

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**


APPLICANT: Jeffrey Armiger

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0015-V

COUNCILMANIC DISTRICT: 5th

HEARING DATE: March 18, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow dwelling additions (multi-level decks and portico) with less setbacks than required on property located at 669 Arleigh Road in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 5,000 square feet of land and is identified as Lots 55 & 56 of Parcel 38 in Block 4 on Tax Map 31 in the Carrollton Manor subdivision.

The property is zoned R5 - Residential District and is currently improved with a single family detached dwelling and associated facilities. This is a non-waterfront property located within the Chesapeake Bay Critical Area with a designation of IDA - Intensely Developed Area.

APPLICANT'S PROPOSAL

The applicant seeks approval to remove the existing deck and to construct a new multi-level deck structure with a portico/privacy structure and access steps to grade on the southwest side of the existing dwelling.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that principal structures in an R5 - Residential District shall be set back a minimum of 7 feet from the side lot lines. The proposed deck structure will extend over the western side lot line, necessitating a variance of 7 feet.¹

FINDINGS

The applicant describes that the lot is undersized for the district and currently has a multi-level deck that crosses the property line into the easement area. It is further described that the new deck

¹ The applicant has presented a deed of easement (Book 3966/Page 427) which grants the subject property a perpetual easement for a deck that crosses the side lot line. The easement allows for the deck to be repaired or replaced with no further encroachment or expansion allowed. The easement area has been shown on the site plan and the proposed deck is shown as being within that area. Any approval or permit should be conditioned on the applicant being able to comply with the terms of the aforementioned deed of easement.

structure will be located within the same footprint as the existing structure to be removed and will not encroach further into the easement area. The proposed lot coverage will remain at 2,923 square feet, with exact lot coverage to be determined at the time of permit.

The **Health Department** commented that they do not object to the request and that the property is served by public water and sewer facilities.

While it is described that the proposal is within the footprint of the existing one to be removed, it is not an in-kind replacement due to the addition of the portico/privacy structure and therefore needs a variance to the side setback requirement. The deed of easement provided with the application has certain conditions on the repair or replacement of the structure that crosses the property line and the applicant will be required to comply with those restrictions during any applicable permit process.

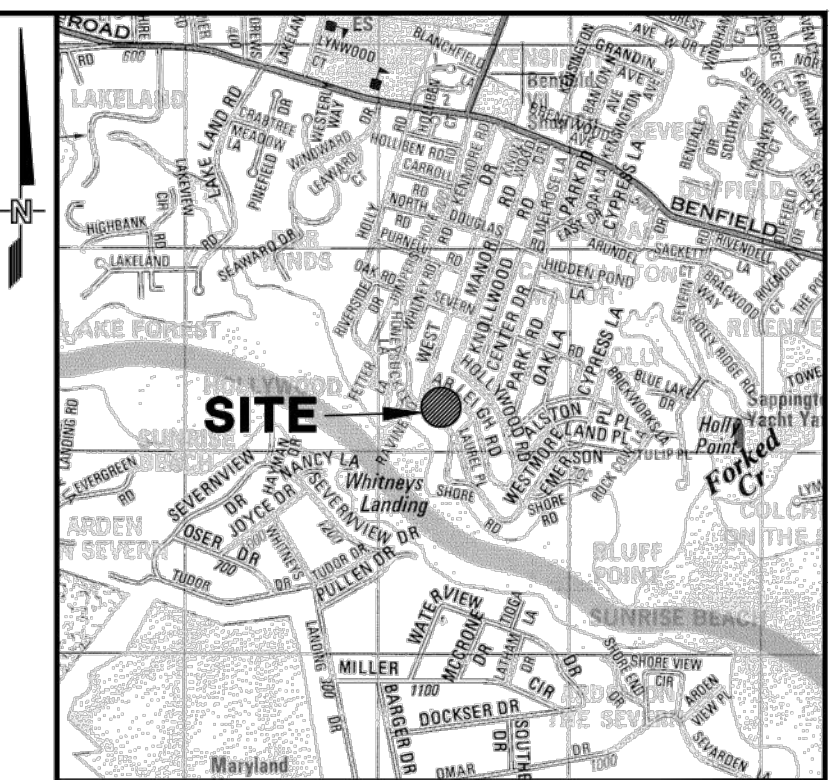
Provided the applicant can comply with the deed of easement restrictions, there is no evidence that the proposed variance would alter the essential character of the neighborhood or be detrimental to the public welfare. The variance would not appear to cause any adverse effects to neighboring properties and will not reduce forest cover in the LDA or RCA.

While not technically an in-kind replacement, the new structure is described as being within the footprint of the existing structure to be removed. The addition of the portico/privacy structure does not appear to change the impact or nature of the structure and can therefore be considered the minimum necessary to afford relief.

RECOMMENDATION

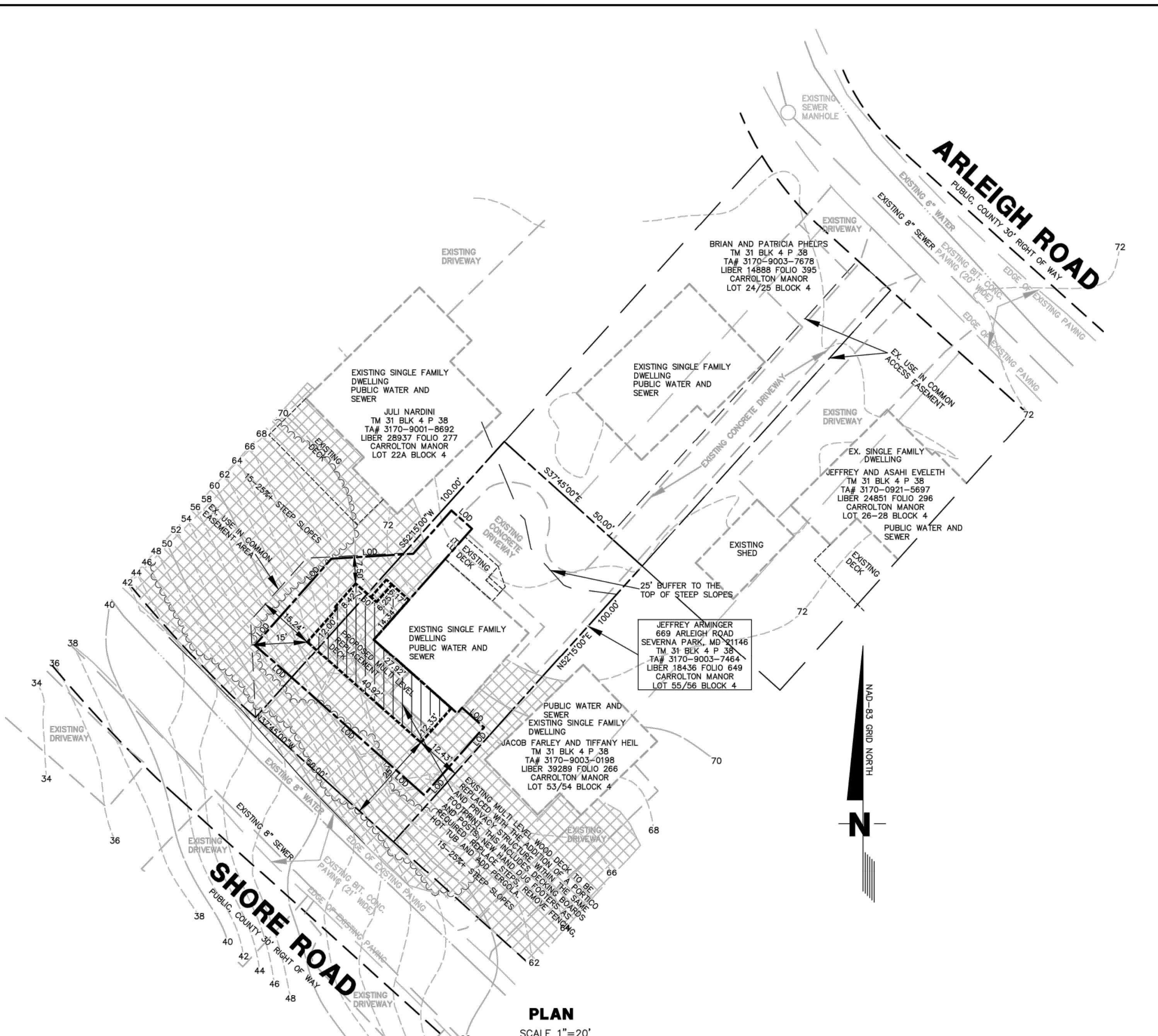
Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***conditional approval*** of a zoning variance to §18-4-701 to allow construction of the dwelling additions as shown on the site plan. The approval should be conditioned on the applicant being able to comply with the restrictions within the deed of easement that was presented with the application.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



VICINITY MAP

SCALE: 1" = 2,000'
 ADC MAP: 14, GRID: F5
 Copyright ADC The Map People
 Permitted Use Number 20811204



PLAN
 SCALE 1"=20'

SITE DATA	
PROPERTY ADDRESS:	669 ARLEIGH ROAD SEVERNA PARK, MD 21146
OWNER:	JEFFREY S ARMINGER 669 ARLEIGH ROAD SEVERNA PARK, MD 21146
DEVELOPER:	JEFFREY S ARMINGER 669 ARLEIGH ROAD SEVERNA PARK, MD 21146
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R5
SETBACKS:	FRONT: 25', SIDE: 7', REAR: 20'
TAX MAP:	31 BLOCK: 4 PARCEL: 38 LOT: 55 AND 56 BLOCK 4
ASSESSMENT DISTRICT:	THIRD
TAX ACCOUNT NUMBER:	3170-9003-7464
CRITICAL AREA:	IDA
TOTAL SITE AREA:	0.1148 ACRES 5,000 SQUARE FEET
EXISTING LOT COVERAGE:	0.0671 ACRES 2,923 SQUARE FEET
PROPOSED LOT COVERAGE:	0 ACRES 0 SQUARE FEET
TOTAL DISTURBED AREA:	0.0443 ACRES 1,930 SQUARE FEET

CRITICAL AREA CALCULATIONS (IDA)

- Total site area: 5,000 s.f. or 0.1148 AC.
- Total lot coverage allowed: No limitation within the IDA
- Total woods on site: 650 +/- square feet
- Total woods to be cleared in 100' buffer: 0 square feet
- Total woods to be cleared out of 100' buffer: 0 square feet
- Total existing lot coverage: House 1,006 s.f.
Drive: 1,861 s.f.
Hot Tub: 56 s.f.
Total: 2,923 s.f.
- Total proposed lot coverage: 0 s.f.
- Total lot coverage after construction: 2,923 s.f.

LEGEND

38 - - - - 38	Existing Grade		Proposed Structure
- - - - LOD	Limit of Disturbance		15-25%+ Steep Slopes
	Existing structure		Existing Fence
	Existing Treeline		

ADMINISTRATIVE SITE PLAN

CARROLTON MANOR
LOTS 55 AND 56, BLOCK 4
669 ARLEIGH ROAD, SEVERNA PARK, MD 21146
 TAX MAP 31 BLOCK 04 PARCEL 38 TAX ACCOUNT #: 3170-9003-7464 ZONING: R5
 DATE: FEBRUARY 7, 2025
 3RD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**M.A.F. &
 ASSOCIATES, LLC**
 55 JONES STATION ROAD. W.
 SEVERNA PARK, MD 21146
 PHONE: 443-864-8589
 EMAIL: MFORGEN@AOL.COM

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

January 29, 2025

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Carrollton Manor, Lots 55 and 56, Block 4, B02422588
669 Arleigh Road, Severna Park, MD 21146
TM 31 BLK 4 P 38, R-5 Zoning, Council District 5

Dear Planner:

Please accept this submittal of a variance for the above-mentioned project. The property owner is proposing to remove the existing multi-level wood deck and replace it with a new two levels of deck with the addition of a portico/privacy structure within the same footprint. This proposed work impacts steep slopes greater than 15% grade within the Chesapeake Bay Critical Area (IDA) because the existing wood deck falls within steep slopes. The existing wood deck crosses the western property line and lies within an existing easement. Since the replacement deck crosses the property line, the proposal will require a variance to allow the deck to have a zero-foot side yard setback. The wood deck will have a footprint of approximately 653 square feet. The wood deck is setback 25' from the southern rear property line (Shore Road right of way), 12.43' from the eastern property line, and a close as 7.50' from the existing use in common easement area.

Please note this is an undersized R5 zoned property and therefore required to meet the setbacks as required in 18-2-301 (f) of the County Code. For a principal structure, this section of the County Code requires a front setback of 25', a side lot line setback of 7', and a rear lot line setback of 25'. The deck is required to have a 7' side lot line setback

Variance request: We are requesting a variance request to 18-2-301(f) to allow a 0' side lot line setback for a proposed replacement multi-level deck within the same footprint as the existing multi-level wood deck.

Profile Comments:

Critical Area Team:

The Critical Area Team reviewed the proposal and has no objection. The Team noted a discrepancy between the actual proposed structures and those described in the leer of explanation. This proposal isn't just a replacement in the same footprint; rather, it is the reconstruction of two levels of deck and the addition of a portico/privacy structure within the same footprint.

Our response: We have revised the description of the proposed work within the variance request.

Zoning Administration Section:

The Zoning Administration Section advises the applicant that, per Seccon 17-8-201(b) Development in the IDA, "the Planning and Zoning Officer may grant modification to the prohibition of this subsection for slopes outside of the buffer and buffer modification area." Therefore, a Critical Area Variance is NOT required for this proposal. However, a Modification IS required. Any future applications should clarify the

aforementioned discrepancy by accurately describing the proposed additions in the letter of explanation and associated site plan.

The applicant has not provided any information regarding the "use in common" easement. It is unclear whether the applicant has a right to construct anything within the easement. However, even if they do, the lot line is the lot line. A zoning variance may be required to construct a structure closer than the required seven feet from the actual side lot line. Any future permit application should include clear details of the allowances within the easement area.

Our response:

The variance application has been revised to be only a zoning variance to allow a 0' side lot line setback.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) (b) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

This site is an existing, undersized, legally platted, R5 lot. The lot is developed with a single-family dwelling, wood deck and multiple retaining walls. The existing multi-level wood deck was constructed over the property line. The owner has an easement that allows the deck within this area. Since the replacement multi-level wood deck will be in the same footprint as the existing a variance is required.

The existing multi-level wood deck crossing the property line is the unique characteristics of the lot with regards to this variance request.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

There is no way to rebuild the deck without crossing the lot line. If the variance is not granted, the property owner would not be permitted to rebuild the multi-level wood deck within the same footprint. The granting of the variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

18-16-305(b) (1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

Because of the location of the existing wood deck that must be rebuilt being located across the western property line, strict implementation of the County's critical area program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant.

18-16-305(b) (2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will 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 critical area of the County; or

The applicant would not be able to replace the multi-level wood deck if this variance is not approved. The applicant should have the right to rebuild the deck within the existing footprint.

18-16-305(b) (ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

This property is not within the County's bog protection area.

18-16-305(b) (3) The granting of a variance will not confer on an 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, or the County's bog protection program to other lands or structures within a bog protection area;

This proposal is within the existing footprint of the existing multi-level wood deck. The granting of a variance will not confer on an 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.

18-16-305(b) (4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

The existing multi-level wood deck falls across the property line. There is no way to rebuild the deck without the need for a side lot line setback variance. This variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property.

18-16-305(b) (5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

This proposal will not increase the total site lot coverage. The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program.

18-16-305(b) (6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

This site is not within a bog protection area.

18-16-305(b) (7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

We feel that the applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code.

18-16-305(b) (8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

The applicant is proposing to rebuild a multi-level wood deck in the existing deck footprint with the addition of a portico/privacy structure. Any site planning alternatives would increase the site disturbance and possibly additional slope disturbance.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the proposed multi-level wood deck with the addition of a portico/privacy structure, will be constructed in the same footprint as the existing multi-level wood deck, therefore only having the same side lot line setback. We feel this request is the minimum variance necessary to afford relief

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood. The proposed multi-level wood deck with the addition of a portico/privacy structure is within the same area as the existing multi-level wood deck. Many other homes in the neighborhood have wood decks similar in size.

(ii) substantially impair the appropriate use or development of adjacent property:

This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with a single-family dwelling. This proposal does not have an impact on these dwellings nor the ability of the owner to improve or further develop their property.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:

The proposed development will not decrease forest cover within Chesapeake Bay Critical Area. There is no clearing required for this improvement.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area:

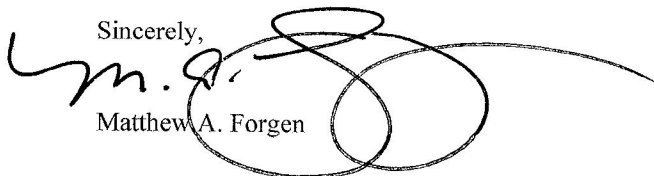
The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare:

This development is not detrimental to the health and welfare of the community. There will be storm water management and mitigation planting requirements that will be part of the permitting process. This benefits public welfare.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,


Matthew A. Forgen

AFTER RECORDING RETURN TO:

Law office of Robert J. Fuoco
105 Padfield Boulevard
Glen Burnie, Maryland 21061

Tax Account Number: 317090037464

THIS DEED

Made this 20th day of October, 2006 by and between Timothy B. Ragan, sole owner Grantor(s), and Jeffrey S. Armiger, Grantee(s):

WITNESSETH, that in consideration of the sum of \$550,000.00, receipt of which is hereby acknowledged, the said Grantor(s) do/does certify under penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said Grantor(s) do/does grant and convey unto the said Jeffrey S. Armiger, sole owner, in fee simple, all that property situate in Anne Arundel County, State of Maryland described as:

BEGINNING known and designated as lots 55 and 56, Block 4 of "Carrollton Manor", as shown on the Plat entitled "Subdivision Plat showing 12 foot access easement to lots 55 and 56", prepared by Anarex, Inc., dated December, 1980 and recorded among the Land Records of Anne Arundel County in Liber 3382, folio 565.

TOGETHER with the right to use in common with the owner of the adjoining parcel known and designated as Lot 22A described in a Deed recorded among the Land Records of Anne Arundel County in Liber 3785, folio 365, a common use beginning from a point located at the intersection of the north 37 degrees 45 minute 0 second west line and the north 52 degrees 15' 0" east line of the property conveyed herein and then running at a 45 degree angle in a northerly direction for a distance of 26.25 feet more or less to a point located 15 feet distant from, more or less and parallel to the north 52 degrees 15' 0" east line for a distance of 22.50 feet, more or less to a point, thence running opposite to and at a 45 degree angle back to the north 52 degrees 15' 0" east line for a distance of 26.25 feet; all as more fully set forth in a Deed of Easement recorded among the Land Records of Anne Arundel County in Liber 3966, folio 427. As more specifically shown on a Plat recorded among the aforesaid Land Records in liber 3966, folio 433.

TOGETHER with the right to use in common with the owner of the adjoining parcel known and designated as Lots 24 and 25 described in a Deed recorded among the Land Records of Anne Arundel County in Liber 3645, folio 144, a common use right-of-way twelve feet in width running from the south 37 degrees 45' 0" east 138.00 foot line of the property conveyed herein parallel to and binding on the southern side of the north 52 degrees 15' 0" east 100.00 foot line of the aforesaid adjoining parcel (as both described lines are shown intersecting and extending on the Plat recorded among the Land Records of Anne Arundel County in Liber 3382, folio 565) to and intersecting with that County Road known as Arleigh Road; all as more fully set forth in the Deed of Easement for ingress and egress recorded among the Land Records of Anne Arundel County in Liber 3966, folio 434. As more specifically shown on a Plat recorded among the aforesaid Land Records in Liber 3966, folio 440.

Being the same lots of ground which by Deed dated June 3, 1986 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4091, folio 785 was granted and conveyed by Timothy B. Ragan.

Which has an address of 669 Arleigh Road, Severna Park, Maryland 21146.

SUBJECT to covenants, easements and restrictions of record.

IMP. FD. SURE \$ 20.00
RECORDING FEE 20.00
RECORDING TAX 3.850.00
TAX COUNTY 5.500.00
TAX STATE 2.750.00
TOTAL 12,140.00
NEW HANCOCK CPA 4,850.04
PK # 452
10:18 am

RECEIVED FOR RECORD
MAY 11 2006
2006 NOV - 2 A 10:58

3395
5570
2750

LAW OFFICE
OF
ROBERT J. FUOCO
105 PADFIELD BLVD.
GLEN BURNIE, MARYLAND 21061
(410) 768-6733

3170-9003-7464
ALL FEES ARE PAID AS
OF 10/31/06 A.A. COUNTY,
BY: [Signature]

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 18436, p. 0649, MSA_CE59_18780. Date available 11/07/2006. Printed 06/12/2024.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, water privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantee(s), **Jeffrey S. Armiger, sole owner**, , his/her/their personal representatives/successors and assigns, in fee simple.

AND the said Grantor(s) hereby covenants that he/she/they has/have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she/they will warrant specially the property hereby granted; in that he/she/they will execute such further assurances of the same as may be requisite.

IN TESTIMONY WHEREOF, the Grantor(s) have caused this Deed to be duly executed on the year and date first above written.

WITNESS:

GRANTOR(S):

David L. Kane

Timothy B. Ragan {SEAL}
Timothy B. Ragan

_____ {SEAL}

_____ {SEAL}

_____ {SEAL}

STATE OF MARYLAND, COUNTY OF Anne Arundel County, TO WIT:

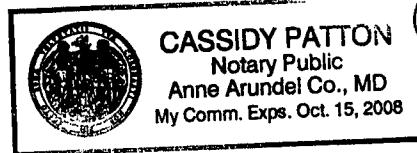
I Hereby Certify, That on this 20th day of October, 2006, before me, the subscriber, a Notary Public of the state and county aforesaid, personally appeared Timothy B. Ragan known to be (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged the signing of the foregoing Deed to be a free act and deed, and in my presence signed and sealed same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Cassidy Patton
Notary Public

My commission expires:

10-15-08



THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

Robert J. Fuoco
Robert J. Fuoco, Esquire

File No.: A49-9

LAW OFFICE
OF
ROBERT J. FUOCO
105 PADFIELD BLVD.
GLEN BURNIE, MARYLAND 21061
(410) 768-6733

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 18436, p. 0650, MSA_CE59_18780. Date available 11/07/2006. Printed 06/12/2024.

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor:	Timothy B. Ragan
2. Reasons for Exemption	

Resident Status	<input checked="" type="checkbox"/> I/We Transferor(s) am/are a resident of the State of Maryland. Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121 and is recorded as such with the State Department of Assessments and Taxation

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
<p><i>Dina S. Rane</i> _____ Witness</p> <p>_____ Witness</p>	<p>_____ Timothy B. Ragan</p> <p><i>Timothy B. Ragan</i> _____ Signature</p> <p>_____ Signature</p>

3b. Entity Transferors	
<p>_____ Witness/Attest</p>	<p>_____ Name of Entity</p> <p>By: _____</p> <p>_____ Name</p> <p>_____ Title</p>

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

Form sections: 1. Type(s) of Instruments, 2. Conveyance Type Check Box, 3. Tax Exemptions, 4. Consideration and Tax Calculations, 5. Fees, 6. Description of Property, 7. Transferred From, 8. Transferred To, 9. Other Names to Be Indexed, 10. Contact/Mail Information, 11. Assessment Information.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 18436, p. 0652, MSA CE59-18780 Date available 11/07/2006. Printed 06/12/2024.

Space Reserved for County Validation

Addendum

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
(Continued) Fees	Recording Charge	\$ 20.00	\$	\$	\$
	Surcharge	\$ 20.00	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7 (Continued) Transferred From	Doc. 3 – Grantor(s) Names(s)		Doc. 4 – Grantor(s) Names(s)		
	Jeffrey S. Armiger				
	Doc. 5 – Grantor(s) Names(s)		Doc. 6 – Grantor(s) Names(s)		
	Doc. 3 – Owners(s) of Record, if Different from Grantor(s)		Doc. 4 – Owners(s) of Record, if Different from Grantor(s)		
	Doc. 5 – Owners(s) of Record, if Different from Grantor(s)		Doc. 6 – Owners(s) of Record, if Different from Grantor(s)		
8 (Continued) Transferred To	Doc. 3 – Grantee(s) Names(s)		Doc. 4 – Grantee(s) Names(s)		
	Edward P. Barker and William J. Ziegler				
	Doc. 5 – Grantee(s) Names(s)		Doc. 6 – Grantee(s) Names(s)		
9 (Continued) Other Names to be Indexed	Doc. 3 – Additional Names to be Indexed (Optional)		Doc. 4 – Additional Names to be Indexed (Optional)		
	Branch Banking and Trust Company				
	Doc. 5 – Additional Names to be Indexed (Optional)		Doc. 6 – Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)				

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 18436, p. 0653, MSA_CE59_18780. Date available 11/07/2006. Printed 06/12/2024.

DEED OF EASEMENT

This Deed of Easement made this 23rd day of August, in the year One Thousand Nine Hundred and Eighty-Five, by and between Christopher H. Hill, party of the first part and grantor and Paul Evans, party of the second part and grantee.

WHEREAS, by virtue of a deed recorded among the Land Records of Anne Arundel County at Liber 3785, folio 365, the party of the first part is fee simple owner of that property described in Exhibit "A" as attached hereto and made a part hereof; and

WHEREAS, by virtue of a deed dated August 23, 1985 to be recorded among the Land Records of Anne Arundel County the party of the second part is the fee simple owner of that property described in Exhibit "B" as attached hereto and made a part hereof; and

WHEREAS, by virtue of this instrument is intended that the party of the first part grant the party of the second part, his successors and assigns, an easement within a designated and limited portion of the property described in Exhibit "A", for purposes of an existing deck which encroaches on the property of the party of the first part, all as more fully described in Exhibit "C" attached hereto, and as more fully shown, outlined in red, on the plat attached as Exhibit "D"

RECORD FEE 30.00
POSTAGE .50
#11695 0040 R01 110#57
OCT 23 85

NOW THEREFORE in consideration of the Grantee's acquisition of the dominant estate and other good and valuable consideration, the receipt of which is mutually acknowledged, the parties agree as to be equally bound as follows:

1. Grantor does grant and convey in perpetuity, running with the land and as appurtenant to the dominant estate of the party of the second part, his personal representatives and assigns, within a portion of the land set forth in Exhibit "A" for the use and benefit of the dominant estate, an easement

exclusively within that area described in Exhibit "C" and shown

Law Office of
Christopher Harris Hill
Anne Arundel County
2000 North Point Blvd., Suite 100
P.O. Box 10000
Annapolis, MD 21403
(410) 268-1111

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

1985 OCT 23 AM 11:06

E. AUBREY COLLISON
CLERK

J.P. CLERK

I hereby certify that the property contained herein has been transferred as provided for under Article 81 Section 3-104 of the Maryland Code

District 3rd W N J N N e s s a r y N e c e s s a r y

20

marked in red on the house location survey attached as Exhibit "D". This easement shall be in perpetuity and binding on the servient estate described in Exhibit "A".

2. There shall be no further expansion and/or encroachment erected by the party of the second part in or upon the easement area.

3. The party of the second part, his successor and/or assigns may elect to replace or repair the existing structure which occupies the easement area described herein.

4. The parties herein intend that the easement described herein shall comply with all setbacks and building restriction lines.

5. The easement described herein is appurtenant to and shall run with the dominant estate of the Grantee and shall be for the benefit and use of party of the second part, Grantee herein, his successors and assigns to ownership of the dominant parcel. It shall be binding upon with the land described in Exhibit "A".

6. The explanatory statement is incorporated by reference.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first written above.

WITNESS:

Karen ~~Adams~~
as to both

Christopher H. Hill

Paul Evans

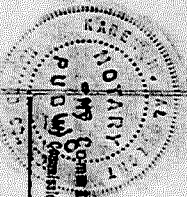
STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, that on this 23rd day of August, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Christopher H. Hill, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

Notary Public for Maryland
Christopher Harris Hill
2000 North Street, Suite 110
Baltimore, Maryland 21201
(410) 528-9111

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kenneth W. Adams
Notary Public



My Commission Expires

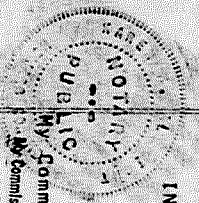
July 1, 1986

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, that on this 23rd day of August, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul Evans, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kenneth W. Adams
Notary Public



My Commission Expires

July 1, 1986

EXHIBIT A

BEGINNING for the same at a point on the westernmost side of Arleigh Road (30 feet wide), on the division line between Lots 23, 24, Block 4, as shown on the Plat of "CARROLLTON MANOR", recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 9, page 23; thence from said beginning point, south fixed, leaving Arleigh Road and running with and binding along the division lines between Lots 23 and 24 and 56, 57, (1) South 52 degrees 15 minutes West 202.79 feet, to a point on the easternmost side of Shore Road (30 feet wide); thence running with and binding along the easternmost side of Shore Road, (2) North 37 degrees 45 minutes West 8.19 feet, to a point; thence continuing along Shore Road, (3) 50.97 feet along the arc of a curve deflecting to the right having a radius of 221.34 feet, said arc, having a chord of North 31 degrees 09 minutes 13 seconds West 50.85; thence leaving Shore Road and running for a new line of division through parts of Lots 58, 59, and 22, (4) North 52 degrees 15 minutes East 131.82 feet to a point, and (5) North 05 degrees 59 minutes West 21.00 feet to a point, on the division line between Lots 21 and 22 as shown on the aforesaid plat of Carrollton Manor; thence running with and binding along a part of the division line between Lots 21 and 22, (6) North 84 degrees 01 minutes East 77.32 feet to a pipe found on the westernmost side of Arleigh Road (30 feet wide); thence running with and binding along Arleigh Road, (7) 37.81 feet along the arc of a curve deflecting to the left, having a radius of 147.17 feet, said arc having a chord of South 19 degrees 43 minutes 29 seconds East 37.70 feet, to the point of beginning. Containing 12,186.67 square feet of land, more or less. Being a description of Lots 23 and 57 and parts of Lots 58, 59 and 22, Block 4, as shown on the Plat of "Carrollton Manor" recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 9, page 23.

BEING that same property which by Deed dated June 29, 1984, was conveyed by Jeffrey A. Schuidenfrel and M. Pamela Beusch, his wife, unto Christopher H. Hill which Deed is recorded among the Land Records of Anne Arundel County at Liber 3785, Folio 365.

Exhibit "B"

BEING KNOWN AND DESIGNATED as Lots 55 and 56, Block 4, of "Carrollton Manor", as shown on a Plat entitled "Subdivision Plat Showing 12' Access Easement to Lots 55 and 56, prepared by Anarex, Inc., dated December 1980 and recorded among the Land Records of Anne Arundel County at Liber 3383, folio 565.

BEING also known and designated as Lots 55 and 56, Block 4, Carrollton Manor, together with the twelve foot (12') access easement as shown on the aforesaid survey plat, which lots are shown on the Plat No. 491 recorded among the Land Records of Anne Arundel County at Plat Book 9, folio 2324, which Plat is entitled "Carrollton Manor" dated April, 1933.

BEING all that property which by Deed dated November 12, 1982 was conveyed by Talisman Realty, Inc. unto Christopher H. Hill, which Deed is recorded among the Land Records of Anne Arundel County at Liber 3534, folio 387.

BY
Christopher Harris Hill
TALISMAN REALTY, INC.
1000 W. GREENWOOD AVENUE
ANNAPOLIS, MARYLAND 21401

EXHIBIT "C"

BEGINNING at a point located at the intersection of the north 37 degree, 45 minute, 0 second west line and the north 52 degree, 15 minute, 0 second east line of the property described in Exhibit "B" of this easement document and thence running at a 45 degree angle in a northerly direction for a distance of 26.25 feet more or less to a point located 15 feet distant from, more or less, and parallel to the north 52 degree, 52 minute, 0 second east 100 foot line and thence running parallel to the north 52 degree, 15 minute, 0 second east line for a distance of 22.5 feet more or less to a point, thence running opposite and at a 45 degree angle in a southerly direction back to the north 52 degree, 15 minute, 0 second east line for a distance of 26.25 feet more or less; the same area as shown on the survey attached hereto as Exhibit "D".

*Mail to Christopher H. Hill
See plat on following page.*

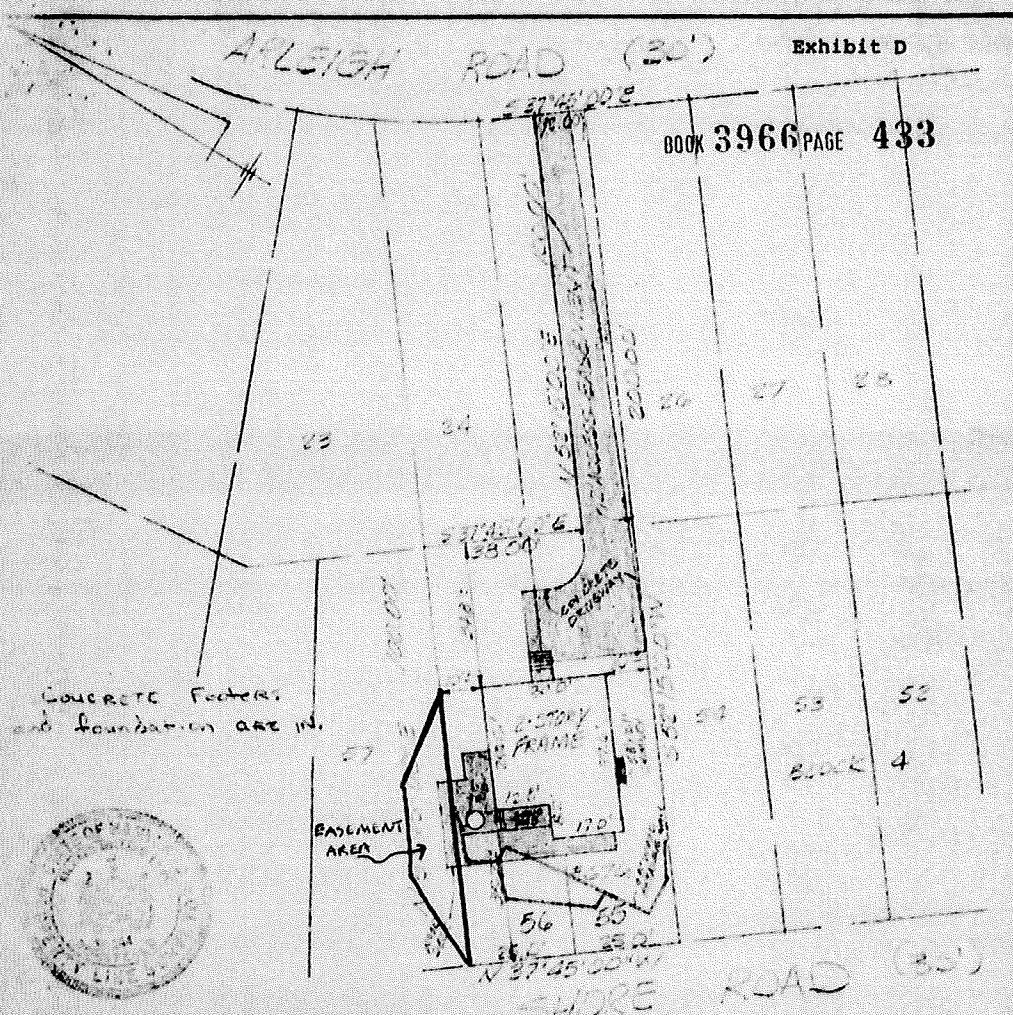
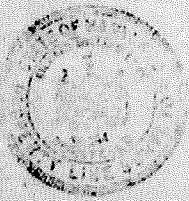


Exhibit D

BOOK 3966 PAGE 433

Concrete Footers and foundation are in.



SURVEYORS CERTIFICATION:

This ~~plat~~ does not constitute a lot survey. This will certify that I have located the improvements on the above lot as indicated and find no encroachments, ~~except as shown.~~

Richard W. Lowe 2-23-82
Richard W. Lowe Date

Registered Property Line Surveyor No. 144

ANAREX, INC.
ENGINEERS, SURVEYORS
EXPEDITORS, PLANNERS
803 RITCHIE HIGHWAY 1E
SEVERNA PARK, MARYLAND 21148
644-0234

UPDATE 5-13-85

HOUSE LOCATION SURVEY

LOTS 55 & 56 & 12' ACCESS ESM.T.
BLOCK 4

CARROLLTON MANOR

3RD District, Anne Arundel County, Md.

See Plat Records A.A. Co.
500 LIBER 3382/587

Plat Book 3 Page 23

Scale: 1"=30'
400/32

Date

Carrollton Manor
Lots 55 and 56, Block 4
669 Arleigh Road, Severna Park, MD 21146

CRITICAL AREA REPORT

PREPARED BY:
M.A.F. & ASSOCIATES, LLC
55 Jones Station Road, W.
Severna Park, MD 21146

443-864-8589

January 29, 2025

INTRODUCTION

The property is located at 669 Arleigh Road, Severna Park, MD 21146. This is a legal lot as defined by Article 17-1-101 (63).

The property is improved with a single-family dwelling with a wood deck as well as a concrete driveway.

The lot is in R5 zoning district. This lot lies entirely within the IDA portion of the Chesapeake Bay Critical Area.

The property slopes steeply towards the Shore Road right of way. These slopes are 15% or greater and therefore considered steep slopes.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The lot is currently an improved single-family dwelling with a multi-level wood deck crossing a property line within an existing easement. The lot is in R5 zoning district. The property slopes from the existing dwelling to the public right of way. The slopes are approximately 25%+ in the location of the existing multi-level wood deck.

There was no wildlife seen around the property at the time of inspection. It is expected that there is very little wildlife use on the property since it is currently developed with a single-family dwelling.

PROPOSED DEVELOPMENT

The property owner is proposing to remove the existing multi-level wood deck and replace it with a new multi-level wood deck with a portico/privacy structure in the same footprint. This proposed work impacts steep slopes greater than 15% grade within the Chesapeake Bay Critical Area (IDA) because the existing wood deck falls within steep slopes as well as crossing the western property line. This proposal will require a variance to allow the multi-level wood deck with a portico/privacy structure within the side lot line setback. The wood deck will have a footprint of approximately 653 square feet. The wood deck is setback 25' from the southern rear property line (Shore Road right

of way), 12.43' from the eastern property line, and a close as 7.50' from the existing use in common easement area.

SEDIMENT CONTROL AND STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management is not required for this application.

IMPACT MINIMIZATION

Due to the location of the existing dwelling and wood deck, rebuilding the deck in the same location minimizes the environmental impact to the property. We feel that this development plan demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

There is no habitat protection area on this property.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new house and driveway. The site calculations are as follows:

Total site area	5,000 sf
Existing woodland	650 sf +/-
Proposed clearing	0 sf
Proposed planting	to be determined
Existing impervious coverage prior to the proposed lot coverage	2,923 sf
Allowed lot coverage	No limitation within the IDA
Proposed lot coverage	0 sf
Proposed lot coverage reduction	0 sf
Existing and proposed lot coverage	2,923 sf

CONCLUSIONS

The lot in question is a legal lot located in an established community. It's not possible to demo/rebuild the wood deck without the need for the requested variance based on the location of the existing dwelling and deck.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed wood deck will not adversely impact adjacent properties.

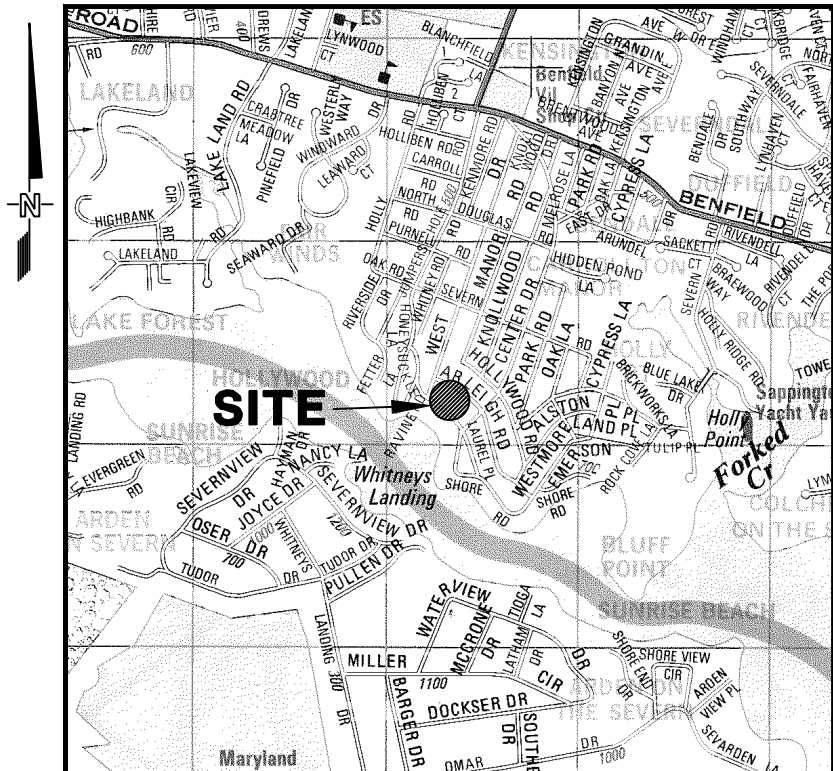
PLANS

A plan showing the site and its improvements is attached to this report.

ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on June 10, 2024



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP: 14, GRID: F5

Copyright ADC The Map People

Permitted Use Number 20811204

CRITICAL AREA MAP



Legend

Parcels



Critical Areas

IDA - Intensely Developed Area

IDA - Intensely Developed Area

LDA - Limited Development Area

RCA - Resource Conservation Area

Labels

State Road Label

Interstate US Road Label

Local Road Label

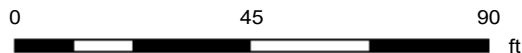
Fire Police Label

Streams Label

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.

Esri, NASA, NGA, USGS, FEMA

Notes



THIS MAP IS NOT TO BE USED FOR NAVIGATION

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
31	38	4	55/56	

Tax ID: 3170-9003-764

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other) CARROLLTON MANOR

Project location/Address 669 ARLEIGH ROAD

City SEVERNA PARK MD Zip 21146

Local case number

Applicant: Last name ARDINGER First name JEFFREY

Company

Application Type (check all that apply):

- | | | | |
|---------------------------|-------------------------------------|-------------------|-------------------------------------|
| Building Permit | <input checked="" 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:

DEMO/REBUILD MULTI-LEVEL WOOD DECK WITHIN A SIDE LOT LINE SETBACK

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		5000
LDA Area		0
RCA Area		0
Total Area		5000

Total Disturbed Area Acres Sq Ft **1930**

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		650 +/-	Existing Lot Coverage		2923
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		2923

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		1930	Mitigation		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

NOTE

THESE DRAWINGS DO NOT INCLUDE INDICATIONS OF NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL RULES AND REGULATIONS THERE TO APPURTINANT. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR COMPLIANCE THERETO.

CODES

ALL WORK ON THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS AND ANY ADDITIONAL REQUIREMENT SO STATED IN ANY LAW, ORDINANCE OR REGULATION PERTAINING TO CONSTRUCTION WITHIN THE SAID LIMITS OF THE AUTHORITY (CITY, COUNTY, STATE OR FEDERAL) HAVING JURISDICTION OVER THE PROPOSED WORK. ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY CONSERVATION, ZONING AND FIRE. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR THE CONFORMITY TO ALL CODES APPLICABLE TO THIS PROJECT.

MATERIALS, COMPONENTS, SYSTEMS & FINISHES

ALL MATERIALS, COMPONENTS, SYSTEMS, INTERIOR AND EXTERIOR FINISHES SHALL BE INSTALLED, ASSEMBLED, OPERATED AND/OR APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND/OR INSTRUCTIONS. IT SHALL BE THE CONTRACTOR(S) RESPONSIBILITY FOR THE PROPER INSTALLATION, APPLICATION, ASSEMBLY AND/OR OPERATION OF SAID MATERIALS, COMPONENTS, SYSTEMS AND FINISHES.

VERIFICATION

THE CONTRACTOR SHALL VERIFY AND FIELD CHECK ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK, AND SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR ANY CONDITIONS THAT MAY AFFECT HIS WORK, AND SHALL REPORT TO THE DESIGNER ANY CONDITIONS OR DISCREPANCIES, OR REQUEST CLARIFICATION PRIOR TO THE START OF ANY WORK. FAILURE TO REPORT SUCH CONDITIONS OR DISCREPANCIES OR TO REQUEST CLARIFICATION PRIOR TO THE START OF ANY WORK, IS A WAIVER TO ANY CLAIM BY THE CONTRACTOR(S) FOR ANY ADDITIONAL EXPENSES MADE NECESSARY BY REASON OF LATER INTERPRETATION OF THE DRAWINGS.

GLAZING NOTES

TEMPERED GLASS SHALL BE USED IN THE FOLLOWING SPECIFIC HAZARDOUS LOCATIONS:

1. GLAZING IN INGRESS AND EGRESS DOORS.
2. GLAZING IN FIXED, SLIDING OR SWINGING PANELS OF SLIDING OR SWINGING-TYPE DOORS.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING, OPERABLE OR NONOPERABLE, IN SHOWER AND BATH/TUB DOORS AND ENCLOSURES WITH A HORIZONTAL EDGE LESS THAN 6 FEET (1824 MM) ABOVE THE ROOM FLOOR LEVEL OR LESS THAN 10 INCHES (1175 MM) ABOVE THE COMPARTMENT FLOOR.
6. GLAZING WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES ON THE HINGE SIDE OF AN IN-SWINGING DOOR.

7. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 4 SQUARE FEET (0.85 M) WITH THE LOWEST EDGE LESS THAN 18 INCHES (481 MM) ABOVE THE FINISH FLOOR LEVEL OR WALKING SURFACE WITHIN 36 INCHES (914 MM) OF SUCH GLAZING. IN LIEU OF SAFETY GLAZING, SUCH GLAZED PANELS MAY BE PROTECTED WITH A HORIZONTAL MEMBER NOT LESS THAN 1 1/2 INCHES (38 MM) IN WIDTH WHEN LOCATED BETWEEN 24 INCHES (610 MM) AND 36 INCHES (914 MM) ABOVE THE WALKING SURFACE.

8. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BAULSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

FRAMING & DESIGN NOTES

CAUTION: TYPICAL FLOOR FRAMING IS NOT DESIGNED FOR SUPPORT OF WATERBED(S) WHICH MAY REQUIRE ADDITIONAL STRUCTURAL MEMBERS DUE TO LARGE CONCENTRATED LOADING.

FRAMING MEMBERS TO BE:
 JOISTS & RAFTERS: HEM FIR NO 2
 F_x 1,060 P.S.I.
 E_x 1,300,000 P.S.I.

PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.

CONTRACTOR TO VERIFY BEARING LENGTHS REQUIRED FOR ALL BEAMS. CONTRACTOR TO VERIFY ALL POST-TO-BEAM CONNECTIONS ARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

FOOTINGS ARE SIZED FOR ASSUMED SOIL BEARING CAPACITY OF 2000 P.S.F. IF ACTUAL SOIL BEARING CAPACITY IS FOUND TO BE LESS, THE FOOTINGS ARE TO BE REDESIGNED ACCORDINGLY. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I.

GENERAL STRUCTURAL NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

B. DESIGN LIVE LOADS:

- ROOF 25 PSF
- FLOORS 40 PSF
- SLEEPING AREAS 30 PSF
- GROUND SNOW LOAD, P_g 25 PSF
- BASIC WIND SPEED (3 SECOND GUST) 115 MPH
- SEISMIC DESIGN CATEGORY A
- SEISMIC SITE CLASS D

C. THE CONTRACTOR SHALL PROVIDE ALL SHORINGS AND BRACING AS REQUIRED TO SUPPORT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF NECESSARY SHORING AND BRACING. THE CAPACITY AND METHOD USED FOR SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. FOUNDATIONS

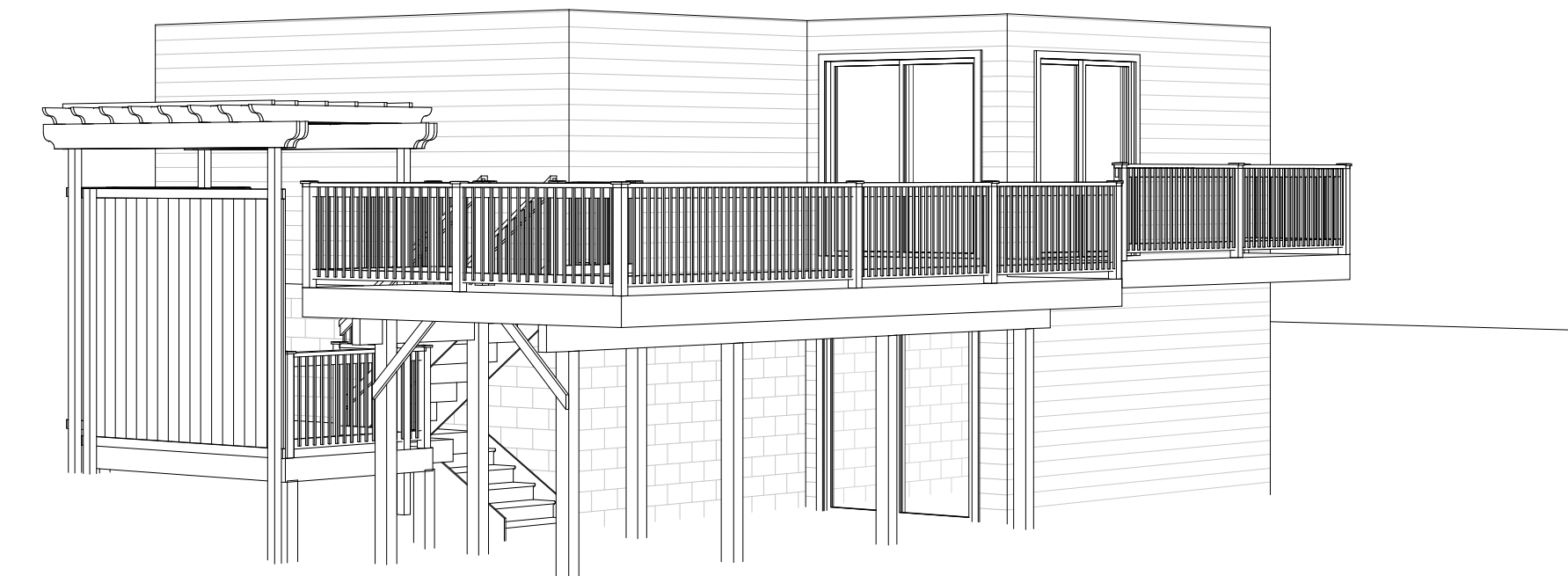
A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF ASSUMING CLAY SOIL CONDITIONS AS SPECIFIED IN TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. CONTRACTOR TO VERIFY THAT THE EXISTING SOIL CONDITIONS MEET OR EXCEED THE CLASS OF SOIL MATERIAL SPECIFIED IN THIS TABLE. IF ACTUAL SOIL CONDITIONS DO NOT CONFORM TO TABLE R401.4.1, THE FOOTINGS WILL HAVE TO BE REDESIGNED. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE.

3. CAST IN PLACE CONCRETE

- A. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING DOCUMENTS:
 ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- B. ALL CONCRETE SHALL BE (FC=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.
- C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"x6" W/1.4XW/1.4 W/W/ OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

4. WOOD

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.



1 3D View

Drawing List	
Sheet Number	Sheet Name
A 1	CoverSheet
A 2	Elevations
A 3	Existing & Demo. Plans
A 4	Proposed Plans
A 5	Section 1 & Details

SCOPE OF WORK:

TO REBUILD EXISTING DECK DUE TO POOR CONSTRUCTION, ROT AND DECAY.
 MINOR MODIFICATIONS ARE TO BE DONE AND HOT TUB REMOVED.

**DeGonia
 Designs
 LLC**

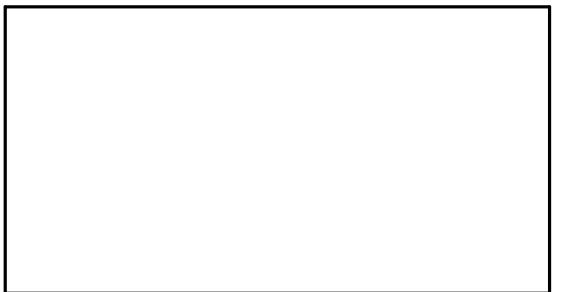
346 Topside West
 Hardeeville, SC 29927

410-518-6736

EMAIL:
 Scott@DeGoniaDesigns.com

Armiger Residence
 669 Arleigh Rd., Severna Park, MD 21146

No.	Description	Date



CoverSheet

Project number	2023-?
Date	10-4-23
Drawn by	s.d.
Checked by	s.d.

A 1

Scale

**DeGonia
Designs
LLC**

346 Topside West
Hardeeville, SC 29927

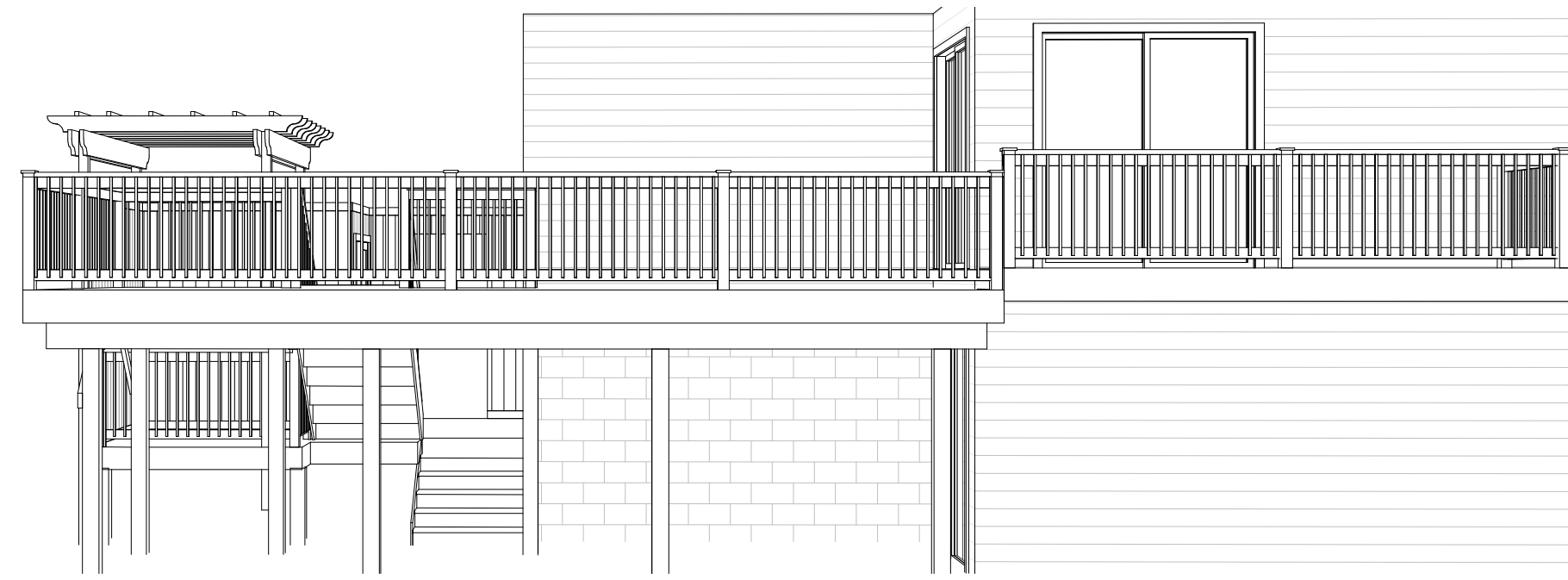
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Scott@DeGoniaDesigns.com

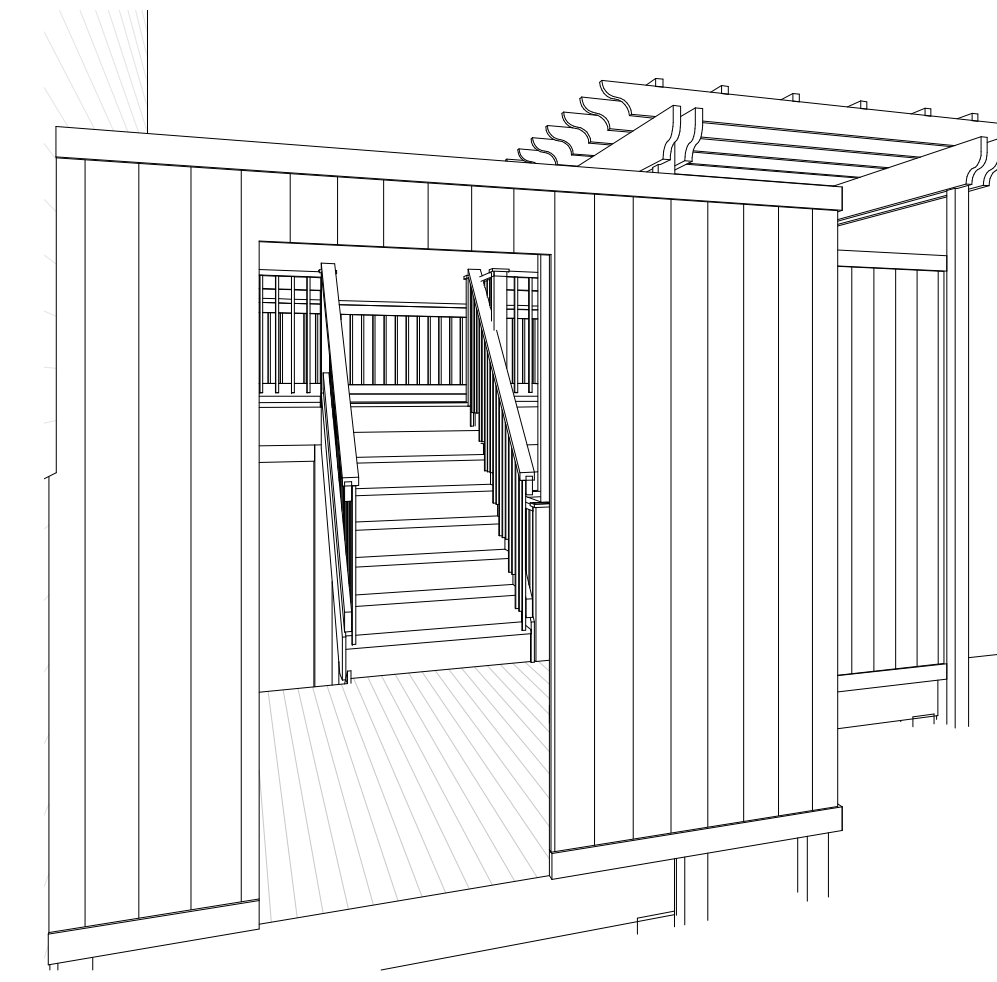
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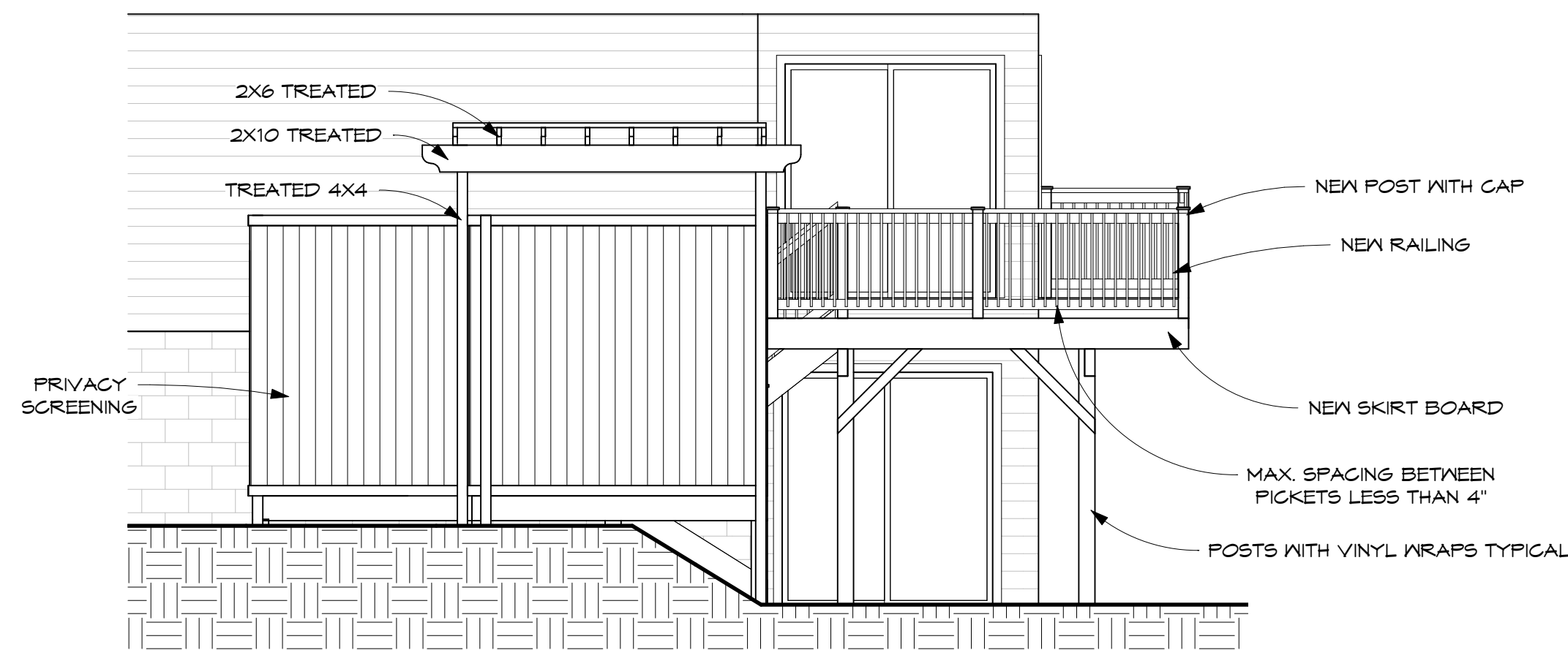
7 3D View 3



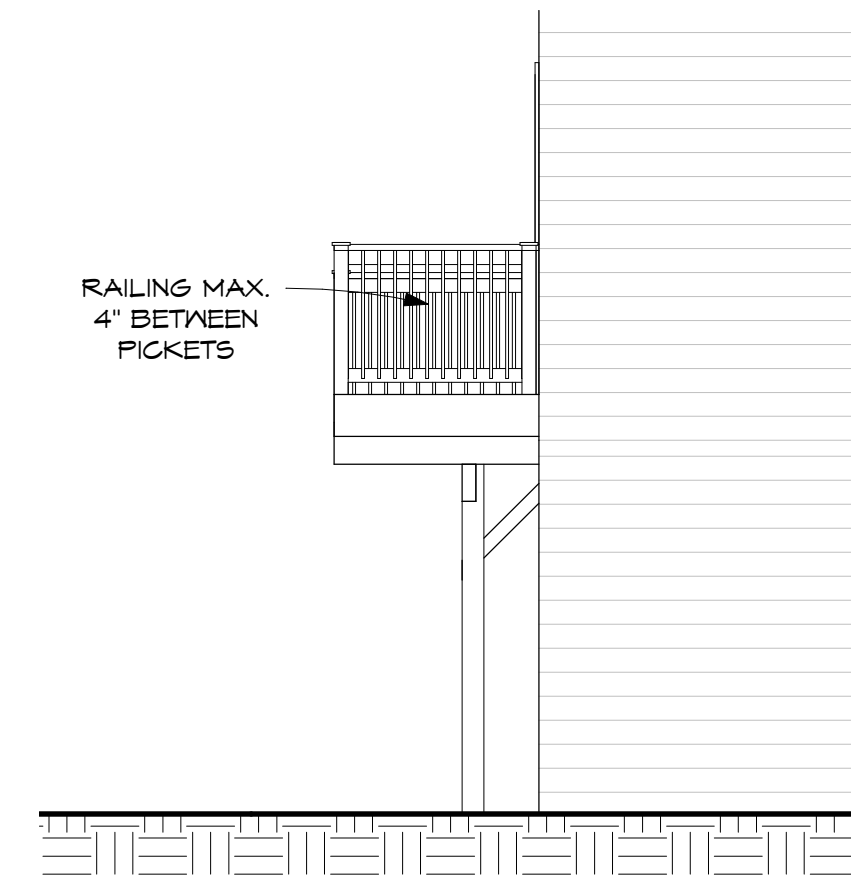
6 3D View 2



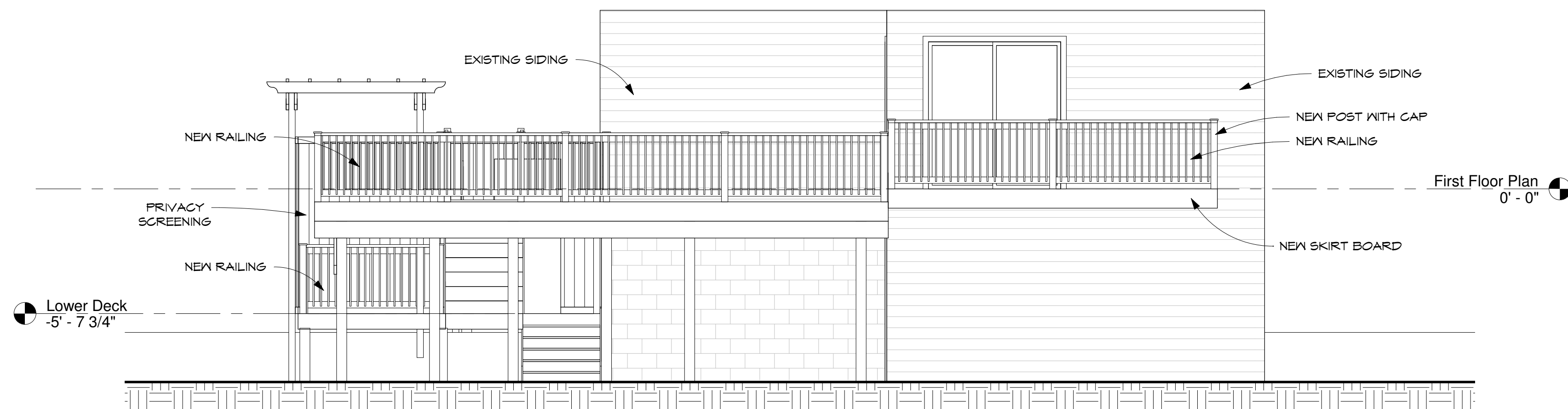
5 3D View 1



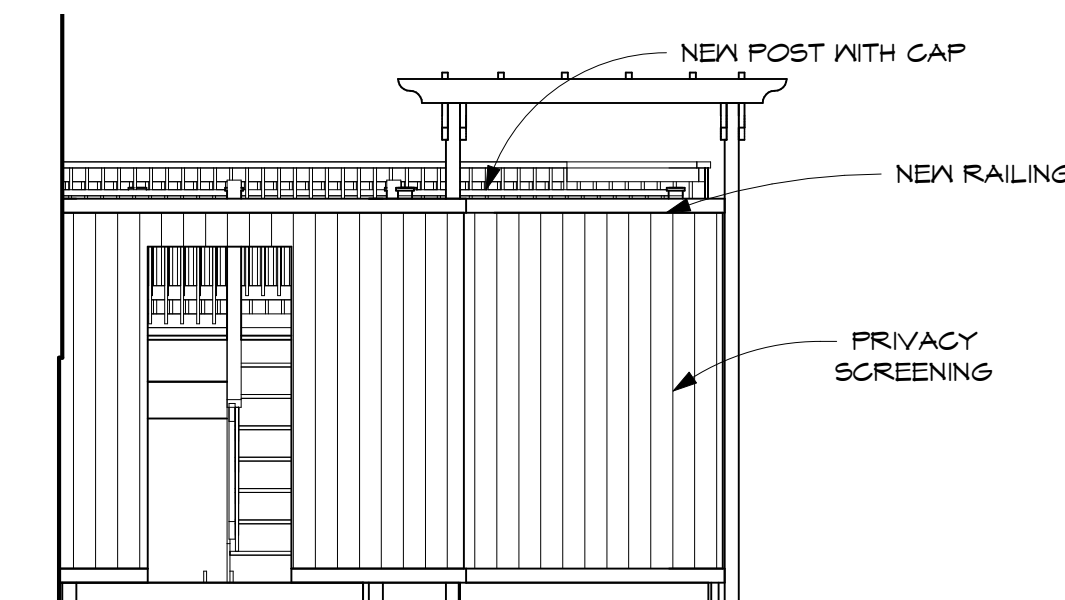
4 Right Side Elevation
1/4" = 1'-0"



3 Left Side Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

No.	Description	Date

Elevations

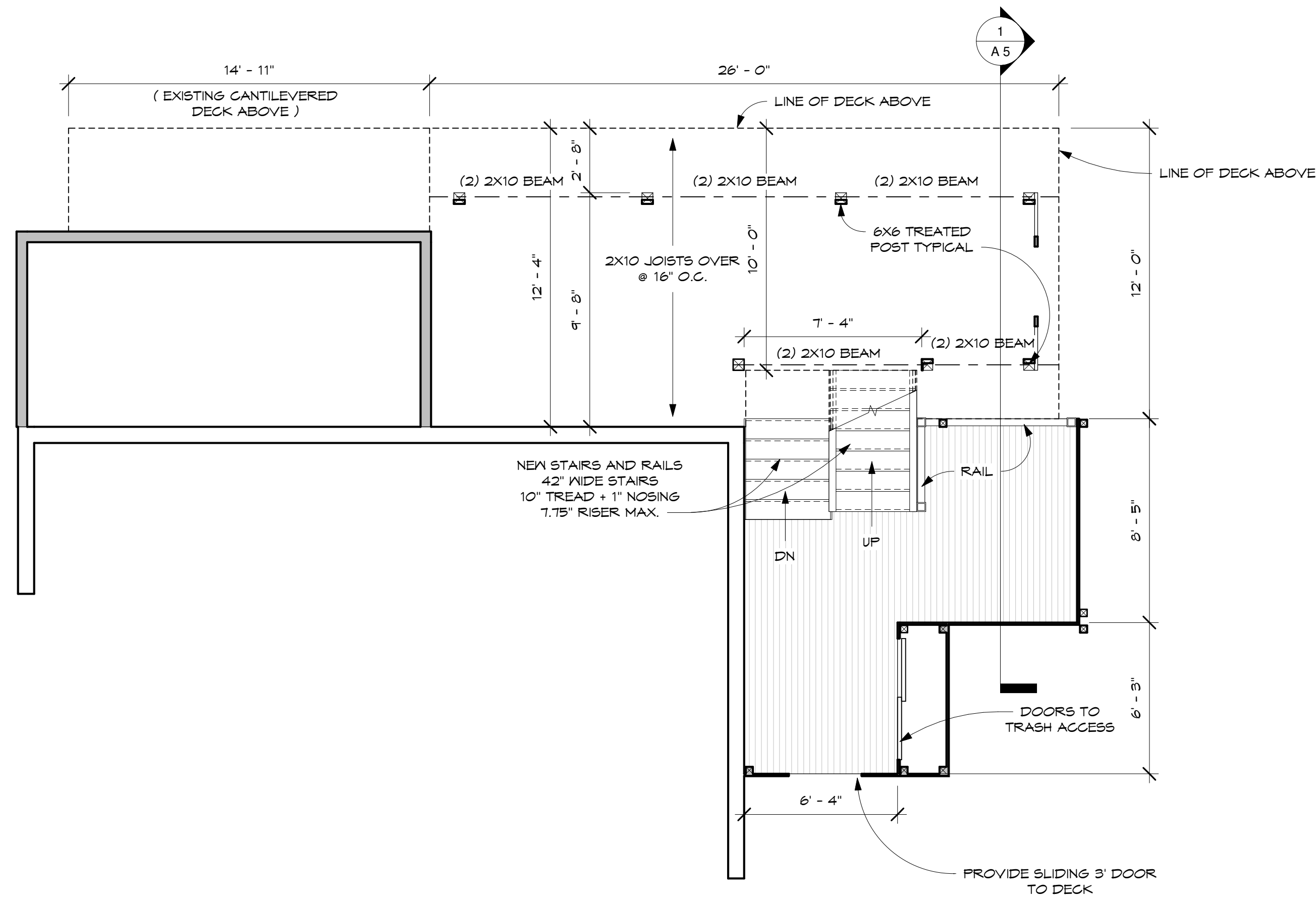
Project number	2023-?
Date	10-4-23
Drawn by	s.d.
Checked by	s.d.

A 2

Scale 1/4" = 1'-0"

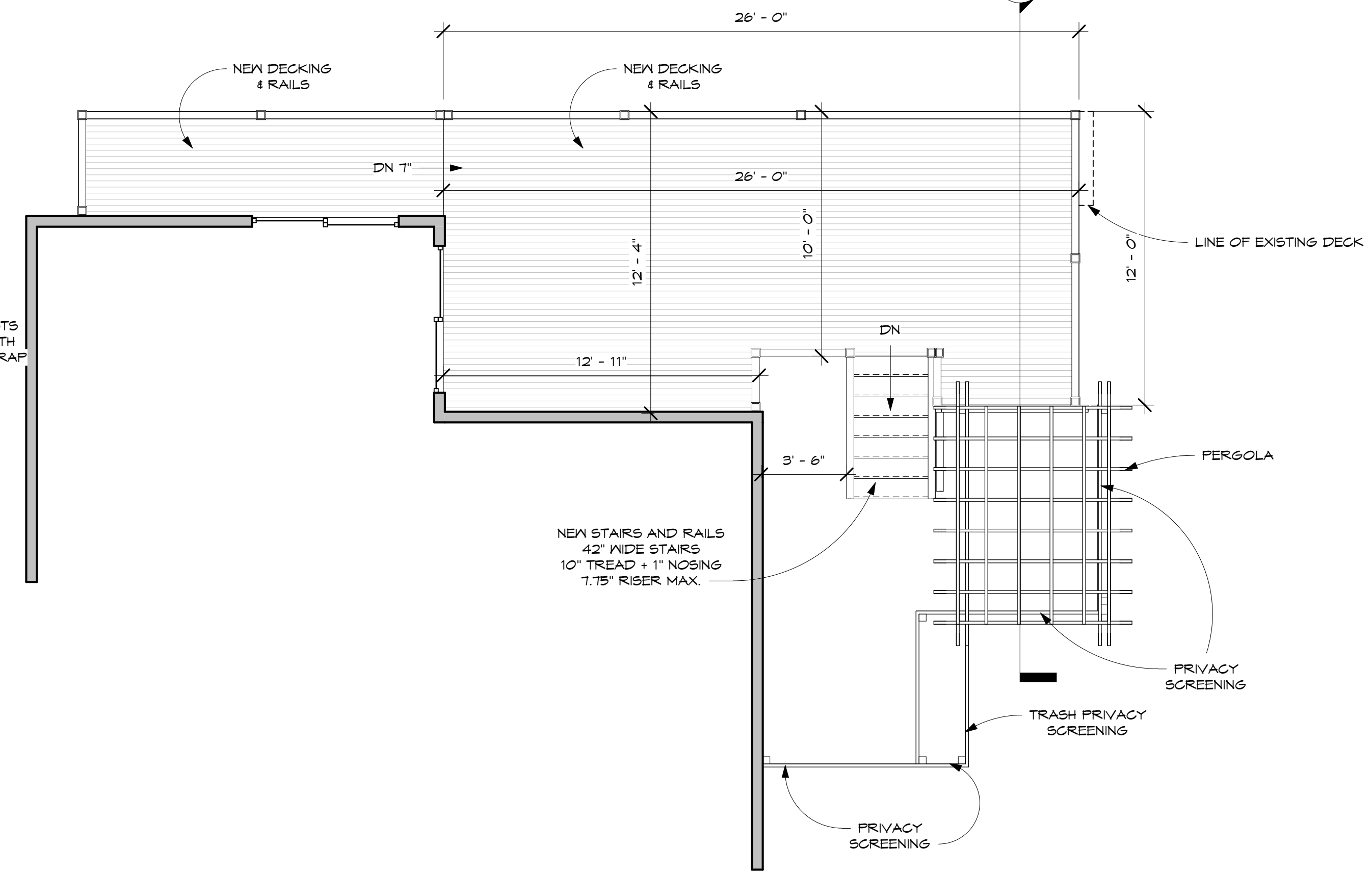
Armiger Residence
669 Arleigh Rd., Severna Park, MD 21146

4 Footing Plan
1/4" = 1'-0"

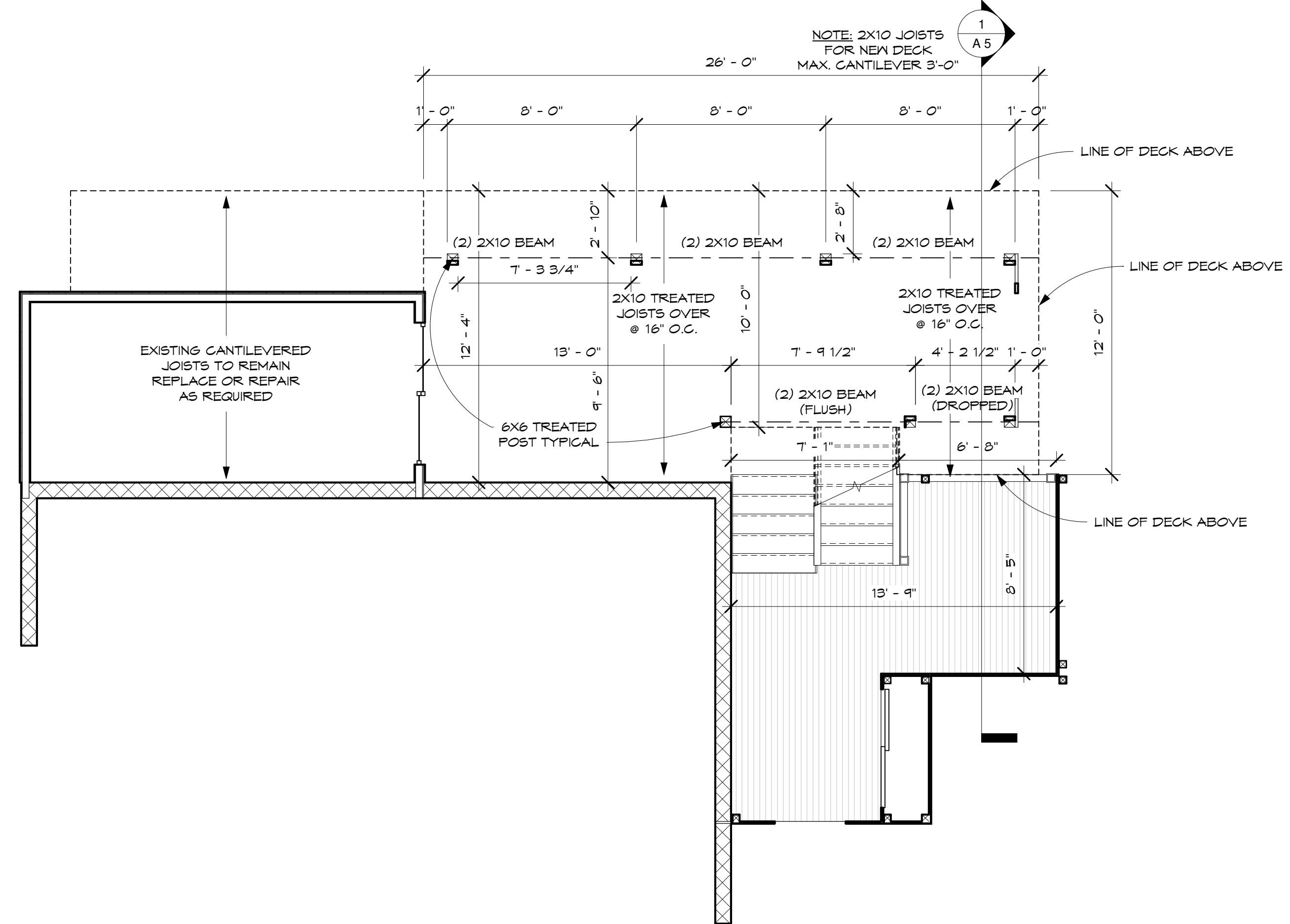


2 Lower Deck
1/4" = 1'-0"

3 First Floor Plan
1/4" = 1'-0"



1 Foundation Plan
1/4" = 1'-0"



No.	Description	Date

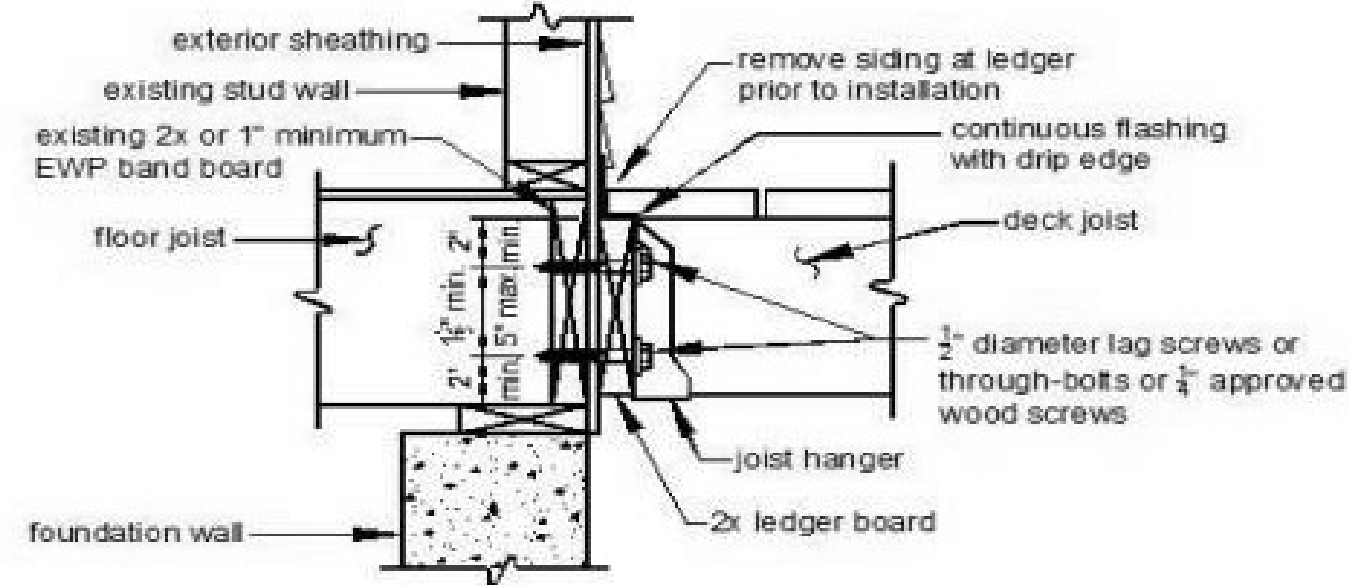
Proposed Plans

Project number	2023-?
Date	10-4-23
Drawn by	s.d.
Checked by	s.d.

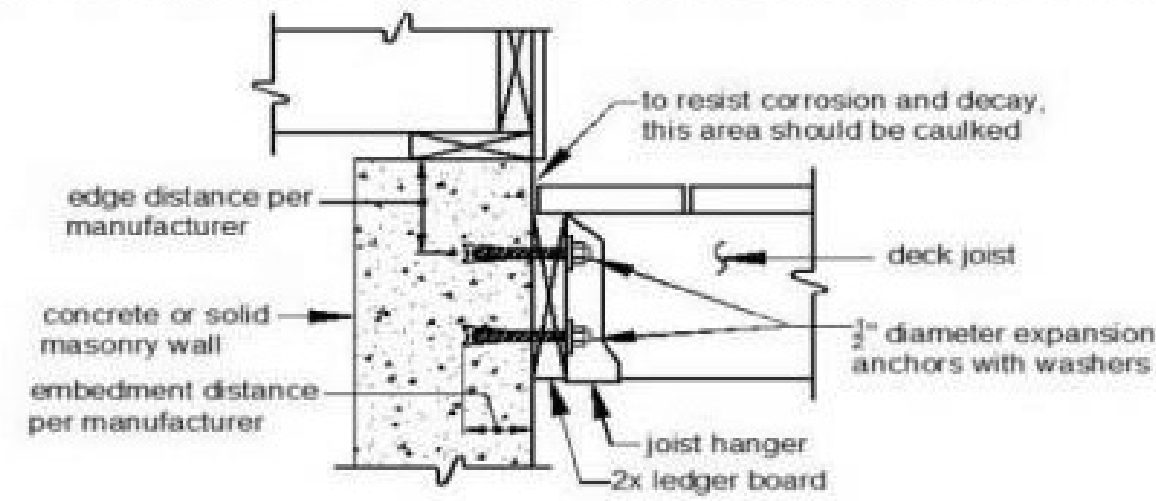
A 4

Scale	1/4" = 1'-0"
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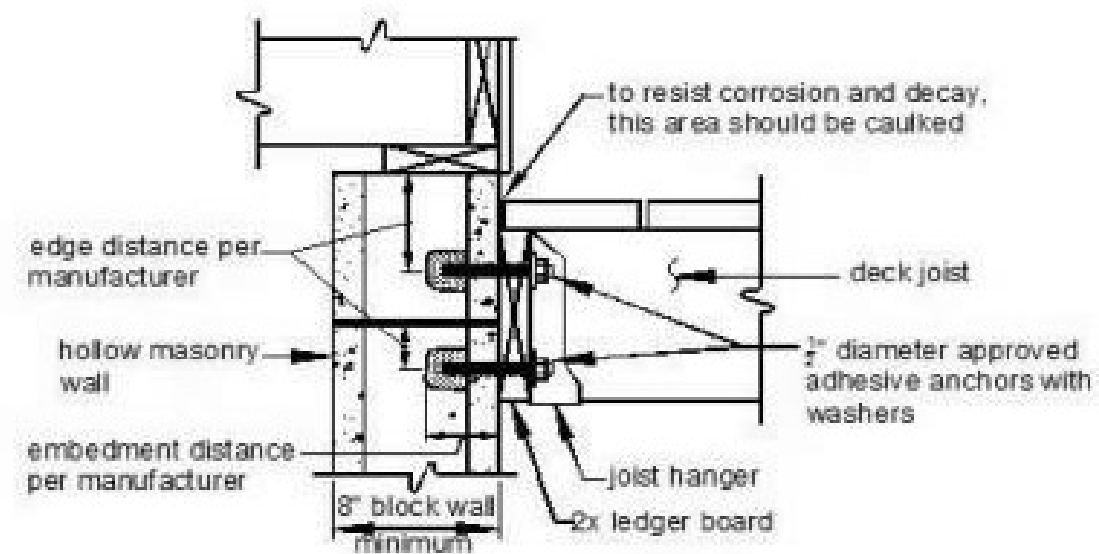
LEDGER BOARD-TO-BAND BOARD ATTACHMENT



LEDGER BOARD-TO-SOLID FOUNDATION ATTACHMENT



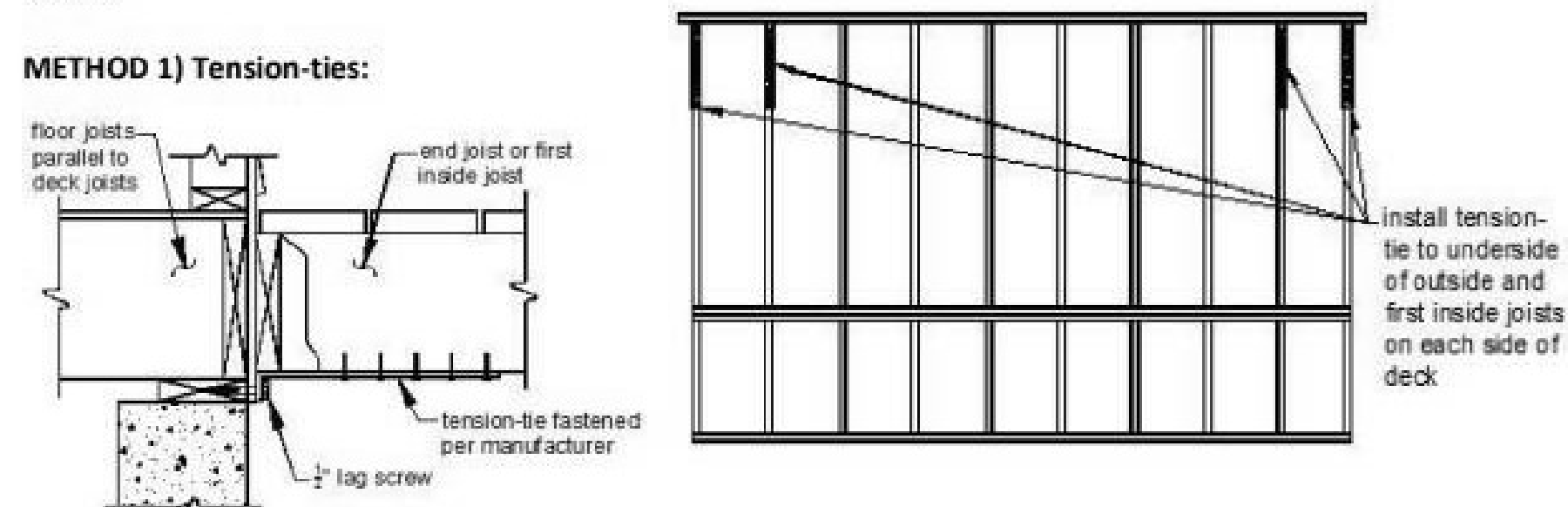
LEDGER BOARD-TO-HOLLOW FOUNDATION ATTACHMENT



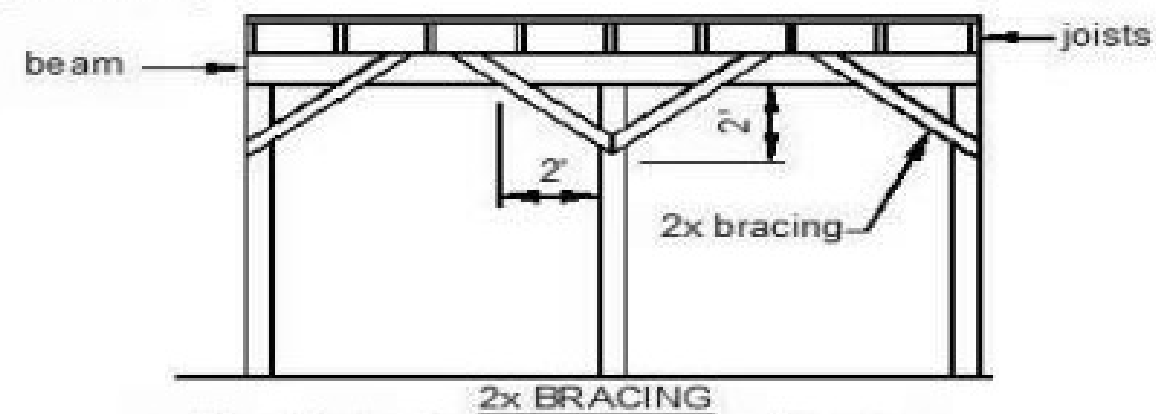
LATERAL SUPPORT

All decks greater than 30 inches above grade must resist lateral load using one of the applicable methods noted below:

METHOD 1) Tension-ties:

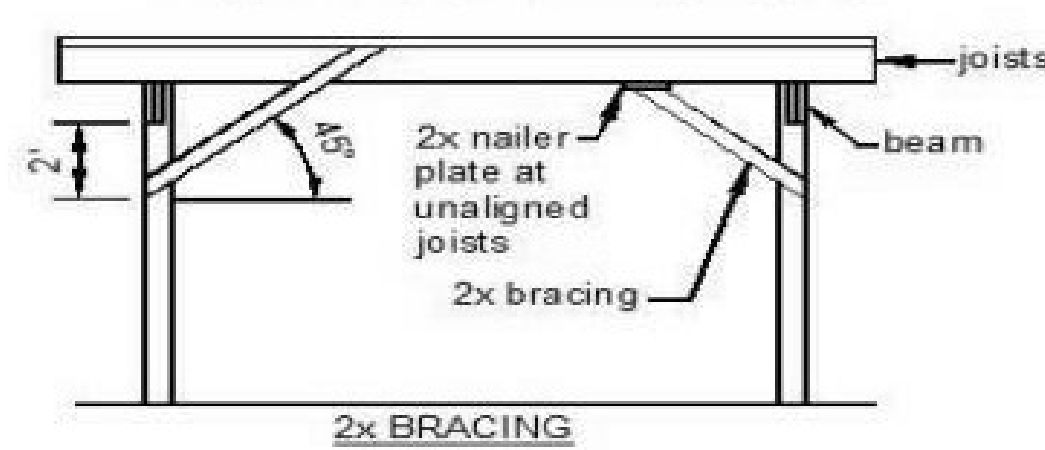


METHOD 2) Diagonal bracing:

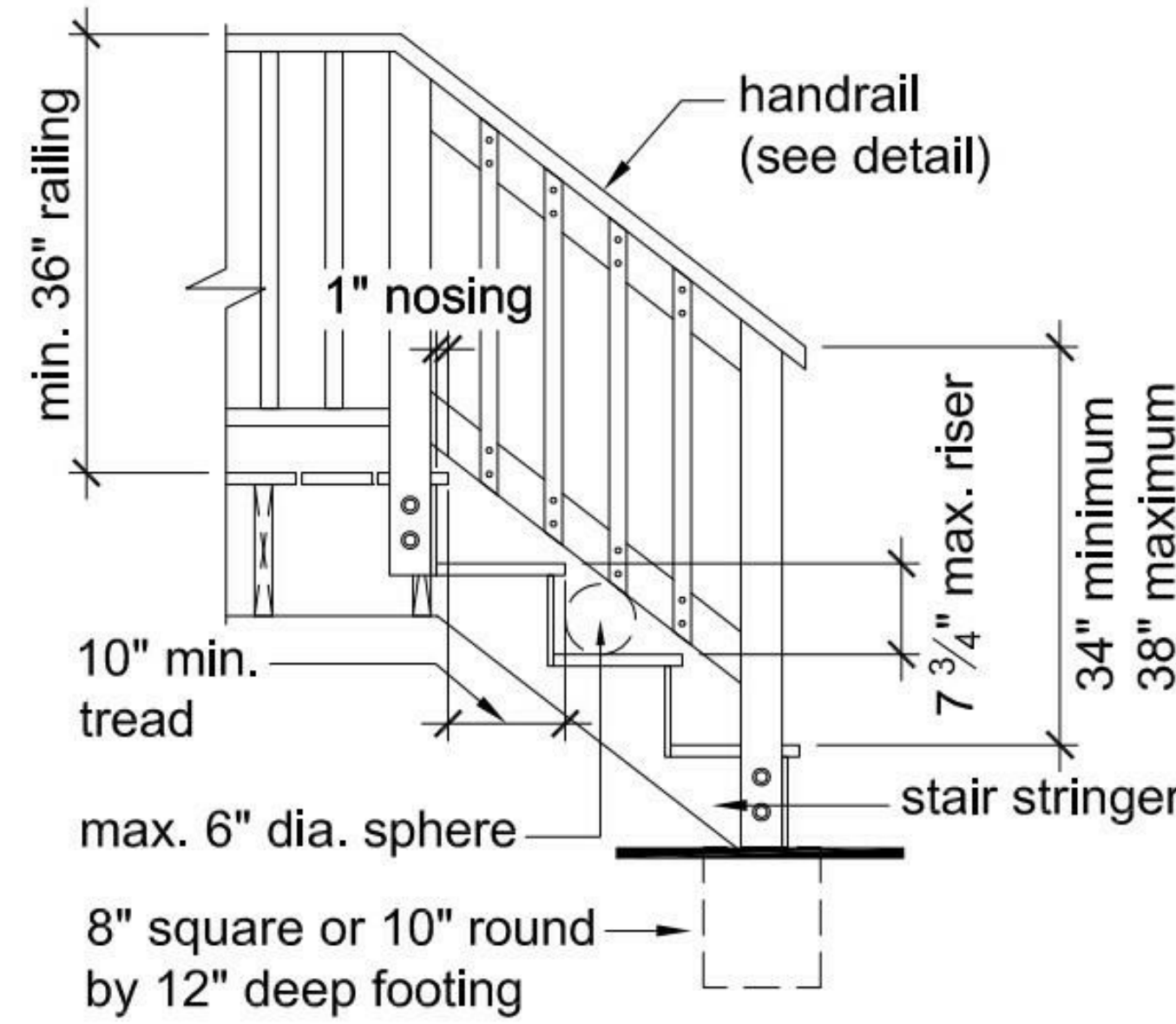


- Place 2x bracing at all beam-post locations.
- Alternate bracing between front and back of 4x4 or 4x6 posts.

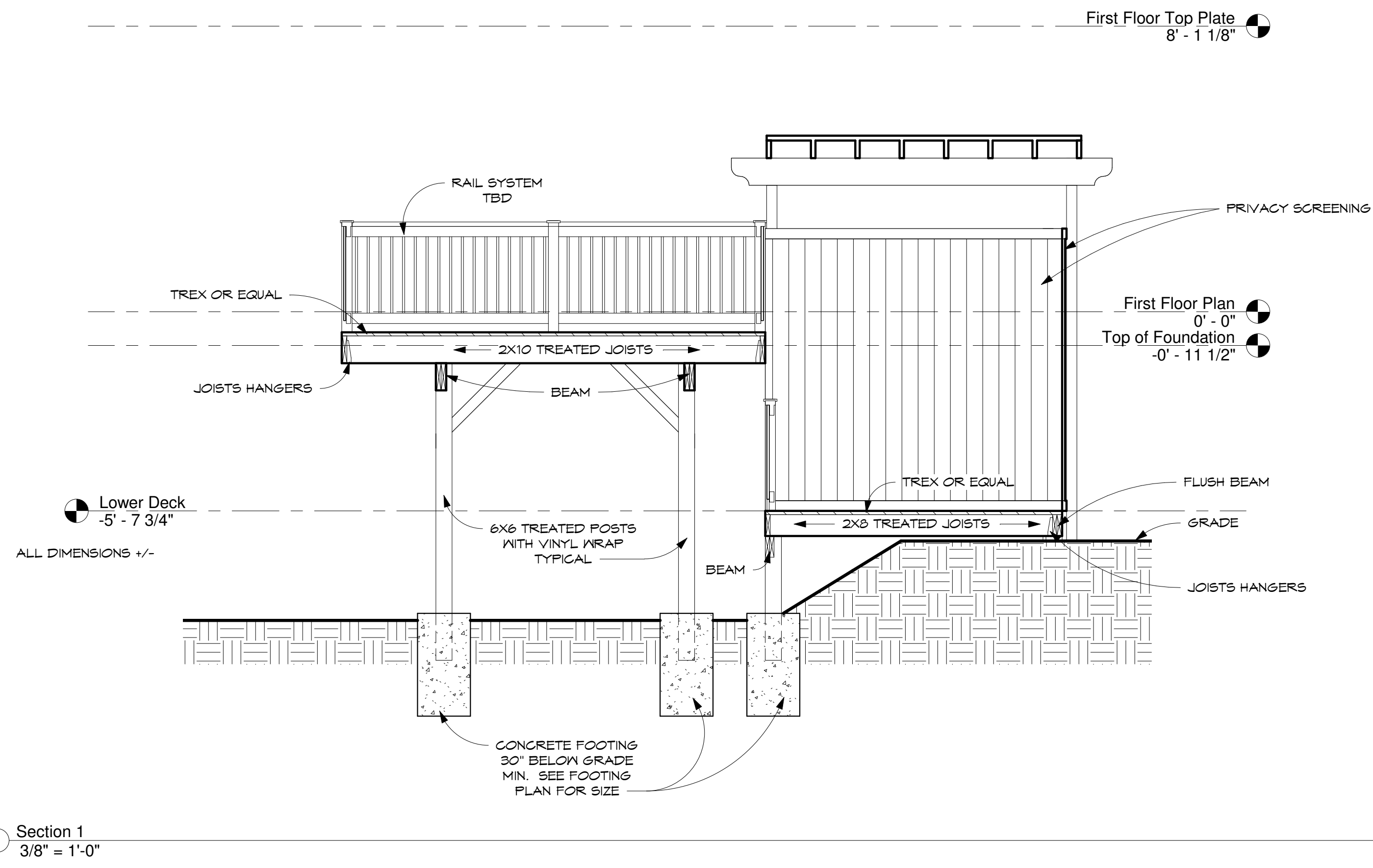
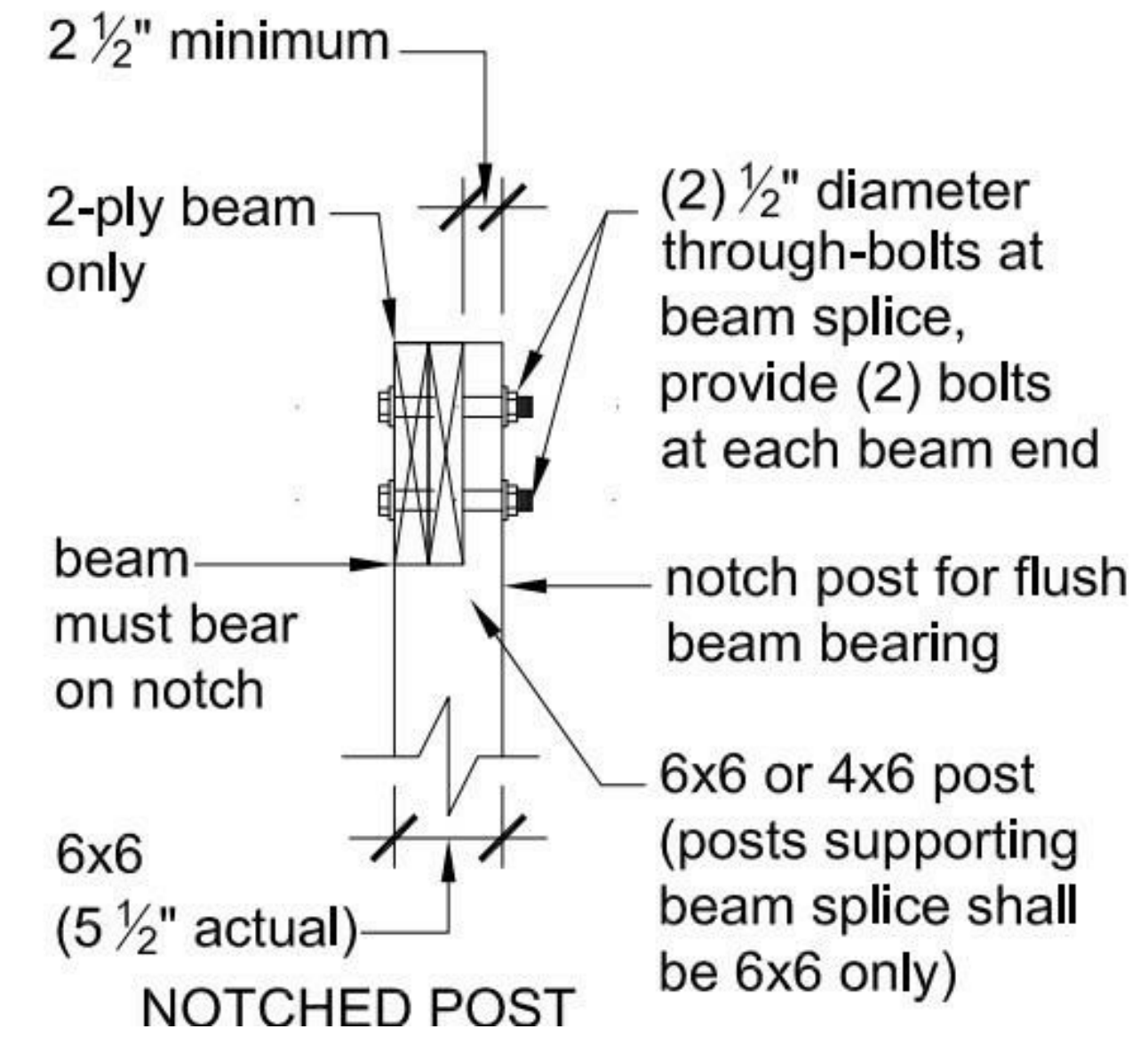
DIAGONAL BRACING AT BEAM-POST LOCATION



DIAGONAL BRACING AT JOIST-POST LOCATION



STAIRWAY DETAIL



1 Section 1
3/8" = 1'-0"

DeGonia Designs LLC

346 Topside West
Hardeeville, SC 29927

410-518-6736

EMAIL:
Scott@DeGoniaDesigns.com

Armiger Residence

669 Arleigh Rd., Severna Park, MD 21146

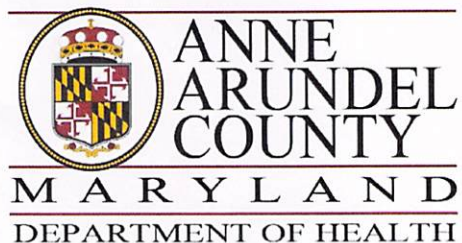
No.	Description	Date

Section 1 & Details

Project number	2023-?
Date	10-4-23
Drawn by	s.d.
Checked by	s.d.

A 5

Scale 3/8" = 1'-0"



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

DATE: January 31, 2025

RE: Jeffrey Aminger
669 Arleigh Road
Severna Park, MD 21146

NUMBER: 2025-0015-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions (multi-level decks and portico) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. 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

Map Title



Legend

Foundation

Addressing



Parcels



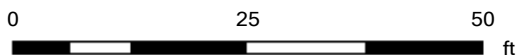
Parcels - Annapolis City



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.

none

Notes



THIS MAP IS NOT TO BE
USED FOR NAVIGATION