

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

APPLICANTS: Jenifer Burgoon & Susan Beckman

ASSESSMENT DISTRICT: 7th

CASE NUMBER: 2024-0178-V

COUNCILMANIC DISTRICT: 7th

HEARING DATE: December 10, 2024

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicants are requesting a variance to perfect a dwelling addition (porch roof) and accessory structure (shed) with less setbacks than required and with greater lot coverage than allowed on property located at 1220 Fairfax Avenue in Churchton.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 9,100 square feet of land and is identified as Lots 10 & 11 of Parcel 460 in Block 16 on Tax Map 74 in the Franklin Manor Beach subdivision and is zoned R5 - Residential District. The property is improved with a single family detached dwelling and associated facilities. This is a non-waterfront property within the Chesapeake Bay Critical Area and is split designated as RCA - Resource Conservation Area and LDA - Limited Development Area. The majority of the site is located within the RCA designation.

APPLICANT'S PROPOSAL

The applicants recently constructed a 10' X 16' shed on the northwest corner of the property and added a roof over an existing deck resulting in a covered porch measuring 12.4' X 16.3' on the rear of the dwelling.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Code stipulates that accessory structures 8 feet in height or greater in an R5 - Residential District shall be set back a minimum of 7 feet from the side and rear lot lines. The shed as constructed is located as close as 3 feet from the east side lot line and 3 feet from the rear lot line, necessitating variances of 4 feet to both the side and rear setback requirement.

§ 17-8-402(b) of the Anne Arundel County Code stipulates that lots created before December 1, 1985 are subject to the lot coverage limits set forth in the chart. This lot was created before that date and with a lot size of 9,100 square feet would have a lot coverage limit of 31.25% or 2,843.75 square feet. The existing lot coverage before the improvements were made was 3,744 square feet and with the new porch roof and shed the lot coverage stands at 4,106 square feet, necessitating a variance of 1,263 square feet.

FINDINGS

With regard to the shed, the applicants argue that they were not aware of the setback requirements and placed the shed after looking around to neighboring properties and seeing several with sheds that do not meet the 7 foot setback. It is also argued that the narrow nature of the back yard leaves minimal room to place a shed in accordance with the setbacks.

The applicants' argument regarding the porch roof is that they were unaware that adding a roof over an existing deck required a permit and that the existing improvements already exceeded the allowable lot coverage.

The **Health Department** commented that the proposed request adversely affects the well water supply system and recommends denial of the application. A variance may be applied for to allow the proposed shed to be 20 feet to the existing well.

The **Critical Area Commission** comments were not available at the time this report was drafted.

The **Office of Planning and Zoning (Critical Area Team)** commented that both the deck roof and shed are considered lot coverage and must be addressed. The allowable lot coverage for this lot is 2,843.75 square feet. The existing lot coverage prior to the addition of the shed and roof was 3,744 square feet, which was 900 square feet over the allowable limit. According to the applicant, the current coverage is 4,106 square feet or 1,262 square feet over the allowable limit. This office does not support variances to allowable lot coverage. The applicant will need to remove the improvements or, remove 452 square feet of existing coverage in order to offset the roof, shed and existing overage in accordance with 17-8-403.

For the granting of a critical area variance, a determination must be made on the following:

Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship or practical difficulty. In this case, this Office does not find any unique features or exceptional circumstances that would cause the applicant practical difficulties or unwarranted hardship in the use of the property. The property is of adequate size and width for a lot in the R5 District and is improved with a single family dwelling and associated facilities including a deck which provides an outdoor amenity area. In addition, it appears that the backyard contains enough room to place a shed with these dimensions lengthwise in accordance with the setback requirements. Furthermore, the applicant has the option to use the lot coverage reconfiguration provision (17-8-403) and remove 452 square feet of existing lot coverage which would negate the need for the lot coverage variance. The property has a large driveway which could be reduced and this Office does not typically support lot coverage variances barring exceptional circumstances which are not apparent here.

A literal interpretation of the County's critical area program will not deprive the applicant of rights that are commonly enjoyed by other properties in similar areas. The granting of the variance will not confer on the applicant a special privilege that would be denied by COMAR, Title 27. This

2024-0178-V

request is a result of actions by the applicant including construction of the improvements without obtaining property approvals but does not arise from any condition relating to land or building use on any neighboring property.

There is no evidence that the proposal will adversely affect water quality, impact fish, wildlife or plant habitat. However, the proposal is not in harmony with the general spirit and intent of the County's critical area program as the applicant could avoid the need for variances by reducing the overall lot coverage on site and placing a reconfigured shed within the required setbacks.

With regard to the requirements for all variances:

There is no evidence that the proposal will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare. However, as the variances are deemed to be unwarranted, they cannot be considered the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***denial*** of the variances to perfect the construction of the dwelling addition (porch roof) and accessory structure (shed) as shown on the site plan.

Should the variance be granted the approval shall be conditioned on the applicant completing the following within 90 days of the date of the decision:

- (i) obtain an approved mitigation or restoration plan;*
- (ii) complete the abatement measures in accordance with the County critical area program;*
- (iii) paying any civil fines assessed and finally adjudicated*

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.

Jenifer Burgoon
1220 Fairfax Ave.
Churchton, MD 20733

To whom it may concern,

I am writing this Letter of Explanation to justify my request for a variance for a 10x16 shed that is placed less than 7 feet from the property line and a covered porch that exceeds our lot coverage in a critical area.

I had a 10x16 shed placed on my 9100 sq ft lot, in the backyard less than 7ft from the surrounding property line. I was unaware of the 7ft setback. Prior to placing the shed, I looked around at my surrounding neighbors' sheds and all of their sheds are less than 7ft from their property line. The property directly behind me has 2 sheds that are less than 7ft to the property line. The location the shed was placed in conforms with a majority of the surrounding homes. (Attached pictures of surrounding sheds in the neighborhood. The shed is currently located 3 feet from the rear and side property lines.

Due to the unique lot size of my property, there was nowhere else to put the shed. My property runs 100 ft along my neighbors property and 23 ft wide in the backyard. There is only so much space to fit a shed in this space. My house is located in Franklin Manor. My lot size is 100x91.65. The practical difficulties of my lot size and closeness to my surrounding neighbors made finding another location to conform with the strict letter of article 18-4-701 of this shed impossible. I have attached pictures of the neighboring homes of my property that have sheds less than 7 feet from the property lines.

A few months ago, I used my existing deck and installed a roof over top. I was unaware that I needed a permit to do that. The deck now covers more than 31.25% of my lot. Due to where my house is located, it is impossible to not go over the 31.25%. The surrounding homes all have covered porches, garages, homes and concrete pads that cover more than 31.25% of their property. Under the code 17-8-402b, it will be unfair to make me comply with this code and no one else in the neighborhood follows this code.

When the house was built in 1991, it had a lot coverage of 3,744 square feet. This will be the first thing I've done to the house since purchasing the home in 2013. I have spoken to neighbors that lived there when the house was built and they stated that the previous owners did zero improvements to the property. With the addition of the shed and covered porch, my lot coverage will be 4,106 square feet.

If you grant me this variance it will not alter the essential character of the neighborhood, impair the appropriate use or development of adjacent properties, reduce forest cover, be contrary to acceptable clearing and replanting practices required for development in critical areas or be detrimental to the public welfare.

Thank you for your time.

Jenifer Burgoon
443-532-4333
jburgoon42@gmail.com

To whom to may concern,

The use of the shed is to house lawn equipment. Currently all the equipment is sitting outside the garage. Our garage is used to store the vehicles. The existing deck was there and all we did was put a roof on. This project is at a residential home.

The amount of square footage that will be disturbed is 160 square feet from the shed. The porch was already there when we purchased the house. This disturbance will be mitigated by planting trees and shrubs from the recommended Maryland Tree list on MD.gov website.

The type of predominant trees and shrubs on the property are Japanese Euonymus, Japanese barberry, Chinese Holly, Pin Oak, and August Lilies. Square foot of vegetated property is around 1,000 square feet.

I am not sure how I can minimize impacts on water quality and habitat because my lot is only 9100 square feet and we are almost 1,000 ft from the water.

The impervious space before construction is 3,744 square feet. The impervious space after construction is 4,106 square feet. This includes all structures, gravel areas, driveways and concrete areas.

Thank you,

Jenifer Burgoon

Here are some pictures of neighboring properties with sheds closer than 7ft from property lines:





BK 26561 PG 007

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HPJ 26561, p. 0007, MSA_CE-59_2/001. Date available 08/12/13 08:29 AM C 0001 R 0003
Val #: 0003-095714 \$2,128.00
Deed - Recordation Tax
Instrument Type: Deed

After Recording Return to:
AVENUE 368 LENDER SERVICES LLC
401 PLYMOUTH RD SUITE 550
PLYMOUTH, PA 19462
File No. 8203

Tax ID No.:
07-268-90044902

LR - Deed (with Taxes)	20.00
Recording Fee	
Vintage Settlement Services, LLC - BURGON	
2191 Defense Highway Control #:	
Suite 300 LR - Deed (with Taxes)	40.00
Crofton, MD 21114	
LR - Additional Recording Fee	
- linked	0.00
LR - Deed State Transfer Tax	1,520.00
<hr/>	
SubTotal:	1,580.00

THIS DEED

Total:	3,184.00
#1936717-10	
08/26/2013 08:54 CC02-RH	
#1936717 CC0501 - Anne Arundel	
County/CC05.01.10 - Register	
10 16	

THIS INDENTURE made and entered into on this 2 day of July, 2013 by and between DLJ MORTGAGE CAPITAL, INC., organized and existing under the laws of the UNITED STATES OF AMERICA, C/O SELENE FINANCE LP, 9990 RICHMOND AVENUE, SUITE 400, HOUSTON, TX 77042 hereinafter referred to as Grantor(s) and

JENIFER BURGOON AND SUSAN BECKMAN, As Joint Tenants, a mailing address of 1220 Fairfax Avenue, Churchton, MD 20733, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of THREE HUNDRED FOUR THOUSAND AND 00/100 (\$304,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in ANNE ARUNDEL County, MARYLAND:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: 26561 @ 003, Recorded: 08/26/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY
2013 AUG 26 A 9:09

ACCT: 26890044902
ALL LIENS ARE PAID AS
OF 7/26/13 A.A. COUNTY

08/12/13 08:29 AM C 0001 R 0003
Val #: 0003-095715 \$3,040.00
County Transfer Tax

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HPD 26561, p. 0008, MSA_CE59_2/001. Date available 08/29/2013. Printed 09/11/2024.

Assessor's parcel No. 07-268-90044902

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 2 day of July, 2013.

DLJ MORTGAGE CAPITAL, INC. BY SELENE FINANCE LP, ITS SERVICER AND ATTORNEY-IN-FACT

BY: [Signature]
NAME: Donna Brammer
TITLE: Vice President

STATE OF Texas
COUNTY OF Harris

On this 2 day of July, 2013, before me, the undersigned officer, personally appeared [Signature] on behalf of Selene Finance LP, its Servicer and Attorney-In-Fact for DLJ Mortgage Capital, Inc. known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing date of _____ and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires: 12-7-2016



THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY, OR UNDER THE SUPERVISION, OF THE UNDERSIGNED MARYLAND ATTORNEY.

JAMES ROONEY

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HPD 26561, p. 0009, MSA CE59_2/001. Date available 08/29/2013. Printed 09/11/2024.

Assessor's parcel No. 07-268-90044902

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this _____ day of _____, 20____.

DLJ MORTGAGE CAPITAL, INC. BY SELENE FINANCE LP, ITS SERVICER AND ATTORNEY-IN-FACT

BY: _____
NAME:
TITLE:

STATE OF _____
COUNTY OF _____


On this _____ day of _____, _____, before me, the undersigned officer, personally appeared _____ on behalf of Selene Finance LP, Its Servicer and Attorney-In-Fact for DLJ Mortgage Capital, Inc. known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing date of _____, _____ and acknowledged that he/she/they has/have executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Notary Public

My commission expires:

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY, OR UNDER THE SUPERVISION, OF THE UNDERSIGNED MARYLAND ATTORNEY.



JAMES ROONEY

BK 26561PG010

**EXHIBIT A
LEGAL DESCRIPTION**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ANNE ARUNDEL,
STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:**

**ALL THOSE LOTS OF GROUND SITUATE IN ANNE ARUNDEL COUNTY, BEING KNOWN AND
DESIGNATED AS LOTS NOS. 10 AND 11, BLOCK 30A, ON A PLAT ENTITLED "FRANKLIN
MANOR BEACH", AND RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY
IN PLAT BOOK 9, FOLIO 47.**

PARCEL ID: 07-268-90044902

PROPERTY COMMONLY KNOWN AS: 1220 FAIRFAX AVENUE, CHURCHTON, MD 20733

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HPD 26561, p. 0010, MSA CE-59_2/001. Date available 08/29/2013. Printed 09/11/2024.

OWNER OCCUPANCY AFFIDAVIT

Jenifer Burgoon and Susan Beckman, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

As to All

[Signature] (SEAL)
Jenifer Burgoon

[Signature] (SEAL)
Susan Beckman

STATE OF MARYLAND, Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 2nd day of July, 2013, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jenifer Burgoon and Susan Beckman, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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



[Signature]
Notary Public

My Commission Expires: 05/22/2017

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HPD 26561, p. 0011, MSA_GE59_27001. Date available 08/29/2013. Printed 09/11/2024.

2013 Certification of Exemption from Withholding Upon
MARYLAND Disposition of Maryland Real Estate
FORM Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in

ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor **DLJ Mortgage Capital, Inc.**

2. Reasons for Exemption

- Resident Status** I, Transferor, am a resident of the State of Maryland.
 Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
- Principal Residence** Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete...

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

Constance R. Baker

DLJ Mortgage Capital, Inc. by Selene Finance LP its Attorney in Fact

Name of Entity

By

Donna Brammer
Donna Brammer

Name

Vice President

Title

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

BK 26561 PG 013

Space Reserved for Circuit Court Clerk Recording Validating

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
	<input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage <input type="checkbox"/> Lease	<input type="checkbox"/> Other POA	<input type="checkbox"/> Other	
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
	Purchase Price/Consideration	\$ 292,800.00	Transfer Tax Consideration	\$
	Any New Mortgage	\$	X () % =	\$
	Balance of Existing Mortgage	\$	Less Exemption Amount	-
	Other:	\$	Total Transfer Tax	=
	Other:	\$	Recordation Tax Consideration	\$
	Full Cash Value:	\$	X () per \$500 =	\$
		TOTAL DUE	\$	

5	Amount of Fees		Doc. 1	Doc. 2		
	Recording Charge	\$	20.00	\$ 20.00		Agent:
	Surcharge	\$	40.00	\$ 40.00		Tax Bill:
	State Recordation Tax	\$		\$ 2,051.00		C.B. Credit:
	State Transfer Tax	\$		\$ 1,464.00		Ag. Tax/Other:
	County Transfer Tax	\$		\$ 2,928.00		
	Other	\$		\$		
	Other	\$		\$		

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		07	268-90044902	25385/420			<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)
				10	30A		25385/420	
		Location/Address of Property Being Conveyed (2)						
		1220 Fairfax Avenue, Churchton, MD 20733						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:	N/A	
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: N/A				

7	Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
		U.S. Bank National Association	U.S. Bank National Association
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
		Selene Finance, LP	DLJ Mortgage Capital, Inc.
		New Owner's (Grantee) Mailing Address	

9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Mel Vandevort		<input type="checkbox"/> Hold for Pickup
		Firm: Vintage Settlement Services, L.L.C.		<input type="checkbox"/> Return Address Provided
		Address: 2191 Defense Highway, Suite 222 Crofton, Maryland 21114	Phone: ()	

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER		
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?

LL (Land Records) HPJ 26561.D.0013.MSA CE59 2/001. Date available 08/29/2013. Printed 09/11/2024.

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: 9/11/24

Tax Map #	Parcel #	Block #	Lot #	Section
0074	0460	30A	10	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 07 268 90044902

Project Name (site name, subdivision name, or other) _____

Project location/Address 1220 Fairfax Ave

City Churchton Zip 20733

Local case number B-2024-358

Applicant: Last name Burgon First name Jenifer

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

Revised 12/14/2006

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

10x16 Shed on lot less than 7 ft from property lines
 * Screened Porch on existing deck

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area					
LDA Area					
RCA Area					
Total Area					

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		3744
Created Forest/Woodland/Trees			New Lot Coverage		4106
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		362 - diff here

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input checked="" 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"/>

Structure

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 checked="" type="checkbox"/>
Other	<input checked="" type="checkbox"/>

Covered Porch

Revised 12/14/2006

To whom to may concern,

The use of the shed is to house lawn equipment. Currently all the equipment is sitting outside the garage. Our garage is used to store the vehicles. The existing deck was there and all we did was put a roof on. This project is at a residential home.

The amount of square footage that will be disturbed is 160 square feet from the shed. The porch was already there when we purchased the house. This disturbance will be mitigated by planting trees and shrubs from the recommended Maryland Tree list on MD.gov website.

The type of predominant trees and shrubs on the property are Japanese Euonymus, Japanese barberry, Chinese Holly, Pin Oak, and August Lilies. Square foot of vegetated property is around 1,000 square feet.

I am not sure how I can minimize impacts on water quality and habitat because my lot is only 9100 square feet and we are almost 1,000 ft from the water.

The impervious space before construction is 3,744 square feet. The impervious space after construction is 4,106 square feet. This includes all structures, gravel areas, driveways and concrete areas.

Thank you,

Jenifer Burgoon

1220 Fairfax Ave topo map



Legend

Foundation

Addressing

Parcels

Structure

County Structure

Elevation

Topo 2020

Index

Intermediate

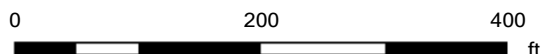


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

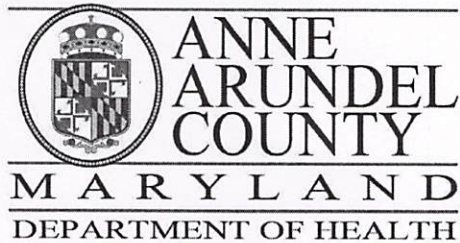
Esri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION



Notes 1"=200'



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", is written over the name "Brian Chew" in the FROM field.

DATE: September 23, 2024

RE: Jenifer Burgoon
1220 Fairfax Ave.
Churchton, MD 20733

NUMBER: 2024-0178-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to perfect a dwelling addition (porch roof) and accessory structure (shed) with less setbacks than required and with greater lot coverage than allowed.

The Health Department has reviewed the on-site sewage disposal and water supply system for the above referenced property. The Health Department has determined that the proposed request adversely affects the well water supply system. The Health Department recommends denial of the above referenced request. A variance may be applied for to allow the proposed shed to be 20' feet to the existing well.

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

cc: Sterling Seay

2024-0178-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

09/16/2024

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

Both the deck and the shed are considered Lot Coverage and must be addressed. The allowable lot coverage for this lot is 2843.75 square feet. The existing lot coverage prior to the addition of the shed and roof was 3744, which was 900 square feet over the allowable limit. According to the applicant, the current coverage is 4106 or 1262 sq ft over the allowable limit. This office does not support variances to allowable lot coverage. The applicant will need to remove the improvements or, remove 452 sq ft of existing coverage in order to offset the roof, shed and existing overage in accordance with 17-8-403.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Task Specific Information

Due Date

10/07/2024

Assigned to Department

OPZ Critical Area

Status Date

10/04/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

- Display E-mail Address in ACA
- Display Comment in ACA

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

Map Title



Legend

Foundation

Addressing



Parcels



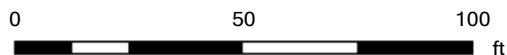
Parcels - Annapolis City



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.

none

Notes



THIS MAP IS NOT TO BE USED FOR NAVIGATION