
RICHARD AND STACY CONLIN

1803 View Top Ct., Annapolis, MD. 21409 | 724-513-4740 | conlin0917@yahoo.com

June 14, 2024

Planning and Zoning
Anne Arundel County
Maryland

Dear Sir or Ma'am:

We would like to replace existing wood decking around our home to include our front porch, back deck, and two balconies. All structures described are over 30 years old and **in disrepair creating an unsafe living environment** for our family, visitors, and delivery persons. The location of this decking is important because without it we would not be able to exit any of the back doors on our first and second floors. The new wood decking would be identical to the existing decking with one exception, a set of stairs in near the driveway. The kitchen is on the side of the house near the driveway and we currently having to park in the street to unload our groceries before moving our car back into the driveway.

Sincerely,

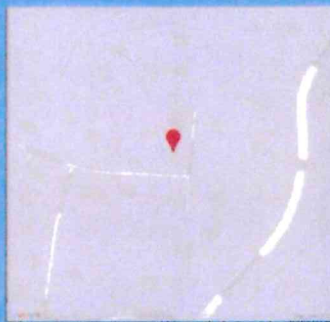
Richard and Stacy Conlin

PREPARED BY:

EXACTA

MARYLAND SURVEYORS

p: 443.819.3994
www.exactaMD.com



PROPERTY ADDRESS: 1803 VIEW TOP COURT ANNAPOLIS, MARYLAND 21409

SURVEY NUMBER: 2006.4127

FIELD WORK DATE: 6/30/2020

REVISION HISTORY: (REV. 6/30/2020)

Job Notes:

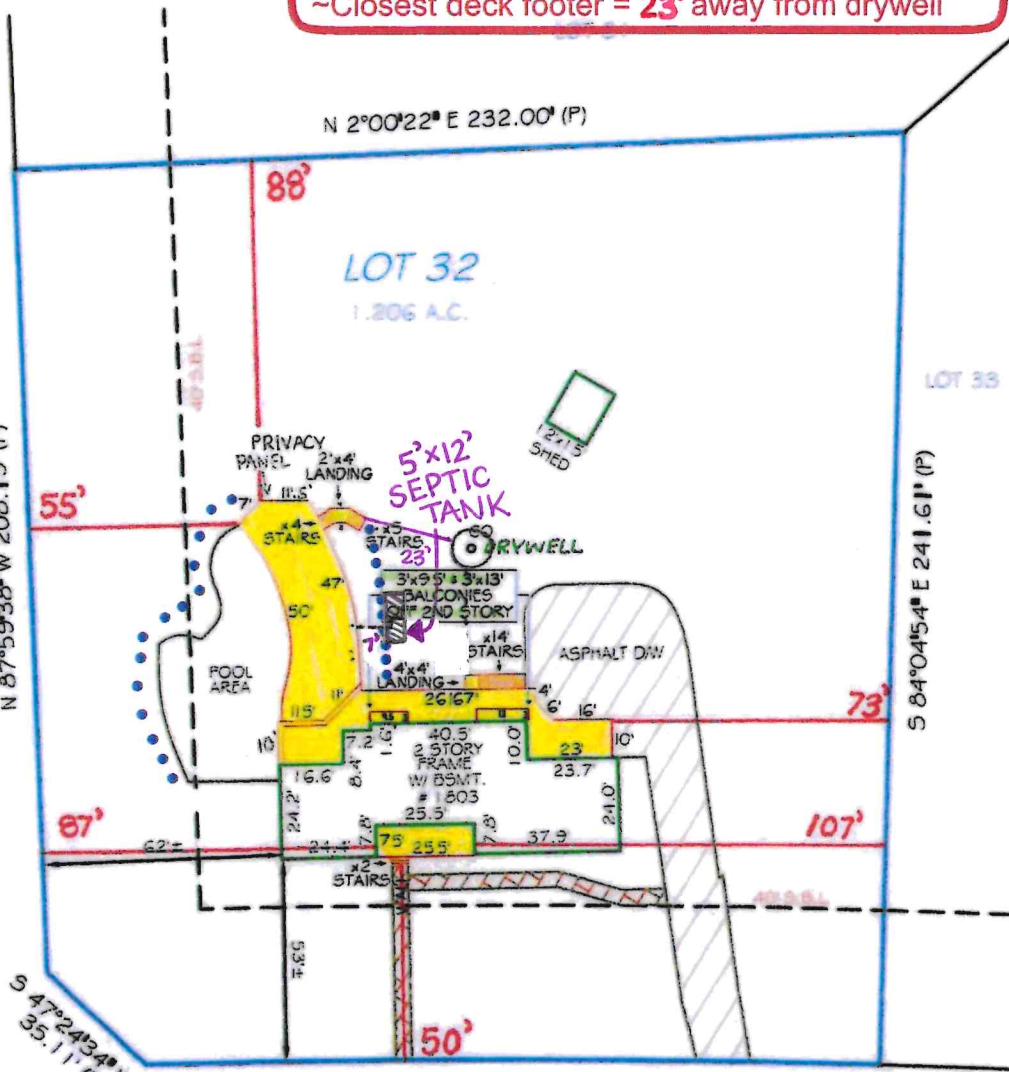
- ~Closest deck footer = **7'** away from septic tank
- ~Closest deck footer = **23'** away from drywell

2006.4127
LOCATION DRAWING
LOT 32
SECTION 2, THE MEADOWS,
ANNE ARUNDEL COUNTY, MARYLAND
07-02-2020 SCALE 1"=50'



● = CONCRETE PAVERS

MEADOW HILL DR
(50' RW)



EXPIRES 5-26-2022



GRAPHIC SCALE (In Feet)
1 inch = 50' ft.
ACCURACY=1/2"

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: 6/21/2024

★

Tax Map #	Parcel #	Block #	Lot #	Section
0046	0386		32	2

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: Ast 03 subD 548 Acct# 90019416

Project Name (site name, subdivision name, or other) ~~2222222222~~ Conlin Deck

Project location/Address 1803 View Top Ct.

City Annapolis Zip 21409

★

Local case number ~~6-024-25522~~

Applicant: Last name Conlin First name Stacy

Company

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input 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:

Replace existing deteriorating decking on front porch, back deck, and 2 balconies.

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		2000
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft 2000

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage	1.2	
Created Forest/Woodland/Trees			New Lot Coverage	1.2	
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		

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

Critical Area Report Narrative for 1803 View Top Court, 21409

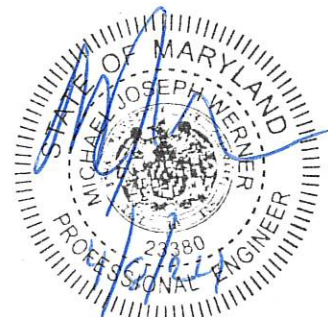
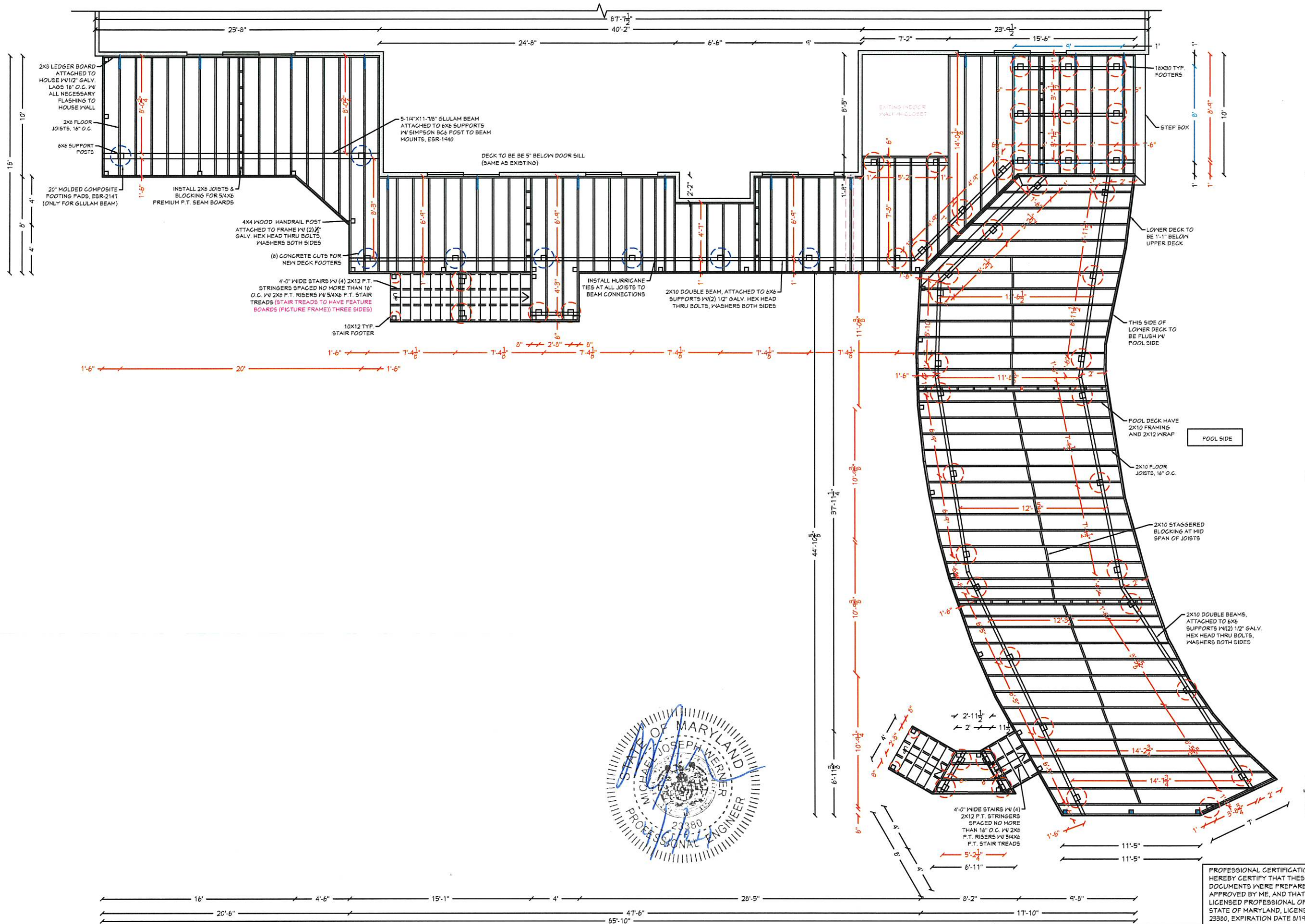
- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.
 - This is a private residence and the deck will be used to not fall out of the back doors of our home, as the current deck is used.

- Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.
 - Not foliage will be disturbed as there is currently decking in the concerned area, which prevents foliage from growing.

- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).
 - Nothing will change with regard to impact to water and habitat and the proposed construction is not new, just a replacement.

- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.
 - No impervious surfaces needed. Decking will be wood.

- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.
 - The current deck is built on a steep slope as will be the new deck, in the same location.



REAR FRAMING LAYOUT
Scale: 1/8" = 1'-0"

JOB NOTES:
1. REMOVE EXISTING DECKS AND STAIRS, APPROX 2000 SQ. FT. COMPLETE AND HAUL AWAY ALL DEBRIS.
2. LIGHTING PACKAGE TO INCLUDE (1) IRIS ANELLO POST CAP LIGHTS, BLACK IN COLOR, (1) TREX RECESSED LIGHTS, (1) TRANSFORMER & ALL WIRING.
3. (6) CONCRETE CUTS FOR NEW DECK FOOTERS.

DECK MATERIALS:
1. DECKING- 5/4x6 PREMIUM P.T.
2. SEAM BOARDS- 5/4x6 PREMIUM P.T.
3. RAILING - 36" HIGH 2x4 PRESSURE TREATED RAILING SYSTEM W/ BLACK ROUND ALUMINUM BALUSTERS W/ 5/4x6 PREMIUM PRESSURE TREATED TOP CAP.
4. WRAP- 2x10 PRESSURE TREATED.
5. GATE- (2) P.T. MATCHING GATES W/ ALL NECESSARY HARDWARE
6. PRIVACY PANELS- 11'-5" WIDE X 6'-0" HIGH P.T. BOARD ON BOARD PRIVACY PANELS & 2x4 TOP CAP.
7. SKIRTING- 5/4 X 6 P.T. HORIZONTAL SKIRTING W/ ACCESS GATE.

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- 4 PR. DECK
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- 6 LF. RE-DECK
- 7 EX. RT. FRAMING
- 8 RT. RE-DECK
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- 10 FT. ELEVATION
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- 16 FOOTING DETAILS

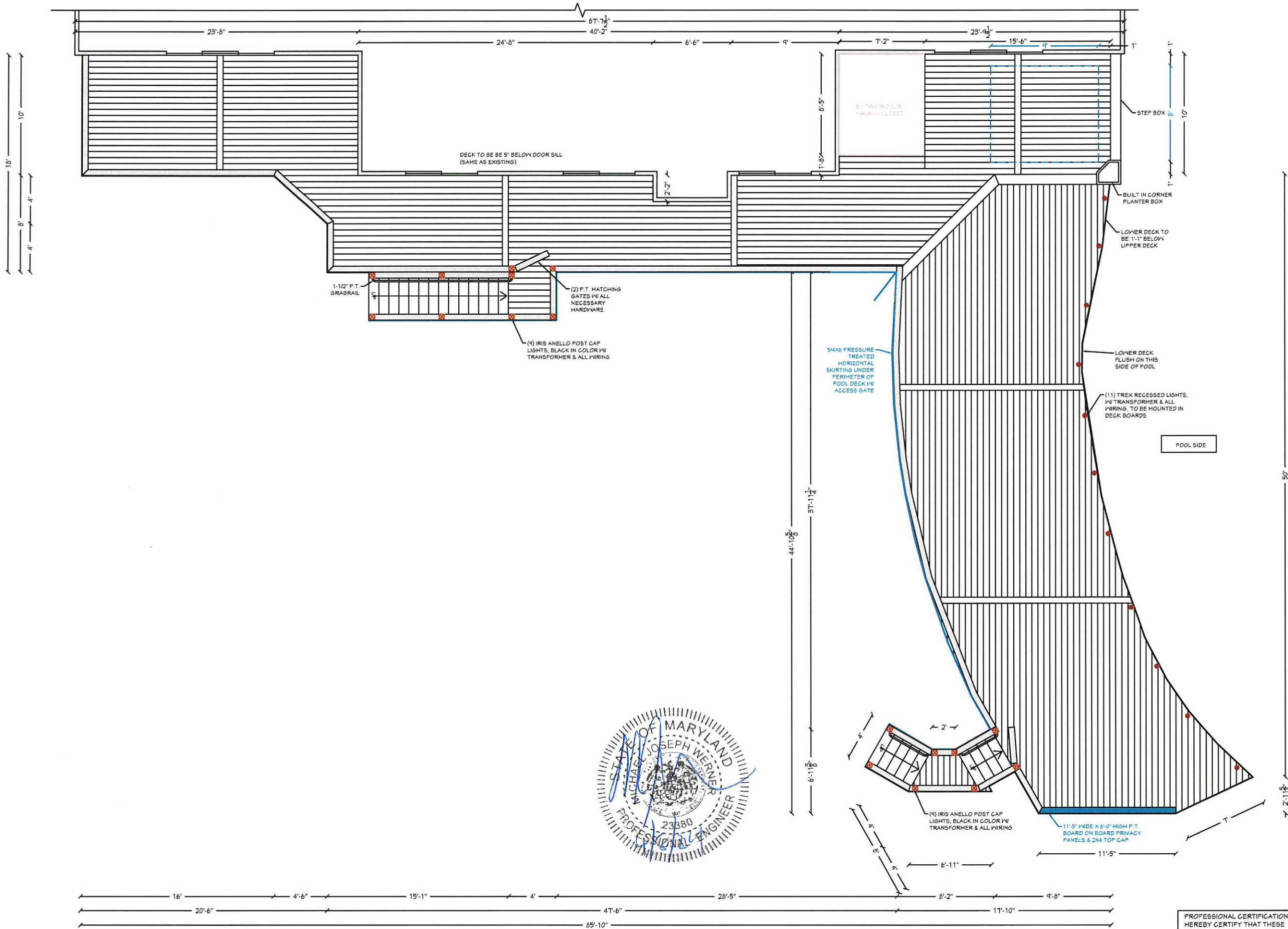
PROJECT DESCRIPTION:
Conlin Deck Layout
Stacy Conlin
18030 View Top Court,
Annapolis, Maryland 21409

DRAWINGS PROVIDED BY:
Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-969-4444
www.fencedeckconnection.com

DATE:
04/08/2024

SCALE:
PER PLAN

SHEET:
A-1



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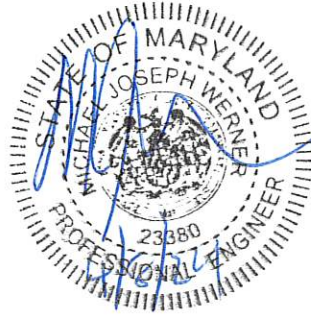
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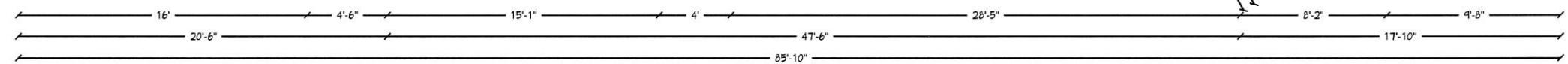
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SHEET:
A-2

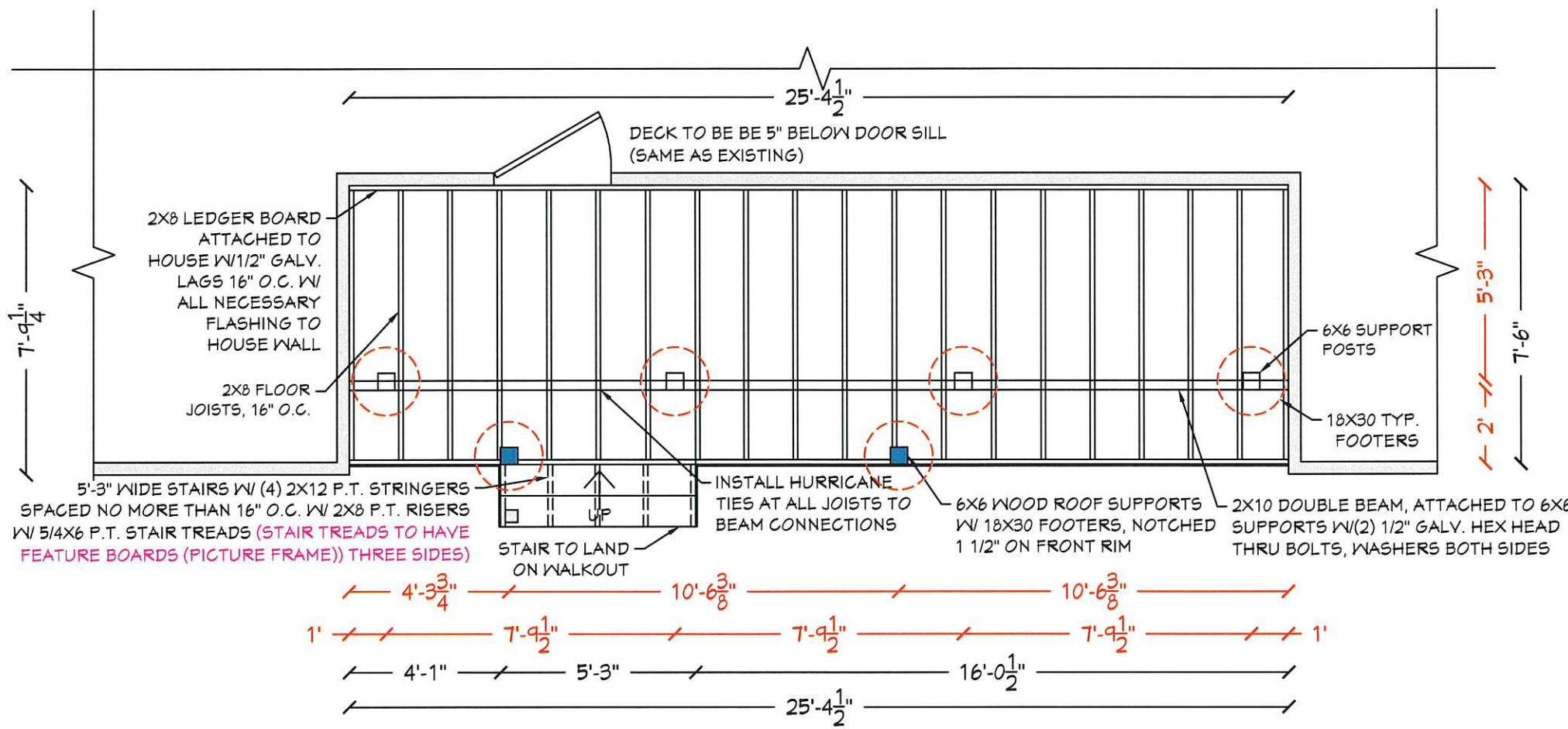


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REAR DECK LAYOUT
 Scale: 1/8" = 1'-0"



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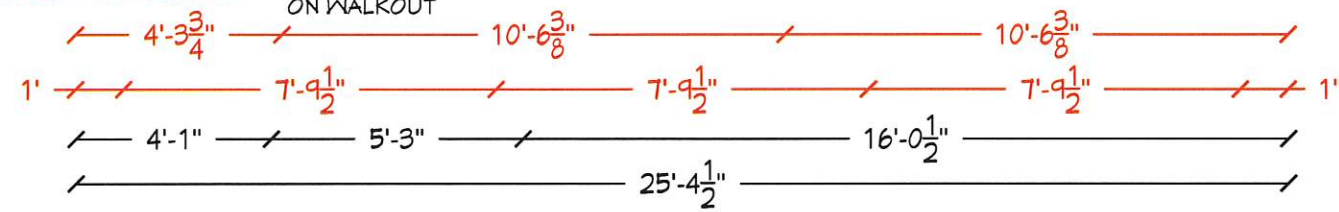
5'-3" WIDE STAIRS W/ (4) 2X12 P.T. STRINGERS SPACED NO MORE THAN 16" O.C. W/ 2X8 P.T. RISERS W/ 5/4X6 P.T. STAIR TREADS (STAIR TREADS TO HAVE FEATURE BOARDS (PICTURE FRAME) THREE SIDES)

STAIR TO LAND ON WALKOUT

INSTALL HURRICANE TIES AT ALL JOISTS TO BEAM CONNECTIONS

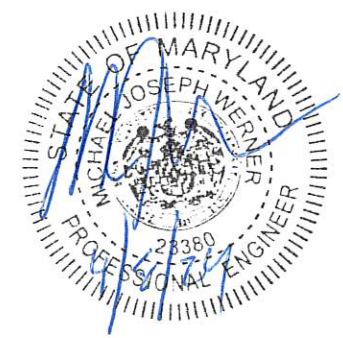
6X6 WOOD ROOF SUPPORTS W/ 18X30 FOOTERS, NOTCHED 1 1/2" ON FRONT RIM

2X10 DOUBLE BEAM, ATTACHED TO 6X6 SUPPORTS W/ (2) 1/2" GALV. HEX HEAD THRU BOLTS, WASHERS BOTH SIDES



PORCH FRAMING LAYOUT

Scale : 1/4" = 1'-0"

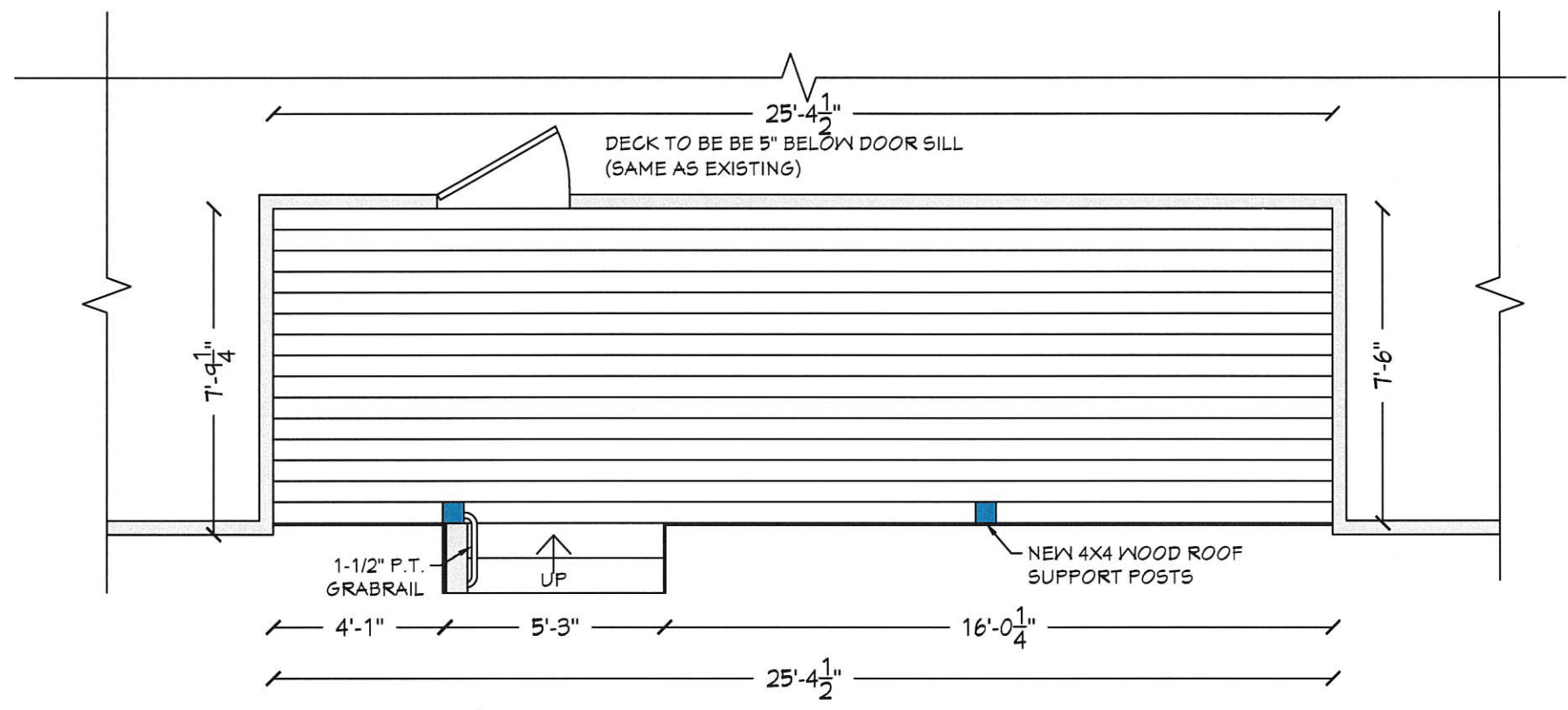


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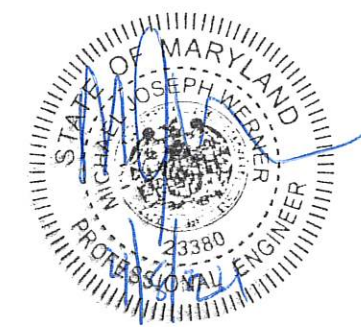
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SHEET:	A-3



PORCH DECK LAYOUT

Scale : 1/4" = 1'-0"



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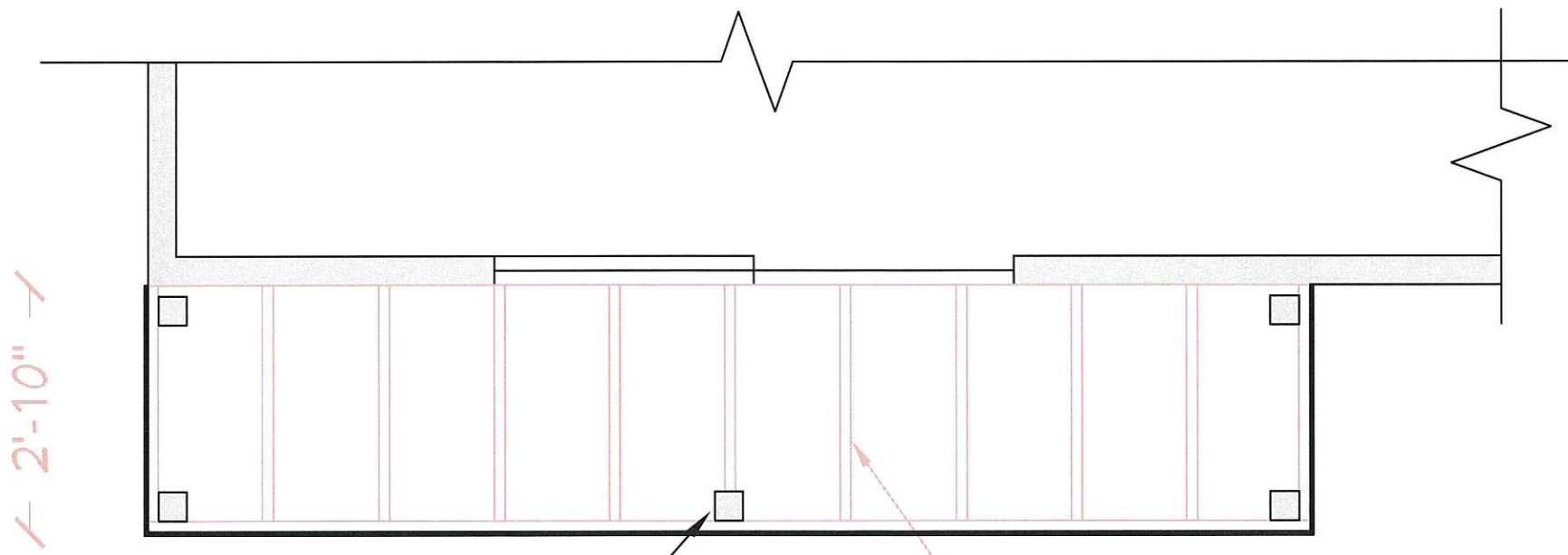
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A-4



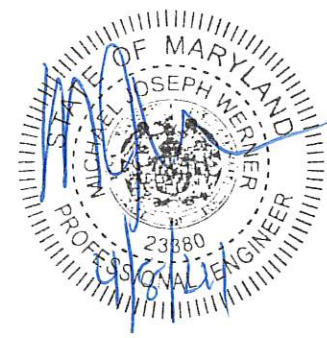
4X4 WOOD HANDRAIL POST
 ATTACHED TO FRAME W/ (2) 1/2"
 GALV. HEX HEAD THRU BOLTS,
 WASHERS BOTH SIDES

EXISTING UPPER
 LEFT DECK
 FRAMING TO
 REMAIN AS-IS

13'-5"

EXISTING UPPER LEFT FRAMING LAYOUT

Scale : 1/2" = 1'-0"



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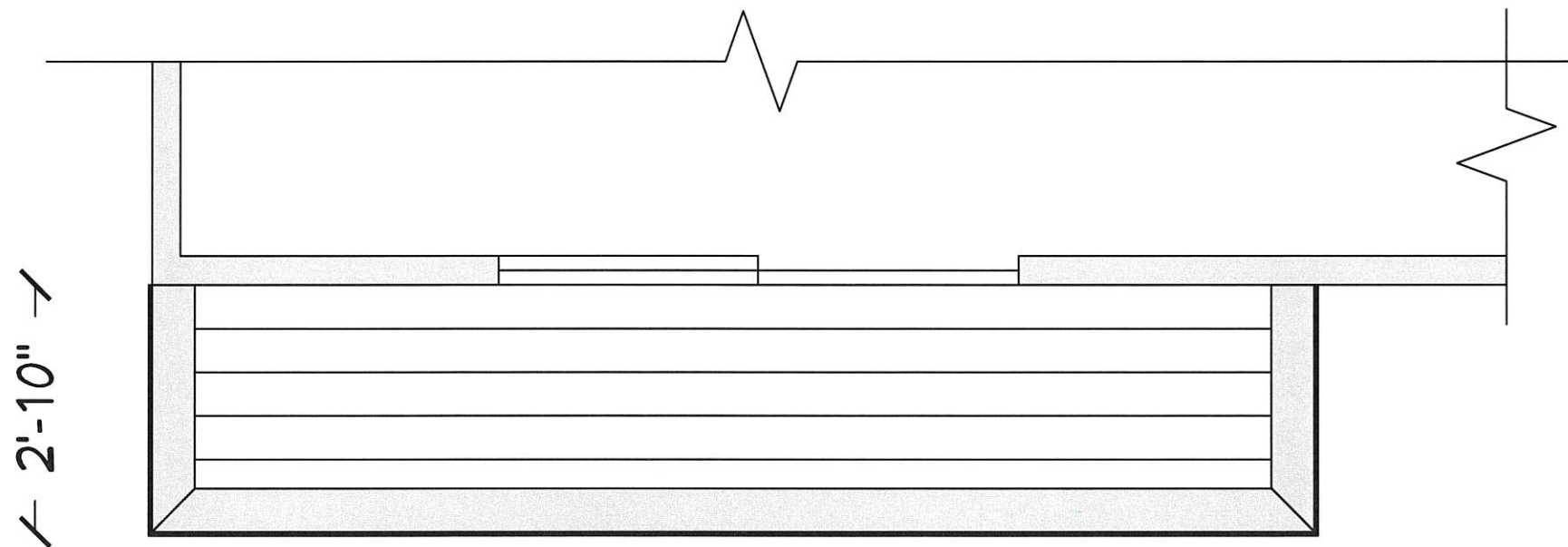
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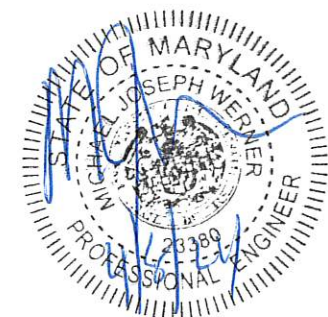
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UPPER LEFT RE-DECK LAYOUT

Scale : 1/2" = 1'-0"



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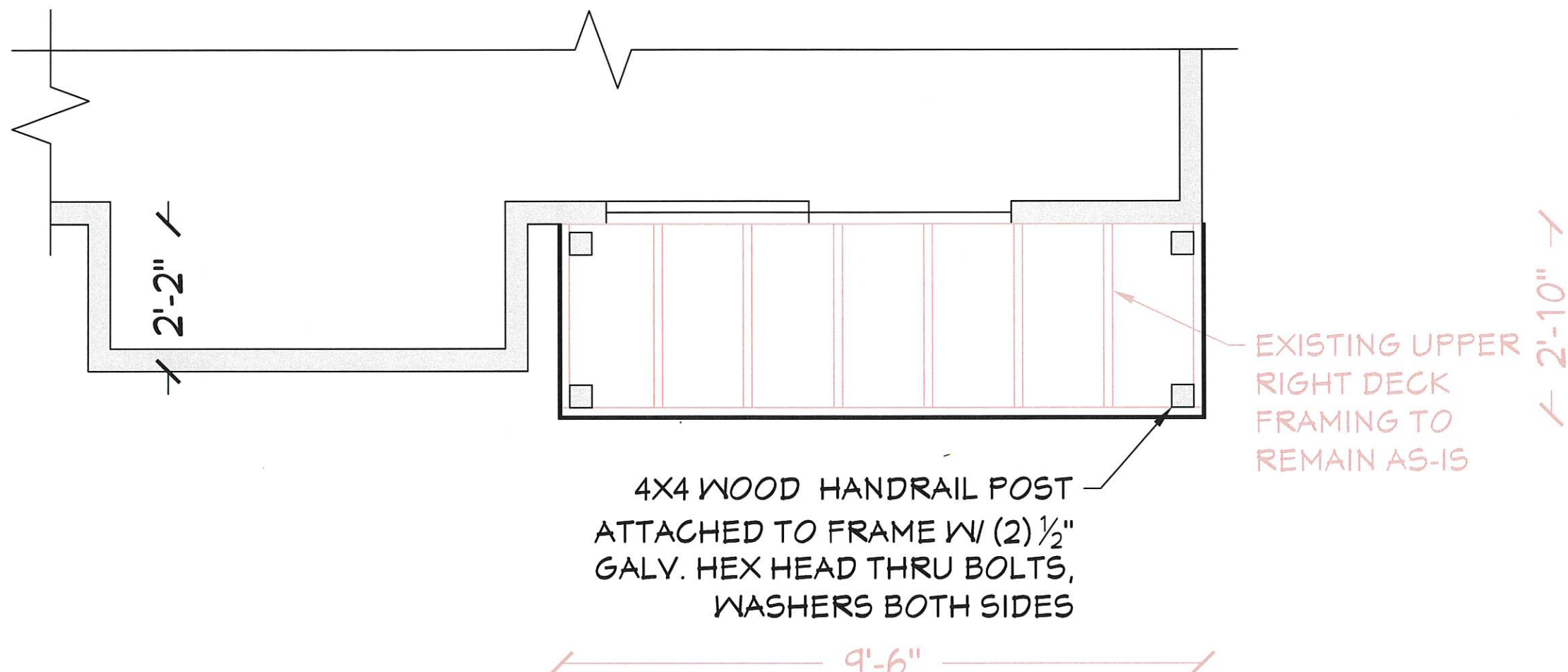
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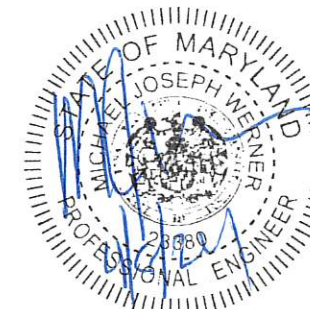
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EXISTING UPPER RIGHT FRAMING LAYOUT

Scale : 1/2" = 1'-0"



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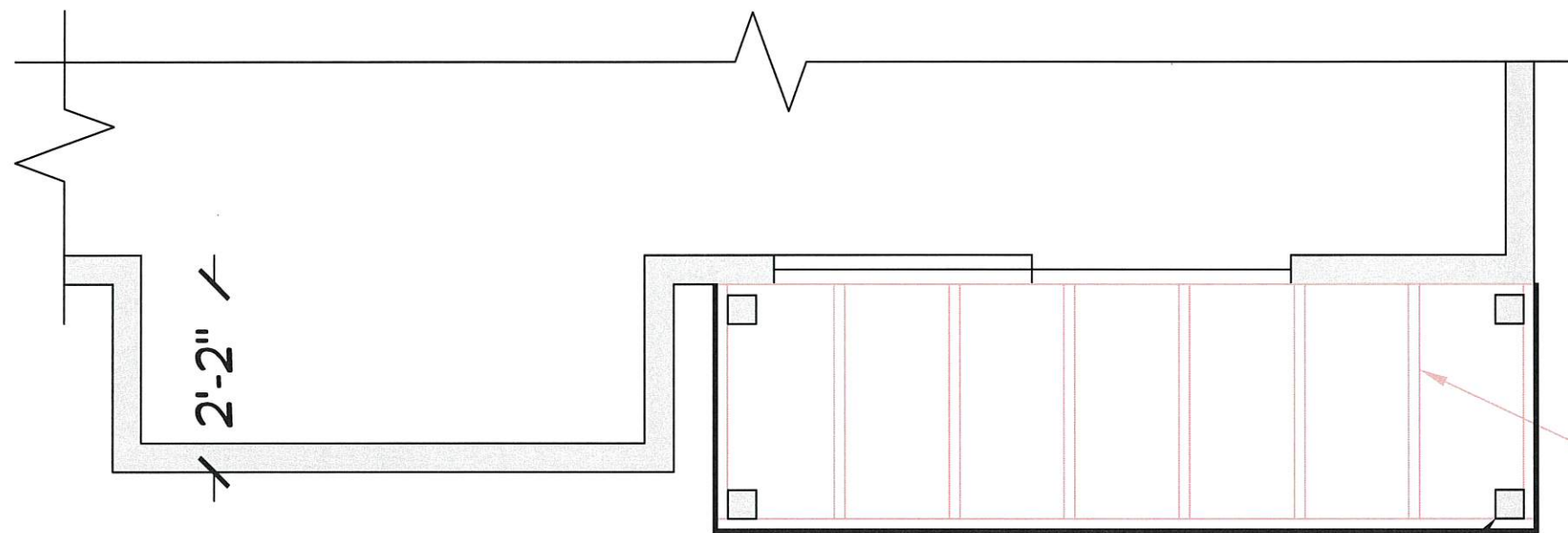
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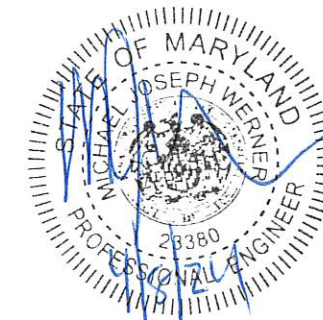


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EXISTING UPPER RIGHT FRAMING LAYOUT

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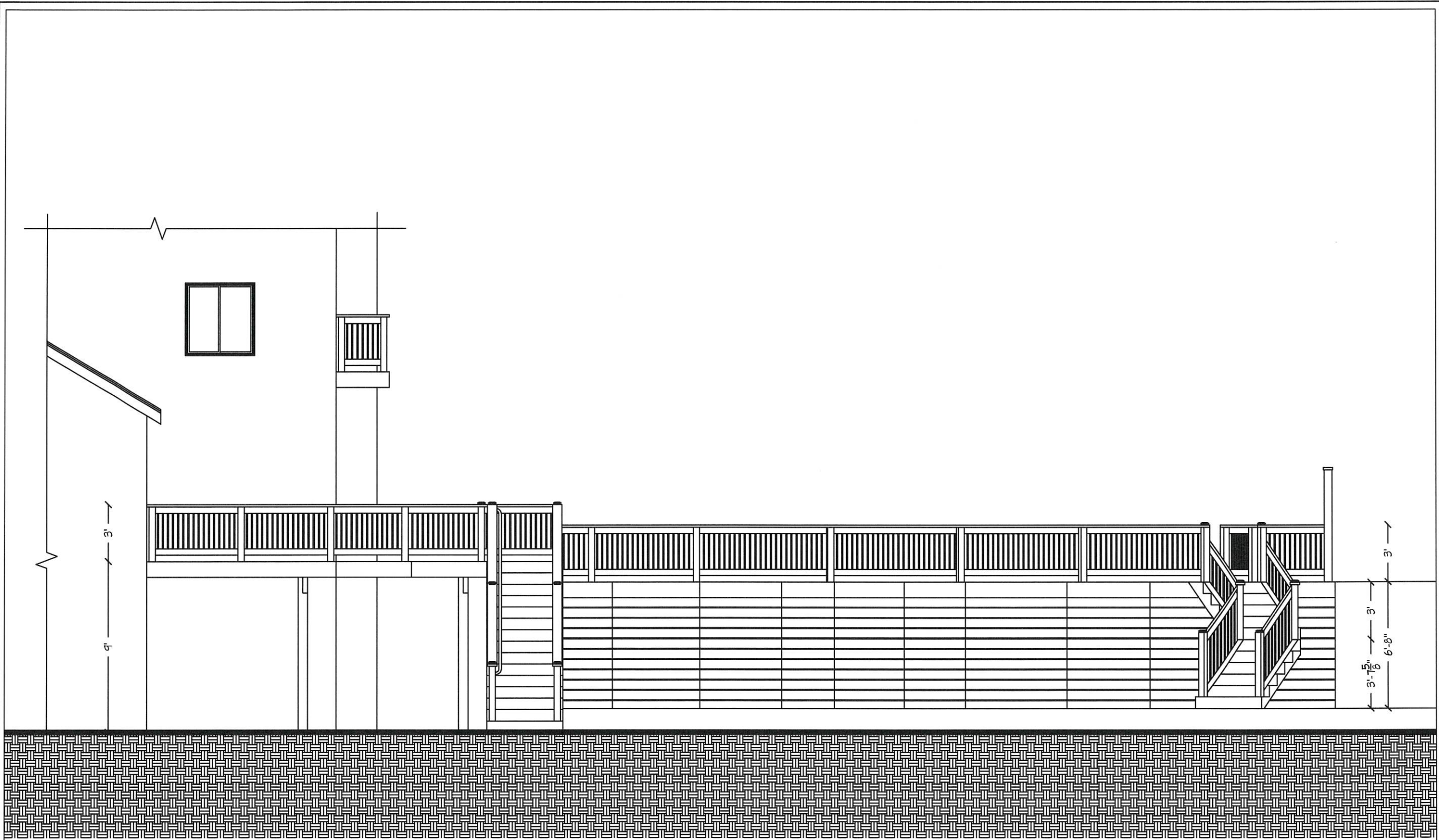
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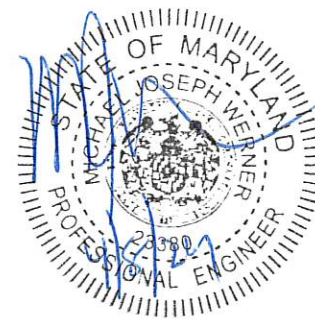
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 A-8



REAR LEFT ELEVATION

Scale : 3/16" = 1'-0"



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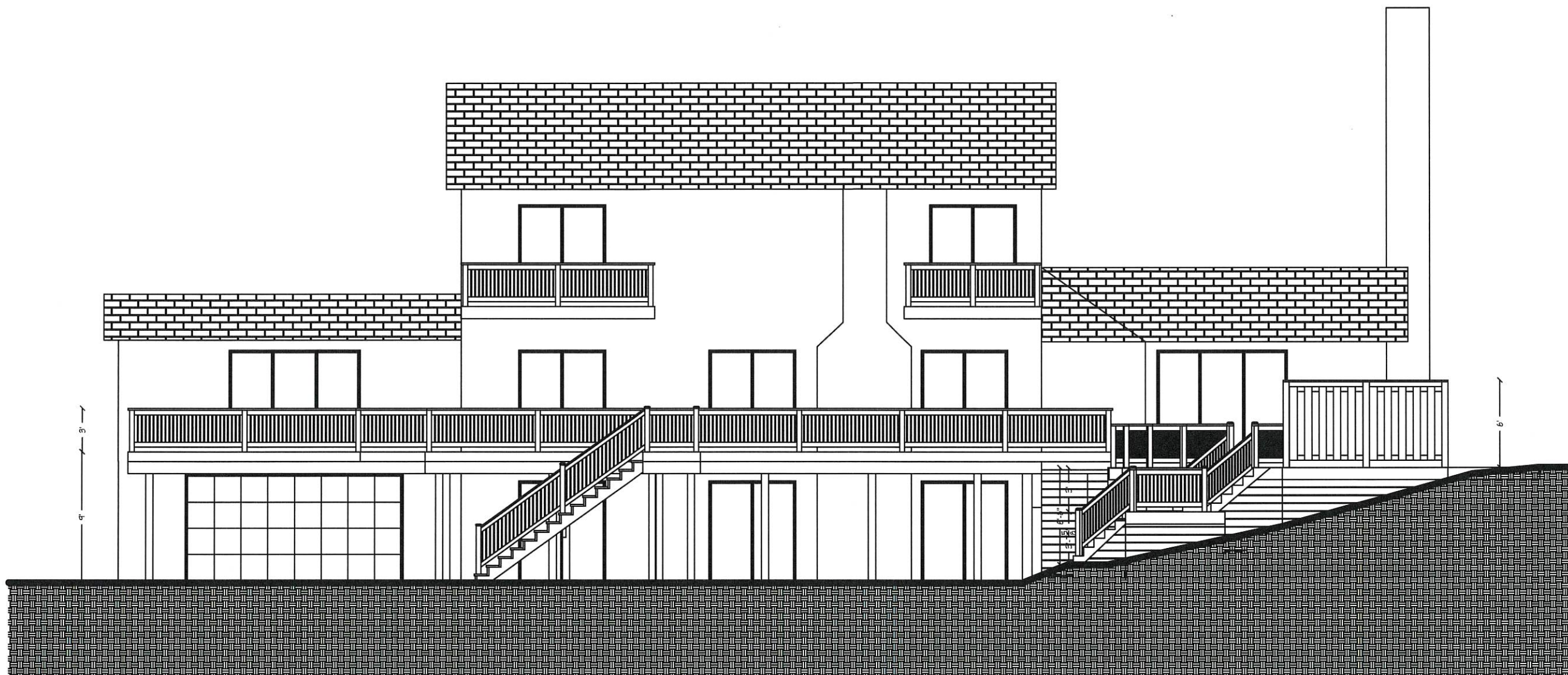
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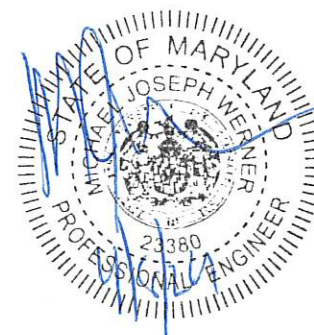
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REAR FRONT ELEVATION

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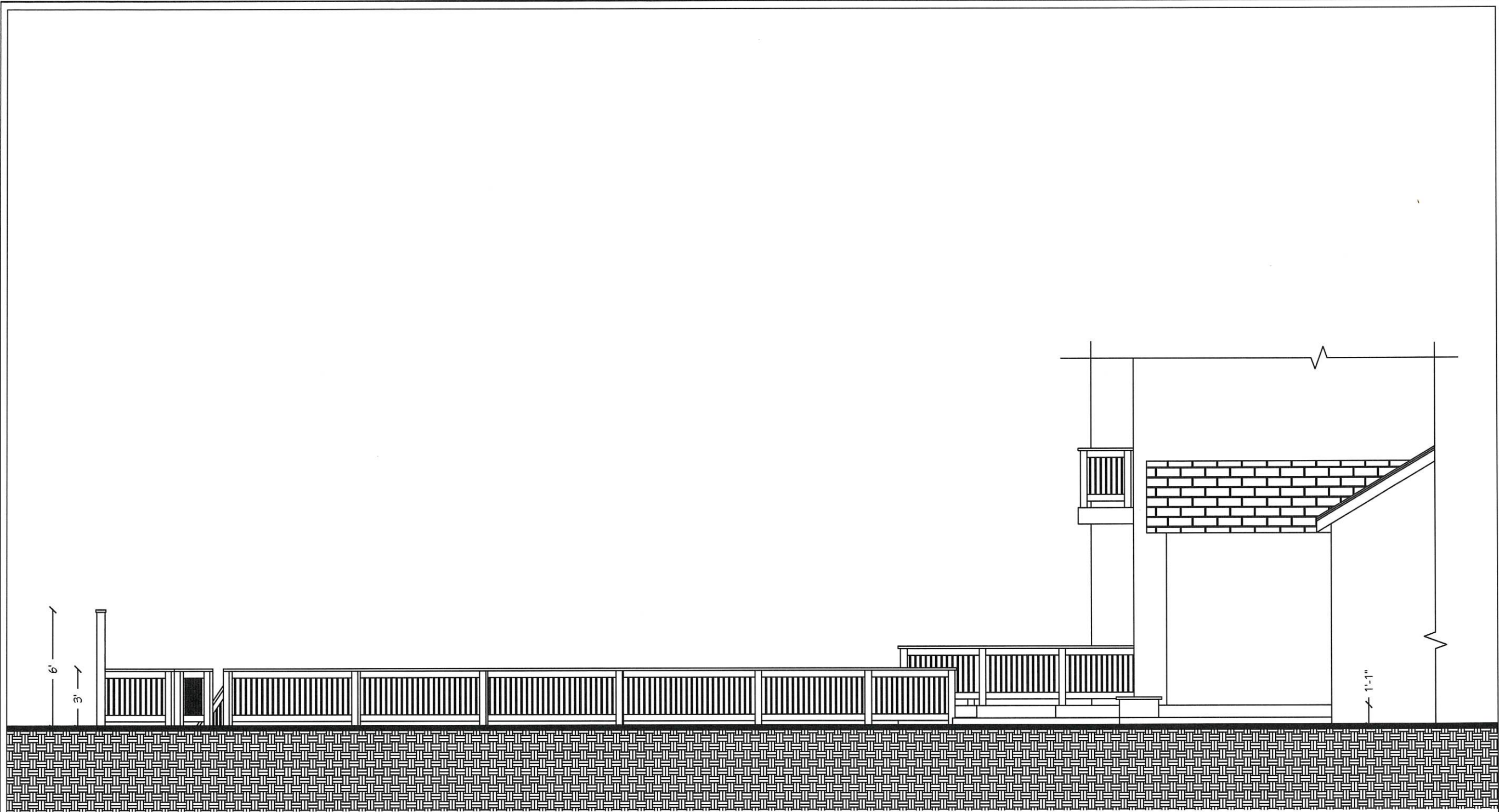
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3	FR. FRAMING
4	FR. DECK
5	EX. LF. FRAMING
6	LF. RE-DECK
7	EX. RT. FRAMING
8	RT. RE-DECK
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10	FT. ELEVATION
11	RT. ELEVATION
12	PR. FT. ELEVATION
13	BRACING DETAILS
14	CAD DETAILS
15	SIMPSON DETAILS
16	FOOTING DETAILS

PROJECT DESCRIPTION:
 Conlin Deck Layout
 Stacy Conlin
 18030 View Top Court,
 Annapolis, Maryland 21409

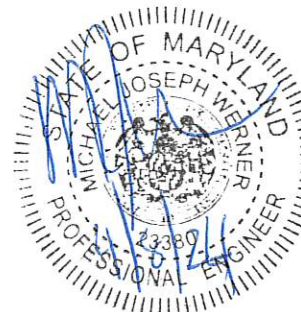
DRAWINGS PROVIDED BY:
 Fence & Deck Connection, Inc.
 8057 Veterans Highway
 Millersville, MD, 21108
 410-969-4444
 www.fencedeckconnection.com

DATE:
04/08/2024
SCALE:
PER PLAN
SHEET:
A-10



REAR RIGHT ELEVATION

Scale : 3/16" = 1'-0"



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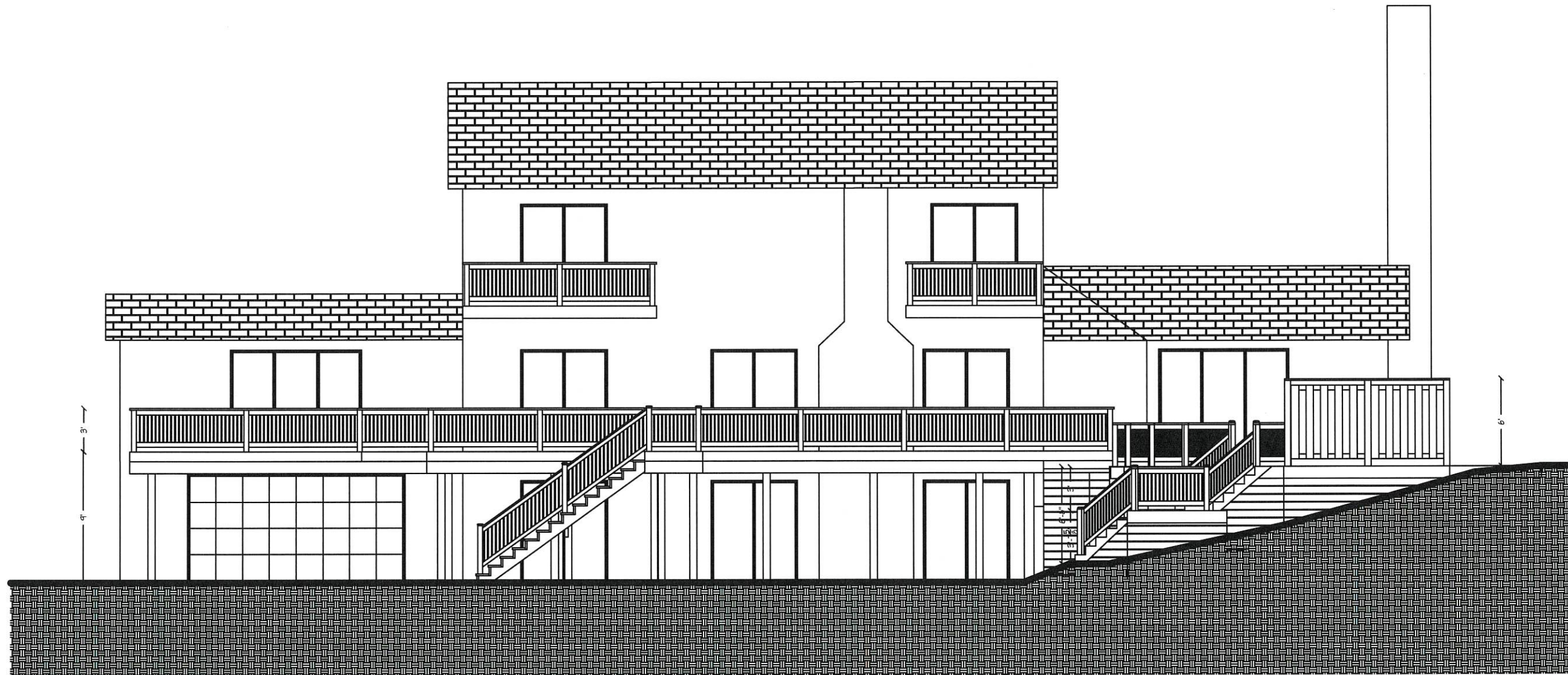
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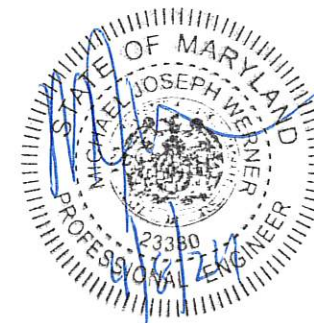
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REAR FRONT ELEVATION

Scale : 1/8" = 1'-0"



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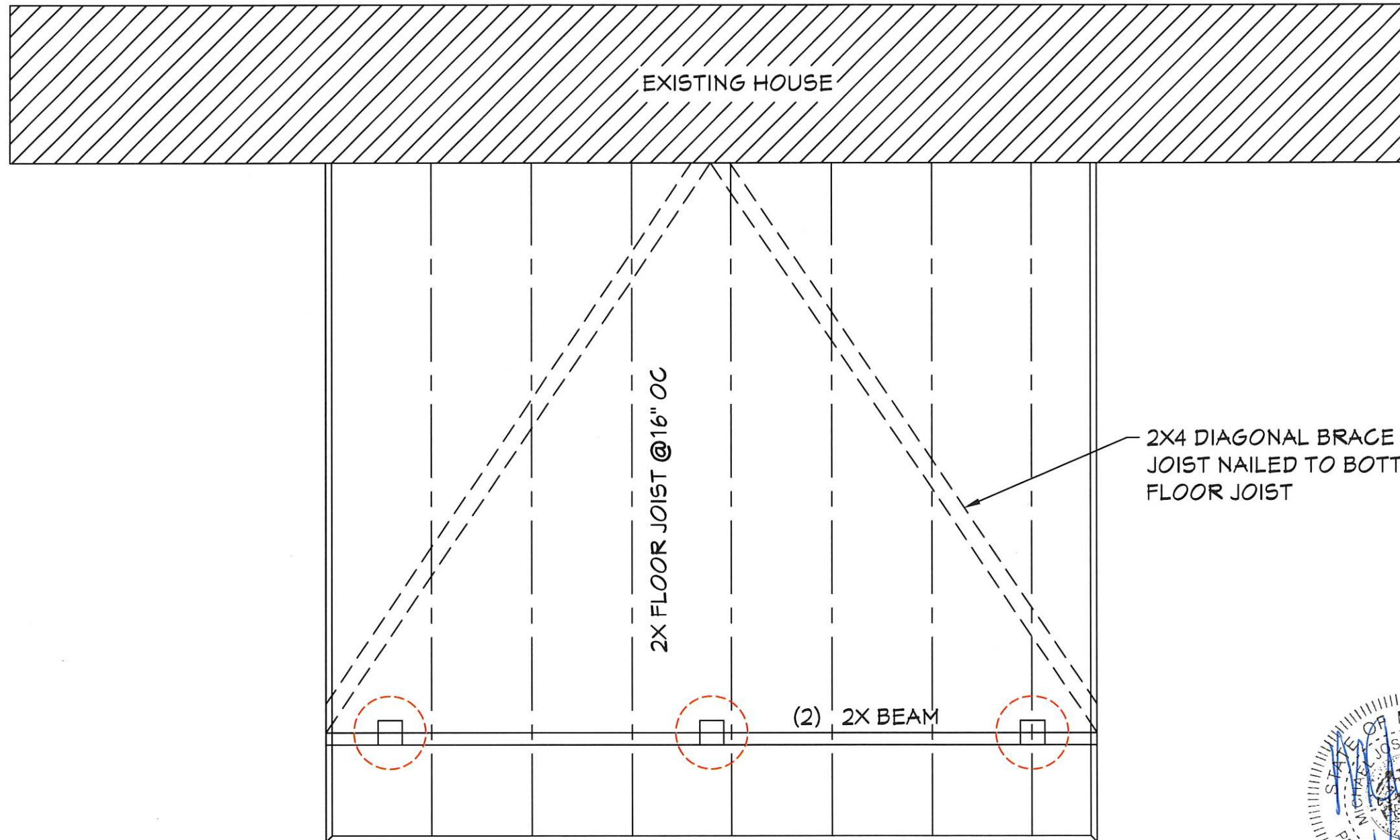
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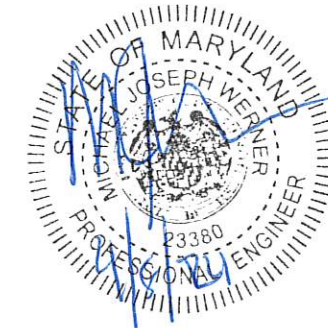
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A-12

BRACING DETAIL



2X4 DIAGONAL BRACE UNDER JOIST NAILED TO BOTTOM OF FLOOR JOIST



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SCALE:	PER PLAN
SHEET:	A-13

DETAIL SHEET
SCALE: 1/2" = 1'-0"

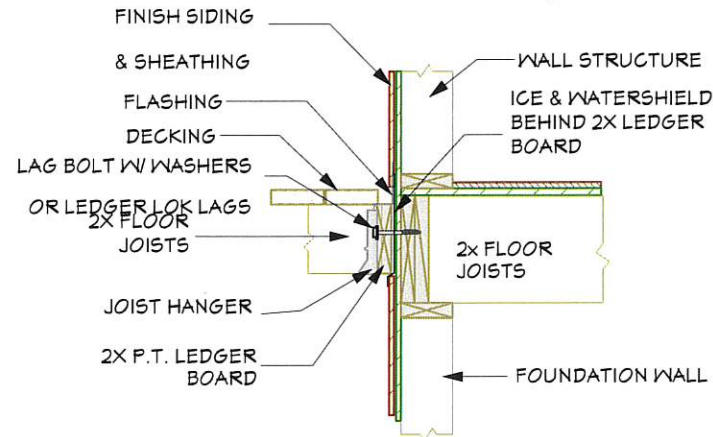
GENERAL NOTES:

- ALL FASTENERS SHALL BE ACQ APPROVED.
- ALL LUMBER TO BE #2 S. PINE OR BETTER.
- ALL WOOD RAILING AND DECKING TO BE #1 S. PINE.
- ALL LUMBER SHALL BE P/T.

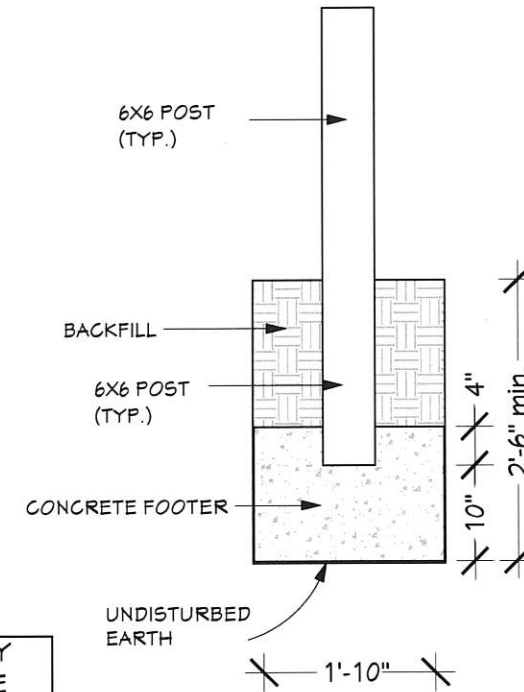
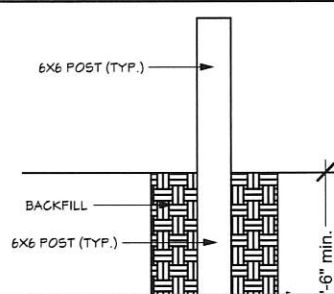
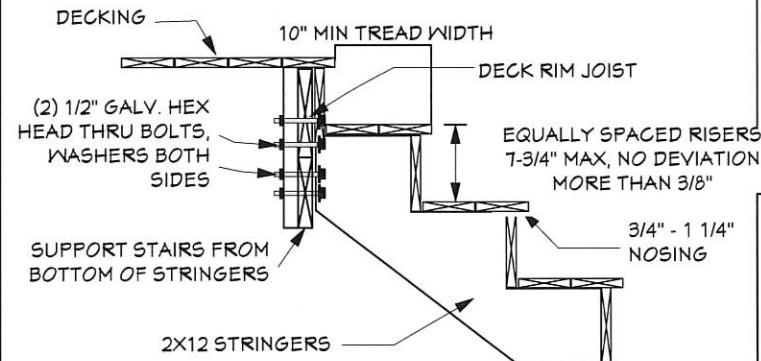
JOB NOTES:

- 2X10 FLOOR JOISTS, PRESSURE TREATED.
- 2X10 DOUBLE BEAM, PRESSURE TREATED.
- 6X6 SUPPORT POSTS, PRESSURE TREATED.
- 5-1/4"X11-7/8" GLULAM BEAM, ESR-1940
- 5/4X6 PREMIUM P.T. DECKING, FACE SCREWED TO FLOOR JOISTS.
- 5/4X6 PREMIUM P.T. SEAM BOARDS.
- 36" HIGH 2X4 PRESSURE TREATED RAILING SYSTEM W/ BLACK ROUND ALUMINUM BALUSTERS WITH 5/4X6 PREMIUM PRESSURE TREATED TOP CAP.
- 2X12 P.T. WRAP AROUND PERIMETER OF DECK.
- (2) P.T. MATCHING GATES W/ ALL NECESSARY HARDWARE.
- 11'-5" WIDE X 6'-0" HIGH P.T. BOARD ON BOARD PRIVACY PANELS & 2X4 TOP CAP.
- 5/4X6 P.T. HORIZONTAL SKIRTING W/ ACCESS GATE.

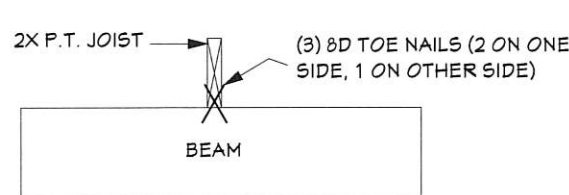
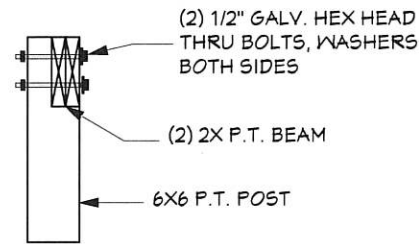
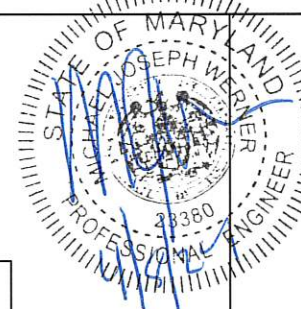
Deck Anchored to Wood Wall: Ledger to Wall



Exterior Stair Detail



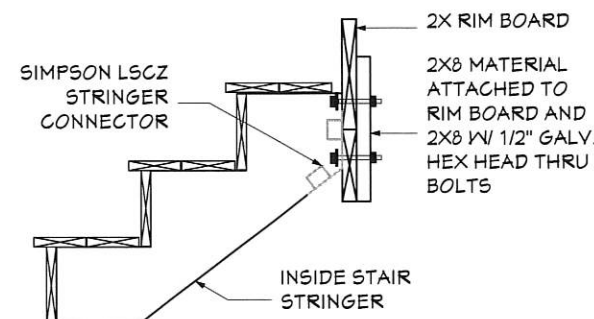
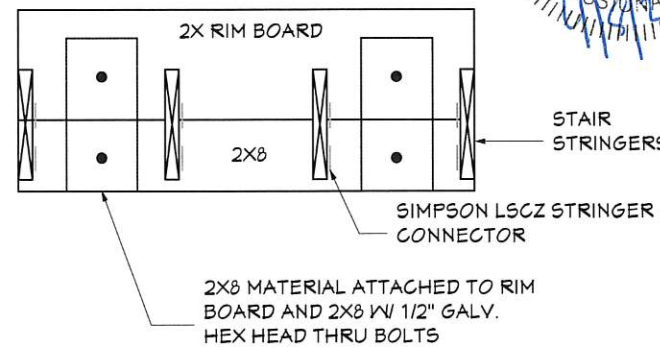
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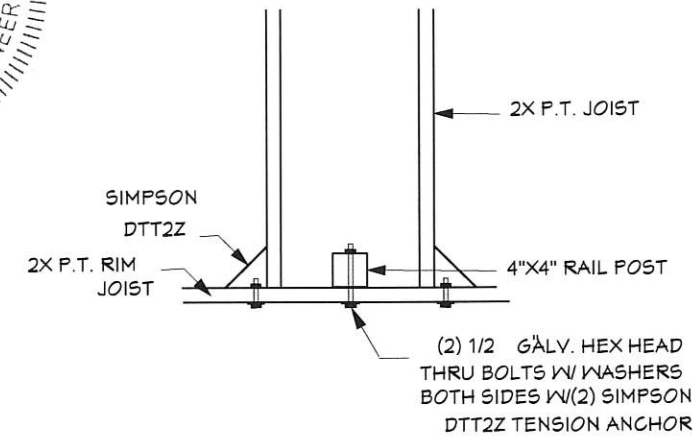
POST TO BEAM DETAIL

JOIST TO BEAM DETAIL

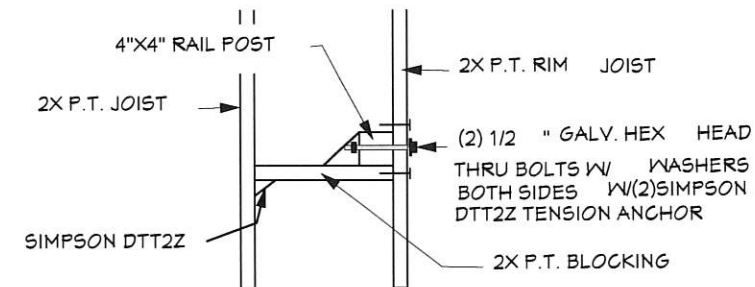
STAIR STRINGER ATTACHMENT



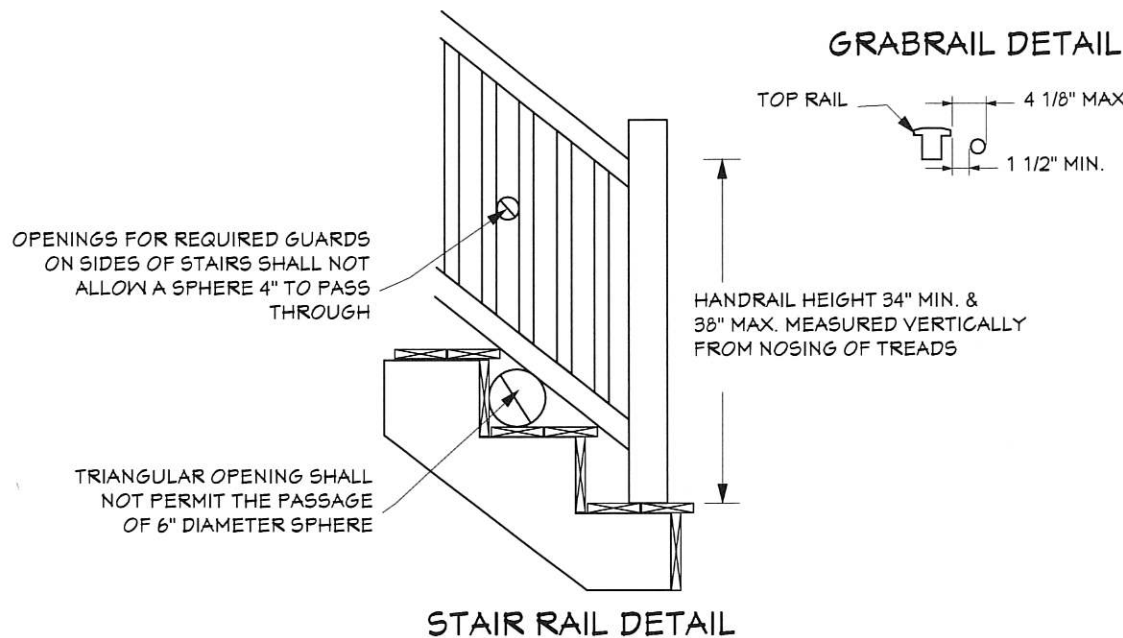
FRONT OF DECK ATTACHMENT



SIDES OF DECK ATTACHMENT



RAILING POST ATTACHMENT



OPENINGS FOR REQUIRED GUARDS ON SIDES OF STAIRS SHALL NOT ALLOW A SPHERE 4" TO PASS THROUGH

TRIANGULAR OPENING SHALL NOT PERMIT THE PASSAGE OF 6" DIAMETER SPHERE

SHEET INDEX

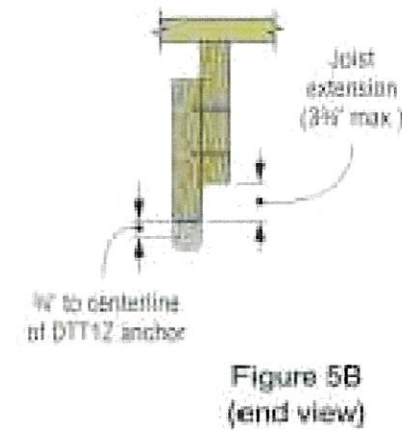
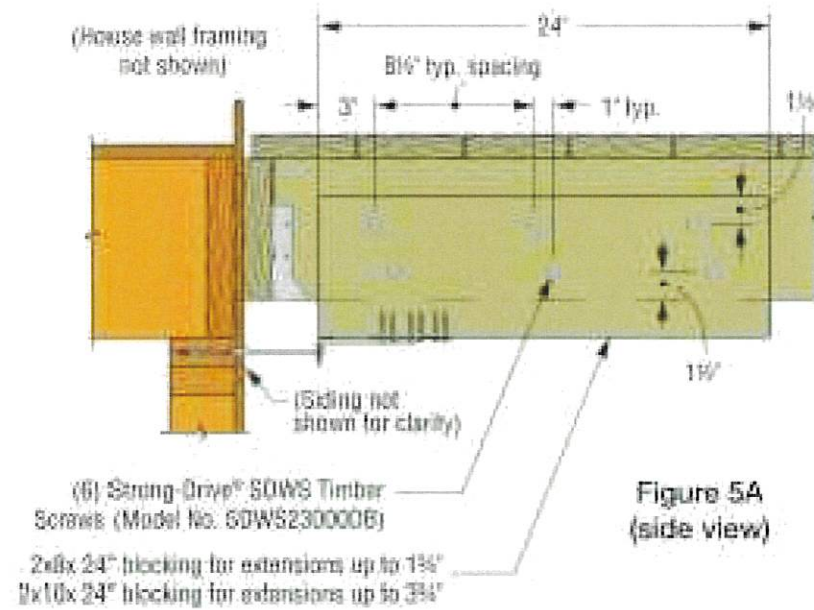
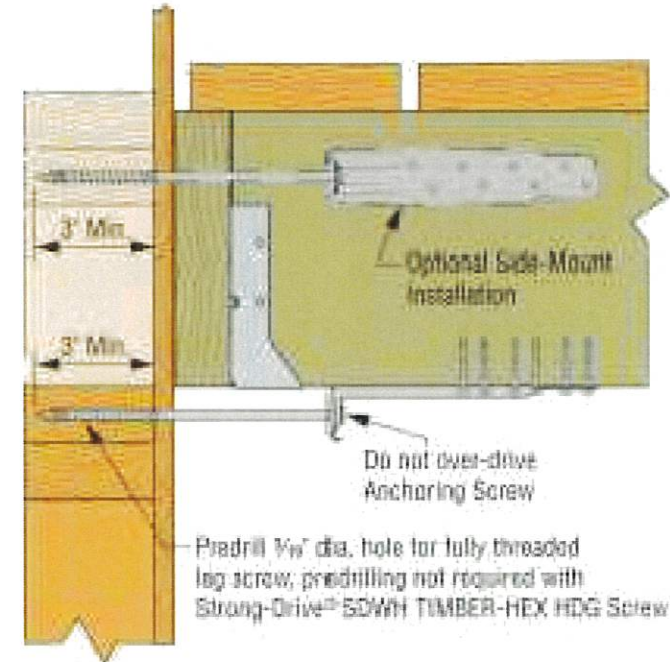
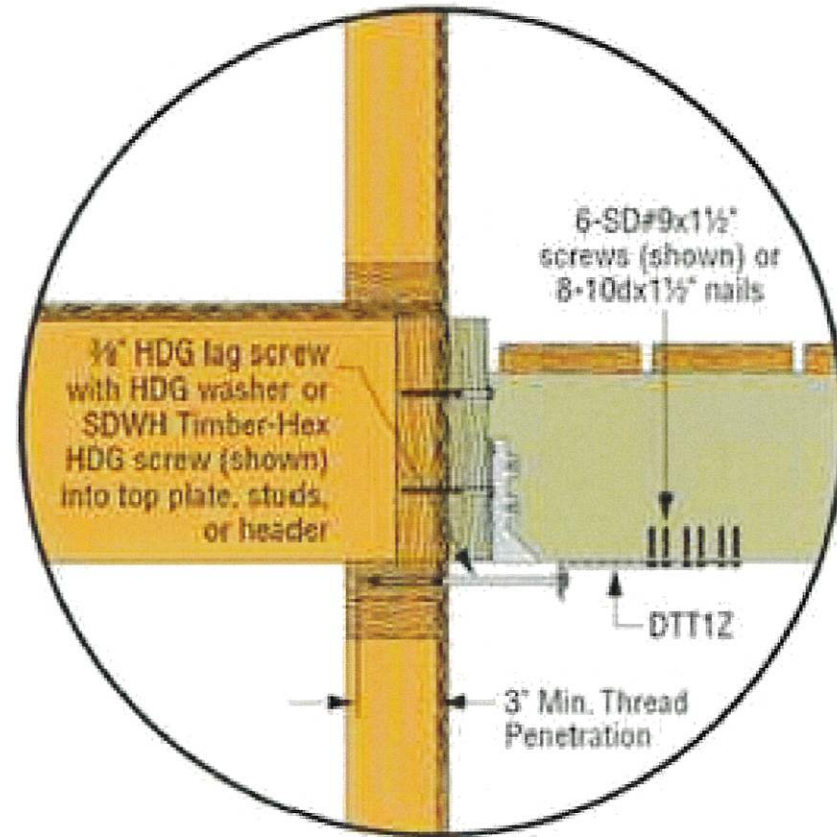
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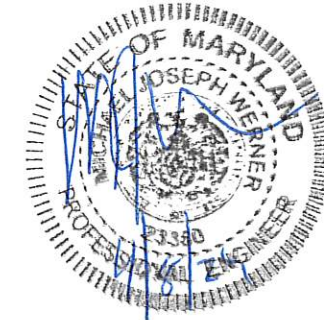
DATE:	04/08/2024
SCALE:	PER PLAN
SHEET:	A-14

SIMPSON DTT1Z DECK TENSION TIE



Code Requirements

The DTT1 Hold-Down may be used to satisfy the deck lateral load connection requirement for a 750 pound hold-down tension device in 2021 IRC Section R507.9.2.



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NOTE: A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON... THE BUILDING RESTRICTION LINE FOR THE PURPOSE OF CONSTRUCTION OF THE ROADS SHOWN HEREON...

NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS, DETAIL GRADING PLANS FOR DRIVEWAY ENTRANCES WILL BE REQUIRED ON LOTS NO. 39, 40, 55, 59 AND 60.

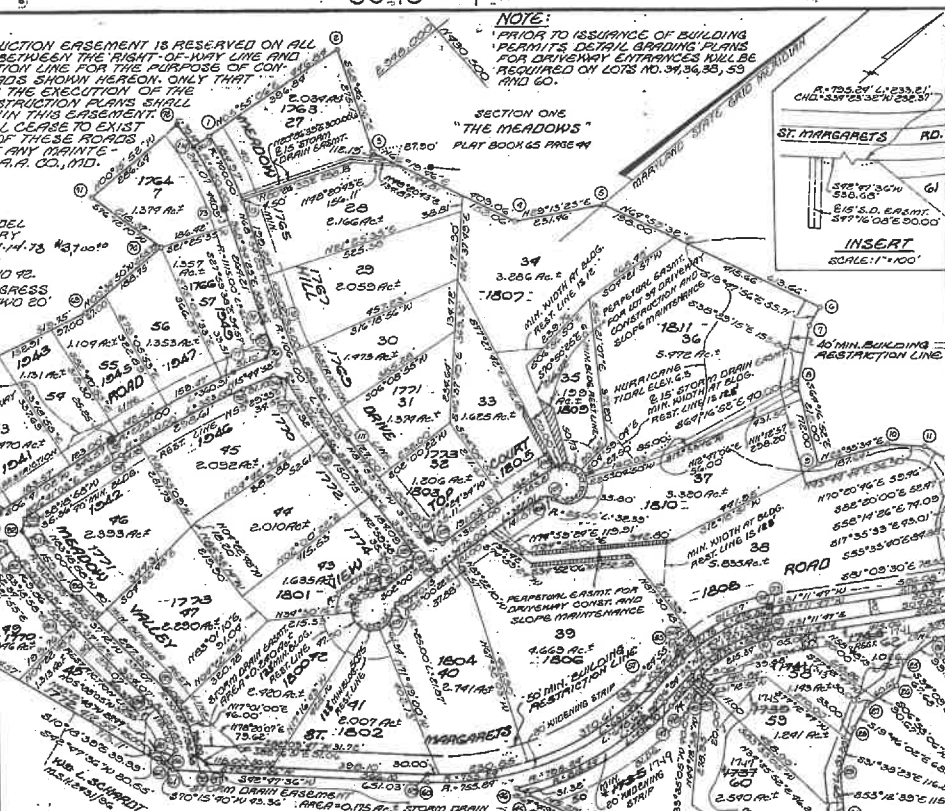
NOTES:

- 1. THE RECREATION REQUIREMENTS OF ANNE ARUNDEL COUNTY, MARYLAND HAVE BEEN MET BY MONETARY PAYMENT IN LIEU OF DEDICATING LAND... 2. DRIVEWAY ACCESS WILL BE PERMITTED TO ST. MARGARETS ROAD FROM LOTS NO. 35, 35, 40, 41 AND 42...

COORDINATE TABLE with columns for NO., NORTH, EAST, and EASTING. It lists coordinate values for various points on the map.

Table with columns: NO., CURVE, RAD., LEN., DATA, TAN., TABLE, CHORD. It contains numerical data for various curves and points on the subdivision plan.

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY HAROLD E. SLANKER, SR., ET AL TO B.J.P., INC. AND THE MEADOWS OF ANNE CREEK, INC., MARYLAND...



NOTICE TO TITLE EXAMINERS: THIS PLAN HAS BEEN APPROVED FOR RECORDING ONLY SUBJECT TO A SUBDIVISION AGREEMENT WITH ANNE ARUNDEL CO., MD. DATED 9-7-78...

OWNERS DEDICATION:

A JOINT VENUE CASE, BY JOHN E. HARMS, JR., PRESIDENT OF B.J.P., INC., MARYLAND PARTNER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION...

AREA TO BE DEVELOPED: WEST SIDE ST. MARGARETS RD. = 78,884 A.C. EAST SIDE ST. MARGARETS RD. = 11,268 A.C. TOTAL AREA = 90,152 A.C.

SECTION TWO THE MEADOWS

3RD. ASSESSMENT DIST. ANNE ARUNDEL CO., MD. SCALE: 1" = 200' DECEMBER, 1977



LEGEND: IRON PIN MONUMENT, PERPETUAL CASHT TO DISCHARGE FLOW OF WATER FROM DRIVEWAY ENTRANCES...

A.A. COUNTY OFFICE OF PLANNING & ZONING: APPROVED [Signature] 12-20-77... A.A. COUNTY HEALTH DEPARTMENT: APPROVED [Signature] 12-20-77

LEGEND: IRON PIN MONUMENT, PERPETUAL CASHT TO DISCHARGE FLOW OF WATER FROM DRIVEWAY ENTRANCES...



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0059-P
DATE: 06/17/2024
OPZ STAFF: Jennifer Lechner
Kelly Krinetz

APPLICANT/REPRESENTATIVE: Richard & Stacy Conlin

EMAIL: conlin0917@yahoo.com

SITE LOCATION: 1803 View Top Court, Annapolis

LOT SIZE: 1.2 acres

ZONING: R1 **CA DESIGNATION:** LDA **BMA:** n/a **BUFFER:** n/a **APPLICATION TYPE:** Variance

The applicants are proposing to replace existing wood decking around their home to include the front porch, back deck, and two balconies. requiring a variance to:

- Article 17-8-201 to allow disturbance to slopes greater than 15% within the critical area LDA.

Please be advised, a modification to steep slope disturbance per Section 17-6-403 and 17-8-201(a) may be required at the time of permitting.

COMMENTS

Zoning Administration Section:

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required. Please revise the Letter accordingly.

All documents for the variance application should be uploaded in pdf format, rather than jpegs.

OPZ Critical Area Team:

No objection to an in-kind repair/replacement of the existing deck.

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.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.