

APP. EXHIBIT# 1  
CASE: 2024-0132-V  
DATE: 9/24/24

CASE NO. 2024-0132-V  
VARIANCE HEARING

AFFIDAVIT OF POSTING

I, **Bradley Thorton**, the undersigned, being competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted the notice signs in Case Nos. 2024-0132-V for, 8431 Bay Road, Pasadena, MD, respectively.
2. That the signs were posted on the 8th day of September, 2024
3. That the location of the signs that I posted is as follows:
  - a. One along Bay Road in front of 8431 Bay Road.
  - b. One along Water frontage of 8431 Bay Road
  - c. One along Harlem Road, along side of 8431 Bay Road.

Signature of Affiant:

  
\_\_\_\_\_  
Bradley Thorton

Date:

Sept 9<sup>th</sup>, 2024

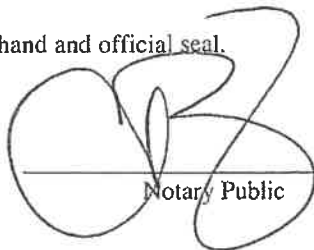
Printed Name of Affiant:

Mr. Bradley Thorton  
Development Facilitators, Inc.  
1127 Benfield Blvd. Suite K  
Millersville, Md 21108  
443-308-2100

STATE OF MARYLAND, County of Anne Arundel, to wit:

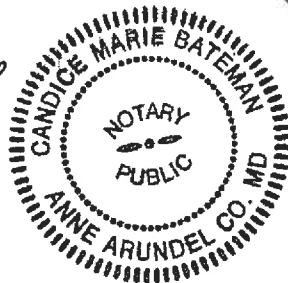
I HEREBY CERTIFY, That on this 9<sup>th</sup> day of September 2024, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Bradley Thorton, who acknowledged that his/her execution of this Agreement is in fact his/her act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My commission expires:

5.21.24



# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
AN ACCESSORY STRUCTURE ADDITION(SECOND STORY)  
WITH LESS SETBACKS THAN REQUIRED.

LOCATION: 8431 BAY ROAD, PASADENA

CASE NO: 2024-0132-V

JOHN MULLER, III

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.AACOUNTY.ORG/ADMIN-HEARINGS](http://WWW.AACOUNTY.ORG/ADMIN-HEARINGS)**

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
AN ACCESSORY STRUCTURE (SECOND STORY)  
WITH LESS SETBACKS THAN REQUIRED

LOCATION: 4331 RAY ROAD, PASADENA

CASE NO: 2024-002-000-000

OR CALLED: 11

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.KACOUNTY.ORG/ADMIN-HEARINGS](http://WWW.KACOUNTY.ORG/ADMIN-HEARINGS)

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
AN ACCESSORY STRUCTURE ADDITION (SECOND STORY)  
WITH LESS SETBACKS THAN REQUIRED.

LOCATION: 8431 BAY ROAD, PASADENA

CASE NO: 2024-0132-V

JOHN MULLER, III

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.AACOUNTY.ORG/ADMIN-HEARINGS](http://WWW.AACOUNTY.ORG/ADMIN-HEARINGS)**

# NOTICE

AN APPLICATION HAS BEEN FILED FOR [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

LOCATION: [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
CASE NO: [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
DATE: [REDACTED] [REDACTED] [REDACTED] [REDACTED]

SENDING A PUBLIC ZOOM MEETING FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-3437 OR VIEW WEBSITE  
WWW.AACOUNTY.ORG/ORDING HEARINGS

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
AN ACCESSORY STRUCTURE ADDITION (SECOND STORY)  
WITH LESS SETBACKS THAN REQUIRED.

**LOCATION:** 8431 BAY ROAD, PASADENA

**CASE NO:** 2024-0132-V

JOHN MULLER, III

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT**  
**THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE**  
**[WWW.AACOUNTY.ORG/ADMIN-HEARINGS](http://WWW.AACOUNTY.ORG/ADMIN-HEARINGS)**

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
AN ACCESSORY STRUCTURE (ADDITIONAL SECOND STORY)  
WITHOUT SETBACKS THAN REQUIRED

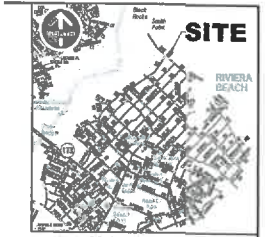
LOCATION: 2411 BAY ROAD PASADENA

CASE NO: 2024-0012-V

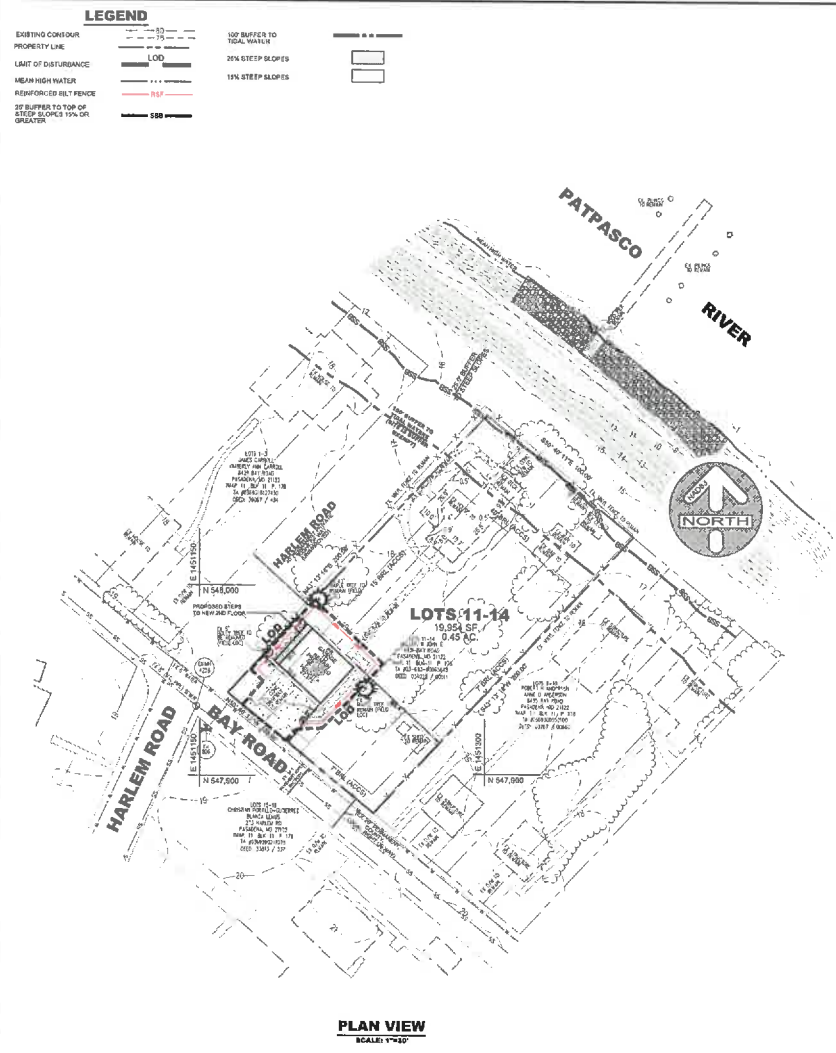
JOHN MILLER, IN

PENDING A PUBLIC ZOOM MEETING FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.JAACOUNTY.ORG/ADMIN/HEARINGS](http://WWW.JAACOUNTY.ORG/ADMIN/HEARINGS)

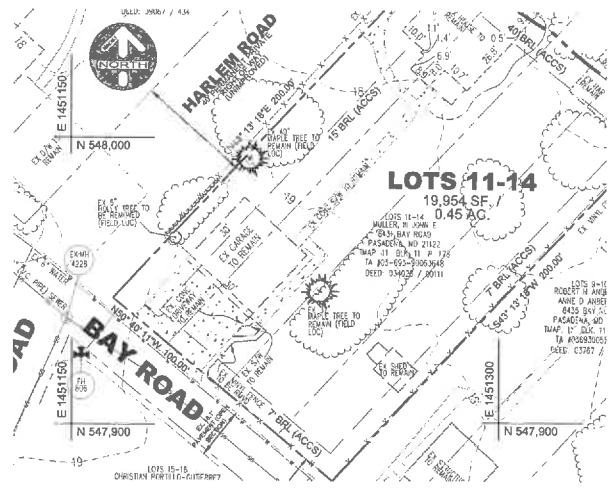
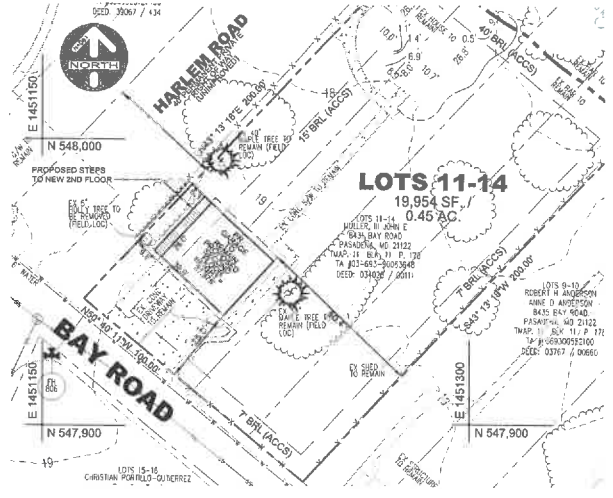
**APP. EXHIBIT# 2**  
**CASE: 2024-0132-V**  
**DATE: 9/24/24**



**VICINITY MAP**  
 SHEET 2 OF 2  
 COPYRIGHT AND THE LAND PEOPLE  
 PERMITTED USE NUMBER 8111



**NOTE:**  
 TOPOGRAPHY SHOWN IS AERIAL TOPO 2020 WHICH IS IN M.D.S. THESE PLANS WERE PREPARED USING A BOUNDARY AND LOCATION SURVEY BY DFI IN FEBRUARY 2024.



**SITE CALCULATIONS**

LOTS 11-14	19,954 SF / 0.45 AC.
<b>PROPOSED LOT COVERAGE</b>	
EK. HOUSE TO REMAIN	1,488 SF.
EK. DRIVEWAYS TO REMAIN	120 SF.
EK. SIDEWALK TO REMAIN	878 SF.
EK. SAND TO REMAIN	340 SF.
EK. SHED TO REMAIN	148 SF.
EK. GARAGE TO REMAIN	915 SF.
EK. DECK TO REMAIN	100 SF.
EK. SIDEWALK TO BE REMAIN	29 SF.
TOTAL EXISTING LOT COVERAGE TO REMAIN	4,850 SF. (23.3% OF THE SITE)
<b>PROPOSED LOT COVERAGE</b>	
PIL STEPS (DRY LOT COVERAGE)	593 SF.
TOTAL PROPOSED LOT COVERAGE	0 SF. (0% OF THE SITE)
TOTAL LOT COVERAGE AFTER DEVELOPMENT	(23.3% OF THE SITE)
EK. WOODS	1,268 SF. (7.8% OF THE SITE)
P.R. CLEARING	148 SF. (0.7% OF WOODS COVER)
<b>PERMITTED TOTAL COVERAGE (R5 - 40% STRUCTURAL)</b>	
	7,882 SF.
TOTAL DISTURBANCE	2961 SF. (14.8% AC.)
THIS SITE IS WITHIN THE CRITICAL AREA (CA)	

**CALL MISS UTILITY OR 811 BEFORE YOU DIG!**

**OWNER/DEVELOPER:**  
 JOHN E MULLER III  
 8431 BAY RD  
 PASADENA MD 21122-2825  
 JRMILLER77@GMAIL.COM

DESIGNED	CMB	09/24/24
DRAWN	JSQ	09/24/24
CHECKED	CMB	09/24/24
APPROVED	STA	09/24/24

REVISIONS		
DATE	BY	DESCRIPTION

**DFI**  
 ENGINEERS-SURVEYORS-PLANNERS  
 CONSTRUCTION MANAGERS  
 1127 BENFIELD BLVD, SUITE K  
 MILLERSVILLE, MD 21108  
 WWW.DFIENGINEERING.COM  
 443-308-2100 FAX 443-308-2108

**BUILDING PERMIT PLAN / VARIANCE PLAN**  
**8431 BAY ROAD**  
 RIVIERA BEACH, LOTS 11 - 14, SECTION Y  
 ZONING R-5  
 TAX MAP 11 B10CK 11 PARCEL 178  
 SCALE: AS SHOWN DATE: SEPTEMBER, 2024  
 ZIP CODE: 21122  
 3RD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**SHEET 1 OF 1**



APP. EXHIBIT# 3  
CASE: 2024-0132-V  
DATE: 9/24/24

PHOTOS OF  
TREES  
LOCATED AT  
8431 BAY  
ROAD, TAKEN  
9/17/24



This is the rear or waterside of the garage this photo shows the 40" Maple Tree



This is the rear or waterside of the garage this photo shows the 40" Maple Tree



This is a picture of the 37” Maple Tree on the eastern side of the garage.



Photo of the smaller 5" Holly Tree