

TO: Zoning administration Division
Anne Arundel County.
FROM: Bruno Clay Management
SUBJECT: **Critical area report narrative including topographic map**

Critical area report narrative including topographic map

1. Topographic map
Attached
2. A paragraph or less addressing each point listed below:
 - Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

Response:

The project located at 1086 Walnut Avenue, is an existing garage to remain, only a second story is being added for storage, the garage is associated with the 1087 Walnut Av house.

- 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.

Response:

The predominant vegetation type on the property is grass, there are only 4 to 6 trees on the south side of the lot that will not be touched or removed. The land will not be disturbed as only a second story is being added to the existing garage. The amount of Disturbance area is 460.00 sqft approx.

- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

Response:

The garage use will remain, the second floor will be storage. No water or sewer will be supplied to the structure.

- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

Response:

The Square Footage of Impervious Coverage for the following:

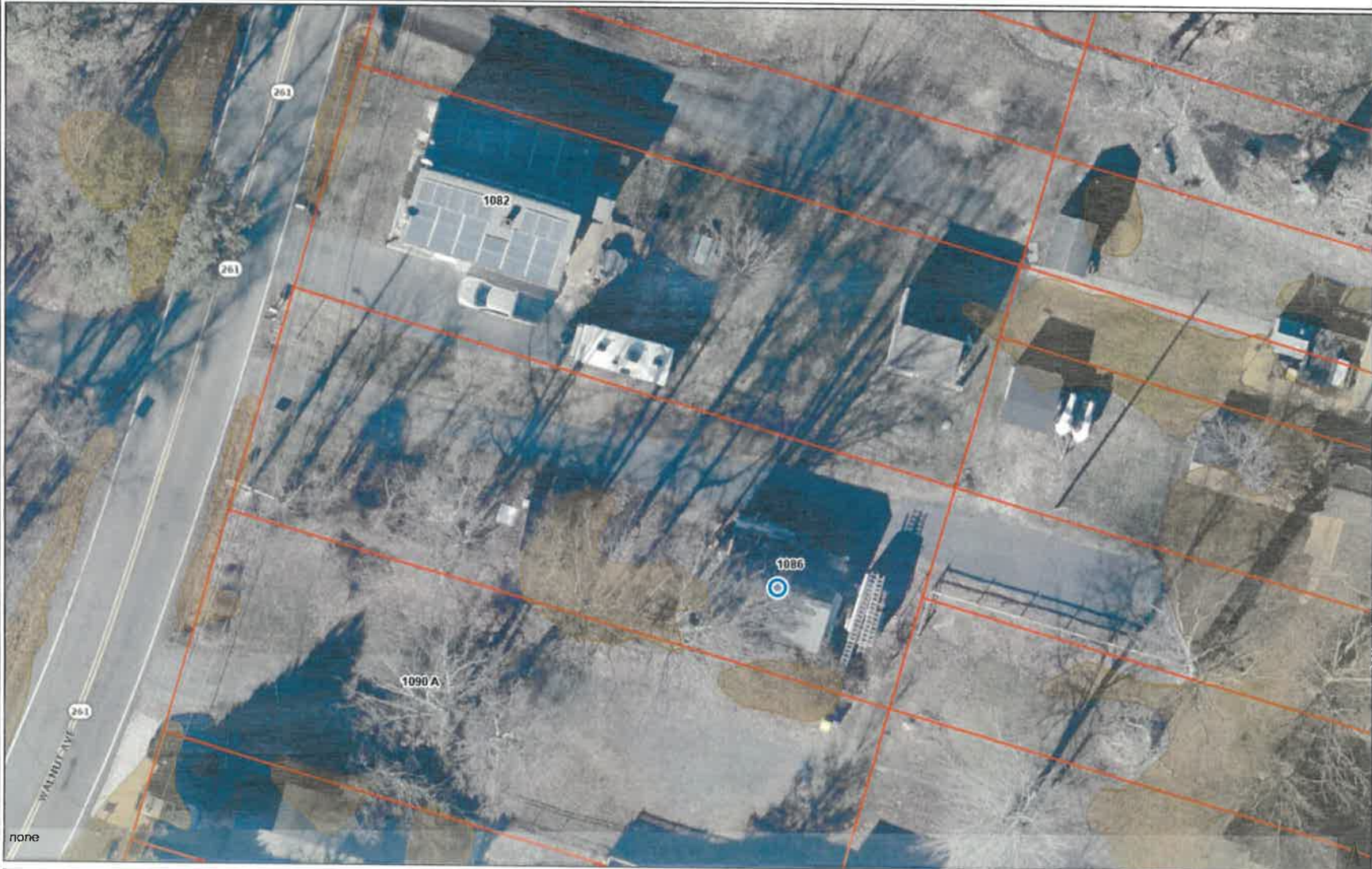
1. House (roof area): 0 Sq. Ft.
 2. Gravel Drive (Impervious): 800.00 Sq. Ft.
 3. Accessory Structures: 460.00 Sq. Ft.
 4. Additions: 0 Sq. Ft.
- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered 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.

Response:

Not applicable



1086 Walnut ave



Legend

- Foundation
- Addressing
 - o
- Parcels
 -
- City of Annapolis Parcels
 -
- Elevation
 - Topo 2023
 - Index
 - Intermediate
 - Topo 2020
 - Index
 - Intermediate

none



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Topo Map



August 27, 2024.

Anne Arundel County
Office of Zoning administration Division
2664 Riva Rd #3
Annapolis, MD 21401

RE: 1086 Walnut Ave, North Beach MD 20714
Lot #11, Block #1

Dear Zoning administration Division,

Please accept this as our formal variance request to the Zoning Administration Division. The Variance request is to Article **§18-16-305**.

We are requesting this Variance to renovate an existing garage on existing lot. The existing garage is 460 square feet (20'x23') with a height of approximately 12'-0", having a clearance over the BRL of 1'-0" on the south side. The project proposed at 1086 Walnut Avenue, is the same existing garage to remain, only a second story is being added for storage with a height of 22'-0" and the existing roof trusses will be removed and reused in the new second story of the proposed project.

Explanation as required by Article 18, Section 16-305 (b)

Due to the unique physical conditions, the lot does not have a reasonable possibility of being developed without variances. The zoning of the lot is R-2 which has a side and rear yard setback of 7 feet for accessory structure. The garage lot is functionally part of the waterfront lot (1087 Walnut Av), therefore, the lot line along Walnut Avenue (1086 Walnut Av) is considered the rear lot line (setback=7 feet) and the lot line abutting #1087 would have not setback (it is not a front lot line) The other lot lines would all be sides (setback=7 feet).

440 Maple Ave East Suite 203,
Vienna VA 22180

(703) 887-1170



Explanation as required by Article 18 Section 16-305 (c)

The granting of this variance will not alter the character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; it will not be contrary to acceptable clearing and replanting practices required for development in the critical area or in a wetland protection area; and will not be detrimental to the public welfare.

Any unique characteristics of the subject property

The lot dimensions are approximately 7,493.00 sqft, being laid out on a rectangular shaped lot located at a 7-grade elevation.

If you have any questions or any additional information is required, please feel free to contact me at your convenience.

We thank you in advance,

Sincerely,

Bruno Clay Management

Jason Iannotti

(703) 887-1170

DocuSigned by:

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WALNUT AVENUE



SITE DATA

PROPERTY DATA		1086 W WALNUT AVE, NORTH BEACH, MD 20714	
NAME	1086 WALNUT AVE	OWNER	BRUNO CLAY
ADDRESS	1086 WALNUT AVE, NORTH BEACH, VA 22084	CONTACT	BRUNO CLAY
CITY	VIENNA	PHONE	703-988-4332
STATE	VA	EMAIL	BRUNO@BRUNOCLAY.COM
DEVELOPER	BRUNO CLAY MANAGEMENT LLC	ADDRESS	440 MAPLE AVE, STE 203, VIENNA VA 22180
CONTACT	BRUNO CLAY	CONTACT	BRUNO CLAY
PHONE	703-988-4332	PHONE	703-988-4332
EMAIL	BRUNO@BRUNOCLAY.COM	EMAIL	BRUNO@BRUNOCLAY.COM
ELDTITLE	OWNER	SETBACKS	FRONT: 7'-0" REQUIRED, SIDE: 7', REAR: 7'
DATE	08/29/2024	DATE	08/29/2024
PROJECT	PERMIT SET	PROJECT	PERMIT SET
TOTAL SITE AREA	7,493.00 S.F.	TOTAL EXISTING LOT COVERAGE	1,268.00 S.F.

NOTE:

HEIGHT OF THE PROPOSED GARAGE: 22' FEET
 STORIES: 2
 LENGTH: 23 FEET
 WIDTH: 20 FEET

EXISTING SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATION (LDA)

TOTAL SITE AREA: 7,493.00 S.F.
 TOTAL EXISTING LOT COVERAGE:
 GARAGE: 400.00 S.F.
 GRAVEL DRIVE: 800.00 S.F.
 SHED: 0.00 S.F.
 TOTAL: 1,200.00 S.F.

IN ACCORDANCE WITH § 18-4-701, THE MINIMUM SETBACKS FOR ACCESSORY STRUCTURES IS 7 FEET FROM THE SIDE AND REAR LOT LINES.

THE GARAGE LOT IS FUNCTIONALLY PART OF THE WATERFRONT LOT (1087 WALNUT AV), THEREFORE, THE LOT LINE ALONG WALNUT AVE (1086 WALNUT AV) IS CONSIDERED THE REAR LOT LINE (SETBACK = 7 FEET) AND THE LOT LINE ABUTTING #1087 WOULD HAVE NO SETBACK (IT IS NOT A FRONT LOT LINE), THE OTHER LOT LINES WOULD ALL BE SIDES (SETBACK = 7 FEET).

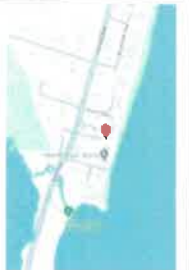
LEGEND

- EXISTING GRADE
- EXISTING LOT LINE
- LIMIT OF DISTURBANCE
- EXISTING STRUCTURE
- EXISTING TREE
- EXISTING BGE POLE
- ZONED R2** ZONING CLASSIFICATION

STAMP:

BRUNO CLAY

440 MAPLE AVE, EAST, STE 203
 VIENNA VA 22180



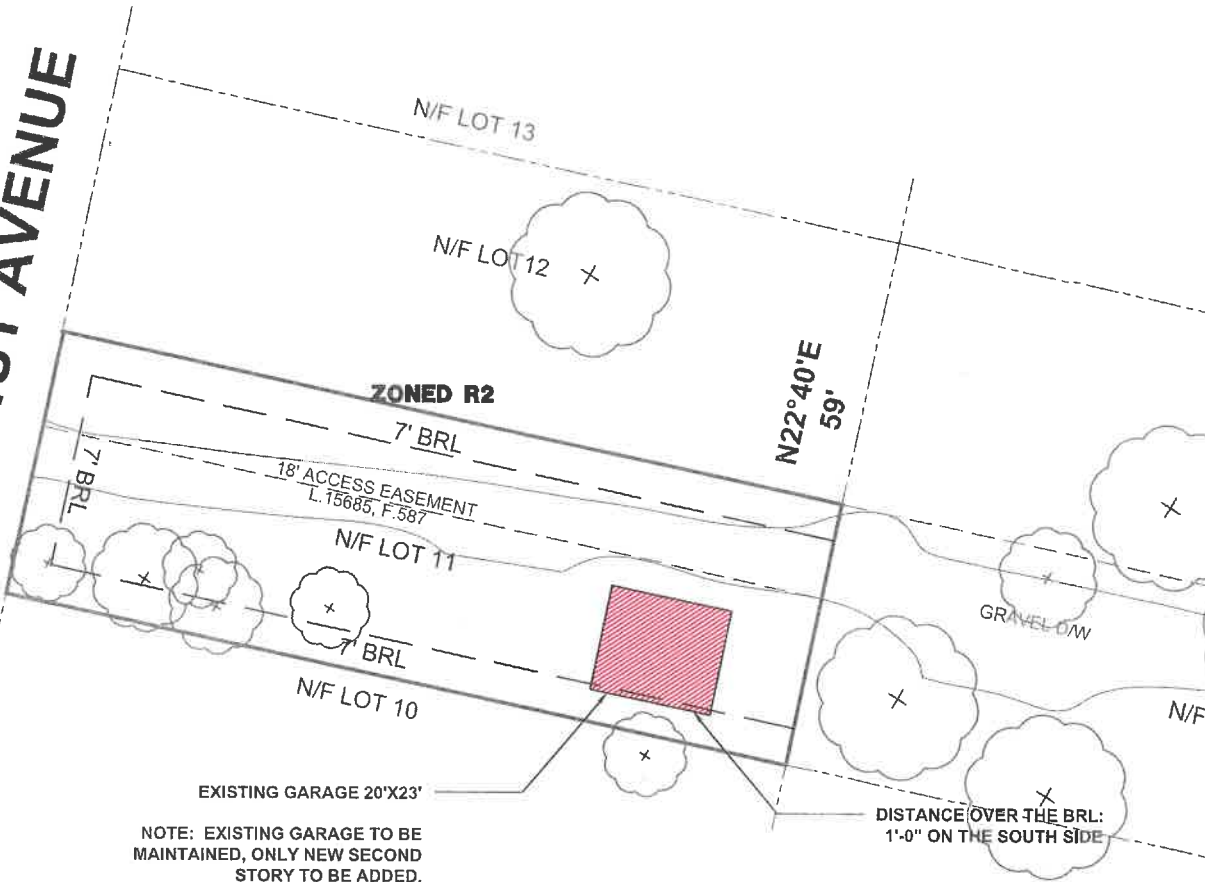
1086 WALNUT AVE, NORTH BEACH, MD 20714

1086 WALNUT AVE

NO.	DESCRIPTION	DATE
001	PERMIT SET	AUGUST 2024
002		
003		
004		
005		
006		
007		
008		
009		
010		
011		
012		
013		
014		

CHECKED BY: BRUNO CLAY MANAGEMENT
 SCALE: 1/32" = 1'-0"
 DATE: AUGUST 2024
 PROJECT: 1086 WALNUT AVE
 TYPE: PERMIT SET

**ADMINISTRATIVE
 SITE PLAN**



EXISTING GARAGE 20'X23'
 NOTE: EXISTING GARAGE TO BE MAINTAINED, ONLY NEW SECOND STORY TO BE ADDED.

DISTANCE OVER THE BRL:
 1'-0" ON THE SOUTH SIDE

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: 08/28/2024

Tax Map #	Parcel #	Block #	Lot #	Section
0084	0001	1	#11	

Tax ID: 857990221586

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) 1086 Walnut Ave

Project location/Address 1086 Walnut Ave, North Beach

City MD Zip 20714

Local case number

Applicant: Last name Iannotti First name Jason

Company Bruno Clay Management

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 TBD

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Residential garage

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		0
LDA Area		7,493 Sq.Ft
RCA Area		0
Total Area		7,493 Sq.Ft

Total Disturbed Area

Acres	0
Sq Ft	0

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		1,260 Sq.Ft
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		1,260 Sq.Ft

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		990 Sq.Ft	Mitigation		0

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