



January 09,2025

Anne Arundel County
Office of Zoning administration Division
2664 Riva Rd #3
Annapolis, MD 21401

RE: 1086 Walnut Ave, North Beach MD 20714
Lot #11, Block #1

Dear Zoning administration Division,

Please accept this as our formal variance request to the Zoning administration Division.
The Variance request is to Article §18-16-305

We are requesting this Variance to renovate an existing garage on existing lot. The existing garage is 460 square feet (20'x23') with a height of approximately 12'-0". The project proposed at 1086 Walnut Avenue, is the same existing garage to remain, only a second story is being added for storage with a height of 22'-0" and the existing roof trusses will be removed and reused in the new second story of the proposed project.

Explanation as required by Article 18, Section 16-305 (b)

Due to the unique physical conditions, the Garage does not have a reasonable possibility of being developed without variances.

The relevant zoning code states that the height of accessory structures must be less than the height of the primary property. The primary property (1087 Walnut Ave) is approximately 20 feet tall, and the proposed garage height is approximately 22 feet.

I respectfully request a variance for the following reasons:



- **Architectural compatibility:** The proposed garage height is necessary to maintain the architectural style and visual harmony with the existing house.
- **Minimal impact on surrounding properties:** The increased height will not significantly impact neighboring properties or views.

Explanation as required by Article 18 Section 16-305 (c)

The granting of this variance will not alter the character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; it will not be contrary to acceptable clearing and replanting practices required for development in the critical area or in a wetland protection area; and will not be detrimental to the public welfare.

Unique characteristics of the subject property

- The lot dimensions are approximately 7,493.00 sqft
- Rectangular shaped lot located at a 7-grade elevation.
- Construction located in zone AE (EL8) of the 100-year floodplain.

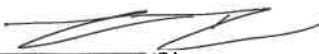
If you have any questions or any additional information is required, please feel free to contact me at your convenience.

We thank you in advance,

Sincerely,

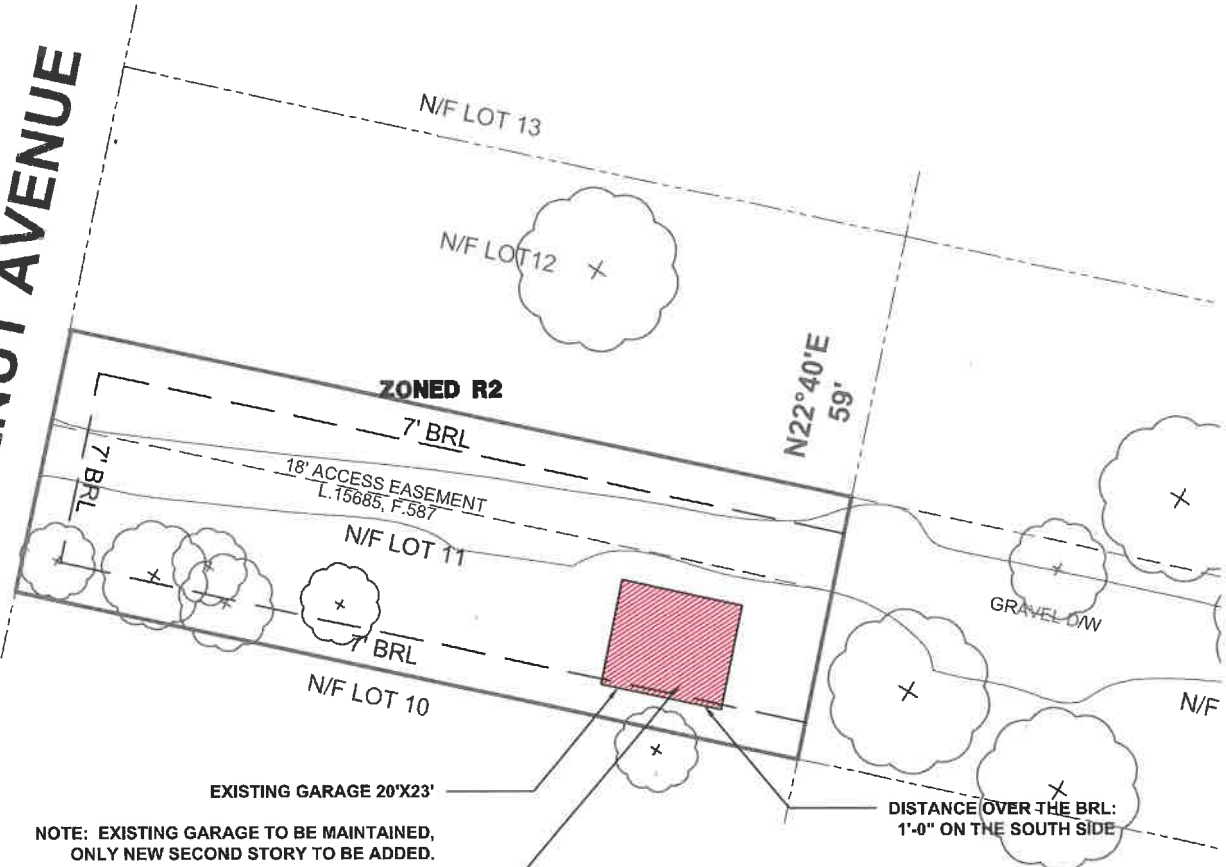
Bruno Clay Management

Jason Iannotti

DocuSigned by:

E613DE7BFT4D4BA...

(703) 887-1170

WALNUT AVENUE



NOTE: EXISTING GARAGE TO BE MAINTAINED, ONLY NEW SECOND STORY TO BE ADDED.

HEIGHT OF THE PROPOSED GARAGE: 22'-0"
HEIGHT OF THE PRIMARY PROPERTY: 20'-0"

HEIGHT OVER THE ALLOWABLE: 2'-0"

1 SITE PLAN
A 001 SCALE: 1/32" = 1'-0"



SITE DATA

PROJECT DATA	1086 WALNUT AVE, NORTH BEACH, MD 20714			
OWNER	NAME: MARIA PRADILLA PICAS	ADDRESS: 3120 GARDEN CITY DRIVE, FARM CHURCH, VA 22044		
	CONTACT: MARIA PRADILLA PICAS	PHONE: 703-887-1155		
	EMAIL: MPRADILLA@GMAIL.COM			
DEVELOPER	BRUNO CLAY MANAGEMENT LLC	ADDRESS: 440 MAPLE EAST STE 203 VIENNA VA 22180		
	CONTACT: JASON WANNETT	PHONE: 703-887-2135		
	EMAIL: JAWANN@BRUNOCLAY.COM			
EXISTING USE: GARAGE	PROPOSED USE: GARAGE			
DISTRICT ZONING: R2	SETBACK: FRONT: NO REQUIRED, SIDE: 7', REAR: 7'			
TAX PARCEL: 85799221586	SUBDIVISION NAME: S/P	BLOCK: 1	LOT: 11	
CRITICAL AREA: CA				
TOTAL SITE AREA: 7,493.67				

NOTE:

HEIGHT OF THE PROPOSED GARAGE: 22' - 0" FEET
STORIES: 2
LENGTH: 23 FEET
WIDTH: 20 FEET

EXISTING SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATION (LDA)

TOTAL SITE AREA: 7,493.00 S.F.
TOTAL EXISTING LOT COVERAGE:
GARAGE: 460.00 S.F.
GRAVEL DRIVE: 800.00 S.F.
SHED: 0.00 S.F.
TOTAL: 1,260.00 S.F.

IN ACCORDANCE WITH SECTION § 18-4-701, THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES IS 45 FEET. FOR ACCESSORY STRUCTURES, THE MAXIMUM HEIGHT IS ALSO 45 FEET, BUT THE SETBACKS MUST BE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 25 FEET OR THE HEIGHT OF THE MAIN PROPERTY.

THE GARAGE LOT IS FUNCTIONALLY PART OF THE WATERFRONT LOT (1087 WALNUT AV), THE HEIGHT OF THE MAIN PROPERTY IS APPROXIMATELY 20'-0", WHILE THE PROPOSED GARAGE BELONGING TO THE PROPERTY LOCATED ON WALNUT AVE (1086 WALNUT AV) HAS A PROPOSED 22'-0" BEING WITHIN THE REGULATIONS OF § 18-4-701.

LEYEND

- 20 EXISTING GRADE
- EXISTING LOT LINE
- LOD LIMIT OF DISTURBANCE
- [Red Hatched Box] EXISTING STRUCTURE
- [Circle with X] EXISTING TREE
- [Circle with Pole] EXISTING BGE POLE
- ZONED R2** ZONING CLASSIFICATION

STAMP:

BRUNO CLAY
MANAGEMENT
440 MAPLE AVE, EAST, STE 203
VIENNA VA 22180



1086 WALNUT AVE, NORTH BEACH, MD 20714

1085 WALNUT AVE

NO.	DESCRIPTION	DATE
001	PERMIT SET	JANUARY 2025
002		
003		
004		
005		
006		
007		
008		
009		
010		
011		
011		
011		

CHECKED BY: BRUNO CLAY MANAGEMENT
SCALE: 1/32" = 1'-0"
DATE: JANUARY 2025
PROJECT: 1086 WALNUT AVE
TYPE: PERMIT SET

ADMINISTRATIVE
SITE PLAN

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
0084	0001	1	#11	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 857990221586

Project Name (site name, subdivision name, or other) | 1086 Walnut Ave

Project location/Address | 1086 Walnut Ave North Beach

City | MD | Zip | 20714

Local case number |

Applicant: Last name | Iannotti | First name | Jason

Company | Bruno Clay Management

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 Garage

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes 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			Total Disturbed Area	0	0
LDA Area		7,493			
RCA Area			# of Lots Created		
Total Area		7,493			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		1,260
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		1,260

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		990	Mitigation		0

<p><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 type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>Height limitation for accessory structure</u>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input checked="" 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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TO: Zoning administration Division
Anne Arundel County.

FROM: Bruno Clay Management

SUBJECT: **Critical area report narrative including topographic map**

Critical area report narrative including topographic map

1. Topographic map
Attached
2. A paragraph or less addressing each point listed below:
 - Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

Response:

The project located at 1086 Walnut Avenue, is an existing garage to remain, only a second story is being added for storage, the garage is associated with the 1087 Walnut Av house.

- 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.

Response:

The predominant vegetation type on the property is grass, there are only 4 to 6 trees on the south side of the lot that will not be touched or removed. The land will not be disturbed as only a second story is being added to the existing garage. The amount of Disturbance area is 460.00 sqft approx.

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

Response:

The garage use will remain, the second floor will be storage. No water or sewer will be supplied to the structure.

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

Response:

The Square Footage of Impervious Coverage for the following:

1. House (roof area): 0 Sq. Ft.
 2. Gravel Drive (Impervious): 800.00 Sq. Ft.
 3. Accessory Structures: 460.00 Sq. Ft.
 4. Additions: 0 Sq. Ft.
- 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.

Response:

Not applicable



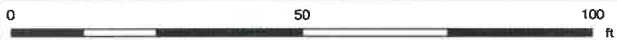
1086 Walnut ave



Legend

- Foundation
- Addressing
 - o
- Parcels
 -
- City of Annapolis Parcels
 -
- Elevation
 - Topo 2023
 - Index
 - Intermediate
 - Topo 2020
 - Index
 - Intermediate

none



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Topo Map