

Letter of explanation

To whom it may concern:

We are seeking to build a deck on the posterior part of our house. We love to enjoy the outdoors, unfortunately due to the surface structure of our backyard, we have not been able to fully take advantage of the outdoor life. We believe this will be the best solution to our property structure.

(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 in strict conformance with this article.

Not only will this allow us to better enjoy the outdoors, especially as we continue to age –the ground is very uneven, which could lead to potential falls- we believe it will also allow us to create more opportunities to prevent run off and erosion of the property, as we won't need to trek through the areas we shore up along with this process. A deck can help prevent erosion by effectively directing rainwater away from the ground beneath it, minimizing soil washout and preventing further erosion. The project is a win for the environment and provides a safe backyard environment with unable safe space and most importantly soil stability and protecting the surrounding landscape from erosion.

(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.

(1) the granting of the variance will not;

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

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

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

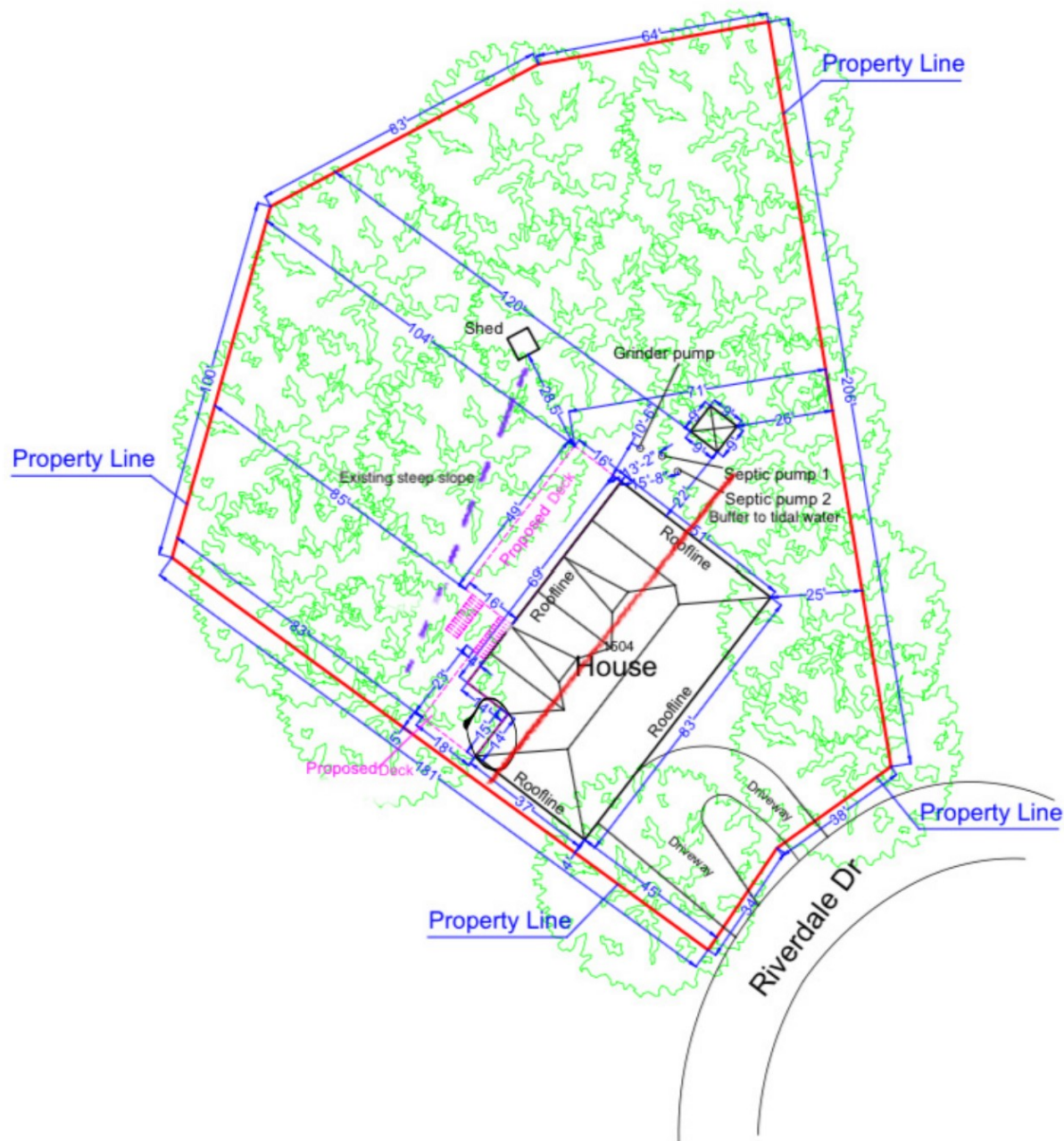
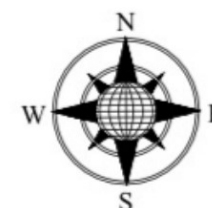
(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor

(v) be detrimental to the public welfare.

Thank you for understanding and considering our application.

Sincerely

The Burroughs.



Parcel No. (APN) 03-909-07040503
Lot Area 0.64 ACRES

ADDRESS: 1504 Riverdale Dr
Annapolis, MD 21409
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

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: 01/17/2025

Tax Map #	Parcel #	Block #	Lot #	Section
390907040503	235062			

Tax ID: _____

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) Cunningham Burroughs

Project location/Address 1504 Riverdale Drive

City Annapolis

Zip 21409

Local case number _____

Applicant: Last name Burroughs

First name Cunningham

Company _____

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name _____

Phone # (240)413-7104 Response from Commission Required By TBD

Fax # _____ Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Install 15x18 deck

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		
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft

of Lots Created

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

VARIANCE INFORMATION (Check all that apply)

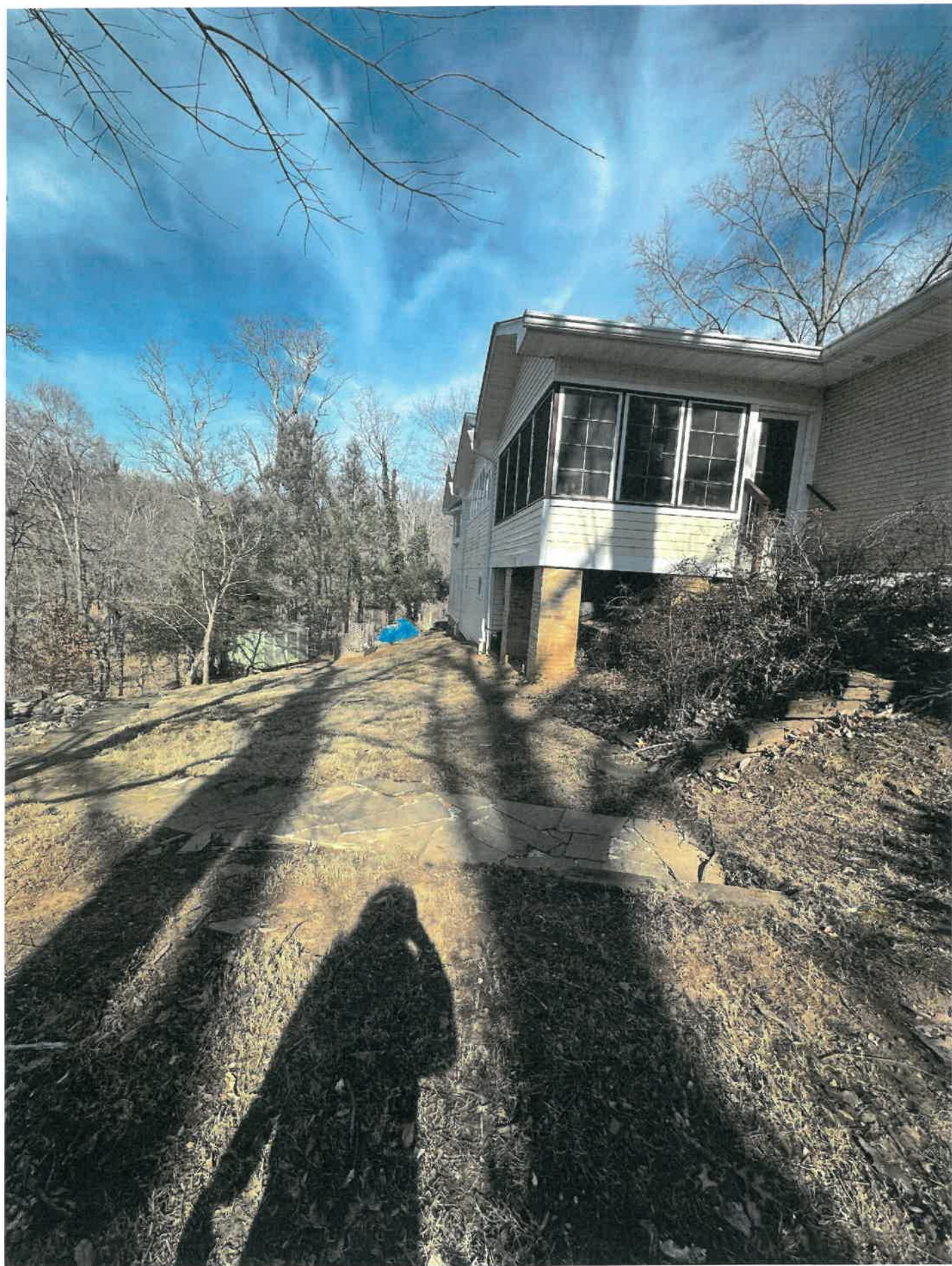
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

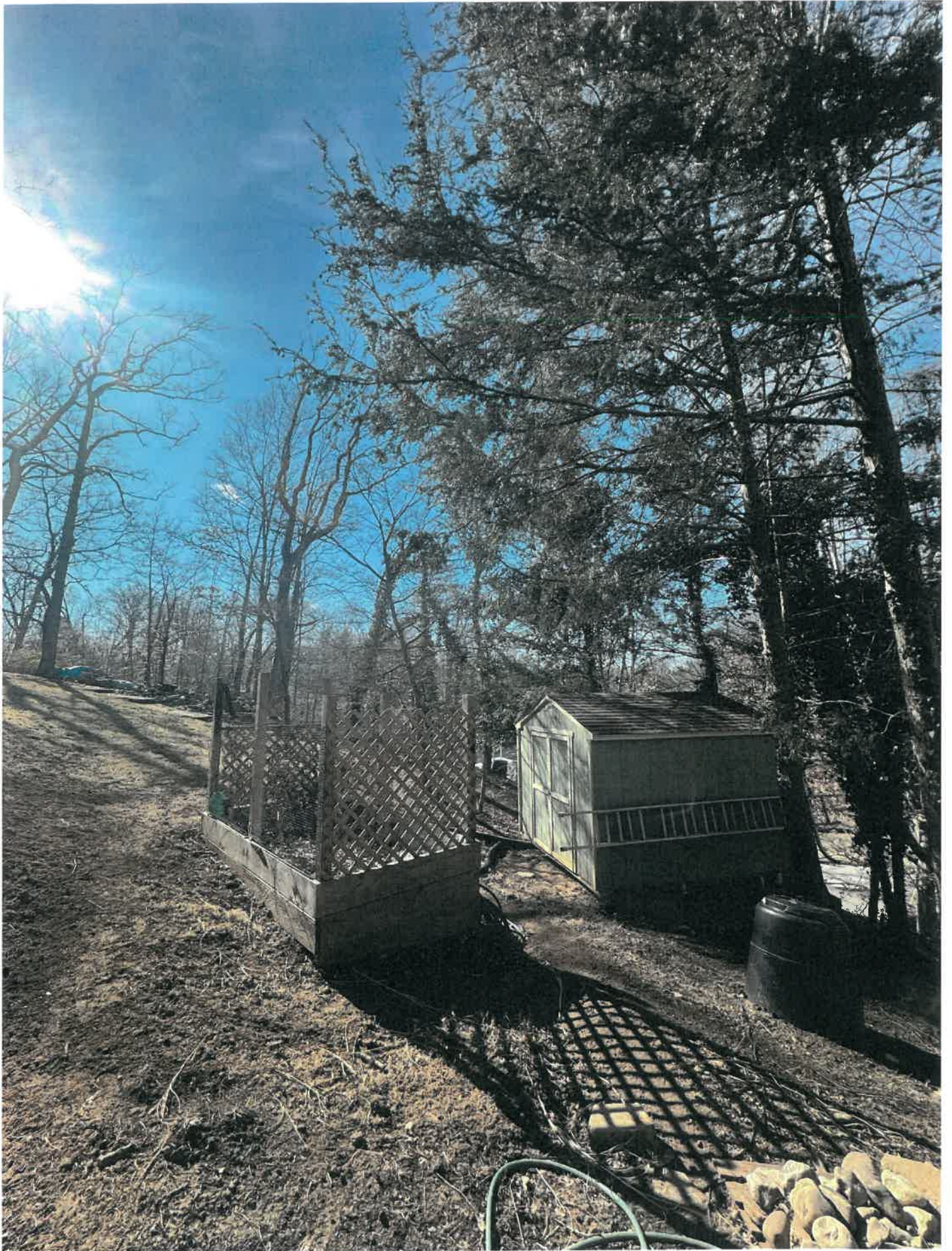
Variance Type

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 ☐













OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0008-P)

DATE OF MEETING: 01/31/2025

P&Z STAFF: Donnie Dvott, Kelly Krinetz

APPLICANT/REPRESENTATIVE: Nidia M. EMAIL: jfgfence22@yahoo.com

SITE LOCATION: 1504 Riverdale Drive, Annapolis LOT SIZE: 0.64 Acres ZONING: R2

CA DESIGNATION: LDA/RCA BMA: NA or BUFFER: Y APPLICATION TYPE: Critical Area Variance

The applicant describes that proposal is for a deck on the rear of the dwelling. No further information was given on what variances are required. A phone conversation with the applicant revealed that the property has an existing deck on the rear of the dwelling and a new deck is proposed. The building comments indicate that a variance is needed for disturbance to the expanded buffer and to steep slopes.

COMMENTS

The **Critical Area Team** commented that the area to be disturbed falls within the expanded buffer to a stream that runs to the north of the property. The home appears to be improved with a screened/3 season porch which can be used for enjoyment of the outdoors. Although some relief may be warranted, the applicant must demonstrate compliance with the requirements for the approval of a variance as outlined in Article 18-16-305. Specifically, the applicant will need to demonstrate that the proposed additions are the minimum necessary to afford relief and that an alternate proposal will not minimize the request for disturbance to the buffer.

Zoning Administration Section: The site plan is not adequate for submittal. Since the required variances are to the expanded buffer and steep slopes, these features must be shown on the site plan with the appropriate LOD (limit of disturbance) so the variances can be evaluated. The proposal is labeled as "addition" while the letter indicates that it is a deck. The proposed improvements should be labeled accurately. The existing deck should also be shown in comparison to the proposed deck.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.