

1397 Bayside Dr
Edgewater, MD 21037

November 10, 2024

Anne Arundel County
Office of Planning and Zoning
Re: Letter of Explanation for Application for Variance (Setback – Front Porch)

To Whom It May Concern:

I am providing this letter of explanation in connection with my Variance Application relating to a proposed project to replace my front porch and cover it. The project would make the porch more useful for me as a homeowner and would enhance the overall appearance of the house.

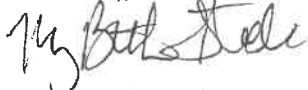
I need to replace my front porch soon. The structure is original to the house, which was built in 2003, and is old now. The wooden supports under some of the steps are splitting apart. The wooden railing posts also are splitting apart.

The deck of the porch is small and offers little space to turn around. For example, space is tight on the deck of the porch when I exit the house in the morning with my dog to walk her in the neighborhood. My dog does not really have anywhere to stand while I turn around to close and lock the front door, and then close the storm door, before we walk down the steps. I would like to take this opportunity to make the porch slightly larger. The increased space would make it easier when I am walking my dog and also would provide a little space on one side for packages to be delivered.

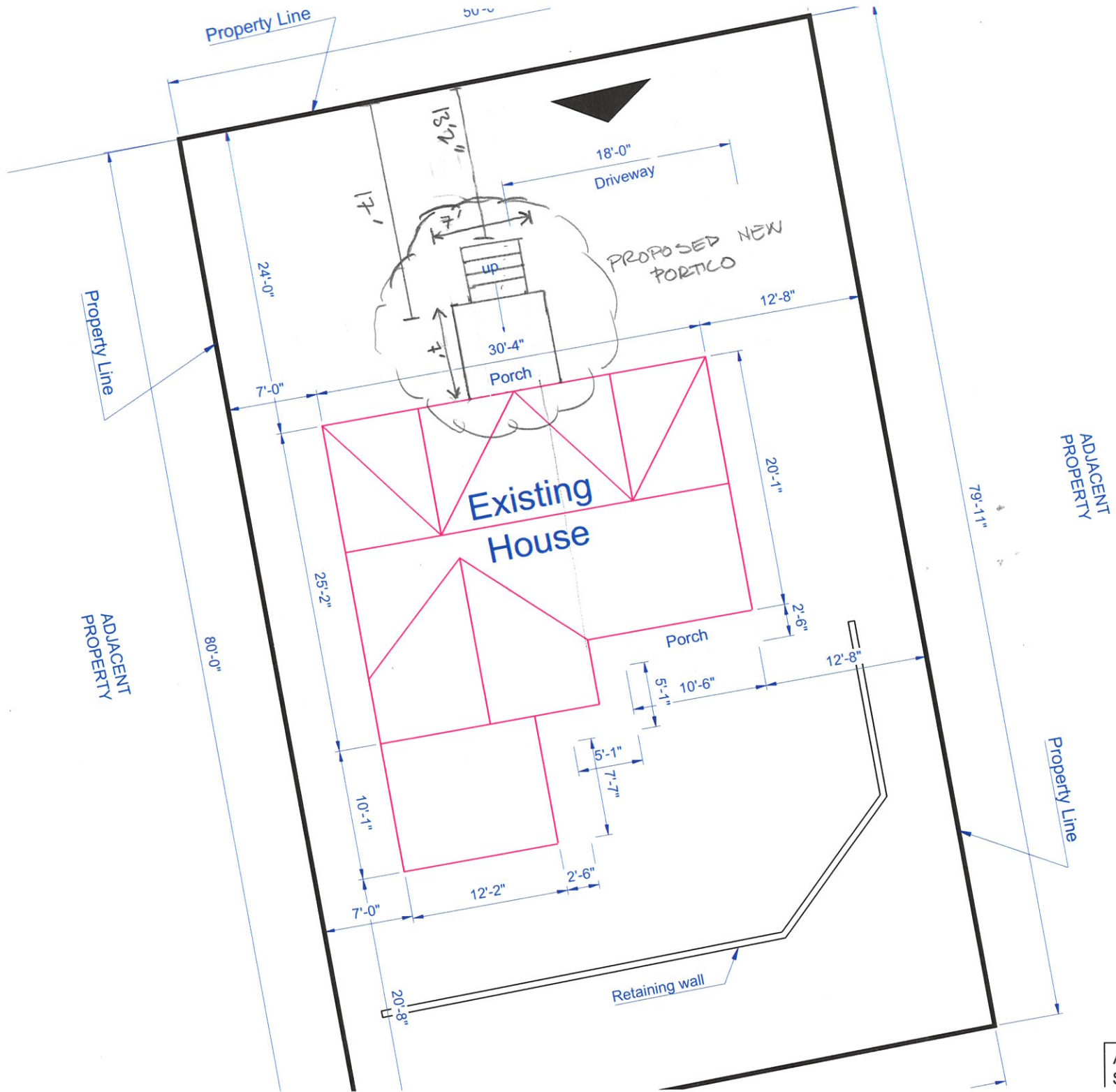
Also I would like to cover the new front porch. There currently is no porch cover, and so when I enter or exit the house there is no shelter from rain or sun. If it is raining the rain pours down from the roof while I am unlocking or locking the doors. A porch cover would provide some protection from the weather. It also would cover packages while I am away from the house.

Thank you for your consideration of my application. Please contact me at (202) 297-6301 or mbsteele@gmail.com with any questions.

Sincerely,

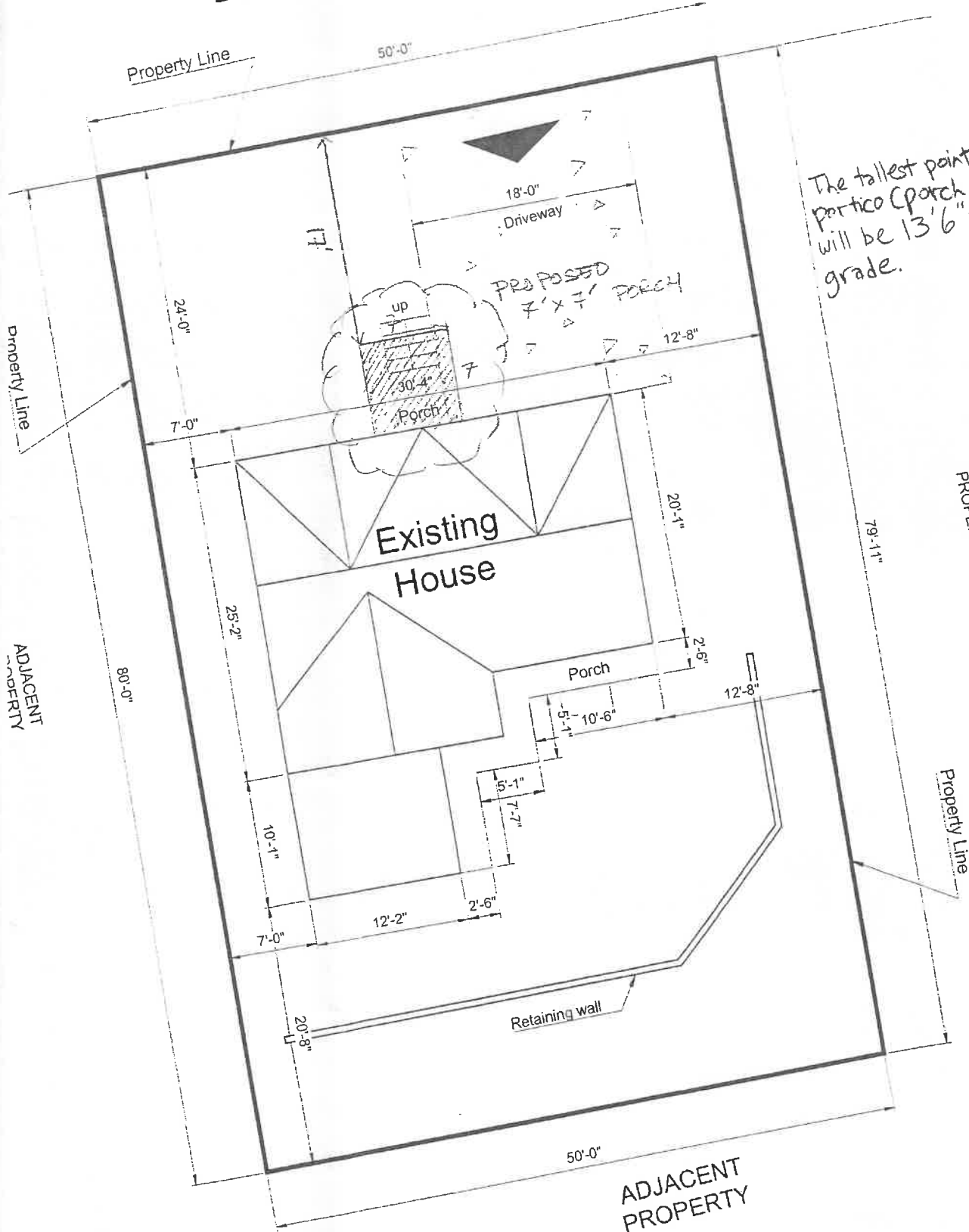
A handwritten signature in black ink that reads "Mary Beth Steele". The signature is written in a cursive style with a large initial "M".

Mary Beth Steele



Address: 1397 Bayside
 Scale: 1" = 10'

BAYSIDE DR



The tallest point of the portico (porch cover) will be 13'6" above grade.

Address: 139
Scale: 1" = 10'

THIS IS NOT A LEGAL
This work product of features, relied upon a location

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
60	93	18	13+14	B/k 12 Sect B

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 1749-6502-0250

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

Project location/Address 1397 Bayside Drive

City Edgewater Zip 21037

Local case number _____

Applicant: Last name Steele First name Mary

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:

Residential front porch

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		<i>4000</i>
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		<i>1,237</i>
Created Forest/Woodland/Trees			New Lot Coverage		<i>49</i>
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		<i>1,286</i>

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other

1397 Bayside Dr
Edgewater, MD 21037

November 10, 2024

Anne Arundel County
Office of Planning and Zoning
Re: Narrative Statement for Critical Area Form—Application for Variance (Replacing and Covering Porch)

To Whom It May Concern:

I am providing this Narrative Statement to accompany my Critical Area Commission Project Notification Application, which I am submitting in connection with my Variance Application relating to a proposed project to replace my front porch and cover it.

The property is residential. I need to replace my front porch soon. It is original to the house, which was built in 2003, and the supports under some of the steps are splitting apart. The wooden railing posts also are splitting apart. The existing porch is small and uncovered. I would like to increase the porch size slightly so that it is more useful to me as a homeowner. Also I would like to cover the porch. By covering the porch the amount of impervious coverage would increase by forty-nine square feet.

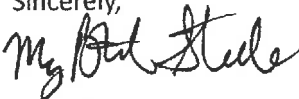
There are a couple of bushes/shrubs in the front yard, where the new porch will be built. I believe the new porch will be larger than the existing porch, but it will not disturb most of the existing bushes. If any bushes are lost due to the new porch construction I will replace them with new bushes.

Also, I believe the new porch will still be set back far enough that it will not have an effect on water quality, e.g., stormwater management.

Finally, I believe the local habitat will not be affected because my property does not contain any habitat protection areas, e.g., buffers.

Thank you. Please contact me at (202) 297-6301 or mbsteele@gmail.com with any concerns or questions.

Sincerely,



Mary Beth Steele