

Existing Structure

The existing house is 37.1 feet by 28.3 feet, totaling 1,706 square feet. It is a two-story structure, positioned 14 feet and 18 feet from the side property lines, 25 feet from the front property line, and 38 feet from the rear property line.

Proposed Structure

The proposed deck will be 28.3 feet wide, with a depth of 8 feet for 17.4 feet of its length, transitioning to a depth of 6 feet for the remaining 10.9 feet. This deck will be built on the front of the home. This structure requires a setback variance as it will extend within 25 feet of the property line.

Justification for Variance Request

The variance is essential to maximize the functionality and usability of the property, enhancing its overall livability while maintaining its aesthetic alignment with the surrounding neighborhood.

Impact on Neighborhood

The proposed deck is designed to blend with the architectural style of the existing home and neighboring properties. The structure will not obstruct sightlines, impair privacy, or negatively affect the character of the community. Its construction aligns with the common features of homes in the area, many of which include similar additions.

THIS DOCUMENT IS CERTIFIED TO:

Maryland DECKING



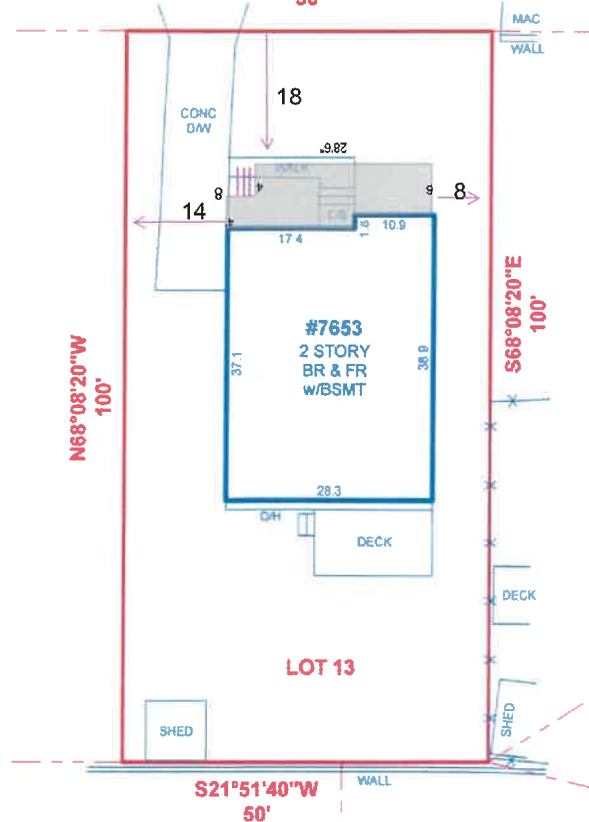
Maryland DECKING

CASE #: *****



BERRY DRIVE

N21°51'40"E
50'



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **2' ±**

LOCATION DRAWING OF:

#7653 BERRY DRIVE
LOT 13
BLOCK C
PINE HAVEN ON STONEY CREEK
PLAT BOOK 22, PLAT 8

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: 06-17-2022

DRAWN BY: SM FILE #: 226607-761

LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- BAW - BAY WINDOW
- BR - BRICK
- BRL - BUILD, RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- EX - EXISTING
- FR - FRAME
- MAC - MACADAM
- N/F - NOW OR FORMERLY
- OR - OVERHAND
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - EASEMENTS & RESTRICTION LINES

A Land Surveying Company



DULEY and Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 06 13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 2' ±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.



DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALTIMORE)

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: 12/5/24

Tax Map #	Parcel #	Block #	Lot #	Section
17	102082	C	13	

Tax ID: 365019061000

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) Pine Haven on Stoney Creek

Project location/Address 7653 Berry Dr

City Pasadena Zip 21122

Local case number _____

Applicant: Last name Studebaker First name Justin

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:

Addition of deck to front of residence.

Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input 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		5000	Total Disturbed Area		5000
LDA Area					
RCA Area			# of Lots Created		
Total Area					

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

VARIANCE INFORMATION (Check all that apply)

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

<p style="text-align: center;"><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 checked="" type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/> _____	<p style="text-align: center;"><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 type="checkbox"/> _____
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A. Proposed Use

The proposed project involves the addition of a deck to the lower floor at the front of a residential property. This development is strictly residential and will enhance the outdoor living space without altering the primary use of the property.

B. Vegetation

The property features four trees and minimal shrubbery. None of these trees or existing vegetation will be disturbed by the proposed deck addition. The property is predominantly landscaped with lawn and minimal vegetated coverage with trees and shrubs.

C. Water Quality and Habitat Impact Minimization

The proposed deck construction will have no impact on stormwater management or surrounding habitat. Erosion and sediment control methods, such as a silt fence, will be employed during construction to minimize any potential temporary disturbance.

D. Impervious Surface

The impervious surface area will remain unchanged as the proposed deck will be constructed in an area that does not currently contribute to additional impermeable coverage.

E. Habitat Protection Areas

No habitat protection areas, such as buffers, steep slopes, rare species habitats, or significant plant and wildlife areas, are present on the property. The proposed project does not encroach upon or impact any such areas.