

**James L. Stewart  
Susan M. Stewart  
384 Eagle Hill Road  
Pasadena, Maryland 21122  
410-925-7355**

Letter of Explanation for Variance Request

We are requesting a variance for the addition of a garage to be located in the front of our home. The property has certain unique physical conditions that are causing us to request this variance.

**Background:**

Our property is 1.45 acres. SDAT lists the property as waterfront. The footprint of our property has a separation between the main part of the property and the waterfront. Our neighbors, the Athey's property cuts across the back of our property with a driveway and a section that once was a driveway to a pier that also is no longer in use. We have access to our waterfront through an easement from the Athey's which allows us to cross over their property to access our waterfront. We have a pier and a small beach along with a small shed on this waterfront part of our property.

**Reason for the variance:**

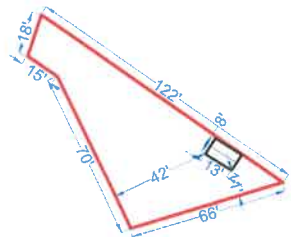
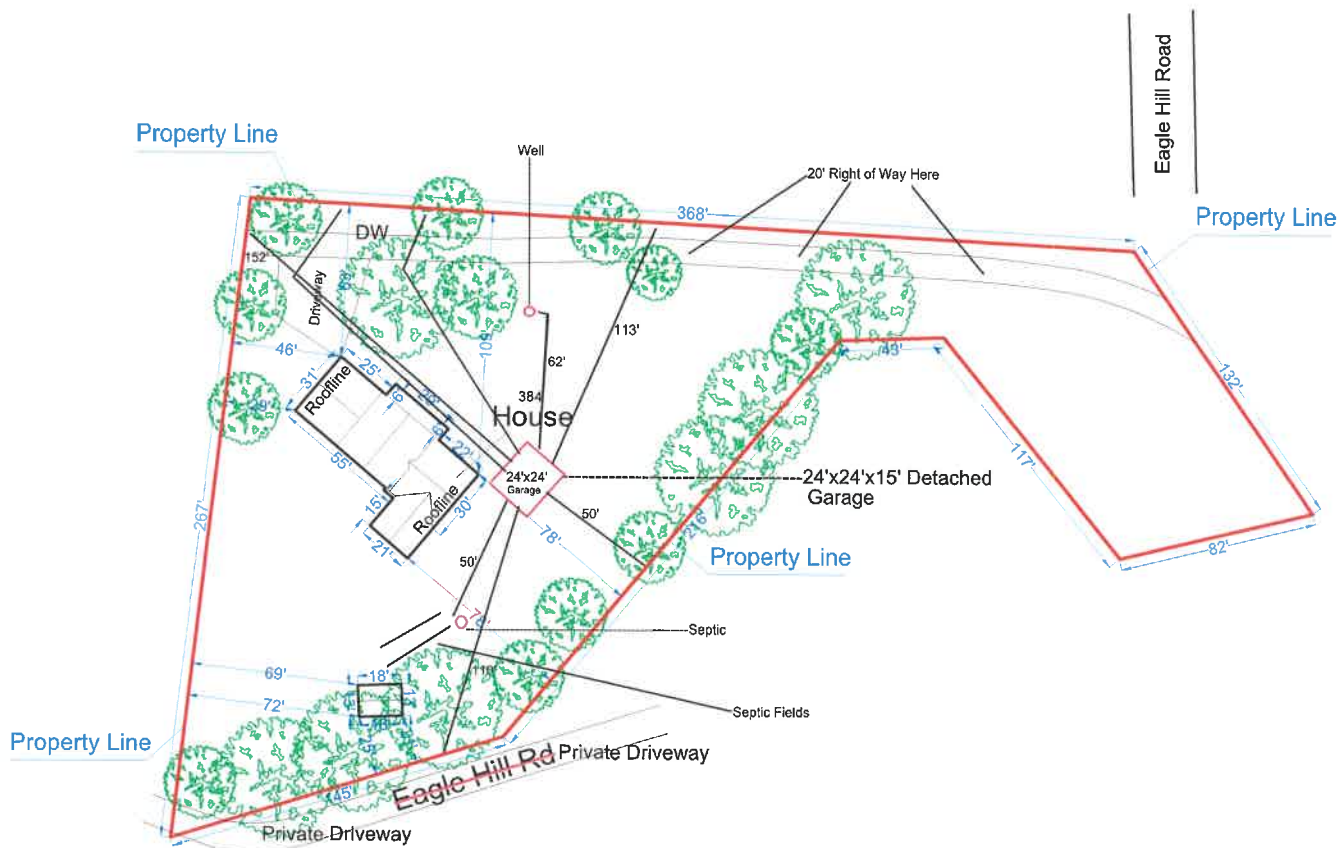
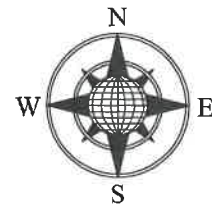
We considered placing the proposed garage in the rear or the side of the property. This would have the negative effect of:

- Require a much longer driveway causing more non permeable land
- Would cross over our septic system
- Moving the proposed structure to the back of the home would be too close to the current septic system.
- Because of the limitations of the property, any relocation of the septic system would not be practical.
- Placing the driveway in the back of the home would not look aesthetically pleasing for our neighbors because it would create a structure that may interfere with others view of the water.
- If we turn the proposed garage to be parallel to the home, it would remove all three windows on that side of the home. Plus, the back of the garage would be too close to the septic system.

So, our only option is to request a variance.

Thank you for your consideration,

Jim Stewart



**Impervious Surface Calculation:**

Lot area: 63,162 sq.ft.  
 Total impervious surface: 9,616 sq.ft.

Building Coverage Percentage:  $9,616 \text{ sq.ft} / 63,162 \text{ sq.ft} = 0.15224 = 15.22\%$

Parcel No. (APN) 03-000-33339524  
 Lot Area 1.45 ACRES  
**ADDRESS:** 384 Eagle Hill Rd  
 Pasadena, MD 21122  
 Scale: 1"=50'

**THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE**  
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

CRITICAL AREA COMMISSION  
 CHESAPEAKE AND ATLANTIC COASTAL BAYS  
 1804 WEST STREET, SUITE 100  
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction:

Date: Sept 24, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
0032	0502			

Tax ID: 03-000-33339524

**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
- Non-Critical Area

\*Complete Only Page 1  
 General Project Information

Project Name (site name, subdivision name, or other) Stewart Garage Variance

Project location/Address 384 Eagle Hill Rd

City Pasadena, MD Zip 21122

Local case number B02426897

Applicant: Last name Levine First name Charles

Company Just Permits, 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 Stewart First name James

Phone # 410-925-7355 Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Construct Detached Garage Adjacent to Single Family Dwelling

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/>
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**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 type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		576
LDA Area	1.45	63,162	# of Lots Created		
RCA Area					
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2500	Existing Lot Coverage		9,040
Created Forest/Woodland/Trees			New Lot Coverage		576
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		9,616

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance		576	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 checked="" 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 checked="" type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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## **Critical Area Report - Narrative Statement**

**To Whom it may Concern,**

**The Owners, Jim and Susan Stewart, live in Pasadena, MD. It is their primary residence. They are planning a 24/24 detached garage to be constructed in the north-east front of the property perpendicular to the residence. There will be sufficient distance between the proposed garage and the well and septic, well within the county guidelines.**

**This property is on Black Hole Creek, with roughly 1.45 total acres of land (or 63,162 sq ft) including 9616 sq ft of impervious surface, including an existing stone shared driveway (roughly 10% of the impervious surface) on the narrow property.**

**The property is unusual because while the county lists the property as waterfront, you must walk across an easement to get from the main part of the property to the waterfront. Because the waterfront part of the property is not contiguous with the rest of the property, zoning has deemed the property not waterfront. This determination would require the garage to be in the back of the home. This would require us to create a much longer driveway and move the existing septic. We do not want to increase the amount of impervious surface any more than requested. This is why we are asking you to consider a variance for the construction of the garage in the front of our home.**

**The existing home footprint accounts for roughly 9616 sq ft of impervious surface, including two sheds totaling 100 sq. ft, and nearly 200 sq ft of driveway. The location of the proposed garage is on a relatively flat area. No plants or trees will be affected. There was an old maple tree that was removed prior to the creation of the new driveway in 2023. This was an old tree that was a danger to the home with large branches extending over the roof and driveway. The old driveway was cement and was crumbling and uneven and boarded by deteriorated creosote railroad ties It extended to the side of the home to create a basketball court. It was a safety hazard and was removed as soon as we purchased the home. When we replaced the driveway in 2023, we redirected it to the front of the home which also acts as our sidewalk. This reduced the amount of impervious surface by eliminating a separate sidewalk.**

**Please reference the attached site improvement plan which includes topographic details for the property.**

**The property has an estimated 2,500 sq ft of existing vegetation (within flower beds) consisting mostly of local Maryland shrubs, trees, and annual plants. This addition will be 576 sq ft. of additional impervious space plus the existing driveway. No trees or shrubs will be removed or disturbed in construction.**

**The contractor plans to install a silt fence for erosion, water quality, and environmental controls across the entirety of the property on the water side of the house to protect the Chesapeake Bay. Additionally, no native trees or plants will be removed during construction to protect against erosion or habitat disruption. There are no special considerations required for this property for habitat protection although measures described above will be taken to ensure that there is minimal disruption to the property.**

# 384 Eagle Hill topo map



## Legend

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

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.

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THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1"=200'

