

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

November 14, 2024

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Lutz Property
580 Brightwood Road, Millersville, MD 21108
TM 22 BLK 12 P 309
Tax Account # 3000-9001-8950

Dear Planner:

On behalf of the property owner, I am submitting a variance application for the above-referenced project. The property owner is proposing the construction of a 40'x40' detached garage with a height that is higher than the principal structure. The existing dwelling a split foyer with a height of 17' 3". The proposed garage height is 20' 0". The structure has an overall footprint of 40' x 40' and is setback, at its closest point, 10' from the eastern, side lot line and 86.74' from the southeastern front lot line.

The property owner is in need of an accessory structure with a height of 20' for storage of a recreational vehicle as well as other vehicles and storage of lawn equipment.

Please note this is a R2 zoned property that exceeds the area and width requirements of the County Code. This property is required to meet the setbacks as noted in 18-4-601 of the County Code. For an accessory structure, this section of the County Code requires a front lot line setback of 40' and a side and rear lot line of 7'. The height limitation for an accessory structure is 25' or the height of the principal structure, whichever is less.

This proposal will require a zoning variance of 2'9" to allow the proposed garage (accessory structure) to be constructed with a height of 20'0".

WE REQUEST A 2'9" VARIANCE TO ARTICLE 18-4-601 THAT REQUIRES AN ACCESSORY STRUCTURE HAS A MAXIMUM HEIGHT OF 25' OR THE HEIGHT OF THE PRINCIPAL STRUCTURE WHICHEVER IS LESS TO ALLOW FOR A HEIGHT OF 20'0" FOR THE PROPOSED ACCESSORY STRUCTURE.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions

peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

The existing split foyer was built in 1980. The house is modest in size. The nature of a split foyer is to have a lower level placed 4' in the ground. This style of house typically has an overall height lower than a standard 2-story dwelling. Since this is the case the height of the existing house is only 17'3". This restricts the allowable height for an accessory structure.

These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

With the unique characteristics of existing house having a height that is relatively low and the owners need for storage of a recreational vehicle, other cars and lawn equipment, we are not able to develop the property without the need for a variance.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

We feel this variance request is the minimum variance necessary to afford relief in that the proposed accessory structure has been held as low as possible to allow for the storage of the owners RV. The RV requires taller doors to allow access. We are proposing an accessory structure with a height of 20'. This is only 2'9" higher than the existing dwelling. We feel this is a minimal request.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood. Most of the houses to the east and north are 2 story dwellings with heights higher than this proposed accessory structure. The properties to the east and south will be screened by the existing trees and shrubs that currently screen those properties.

(ii) substantially impair the appropriate use or development of adjacent property: This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with single-family dwellings. This proposal does not impact these properties nor the owner's ability to develop their property.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area: This proposal does not reduce forest cover in the LDA or RCA portion of the Chesapeake Bay Critical Area. This property lies entirely outside of the Chesapeake Bay Critical Area.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

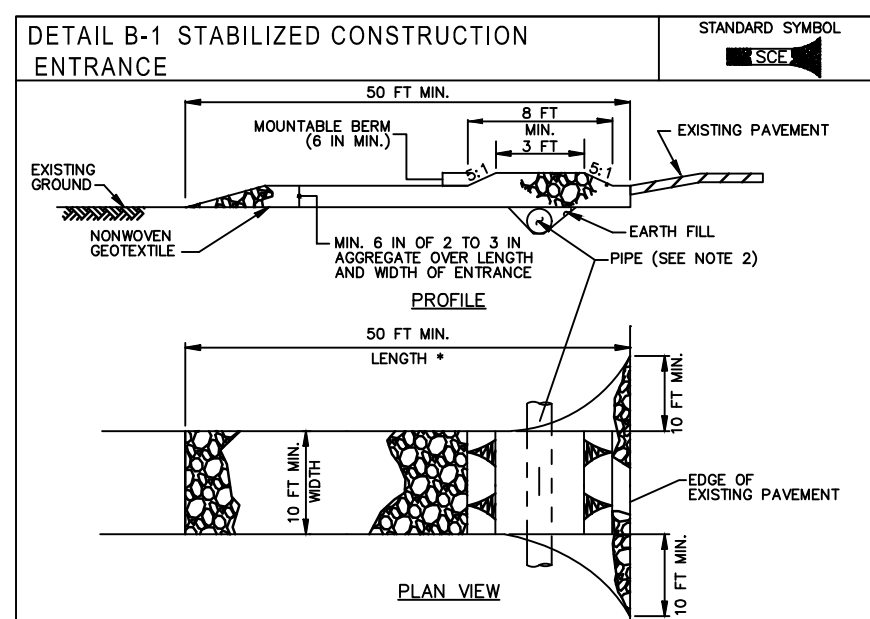
(v) be detrimental to the public welfare: This development is not detrimental to the health and welfare of the community. Storm water management will be required the required with the building permit application.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,



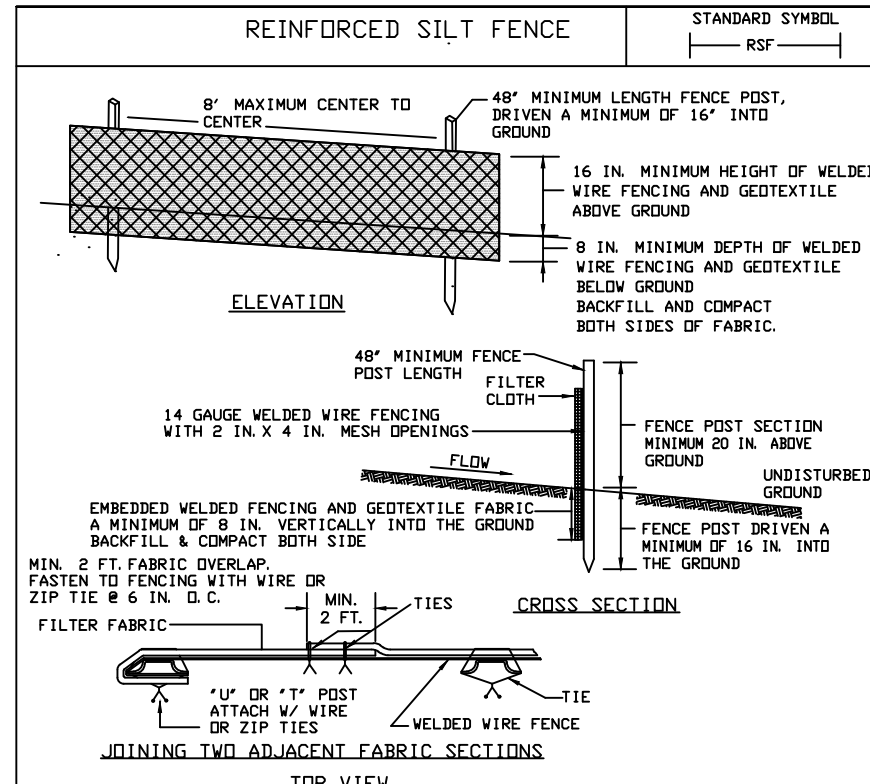
Matthew A. Forgen



CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SOE. USE MINIMUM LENGTH OF 50 FEET (50 FEET FOR SINGLE RESIDENCE USE, MINIMUM WIDTH OF 10 FEET). FLARE SIZE IS FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A 10% MINIMUM RADIUS.
- PIPE SHALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SOE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SOE WITH A MOUNTABLE BERM WITH 2" SLOPES AND A MINIMUM OF 6" COVER OVER THE PIPE. PROTECT PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SOE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SOE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SOE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE, SAND, OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAYS BY INCLUDING, SCRAPING, AND/OR CLEANING. WASHING ROADWAYS TO REMOVE MUD TRACKED ONTO ROADWAYS IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
 U.S. DEPARTMENT OF AGRICULTURE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES CONSERVATION SERVICE WATER MANAGEMENT ADMINISTRATION



Construction Specifications

- Metal fence post shall be a minimum of 48 inches long, driven 16 inches minimum into the ground and no more than 8 feet apart. Post shall be standard 1" or U section galvanized steel pipe, 1.50 pound per foot. Reinforcements shall be 1/2" x 4" x 1/4" steel plate or 2" x 4" x 1/4" steel plate.
- Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid section. Where ends of geotextile fabric come together, they shall be overlapped, folded and wire tied or zip tied to post to prevent sediment bypass. shall meet the following requirements:
 3. Use woven geotextile, as specified in section H-1 materials, and fasten to the outside side of the fence post with wire or zip ties at the top and mid section. The Manufacturer's certification that the fabric meets the requirements in section H-1 must be made available to the inspection/contractor authority.
 4. Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet up slope at 45 degrees to the main fence alignment to prevent runoff from going around ends.
 5. Remove accumulated sediment and debris when bulges develop in the reinforced silt fence fabric or when sediment reaches 25% of the fence height. Replace geotextile if torn. If undermining occurs, reinstall fence.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT 2015

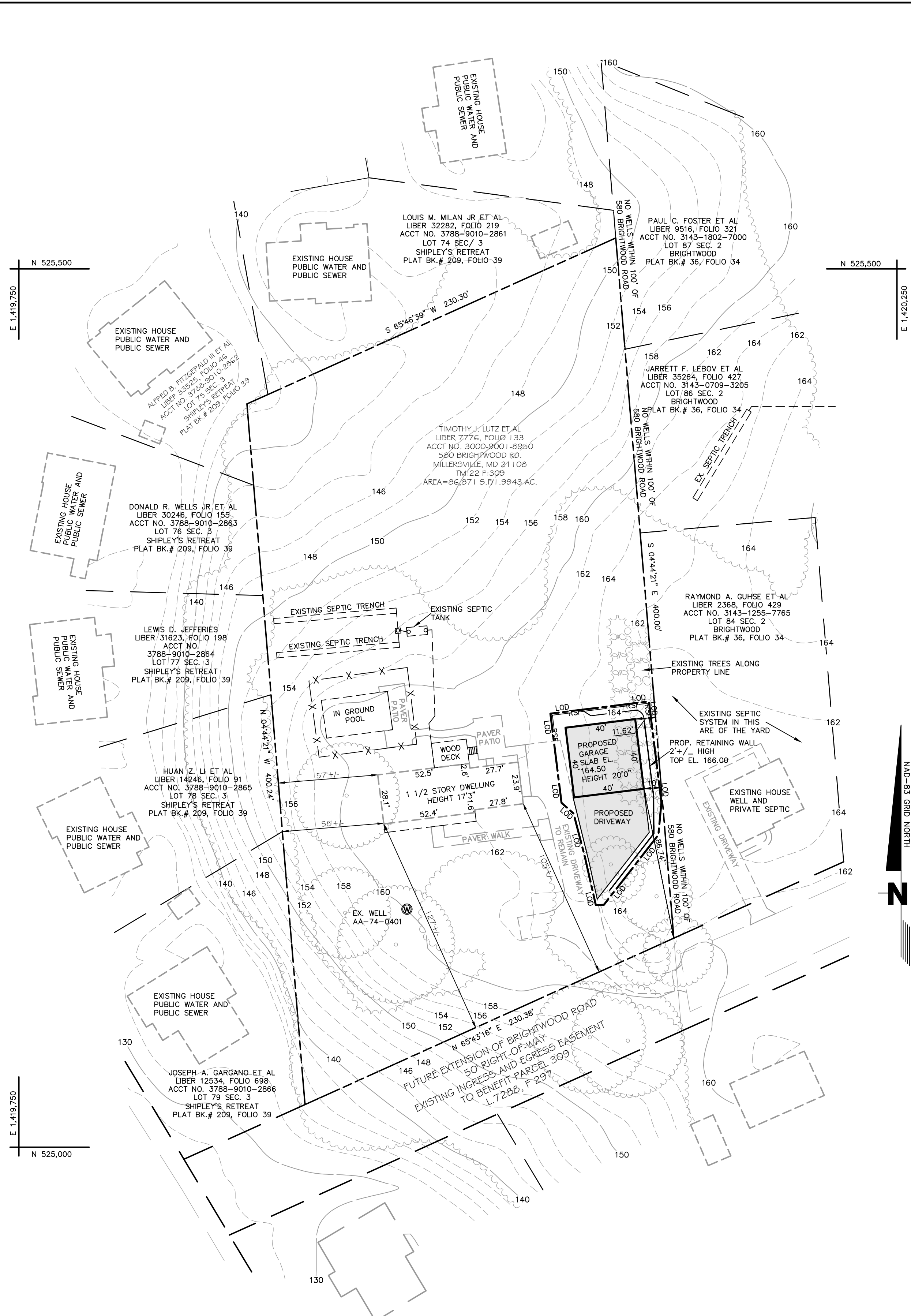
REINFORCED SILT FENCE

Design Criteria
 Reinforced Silt Fence Design Constraints

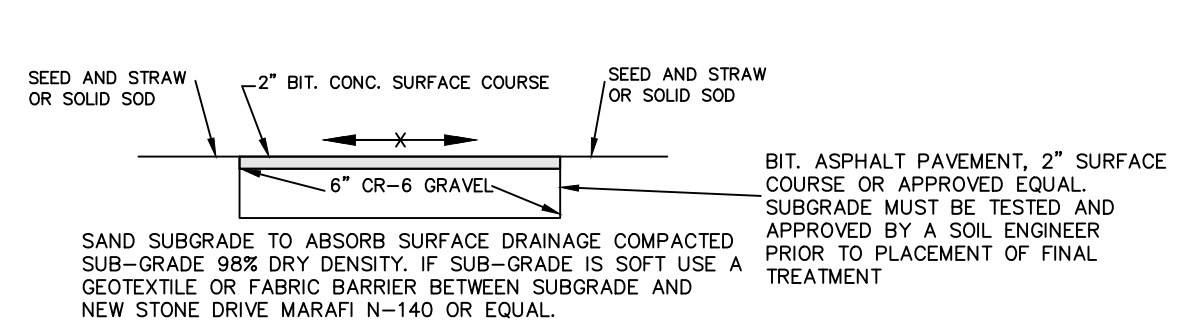
Average Slope Steepness	Maximum Slope Length	Maximum Silt Fence Length
Flatter than 50:1 (<2%)	300 feet	Unlimited
50:1 to 10:1 (2-10%)	125 feet	1,000 feet
10:1 to 5:1 (10-20%)	100 feet	750 feet
5:1 to 3:1 (>20%)	40 feet	250 feet

- *Maximum slope length is unlimited on the Hydraulic Soil Group (HSG) "A" soils
- The use of Reinforced Silt Fence must conform to the design constraints listed above.
 - The area down slope of the Reinforced Silt Fence must be undisturbed ground.
 - Reinforced Silt Fence must be placed along the contour.
 - Reinforced Silt Fence should be used with caution in areas where rocky soils may prevent trenching.
 - Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet up slope and 45 degrees to the main fence alignment to prevent runoff from going around the edge.

U.S. DEPARTMENT OF AGRICULTURE 2015 SOIL CONSERVATION SERVICE



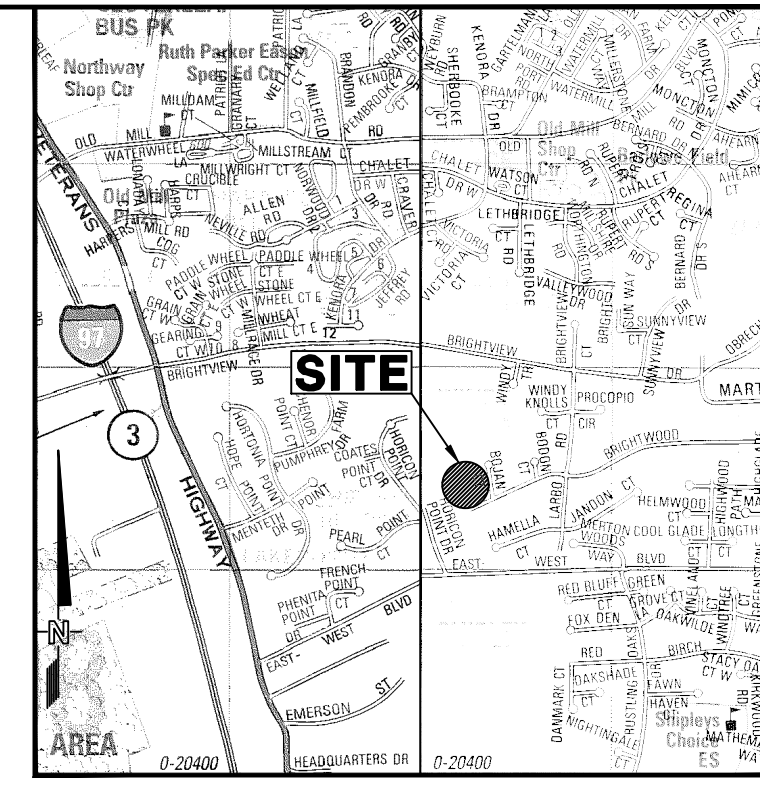
PROPOSED DEVELOPMENT CONCEPT PLAN
 SCALE: 1"=40'



DRIVEWAY SECTION N.T.S.

WET WEATHER DISTURBANCE/GRADING NOTE
 THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING OR ANY EARTH DISTURBANCE ACTIVITIES ON THE SITE DURING OR BEFORE PREDICTED WET WEATHER EVENTS. ONCE SITE WORK BEGINS, CLEARING AND GRUBBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERIMETER EROSION CONTROLS ONLY.

TEMPORARY AND PERMANENT STABILIZATION MEASURES NOTE:
 *FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 (1) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)
 (2) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 (3) THE ABOVE REQUIREMENTS DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLANS AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."



VICINITY MAP
 SCALE: 1" = 2,000'
 ADC MAP: 8, GRID: A12
 Copyright ADC The Map People
 Permitted Use Number 2081204

SITE DATA

PROPERTY ADDRESS:	580 BRIGHTWOOD ROAD MILLERSVILLE, MD 21108
OWNER:	TIMOTHY LUTZ KELLY LUTZ 580 BRIGHTWOOD ROAD MILLERSVILLE, MD 21108
DEVELOPER:	TIMOTHY LUTZ KELLY LUTZ 580 BRIGHTWOOD ROAD MILLERSVILLE, MD 21108
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R2
SETBACKS:	FRONT: 30', SIDE: 7', REAR: 25'
TAX MAP:	22 BLOCK: 12 PARCEL: 309 LOT: N/A
ASSESSMENT DISTRICT:	3RD
TAX ACCOUNT NUMBER:	3000-9001-8950
CRITICAL AREA:	N/A
TOTAL SITE AREA:	1.9943 ACRES 86,871 SQUARE FEET
EXISTING IMPERVIOUS:	0.1753 ACRES 7,637 SQUARE FEET
PROPOSED IMPERVIOUS:	0.0739 ACRES 3,220 SQUARE FEET
TOTAL DISTURBED AREA:	0.1125 ACRES 4,900 SQUARE FEET
AREA VEGETATIVELY STABILIZED:	0.0386 ACRES 1,680 SQUARE FEET
AREA OF MECHANICAL STABILIZATION:	0.0739 ACRES 3,220 SQUARE FEET
PROPOSED STRUCTURE HEIGHT:	20 FEET
PROPOSED STRUCTURE COVERAGE:	1,600 SQUARE FEET = 1.84%

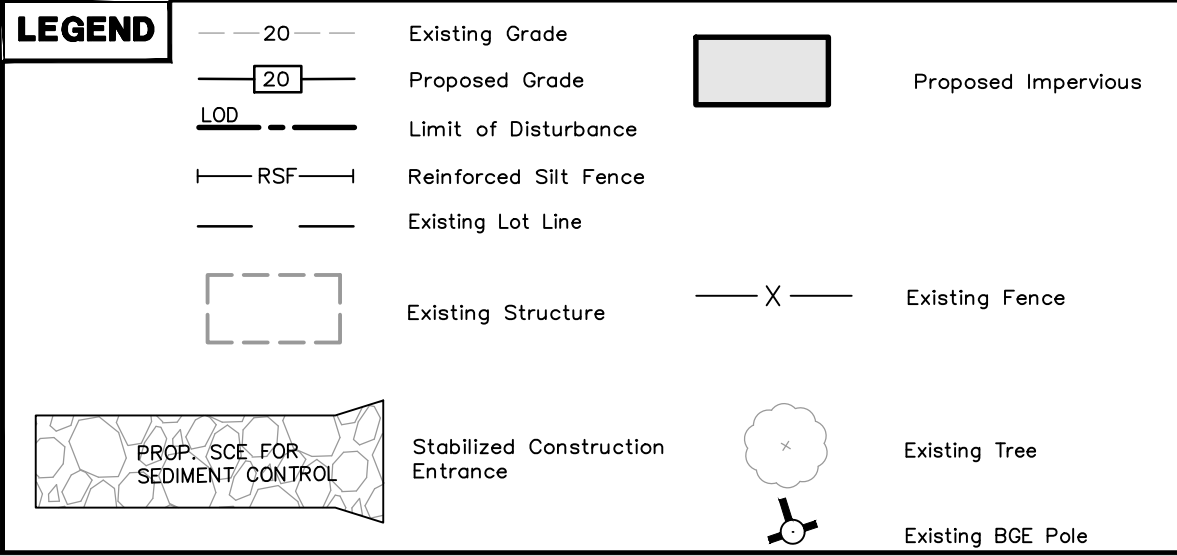
- SITE AREA CALCULATIONS**
- Total site area: 86,871 s.f. or 1.9943 Ac.
 - Total structure coverage allowed: 30% or 26,061 s.f.
 - Total woods on site: 48,467 square feet or 55.79% of the site.
 - Total woods to be cleared: 2,206 square feet
 - Total existing lot coverage: House 2,400 s.f., Driveway 2,824 s.f., Pool: 830 s.f., Paver Patio: 1,148 s.f., Paver Sidewalk: 435 s.f. Total: 7,637 s.f.
 - Total proposed lot coverage: Garage 1,600 s.f., Drive: 1,620 s.f. Total: 3,220 s.f.
 - Total lot coverage after construction: 10,857 s.f. = 12.50% of the site

M.A.F. & ASSOCIATES, LLC
 55 JONES STATION ROAD, W.
 SEVERNA PARK, MD 21146
 PHONE: 443-864-8569
 EMAIL: MFORGEN@AOL.COM

OWNER, DEVELOPER AND APPLICANT INFORMATION

OWNER:
 TIMOTHY LUTZ
 KELLY LUTZ
 580 BRIGHTWOOD ROAD
 MILLERSVILLE, MD 21108

DEVELOPER/APPLICANT:
 TIMOTHY LUTZ
 KELLY LUTZ
 580 BRIGHTWOOD ROAD
 MILLERSVILLE, MD 21108



SITE DEVELOPMENT PLAN

PROJECT NUMBER:
LUTZ PROPERTY
580 BRIGHTWOOD ROAD
MILLERSVILLE, MD 21108

TAX MAP 22 BLOCK 12 PARCEL 309 TAX ACCOUNT #: 3000-9001-8950 ZONING: R2
 DATE: NOVEMBER 13, 2024
 3RD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1