



1020 Tiffany Park, Owings MD 20736
Office: 410 802 2860 MHIC # 71878
E-mail: finedecks@gmail.com
Website: www.finedecks.com

Date: November 1, 2024

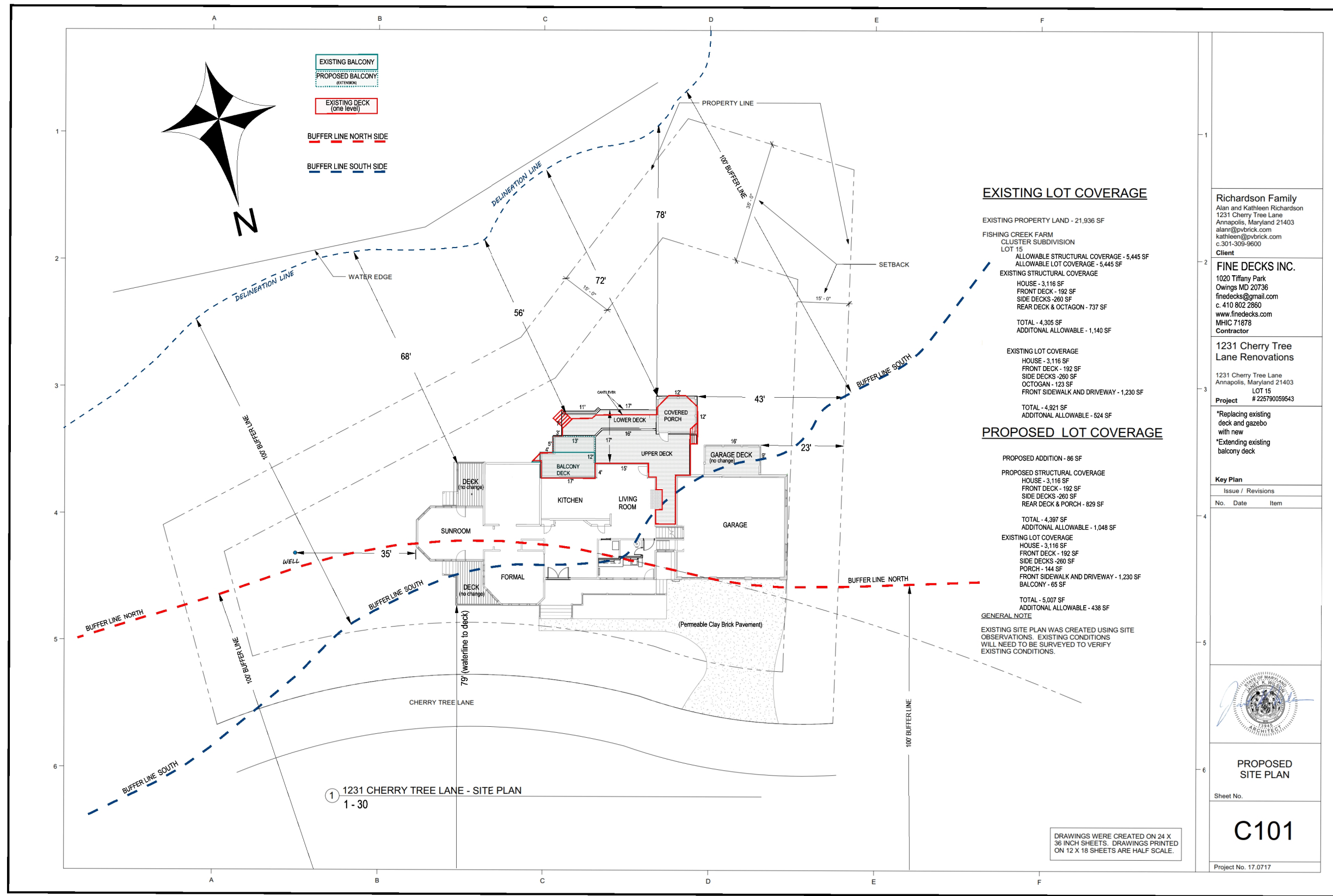
To: Zoning Division
Letter of Explanation

Permit # B02428533
Owner: Jack & Kathleen Richardson
1231 Cherry Tree Lane
Annapolis MD 21403
Phone: 301 526 6469
Email: kathleen@pvbrick.com

We are requesting a variance for the replacement of the existing deck and porch.
The construction of the new deck and porch falls within the 100 ft non-modified buffer.
The shortest distance from the waterline to the deck is 56 ft.
Proposed deck is within the existing deck which is over 30 years old.

Deck Repair and Replacement
Narrative

- Property is a single-family residential lot.
- Property has Crepe Myrtle, Swamp Magnolia and Gum trees. Also Rose bushes, Hydrangea, Hibiscus, Holly bushes and other various native flowering perennials.
- No impact on water quality or habitat.
- Less than 10 square feet of impact to impervious surface. Permeable driveway and walkway more than compensate for any additional impervious surface impact.
- No impact on habitat protection areas. No change in current gentle slope of yard to waters edge.



Richardson Family
Alan and Kathleen Richardson
1231 Cherry Tree Lane
Annapolis, Maryland 21403
alanr@pvbrick.com
kathleen@pvbrick.com
c.301-309-9600
Client

FINE DECKS INC.
1020 Tiffany Park
Owings MD 20736
finedecks@gmail.com
c. 410 802 2860
www.finedecks.com
MHIC 71678
Contractor

1231 Cherry Tree Lane Renovations
1231 Cherry Tree Lane
Annapolis, Maryland 21403
LOT 15
Project # 225790059543

*Replacing existing deck and gazebo with new
*Extending existing balcony deck

Key Plan

Issue / Revisions

No.	Date	Item

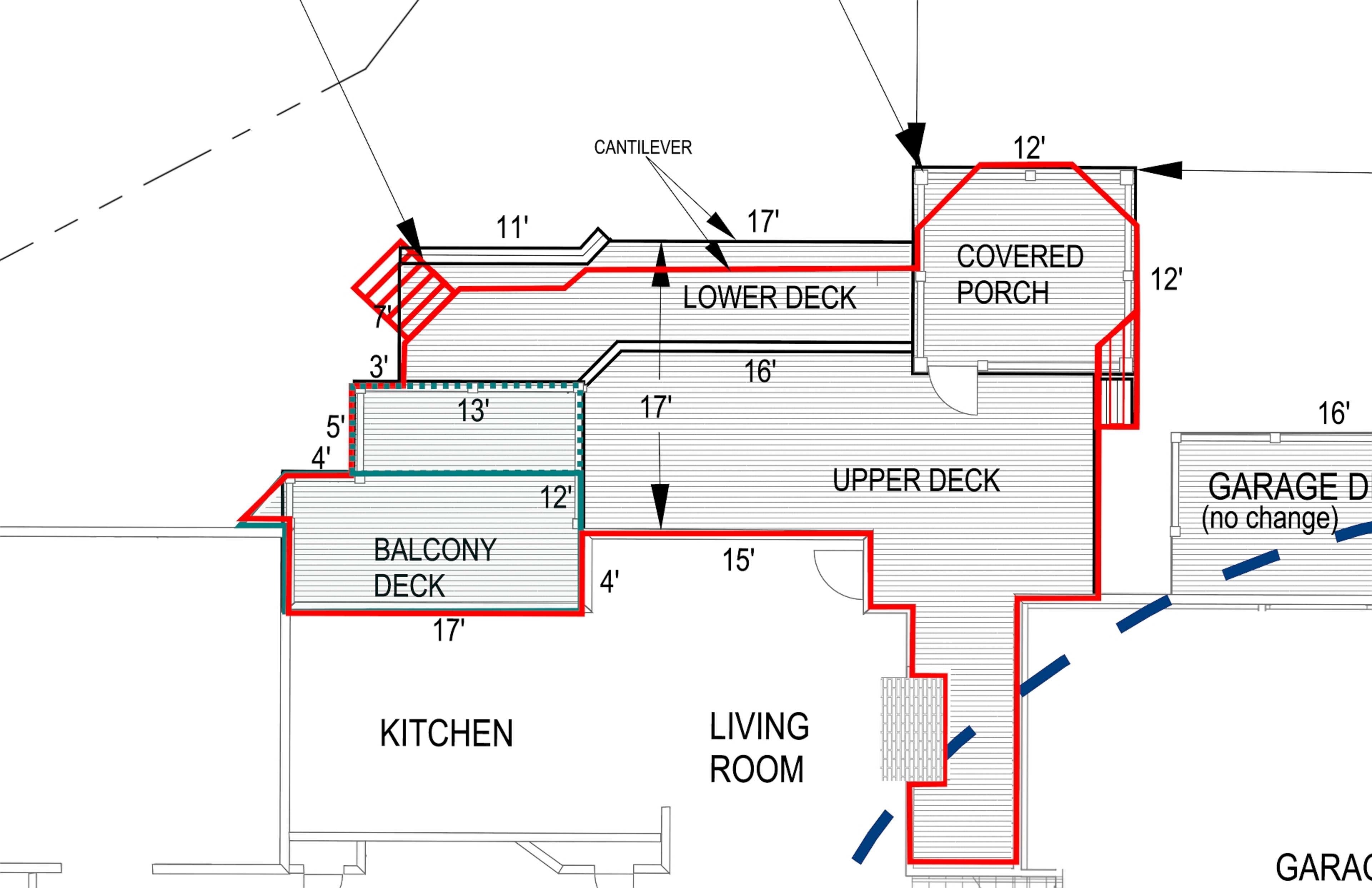


PROPOSED SITE PLAN

Sheet No.

C101

Project No. 17.0717



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
57	121	---	15	---

Tax ID: 225790059543

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) Fishing Creek Farm

Project location/Address 1231 Cherry Tree Lane

City Annapolis Zip 21403

Local case number

Applicant: Last name Jellema First name Clemens

Company Fine Decks Inc.

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:

We are requesting a variance for the replacement of the existing deck and porch

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input checked="" type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/> _____	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		864
LDA Area					
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		4921
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		4921

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		864	Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/> _____	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>Porch</u>
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1020 Tiffany Park, Owings MD 20736
Office: 410 802 2860 MHIC # 71878
E-mail: finedecks@gmail.com
Website: www.finedecks.com

Date: 07/12/2024

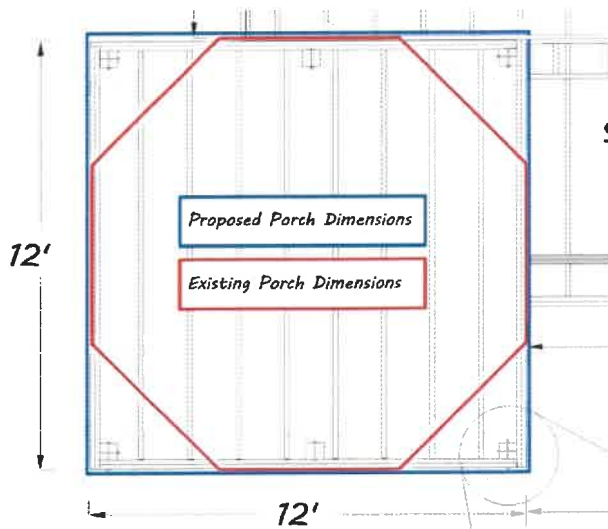
Homeowner: Jack & Kathleen Richardson
1231 Cherry Tree Lane
Annapolis MD 21403
Phone: 301 526 6469
Email: kathleen@pvbrick.com

RE: B02428533

Additional information regarding screened porch

Existing screened porch to be replaced with new.
Existing dimensions 12'x12' (octagon)
Existing square footage 123

Proposed dimensions 12'x12' (square)
Proposed square footage 144



National Flood Hazard Layer FIRMette



76°29'13"W 38°55'52"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/21/2024 at 8:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Buffer Map Unofficial - Lot outline is ref only not exact



Legend

Foundation

Addressing



Parcels



Planning

County Planning

Buffer

Modified Buffer



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

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TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION



Notes 1" = 100' - Lot outline is ref only not exact

Topographic Map - Lot outline is ref only not exact



Legend

Foundation

Addressing



Parcels



Elevation

Topo 2023

Index

Intermediate



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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

0 100 200
ft

Notes 1" = 100' - Lot outline is ref only not exact



OFFICE OF PLANNING AND ZONING
CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0085-P
DATE: 09/05/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Clemens Jellema

EMAIL: Finedecks@gmail.com

SITE LOCATION: 1231 Cherry Tree Ln

LOT SIZE: 21,936

ZONING: R1/OS **CA DESIGNATION:** LDA,RCA **BMA:** no or **BUFFER:** yes **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes replacement of the existing deck and porch. The construction of the new deck and porch falls within the 100 ft non-modified buffer.

COMMENTS:

Critical Area Team: The site plan incorrectly depicts the 100' tidal buffer. The buffer shall be measured from the landward edge of the tidal wetlands along the front of the site.

The existing decks and portions of the dwelling are located within the tidal buffer. In kind repair/replacement of the existing deck can be supported but we would not support any expansion.

Zoning Administration Section:

Correct the site plan to indicate the 100' tidal buffer per Critical Area Team comments. You may submit the variance application through the LUN system. Note that the letter of explanation should indicate how the proposal meets the requirements for critical area variances per Section 18-16-305(b) and the requirements for all variances under Section 18-16-305(c).

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence. A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.