

Letter of Explanation

Please accept this letter as explanation for the variance application being made for the property located at 1313 St. Josephs Court, Crownsville Maryland 21032. The applicant is proposing to remove their existing open deck and screened porch on the rear of the existing single-family dwelling. The existing deck is an irregular shape and will be the same shape as the replacement, albeit 2' larger in projection. The proposed replacement will be a two-level open deck with a 10x14 screened porch on the upper level. This screened porch is an in-kind replacement in both size and location to the existing screened porch.

To be more detailed, the proposed upper deck will be 24' x 39' in an L-shaped configuration. The replacement 10x14 screened porch will occupy a portion of that footprint. This deck will be approximately 14' above grade. The lower deck is in a similar shape, directly below the upper deck. The size of the lower deck is smaller, at only 22' x 39' L-shaped, but does not occupy that entire area. However, there is a 5' x 6' landing on the left side of the lower deck with a box step to grade which will sit outside from underneath the upper deck. This lower deck is approximately 16" above grade on the step side.

This project was applied for with Anne Arundel County permit office and comments were generated under application B02429646. These comments informed the applicant that a variance would be required for the project. The reason for the variance is that the entire lot is comprised of steep slopes. Furthermore, as this is a waterfront lot, there is a non-exempt 100' critical area buffer that is expanded due to the steep slopes per 18-3-104. Thus, per 17-8-3, a variance is required for any disturbance within the expanded buffer. To note, this lot is 2.04 acres, and the entire 88,862.4 square feet is within that expanded buffer. The lot is also entirely in the LDA designation of the critical area, and nearly entirely wooded.

The Administrative Hearing Officer may vary or modify the provisions of the zoning code when it is alleged that practical difficulties or unnecessary hardships prevent conformance with the strict letter of the article, provided the spirit of law is observed, public safety secured, and substantial justice done. Each of those provisions apply to this case and the following findings are being presented.

There are certainly very unique physical conditions that exist on this lot. As the lot was developed on a waterfront piece of land, the shape itself is unique. But more importantly and applicable to this application, the land that was developed is significantly sloped. Previously, this was a wooded lot that sloped down to the water. In 1985 it was developed with all necessary permits and approvals, and the area where the dwelling and hardscape were placed were graded and stabilized. The remaining wooded lot was left untouched. The wooded nature of the lot actually aids the topography. Clearly if the lot were cleared, runoff would be problematic with the slope. But the tall, aged vegetation significantly strengthens the ground which is why the vegetation remained.

At the time of development, an open deck was constructed on the rear of the dwelling. The deck was an irregular L-shaped deck constructed on post and pier footings to not only gain the

height needed to reach the egress doors of the dwelling, but also to minimize impact to the ground. On a portion of that existing deck, a small screened porch was constructed. Over time, both the deck and porch have weathered to the point of needing to be replaced. This project proposed to do that. The proposed deck will be nearly in the same location with the same shape. The new deck is in fact two feet larger in projection, but the increase in size is simply because building materials allow cantilevers that can achieve the increase without adding ground disturbance. The deck will still be constructed on post and pier footings to keep the existing minimized ground disturbance.

The proposed deck will be two levels which is a departure from the original design. But the lower deck is smaller than the upper deck (the upper deck is the one referred to above which is the replacement for the existing deck), and follows the same general shape of the upper. This is important because the posts and footings will be shared between the two decks. Again, this minimizes ground disturbance which is the only true concern for slope and critical area buffer disturbance; the very need for the variance. There is an existing walkway down to the water and the lower deck does propose to provide a small 5' x 6' landing with box step which accesses that walkway. That is the only portion of the lower deck not underneath the upper.

The steep slopes encompass this entire lot. That in itself is a feature not experienced by many other lots, making this a terrific example of the unique requirement of the statute. Furthermore, because the non-exempt critical area buffer is expanded due to the slopes, and the slopes encompass the entire lot, then the 100-foot buffer actually encompasses the entire 2.04-acre lot. This is another very unique circumstance to this lot. Because of this unique restricting attribute, peculiar to and inherent in this particular lot, there is no reasonable possibility of replacing the existing deck and screened porch in strict conformance with the article. In other words, there is no way to avoid a variance simply to replace what is already there.

This peculiarity creates an exceptional circumstance. Because of this circumstance, which is not a financial consideration, the granting of this variance is necessary to avoid practical difficulties and unnecessary hardships. As stated, the existing structures need to be replaced. While they are not a safety hazard yet, denying the variance means that the structures are relegated to continue to age and there is a fear of a safety issue in the future. Yes, the replacement is an improvement. But as has been shown, the lower deck stays within the footprint almost entirely, and is a unique way to improve upon the property without creating any NEW disturbance to the environmental features.

As this property is waterfront and thus in the critical area, the critical area requirements for a variance are discussed here as well. The explanation above suffices to address the first requirement, which is the fact that the slopes found on this lot epitomize a significant unique condition which is peculiar to and inherent in this particular lot. Strict application of the critical area program would result in the unwarranted hardship as defined in the Natural Resources Article § 8-1808 of the State Code which was outlined earlier; specifically that the existing structure could never be replaced.

A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances would absolutely deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the county. This is mainly due

to the fact that very few other properties see their entire property consumed by environmental features, such as steep slopes. Moreover, very few other properties then have a 100' critical area buffer expanded to consume their entire property. This is not a small lot, it is over two acres. Yet the entire land has been restricted by the slopes and buffer. That critical area buffer is intended to only be 100 feet; it is only expanded because of slopes. That 100 feet in this case is expanded to cover over two acres of land. That is NOT something other properties are burdened by. Thus, literal application of the regulations would prevent only this owner from the very common and normal project of replacing what they already have.

Conversely, the granting of this variance will not confer on this applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area. Mainly this is because very few would have the need for the same variance as very few would find their entire lot in this circumstance. Most other land owners in the critical area would have the opportunity to replace their existing structures without the need to obtain a variance for environmental impact.

The variance request is not based on conditions or circumstances that are the result of actions by the applicant. The lot was developed in 1985 and not by the owner. The developer chose a lot with these slopes and developed in accordance with laws and regulations. The owner simply purchased an existing property with the existing deck and existing screened porch. They have not commenced any work as they are responsibly going through the approval process first. This request also does not arise from any condition relating to land or building use on any neighboring property. This is simply an unfortunate circumstance where the environmental features cover the entire two-acre lot and thus replacement is not possible without a variance request.

The granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area in any way. The project will be in harmony with the general spirit and intent of the County's critical area program as it is replacing what already exists. It will also remain on post and pier foundation specifically to continue the same minimized ground disturbance that existed previously.

There is no bog in this area, but the applicant technically has maximized the distance between the structure and the 100-foot buffer. That sounds impossible since the buffer has been expanded to cover the entire lot. But by replacing in the same shape and configuration, the applicant has not disturbed the buffer further other than the two foot overhang (which does not impact any more of the ground, slopes, or buffer). There is no other way to maximize the distance because their whole lot is in the buffer. That is the unique condition requiring the variance in the first place.

The applicant has shown here that they have overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code in that they have minimized their request to the maximum extent possible. They have not chosen to construct some large addition affecting more ground and slope area. They are simply replacing their existing deck and porch so that they can continue to enjoy their rear amenity space as nearly every other homeowner in the county can do. In fact, the last requirement that needs to be met for a critical area variance is that the owner has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c). The

irony here is that there are NO alternatives based on the topography on this lot. Responsible replacement is their only option, which they have proposed.

As required for any variance, not just critical area ones, this variance is in fact the minimum necessary to afford relief. The screened porch is an exact replacement. The deck is remaining in the same location and shape. The added lower deck is smaller than the upper and remaining beneath the upper, utilizing the same posts and footings. This is the very definition of minimizing the variance request.

The granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located. This is a residential neighborhood and decks and/or screen porches are the norm, not the exception. Furthermore, this deck is replacing what is already there.

The variance will not substantially impair the appropriate use or development of adjacent property. This lot is heavily wooded and the neighboring property cannot even see the deck and porch. Regardless, as this is a replacement, there is no change to any implied affect to the neighboring residential properties.

The variance will not reduce forest cover in the limited development area of the critical area in any way. Again, the deck and porch are existing. No trees or shrubs of any kind need to be removed for this project.

The granting of the variance will also not be contrary to acceptable clearing and replanting practices required for development in the critical area mainly because as has already been stated, no clearing is necessary. Should more planting be required due to this project, the applicant will adhere to whatever is required.

Finally, the granting of the variance will not be detrimental to the public welfare in any way. Again, this is a residential deck and porch. The public have no access to the property and will not be affected by the deck and porch replacement.

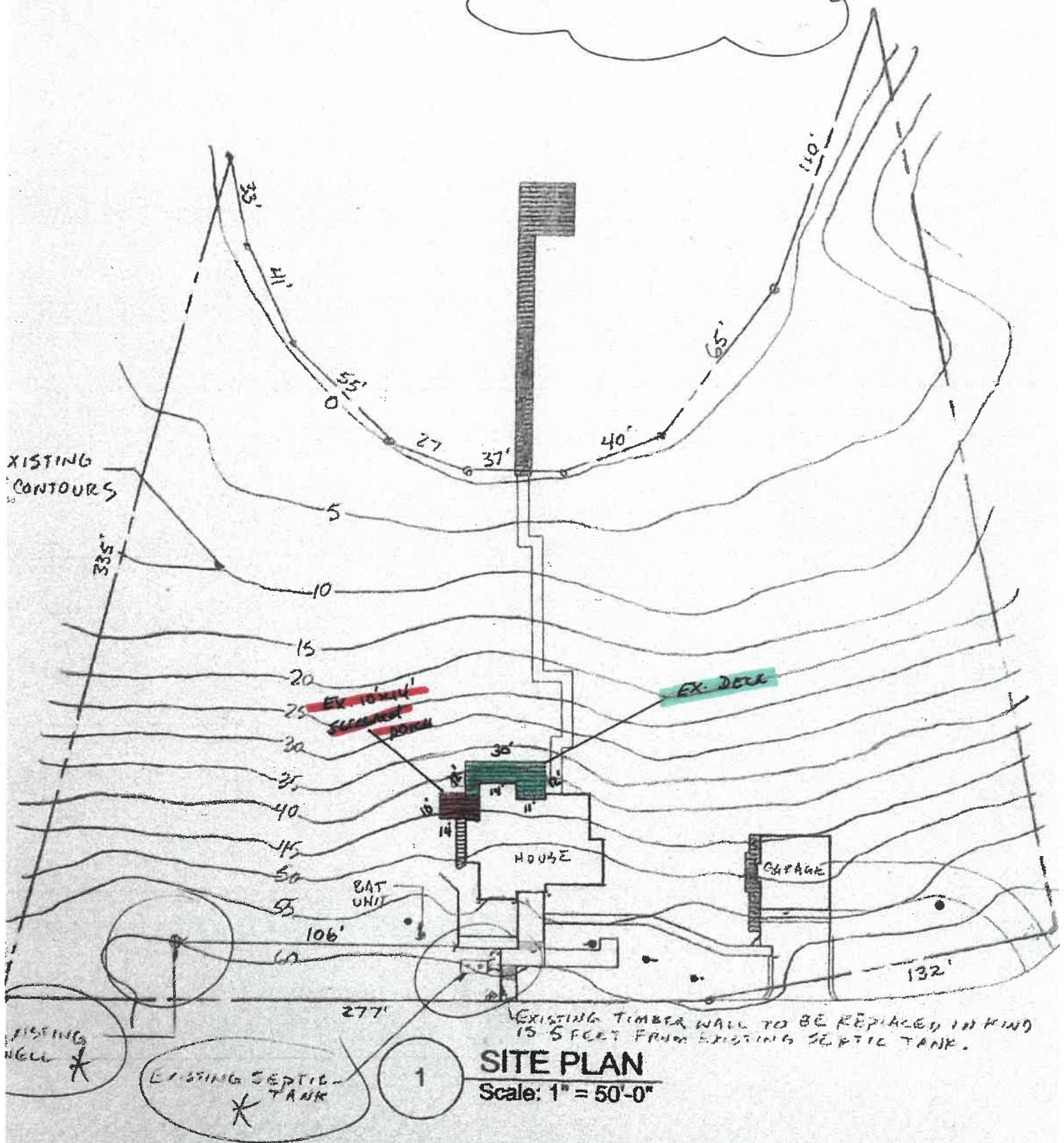
To note, the property does not have any outstanding violation so the provisions accompanying variance approvals for critical area properties that have violations does not apply to this case. Furthermore, should the Office of Planning and Zoning require planting, any provisions of that requirement such as timing as related to planting seasons will be adhered to by the applicant. There will be no lapse to any critical area requirements made under a variance approval, and this property is entirely in the LDA with no parts in the RCA designation (so no density considerations apply). Also, this property is not within the Odenton Growth Management Area District.

Thank you in advance for your consideration and for the reasons contained herein, we respectfully request your support for this variance application.

BEER RESIDENCE

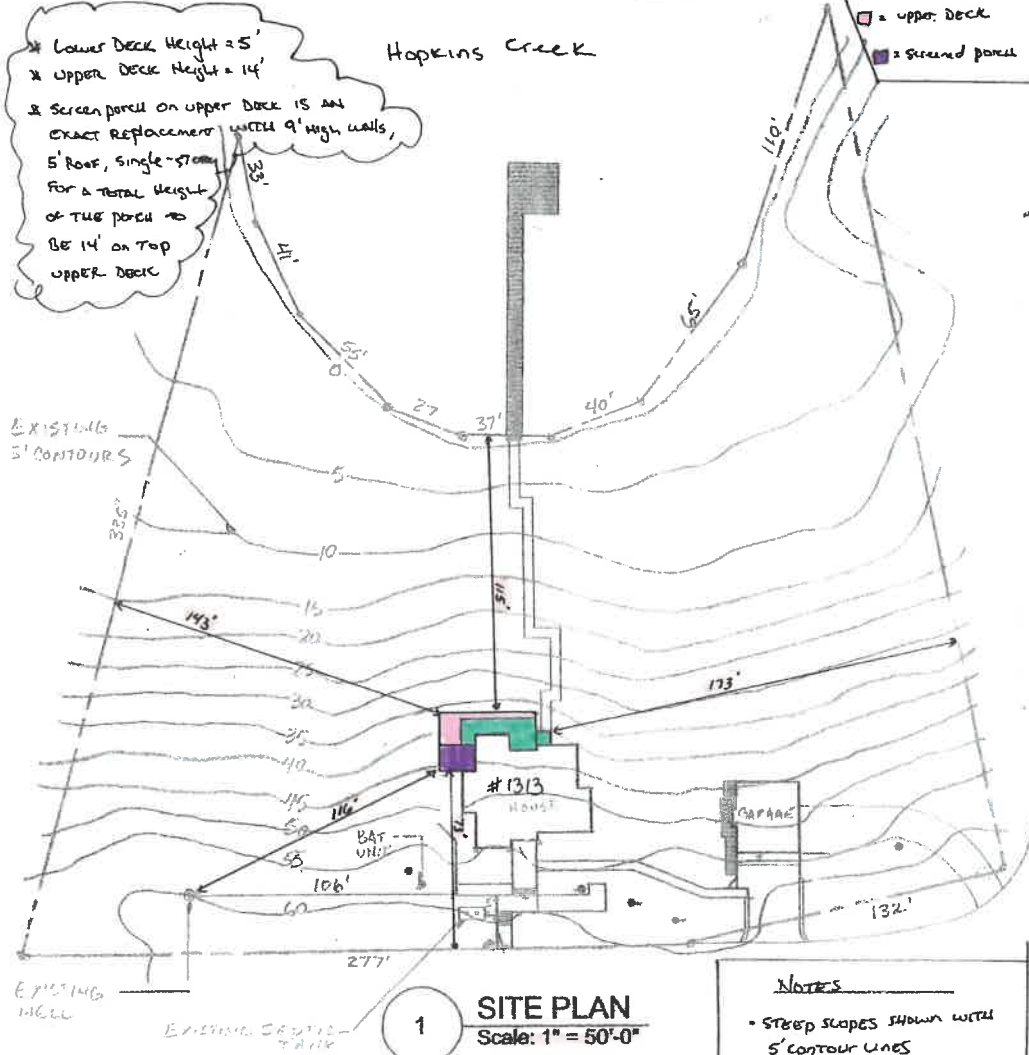
1313 ST. JOSEPH'S CT.
CROWNSVILLE, MD 21032

* EXISTING CONDITIONS



BEER RESIDENCE

1313 ST. JOSEPHS CT.
CROWNSVILLE, MD 21032



Owner: Robert Beer
1313 St. Josephs Court
Crownsville, MD 21032

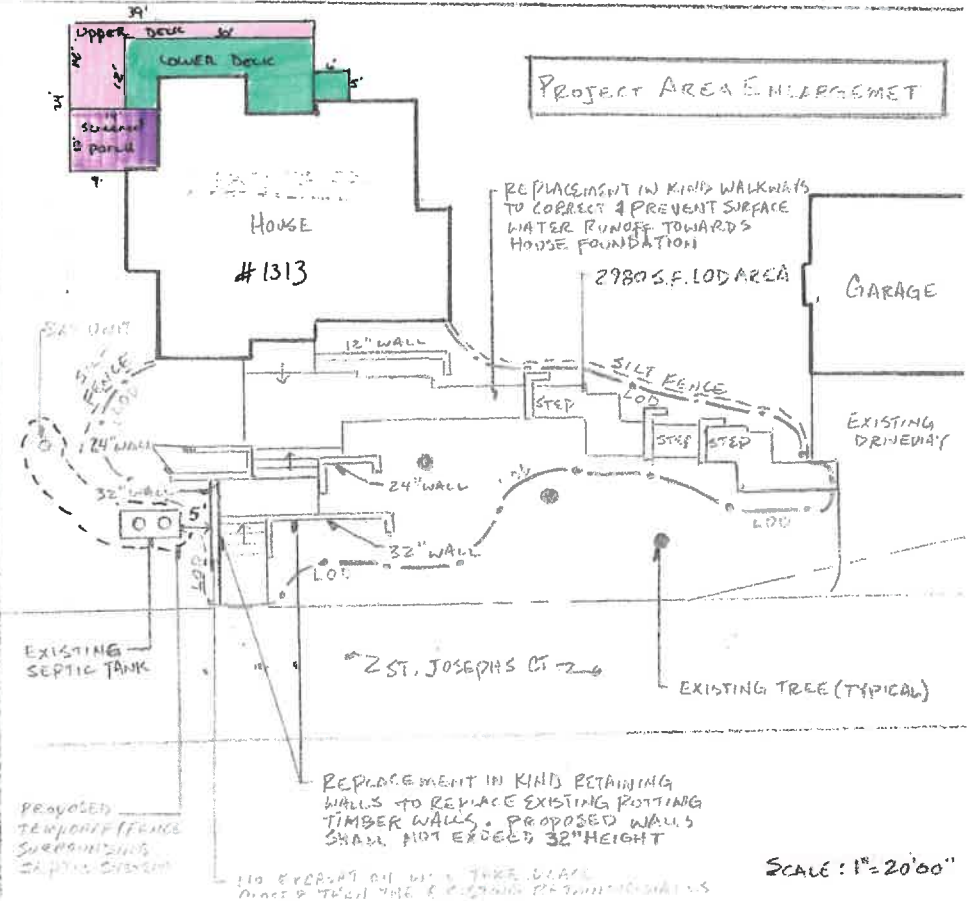
Contractor: THE DECK FENCE CO
108 Headquarters Dr. Ste 1
Annapolis, MD 21408

Title Block

Project Name: BEER DECK/PORCH
Tax map: 0038
Block: N/A
Parcel: 0337
Dist: 02
Date: 10/15/2021

LOT ZONED: RLD
CRIT AREA: LDA

North
Scale 1" = 50'



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
0038	0337	NA	5	N/A

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 2044-9002-3567

Project Name (site name, subdivision name, or other) BEER Screened Porch And Deck Replacement

Project location/Address 1313 St. Josephs Court

City Crownsville Zip 21032

Local case number

Applicant: Last name CLAYTON First name JEREMY

Company Applied + Approved Permits

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

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:

Replace ex Deck and screened porch with NEW (2) Two level Deck And Screened porch on upper level. Upper Deck is 24'x39' (irregular shape) lower is 22'x44' (irregular shape) screened porch is 10x14

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	—	—
LDA Area	2.04	88,862.4
RCA Area	—	—
Total Area	2.04	88,862.4

Total Disturbed Area

Acres	Sq Ft
.015	658

of Lots Created N/A

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.814	79,000	Existing Lot Coverage	.103	4475
Created Forest/Woodland/Trees	—	—	New Lot Coverage	—	—
Removed Forest/Woodland/Trees	—	—	Removed Lot Coverage	—	—
			Total Lot Coverage	.103	4475

* DECKS ARE PERVIOUS And screen porch is a replace in kind

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	.015	658	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 ☒ Screened porch

Critical Area Report Narrative

- 1. Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.**

The existing and proposed use of the subject property is residential. There is an existing single family dwelling with an existing irregular shaped open deck and screened porch. Those last two structures will be replaced with a new two-level deck and screened porch in nearly the same location and configuration.

- 2. Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.**

The predominant trees and shrubs on the subject property are all native to the county. Most of the trees are tall, mature oak trees. The property is 2.04 acres and nearly the entire property is wooded. It is calculated that there are 79,000 square feet of vegetation. No trees or shrubs will need to be cleared for this replacement project.

- 3. Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).**

There will be no impact on water quality and habitat from the proposed construction. The new decks and screened porch are proposed to occupy nearly the same location as they do now. The existing deck used post/pier foundation to minimize ground disturbance as the proposed construction does. Furthermore, despite being a two-level deck, the lower deck is smaller and underneath the upper, and plans to use the same posts and footings; again to minimize disturbance. Regardless, should silt fence or other methods be required, the owner will comply.

- 4. Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.**

The existing impervious surface calculation is 4,475 square feet. The open deck is pervious and is replacing an existing open pervious deck. The proposed screened porch is an exact replacement of the existing screened porch. Thus, no new impervious is proposed.

- 5. If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.**

The entire lot has steep slopes of 15% or greater. Because of this, the non-exempt 100-foot critical area buffer is expanded due to the slopes, which means it covers the entire lot as well. Beyond this there are no areas of rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, or plant and wildlife habitats of local significance.

Buffer Map (unofficial) - Lot outline ref only not exact



Legend

Foundation

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.

0 200 400
ft

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 ft - Lot outline ref only not exact

Topographic Map - Lot outline ref only not exact



Legend

Foundation

Parcels



Elevation

Topo 2023

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.

0 100 200
ft

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" = 100 ft

Topographic Map - Lot outline ref only not exact



Legend

Foundation

Parcels



Elevation

Topo 2023

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.

0 100 200 ft

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 ft

Topographic Map - Lot outline ref only not exact



Legend

Foundation

Parcels



Elevation

Topo 2023

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.

0 200 400
ft

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



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1" = 200 ft

National Flood Hazard Layer FIRMette



76°34'42"W 39°2'N



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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 10/14/2024 at 8:05 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.

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

76°34'4"W 39°1'32"N

Basemap Imagery Source: USGS National Map 2023



CONTACT INFORMATION

MATERIAL SPECIFICATIONS	
-------------------------	--

OWNER

ROB BEER
1313 ST. JOSEPHS COURT
CROWNSVILLE, MD 21032
PH: 202-486-6910

DECK & FENCE COMPANY LLC.
408 HEADQUARTERS DR. SUITE 1
MILLERSVILLE, MD. 21108

SCOPE OF WORK

- DEMO & HAUL EXISTING DECK & SCREEN PORCH
- CONSTRUCTION OF NEW DECK MULTI-LEVEL DECK & SCREEN PORCH

- | DRAWING INDEX | |
|---------------|---|
| G1 | COVER SHEET, GENERAL NOTES, & DRAWING INDEX |
| A1 | LOWER DECK POST & BEAM PLAN |
| A2 | UPPER DECK POST & BEAM PLAN |
| A3 | LOWER DECK FRAMING PLAN |
| A4 | UPPER DECK FRAMING PLAN |
| A5 | SCREEN PORCH ROOF FRAMING PLAN |
| A6 | LOWER DECK CROSS SECTION |
| A7 | UPPER DECK CROSS SECTION |
| A8 | SCREEN PORCH SIDE CROSS SECTION |
| A9 | SCREEN PORCH FRONT CROSS SECTION |

G1	COVER SHEET, GENERAL NOTES, & DRAWING INDEX
A1	LOWER DECK POST & BEAM PLAN
A2	UPPER DECK POST & BEAM PLAN
A3	LOWER DECK FRAMING PLAN
A4	UPPER DECK FRAMING PLAN
A5	SCREEN PORCH ROOF FRAMING PLAN
A6	LOWER DECK CROSS SECTION
A7	UPPER DECK CROSS SECTION
A8	SCREEN PORCH SIDE CROSS SECTION
A9	SCREEN PORCH FRONT CROSS SECTION

ITEM REF.	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
DECK BOARDS	COMPOSITE	AZEK	VINTAGE	MAHOGANY	AZEK MAHOGANY FASCIA
RAILING	ALUMINUM	TIMBERTECH	IMPRESSION EXPRESS	BLACK	
RAIL CAP	COMPOSITE	AZEK	VINTAGE	MAHOGANY	
RAIL POST	ALUMINUM	TIMBERTECH	IMPRESSION EXPRESS	BLACK	
POST CAP					
BALLUSTERS	ALUMINUM	TIMBERTECH	IMPRESSION EXPRESS	BLACK	

NOTES

LOWER DECK HEIGHT IS APPROXIMATELY 5'
UPPER DECK HEIGHT IS APPROXIMATELY 14'

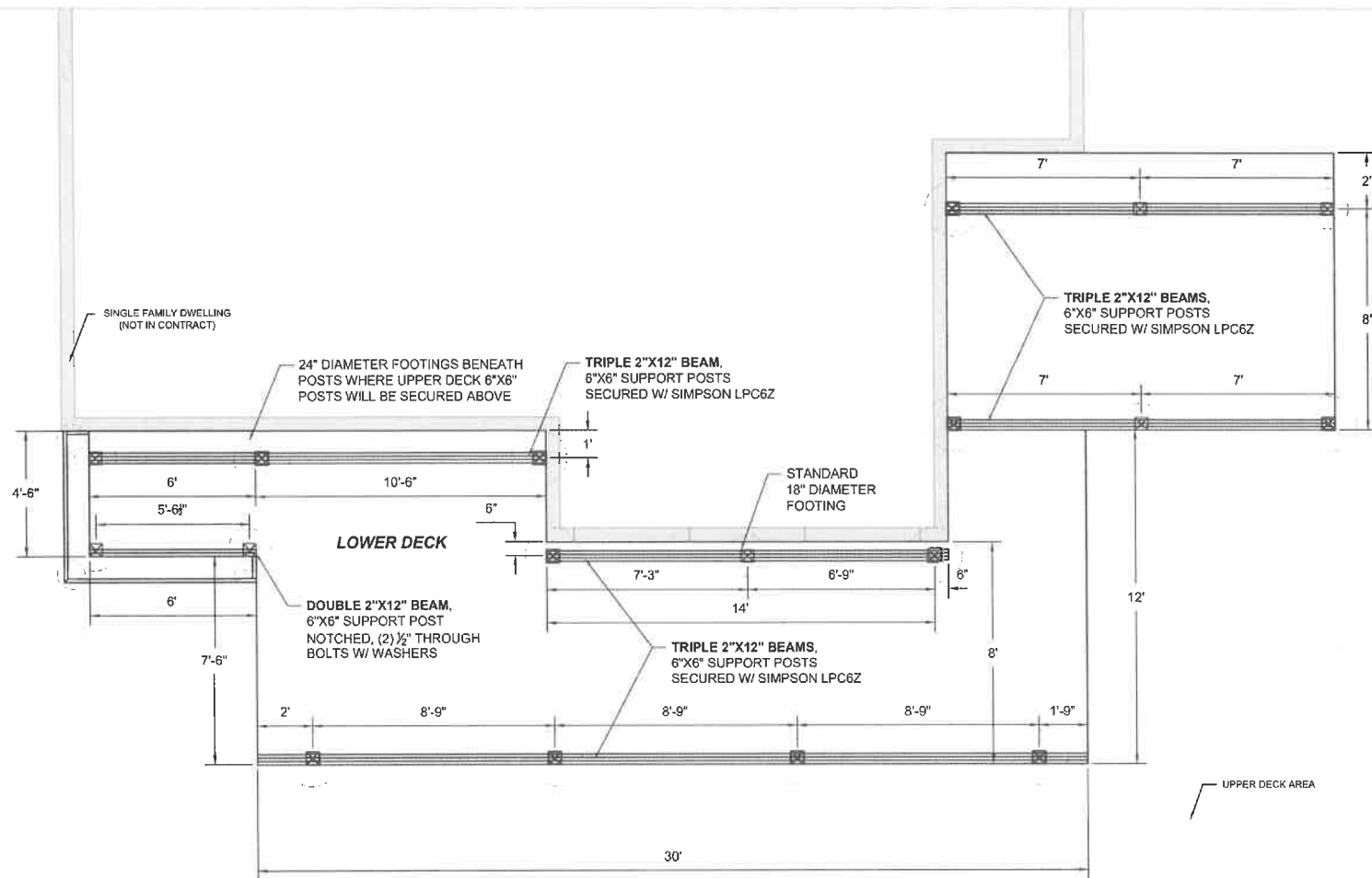


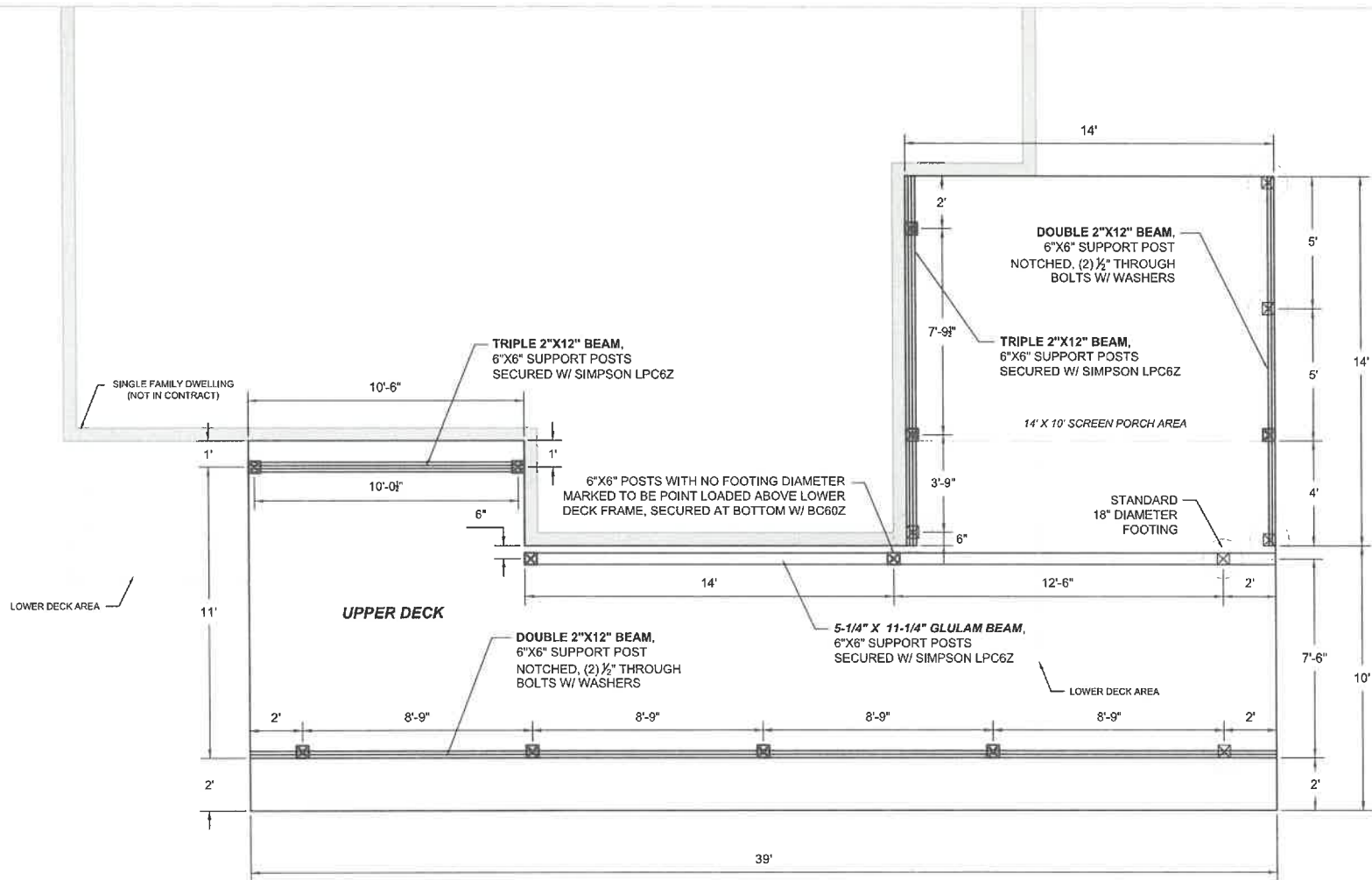
BUILDING: 2 STORY SINGLE FAMILY DWELLING

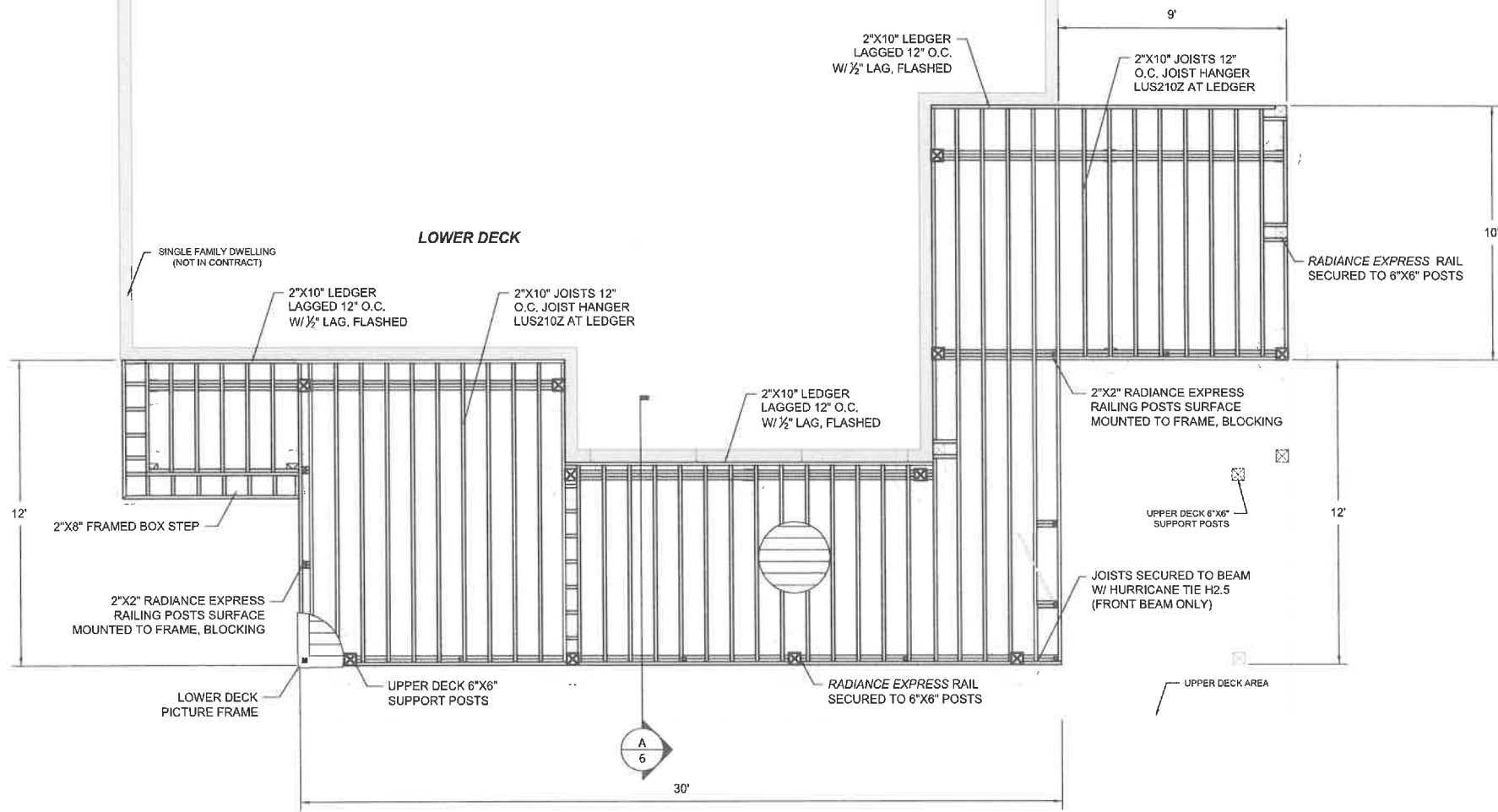
COUNTY: ANNE ARUNDEL

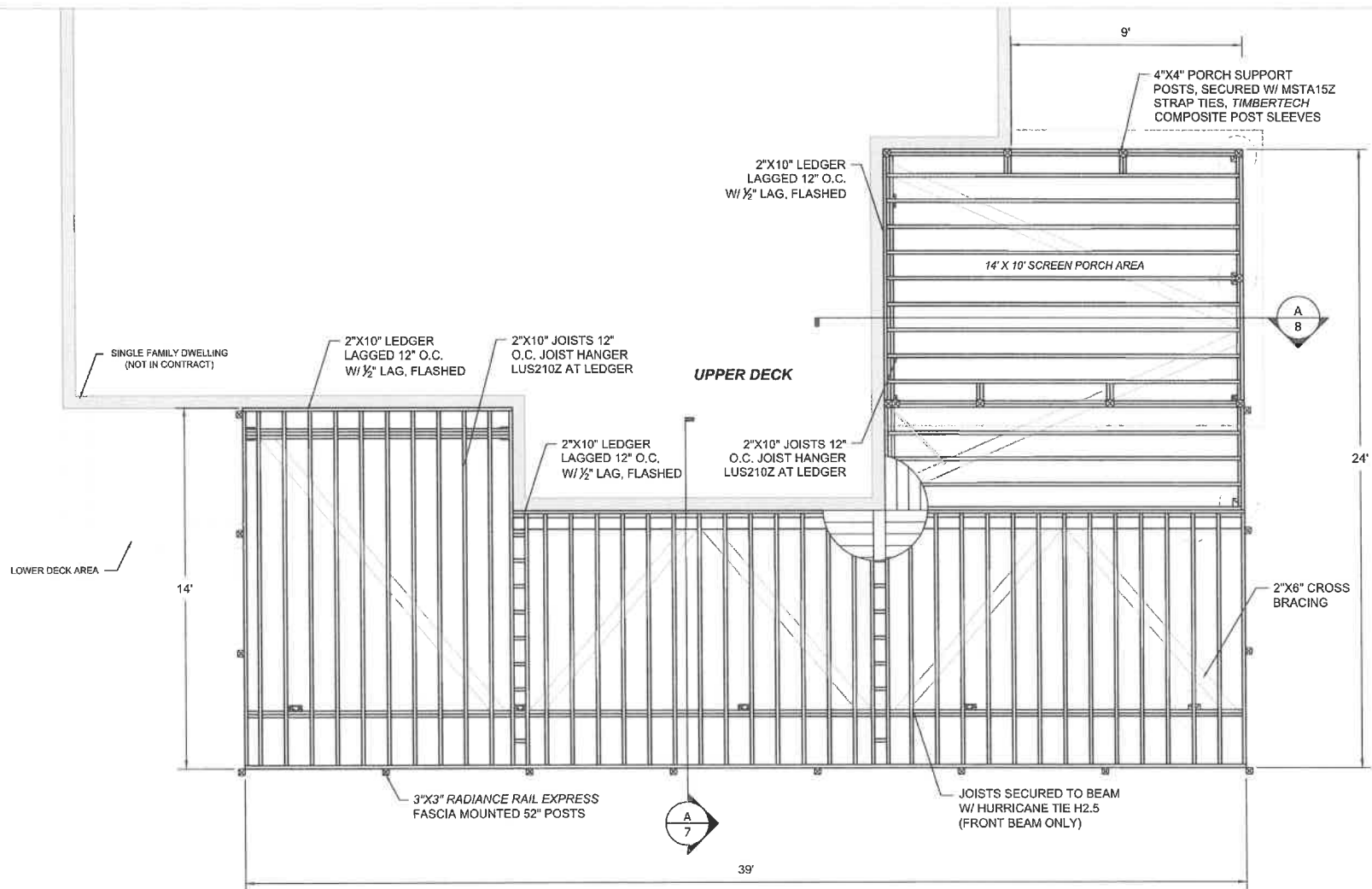
SHEET NAME: COVERSHEET, GENERAL NOTES, DRAWING INDEX, & MATERIAL SCHEDULE	G1
SHEET NUMBER:	

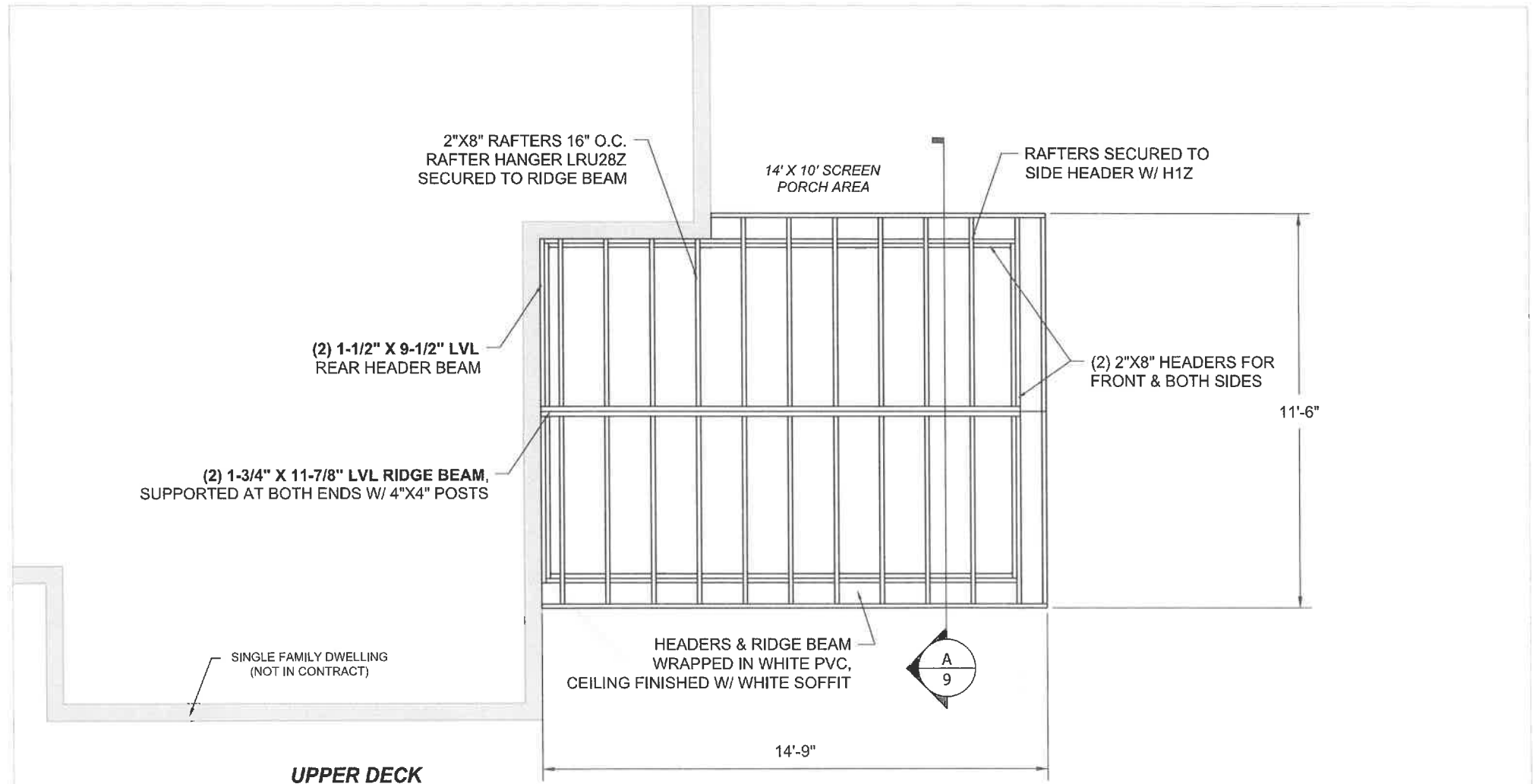
G1

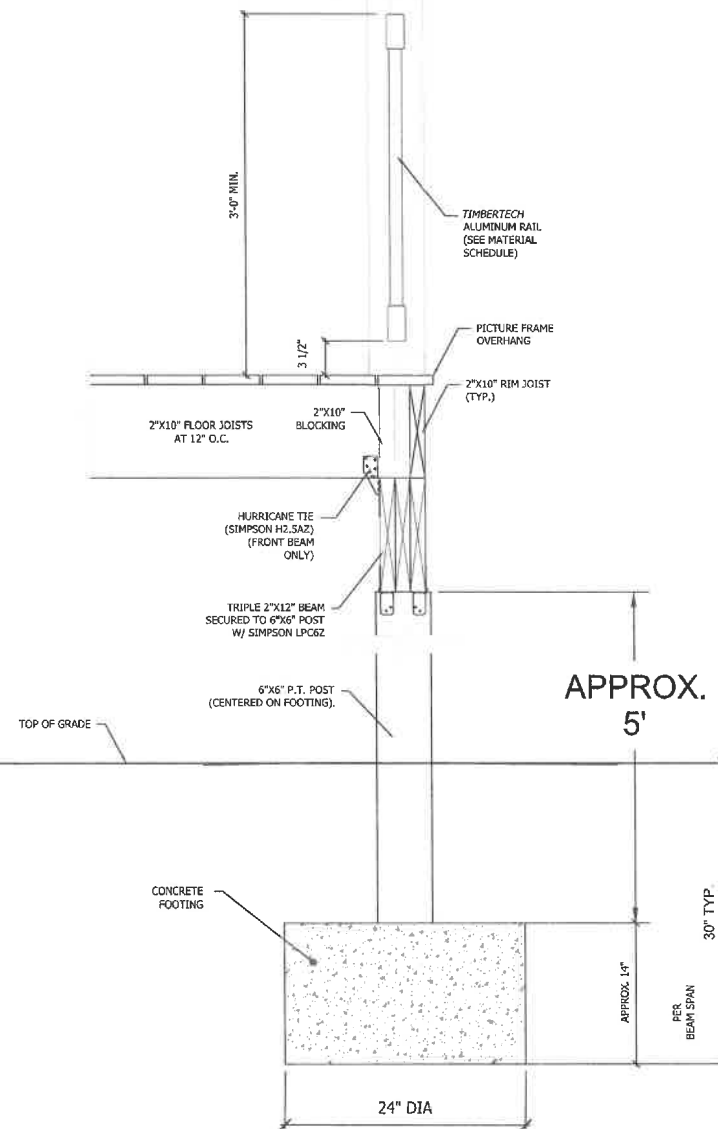
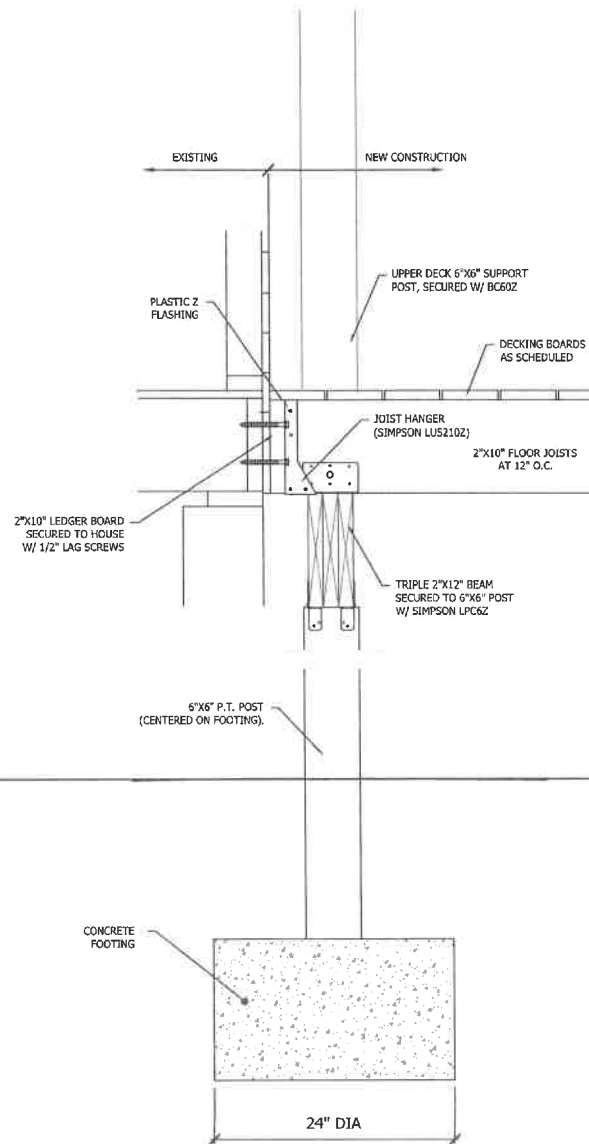


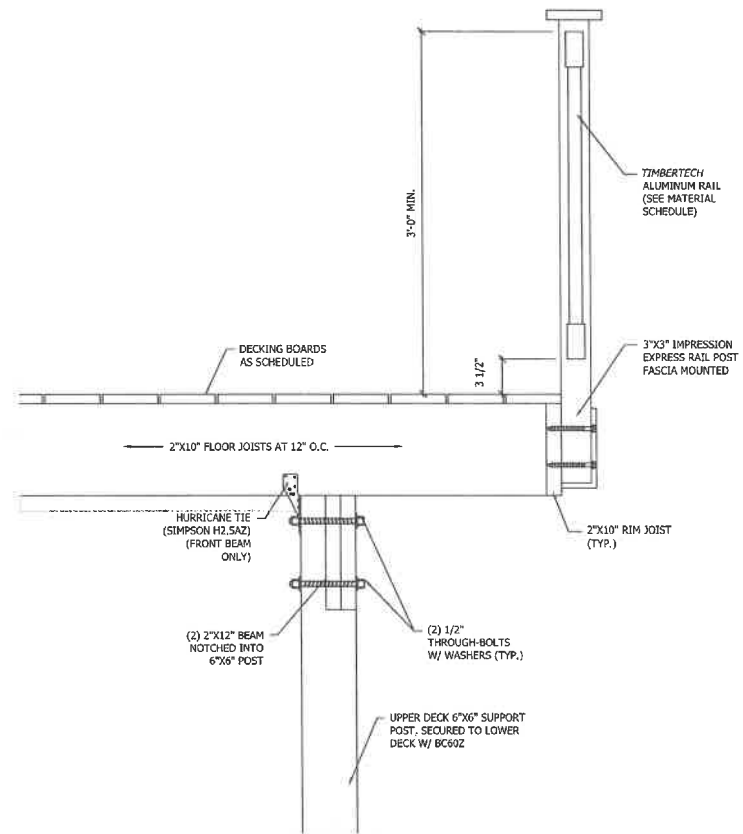
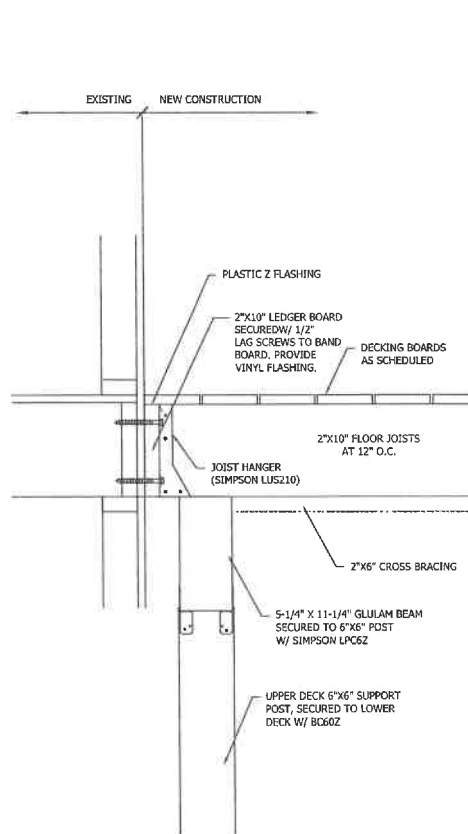


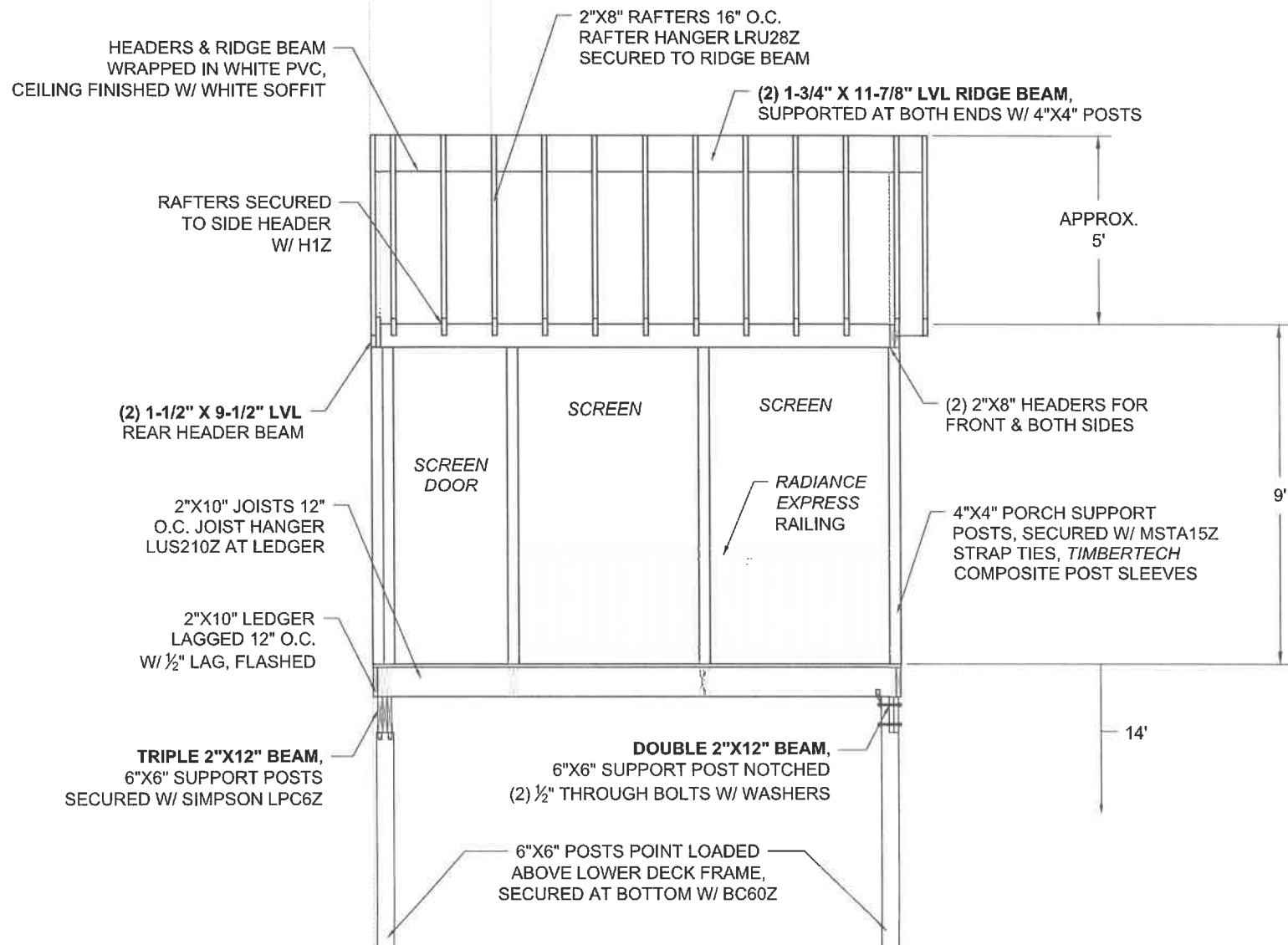


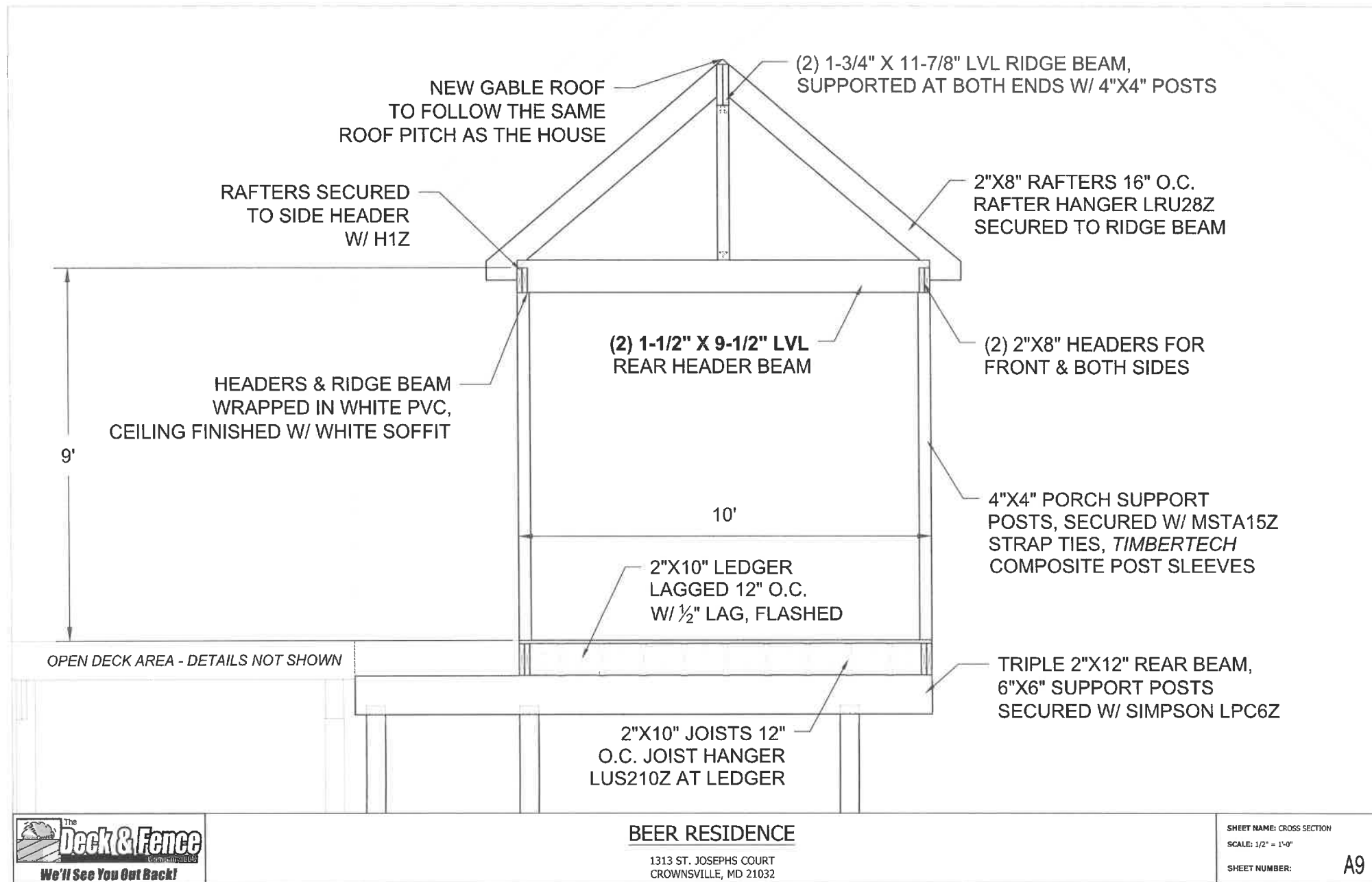










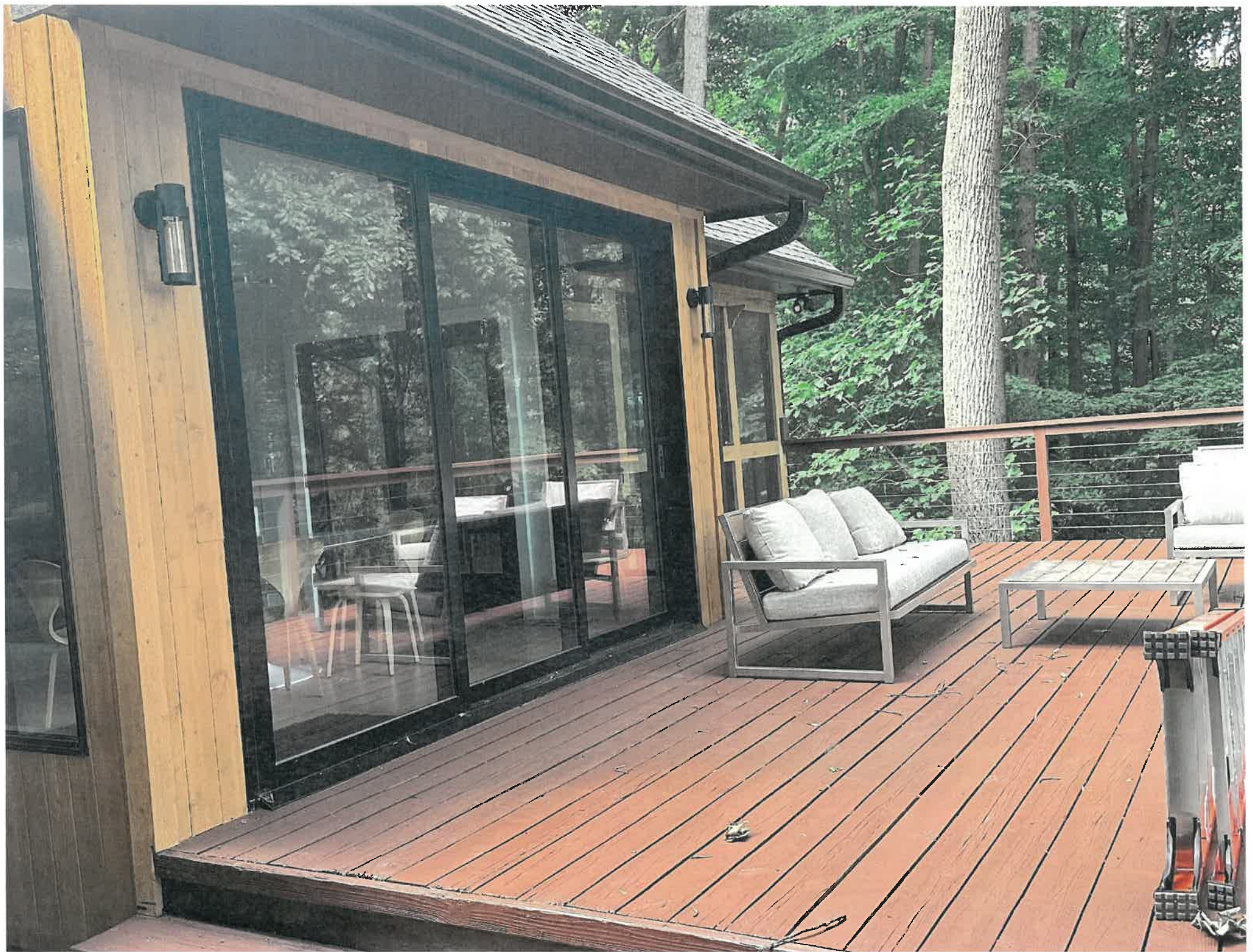




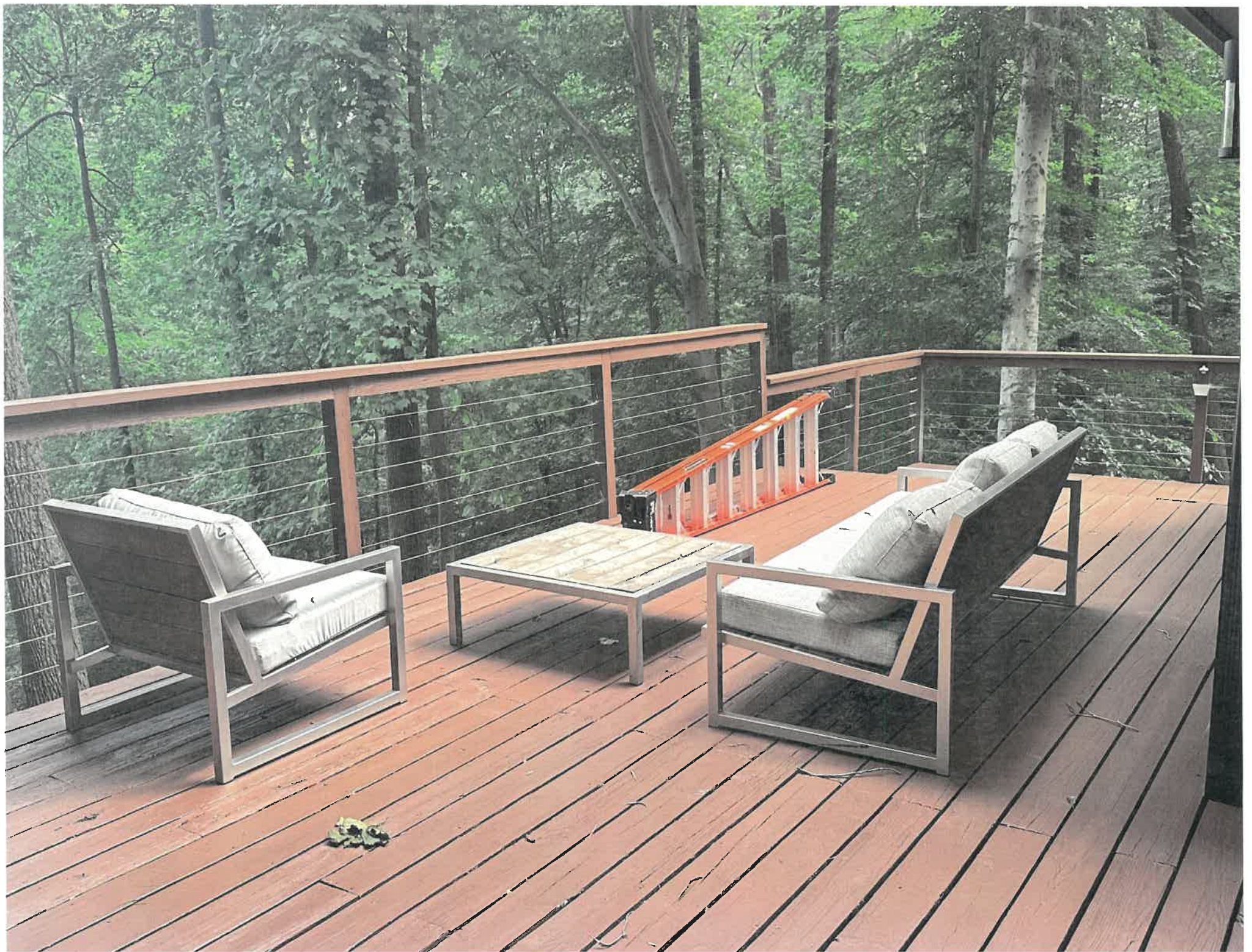






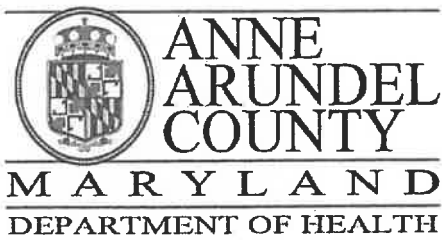












J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

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 black ink, appearing to be "BC", written over the text "Bureau of Environmental Health".

DATE: December 23, 2024

RE: Robert Beer
1313 Saint Josephs Court
Crownsville, MD 21032

NUMBER: 2024-0223-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions (two-story deck and screened porch) 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 and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

