

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

APPLICANTS: Khaloughi Company LLC (contract purchaser) & James H. Levasseur

ASSESSMENT DISTRICT: 1

CASE NUMBER: 2024-0177-V

COUNCIL DISTRICT: 7

HEARING DATE: December 12, 2024

PREPARED BY: Joan A. Jenkins
Planner III



REQUEST

The applicants are requesting a variance to allow a dwelling addition (porch) with less setbacks than required on property located at 2037 Shore Drive in Edgewater.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 11,340 square feet of land and is located with 140 feet of frontage on the north side of Shore Drive, approximately 510 feet east of Laurel Road. The property is identified as Lots 1915 through 1921 in the Woodland Beach subdivision, Parcel 129 in Grid 13 on Tax Map 56, and is zoned R5 – Residential District. This is a nonwaterfront property entirely within the Chesapeake Bay Critical Area designated as IDA- Intensely Developed Area. The property is approximately 79 feet from the shoreline within the mapped 100' buffer modification area (BMA).

The property is improved with a two-story single-family dwelling with a front screened porch, attached garage, a shed abutting the rear of the house, an in-ground pool with a concrete patio surround, and a driveway.

APPLICANTS' PROPOSAL

The applicants are proposing to raise the roof of the entire structure in order to increase ceiling height for both the first and second floors amounting to an increased height of six feet for the dwelling and reconfiguring the second floor porch (28'- 6" L by 7' 6" W, 214 sf, by 21'-1") so that it will be approximately two feet away from the roadway. In addition, the walkway will be straightened and a portion of the in-ground pool surround will be removed.¹

¹ Only the porch is the subject of the variance request.

REQUESTED VARIANCE

§ 18-4-701 of the Anne Arundel County Code requires a principal structure in the R5 District to be set back 25 feet from the front lot line. The proposed construction will be located 2’-6” from the front lot line, requiring a variance of 23 feet to the front setback requirement.

FINDINGS

The subject property is rectangular in shape. This Office finds that the 11,340 square foot site is larger than the minimum area requirement of 7,000 square feet and at 140 feet in width is wider than the required 60 feet for a new lot in the R5 District. The lot is shallow at only approximately 80 feet. The existing dwelling is non-conforming to current zoning setback standards at just under five inches from the front lot line. The existing porch is cantilevered over an open ground level.

A review of the County 2024 aerial photograph shows that the neighborhood contains an eclectic mix of homes on varying sized lots in this waterfront community. Land records show that the plat of Woodland Beach was recorded in 1931, well before zoning was enacted in the County. According to State tax assessment records, the house was built in 1970, well before the enactment of the critical area laws in the County. This property was the subject of a variance case number 1974-0100-V which granted approval of the porch one foot from the front property line. The petitioner of the prior variance stated that the house at the time was approximately 30 years old. A building can be seen in an aerial photo from the early 1960’s but the resolution is poor so details are indiscernible.

Development in the IDA may not exceed the lot coverage limitations of the underlying zoning district. The R5 District limits coverage by structure to 40%. The zoning coverage by structure maximum of 40% is being met based on the information on the site plan.

The **Health Department** commented that they do not have an approved plan for this project, however, there is no objection to the variance request as long as a plan is submitted and approved by the Department.

Approval of the variance for setbacks will not alter the essential character of the neighborhood as the proposed addition will provide a greater setback to the front lot line than the existing dwelling. The variance will not have an effect on the use or enjoyment of the abutting properties as the proposal meets all other setback requirements. Approval of the variance will not be detrimental to the public welfare as although the proposal is extremely close to the front lot line, this is a residential street near the end of a peninsula with limited traffic and the proposed construction will make an existing nonconforming situation less nonconforming by locating the front of the dwelling farther from the front lot line and the BMA shoreline that is across the street from the property.

The variance as requested is considered to be the minimum variance necessary to allow continued use of the site as it exists as a dwelling with a second floor cantilevered porch and open first floor.

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 23 feet to the required twenty-five foot front lot line setback requirement to allow reconstruction of a dwelling by raising the roof of the entire structure in order to increase ceiling height for both the first and second floors amounting to an increased height of six feet for the dwelling and redeveloping the porch so that it is also higher and is located 2'-6" from the front lot line as shown on the site plan submitted.

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.

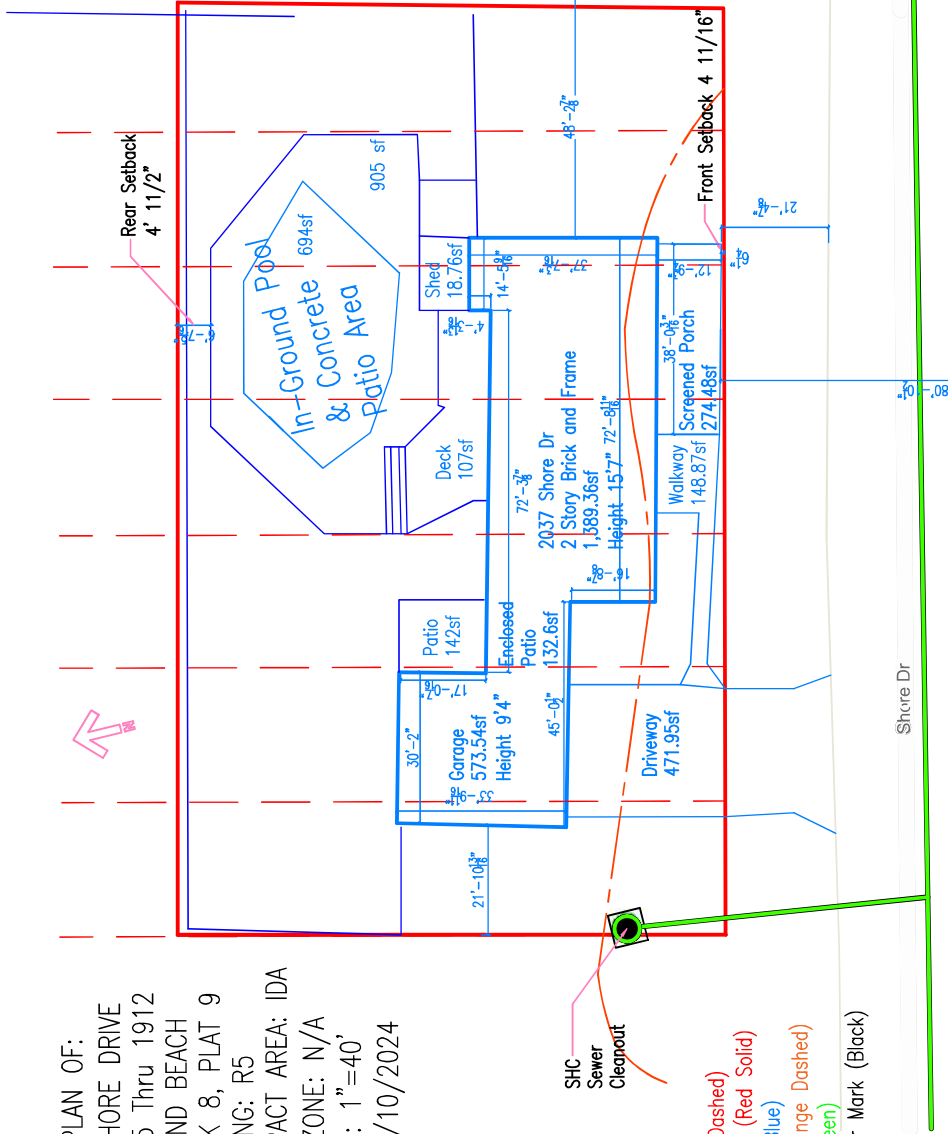
SITE PLAN OF:
 #2037 SHORE DRIVE
 LOTS 1915 Thru 1912
 WOODLAND BEACH
 PLAT BOOK 8, PLAT 9
 ZONING: R5
 CRITICAL IMPACT AREA: IDA
 FLOOD ZONE: N/A
 Scale: 1"=40'
 Date: 9/10/2024

EXISTING COVERAGE:

House 2,370sf
 Driveway 460
 Pool 694sf
 Concrete Patio 1,047sf
 Shed 18,76sf
 Walks 148.87sf
 Deck 107sf
 Total Coverage: 4845.63sf
 Coverage by Structures: 3,189.76sf
 Lot Size: 11,340sf
 Coverage Pct: 42.73%
 Coverage by Structure Pct: 28.13%

PROPOSED COVERAGE:

House 2,297.5sf
 Driveway 460
 Pool 694sf
 Concrete Patio 824sf
 Shed 18,76sf
 Walks 148.87sf
 Deck 107sf
 Total Coverage: 4,550.13
 Coverage by Structures: 3,117.26sf
 Increase in Coverage: -295.5sf
 Lot Size: 11,340sf
 Coverage Pct: 40.12%
 Coverage by Structure Pct: 27.49%

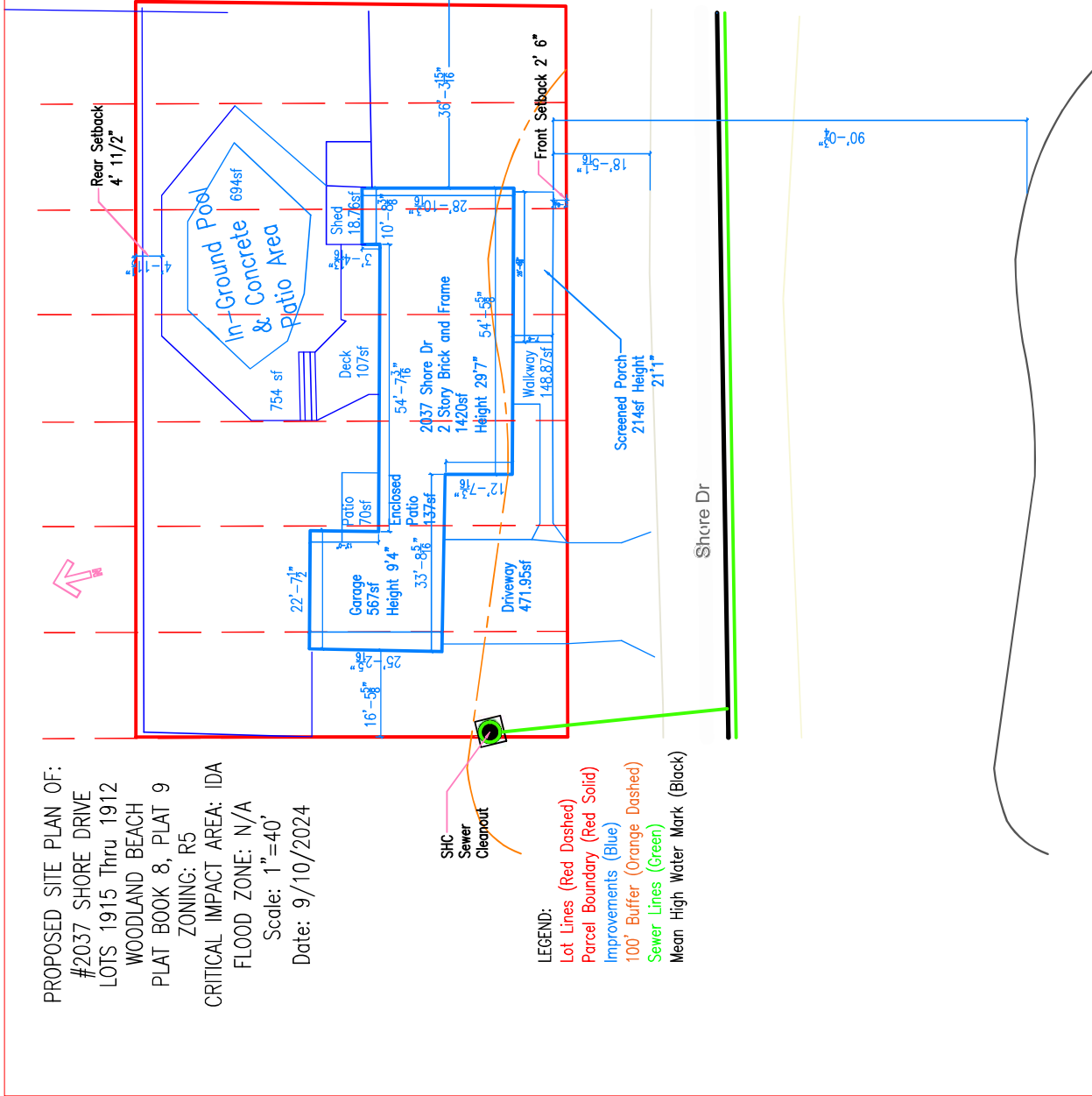


LEGEND:
 Lot Lines (Red Dashed)
 Parcel Boundary (Red Solid)
 Improvements (Blue)
 100' Buffer (Orange Dashed)
 Sewer Lines (Green)
 Mean High Water Mark (Black)

PROPOSED SITE PLAN OF:
 #2037 SHORE DRIVE
 LOTS 1915 Thru 1912
 WOODLAND BEACH
 PLAT BOOK 8, PLAT 9
 ZONING: R5
 CRITICAL IMPACT AREA: IDA
 FLOOD ZONE: N/A
 Scale: 1"=40'
 Date: 9/10/2024

EXISTING COVERAGE:
 House 2,370sf
 Driveway 460
 Pool 694sf
 Concrete Patio 1,047sf
 Shed 18,76sf
 Walks 148,87sf
 Deck 107sf
 Total Coverage: 4845.63sf
 Coverage by Structures: 3,189.76sf
 Lot Size: 11,340sf
 Coverage Pct: 42.73%
 Coverage by Structure Pct: 28.13%

PROPOSED COVERAGE:
 House 2,338sf
 Driveway 460
 Pool 694sf
 Concrete Patio 824sf
 Shed 18,76sf
 Walks 148,87sf
 Deck 107sf
 Total Coverage: 4,590.63
 Coverage by Structures: 3157.76sf
 Increase in Coverage: -255.5sf
 Lot Size: 11,340sf
 Coverage Pct: 40.48%
 Coverage by Structure Pct: 27.84%



LEGEND:
 Lot Lines (Red Dashed)
 Parcel Boundary (Red Solid)
 Improvements (Blue)
 100' Buffer (Orange Dashed)
 Sewer Lines (Green)
 Mean High Water Mark (Black)

Letter of Explanation – 2037 Shore Drive

Background

We are requesting approval to increase the interior ceiling heights and replace the flat roof of an existing 28' by 54' by 15.5' two store dwelling. The existing dwelling was built in 1970 and prior to us having any contractual interest in the property. This existing dwelling currently has habitable spaces with ceiling heights less than 7'. To bring the structure into compliance with the current International Building Code (IBC) we must increase the overall elevation of the structure from 15.5' to 21.5'. Additionally, the existing flat roof is beyond repair and requires replacement. To replace the roof and bring the property in line with similar properties in the surrounding neighborhood, the roof will be replaced with a new pitched roof bringing the total elevation of the property to 29.5'.

This property is zoned R5 and is in the IDA critical infrastructure area. While the proposed renovations themselves fall within the zoning maximum elevation of 35', the property as built by previous owners is not conforming to the current setbacks.

Specific Request

- A variance of 23' from the 25' front setback
 - When considering the 16' right-of-way there will be 18' from the front of the structure to the roadway.

Justification

We believe the following unique conditions warrant the issuance of a variance:

- There is an additional 16' of grass right-of-way between the property line and the roadway.
- No structures exist or can be built in front of this property due to the size of the land on the opposite side of the road as well as the proximity of the high-water mark.
- An existing pool is immediately behind the existing house restricting the ability to build outside of the setbacks without disturbing a significant amount of soil.
- An existing dwelling has been in place for more than 20 years. This existing structure currently has habitable spaces with ceiling heights less than 7'. To bring the structure into compliance with the current International Building Code (IBC) we must change the elevation of the property.
- To achieve IBC compliant ceiling heights while strictly applying the zoning regulation would require disturbance of a significant portion of the

Letter of Explanation – 2037 Shore Drive

foundation, foundation walls, and surrounding soil to build a new structure and demolish portions of the existing structure within the existing setbacks.

Compliance with 18-16-305

Article 18-16-305(b)(6) requires the applicant to “maximized the distance between the bog and each structure.” If approved, in addition to increasing the elevation of the existing dwelling, we will reduce the overall lot coverage from 42.73% to 40.12%. This includes removing 2’ of already existing structures from the front of the property reducing the amount of coverage inside front setback.

Article 18-16-305(b)(5) requires that “will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat...” This plan will allow us to achieve code compliant ceiling heights while also reducing the existing property’s non-conformity to the current setback requirements without the need for significant soil and foundation disruptions. There will be an overall reduction in coverage and no addition of square footage of the existing dwelling. This means we will not need to disturb much if any soil whereas attempting to bring the existing dwelling into strict adherence to the zoning requirements would result in a significant amount of excavation and soil disruption. We believe that the proposed plan is significantly more environmentally responsible.

Finally, Article 18-16-305(b)(2) states that one requirement to a variance is that “a literal interpretation... will deprive the applicant of rights commonly enjoyed by other properties in similar areas...” The proposed development is in-line with similar properties in the same community which either already exist or are currently being developed and do not meet the setback requirements. The proposed construction will bring the house in-line with the style of similar properties, and we expect will have a positive impact on property value in the immediate vicinity. Examples of similar properties and an appraisal of the existing property are attached.

Conclusion

Thank you for taking the time to review this request. We hope that you will find that granting a variance will allow us to make the best use of the existing property, while simultaneously minimizing the impact to the community and surrounding critical area.

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
0056	0129		1915	

Tax ID: 190404317604

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) 2037 Shore Drive

Project location/Address 2037 Shore Drive

City Edgewater Zip 21037

Local case number

Applicant: Last name Khaloughi First name Khaloughi

Company

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:

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		11,340	Total Disturbed Area		0
LDA Area					
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2872	Existing Lot Coverage		4,845
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		295
			Total Lot Coverage		4,550

VARIANCE INFORMATION (Check all that apply)

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

<p><u>Variance Type</u></p> Buffer <input checked="" 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 checked="" 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"/>
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Critical Area Narrative – 2037 Shore Drive

Proposed Use

The proposed use of the subject property will be as a primary residence. The property is currently a single-family residential dwelling and will remain as such.

Predominant trees and Shrubs

The property's vegetation is primarily made up of oak trees and boxwood shrubs. Approximately 2,872 square feet of the property is vegetated with trees and shrubs. Only routine landscaping will be conducted to clear overgrowth and if necessary, some tree limbs may be trimmed to increase access for renovations. No vegetation will be completely removed.

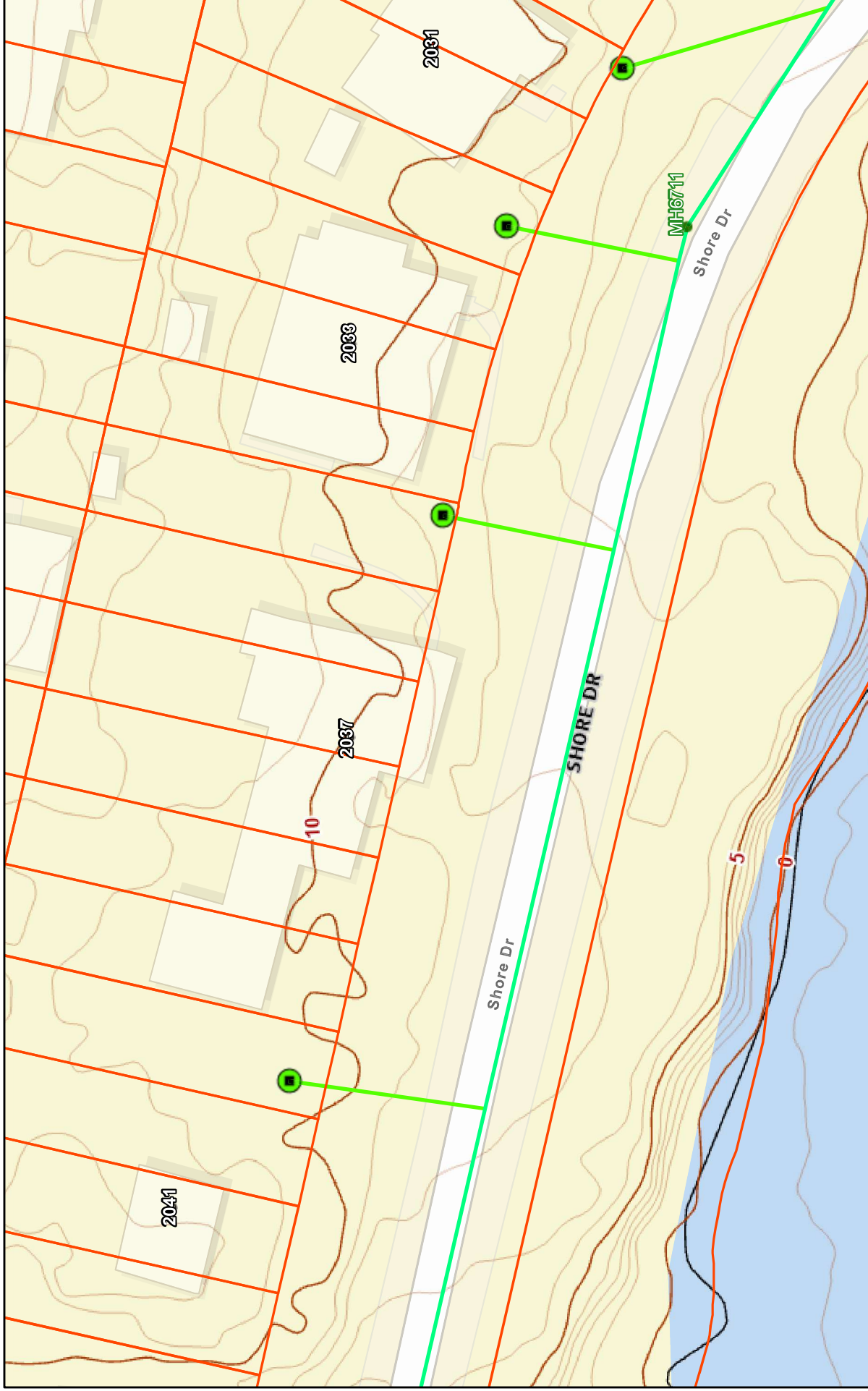
Impacts on Water Quality and Habitat

The requested variance does not include any changes to elevation, grade, or disturbance of area that is currently undeveloped. If approved, we will also remove 295 square feet of impervious surface to improve stormwater management and reduce the current structure's impact on the critical area.

Impervious Surface

The existing structure has a lot coverage of 4845 square feet of impervious surfaces. As part of the renovations, we will be removing portions of the existing concrete patios and reducing the size of an existing porch. This will bring the lot coverage down to 4,550 square feet.

Anne Arundel County Engineering Record Drawing and Monuments



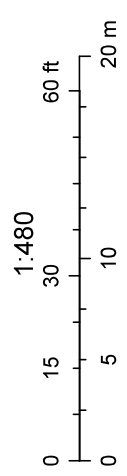
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- Topo_2020
- Index
- Intermediate

- Local Road Label
- County Boundary
- Parcels

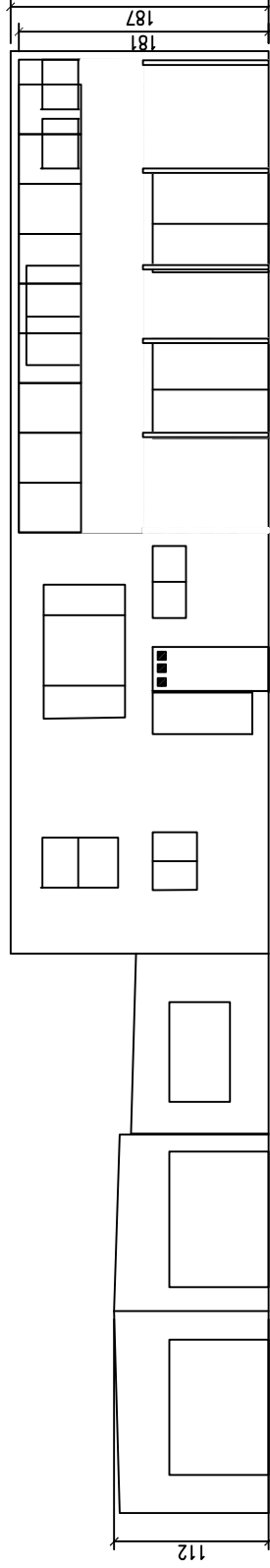
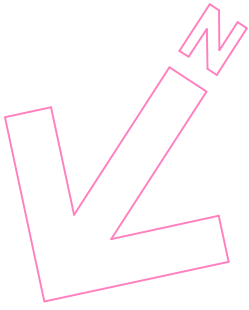
- Address Points
- Sewer Pipes
- Sewer Cleanouts
- Sewer Manholes
- Sewer Service



Esri, Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Anne Arundel County

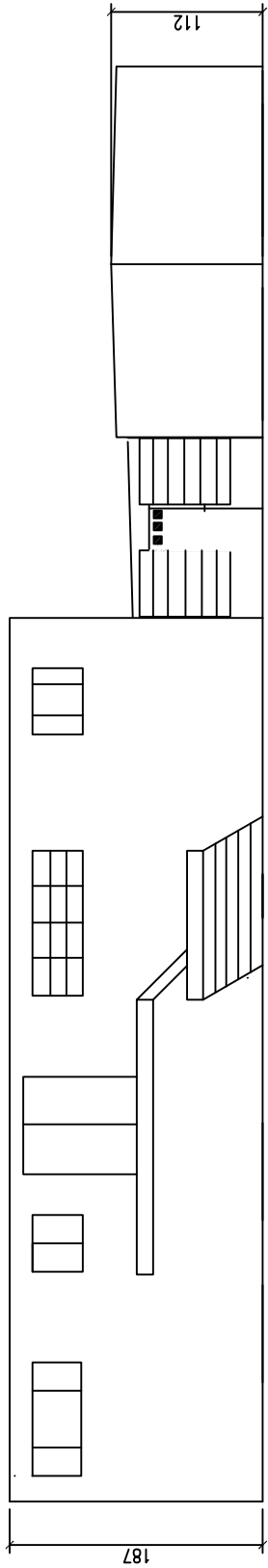
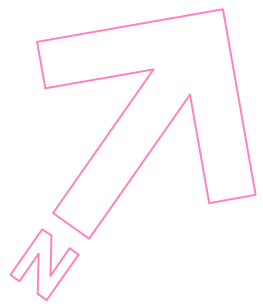
THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



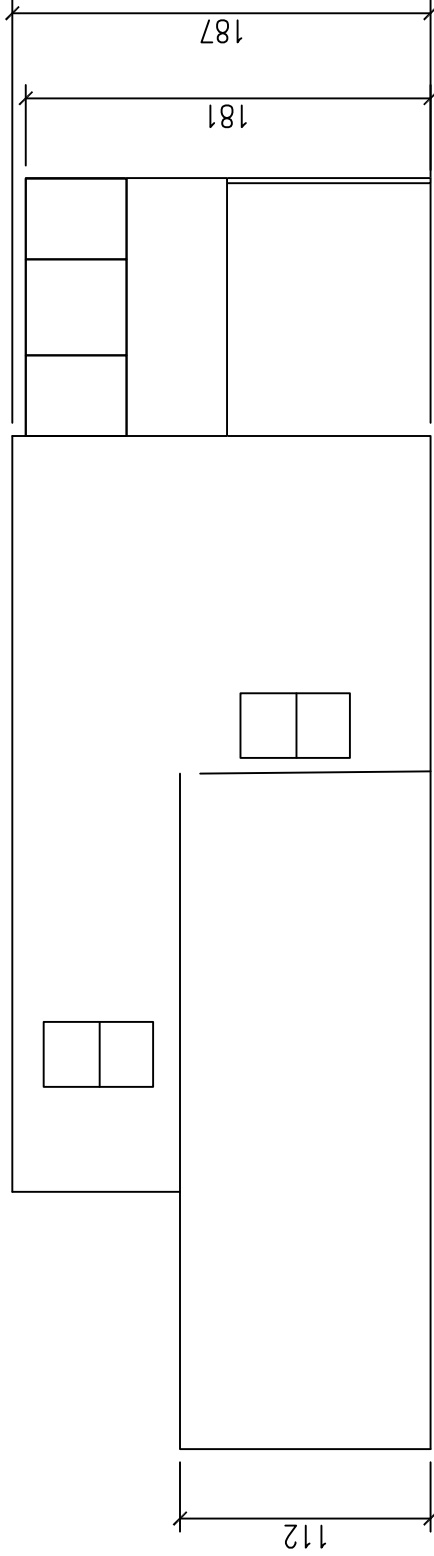
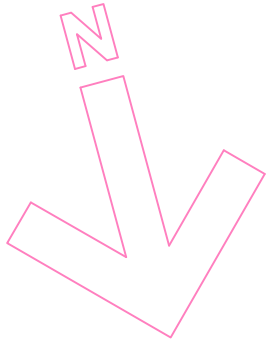
Front View Existing Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



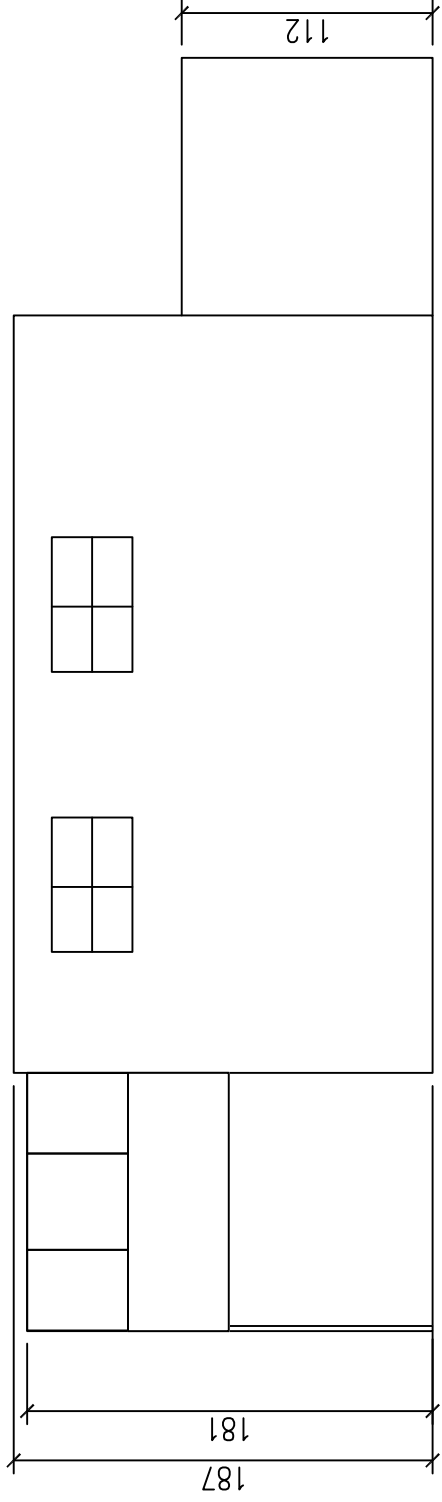
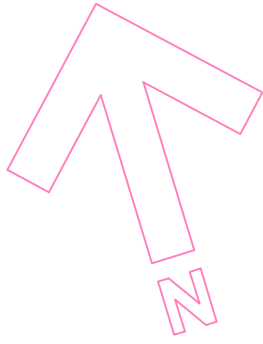
Rear View Existing Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



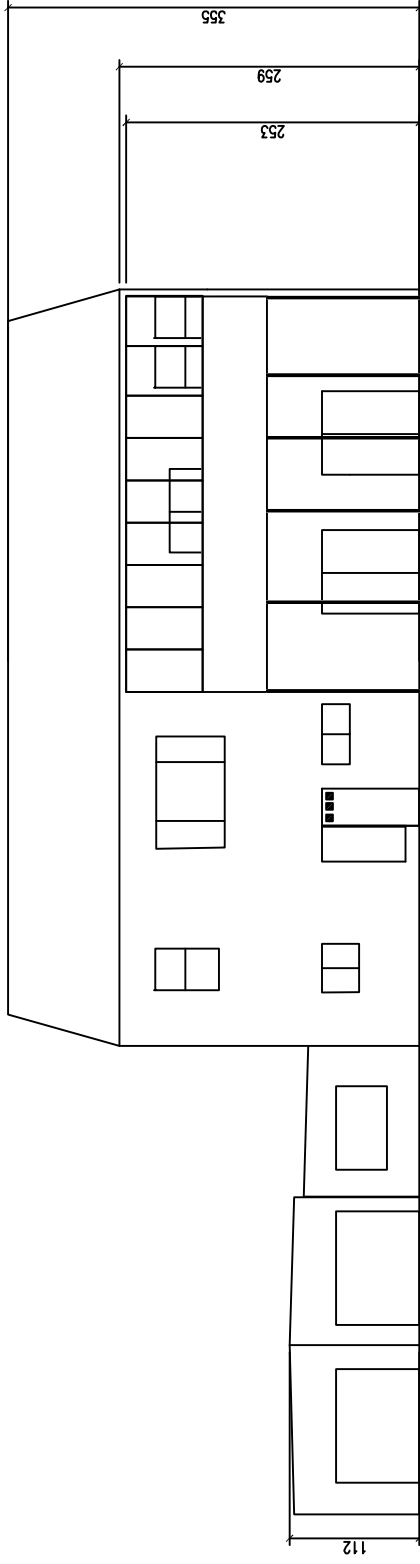
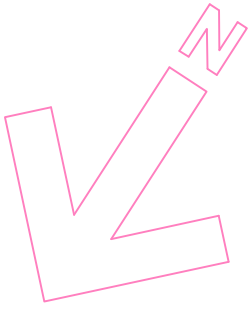
West Side View Existing Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



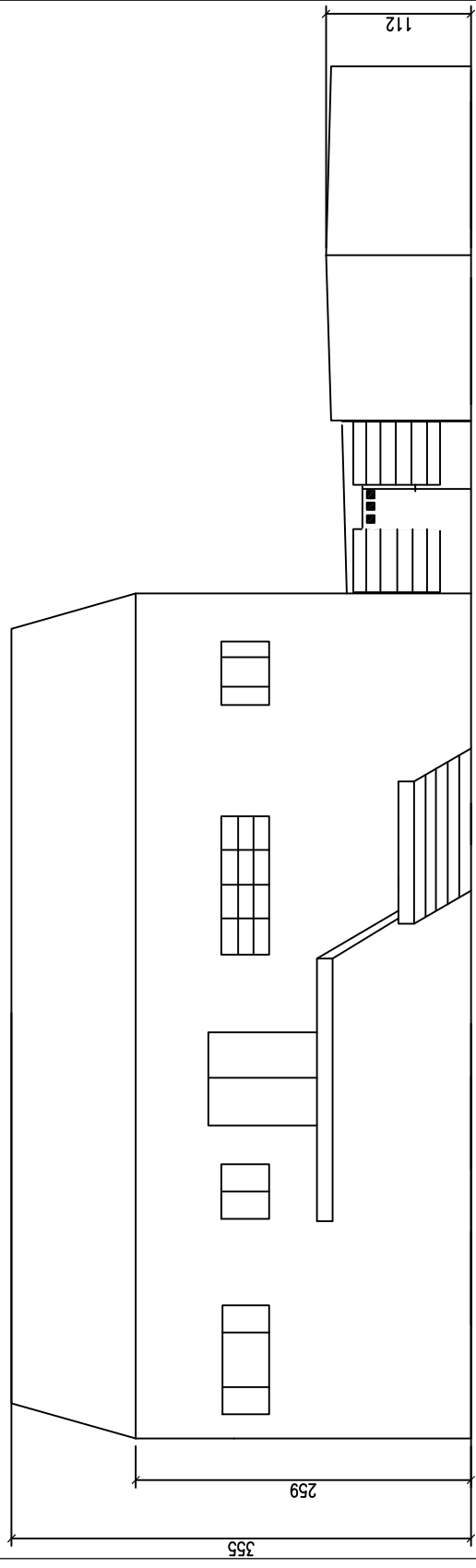
East Side View Existing Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



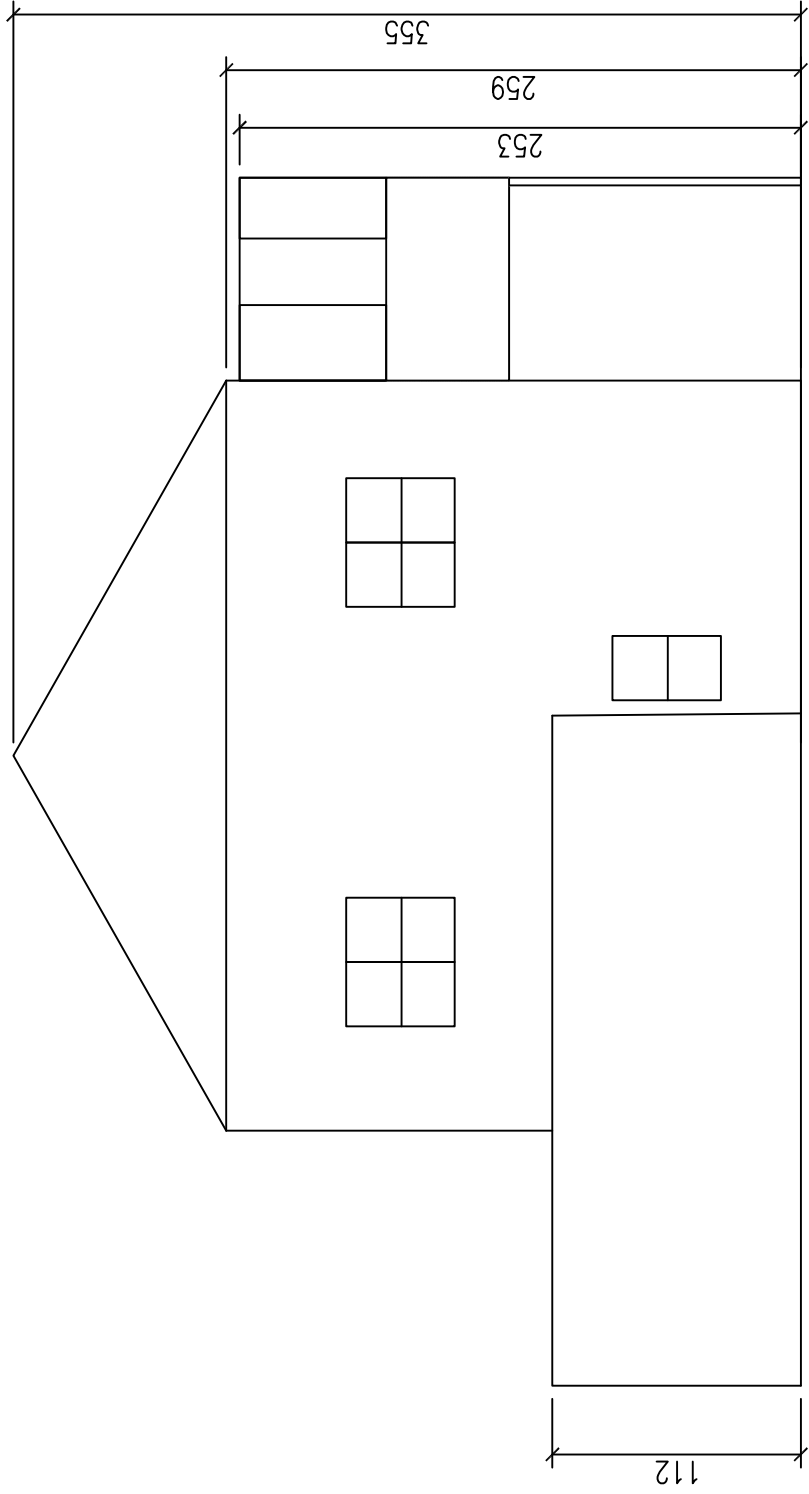
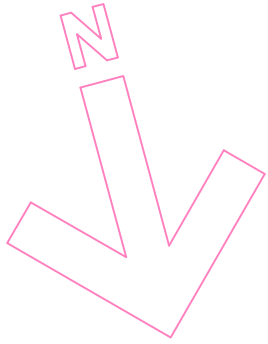
Front View Proposed Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



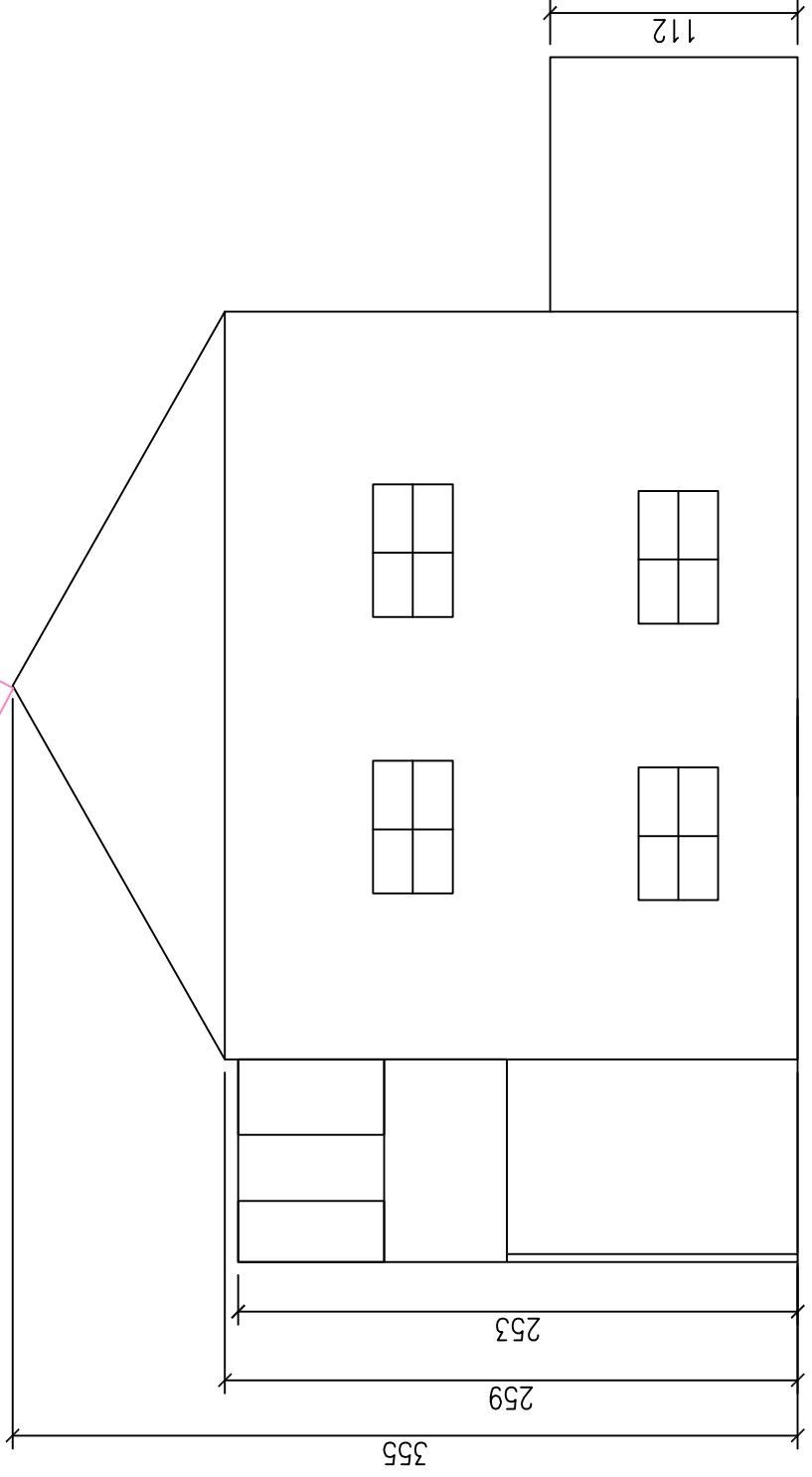
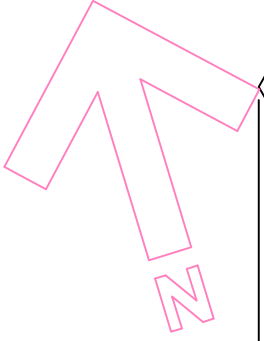
Rear View Proposed Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



West Side View Proposed Elevation

2037 Shore Drive
Edgewater, MD 21037
Lots 1915 Thru 1921



East Side View Proposed Elevation



ANNE
ARUNDEL
COUNTY

MARYLAND
DEPARTMENT OF HEALTH

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 *BC*
Bureau of Environmental Health

DATE: October 2, 2024

RE: James H. Levasseur
2037 Shore Drive
Edgewater, MD 21037

NUMBER: 2024-0177-V

SUBJECT: Variance/Special Exception/Rezoning

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

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay

IN THE OFFICE OF ZONING HEARINGS

CASE NUMBER V-100-74

IN RE: JAMES R. KING, III
1st Assessment District

Date Heard: October 10, 1974

OPINION BY: HUDOCK, ZONING HEARING OFFICER

Date Filed: November // , 1974

James R. King, II (hereinafter referred to as Petitioner) has filed this application requesting a Variance to Title 13, Subtitle 3, Article III, Section 13-306.4(a), Alternate Zoning Regulations, Anne Arundel County Code, (1967 edition, as amended), to permit a second story porch one foot from the front property line. The Petitioner's lot fronts for a distance of 134 feet along the northside of Shore Drive and is approximately 500 feet east of Laurel Road in the Community of Woodland Beach.

Mr. King stated that he and his wife own the subject property and have lived on the site for the past two years. He explained that the subject house is approximately thirty years old and that they have done extensive remodeling to both the interior and exterior of the structure. He pointed out that the house faces Shore Drive and that on the other side of Shore Drive is Glebe Creek. He explained that he wants to construct a porch on the second floor at the front of his house so he will have a view of Glebe Creek. He noted that both his living room and bedroom on the second floor would have access to the proposed porch. He stated that the lower level is a concrete patio and that the porch would be above this patio. He located the subject house as being approximately ten feet from the front property line and twenty-six feet from the edge of the paving of Shore Drive. He pointed out that there is a large back yard and that the error occurred many years ago when the house was constructed in that it was placed entirely too close to the street. He argued that the immediate area was a community of summer, shore cottages which have been converted for year round use and that many of the neighboring properties have been improved in this manner. He pointed out that all his neighbors are in favor of the proposed addition to his dwelling.

Owen K. White, Assistant Planning and Zoning Officer,
submitted the following findings and recommendation on behalf of his Office:

The Office of Planning and Zoning finds that the subject property comprises Lots 1915 thru 1921, subdivision of Woodland Beach. The property has a frontage on Shore Drive of 144 feet and an overall depth of 81 feet.

The property is zoned in the R5 zone classification as are all of the adjacent properties.

That the property is improved with a residential structure to which petitioner wishes to construct a 10 x 30 foot porch addition to the front of the structure. The existing dwelling is located approximately eleven feet from the property line.

That Section 13-306.4, Yards and Setbacks, requires within the R5 classification front yards of 25 feet.

That petitioner's proposal would be to locate the closest projection of the proposed porch less than one foot from the property line.

That Section 13-339 of the Code lists the required findings for the grant of a Variance.

This Office submits that topography or other circumstances are not such as to justify the request.

Accordingly, the Office of Planning and Zoning recommends that the application be denied.

The Petitioner proposes to add a porch to the second story of his house. This porch will be located in the front yard and situated over an existing concrete patio. The front of the house is actually just ten feet from the front property line. The proposed porch would be only one foot from the property line, however, it would really be an over-hang because the ground level would remain open. The subject property fronts along the north-side of Shore Drive and the opposite, or south side of this road abuts Glebe Creek. The property along the south side of Glebe Creek can never be developed because it is too small. The front of the Petitioner's house faces the water and there will never be any improvements between the Petitioner's property and Glebe Creek. The obvious purpose of requiring yard setbacks is to insure the flow of light and air around structures and to prevent crowded conditions. In the instant case, there are exceptional circumstances because the area between the Petitioner's home and Glebe Creek will always remain in

open space. This Office is of the opinion that it would be a hardship to the Petitioner to prevent him from the further improvements which he proposes.

Pursuant to the application of James R. King, II for a Variance to permit a second story porch one foot from the front property line, on the property described in the application, and pursuant to the advertising, posting of the property, and a public hearing, all in accordance with the provisions of the law, it is this *11th* day of November, 1974, ORDERED by the Zoning Hearing Officer of Anne Arundel County, that the application for a Variance to permit a second story porch one foot from the front property line, on the property described in the application, be and the same is hereby granted.

William L. Hudock

WILLIAM L. HUDOCK,
Zoning Hearing Officer

PLANNING AND ZONING RECOMMENDATION

RE: JAMES R. KING, II - Case V100-74 -
1st District.

FINDINGS:

The Office of Planning and Zoning finds that the subject property comprises Lots 1915 thru 1921, subdivision of Woodland Beach. The property has a frontage on Shore Drive of 144 feet and an overall depth of 81 feet.

The property is zoned in the R5 zone classification as are all of the adjacent properties.

That the property is improved with a residential structure to which petitioner wishes to construct a 10X30 foot porch addition to the front of the structure. The existing dwelling is located approximately eleven feet from the front property line.

That Section 13-306.4, Yards and Setbacks, requires within the R5 classification front yards of 25 feet.

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Accordingly, the Office of Planning and Zoning recommends that the application be denied.

PETITIONERS	<i>Per</i>
EXHIBIT #	<i>4</i>
NAME	<i>King</i>
CASE	<i>V-100-74</i>
DATE	<i>10-10-74</i>

MS. P. 8/22/79

ANNE ARUNDEL COUNTY
ANNAPOLIS, MARYLAND
PETITION FOR VARIANCE

T-29 R5

TO THE OFFICE OF PLANNING AND ZONING OF ANNE ARUNDEL COUNTY:

(I, We) James R. King, II

who have a financial, contractual or proprietary interest, equal to or in excess of 10% (list all) of the property situated in Anne Arundel County, which is described in the description and plat attached hereto and made a part hereof, (I, We) hereby petition for a variance to Section 13-306.4 (a) of the Anne Arundel County Zoning Ordinance to permit a porch closer to the front yard setback than required.

for the following reasons:

The proposed location is the most suitable for the view of the water which is really why we want the porch. In the back of the house the view would be dilapidated houses.

District 1 Lot 1915 to 1921 Block 1921 Subdivision or Community Woodland Beach

Title reference to latest deed, contract or estate MSH 2509/636

Located on the north 134.10 Side of Shore Drive
(Compass Direction) (Frontage in Feet) (Name of Road, Street, Lane, Etc.)

500 feet ± east of Laurel Road
(Compass Direction) (Known Road Intersection)

None
(Frontage on side Street)

The application number and date of application and action taken with dates on all known prior applications filed within three years previously for the whole or any part of the land proposed for re-classification, special exception or variance. None

(I, We) agree to pay expenses of above variance including advertising and posting upon filing of this petition, and further agree to be bound by the zoning laws and regulations for Anne Arundel County.

James R. King, II
(Applicant)
James R. King, II

James R. King, II
(Legal owner(s) of property)
James R. King, II

Address 1918 SHORE DRIVE
EDGEWATER, Md. 21037

Address Same

Phone Number 956-2060

Phone Number Same

Petition accepted by the Office of Planning and Zoning

~~9/9/79~~ 9/9/79
(date)

Case or Docket Number V100-74

Yoranda J. Gray
Office of Planning and Zoning of Anne Arundel County

Petition referred to the Zoning Hearing Officer of Anne Arundel County, this 9th day of September, 1979, that the subject matter of this petition be advertised as required by the zoning laws and regulations of Anne Arundel County, and that the public hearing be had before the Zoning Hearing Officer of Anne Arundel County, in Room 4, Anne Arundel County Court House, Annapolis, Maryland, on the 10th day of October, 1979, at 11:00 AM O'Clock.

Form # 07-01-14

Zoning Hearing Officer of Anne Arundel County

Certification

This is to certify that I have surveyed the property shown hereon for the purpose of locating the improvements said improvements being located as shown.

James D. Hicks
James D. Hicks
Registered Surveyor

To All Persons Interested in Title to Premises shown hereon see Land Records of Anne Arundel County.

Triber Folio

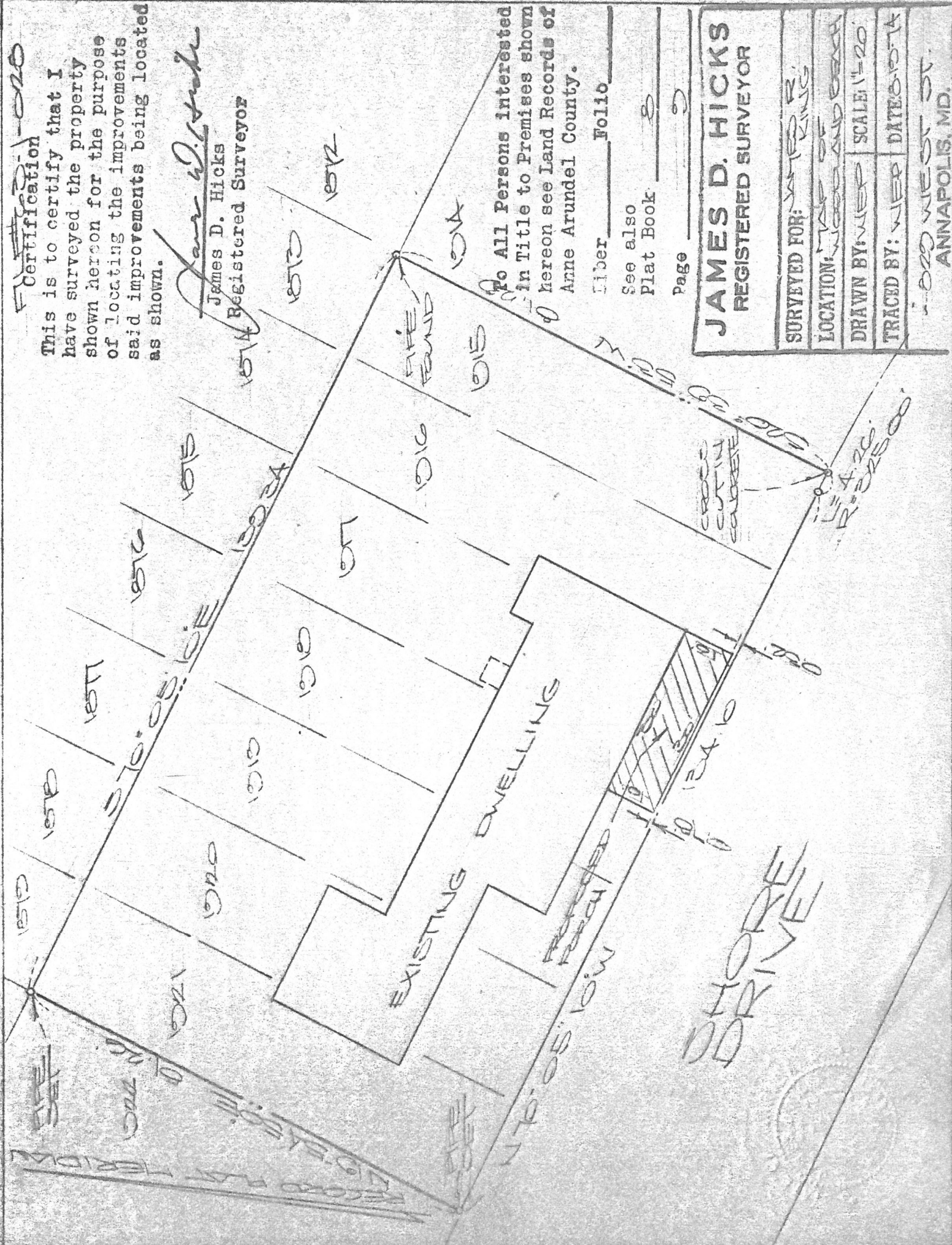
See also Plat Book

Page

JAMES D. HICKS
REGISTERED SURVEYOR

SURVEYED FOR:	JAMES R. KING
LOCATION:	TYPE OF WORK AND DATA
DRAWN BY:	WJEP SCALE: 1"=20'
TRACED BY:	WJEP DATE: 10-15-14

100 WEST ST.
ANNAPOLIS, MD.



2024-0177-V



Legend

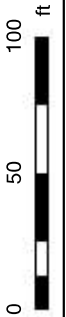
- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City



Notes

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