

APP. EXHIBIT# 1
CASE: 2024-0220-V
DATE: 2/20/25

MR. & MRS. BENNIE TUCKER
350 NORTH FERRY POINT ROAD
PASADENA, MARYLAND 21122
443-306-5655
Bennietucker2002@yahoo.com

VIA EMAIL:

JANUARY 28, 2025

MS. HOLLY COLBY

ZHCOLB22@AACOUNTY.ORG

ANNE ARUNDEL COUNTY

ADMINISTRATIVE HEARING OFFICE

44 CALVERT STREET

ANNAPOLIS, MARYLAND 21401

RE: 350 NORTH SHORE ROAD PASADENA MARYLAND 21122

AFFIDAVIT OF POSTING- VARIANCE 2024-0220-V

FOR HEARING ON FEBRUARY 20, 2025 AT 12 PM

I, THE UNDERSIGNED, BEING OVER THE AGE OF EIGHTEEN (18) AND COMPETENT TO TESTIFY TO THE MATTERS CONTAINED HEREIN SO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THE FOLLOWING:

- 1.) THE TWO NOTICE SIGNS WERE POSTED ON THE SUBJECT PROPERTY; THAT IS THE SUBJECT OF CASE NO. 2024-0220-V

- 2.) THAT THE NOTICE SIGN WERE POSTED ON JANUARY 25, 2025

- 3.) THE LOCATION OF THE SIGNS ARE AS FOLLOWS:
 - A. ON LOT KNOWN AS TAX MAP 25, GRID 20, PARCEL 144 - 350 NORTH SHORE ROAD PASADENA, MARYLAND 21122. ONE SIGN IS POSTED BY

THE ENTRANCE GATE ON NORTH SHORE ROAD AND ONE SIGN IS ON THE WATERFRONT ON OR NEAR THE PIER.

4.) THAT I TOOK THE PHOTOGRAPHS OF THE NOTICE SIGNS THAT I POSTED ON THE PROPERTY AND THE PHOTOGRAPHS ARE ATTACHED TO THIS AFFIDAVIT OF POSTING. MR. LAWRENCE K. CHAMBERS JOINED ME FOR THE POSTING.

SIGNATURE OF AFFIANT:

A handwritten signature in black ink, appearing to read 'L. K. Chambers', written over a light grey horizontal line.

DATE: JANUARY 25, 2025

PRINTED NAME AND ADDRESS OF AFFIANT:

NAME: LAWRENCE CHAMBERS- KC DRAFTING

ADDRESS: 105 CARRIAGE LANE QUEENSTOWN, MARYLAND 21658

CC: MR. & MRS. TUCKER W/ATTACHMENTS

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO PERMIT
CONSTRUCTION OF A NEW 100' x 100' x 8' CONCRETE
FOUNDATION FOR A 100' x 100' x 8' CONCRETE FOUNDATION AND
FOR THE INSTALLATION OF 100' x 100' x 8' CONCRETE

LOCATION: 100' x 100' x 8' CONCRETE
CASE NO. 100-100-100
100-100-100

FOR MORE INFORMATION OR TO CONTACT
THE ENGINEERING DIVISION AT 210-224-1437 OR BY E-MAIL
WWW.SACOUNTY.ORG/ADMINISTRATION



NOTICE

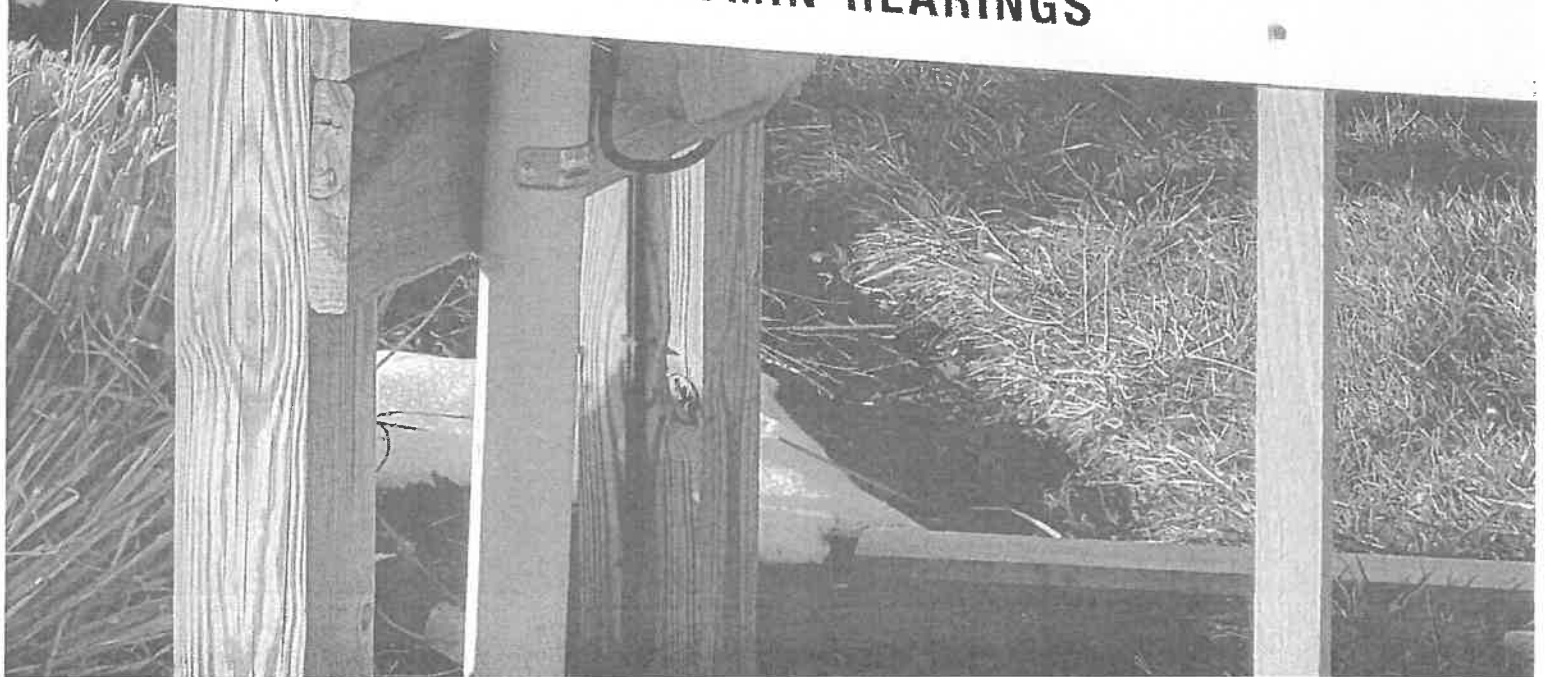
**AN APPLICATION HAS BEEN FILED FOR VARIANCE TO PERFECT
ACCESSORY STRUCTURES (RETAINING WALLS & WALKWAY)
WITH LESS SETBACKS AND BUFFER THAN REQUIRED AND
WITH DISTURBANCE TO SLOPES OF 15 % OR GREATER.**

LOCATION: 350 SHORE ROAD, PASADENA

CASE NO: 2024-0220-V

BENNIE TUCKER

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS**



NOTICE
AN APPLICATION HAS BEEN FILED FOR EASEMENT TO INSTALL
UNDERGROUND CABLE TELEVISION SERVICE. THE PROPOSED
LOCATION OF THE CABLE IS SHOWN ON THE ATTACHED MAP.
PLEASE CONTACT THE CITY ENGINEER AT 415.222.7427 OR VISIT
WWW.AUSTIN.TX.GOV FOR MORE INFORMATION.

LOCATION: []
CASE NO: []
DATE: []

FOR MORE INFORMATION, PLEASE CONTACT
THE OFFICE OF THE CITY ENGINEER AT 415.222.7427 OR VISIT
WWW.AUSTIN.TX.GOV FOR MORE INFORMATION.

3.3



NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO PERFECT
ACCESSORY STRUCTURES (RETAINING WALLS & WALKWAY)
WITH LESS SETBACKS AND BUFFER THAN REQUIRED AND
WITH DISTURBANCE TO SLOPES OF 15 % OR GREATER.

LOCATION: 350 SHORE ROAD, PASADENA

CASE NO 2024-0220-V

BENNIE TUCKER

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS**

**BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS
FOR ANNE ARUNDEL COUNTY**

In the Matter of **Bennie & Amanda Tucker** Property Owners

Applicants:

Bennie & Amanda Tucker

350 North Shore Drive

Pasadena MD 21122

* **Case No. 2024-0220-V**

* CA Buffer Variance

* February 20, 2025 12:00 pm noon

* * * * *

ENTRY OF APPEARANCE

Please be advised that I will be appearing at the hearing as counsel for the Applicants Bennie & Amanda Tucker, the owners of the subject property.

I will be sending several additional PDF Exhibits shortly.

Date: February 19, 2025

/s/ *Daniel J. Mellin*

Daniel J. Mellin (djm@hbdlaw.com)
Hillman, Brown & Darrow, P.A.
221 Duke of Gloucester Street
Annapolis, Maryland 21401-2500
410-263-3131 fax 410-269-7912

CERTIFICATE OF SERVICE

I certify that on this date a copy of the foregoing was mailed or emailed to:

Joan Jenkins at Planning & Zoning
2664 Riva Road, 4th Floor
Annapolis MD 21401

pzjenk00@aacounty.org 410-222-7960

410-222-7437 fax 410-222-4483

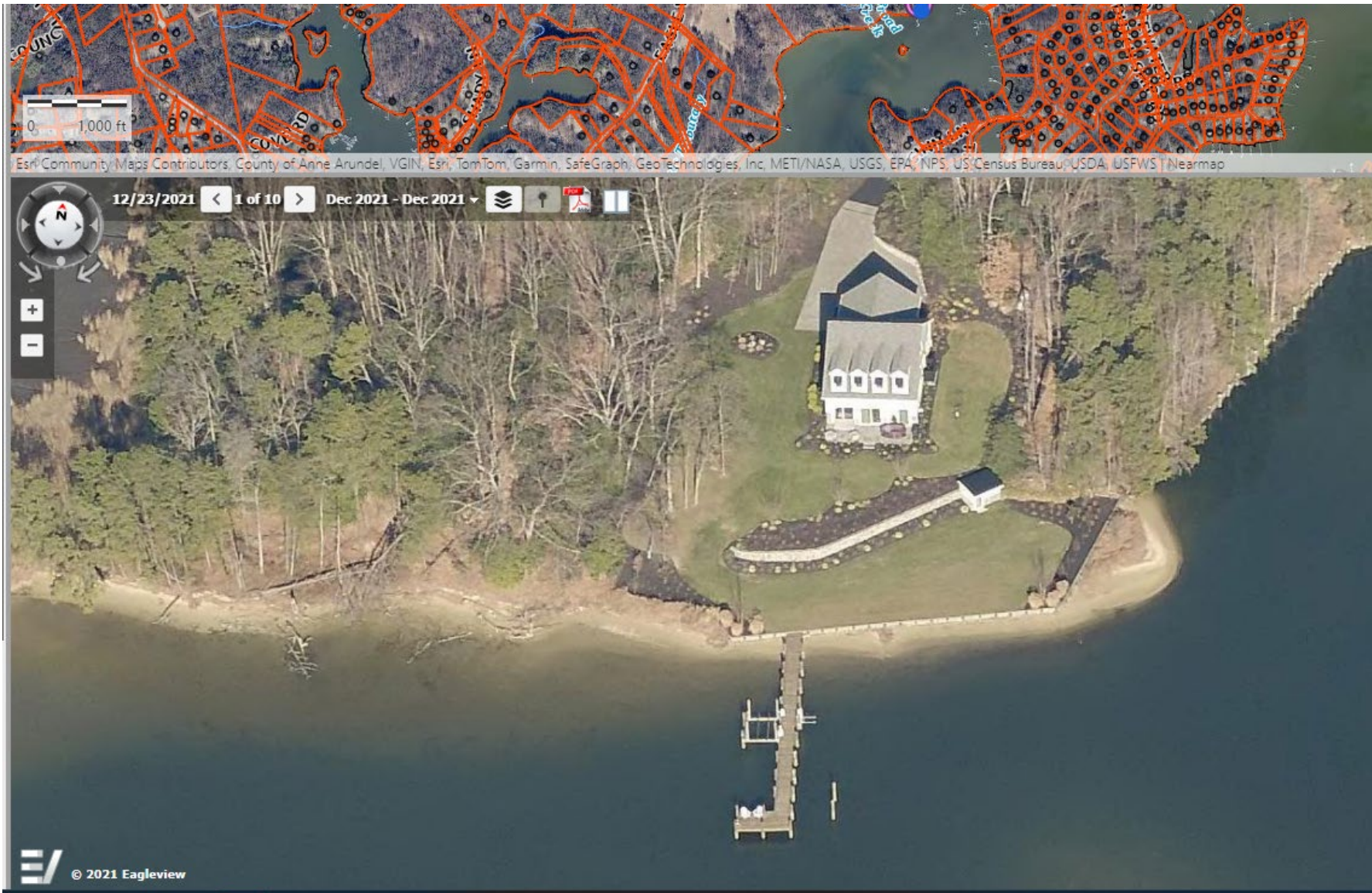
Date: February 19, 2025

/s/ *Daniel J. Mellin*

Daniel J. Mellin (djm@hbdlaw.com)



Applicant Exhibit 3
2024-0220-V
02/20/2025



Applicant Exhibit 5
2024-0220-V
02/20/2025



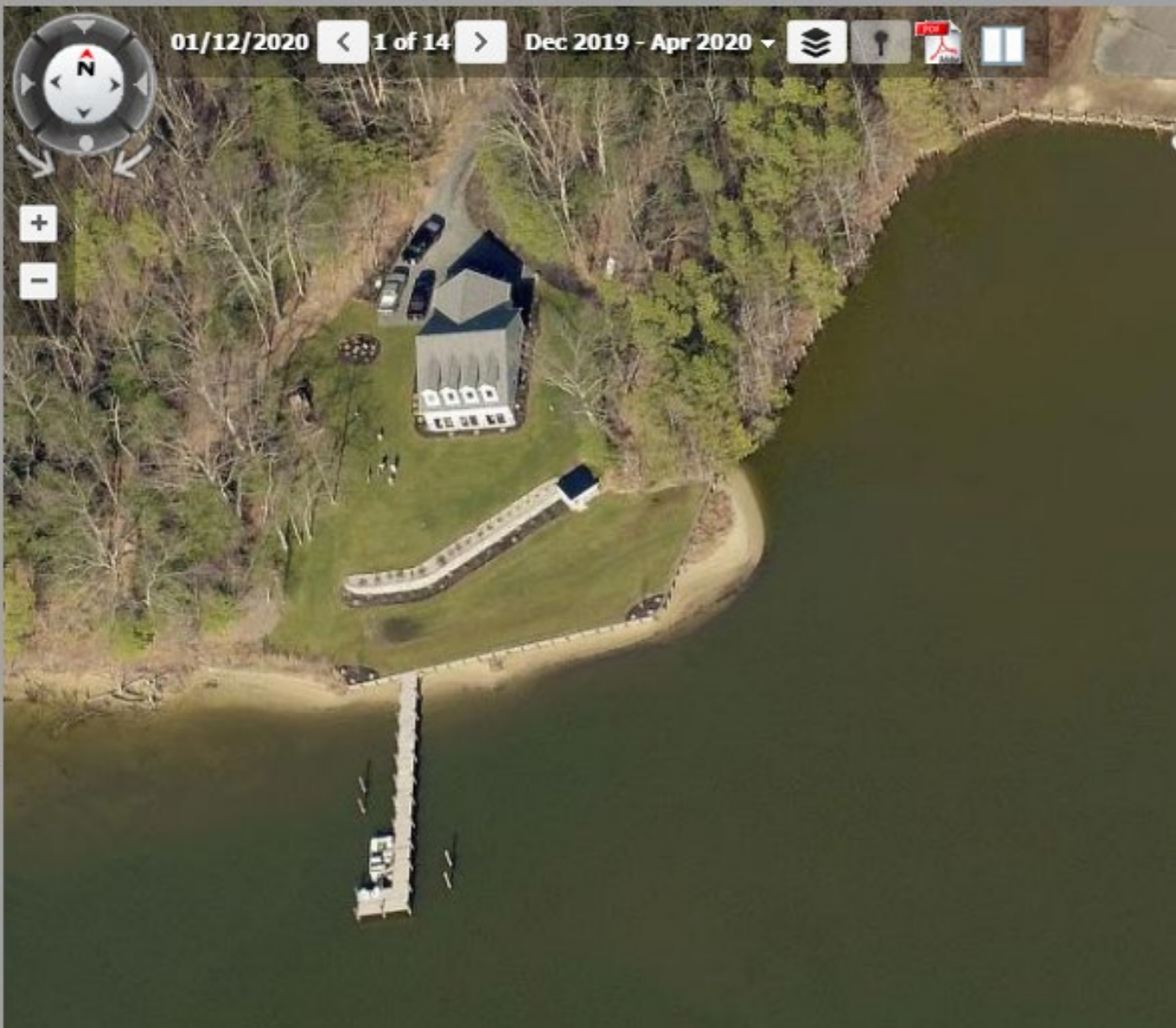
Community Maps Contributors, County of Anne Arundel, VGIN, Esri, TomTom, Garmin

12/23/2021 < 1 of 10 > Dec 2021 - Dec 2021 ▾





Esri Community Maps Contributors, County of Anne Arundel, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnology





Community Maps Contributors, County of Anne Arundel, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTech



01/25/2018



1 of 6

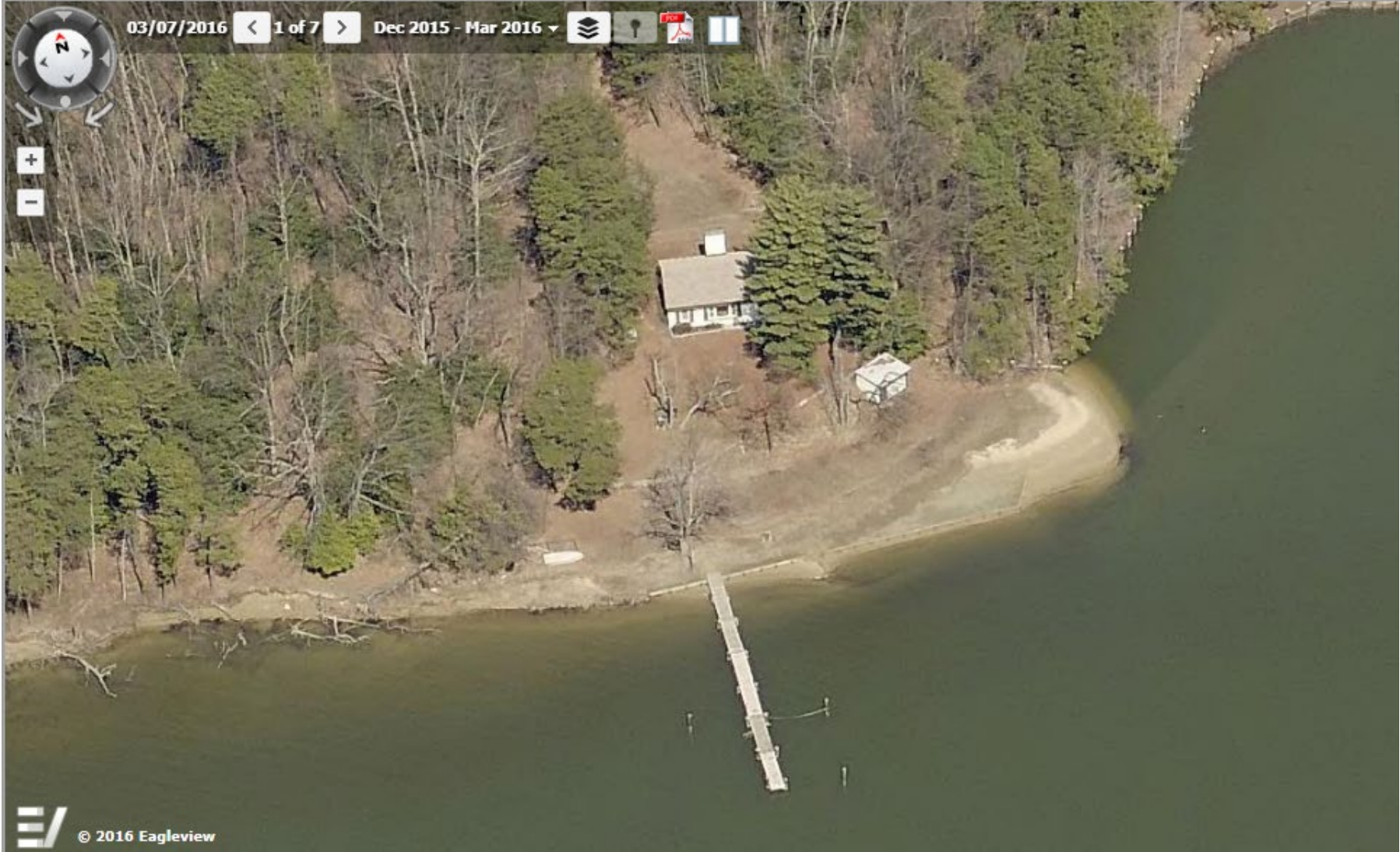


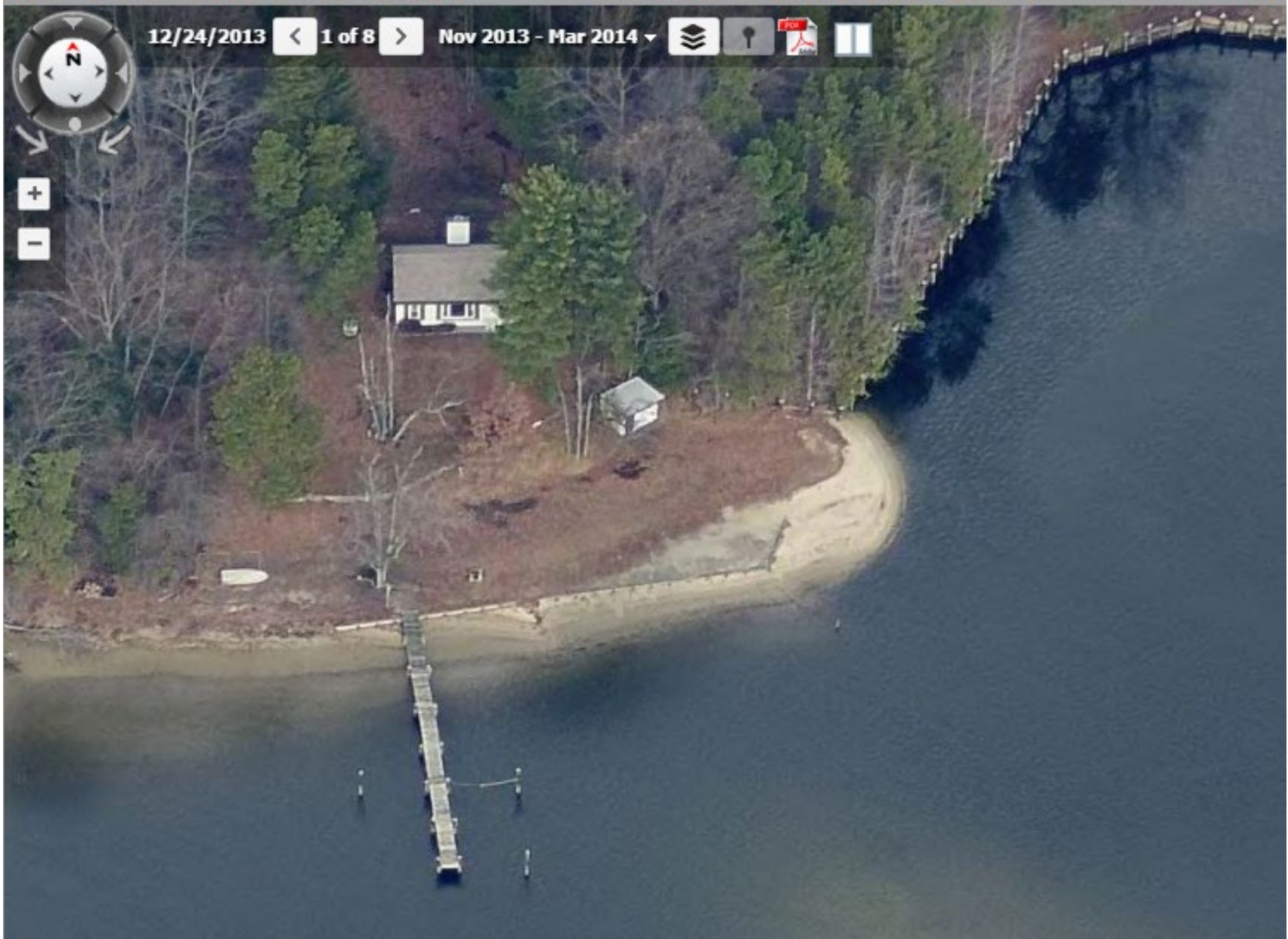
Jan 2018 - Feb 2018

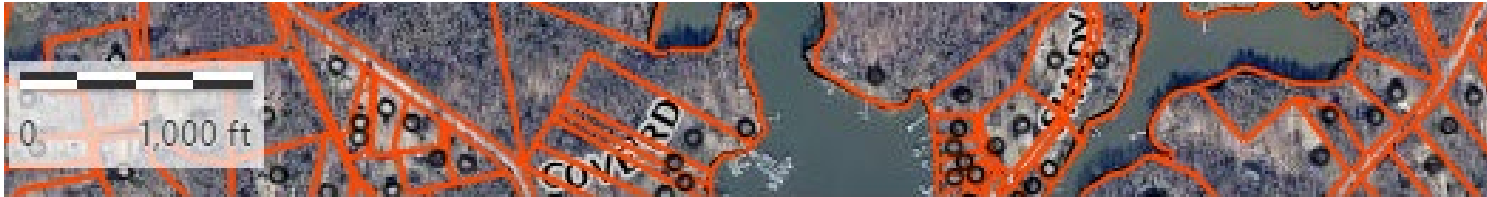




Esri Community Maps Contributors, County of Anne Arundel, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS







Community Maps Contributors, County of Anne Arundel, VGIN, Esri, TomTom, Garmin, SafeGraph, Geo

12/28/2006 < 1 of 8 > Dec 2006 - Jan 2007

Navigation icons: a compass, a stack of layers, a location pin, a PDF icon, and a window icon.





Applicant Exhibit 6
2024-0220-V
02/20/2025

Applicant Exhibit 7
2024-0220-V
02/20/2025













Rebuttal to 2025 Staff Report

2025 Staff Report footnote 2

² Permit B02346391 was for a garage with attic storage. Variance 2017-0255-V indicated that building plans were reviewed and that the addition was for a first floor garage. No mention was made of additional floors. The aerial photo from 2018 shows the entire house is being renovated.

2017-02556-V One Story Garage Addition Staff Report by Rob Konowal

APPLICANT'S PROPOSAL

The applicant is proposing to construct a 1,069 sf one-story garage addition to the rear of the dwelling. The roof of the existing dwelling is to be raised to match the roof of the rear addition and dormers are to be added to the new roof over the existing dwelling. The floor area created by the raised roof is to be used as attic storage. There does not appear to be any additional living space being proposed. A driveway is proposed to provide access to the new garage and additional parking.



2025 Staff Report

Closed past environmental violations

- E-2017-374 for Critical area tree clearing (buffer)
- E-2017-675 for Tree clearing critical area
- E-2018-842 Drainage

2025 Staff Report

- B-2018-455 for Shed and retaining walls. This violation was resolved with B02399252. The shed was likely a replacement in kind, however, the shed was not included on this permit and does not appear to have ever been permitted.



Address _____

State _____

Zip _____

Proposed Work Construct a flagstone walk from existing patio to existing pier
include stairs and handrails through existing wall

Critical Area Designation RCA Distance from water to disturbed area 100 to 0 ft.

Steepest slope disturbed 3 % Lot size 16,755 Area to be disturbed 700 sq. ft.

October 7, 2022

Bennie Tucker
Amanda Tucker
350 North Shore Rd
Pasadena, MD, 21122

RE: 350 North Shore Rd Pasadena MD Tax Acct. # 300032648200
Standard Grading Plan 2022-121

Dear Mr. and Ms. Tucker:

On July 25, 2022, a Standard Grading Plan application was received by this office. Your standard grading plan has been approved with the following special conditions:

