

Joseph Anson Jamison
1515 Arundel Rd
Edgewater MD 21037
410-908-9404
nicejams@gmail.com

12/6/24

Anne Arundel County Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Subject: Request for Variance to Construct a Garage/Accessory Dwelling Unit (ADU)

Dear Adam Brown, and Zoning Administrator/Planning and Zoning Staff

I am writing to formally request a variance to construct a [garage/accessory dwelling unit] on my property located at 1515 Arundel Rd Edgewater MD 21037 in Anne Arundel County. The proposed structure would not meet the strict application of the current zoning regulations under the Front Setback rules of the Anne Arundel County Code due to garage/adu extending 15' infant of existing house that is not waterfront.

Project Overview

The proposed [garage/ADU] will provide a new home for my mom. The structure is designed to be aesthetically consistent with the existing home and neighborhood while addressing a practical need for additional living space, for my aging mother and garage space for vehicles as well as much needed storage above the garage.

Justification for Variance

The strict enforcement of the zoning requirements would cause unnecessary hardship due to not being able to complete the project. Granting the variance would not adversely impact the character of the neighborhood as several homes have already built additions to the same measurement from the front set back, public health, or safety. Instead, it would allow for the efficient use of the property and improve aesthetics and greatly improve and add much needed living and storage space.

Supporting Documentation

To support this request, I have included the following in the uploaded doc section.

1. A site plan showing the proposed location of the structure.
2. All requested maps etc
3. A list of neighbors who have been notified and letters of support (if applicable).
4. Photographs of the property and surrounding area for context.

5. Any additional required forms or documentation as outlined by the Anne Arundel County Planning and Zoning Department.

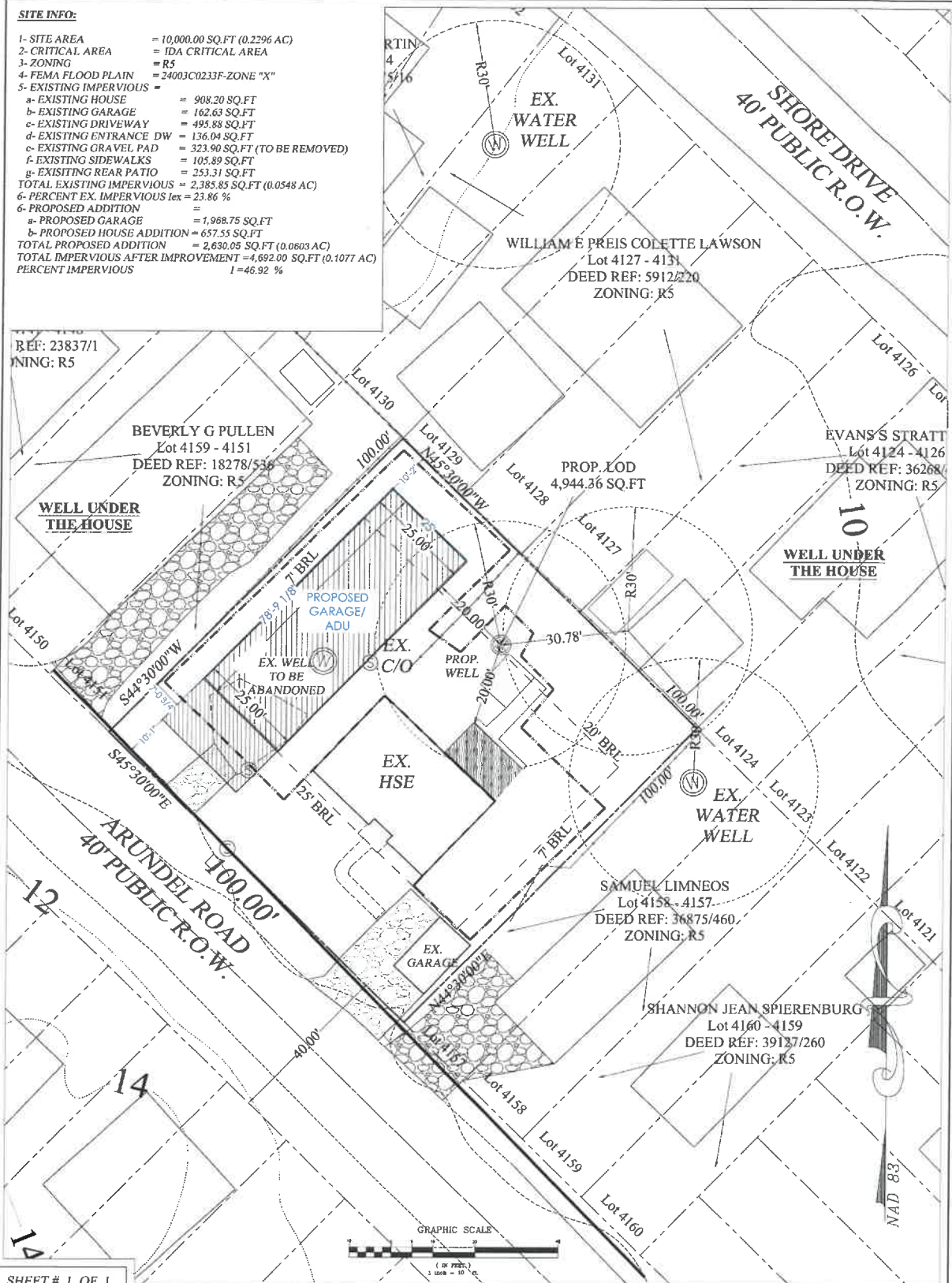
I kindly request your review and approval of this variance request. I am happy to provide additional information, meet with county staff, or make adjustments to the proposal as necessary.

Thank you for your time and consideration. Please feel free to contact me at [410-908-9404] or nicejams@gmail.com with any questions or to discuss this matter further.

Sincerely,
Joseph Anson Jamison

SITE INFO:

- 1- SITE AREA = 10,000.00 SQ.FT (0.2296 AC)
- 2- CRITICAL AREA = IDA CRITICAL AREA
- 3- ZONING = R5
- 4- FEMA FLOOD PLAIN = 24003C0233F-ZONE "X"
- 5- EXISTING IMPERVIOUS =
 - a- EXISTING HOUSE = 908.20 SQ.FT
 - b- EXISTING GARAGE = 162.63 SQ.FT
 - c- EXISTING DRIVEWAY = 495.88 SQ.FT
 - d- EXISTING ENTRANCE DW = 136.04 SQ.FT
 - e- EXISTING GRAVEL PAD = 323.90 SQ.FT (TO BE REMOVED)
 - f- EXISTING SIDEWALKS = 105.89 SQ.FT
 - g- EXISTING REAR PATIO = 253.31 SQ.FT
- TOTAL EXISTING IMPERVIOUS = 2,385.85 SQ.FT (0.0548 AC)
- 6- PERCENT EX. IMPERVIOUS = 23.86 %
- 6- PROPOSED ADDITION =
 - a- PROPOSED GARAGE = 1,968.75 SQ.FT
 - b- PROPOSED HOUSE ADDITION = 657.55 SQ.FT
- TOTAL PROPOSED ADDITION = 2,626.30 SQ.FT (0.0603 AC)
- TOTAL IMPERVIOUS AFTER IMPROVEMENT = 4,692.00 SQ.FT (0.1077 AC)
- PERCENT IMPERVIOUS = 46.92 %



SHEET # 1 OF 1

DATE	BY	DESCRIPTION
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL
08/15/24	JL	2D & 3D MODEL

WILKERSON & ASSOCIATES INC.
 ENGINEERS & SURVEYORS
 One 17 Dundas, Maryland
 (410) 287-8892, (301) 956-8292, FAX: (301) 956-8300
 WWW.WILKERSONASSOCIATES.COM

PROPOSED CONDITIONS
 WOODLAND BEACH, LOTS 4152 TO 4156
 (PREVIOUSLY RECORDED IN PLAT BOOK 0008, PLAT PAGE 0010)
 SUBDIVISION NUMBER: N/A, PROJECT NUMBER: N/A
 1515 ARUNDEL ROAD, EDGEWATER MD 21037-0000
 ZONING: R5 NAD 83 ZIP CODE: 21037
 TAX MAP 56, GRID 0007, PARCEL 0126, TAX ACCOUNT # 01-904-08485600
 FIRST ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

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: 12/9/24

Tax Map #	Parcel #	Block #	Lot #	Section

Tax ID: 01904-08485600

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) Joseph Jamison 1515 Arundel

Project location/Address 1515 Arundel Rd

City Edgewater Zip 21037

Local case number

Applicant: Last name Jamison First name Joseph

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 Adam Rowan

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Garage/ADU need variance for 18-9-7012 Front yard
18-2-2046 variance

Intra-Family Transfer
Grandfathered Lot

Growth Allocation
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		
RCA Area		10,000
Total Area		

Total Disturbed Area

Acres	Sq Ft
	1965

of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees		0		1800
Created Forest/Woodland/Trees		0		1965
Removed Forest/Woodland/Trees		0		3765

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft	Acres	Sq Ft
Buffer Disturbance		0		0
Non-Buffer Disturbance		775		0

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

Garage/ADU

Joseph Jamison
1515 Arundel Rd
Edgewater MD 21037
RE: Variance for parcel 01-904-08485600 Narrative Statement

To whom it may concern this narrative statement is for the following articles 18-4-701 & Front Yard 18-2-204b and my request for variance. I need the variance to build the garage ADU structure for my mother. We are going to be at the max size of 800sq' on the ADU and the garage needs to be big enough to accommodate vehicles and storage above. The variance is requested to build the garage/adu 15' closer to the street than currently permitted by county code without said variance. The granted variance would make the garage adu even with the bump out addition on the neighboring property. This will not cause any visual irregularity and will not be obstructive or burdensome to anyone. It is necessary to complete our project. Please reach out to me at 410-908-9404 with any questions. Thank you

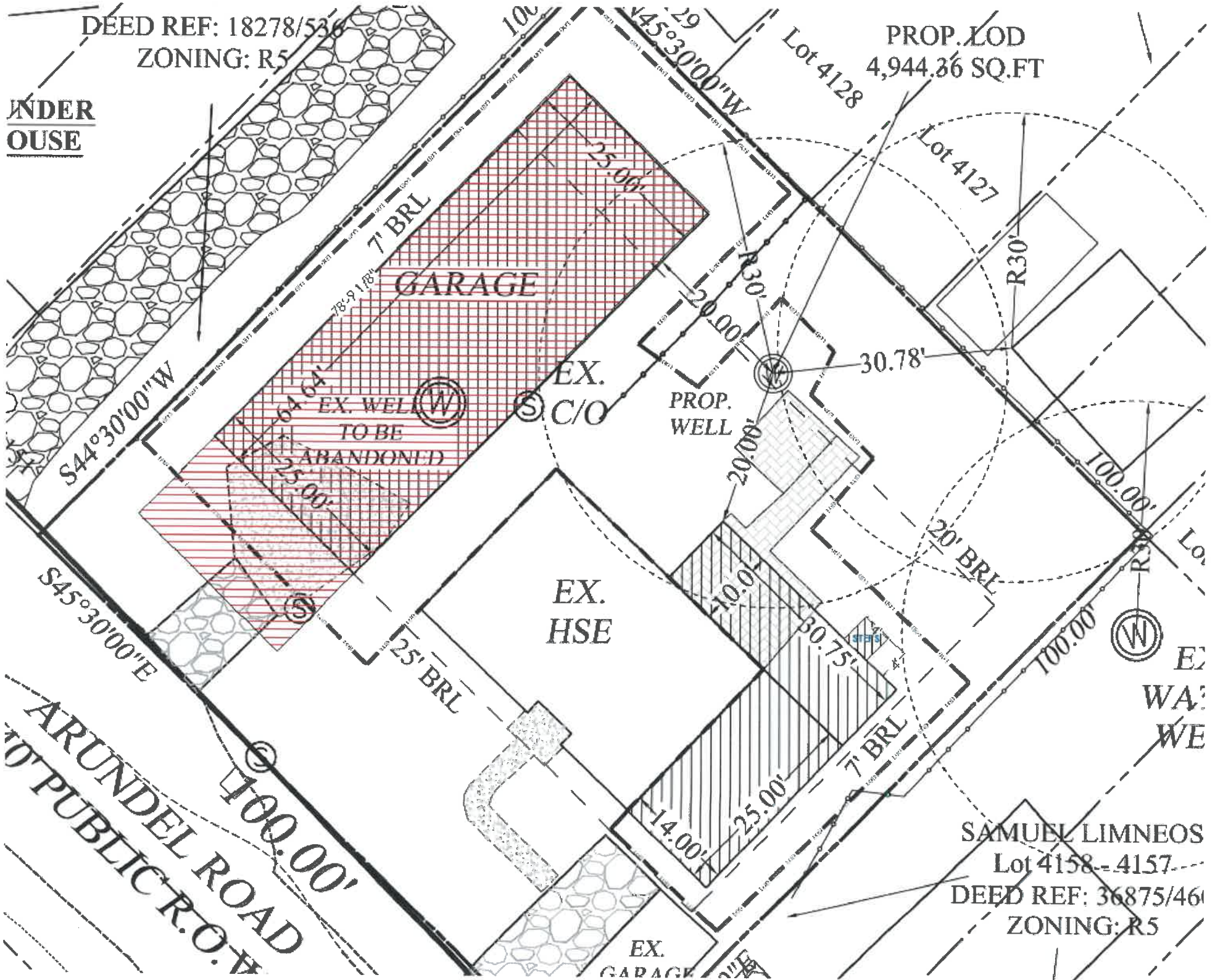
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DEED REF: 18278/536

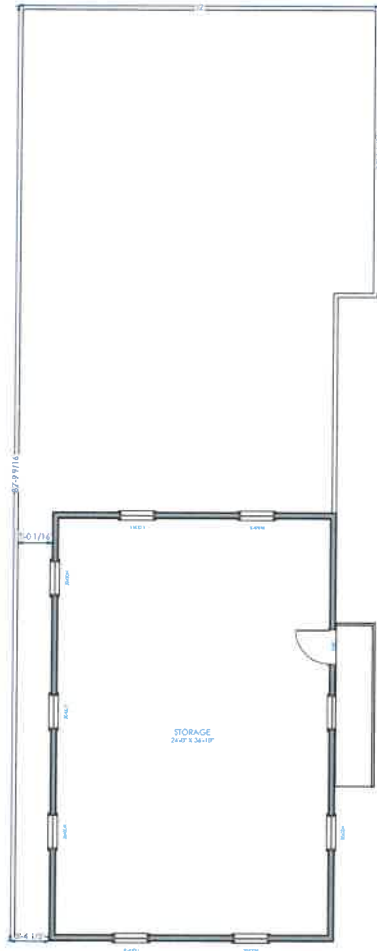
ZONING: R5

UNDER
HOUSE

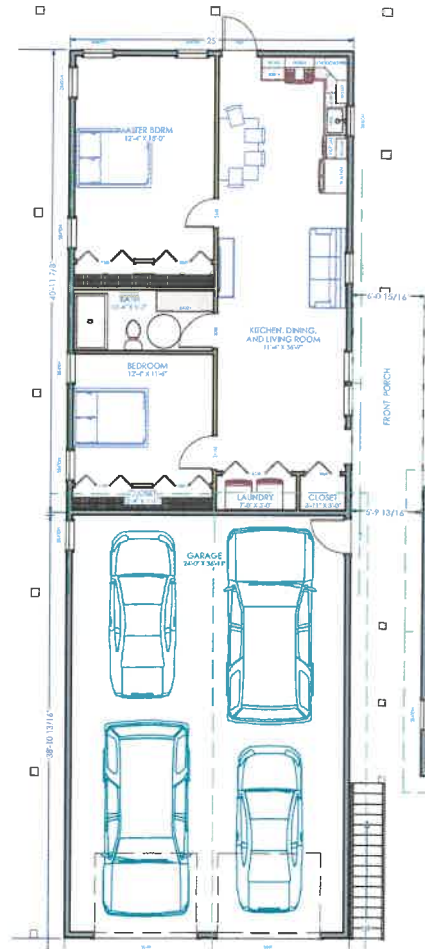
PROP. LOD
4,944.36 SQ.FT



SAMUEL LIMNEOS
Lot 4158--4157
DEED REF: 36875/461
ZONING: R5



**PROPOSED UPPER GARAGE &
UPPER LEVEL ADU DECK
SCALE 3/32"=1'-0"**



**PROPOSED GARAGE &
MAIN LEVEL ADU
SCALE 3/32"=1'-0"**

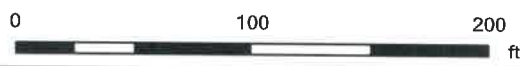
1515 Arundel Road topographic map



Legend

- Foundation
- Addressing
- Parcels
- Structure
- County Structure

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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THIS MAP IS NOT TO BE USED FOR NAVIGATION

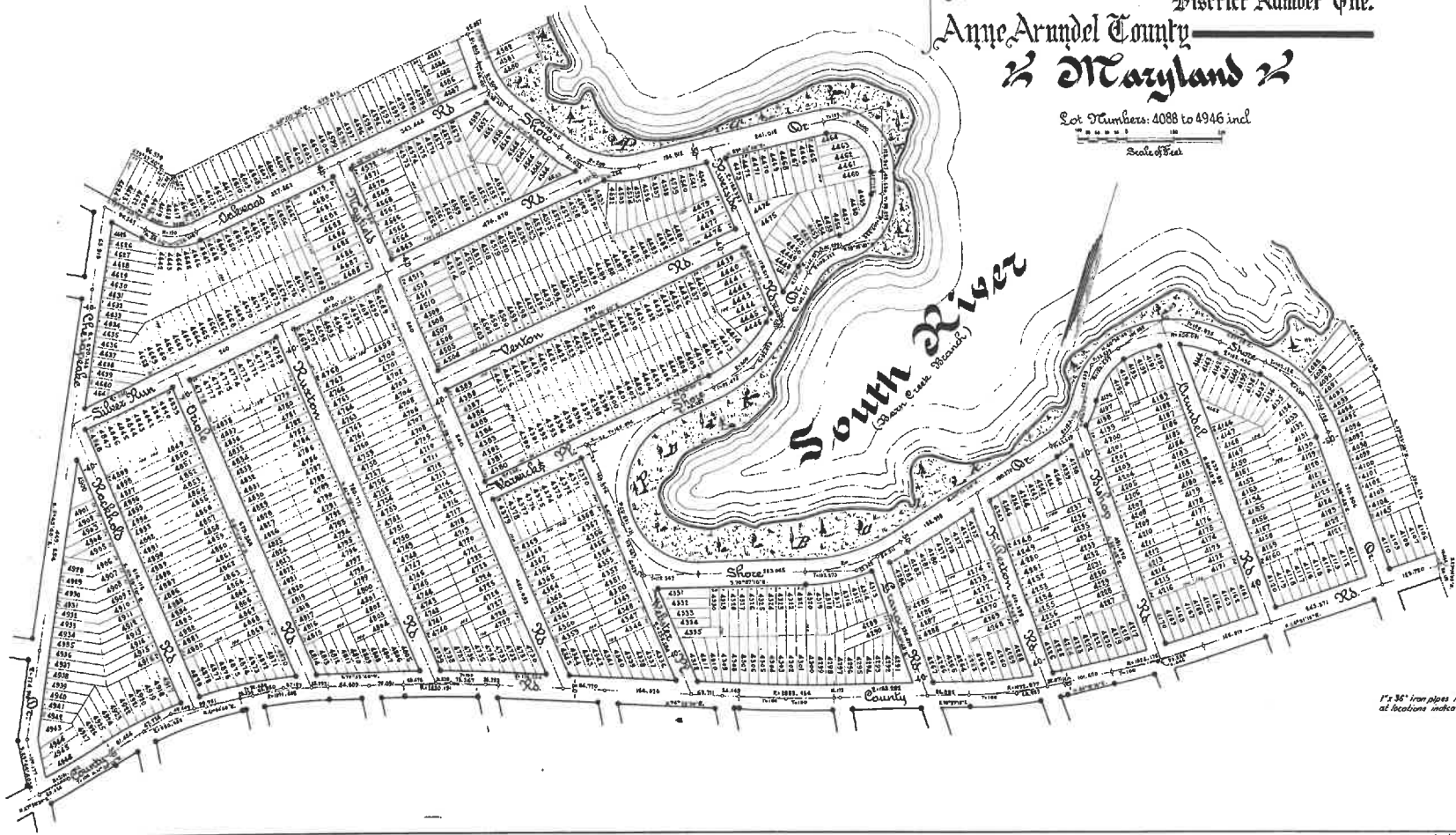
Notes 1"=100'



Third Map of Woodland Beach

District Number One.
Anne Arundel County
Maryland

Lot Numbers: 4088 to 4946 incl.



1" = 30' Iron pipes have been placed at locations indicated thus: ●

PLAT BOOK 8, PAGE 10

P. 2487x









