



Bayfront Design Build
1814 Woods Road
Annapolis, MD. 21401
MHIC Lic. # 132192

www.BayfrontDesignBuild.com

April 3, 2024

Anne Arundel County
Office of Planning & Zoning
Zoning Administration Team
Via Electronic Transmission

Re: Letter of Explanation for Proposed Variance for Residential Accessory
Structure at 1528 Park Lane, Pasadena, MD, 21122
Permit Application # B02424505

Dear Office of Planning & Zoning, Administrative,

My customer, Robert Page, has engaged my firm to construct a 20' X 80' Garage on his property referenced above. The site where we propose to build this garage is currently occupied by three old, dilapidated, connected sheds that collectively cover 940 square feet. These three sheds are located three feet from the property line that Mr. Page shares with his neighbor on the adjacent Lot 13. Mr. Page has been granted permission by his neighbor to build within this space, there are no objections.

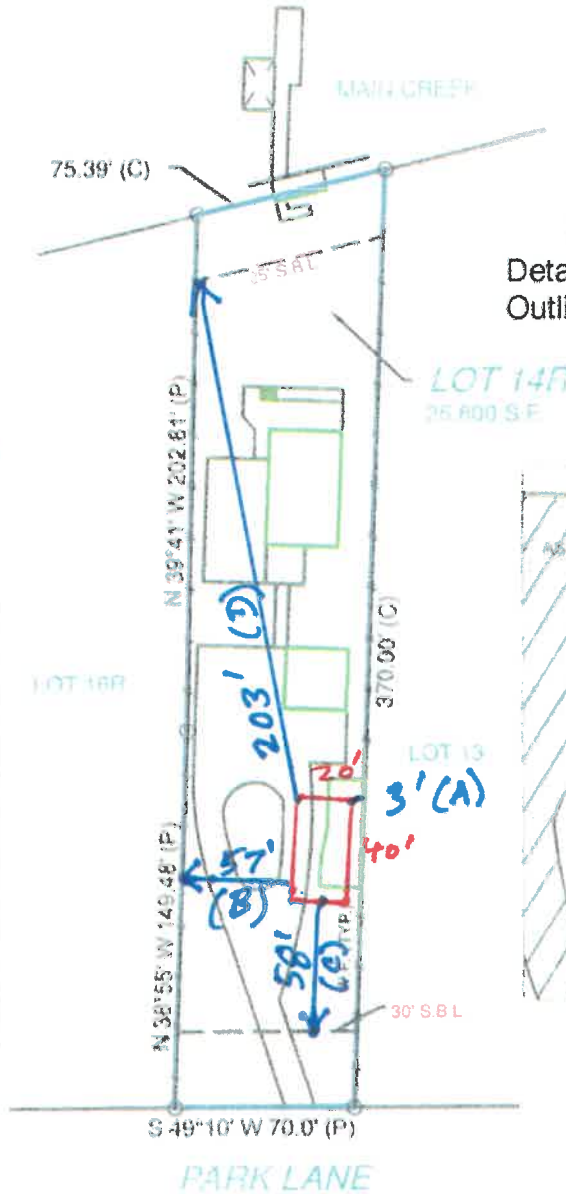
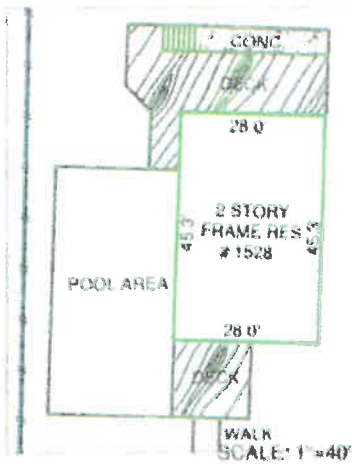
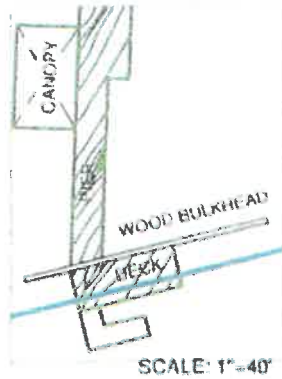
The new garage cannot be built elsewhere on this lot, as the lot is rather narrow (70' wide) and to place it at the 15' setback line would dramatically impact the existing driveway, the trees on the lot and established landscape. The new garage is being built on a footprint which reduces the existing impervious surface by 140 square feet.

Yours truly,

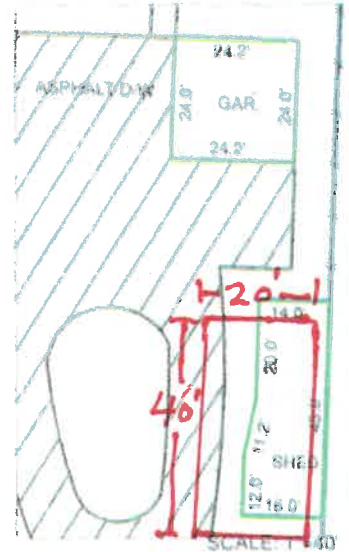
A handwritten signature in cursive script that reads 'Peter O'Rourke'.

Peter O'Rourke
Owner, Bayfront Design Build
General Contracting
MHIC #132192

MD1308.0589
 LOCATION DRAWING
 LOT 14R
 RESUBDIVISION, LOT 14, 15 AND 16, LAKESHORE PARK,
 ANNE ARUNDEL COUNTY, MARYLAND
 08-08-2013 SCALE 1"=80'



Proposed
 Detached Garage
 Outlined in RED



NOTE - FENCE OWNERSHIP NOT DETERMINED

Proposed Building Height is 18' 0".
 Dimensions are 20' X 40'



GRAPHIC SCALE (In Feet)
 1 inch = 80' ft.

ACCURACY=3%

Proposed Building to be built 3' from
 property line to Lot 13 (line A) , 57'
 from Lot 16R (line B) , 58' front Park
 Lane Setback Line (Line C), 203' from
 Main Creek Setback Line (Line D)



William H. Hebert
 EXPIRES 1-14-2015

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
0018	0077		14R	

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Tax ID: 900 27245

Project Name (site name, subdivision name, or other) Residential Accessory Structure

Project location/Address 1528 Park Lane

City Pasadena Zip 21122

Local case number

Applicant: Last name O'Rourke First name Peter

Company Maryland Enterprises LLC DBA Bayfront Design Build

Application Type (check all that apply):

- | | | | |
|---------------------------|-------------------------------------|-------------------|-------------------------------------|
| Building Permit | <input checked="" type="checkbox"/> | Variance | <input checked="" type="checkbox"/> |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Special Exception | <input type="checkbox"/> |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input type="checkbox"/> | Other | <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

We propose to build a garage 3 feet from the property line, where three dilapidated sheds of greater size currently sit.

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		28,500
RCA Area		
Total Area		

Total Disturbed Area

Acres	
Sq Ft	800

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		6064
Created Forest/Woodland/Trees			New Lot Coverage		800
Removed Forest/Woodland/Trees			Removed Lot Coverage		140
			Total Lot Coverage		5924

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

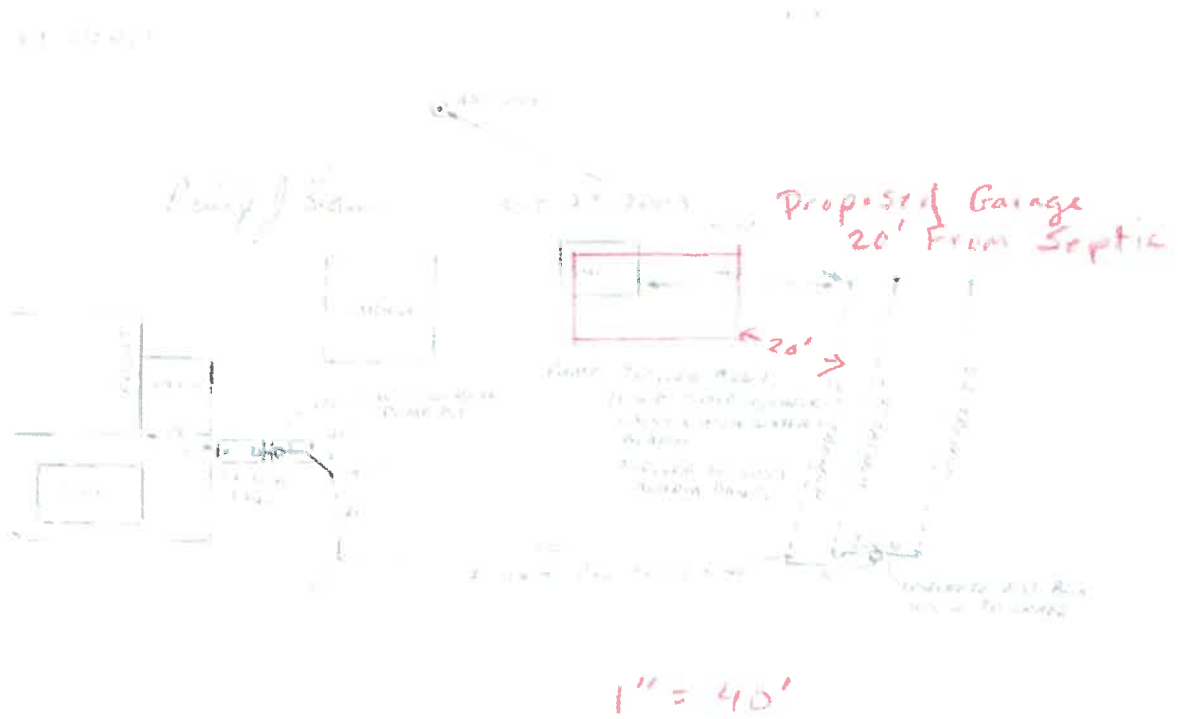
Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

Structure

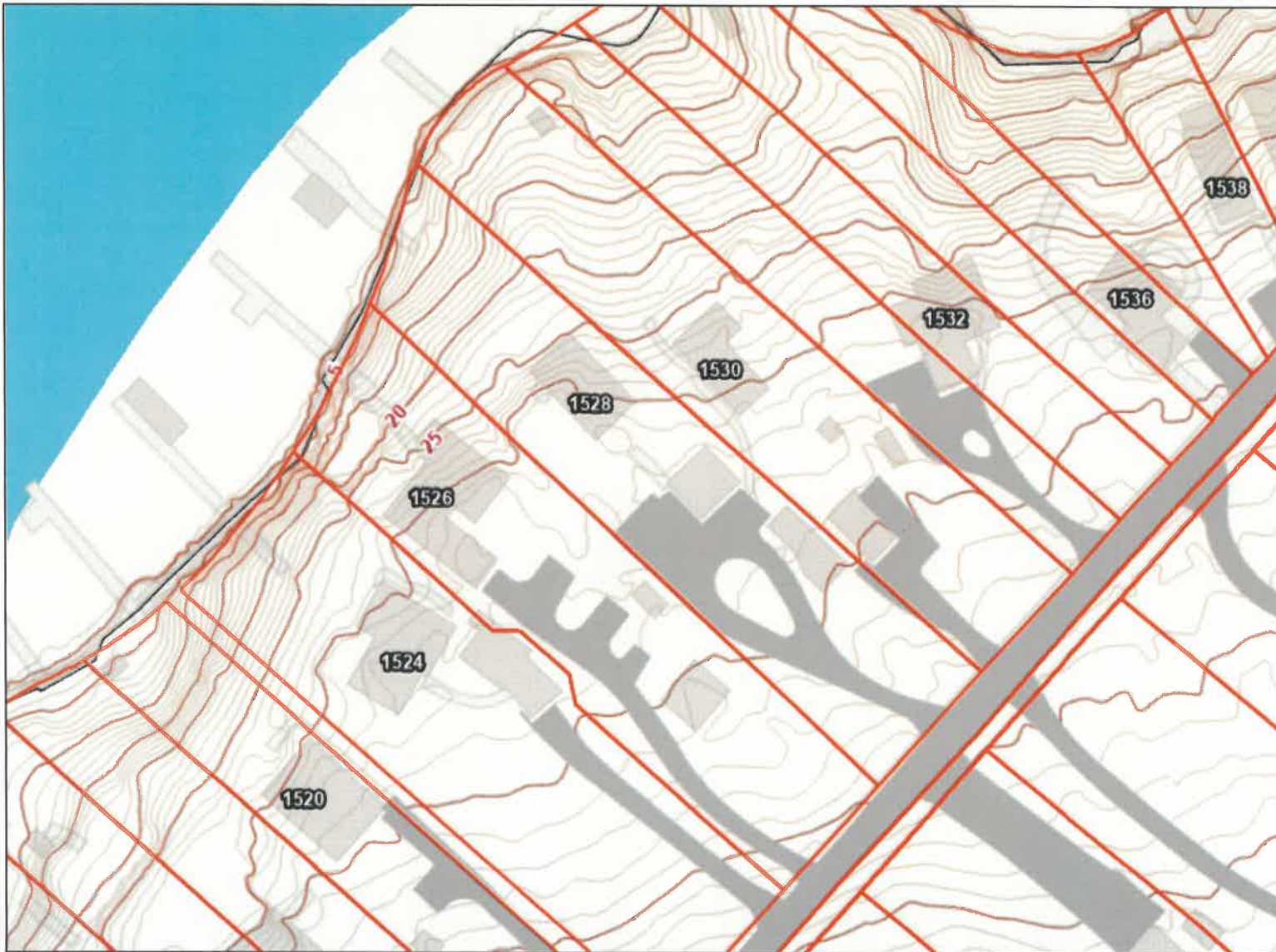
Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other



Below is a magnified view of the bottom of the Septic field rendering obtained from the Anne Arundel County Health Department.



1528 Park Lane topo map



Legend

- Foundation
- Addressing
 -
- Parcels
 - ▭
- Structure
 - County Structure
 -
- Elevation
 - Topo 2020
 - Index
 - Intermediate

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

Notes 1"=100'

THIS MAP IS NOT TO BE USED FOR NAVIGATION

