

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

**APPLICANT:** Sheila & Louis Johnson, Jr.

**ASSESSMENT DISTRICT:** 2

**CASE NUMBER:** 2024-0185-V

**COUNCILMANIC DISTRICT:** 6

**HEARING DATE:** December 19, 2024

**PREPARED BY:** Sara Anzelmo  
Planner



**REQUEST**

The applicant is requesting a variance to allow a dwelling addition (replacement deck) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 2830 Broadview Terrace in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject property consists of 35,255 square feet +/- of land and is located on the south side of Broadview Terrace. It is identified as Lot 7 of Parcel 55 in Grid 17 on Tax Map 50 in the subdivision of Broadview Estates South.

The property is zoned R2 – Residential District. The lot is not waterfront, but it is located entirely within the Chesapeake Bay Critical Area overlay and is designated as LDA - Limited Development Area. The shoreline to the south is not mapped as buffer modified and is subject to the standard buffer regulations. Due to the presence of steep slopes to the south, the buffer expands to include the southern portion of the lot.

**PROPOSAL**

The applicant intends to demolish an existing irregularly-shaped two-level deck and screened porch (986 square feet combined) and to replace them with a smaller open deck (776 square feet).

**REQUESTED VARIANCES**

§ 18-13-104(a) of the Anne Arundel County Zoning Ordinance requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands. § 18-13-104(b) provides for an expanded buffer where there are, among other things, steep slopes. Section 17-8-301 of the Subdivision and Development Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). Section 27.01.01(B)(8)(ii) of COMAR states a buffer exists “to protect a stream, tidal wetland, tidal waters, or terrestrial environment from human disturbance.” Section 27.01.09 E.(1)(a)(ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The entire deck is located within the expanded buffer, necessitating a variance to disturb an unspecified area of the expanded buffer. If approved, the actual amount of expanded buffer disturbance would be determined at the time of permitting.

§ 17-8-201(a) provides that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. The proposal would necessitate a variance to disturb an unspecified area of slopes of 15% or greater. If approved, the actual amount of slope disturbance would be determined at the time of permitting.

A review of the bulk regulations for development within an R2 District reveals that a zoning setback variance is not required.

## **FINDINGS**

The subject property is triangular in shape, meets the minimum 80-foot width at the platted front building restriction line, and exceeds the minimum 20,000 square foot area required for a lot not served by public sewer in an R2 District. The existing critical area lot coverage is 8,439 square feet (23.9 %) which exceeds the maximum 5,445 square feet allowed under § 17-8-402(b) of the Code. However, an attached deck is not considered critical area lot coverage; therefore, the deck reconfiguration does not require any coverage reduction.

The County 2024 aerial photograph shows that waterfront/waterview decks and patios are common amenities of nearby properties. The applicants' letter explains that the existing deck is 30 years old and is partially collapsing. The proposal would eliminate the existing screened porch and would reduce the overall outdoor amenity area within the expanded buffer by 210 square feet.

The **Department of Health** has reviewed the on-site sewage disposal system for the subject property and has determined that the request would not adversely affect this system. Therefore, the Department has no objection to the proposed variance.

The **Critical Area Commission** took no position on the variance request, but commented that appropriate mitigation is required.

The **Development Division (Critical Area Team)** has no objection to the proposed replacement/reduction of the existing deck.

The **Soil Conservation District** reviewed the proposal and provided no comment.

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. The subject property is a developed residential lot, and the existing deck and screened porch are already located within slopes and the expanded buffer. It is impossible to replace the failing deck without the requested variances. As such, a literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by preventing much-needed repairs/replacement of their outdoor amenity area.

The granting of a critical area variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. With proper mitigation, the variance would not adversely affect water quality or impact fish, wildlife, or plant habitat and

would be in harmony with the general spirit and intent of the County's Critical Area Program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the Critical Area law and have evaluated site planning alternatives by eliminating the covered screened porch and reducing the total deck area.

With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood or substantially impair the appropriate use or development of the adjacent properties. The variances would not reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare. There is no way to replace the deteriorating deck without slope and buffer disturbance, and the applicants have minimized the impacts of the variance by reducing the existing deck area. As such, the proposal is considered to be the minimum necessary to afford relief.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the proposed Critical Area variance.

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.

Critical Area Calc's  
 driveways & walkways 5712sf  
 house & screened porch 2567 sf  
 shed 160 sf  
 Total 8439 sf

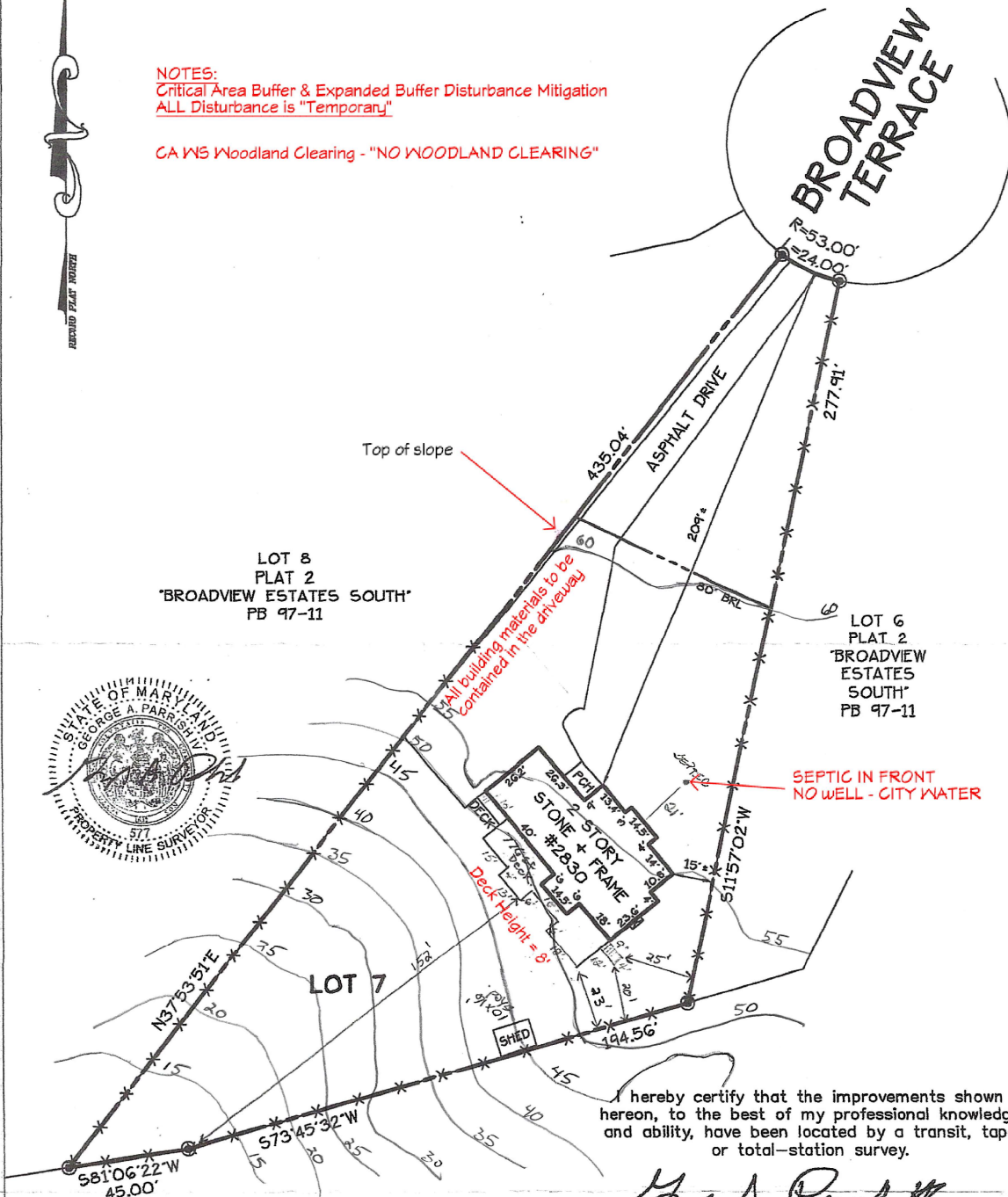
Total land area 35,255 sf  
 Total lot coverage = 24.6%  
 \*\*\*No New Impervious added\*\*\*

This is a two page  
 LEGAL (8 1/2"x14") sized  
 document and is not  
 valid without both  
 pages. See page two  
 (or reverse) for  
 Survey Notes.



NOTES:  
 Critical Area Buffer & Expanded Buffer Disturbance Mitigation  
 ALL Disturbance is "Temporary"

CA WS Woodland Clearing - "NO WOODLAND CLEARING"



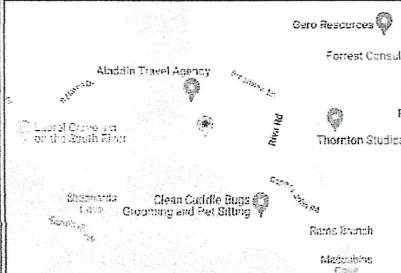
I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

*George A. Parrish IV*

GEORGE A. PARRISH IV PROP.LS#577 7/31/24  
 LICENSE EXPIRATION DATE 03/24/2025

2830 BROADVIEW TERRACE PB 97-11

LOCATION DRAWING  
 LOT 7 PLAT 2  
**BROADVIEW ESTATES SOUTH**  
 SECOND DISTRICT  
 ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: 1" = 50' AUGUST 2024  
 PROJECT #68257  
 F/N: BROADVIEWESTATESOUTH-P2-L7





# DIAMOND DECKS

Certified Master Deck Professionals

September 30, 2024.

To: Anne Arundel County  
Department of Planning and Zoning  
2664 Riva Road, Annapolis, MD. 21401

## Variance Letter of Explanation

### Property Owners:

Louis A Johnson Jr. & Sheila Johnson  
2830 Broadview Terrace, Annapolis, Md. 21401  
Subdivision #128 Broadview Estates South  
Lot size: .08 ac, Zoning: R2, Parcel:0055, Lot: 7

To whom it may concern.

Please find submitted herewith the variance application and associated required submittal materials requesting a variance to permit the replacement of a deck “In Like Kind” but slightly smaller, and to permit disturbance to 15% slopes or greater in the Chesapeake Bay Critical Area; and to also permit disturbance to the Expanded Buffer in the Chesapeake Bay Critical Area.

### Property Description

The site is identified as 2830 Broadview Terrace, Annapolis Md. 21401, Tax acct # 128-90045396, also known as Parcel 0055, Lot 7. This site is a 0.8-acre or (32,255 sf), and is zoned R2. This home is in Broadview Estates South community and is duly recorded among the plat records in Anne Arundel County at Book 97, pages 10 & 11. The site is located within the Chesapeake Bay Critical Area (LDA). This property is on a cul-de-sac and is not waterfront. This property does not fall within the 100’ buffer but it is in the “expanded Buffer” due to the site having steep slopes, especially behind the existing house.

The site is served by an existing public water line, and a private onsite sewer disposal system at the front of the property. The existing deck and replacement deck does not encroach on the private septic system, or the public water service.

This site is currently developed with an existing two-level single-family home, driveway, walkways. On the rear of the house there is currently a partially collapsing 30-year-old, two-level wood deck which consists of 806 sf open deck and 180 sf screened porch for a total of 986 sf. It is accessible from each side with steps to the ground.

### Existing Deck Description

The existing Open deck is 806 sq and the existing screened porch is 180 sf together occupying 986 sf. Its roughly 8' in height. It is supported by 6x6 wood support posts that are rotting at ground level and below. The existing screened porch is currently collapsing, the original support structure has already failed, and the porch is now being supported in the front left corner with a temporary steel post. The existing screened porch and deck is now unsafe to use. The homeowners have been instructed to refrain from using their deck.

### Proposed Deck Description

The proposed new deck is to be built "In Like Kind" with the same exact footprint as the existing deck, but without a 210 sf of deck extension, therefore reducing the overall deck coverage to 776 sf. The screened porch will be deleted and replaced with an open deck of the same size. This portion of the deck will have a drainage system installed which will leave the area under the deck dry and rain free. This will offset the 180 sf of impervious lot coverage from the original screened porch, therefore leaving the impervious coverage of the lot unchanged.

### **Variance request**

The homeowners are asking for this variance to replace the existing deck with a new deck without expanding the footprint or changing the amount of impervious coverage of the lot. There will be no woodland clearing needed for the construction the new deck, and all disturbance will only be temporary. There will be minimum disturbance to the ground as we will only be disturbing roughly 10 sf per footing, for a total of only 150 sf for the entire project. There will be no heavy equipment used for the construction of this new deck. All new footing will be dug by hand and all dirt removed for these footings will be bagged until it is used as backfill. (this is a normal practice for Diamond Decks) All extra dirt remaining after backfilling will be removed from the job site. Any minor disturbance to the steep slope will be temporary.

Anne Arundel County Code (Article 17-8-201)

*17-8-201 (a) states that development in the LDA may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline; and, all disturbance shall be limited to the minimum necessary.*

The applicant is seeking a variance to permit disturbance to 15% or greater slopes in the Chesapeake Bay Critical Area, LDA, (Article 17-8-201 (a)). The proposed disturbance to slopes over 15% or greater will only be a temporary disturbance. The expanded buffer is being disturbed for the removal of the existing 986 sf deck, screened porch and stairs, which are being replaced with a new, slightly smaller, 776 sf deck and new steps (In Like Kind), with no changes to the basic footprint of the deck.

We feel this relief is minimal, and all disturbance will be temporary. There will be minimum disturbance to the ground as we will only be disturbing roughly 10 sf per footing, for a total of only 150 sf for the entire project. There will be no heavy equipment used for the removal and the construction of this new deck, and all new footings will be dug by hand. All dirt removed for these footings will be bagged until it is used as backfill. (this is a normal practice for Diamond Decks) All extra dirt remaining after backfilling will be removed from the job site. Any minor disturbance to the steep slope will be temporary.

We also feel that denial of the variances will deprive the applicant of the rights commonly enjoyed by other properties in the neighborhood and cause unwarranted hardship that would deny the applicant reasonable and significant use of their home. The owner is not requesting these variances based on conditions or circumstances that are the result of actions by the applicant.

Anne Arundel County Code (18-13-104b)

*18-13-104 (b) states that the expanded buffer shall be expanded beyond 100' to include (contiguous sensitive areas, such as) steep slopes of 15% or greater, Non Tidal Wetlands, Non tidal Wetlands of Special State Concern, and hydric soils or highly erodible soils*

*The buffer shall be expanded by the greater of four feet for every 1% of slope or to the top of the slope and shall include all land within 50' of the top of the slopes*

The applicant is also seeking a variance to permit disturbance to the Expanded Buffer per Article 18-13-104(b). The 100' buffer is not shown on this site plan since this property is more than 120' from the 100' buffer. However, due to the steep slopes, the entire site is within the expanded buffer.

The expanded buffer is being disturbed for the removal of the existing 986 sf deck, screened porch and stairs, which are being replaced with a new, slightly smaller, 776 sf deck and new steps (In Like Kind), with no changes to the basic footprint of the deck.

We feel this relief is minimal, and all disturbance will be temporary. There will be minimum disturbance to the ground as we will only be disturbing roughly 10 sf per footing, for a total of only 150 sf for the entire project. There will be no heavy equipment used for the removal and the construction of this new deck, and all new footings will be dug by hand. All dirt removed for these footings will be bagged until it is used as backfill. (this is a normal practice for Diamond Decks) All extra dirt remaining after backfilling will be removed from the job site. Any minor disturbance to the steep slope will be temporary.

We also feel that denial of the variances will deprive the applicant of the rights commonly enjoyed by other properties in the neighborhood and cause unwarranted hardship that would deny the applicant reasonable and significant use of their home. The owner is not requesting these variances based on conditions or circumstances that are the result of actions by the applicant.

Sincerely,

William Zinnert

President / Diamond Decks

Certified Master Deck Professional

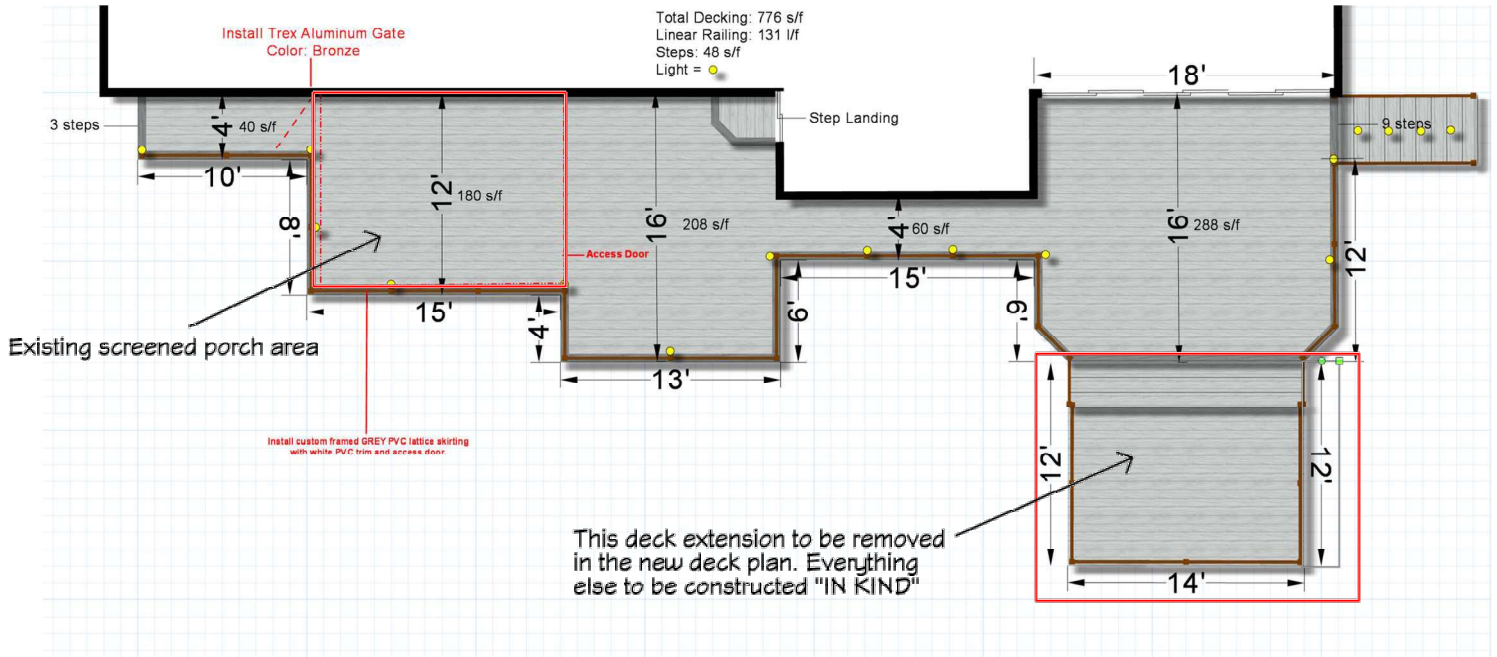
[William@DiamondDecksMd.com](mailto:William@DiamondDecksMd.com)

410-952-9034

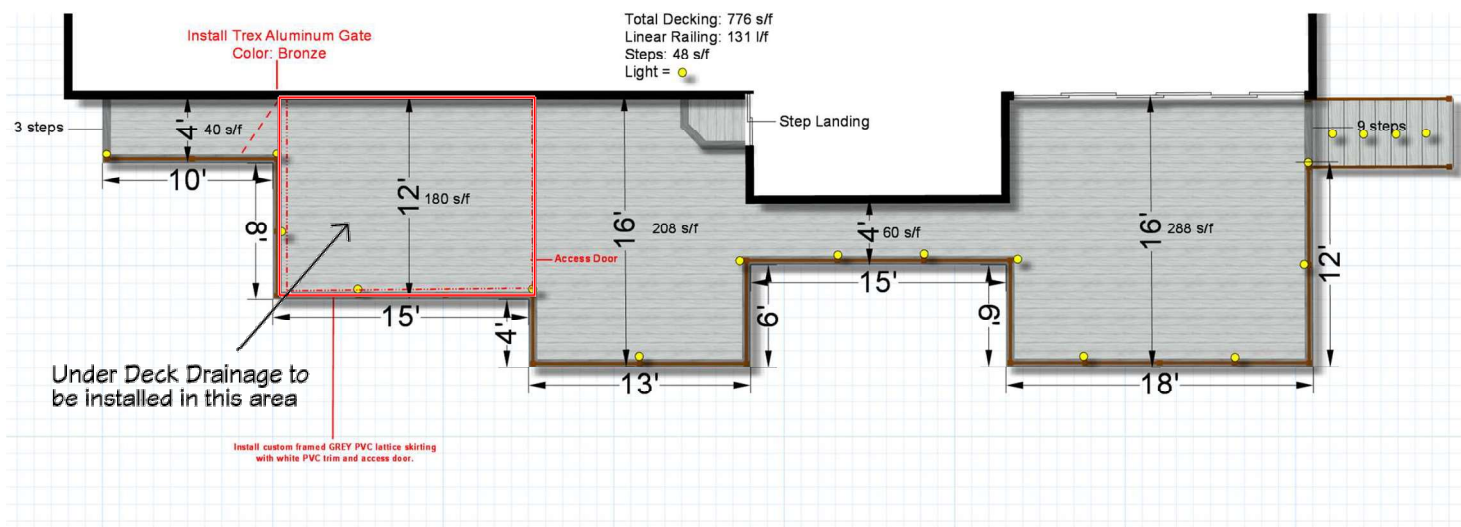


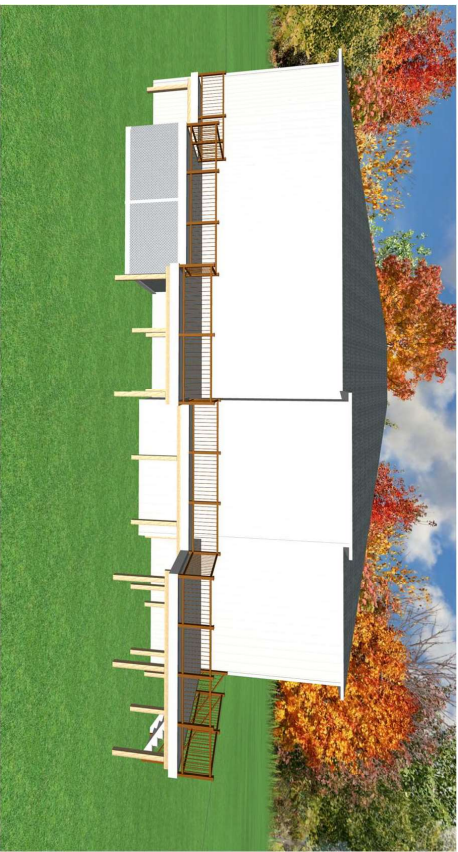
# Deck Replacement Project for Louis & Sheila Johnson

## EXISTING DECK



## PROPOSED DECK







## DIAMOND DECKS

Certified Master Deck Professionals

### Critical Area Narrative

#### Property Owners:

Louis A Johnson Jr. & Sheila Johnson  
2830 Broadview Terrace, Annapolis, Md. 21401

#### Proposed use:

The proposed use of the property is Single Family Residential. The proposed “In Kind” deck replacement is for the continued reasonable enjoyment of the use of their home.

#### Trees & Shrubs:

The property is mostly cleared in front of the house but it does have approximately 8,600 sf of woodlands scattered throughout the property mostly towards the rear of the house. It is made up of Typical Oak, Pine, and Maple, and Crepe Myrtle trees, along with typical popular shrubs near the house including Holly, Azalea, Myrtle, Boxwood, and grasses. (pictures have been submitted with the variance docs)

#### Disturbance & Mitigation:

The total disturbance to the property will be during the digging of new footings for the replacement deck. There will be 13 to 15 footings at roughly 10 sf per hole for a total of 150 sf of total disturbance. There will be minimum disturbance to the ground as we will only be disturbing roughly 10 sf per footing, for a total of only 150 sf for the entire project. There will be no heavy equipment used for the construction of this new deck. All new footing will be dug by hand and all dirt removed for these footings will be bagged until it is used as backfill. (this is a normal practice for Diamond Decks) All extra dirt remaining after backfilling will be removed from the job site.

#### Water Quality Impact:

There will be no impact on water quality as there will be no runoff and the property is not waterfront.

#### Lot Coverage:

The square footage of the property is 35,255 sf. The existing impervious coverage is 8,439 sf which is 24.6% of the total lot coverage. There will be no proposed change to the impervious lot coverage. There will be No woodland clearing, and all disturbance will be temporary.

#### General site details:

There are no protected habitat areas on this property. The property is not in the 100' buffer zone, but is considered to be in the “expanded Buffer” zone due to its steep slopes of 15% or greater. The entire property falls into the expanded buffer zone.

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
0050	0055		7	

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 02-128-90045396

Project Name (site name, subdivision name, or other) Johnson Deck Replacement

Project location/Address 2830 Broadview Terrace

City Annapolis Zip 21401

Local case number Profile # 2024-0092-P Permit # B02429541

Applicant: Last name Zinnert First name William

Company Diamond Decks

**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 Residential - Replace existing Deck "IN KIND"

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	0.8 AC	35,255			
RCA Area					
Total Area	0.8 AC	35,255			

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage	8600	8439
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		8439

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance (expanded)		150	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

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



This deck extension and pergola  
to be removed, and not replaced



This deck extension & Pergola  
to be removed and not replaced







← Left side of porch collapsing



roof is pulling away from house

Porch collapsing in front corner  
Walkway and steps also collapsing



Failed footer, post rotten  
Porch supported by steel posts



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  
Bureau of Environmental Health *BC*

DATE: October 2, 2024

RE: Shelia Johnson  
2830 Broadview Terrace  
Annapolis, MD 21401

NUMBER: 2024-0185-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a deck with less setbacks and buffer than required and with disturbance to slopes of 15% or greater.

The Health Department has reviewed the on-site sewage disposal system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal system. The Health Department has no objection to the above referenced request.

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

cc: Sterling Seay



Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

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**CAC Comments: 2024-0168-V Evergreen Ventures, 2024-0171-V Moynihan, 2024-0173-V Tynan, 2024-0174-V Fasano, 2024-0176-V McKittrick, 2024-0185-V Johnson**

1 message

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Jennifer Esposito <jennifer.esposito@maryland.gov>

Fri, Oct 11, 2024 at 10:20 AM

To: Sadé Medina <pzmedi22@aacounty.org>

Cc: Sterling Seay <pzseay16@aacounty.org>, Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>

Good morning,

The Critical Area Commission has reviewed the following variances and we provide the following comments:

- 2024-0168-V; Evergreen Ventures (AA 223-24): The County must ensure that appropriate mitigation is required, including ensuring that the full re-establishment of areas associated with the unpermitted clearing occurs, and that any remaining mitigation is fulfilled by planting unvegetated portions of the Buffer. Based on the submitted Mitigation Plan, it does not appear that the unpermitted cleared areas (both inside and outside of the Buffer) are being fully replanted. Nor does it appear that the proposed mitigation on this site fulfills the mitigation requirements. The applicant may not be granted a variance to the mitigation standards per COMAR 27.01.09.01-2.P. The applicant should revise the Mitigation Plan to provide a Landscape Stock Table to include the size, quantity, and species that will satisfy the mitigation requirements.
- 2024-0171-V; Moynihan (AA 229-24): In order for the Administrative Hearing Officer to grant this after-the-fact variance, the applicant must meet each and every one of the variance standards including unwarranted hardship and that the project will not adversely affect water quality or habitats within the Critical Area.
- 2024-0173-V; Tynan (AA 231-24): The property is currently improved with driveway, front porch, dwelling with patio and rear deck, and riparian access. It does not appear that a proposal for an additional outdoor amenity (a 288-square-foot deck) meets the Critical Area Variance standards, including unwarranted hardship as the applicant currently enjoys reasonable and significant use of the property.
- 2024-0174-V; Fasano (AA 230-24): The property is currently improved with a driveway, walkways, and dwelling with an existing deck. The dwelling is located on top of a 40% slope. The applicant should consider constructing the screen porch on top of the existing deck to minimize impacts to steep slopes. Given the existing improvements, this request does not meet all of

the Critical Area variance standards, including unwarranted hardship. If this request were to be denied the applicant will still have reasonable and significant use of the entire parcel. Additionally, impacts to the steep slopes to construct the screened porch can adversely impact water quality and habitats.

- 2024-0176-V McKittrick (AA232-24): Provided that the proposed improvements to the rear of the dwelling are limited to the existing footprint, and provided that the Administrative Hearing Officer finds that each and every one of the variance standards have been met, appropriate mitigation is required.
- 2024-0185-V; Johnson (AA 249-24): Appropriate mitigation is required.

Thank you for the opportunity to provide comments. If you have any questions or concerns, please let me know.

The above comments have been uploaded to the County's online portal.



 facebook\_logo.jpg

 twitter\_logo.jpg

[dnr.maryland.gov/criticalarea](http://dnr.maryland.gov/criticalarea)

### *Jennifer Esposito*

Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

Office: [410-260-3468](tel:410-260-3468)

(In office: Mon., Wed., Friday)

Cell: [443-569-1361](tel:443-569-1361)

(Teleworking: Tues., Thurs.)

[jennifer.esposito@maryland.gov](mailto:jennifer.esposito@maryland.gov)

# 2024-0185-V

Menu Cancel Help

<b>Task</b> OPZ Critical Area Team	<b>Due Date</b> 10/18/2024	<b>Assigned Date</b> 09/27/2024
<b>Assigned to Department</b> OPZ Critical Area	<b>Assigned to</b> Kelly Krinetz	<b>Status</b> Complete w/ Comments
<b>Action by Department</b> OPZ Critical Area	<b>Action By</b> Kelly Krinetz	<b>Status Date</b> 10/08/2024
<b>Start Time</b>	<b>End Time</b>	<b>Hours Spent</b> 0.0
<b>Billable</b> No	<b>Overtime</b> No	<b>Comments</b> No objection to the proposed replacement/reduction of the existing deck.
<b>Time Tracking Start Date</b>	<b>Est. Completion Date</b>	<b>In Possession Time (hrs)</b>
<b>Display E-mail Address in ACA</b> No	<input checked="" type="checkbox"/> <b>Display Comment in ACA</b>	<b>Comment Display in ACA</b>
		<input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner
<b>Estimated Hours</b> 0.0	<b>Action</b> Updated	<b>Workflow Calendar</b>

Task Specific Information

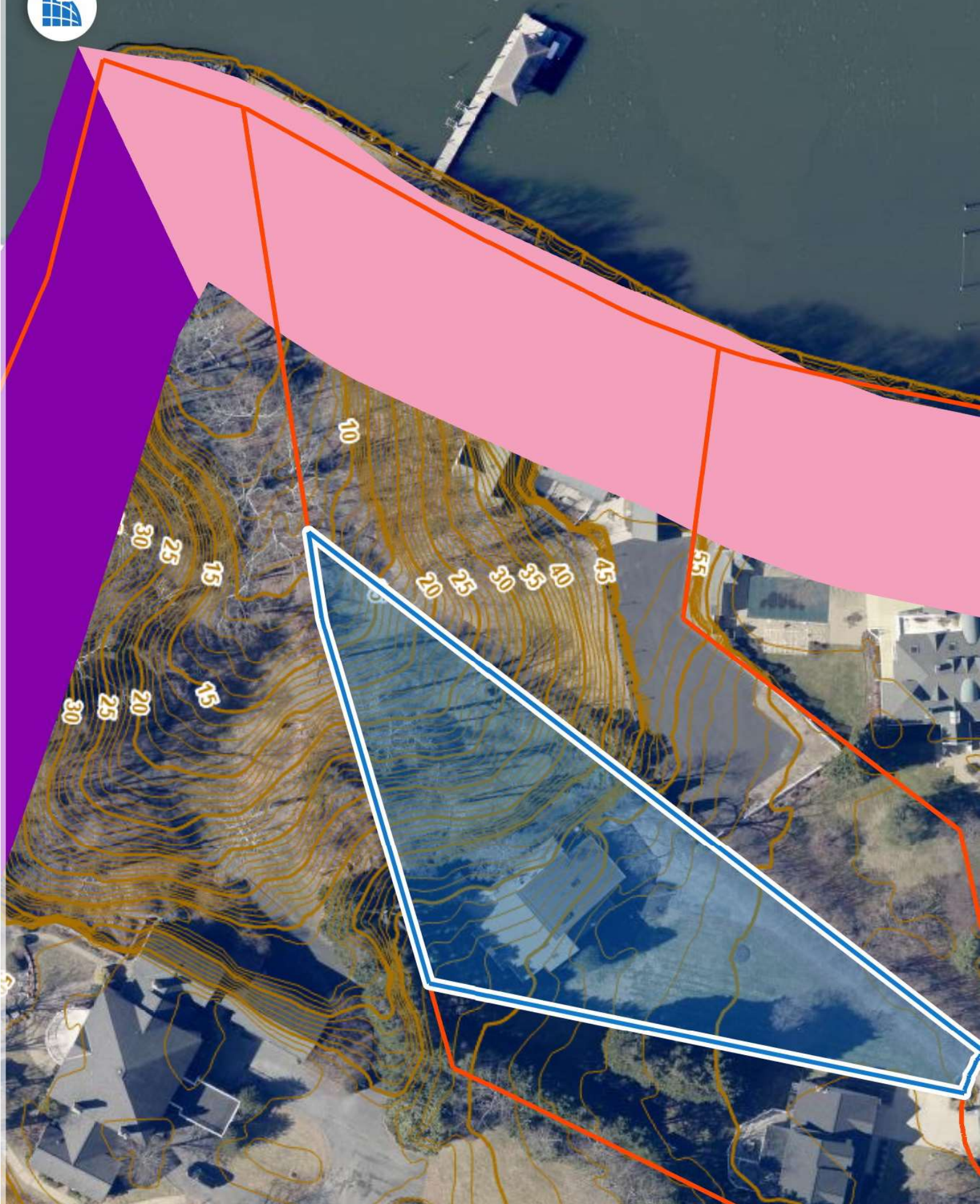
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**Expiration Date**  
**Reviewer Phone Number**

**Review Notes**  
**Reviewer Email**

**Reviewer Name**

0 ft



10

30

25

15

20

25

30

35

40

45

55

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25

20

15

10