

APP. EXHIBIT# 1  
CASE: 2024-0062-V  
DATE: 8/6/24

WHITNEY RESIDENCE - RENOVATION AND ADDITIONS



**EM  
DB**

**EM DESIGN BUILD LLC**  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

**WHITNEY RESIDENCE**  
621 AYRLIE WATER RD  
GIBSON ISLAND, MD 21056

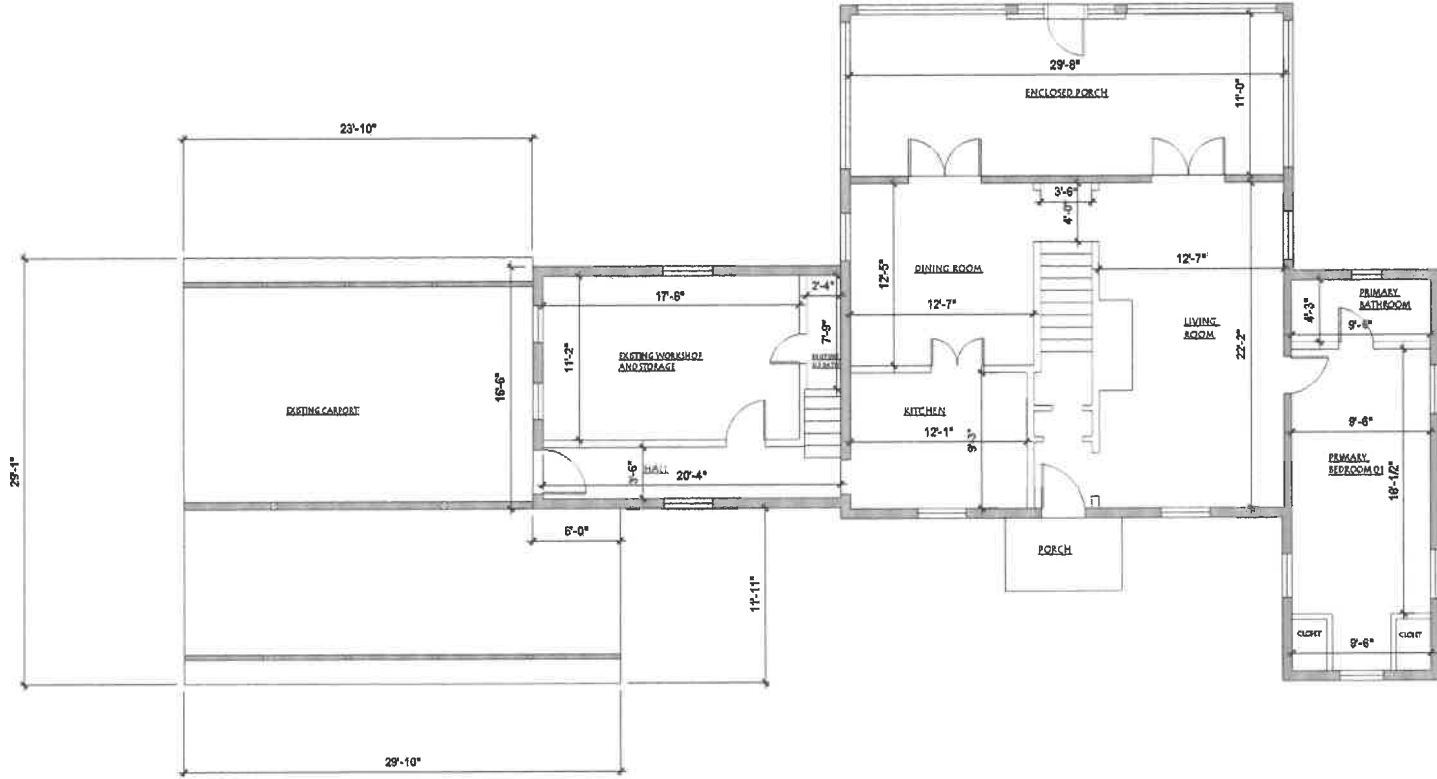
PROJECT  
WHITNEY

SCALE: 1/4" = 12"

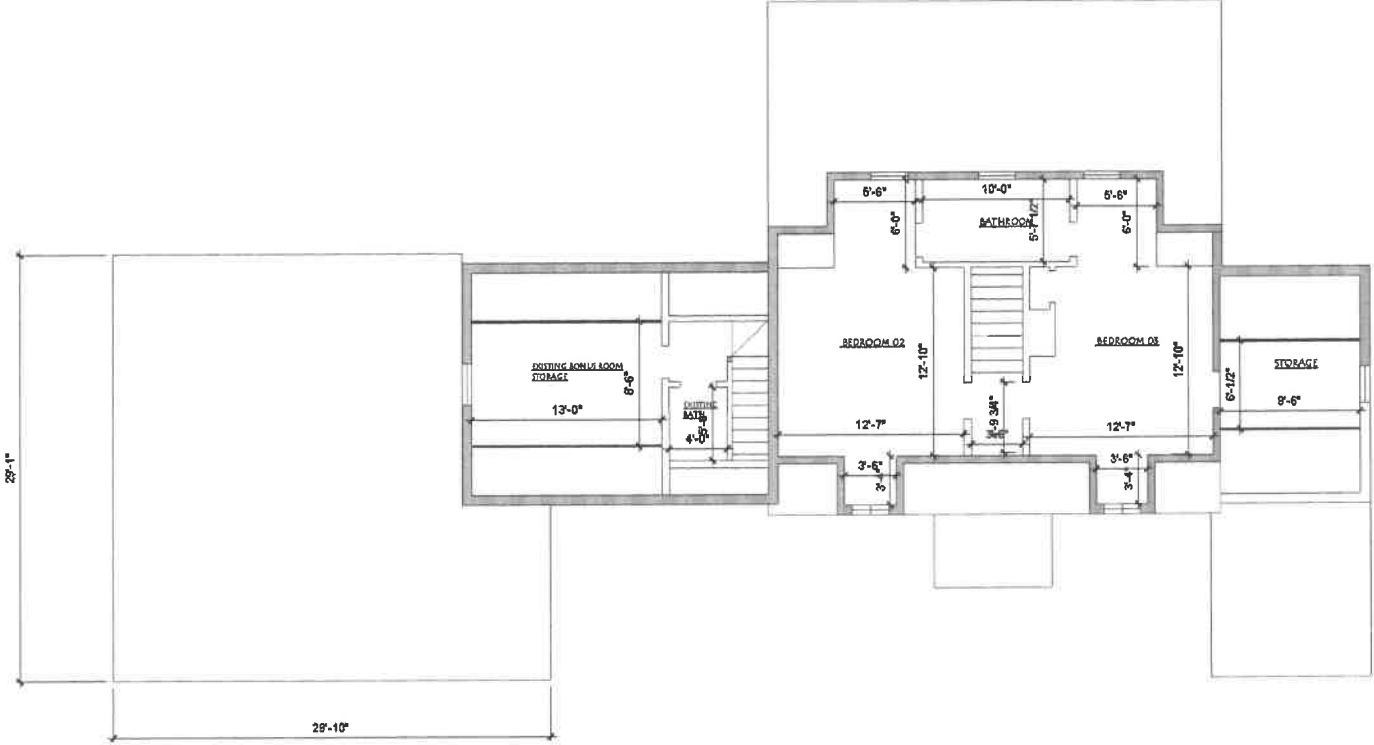
02-06-2024

**A**

EXISTING CONDITIONS: FIRST FLOOR



EXISTING CONDITIONS  
SECOND FLOOR PLAN:



SCALE: 1/4" = 12"

02-08-2024

PROJECT

WHITNEY

**WHITNEY RESIDENCE**  
**621 AYRLIE WATER RD**  
**GIBSON ISLAND, MD 21056**

**EM DESIGN BUILD LLC**  
**6315 LAGRANGE LANE**  
**BALTIMORE MD 21212**

**A**

**2.0**

EXISTING CONDITIONS; ELEVATIONS

EAST ELEVATION



WEST ELEVATION



EM DESIGN BUILD LLC  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

WHITNEY RESIDENCE  
621 AYRLIE WATER RD  
GIBSON ISLAND, MD 21056

PROJECT  
WHITNEY

SCALE: 1/4" = 1'

02-06-2024

A

3.0

EXISTING CONDITIONS: ELEVATIONS

SOUTH ELEVATION



NORTH ELEVATION



EM DESIGN BUILD LLC  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

WHITNEY RESIDENCE  
621 AYRLIE WATER RD  
GIBSON ISLAND, MD 21056

PROJECT  
WHITNEY

SCALE: 1/4" = 12'

02-08-2024

A

4.0

PROPOSED: ELEVATIONS

EAST ELEVATION



WEST ELEVATION



EM DESIGN BUILD LLC  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

WHITNEY RESIDENCE  
621 AYRLIE WATER RD  
GIBSON ISLAND, MD 21056

PROJECT  
WHITNEY

SCALE: 1/4" = 1'

02-08-2024

A

50

PROPOSED ELEVATIONS

SOUTH ELEVATION



NORTH ELEVATION



SCALE: 1/4" = 12"

02-09-2024

WHITNEY RESIDENCE  
621 AYRLIE WATER RD  
GIBSON ISLAND, MD 21056

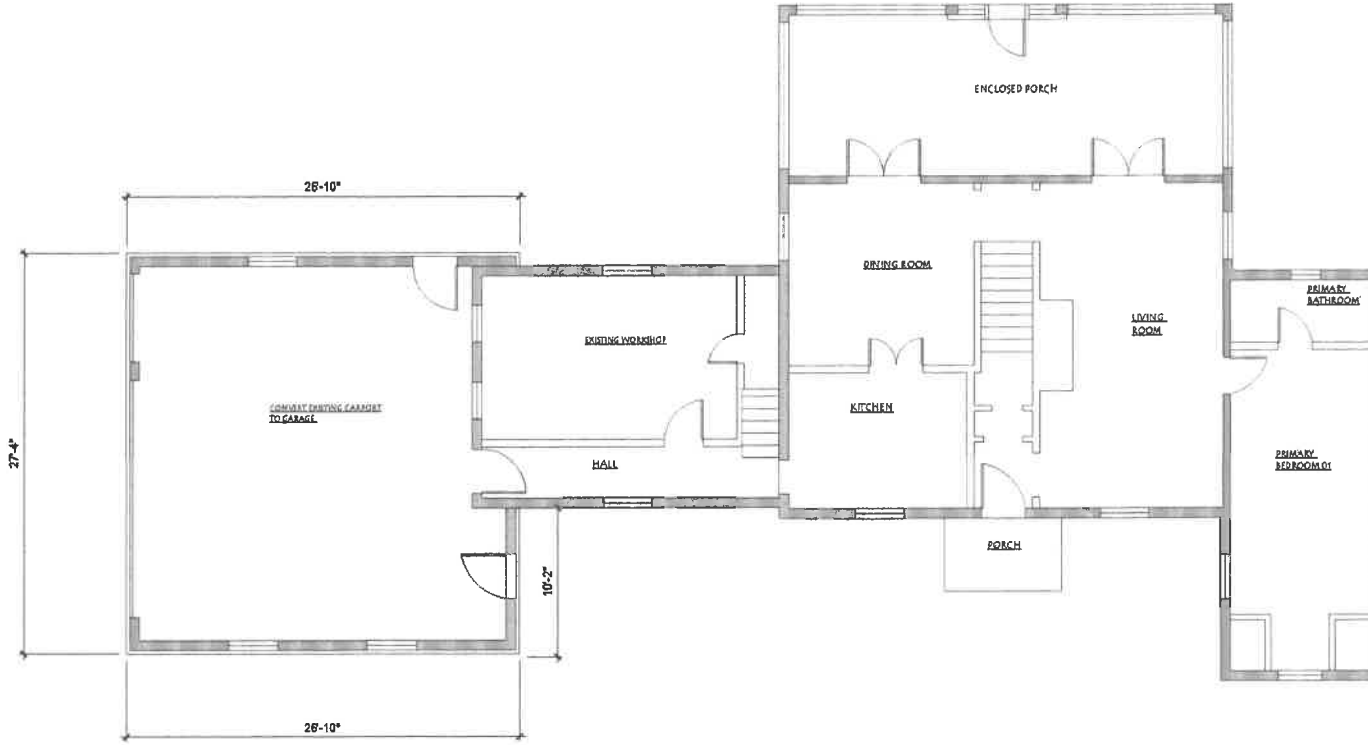
PROJECT  
WHITNEY

EM DESIGN BUILD LLC  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

A

60

PROPOSED FLOOR PLAN: FIRST FLOOR



**EM  
DB**

**EM DESIGN BUILD LLC**  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

**WHITNEY RESIDENCE**  
621 AVRILIE WATER RD  
GIBSON ISLAND, MD 21056

PROJECT  
WHITNEY

SCALE: 1/4" = 12"

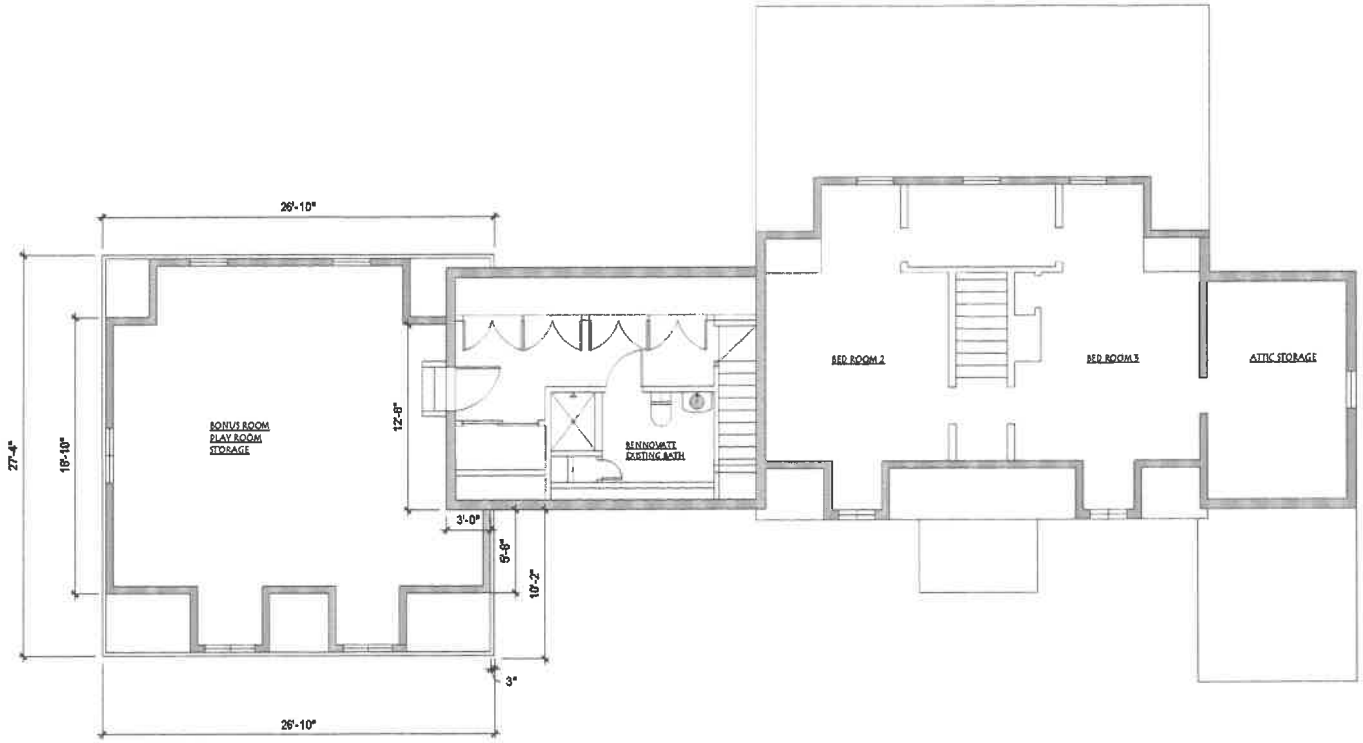
02-08-2024

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Z.O



PROPOSED FLOOR PLAN: SECOND FLOOR



EM DESIGN BUILD LLC  
 6315 LAGRANGE LANE  
 BALTIMORE MD 21212

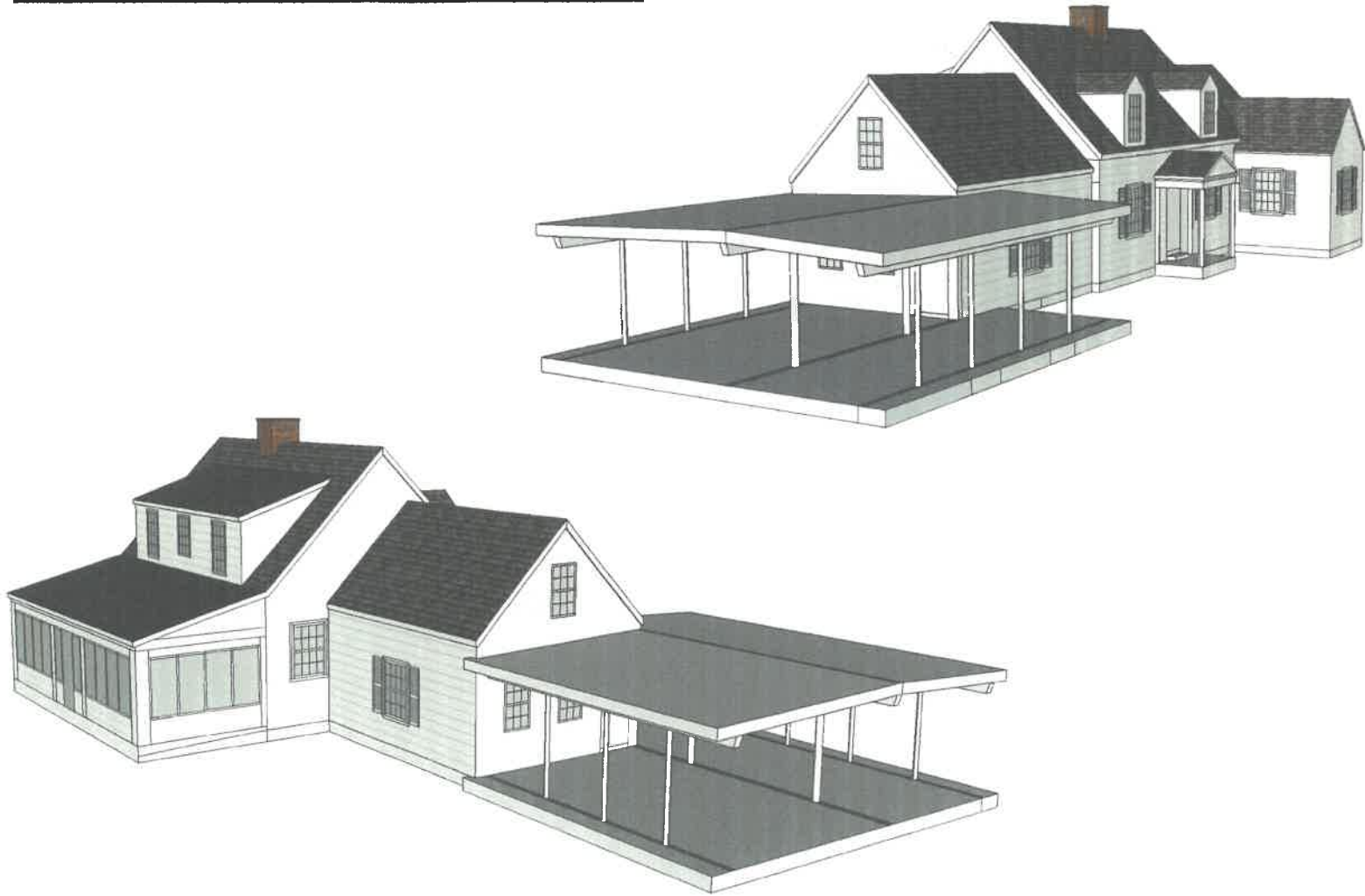
WHITNEY RESIDENCE  
 621 AYRLIE WATER RD  
 GIBSON ISLAND, MD 21056

PROJECT  
 WHITNEY

SCALE: 1/4" = 12"  
 02-08-2024

A  
 8.0

EXISTING CONDITIONS: ELEVATIONS-3D



**EM  
DB**

**EM DESIGN BUILD LLC**  
6315 LAGRANGE LANE  
BALTIMORE MD 21212

**WHITNEY RESIDENCE**  
621 AVRLIE WATER RD  
GIBSON ISLAND, MD 21056

PROJECT  
WHITNEY

SCALE: 1/4" = 12"

02-08-2024

**A**

**E.1**

PROPOSED ALTERATIONS AND ADDITIONS: ELEVATIONS 3D



EM  
DB

EM DESIGN BUILD LLC  
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PROJECT  
WHITNEY

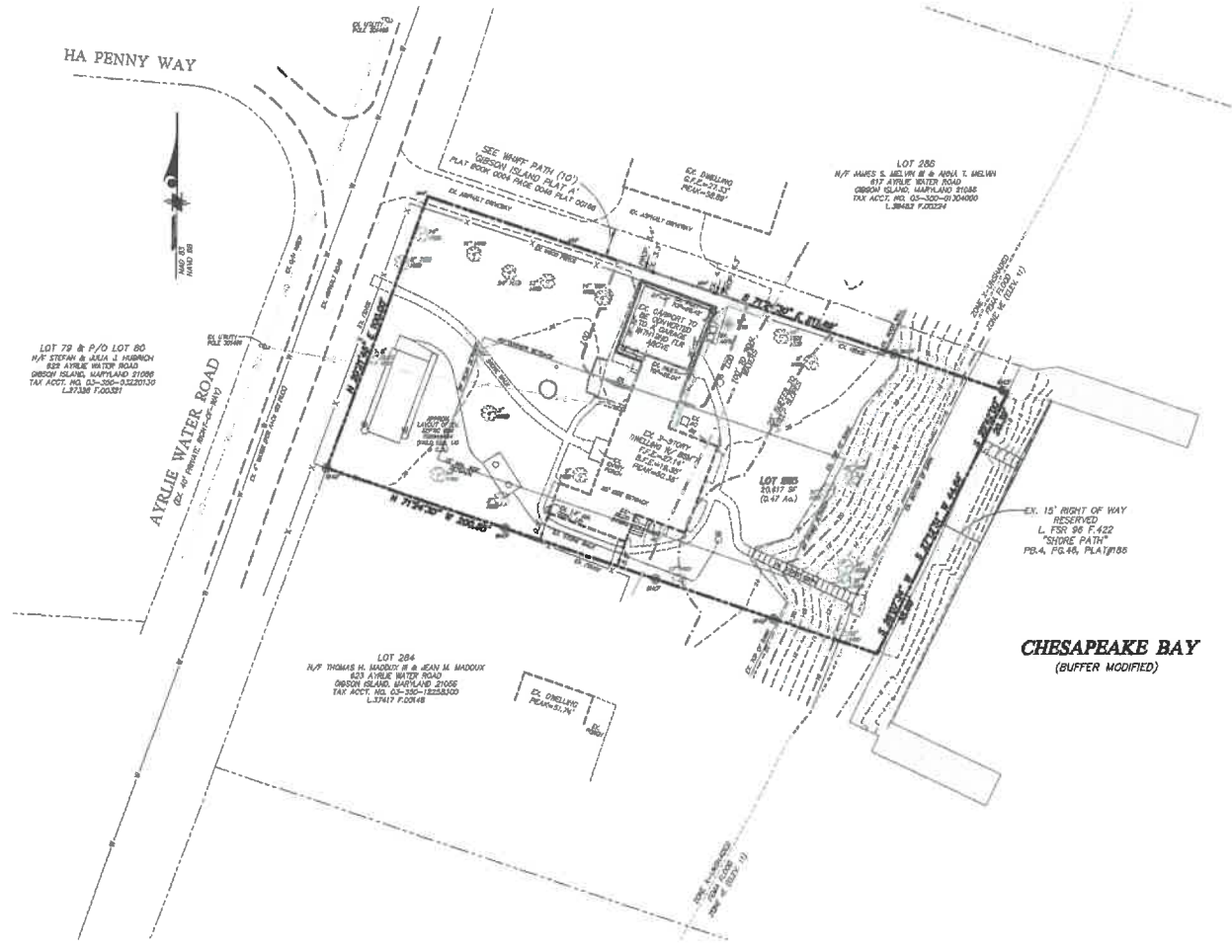
SCALE: 1/4" = 1'

02-06-2024

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E.2

APP. EXHIBIT# 2  
CASE: 2024-0062-V  
DATE: 8/6/24



**LEGEND**

	Existing Contour
	Existing Weeds Line
	Existing Power Pole
	Existing Overhead Electric
	Existing Walkway
	10' to Thicket W/line
	25' Buffer to Sleep Slopes
	Existing Spot Elev.
	Existing Improvements
	Limit of Disturbance

**SITE TABULATIONS**

Total Site Area:	20,617 S.F. (0.47 Ac.)
Lot Coverage:	4,237 S.F. (0.10 Ac.)
-Existing Lot Coverage:	6,413 S.F. (0.15 Ac.)
-Proposed Lot Coverage:	4,228 S.F. (0.10 Ac.)
Coverage by Structures:	
-Existing Coverage by Structures:	2,744 S.F. (0.13%)
-Allowable Coverage by Structures:	6,154 S.F. (0.26%)
-Proposed Coverage by Structures:	2,788 S.F. (0.13%)
Critical Area Designation:	LDA
Site Zoning: R-1	
Principal Structure setbacks:	
-Front:	40'
-Rear:	25'
-Side:	15' & 0"
Existing Building Height (to Peak):	24' - 5' 10"
Proposed Addition Height (to Peak):	24' - 5' 14"

**FLOODPLAIN NOTES**

The property shown hereon lies in the FEMA Flood Zones VE (Base flood elevation: 11.0') and X-Unshaded, as shown on the FEMA Flood Insurance Rate Maps, Community Panel Number: FM0400030185P bearing an effective date of 18 February 2015. Any flood zone lines shown hereon are depicted from the FEMA maps and are for informational only.

DESIGNED: WMD  
DRAWN: KLY  
ORG. DATE: 03-14-23  
RECORDED BY: DMS  
CADD DWG # 09FA623  
SIA PROJECT # 09FA623

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**REVISIONS TO APPROVED PLANS**

No.	DATE	BY	DESCRIPTION

**Drum, Loyka & Associates, LLC**  
**CIVIL ENGINEERS - LAND SURVEYORS**  
1410 Forest Drive, Suite 35  
Annapolis, Maryland 21403  
Phone: 410-290-3122 • Fax: 410-290-1362  
www.drummyka.com

**CLIENT:**  
**MR. WILLIAM WHITNEY, IV**  
621 AYRLIE WATER ROAD  
GIBSON ISLAND, MARYLAND 21088

**VARIANCE PLAN**  
**GIBSON ISLAND ~ LOT 285**  
621 AYRLIE WATER ROAD, GIBSON ISLAND, MD 21088  
TAX MAP 0304 GRID 0007 PARCELS 0300 - DISTRICT 3RD  
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20'  
DATE: FEB. 8, 2024  
PROJ. NO: 0904623  
SHEET 1 OF 1

C:\Users\jwhitney\AppData\Local\Temp\jwhitney\_15277\_030403\_Volp\_02/09/24/03

# Topographic Map - Lot outline ref only not exact



## Legend

Foundation

Parcels



Elevation

Topo 2020

— Index

Intermediate

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TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

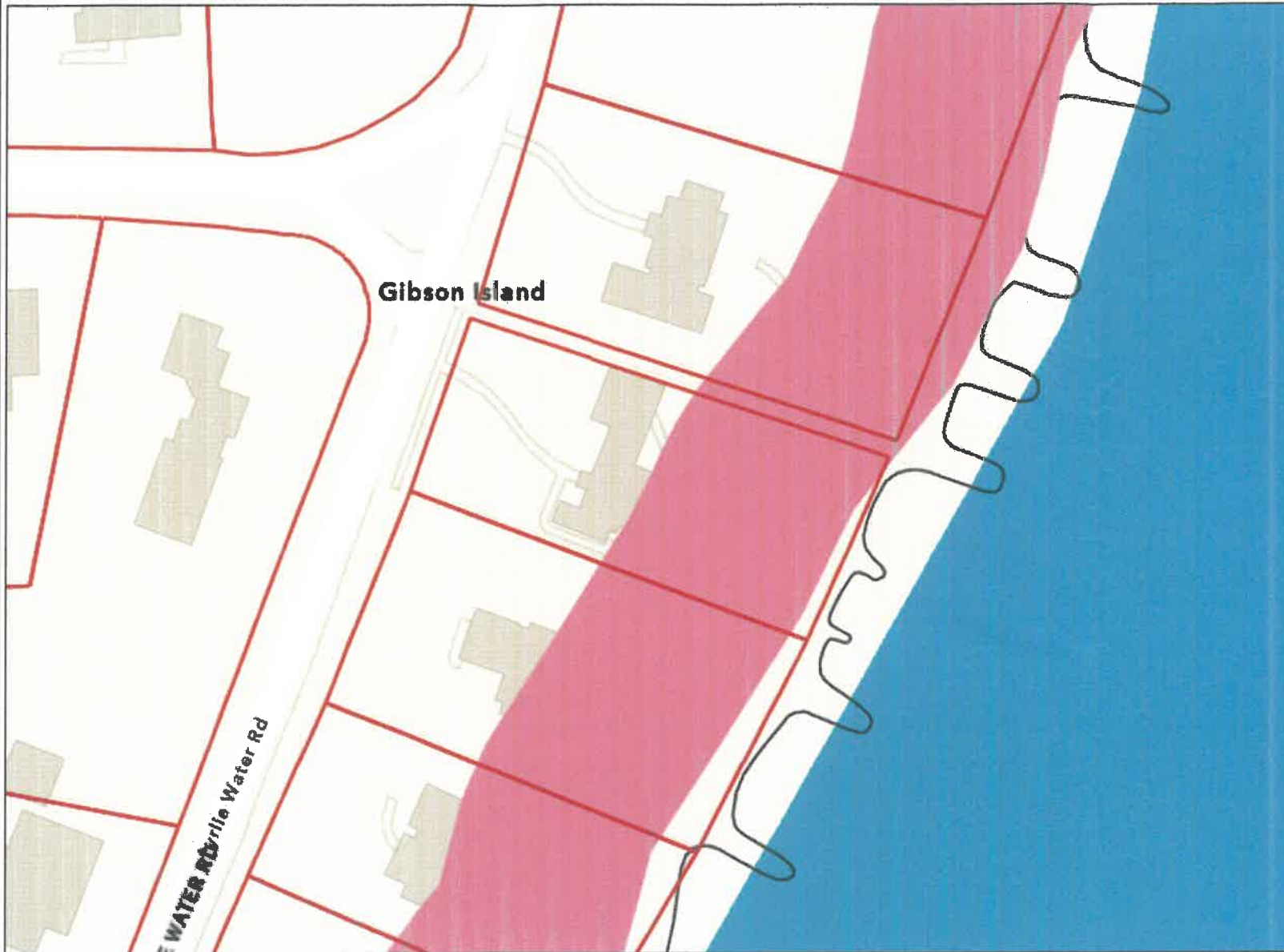
Notes 1" = 100 ft

APP. EXHIBIT# 3

CASE: 2024-0062-V

DATE: 8/6/24

# Buffer Map - Unofficial - Lot outline ref only not exact



## Legend

Foundation  
Parcels



Planning

County Planning

Buffer

Modified Buffer



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TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1" = 100

APP. EXHIBIT# 4

CASE: 2024-0062V

DATE: 8/6/24

# National Flood Hazard Layer FIRMette



76°25'44"W 39°4'40"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	<ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levees. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>
<b>OTHER AREAS</b>	<ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone I</li> </ul>
<b>GENERAL STRUCTURES</b>	<ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>
<b>MAP PANELS</b>	<ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/12/2024 at 8:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APP. EXHIBIT# 5  
CASE: 2024-0062 V  
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