

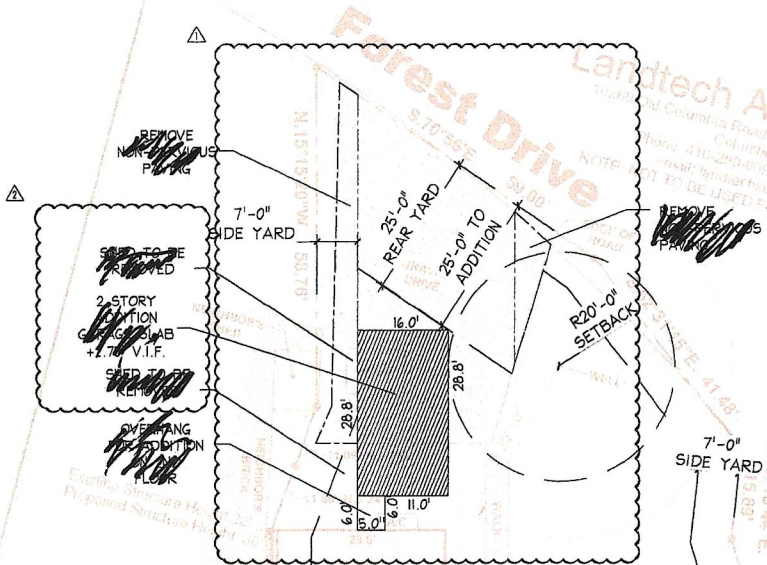
Randy Adler

1001 Forest Drive, Arnold, Md., 21012

We are requesting a variance for our hot tub. As seen by supporting pictures, it is situated at the highest point of our property. This was done for several reasons- First, as shown in attached pics, tide comes up from community boat ramp next to our property and floods a good half to three quarters of our property from road towards water side on a regular basis. The tide pics shown are 3 hours before high tide, I had to go to work and could not wait for full high tide. Second, In the event we have both a tide and weather event combined, tide comes up from boat ramp and can breach the bulkhead and flood from water side as well. This has happened a few times and because we have hot tub at the highest point on our property the water flows towards the street side and hot tub not affected- anywhere else on our property the hot tub would have been destroyed. In addition, the box built from 4x4 that the hot tub is sitting on is not driven into ground, it is sitting up on blocks (as seen in pictures) so in the event of bulkhead breach the water flows under the box and water flow is not hindered in anyway.



2 LOCATION PLAN SHOWING NEIGHBOR'S WELL/SEPTIC
SPI N.T.S.



distance to Neighbor 7-ft

distance to side 60 feet → Boundary
LET 4' from sea wall

- FLOOD NOTES**
1. BUILDING PERMIT ELEVATION
 2. FINISHING-BASE FLOOR ELEVATION 2.0 FT
 3. 100 YEAR FLOOR ELEVATION 5.0 FT
 4. SEE FLOOR INSURANCE RATE PANEL 083 F.
 5. LOWEST FLOOR LEVEL - 0.0 FT
 6. STRUCTURE TO BE BUILT ON CONCRETE BLOCK FOUNDATION
 7. ALL ELECTRICAL OUTLETS SHALL BE ABOVE THE FIRST FLOOR ELEVATION
 8. PANELED ELEC PANELS 7' ABOVE FINISHED FLOOR
 9. ALL ELECTRICAL PANELS SHALL BE ABOVE ELEVATION 4.0 FT
 10. ALL PLUMBING FIXTURES SHALL BE ABOVE ELEVATION 4.0 FT

Hot tub is 6ft from sea wall
Hot tub is 7 from neighbor
Hot tub is 60 from side boundary
Hot tub is 10ft from Hoop (no neighbor that side)

1 SITE PLAN
SCALE 1" = 10'

APPROVED

Hot tub platform 7x7

ROMERO ARCHITECTS, LLC
448 CALVERT STREET
HYATTSVILLE MD 20781
202-436-7200
info@romeroarchitects.com

REVISIONS:

- 08.14.22 FOR PERMIT REVISIONS
- 09.02.22 FOR PERMIT REVISIONS
- 10.03.22 FOR PERMIT REVISIONS

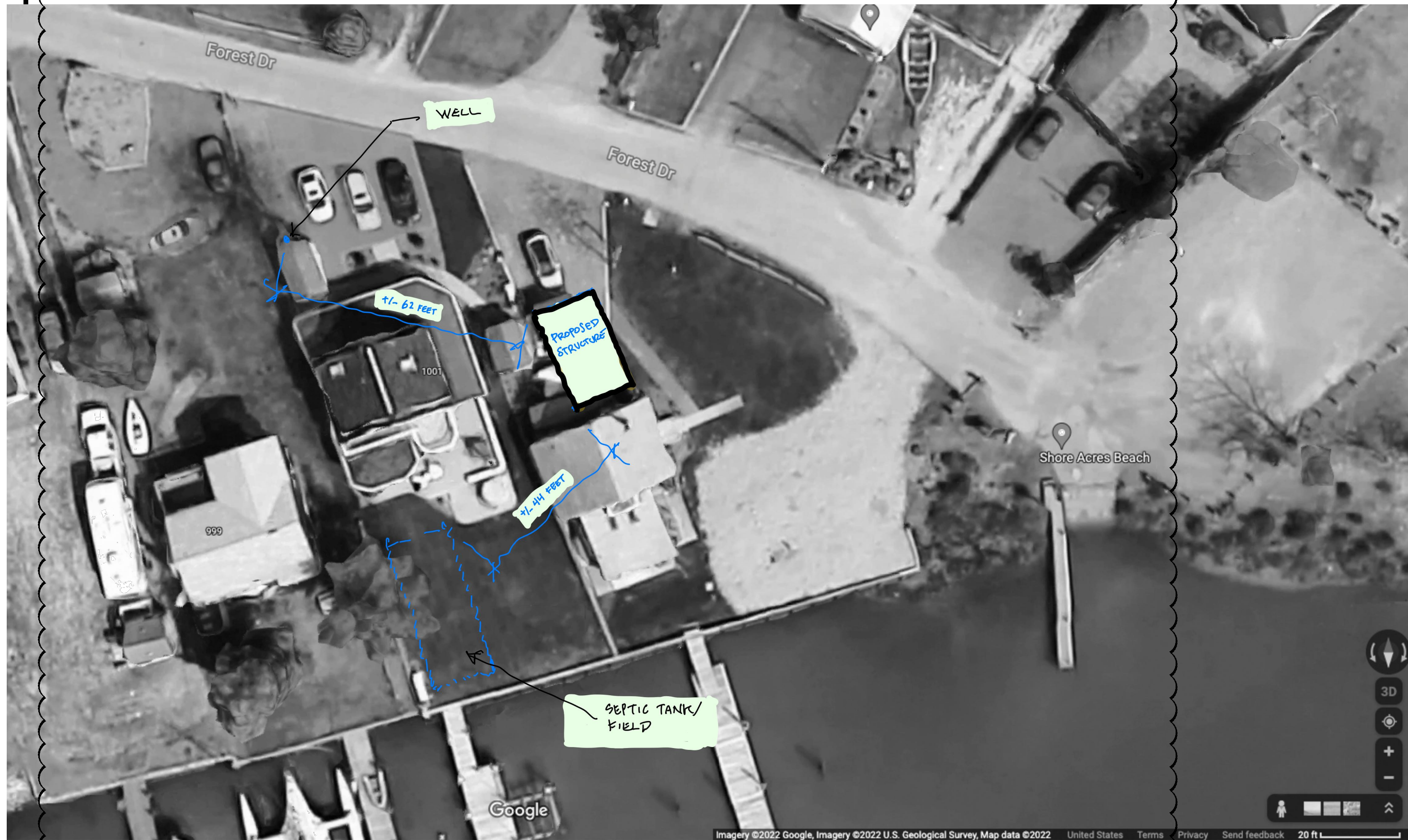
ADLER RESIDENCE
TWO STORY ADDITION
1001 FOREST DRIVE, ARNOLD, MD 2102

PROFESSIONAL CERTIFICATION:
I, MICHAEL ROMERO, HEREBY
CERTIFY THAT THESE
PLANS AND SPECIFICATIONS
WERE PREPARED BY ME OR
APPROVED BY ME, AND THAT I
AM A LICENSED ARCHITECT
FOR THE LAND OF THE STATE
OF MARYLAND, LICENSE NO.
14198, EXPIRATION DATE JULY 8,
2024.

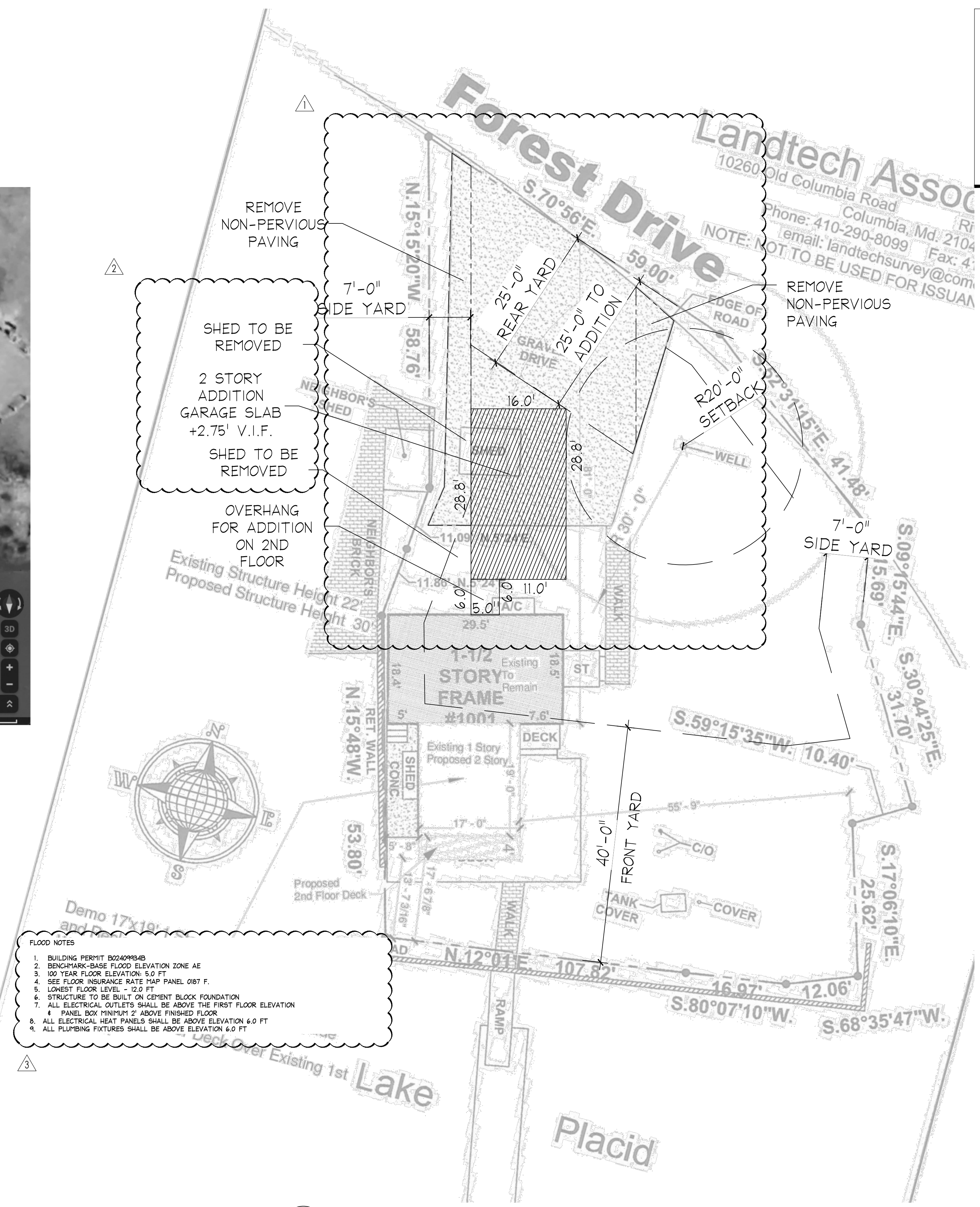


PROJECT NUMBER: 2202
REVISIONS:
07/21/22 SCHEMATIC DESIGN 1

SITE PLAN
SP1



2 LOCATION PLAN SHOWING NEIGHBOR'S WELL/SEPTIC
SPI N.T.S.



- FLOOD NOTES
- BUILDING PERMIT B02409B4B
 - BENCHMARK-BASE FLOOD ELEVATION ZONE AE
 - 100 YEAR FLOOR ELEVATION: 5.0 FT
 - SEE FLOOR INSURANCE RATE MAP PANEL 0187 F.
 - LOWEST FLOOR LEVEL = 12.0 FT
 - STRUCTURE TO BE BUILT ON CEMENT BLOCK FOUNDATION
 - ALL ELECTRICAL OUTLETS SHALL BE ABOVE THE FIRST FLOOR ELEVATION
 - 4 PANEL BOX MINIMUM 2' ABOVE FINISHED FLOOR
 - ALL ELECTRICAL HEAT PANELS SHALL BE ABOVE ELEVATION 6.0 FT
 - ALL PLUMBING FIXTURES SHALL BE ABOVE ELEVATION 6.0 FT

1 SITE PLAN
SPI SCALE 1" = 10'

APPROVED

Landtech Assoc
10260 Old Columbia Road
Columbia, Md. 21046
Phone: 410-290-8099 Fax: 410-290-8099
Email: landtechsurvey@comcast.net
NOT TO BE USED FOR ISSUANCE

ROMERO ARCHITECTS, LLC
4106 GALLATIN STREET
HYATTSVILLE MD 20781
202 436 2200
info@romeroarchitects.com

- REVISIONS:
- 1 08.16.22 FOR PERMIT REVISIONS
 - 2 09.07.22 FOR PERMIT REVISIONS
 - 3 10.03.22 FOR PERMIT REVISIONS

ADLER RESIDENCE
TWO STORY ADDITION
1001 FOREST DRIVE, ARNOLD, MD 21012

DO NOT SCALE THE DRAWINGS. THE ORIGINAL SHEET SIZE IS 24" X 36". A COPY OF ANY OTHER SIZE MEANS SCALES ARE INACCURATE. THE DIMENSIONS ON THIS SHEET ARE COPYRIGHTED INSTRUMENT OF SERVICE. ANY USE OR REUSE BY ANY OTHER PERSON WITHOUT WRITTEN CONSENT OF THE COPYRIGHT OWNER IS PROHIBITED.

PROFESSIONAL CERTIFICATION:
I, MICHAEL ROMERO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18246, EXPIRATION DATE JULY 11, 2024.



PROJECT NUMBER: 22052
PRINTING LOG
07.01.22 SCHEMATIC DESIGN 1

SITE PLAN
SP1

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: 5/6/24

Tax Map #	Parcel #	Block #	Lot #	Section
	<u>216418</u>		<u>163</u>	

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

**Complete Only Page 1
 General Project Information*

Tax ID: 374990029600

Project Name (site name, subdivision name, or other) _____

Project location/Address 1001 Forest Drive

City Annapolis Zip 21012

Local case number _____

Applicant: Last name Adler First name Randy

Company _____

Application Type (check all that apply):

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

Install Hot Job

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		<i>8727.31</i>
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft *50*

of Lots Created *Hot Job*

	Acres	Sq Ft
Existing Forest/Woodland/Trees		
Created Forest/Woodland/Trees		
Removed Forest/Woodland/Trees		

	Acres	Sq Ft
Existing Lot Coverage		<i>8704.20</i>
New Lot Coverage		<i>50</i>
Removed Lot Coverage		
Total Lot Coverage		<i>1754.20</i>

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 *Hot Job*



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0033-P
DATE: 04/26/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Randy Jay

EMAIL: randy@directnurserysales.com

SITE LOCATION: 1001 Forest Dr, Arnold

LOT SIZE: 7,300 sf

ZONING: R2

CA DESIGNATION: LDA

BMA: yes or **BUFFER:**

APPLICATION TYPE: Variance

Description:

The applicant has installed a hot tub in the BMA buffer, LDA critical area. A variance for “new lot coverage nearer to the shoreline than the closest facade of the existing principal structure” is necessary for the hot tub to remain. The applicant writes that this is the highest point on the property and flooding is a problem.

COMMENTS

Critical Area Team: The applicant’s statement that the property is subject to inundation is exactly the reason that the hot tub and all other unpermitted lot coverage should be removed. The lot coverage should be reduced to allow for infiltration and retain the very minimal buffer that existed prior to the placement of the lot coverage.

Zoning Administration Section:

The applicant may submit a variance application at their own risk.

The site plan should show the dimensions of the hot tub and the distance of the hot tub from all lot lines. It must also show all structure and coverage on the lot.

The applicant is reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet ALL of the variance standards provided under Section 18-16-305 of the Zoning Code, which includes the requirement that the variance must be the minimum necessary to afford relief and also includes all requirements for critical area variances.

The Letter of Explanation for your variance submission should demonstrate that you meet all of those standards.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence. A variance to the requirements of the County’s Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

Topographic Map - Lot lines reference only not exact



Legend

Foundation

Parcels



Parcels - Annapolis City



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.

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GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

0 100 200
ft

Notes 1" = 100 ft

Landtech Associates, Inc.

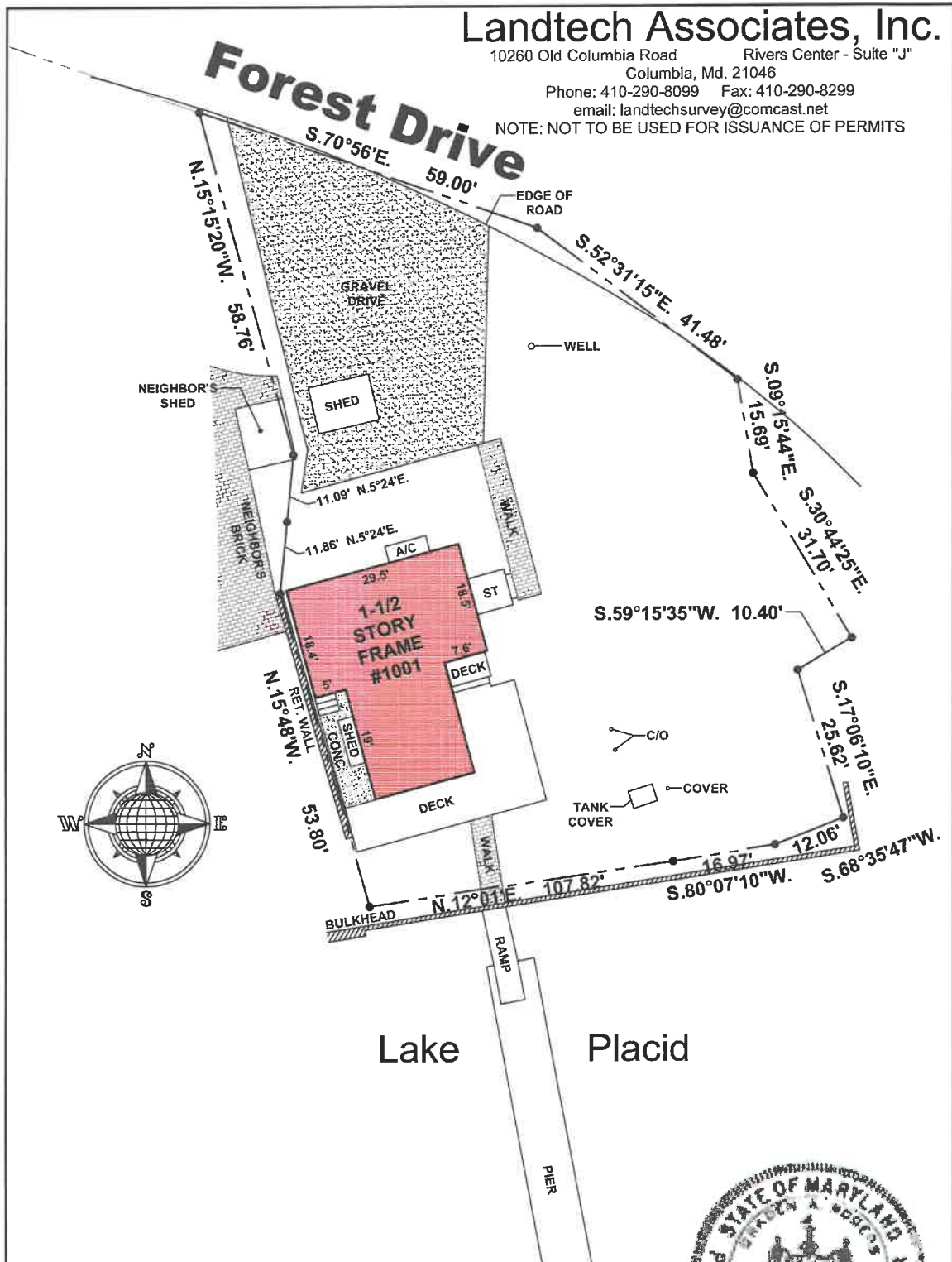
10260 Old Columbia Road Rivers Center - Suite "J"

Columbia, Md. 21046

Phone: 410-290-8099 Fax: 410-290-8299

email: landtechsurvey@comcast.net

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



NOTES:

- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.



License Expires: 3/28/2020

Certification: This is to certify that the improvements indicated hereon are located as shown.

Gradon A. Rogers

GRADON A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER:24330	FOLIO: 386	1001 Forest Drive	
LOT: Part of 164	BLOCK: SECTION: PLAT:		
PLAT ENTITLED: Shore Acres			
RECORDED IN: Anne Arundel County, Maryland		SCALE: 1"=20'	CASE NO:
PLAT BOOK: 3364	PAGE: 223	PLAT NO:	DATE: 1/17/20
			JOB NO: LT2200010











