

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Sarah King

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0152-V

COUNCIL DISTRICT: 5

HEARING DATE: November 26, 2024

PREPARED BY: Joan A. Jenkins 
Planner III

REQUEST

The applicant is requesting a variance to allow a dwelling addition with less setbacks than required on property located at 1199 Highview Drive in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 9,100 square feet of land. This is a corner lot that is located with 65 feet of frontage on the east side of Highview Drive, zero (0) feet south of Skyview Drive. The property is identified as Lot 8 in the Cape St. Claire subdivision, Parcel 26 in Grid 6 on Tax Map 40, and is zoned R5 – Residential District. This property is not waterfront, but lies entirely in the Critical Area Overlay designated as LDA - Limited Development Area.

The property is improved with a one and one-half-story single-family dwelling, a shed, and a driveway. A 6-foot high board on board fence surrounds the sides and rear of the lot.

APPLICANT'S PROPOSAL

The applicant is proposing to construct an L-shaped addition to the rear of the existing dwelling (7 feet by 20 feet) over an existing deck.

REQUESTED VARIANCE

§ 18-4-701 of the Anne Arundel County Code requires a principal structure in the R5 District to be set back 20 feet from the corner side lot line. The proposed addition will be located 17 feet from the corner side lot line, requiring a variance of 3 feet to the corner side setback requirement.

FINDINGS

The subject property is rectangular in shape. This Office finds that the 9,100 square foot site is larger than the minimum area requirement of 7,000 square feet and at 65 feet in width is wider than the required 60 feet for a new lot in the R5 District. According to State tax assessment records, the house was built in 1975. The existing dwelling is non-conforming to current zoning corner side setback standards.

A review of the County 2024 aerial photograph shows that the neighborhood contains an eclectic mix of homes on varying sized lots. Nearby homes on corner lots do not appear to meet the corner side setback for the zoning district.

The **Health Department** commented that additional information is needed on the type and location of the water supply well system.

Approval of the variance for setbacks will not alter the essential character of the neighborhood as the proposal is a modest addition to an existing house. The variance will not have an effect on the use or enjoyment of the abutting properties to the east and south as the proposal meets both the interior side and rear setback requirements. Approval of the variance will not be detrimental to the public welfare as the location does not encroach on the street corner of the property allowing a clear sight at the corner and is in-line with the existing dwelling on the corner side behind an existing 6-foot fence.

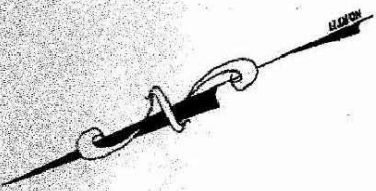
The letter of explanation indicates that the proposed addition is positioned on the current existing house location and suggests that the house was constructed prior to current zoning regulations.¹ The letter does not explain how this addition fits into the existing floor plan, however, the variance as requested is for a modest addition and is in-line with the current dwelling, does not encroach on the clear sight triangle, and is located behind a 6-foot fence, therefore this request is considered to be the minimum variance necessary to allow reasonable use of the site.

RECOMMENDATION

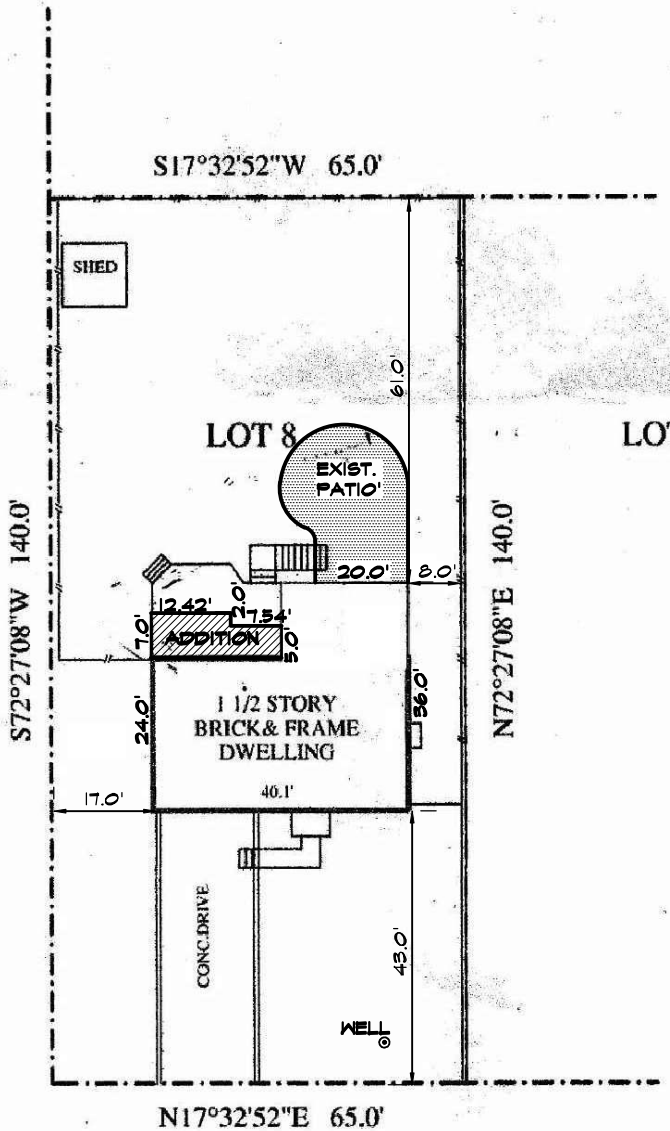
With regard to the standards by which a variance may be granted as set forth under §18-16-305 of the County Code, the Office of Planning and Zoning recommends **approval** of a variance of three feet to the required twenty-foot corner side lot line setback requirement to allow construction of a dwelling addition located seventeen feet from the corner side lot line.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

¹ The property has been zoned R5 - Residential District since May 6, 1973 which is prior to the construction of the dwelling in 1975.



SKYVIEW DRIVE



ADDITION DATA
 PROPOSED ADDITION HGT.
 ABOVE AV. FIN. GRADE =
 17.25'+/-

PROPERTY LINE DISTANCE
 FROM THE BLDG. STRUCTURE
 TO FRONT, REAR AND
 SIDEYARDS DULY NOTED ON
 SITE PLAN.



HIGHVIEW DRIVE

PROPERTY LINE SURVEY IS RECOMMENDED

LOCATION DRAWING FOR: 1199 HIGHVIEW DRIVE

1. This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title, securing financing, or refinancing.
4. A property line survey is necessary to determine the exact location of improvements and encroachments, if any.
5. Distances to property lines are accurate to within 2-foot, unless otherwise shown.
6. All fences shown hereon are approximately located.
7. No title report furnished.

LIBER	<u>31963</u>	FOLIO	<u>232</u>
LOT	<u>8</u>	BLOCK	<u>00</u>
SECT.		PLAT	<u>3</u>
SUBD.	<u>CAPE ST CLAIRE</u>		
PLAT BOOK	<u>21</u>	FOLIO	<u>45</u>
COUNTY	<u>ANNE ARUNDEL CO.</u>		
SCALE	<u>1"=30'</u>	CASE NO.	<u>20-9809LM</u>
DATE	<u>09-25-20</u>	JOB NO.	<u>HDL20-043</u>

CERTIFICATION:

I hereby certify the drawing and survey work reflected in it, is in compliance with the requirements set forth in the Code of Regulations and the improvements as shown are correct to the best of my knowledge.

Gerald A. Placet
 L.S. No. 21259 Exp. Date: 6/13/2021

LETTER OF EXPLANATION FOR VARIANCE REQUEST

July 31, 2024

Ref: Sarah King

1199 Highview Dr Annapolis, Md 21409

Bldg. permit # B02428622 Tax Acct. # 316501071055

To whom it may concern,

The request of this variance is based on the fact that the proposed addition is positioned on the current existing house property location that was constructed prior to current zoning regulations. Secondly, zoning code changes over the years is why this variance is being required. The owner did request that the proposed addition construction plans be grand fathered in to avoid the need for this variance application, but my understanding is that the request has been declined, and that this variance process is a formality.

Respectfully submitted,

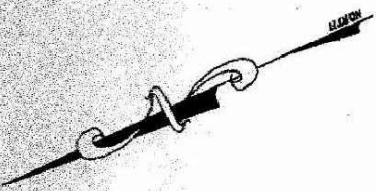
Percy Lee Sanders

Percy Lee Sanders, General Contractor

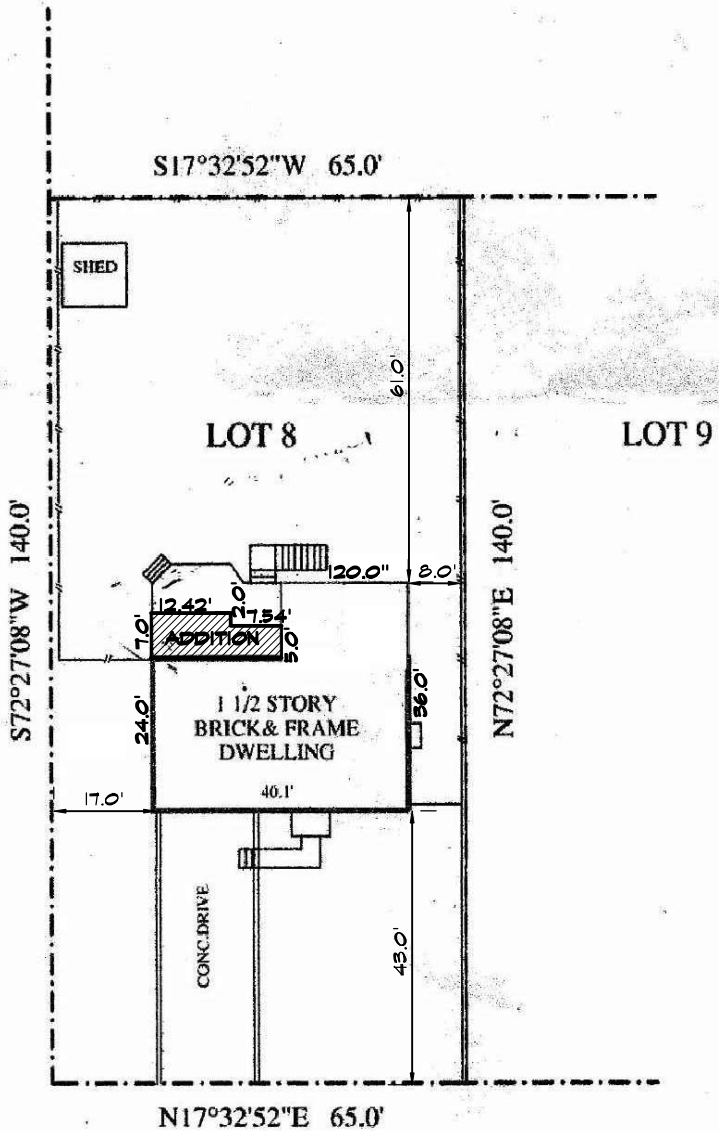
Advantage Contracting Enterprises, LLC

301-275-2457

Ace4lee1@gmail.com



SKYVIEW DRIVE



HIGHVIEW DRIVE



PROPERTY LINE SURVEY IS RECOMMENDED

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LOT	<u>8</u>	BLOCK	<u>00</u>
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PLAT BOOK	<u>21</u>	FOLIO	<u>45</u>
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SCALE	<u>1"=30'</u>	CASE NO.	<u>20-9809LM</u>
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Gerald A. Placet

ADDITION to the KING RESIDENCE

1199 HIGHVIEW DRIVE ANNAPOLIS, MD 21049

CONTRACTOR NOTES:

- UNLESS OTHERWISE NOTED, ALL REFERENCES BELOW TO THE CONTRACTOR APPLY TO THE GENERAL CONTRACTOR AND TO ALL SUBCONTRACTORS.
- THIS PROJECT IS SUBJECT TO SITE VISITS BY THE ARCHITECT WHEN REQUESTED BY THE ARCHITECT'S CLIENT.
- THE CONTRACTOR SHALL COMPLY WITH ANY EXISTING MARYLAND STATE REGULATIONS AND LEGISLATION REGARDING THE CONTROL OF POLLUTION AS IT APPLIES TO THE WORK.
- CONTRACTOR TO PROVIDE OWNER/CLIENT WITH LIEN RELEASE FROM EACH SUBCONTRACTOR.

CODES:

- ALL MATERIALS, CONSTRUCTION TECHNIQUES AND PRACTICES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO THE APPLICABLE INTERNATIONAL BUILDING CODES AND THE REGULATIONS OF THE STATE AND ITS LOCAL JURISDICTION AS WELL AS ALL APPLICABLE INDUSTRY STANDARDS.

PERMITS AND TESTS:

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND TESTS IN CONNECTION WITH THE PROJECT UNLESS OTHERWISE DIRECTED BY THE OWNER.

INSURANCE:

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR INSURANCE COVERAGE FOR THE PROTECTION OF LIFE AND PROPERTY.
- THE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF INSURANCE RENDERING OWNER ADDITIONALLY INSURED FOR THE DURATION OF THE PROJECT.

CONTRACTOR RESPONSIBILITIES:

- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE PROJECT WORK.
- BEFORE SUBMITTING TO BID, THE CONTRACTOR SHALL VISIT THE PREMISES AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT.

- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL ADJACENT AREAS AND PROPERTIES.
- THE CONTRACTOR SHALL SUBMIT SAMPLES OF THE FINISH MATERIALS FOR THE CLIENT'S APPROVAL.
- CONTRACTOR SUBCONTRACTORS AND MATERIAL SUPPLIERS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- THE WORK PRESENTED IN THIS SET OF PLANS REPRESENTS AN ADDITION TO THE EXISTING RESIDENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL BUILDING PERMITS RELATED TO THIS PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL WORK AS SHOWN ON THE DRAWINGS AND SHALL BE RESPONSIBLE FOR ALL WORK.
- ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE, 2021, AND ANNE ARUNDEL COUNTY AMENDMENTS.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE LIFE SAFETY CODE (NFPA #101), LOCAL AND STATE FIRE CODES.
- DEMOLITION AND REMOVAL AS REQUIRED SHALL BE DONE BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE DEBRIS, MATERIALS, ETC. TO ALLOW ADEQUATE ACCESS TO OTHER SUBCONTRACTORS.
- CONTRACTOR SHALL PROPERLY DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL ORDINANCES & REGULATIONS.

DRAWING LIST

- SP SITE PLAN
- CS PROJECT DATA, CONTRACTOR NOTES, DRAWING LIST, GRAVITY LOADS, GLAZED OPENINGS ENERGY DATA.
- D-1 DEMOLITION.
- A-1 PROPOSED ROOF/FLOOR PLANS.
- A-2 BUILDING ELEVATIONS.
- A-3 BUILDING CROSS SECTIONS.
- S-1 FOOTING PLAN, FLOOR/ROOF FRAMING.
- S-2 WALL BRACING.

DESIGN GRAVITY LOADS

ADDITION FLOOR 40 PSF
ROOF 30 PSF

SNOW LOADING

GROUND SNOW LOAD 30 PSF
FROST LINE 30"

WIND LOADS

BASIC WIND SPEED 115
WIND EXPOSURE CATEGORY B

SEISMIC LOADS

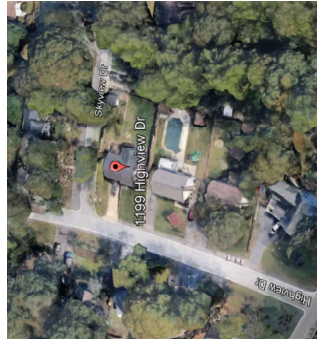
SEISMIC USE GROUP II
SEISMIC DESIGN CATEGORY B

WINDOWS/DOORS ENERGY DATA:

ALL WINDOWS & PATIO DOORS TO BE DEL. INSUL. GL., LOW "E", U-FACTOR = 0.24 BY ANDERSEN OR EQ.

PROJECT INFORMATION:

- LOT AREA = 9100 s.f.
- LOT COVERAGE = 1144 s.f.
- ADDITION GROSS FLOOR AREA: 129 s.f.
- ONE-STORY ADDITIO
- WOOD FRAME CONSTRUCTION
- CONTINUOUSLY SHEATHED EXTERIOR WALL CONSTRUCTION W/1/2" OSB/4 STRUCTURAL GRADE SHEATHING PER IRC 2021, R602.10.6.4.



VICINITY MAP

- #### APPLICABLE BUILDING CODES
- 2021 INTERNATIONAL BUILDING CODE
 - 2021 INTERNATIONAL RESIDENTIAL CODE
 - 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2021 INTERNATIONAL MECHANICAL CODE
 - 2020 NATIONAL ELECTRICAL CODE
 - 2021 INTERNATIONAL PLUMBING CODE
 - 2021 INTERNATIONAL FUEL GAS CODE
 - CHAPTERS 16 & 17 OF THE AA COUNTY PLUMBING CODE, 1945 ANNE ARUNDEL COUNTY
 - 2021 INTERNATIONAL EXISTING BUILDING CODE
 - 2018 NFPA 1
 - 2018 NFPA 101
 - 2016 NFPA 13
 - 2016 NFPA 13D
 - 2016 NFPA 72 NATIONAL FIRE ALARMY CODE

NO.	DATE	REVISION

REVISIONS:

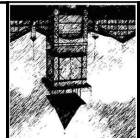
DATE: 7/5/2024

SCALE: AS NOTED

DRAWN BY: CM

CHECKED BY: MJ

CW ARCHITECTS, INC.
 3208 CASTLEBACH ROAD
 BELTSVILLE, MD 20705
 PHONE: 410-499-7734
 E-MAIL: CMAICOTT@CWMARCHINC.COM



Sheet Title:
 PROJECT DATA,
 CONTRACTOR NOTES,
 DRAWING LIST,
 DOOR/WINDOW ENERGY
 DATA, PROJECT
 INFORMATION

Project Title:
 ADDITION to PERSONAL
 RESIDENCE
 1199 Highview Drive
 Annapolis, MD 21049
 Lee Sanders

CS

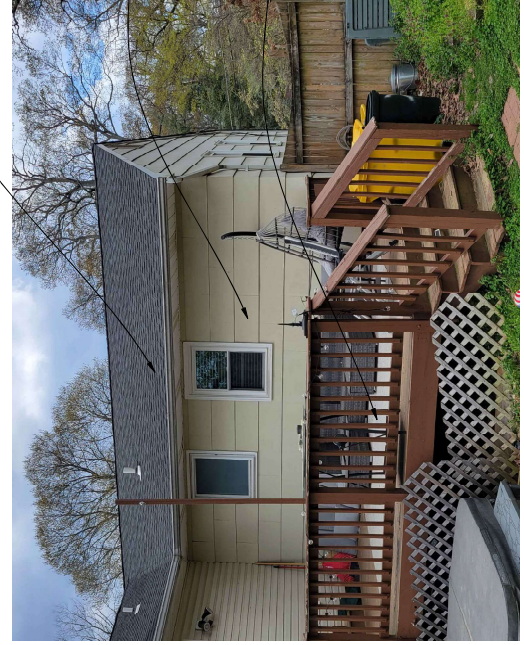
SHEET NO.



CW ARCHITECTS, INC.
3208 CASTLEBICH ROAD
BELTSVILLE, MD 20705
PHONE: 410-498-7234
E-MAIL: CWALCOTT@CWARCHINC.COM

NO.	DATE	DESCRIPTION

REVISIONS:
DATE: 7/5/2024
SCALE: AS NOTED
DRAWN BY: CW
CHECKED BY: MJ



REMOVE EXIST. ROOFING -
INCLUDING SHEATHING PRIOR
TO INSTALLING NEW ROOF

REMOVE ALL SIDING AT EXIST.
REAR WALL & PORTION OF REAR
WALL FRAMING; REFER TO SHT. A-1.

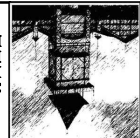
DISMANTLE EXIST. DECK PRIOR TO
COMMENCEMENT OF CONSTRUCTION
& SAVE MATERIAL PER OWNER'S
INSTRUCTION.



REMOVE WINDOW AND
PORTION OF EXIST. REAR
WALL; SEE SHT A-1.

REMOVE WINDOW AND
FRAME OPS; CLOSED

EXISTING REAR VIEW



NO.	DATE	DESCRIPTION

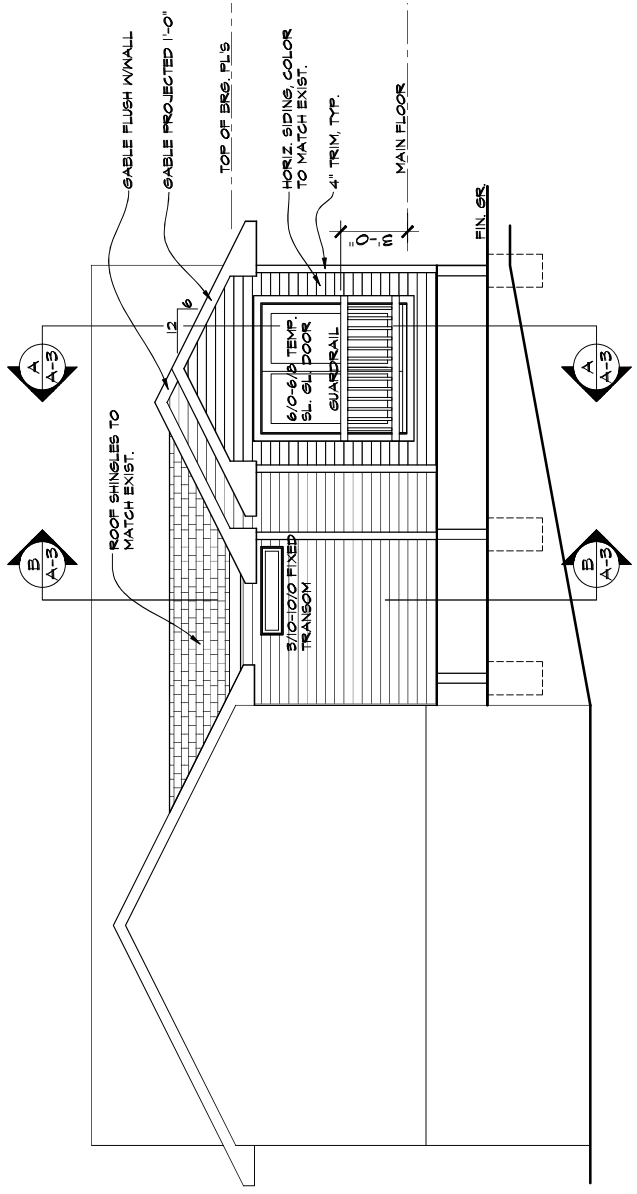
REVISIONS:

DATE: 7/5/2024

SCALE: AS NOTED

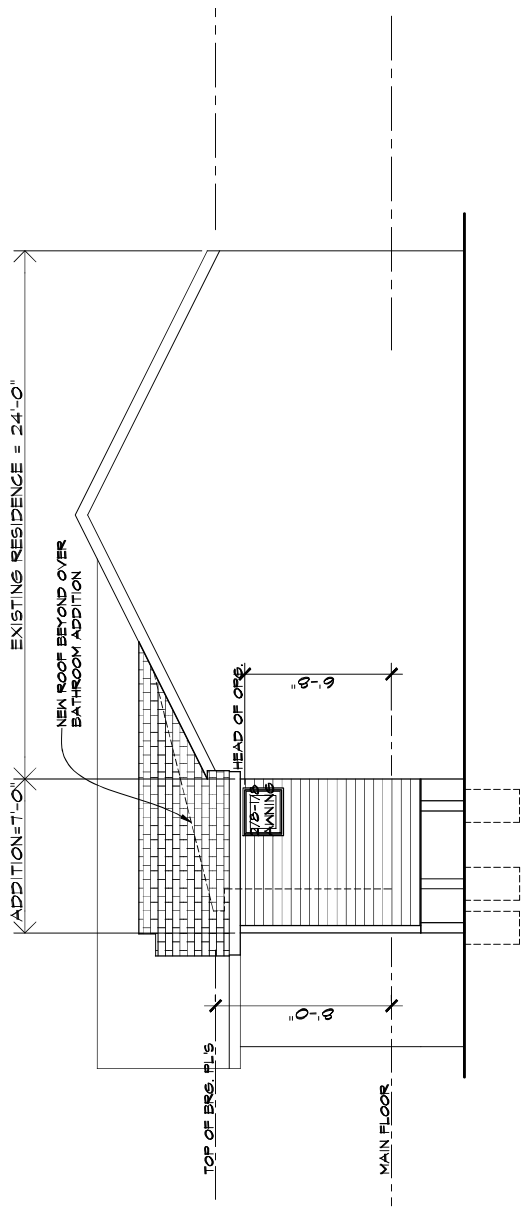
DRAWN BY:

CHECKED BY:



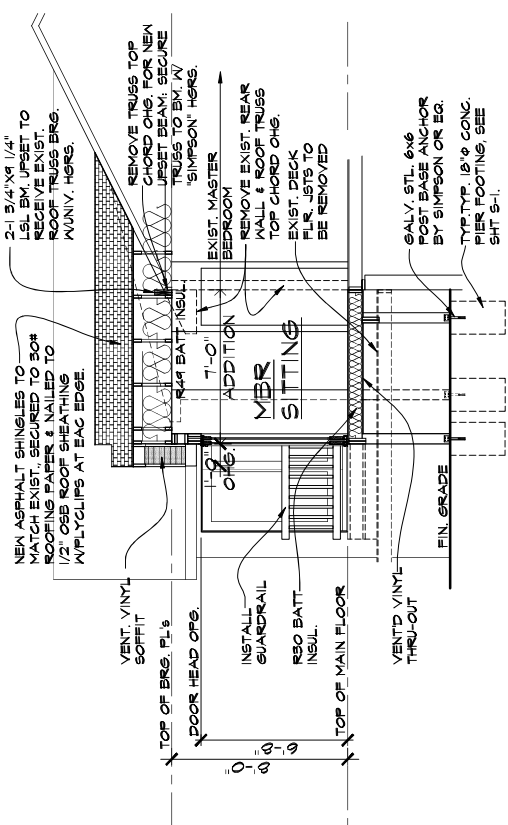
PROPOSED REAR ELEVATION

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

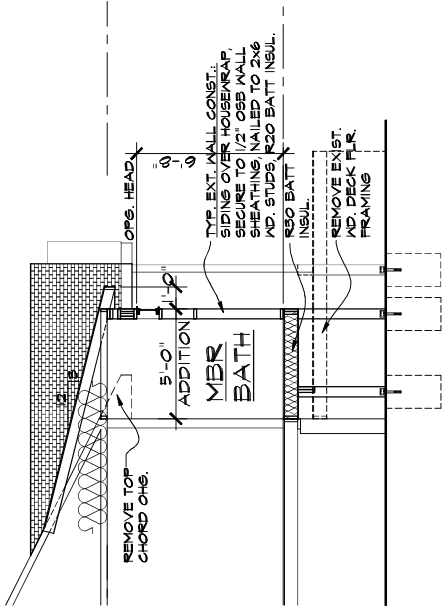


PROPOSED LEFT SIDE ELEVATION

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



(A) BUILDING SECTION
SCALE: 1/4" = 1'-0"



(B) BUILDING SECTION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

REVISIONS:

DATE: 7/5/2024

SCALE: AS NOTED

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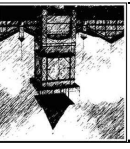
DATE: 7/5/2024

SCALE: AS NOTED

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SCALE: AS NOTED

CW ARCHITECTS, INC.
3208 CASTLEBICH ROAD
BELTSVILLE, MD 20705
PHONE: 410-498-7234
E-MAIL: CWALCOTT@CWARCHINC.COM

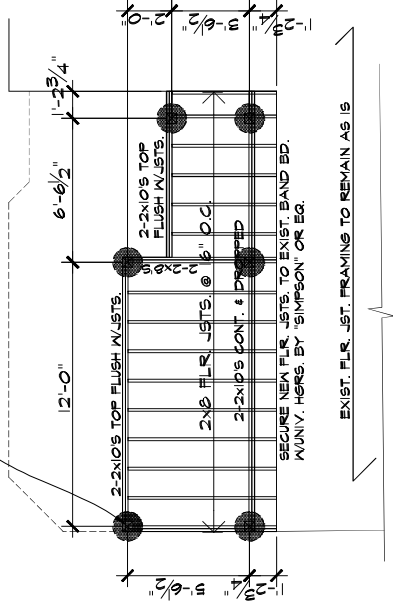


Sheet Title:
BUILDING CROSS SECTIONS

Project Title:
RESIDENCE
1199 Highway Drive
Annapolis, MD 21049
Lee Sanders

SHEET NO.
A-3

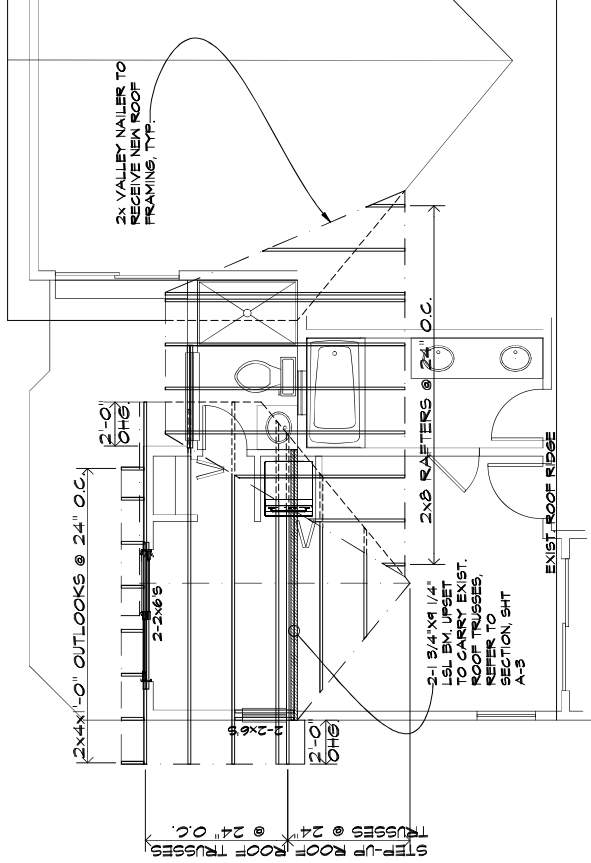
6x6 P.T. WD. POST ANCHORED INTO TOP OF 16" CONC. PIER, TYP.



EXIST. FLR. JOIST FRAMING TO REMAIN AS IS

ADDITION FLOOR FRAMING PLAN

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



ADDITION ROOF FRAMING PLAN

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

STRUCTURAL NOTES

- MAIN FLOOR LIVE LOAD: 40 psf
- ROOF LIVE LOAD: 50 psf
- FLOOR DEAD LOAD: 10 psf
- ROOF DEAD LOAD: 15 psf
- BIER FOOTINGS:
 - BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM OF 2'-6" BELOW FINISHED GRADE AND SHALL BE EXTENDED AT LEAST 12" INTO UNDISTURBED SOIL. SOIL BEARING CAPACITY = 2000 psf, MIN.

- CONCRETE:
 - ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318.
 - 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:
 - f_c = 5000 PSI FOR FOOTINGS
 - ALLOWABLE SLUMP = 4" - 5"

- WOOD FRAMING:
 - ALL LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN FOREST & PAPER ASSOCIATIONS (AFPA) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
 - ALL STRUCTURAL WOOD MEMBERS SHALL BE HEM/FIR NO. 2 OR BETTER WITH THE FOLLOWING COMBINATIONS OF UNIT STRESSES UNLESS NOTED OTHERWISE ON THE DRAWINGS:
 - EXTREME FIBER STRESS IN BENDING = 275 PSI
 - COMPRESSION PARALLEL TO GRAIN = 100 PSI
 - MODULUS OF ELASTICITY = 4000000 PSI

- MALL AND ROOF SHEATHING:
 - SHEAR STRESS = 70 PSI
 - TRADENAME SHALL BE IDENTIFIED WITH THE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT REQUIREMENTS. PANEL GRADE FOR BOTH MALL AND ROOF SHALL BE CDX-5 OR BETTER WITH MINIMUM THICKNESS INDICATED AND SHALL BE OSB PANELS.

- ROOF SHEATHING SHALL HAVE A MINIMUM SPAN RATING OF 40/20 AND SHALL BE CAPABLE OF SUPPORTING A LIVE LOAD OF 50psf AND A TOTAL LOAD OF 40psf WITH 2" DEFLECTION. SHEATHING SHALL BE SUPPORTED WITH CLIPS AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

- EXTERIOR WALLS SHALL BE CONTINUOUSLY AND COMPLETELY SHEATHED WITH APA RATED OSB SHEATHING WITH THE MINIMUM THICKNESS INDICATED. MALL SHEATHING SHALL BE 1/2" THICK WITH COMMON NAILS AT A MAXIMUM SPACING OF 4" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERIOR PANEL SUPPORTS.

- ROOF TRUSSES:
 - THESE ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE SPAN, CONFIGURATION AND LOADING CONDITIONS. ALL TRUSS MANUFACTURERS SHALL BE APPROVED BY THE ARCHITECT.
 - TRUSSES SHALL MEET THE REQUIREMENTS OF ALL OF ALL APPLICABLE BUILDING CODES AND SHALL BE IN ACCORDANCE WITH THE NATIONAL SPECIFICATION FOR TRUSS AND ROOF SYSTEMS (ANSI/APA TRUSS-308) AND BEARING DETAILS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF TRUSSES. IN LIEU OF STRESS DIAGRAMS MANUFACTURER'S TEST DATA MAY BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
 - TRUSS MEMBERS SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED, 16 GAUGE, TOOTHED METAL PLATES OR 20 GAUGE STEEL SUBSET NAILING PLATES. ALL TRUSSES SHALL BE DESIGNED FOR TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES.

Sheet Title: FLOOR & ROOF FRAMING PLANS,
NOTES

Project Title: RESIDENCE
1199 Highway Drive
Annapolis, MD 21049
Lee Banders

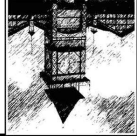
SHEET NO. S-1

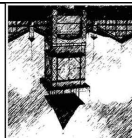
NO.	DATE	DESCRIPTION

REVISIONS:

DATE: 7/5/2024
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:

CW ARCHITECTS, INC.
3208 CASTLEBUSH ROAD
BELTSVILLE, MD 20705
PHONE: 410-499-7234
E-MAIL: CWALCOTT@CWARCHINC.COM





CW ARCHITECTS, INC.
3208 CASTLEBACH ROAD
BELTSVILLE, MD 20705
PHONE: 410-498-7234
E-MAIL: CWALCOTT@CWARCHINC.COM

NO.	DATE	DESCRIPTION

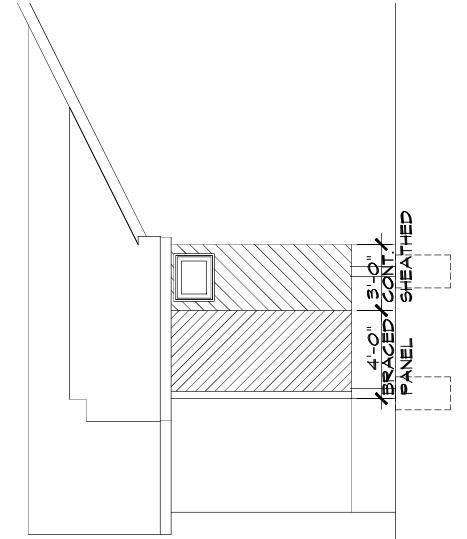
REVISIONS:

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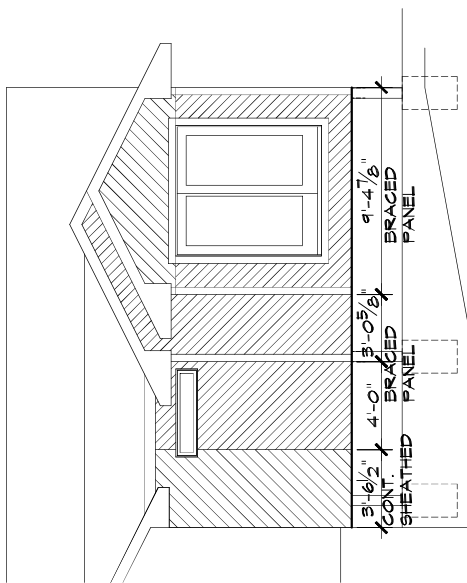
SCALE: AS NOTED

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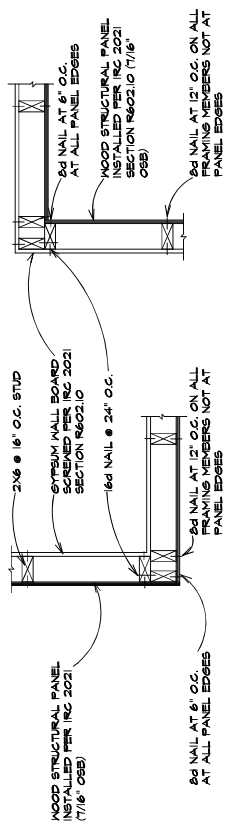
CHECKED BY:



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRAMING DETAIL AT OUTSIDE CORNER FRAMING DETAIL AT INSIDE CORNER

METHOD OF BRACING IS WITH CONTINUOUS WALL SHEATHING WITH 1 7/8" STRUCTURAL OSB

WIND BRACED PANEL DETAILS
BRACED PANEL DETAIL PER 2021 IRC CODE SECTION R602.10

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:

Tax Map #	Parcel #	Block #	Lot #	Section
0040	155352	00	8	-

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 316501071055

Project Name (site name, subdivision name, or other) CAPE ST CLAIR

Project location/Address 1199 HIGHVIEW DR

City ANNAPOLIS Zip 21409

Local case number

Applicant: Last name SANDERS First name PERCY LEE

Company Advantage Contracting Enterprises LLC

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:

Small residential addition ≈ 140 SF

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		140
LDA Area		9,100	# of Lots Created		
RCA Area					
Total Area		9,100			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		1,356
Created Forest/Woodland/Trees			New Lot Coverage		140
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		1,496

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

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

September 10, 2024

Ref: Critical Area Narrative

The owner has planted a crepe Myrtle and a Colorado blue spruce in the front yard. The owner also planted a Fuji apple tree in the right front side yard. There is another tree there that existed previously, it is believed to be a dogwood.

The owner planted about 7 thuja green trees in the back along the fence. There are about five additional shrubs in the back including a rose bush. The owner will be planting two additional rose bushes in the front. There is also an oak like tree along the road at the back of the property and two additional small flowering trees. Generally speaking, less than seven hundred square feet of the property is covered by scrubs and trees. None of these plants will be disturbed by the construction project. This construction project is an above ground raised addition consisting of about 140 square feet. The only existing ground surface area that will be disturbed are the three holes that will be dug to place support columns.

This property generally has proper slopping for rainwater to run off away from the existing house. The overall slope of the rear of the property in the area of the new construction has a slope of about 11% more or less. We will install a silt fence to manage stormwater and sediment control. This fence will be positioned around the area of the new construction addition. This document is submitted by the general contractor Percy Lee Sanders dba Advantage Contracting Enterprises LLC, with consultation from the owner Sarah A. King.

1199 Highview topo map



Legend

- Foundation
- Addressing
- Parcels
- Structure
- County Structure
- Elevation
- Topo 2020
- Index
- Intermediate

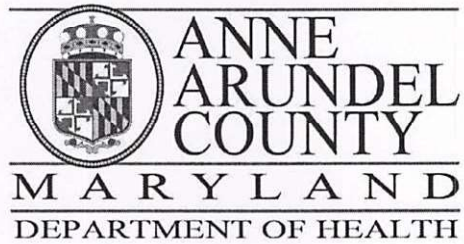


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THIS MAP IS NOT TO BE
 USED FOR NAVIGATION

Notes 1" = 100'



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to read "B. Chew".

DATE: September 23, 2024

RE: Sarah King
1199 Highview Drive
Annapolis, MD 21409

NUMBER: 2024-0152-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (one story) with less setbacks than required.

Based on a review of the above referenced request, additional information is needed by the Health Department on:

The type and location of the water supply well system.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

1199 Highview Dr.



Legend

Foundation
Parcels 

Parcels - Annapolis City 



Notes

none

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