

07/19/2024

Anne Arundel County
Department of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

**Re: Arundel on the Bay, p/o Lots A, B, & C, Block 64
1304 Magnolia Ave
Annapolis, MD 21403**

The subject property is located at 1304 Magnolia Ave, in Annapolis, MD. The lots were created by plat in 1890, titled "Arundel on the Bay", which can be found in the Maryland Plat Records at L: SH37 P: 509. The property is currently improved with a small single story single-family dwelling, along with a pool, pool deck, driveway, and other miscellaneous residential improvements. The property is largely stabilized with turf lawn and impervious, with portions along the exterior of the property being stabilized with isolated trees and shrubbery. The dwelling was constructed circa 1950, according to SDAT records. Magnolia Avenue is an open section local road, with an 80' right-of-way width. The property is zoned R2 – Residential, and is located entirely within the Chesapeake Bay Critical Area overlay district, with an LDA land use designation. The subject property is not waterfront, and, based on aerial imagery and GIS data, the 100' buffer does not extend onto the subject property. The shoreline, located across the right-of-way of Magnolia Avenue, and on the opposite side of the adjacent properties, is mapped in the BMA shoreline designation. There are no steep slopes located on the subject property, as the property is very flat. The existing dwelling is served by public sewer, and a private well.

The property owner wishes to construct an addition to the existing dwelling, along with enclosing the carport, to create an enclosed garage space. The addition containing living space will be a 2-story addition, while the remainder will be single-story addition. The owner also wishes to demolish the existing front room (closest to Magnolia Ave) and construct a covered porch in its place. Other than small adjustments to the driveway and sidewalk no other site improvements are proposed. Also included in this scope of work is interior renovations, though this work would not require a variance. The proposed carport will be 21.68' from the front property line and 14.31' from the side property line. The proposed covered porch will be located 12.91' from the front property line, and centered on the existing dwelling. The proposed larger addition will be 20.29' from the front property line and 17.46' from the side property line.

A variance to §18-4-601 is being requested, to allow the additions to be constructed with less than required setbacks to the front property line. The carport will be located 21.68' from the property line, a reduction of 8.32'. The covered porch will be located 12.91' from the property line, a reduction of 17.09'. The larger addition will be located 20.29' from the property line, a reduction of 9.71'.

In accordance with Article 18-16-201(c) a pre-file meeting is not required as this request is for a zoning variance, and not a critical area variance.

In accordance with Article 18-16-305(a), the following discourse addresses the criteria for the granting of a zoning variance:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or

The subject property is not unique in size or shape, however the location of the existing dwelling is unique. There is no reasonable possibility of redeveloping or constructing an addition to the existing dwelling, in strict conformance with this article.

- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The existing dwelling was constructed circa 1950, according to SDAT records. The existing dwelling pre-dates the zoning regulations of Anne Arundel County, and pre-dates the establishment of the Office of Planning and Zoning. Because the zoning regulations were established after the construction of the existing dwelling, the front BRL extends beyond the front of the dwelling, approximately 12'. Due to the location of the existing dwelling, any functional, sizeable, addition would require a variance. The proposed additions, except the covered porch, are located behind the façade of the existing dwelling, and as such are no closer to the property line than the existing dwelling. The proposed covered porch is centered on the front façade of the existing dwelling, and is located entirely within the footprint of the existing dwelling. The covered porch is approximately 3' further from the front property line than the existing dwelling. Also worth mentioning is that, to completely avoid a variance, would require a complete razing of the existing structure, which would significantly increase the development impact within the Critical Area. The location of the existing dwelling is the exceptional circumstance that necessitates the variance.

In accordance with Article 18-16-305(c), the following discourse addresses the criteria for the granting of all variances:

- (1) The variance is the minimum necessary to afford relief; and

The proposal constitutes the minimum necessary to afford relief from the zoning regulations of the Anne Arundel County Code. The location of the existing dwelling dictates the location of the additions. In order for the additions to be not only buildable, but also functional, they must be placed as shown within the proposal. Additionally, relocation of the proposed additions would significantly increase the disturbance required for the additions.

- (2) The granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development and resource conservation areas of the critical area, be contrary to acceptable clearing and replanting practices required for development in the critical area of a bog protection area, nor be detrimental to the public welfare.

The proposal will not alter the character of the neighborhood, substantially impair the appropriate use or development of the adjacent properties, and will not be contrary to

acceptable clearing and replanting practices required for development within the critical area. The proposal will also not be detrimental to the public welfare.

The neighborhood, generally, consists of a mix of two-story, one-story, split level, and combination dwellings. The proposal will consist of a single-story 'main' part of the dwelling, with the two-story addition consisting of bedrooms and bathrooms, which is seen regularly in the subject neighborhood. The dwelling located on the opposite block corner (address 1304 Hollywood Ave.) is the same style of dwelling as the proposal, and there are many more examples of such a dwelling within the neighborhood. As such, the proposal will not alter the character of the neighborhood. The proposal will also not impair any use, enjoyment, or development of the adjacent properties. There is no clearing included in the proposal, so the requested variance cannot be contrary to the acceptable clearing practices and replanting practices within the Critical Area. Additionally, the subject property is located within the LDA critical area zone, which carries with it a lot coverage limit of 31.25%, a requirement that the proposal is adhering to. The proposed development will be mitigated through the use of Stormwater Management Plantings, as mandated by §17-8-405 of the Anne Arundel County Zoning Code, and as shown on the included Standard Grading Plan. The subject property is privately owned and is being developed by the owner, as such the development will not be in any way detrimental to the public welfare.

Please contact CPJA if you have any questions regarding this submittal.

Sincerely,

CHARLES P. JOHNSON & ASSOCIATES, INC.

Thomas Hall

Thomas Hall, PE
Division Manager
Annapolis Office

GENERAL NOTES:

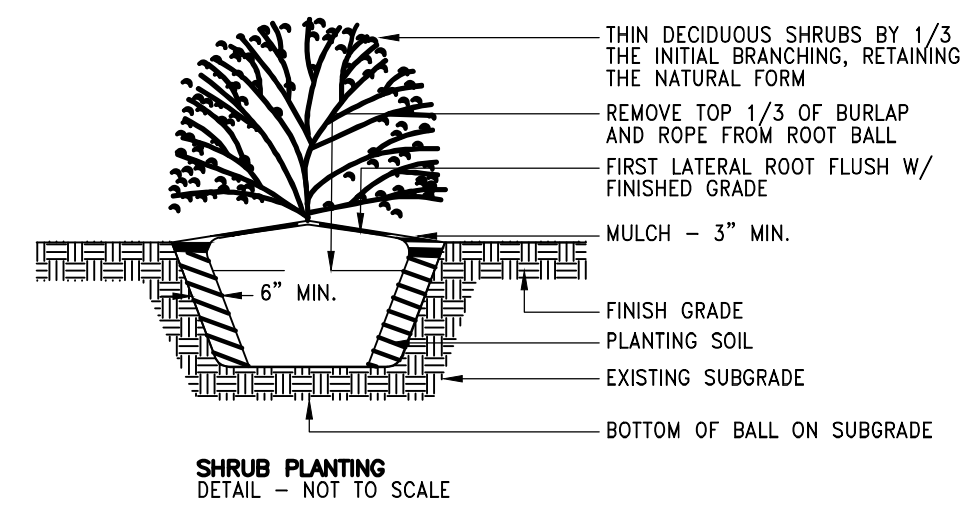
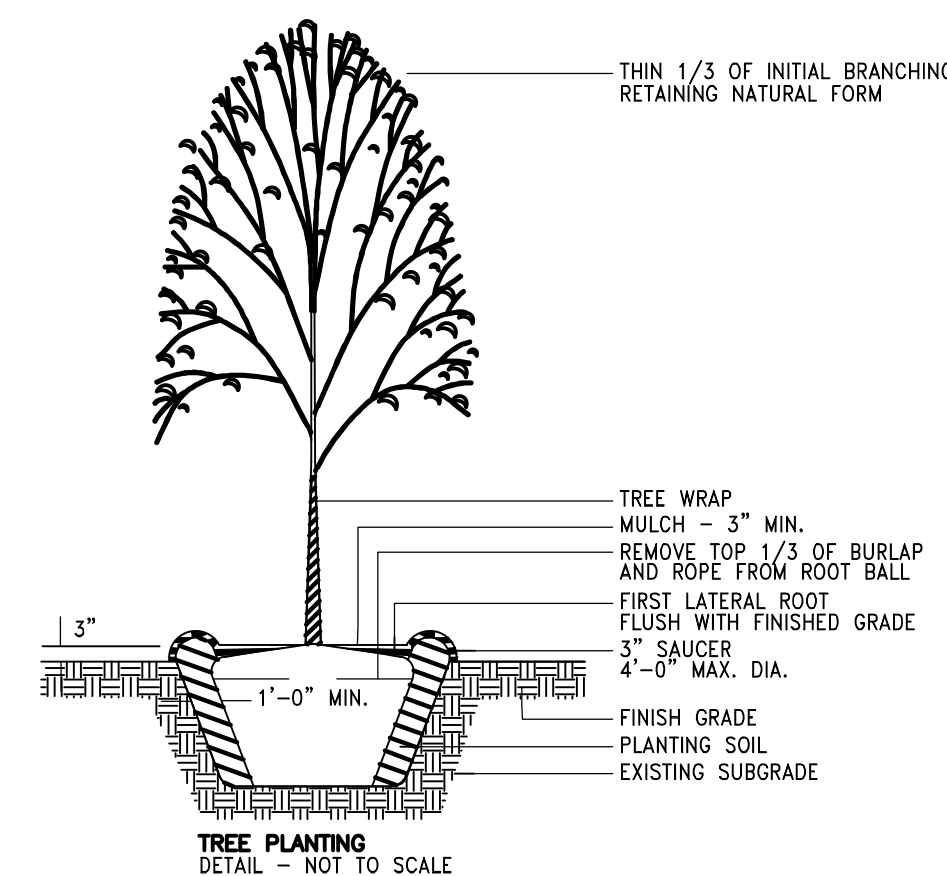
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS STANDARD DETAILS FOR CONSTRUCTION OF STORM DRAINS, ROADS, AND STORMWATER MANAGEMENT.
- NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS. ANY DAMAGE TO EXISTING SERVICES AND MAINS DUE TO THEIR NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION. NEITHER CPJA NOR ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS WARRANT OR GUARANTEE THE COMPLETENESS OR THE CORRECTNESS OF THE INFORMATION GIVEN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 5 DAYS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY @ 1-800-257-7777 FIVE (5) WORKING DAYS PRIOR TO STARTING WORK SHOWN ON THESE DRAWINGS.
- ALL UTILITY POLES SHALL BE BRACED AS NECESSARY AT THE CONTRACTOR'S EXPENSE. UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION. ALL WORK WITHIN 10'-FT OF OVERHEAD LINES SHALL CONFORM WITH THE MARYLAND HIGH VOLTAGE LINE ACT, THE NATIONAL ELECTRICAL SAFETY CODE, AND OCCUPATIONAL SAFETY AND HEALTH CODE.
- PIPE ELEVATION REFER TO INVERTS, UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPES ARE POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED, AS SCH-40 PVC.
- CONTRACTOR TO PLACE CUT MATERIAL ON THE HIGH SIDE OF TRENCH WHEN WORKING ON UNDERGROUND UTILITIES.
- THE FIELDWORK FOR THIS SURVEY WAS STARTED ON MAY 24, 2024, WITH THE LAST DATE OF FIELDWORK BEING MAY 24, 2024.
- COORDINATES SHOWN HEREON WERE ESTABLISHED USING TRIMBLE'S REAL-TIME KEYNETCS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS) AND ARE BASED ON MARYLAND COORDINATE SYSTEM NAD83 (2011). THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.99995009. THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD83 VERTICAL DATUM IS 8 FEET, FOR AN ELEVATION FACTOR OF 1.0000497. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.99995006. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES. BEARINGS SHOWN HEREON ARE SUBJECT TO A 073054" COUNTER-CLOCKWISE ROTATION FROM PLAT MERIDIAN (P.B. 09, PG.25, P.NO.492) INTO THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM.
- DEED REFERENCE: L. 40074, F. 00397, PLAT REFERENCE: P.B.: 09, PG.: 25, PLAT #: 492

SOILS TABLE				
MAP UNIT SYMBOL	MAP UNIT NAME	HSG TYPE	K FACTOR, WHOLE SOIL	HYDRIC
CnB	Colemantown-Urban land complex, 0 to 5 percent slopes	C	N/A	*

*SOILS THAT CONTAIN POTENTIALLY HYDRIC COMPONENTS

LEGEND

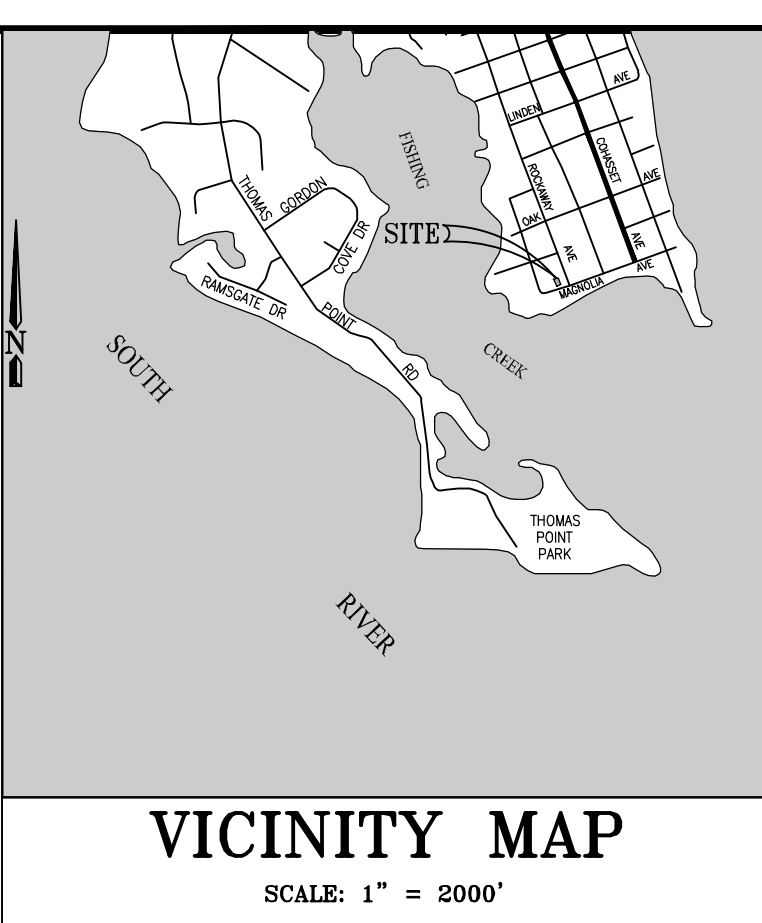
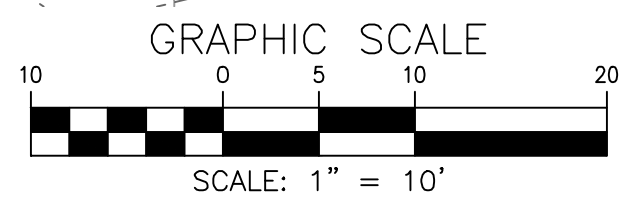
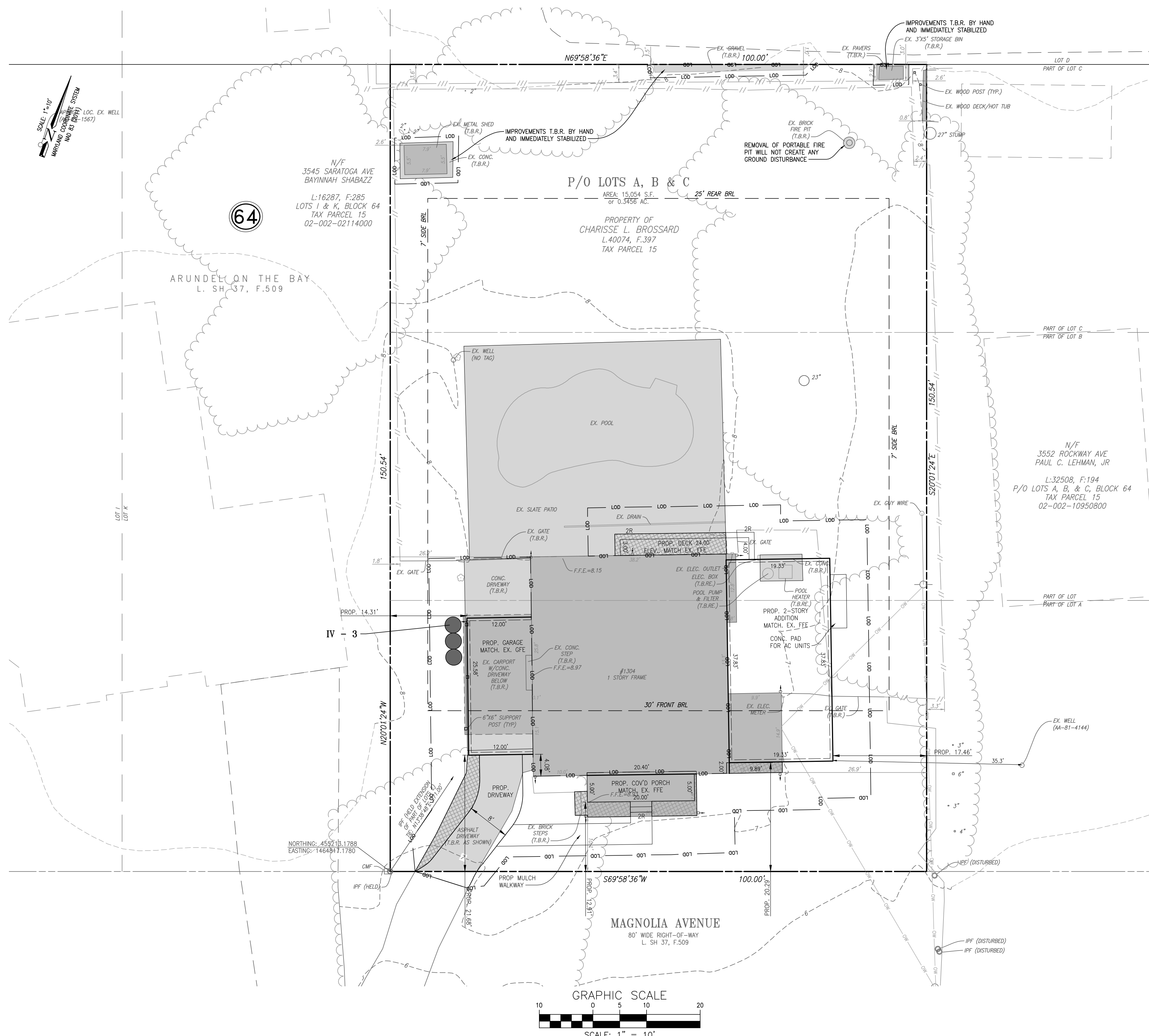
- ROOF DRAIN SPOUT
- UTILITY POLE
- BUSH
- ☆ LIGHT
- IPF IRON PIPE FOUND
- RCF REBAR AND CAP FOUND
- N/F NOW OR FORMERLY
- L. F. LIBER ; FOLIO
- P.B., PG., P.No. PLAT BOOK, PAGE, PLAT NUMBER
- F.F.E. FIRST FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- AC AIR CONDITION
- /// WOOD FENCE
- x METAL FENCE
- WIRE FENCE
- OVERHEAD WIRES
- SINGLE TREE WITH SIZE
- TWIN TREE WITH SIZE
- △ TRIPLE TREE WITH SIZE
- QUAD TREE WITH SIZE
- EXISTING TREELINE
- SS SANITARY SEWER LINE
- ⊙ SANITARY SEWER MANHOLE
- PROPOSED ADDITIONS
- LOO LIMITS OF DISTURBANCE
- RSF REINFORCED SILT FENCE
- PROPOSED TREE
- PROPOSED SHRUB



SWM MITIGATION SCHEDULE

LARGE SHRUBS (18" HEIGHT MIN.)					
SYM.	SPECIES	COMMON NAME	QUANT.	SPACING	ROOT
IV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	3	AS SHOWN	B & B
			TOTAL	3	

NOTE:
ALTERNATE PLANT SPECIES MAY BE USED IN PLACE OF THE REFERENCED PLANTS, PROVIDED THAT ANNE ARUNDEL COUNTY NATIVE SPECIES ARE USED. SEE, "NATIVE PLANTS FOR ANNE ARUNDEL COUNTY" FOR PRE-APPROVED ALTERNATE PLANT SPECIES. ANY DEVIATIONS FROM THIS PLAN SHALL BE COORDINATED DIRECTLY WITH THE ANNE ARUNDEL COUNTY FORESTER.



SITE TABULATIONS:

SITE AREA:	15,054 SF (0.35 AC.)
CRITICAL AREA DESIGNATION:	LDA (LIMITED DEVELOPMENT AREA)
LIMIT OF DISTURBANCE:	3,577 SF (0.08 AC.)
EXISTING C.A. LOT COVERAGE:	4,614 SF (0.11 AC.) (30.6%)
HOUSE:	1,822 SF
DRIVEWAYS:	428 SF
CARPORT:	293 SF
SHEDS:	54 SF
DECK:	7 SF
WALKWAYS & STEPS:	110 SF
POOL:	555 SF
PATIO:	1,351 SF
MISC.:	4 SF
PROPOSED C.A. LOT COVERAGE:	4,702 SF (0.11 AC.) (31.23%)
PROP. ADDITIONS:	1,038 SF
PROP. DRIVEWAY:	202 SF
PROP. CONC. FOR AC:	30 SF
PROP. PORCH:	108 SF
EX. HOUSE:	1,494 SF
EX. DECK:	7 SF
EX. POOL:	555 SF
EX. PATIO:	1,268 SF
ALLOWABLE C.A. LOT COVERAGE:	4,704 SF (0.11 AC.) (31.25%)
ZONING DISTRICT:	R2 - RESIDENTIAL
EX. COVERAGE BY STRUCTURES:	2,714 SF (0.06 AC.) (18.0%)
ALL. COVERAGE BY STRUCTURES:	4,516 SF (0.10 AC.) (30.0%)
PROP. COVERAGE BY STRUCTURES:	3,195 SF (0.07 AC.) (21.2%)
ZONING SETBACKS - R2	
PRINCIPAL STRUCTURES	40 FT
FRONT:	7 FT
REAR:	7 FT
HEIGHT:	25 FT
EXISTING SITE CANOPY:	4,961 SF (0.11 AC.)
ACCESSORY STRUCTURES	40 FT
HEIGHT:	7 FT
HEIGHT:	7 FT
HEIGHT:	25 FT

UPDATES/REVISIONS:

STANDARD GRADING PLAN
1304 MAGNOLIA AVE
TAX MAP 57, GRID 21, TAX PARCEL 15
P/O LOTS A, B, & C, BLOCK 64
ARUNDEL ON THE BAY
SECON (2nd) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Associates
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	Ms. Charisse Brossard 1504 Magnolia Avenue Annapolis, Maryland 21403	TAX ACCOUNT NO. 02-002-12807100	STANDARD GRADING PLAN NO.
DESIGN:	TMH	SHEET	01 OF 01
DRAFT:	TMH	DATE	07/19/2024
SCALE:	AS SHOWN	FILE NO.:	21-01

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: 07/19/2024

Tax Map #	Parcel #	Block #	Lot #	Section
57	15	21	p/o A, B, & C	64

Tax ID: 02-002-12307100

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	

Project Name (site name, subdivision name, or other) Arundel on the Bay, p/o Lots A, B, and C

Project location/Address 1304 Magnolia Ave

City Annapolis Zip 21403

Local case number

Applicant: Last name Brossard First name Charisse

Company N/A

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:

Additions to existing detached single-family dwelling

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	0.0	0		0.08	3,577
LDA Area	0.35	15,054			
RCA Area	0.0	0	# of Lots Created	N/A	
Total Area	0.35	15,054			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.11	4,961	Existing Lot Coverage	0.11	4,614
Created Forest/Woodland/Trees	0.0	0	New Lot Coverage	0.03	1,378
Removed Forest/Woodland/Trees	0.0	0	Removed Lot Coverage	0.03	1,290
			Total Lot Coverage	0.11	4,702

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.0	0	Buffer Forest Clearing	0.0	0
Non-Buffer Disturbance	0.08	3,577	Mitigation	0.0	0

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input checked="" type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>

July 19, 2024

Chesapeake Bay Critical Area Report
Arundel on the Bay, p/o Lots A, B, & C, Block 64
Tax Map 57, Grid 21, Parcel 15
Tax Account No. 02-002-12307100

Property Address: 1304 Magnolia Ave, Annapolis

Property Owner & Variance Applicant: Charisse Brossard

Critical Area Designation: LDA **Zoning:** R2 **Lot Area:** 15,054 sf (0.35 Ac.)

Site Description

The subject property is located within the community of Arundel on the Bay, and has a street address of 1304 Magnolia Ave. in Annapolis, MD. The property was created by plat in 1890, titled “Arundel on the Bay”, which can be found in the Maryland Plat Records at L: SH37 P: 509. The property is currently improved with a small single story single-family dwelling, along with a pool, pool deck, driveway, and other miscellaneous residential improvements. The property is largely stabilized with turf lawn and impervious, with portions along the perimeter of the property being stabilized with isolated trees and shrubbery. The dwelling was constructed circa 1950, according to SDAT records. The property is mapped within the R2 – Residential zoning district, and is located entirely within the Chesapeake Bay Critical Area overlay, with an LDA land use designation. The subject property is not waterfront, however the shoreline closest to the subject property is mapped within the Buffer Modification Area (BMA). The property is currently served with public sewer and a private water well.

Proposed Use

The property owner wishes to construct several additions to the existing dwelling, and complete an interior renovation. The proposed additions are within the minimum setbacks, and thus a variance is being requested. The proposed improvements have been sited to minimize disturbance and the encroachment into the minimum setbacks. A majority of the improvements are located within the footprint of existing improvements, in order to minimize new lot coverage and disturbance. In order to construct the proposed improvements, a variance to Article 18-4-601 of the Anne Arundel County Code is being sought to construct the additions closer to the property line than typically permitted.

Vegetative Coverage

The property is vegetatively stabilized with turf lawn and isolated trees and shrubbery, located along the perimeter of the site. The existing canopy onsite is approximately 4,961 sf in area, and none of the existing trees or shrubs are being removed. The area to be disturbed by the proposal will be 3,577 sf, of which 0 sf shall be considered clearing. As there is no clearing proposed as part of this development, the development will not reduce forest cover within the critical area and will not be contrary to acceptable clearing and replanting practices.

Lot Coverage

In existing conditions the site has 4,614 sf of lot coverage. The property is located within the Limited Development Area (LDA), and has a maximum lot coverage of 31.25% or 4,704 sf. The proposed lot coverage onsite shall be 4,702 sf.

Water Quality and Habitat Protection

Water quality shall not be worsened by this development. As required by §17-8-405 of the Anne Arundel County Code, stormwater management plantings shall be provided onsite. The use of stormwater management plantings shall enhance the water quality in the development area, and protect the habitat.

Buffers

No environmental feature buffers, or critical area buffers, extend onto the subject property.

Steep Slopes (slopes > 15%)

The site is relatively flat, with slopes generally being less than 5%. Accordingly, there are no steep slopes or steep slope buffers located onsite.

Conclusions

The applicant seeks a variance to Article 18-4-601 of the Anne Arundel County Code to allow the additions to be constructed with less than the required setbacks. The granting of the variance will not adversely affect water quality, or negatively affect flora and fauna within the Critical Area.

This report is based on a site plan prepared by Charles P. Johnson & Associates dated July 19, 2024.

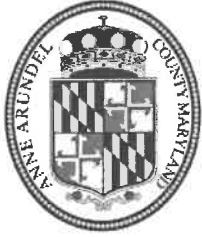
If you have any questions, please contact me at my office at 410-266-5599 or thall@cpja.com

Sincerely,

CHARLES P. JOHNSON & ASSOCIATES, INC.

Thomas Hall

Thomas Hall, PE
Division Manager – Engineering
Annapolis, MD



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0067-P
DATE: 07/19/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Charisse Brossard/ CPJ, Assoc Inc.

EMAIL: cbrossard65@gmail.com/AnnapolisENG@cpja.com

SITE LOCATION: 1304 Magnolia Ave, Annapolis

LOT SIZE: 15,000 sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** no **or BUFFER:** no **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes to remove an existing attached carport and construct a garage addition on the west side of the existing dwelling, construct an addition on the east side of the existing dwelling, and construct a porch on the front of the dwelling. Also proposed is renovations to the driveway and adding a walkway off the west side of the proposed porch.

COMMENTS:

Critical Area Team:

This application incorrectly identifies the site as IDA when it is in fact LDA. The allowable lot coverage on your property is 31.25% of the square footage of your lot (15,000 square feet) or 4687.5 square feet. The existing and proposed lot coverage cannot exceed the allowable lot coverage. If the existing lot coverage is over the allowable size, you will be permitted to reconfigure the existing lot coverage by removing an equal amount of existing lot coverage to offset the proposed increase plus a 10% reduction of the amount of impervious surfaces that exceed the maximum allowable lot coverage. The coverage issue must be addressed prior to permit approval.

Zoning Administration Section:

Variance required for front setback for the carport, the 2-story addition, and the porch. Variance also required for lot coverage. The 15,054 sf property is allowed 31.25% lot coverage. The site plan shows 34.3%. Consider reducing the proposed improvements to reduce the lot coverage on the property.

Site plan: Correct the Critical Area designation from IDA to LDA

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.