

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


APPLICANTS: William & Stephanie Fritz

ASSESSMENT DISTRICT: 1st

CASE NUMBER: 2025-0022-V

COUNCILMANIC DISTRICT: 7th

HEARING DATE: April 15, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicants are requesting a variance to allow a dwelling addition (2nd story deck) with less setbacks than required on property located at 529 Fairmount Drive in Edgewater.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 5,990 square feet of land and is identified as Lots 2163-2165 of Parcel 129 in Block 19 on Tax Map 56 in the Woodland Beach 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 applicants seek approval to construct a second story deck measuring approximately 10'6" X 12' on the west side of the existing dwelling. While not part of this variance request, the applicants are proposing other dwelling additions including a second floor.

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 and 25 feet from the front lot line. The proposed second story deck will be located as close as 5 feet from the western side lot line and as close as 17 feet from the front lot line, necessitating variances of 2 feet and feet respectively.¹

AGENCY COMMENTS

The **Health Department** commented that they have no objection as the request does not adversely affect the well water supply system.

¹ The applicants' letter of explanation has slightly different numbers for the requested variances than what is depicted on the site plan. This Office has based the requested variances on the dimensions shown on the administrative site plan submitted with the application.

FINDINGS

The applicants describe that they are primarily seeking the variance due to the desired positioning of the deck, which significantly enhances the character and usability of the home. The location is situated to offer unobstructed views of the water, while also providing shade and shelter to the lower deck.

The property was the subject of a previously approved variance under case 2008-0311-V. The applicant in that case was granted a variance to the front lot line setback for the construction of a deck 9 feet from the front lot line which was supported by this Office. The property was also the subject of a building permit (B02418592) that was approved in August 2023. The approved plan for that permit shows a second story deck in the same general area as the one on the administrative site plan; however, this deck is 2 feet narrower at 8'6" wide whereas the variance site plan shows a second story deck measuring 10'6" wide. The location of the second story deck on the approved permit plan is also shifted slightly south which would meet the 25 foot front setback requirement. The applicants indicated that on the permit, the deck was drawn to meet the setback requirements, but it was anticipated that prior to or during the construction process, the variance request would allow the deck to be placed in its intended location.

With regard to the variance standards, it can be argued that the location of the existing lower level deck within the front and side lot line setback creates a situation where additional deck improvements such as a second story would be difficult without relief from the Code. As such, the applicants have an argument that relief is warranted to avoid practical difficulties. As the second level deck will align with the front and side of the existing lower deck and come no closer to the property lines, this Office considers the variances to represent the minimum necessary to afford relief.

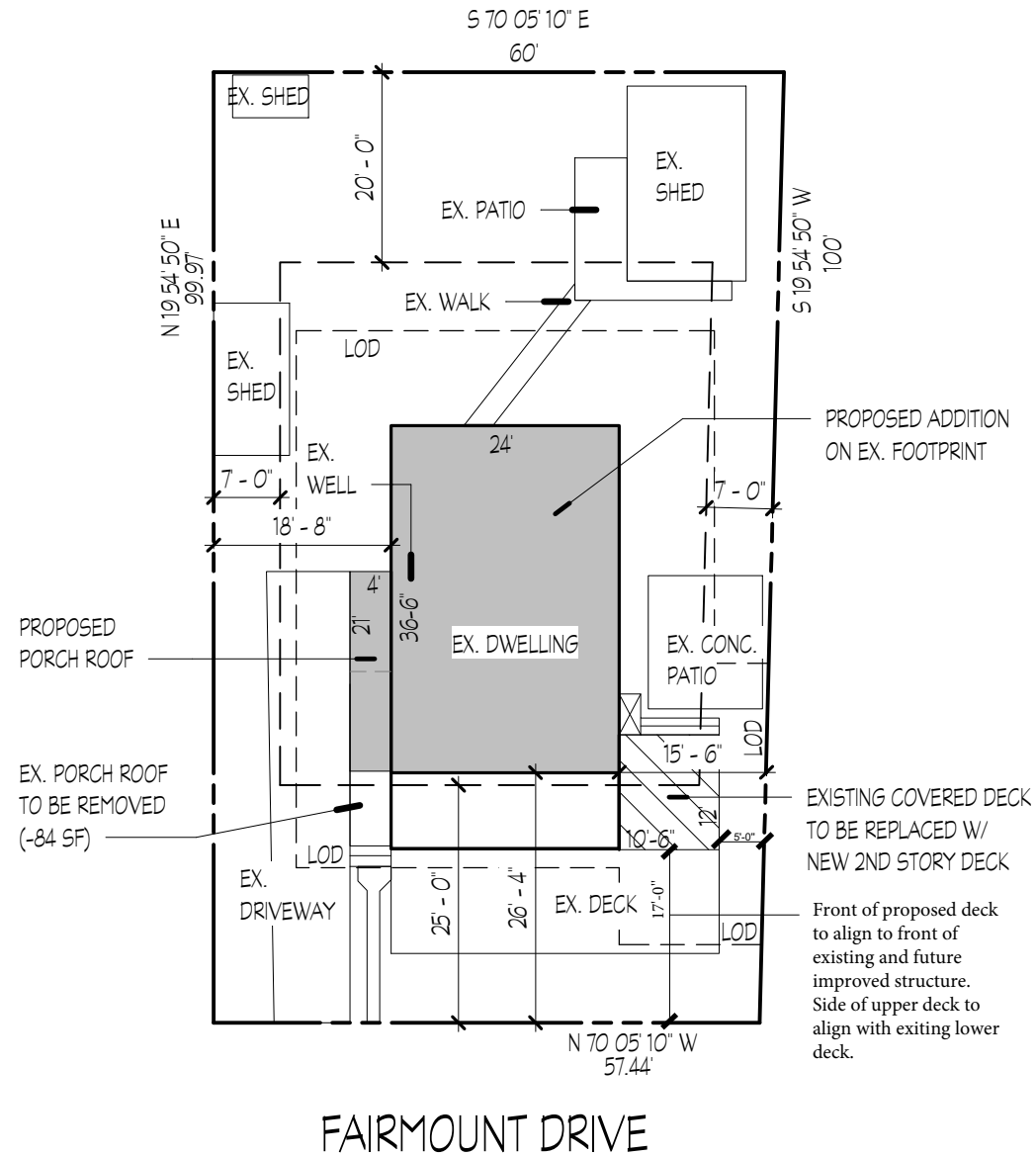
There is no evidence that the proposed variances will alter the essential character of the neighborhood, be detrimental to the public welfare, impair the use or development of adjacent property or reduce forest cover in the LDA or RCA.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of zoning variances to §18-4-701 to the front and side setback to allow the dwelling addition (deck) as shown on the site plan.

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.

C:\Users\Rick McCallum\MSI\Spire Architecture Dropbox\01 SPIRE Architecture Studios\010 Projects\2023\005 - Fritz 3\REV\11\02 FRITZ Design Development 03.rvt



ZONING: R5

YEAR BUILT: 1985

IMPERVIOUS SURFACE CALCULATIONS

IDA

TOTAL ALLOWABLE COVERAGE:

15% OF PARCEL

EXISTING PARCEL 5990 SQFT

ALLOWABLE (5990 X 40%) 2396 SQFT

EXISTING IMPERVIOUS:

HOUSE (INCLUD. PORCHES): 1145 SQFT

DRIVEWAY & SIDEWALKS: 695 SQFT

SHED(S): 420 SQFT

COVERED DECK ROOF 126 SQFT

TOTAL EXISTING COVERAGE: 2386 SQFT

PROPOSED IMPERVIOUS:

ADDITION OVER EXISTING HOUSE: 0 SQFT

2ND STORY DECK: 126 SQFT

PORCH ROOF: 84 SQFT

EX. PORCH ROOF TO BE REMOVED: -84 SQFT

EX. COVERED DECK ROOF TO BE REMOVED: -126 SQFT

TOTAL PROPOSED COVERAGE: 0 SQFT

LOD: 1849 SQFT

EXISTING TREES/SHRUBS SHALL REMAIN
AND NO CLEARING WILL BE CONDUCTED

1 SITE PLAN
1" = 20'-0"



PERMIT DRAWINGS

SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
410-302-3870 OR 410-212-6790
WWW.SPIREARCH.COM

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

MARYLAND STATE TAX ID#:
01-904-01950208

TAX MAP#:
0056

BLOCK#:
0019

PARCEL#:
0129

PROJECT OWNER INFORMATION:

WILLIAM & STEPHANIE FRITZ

PROJECT NUMBER:

2020-026

DATE ISSUED:

JUNE 1, 2023

SHEET

S1.1

SITE PLAN

Anne Arundel County
Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

Re: Variance Application Letter of Explanation
Fritz Property
529 Fairmount Drive, Edgewater Md 21037
Explanation Letter

Dear Members of the Anne Arundel County Planning and Zoning Board,

I am writing to formally request a variance from the front and side zoning setbacks for the property located at 529 Fairmount Drive in Edgewater, Maryland. The purpose of this variance is to replace/renovate the existing deck covering with a new custom second-story deck.

The reason for this request stems from the fact that the new second-story deck falls within the zoning setbacks. Given the design of the home and the need for proper placement of the second-story deck, I am providing this letter of explanation to outline the details of our request.

Lot narrows toward the front. Parcel #0129 has dimensions of 57'-4" in the front and 60' in the back, resulting in the lot narrowing in the front by 2'-8". This variance poses a challenge as the front of the home is where the requested deck will be constructed. The property is seeking a variance of 2'-4" from the right side of the parcel and a variance of 6'-8" from the front.

In the current approved permit, the engineers from SPIRE Architecture drew a deck that falls within the setbacks. It was anticipated that prior to or during the construction process, the proper variance request to the permitting office would be made to place the deck in its intended location.

We believe that granting this variance is essential to maintain the integrity of the property and ensure the successful completion of the project. The new second-story deck will enhance the aesthetics and functionality of the home while adhering to all other zoning regulations.

Below explains the variance need.

Side (right) setback variance request (east)

- Dwelling to property line 15'-6"
- Deck off dwelling (width) 10'-6 1/2"
- Side Setback 7'
- Variance request 2'-4"

Front setback variance request (south)

- Dwelling to front property line 26'-4"
- Deck of dwelling (from front) 8'
- Front Setback 25'
- Variance request 6'-8"

Below is some further details of the property.

- Property is zoned R5
- Property Built in 1985

Impervious Surface Calculations based on total allowable coverage (IDA)

- 15% of parcel
- Existing Parcel: 5990 sqft
- Allowable (5990 x 40%): 2396 sqft

Existing Impervious:

- House (including porches): 144sqft
- Diveway & sidewalks: 695 sqft
- Shed(s): 420 sqft
- Covered Deck: 126 sqft
- Total: 2386 sqft

Proposed Impervious:

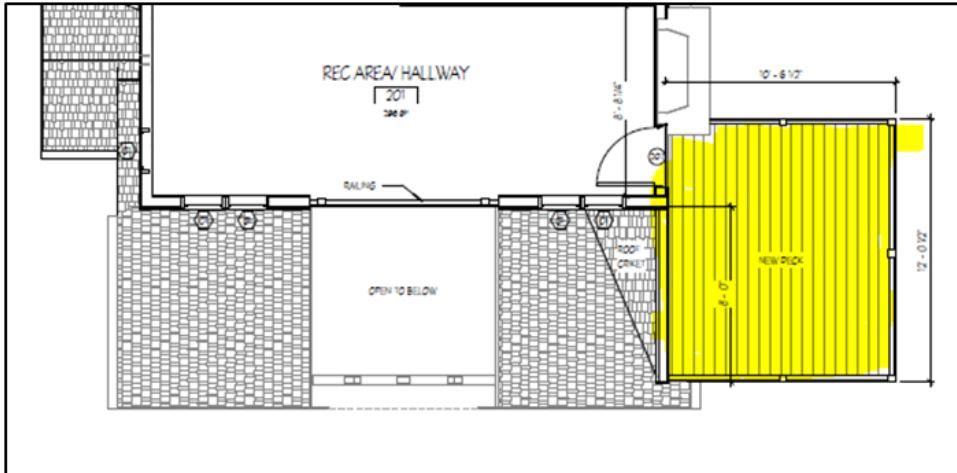
- House (including porches): 144sqft
- Diveway & sidewalks: 695 sqft
- Shed(s): 420 sqft
- Second story deck: 126 sqft
- Total: 2386 sqft

Proposed second-story deck dimensions

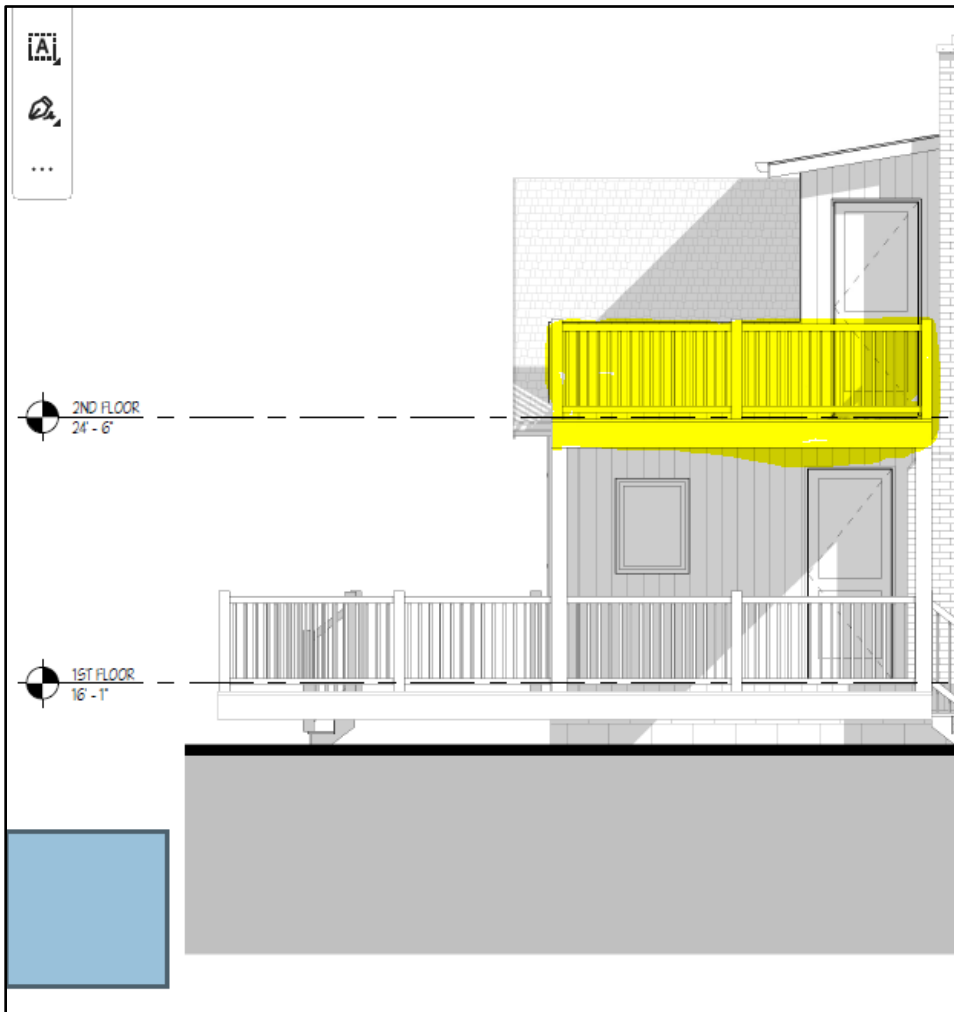
- Size 10'-6 1/2" X 12-1 1/2"
- 126 sqft
- 2nd Floor 10'-7" off grade
- South Elevation View



- Top Elevation View showing full deck

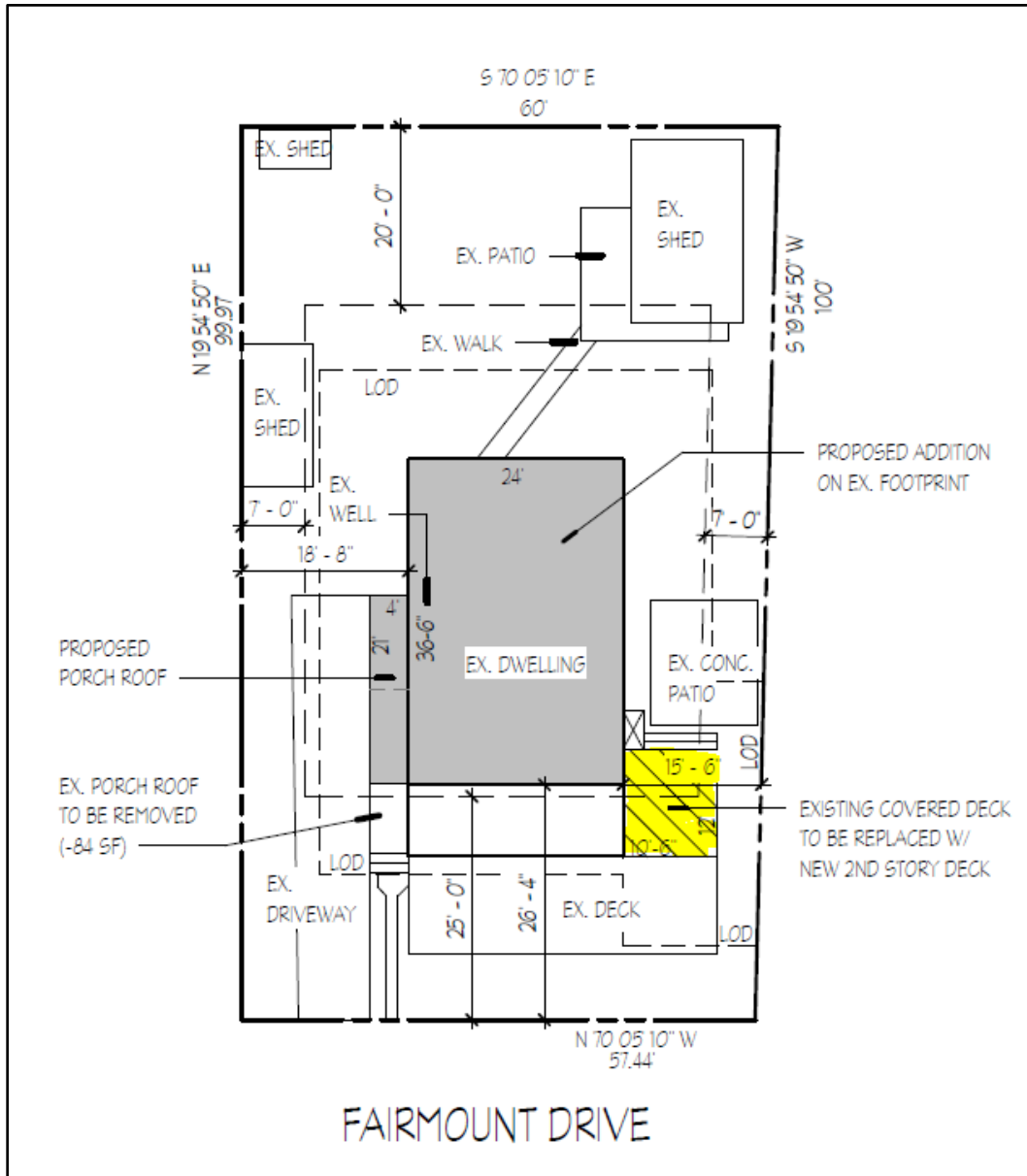


-
- West Elevation View



-

- Site Plan



Justification for the variance request:

We are seeking this variance primarily due to the strategic positioning of the deck, which significantly enhances the character and usability of the home. The proposed deck is situated perfectly to offer unobstructed views of the water, while also providing shade and shelter to the lower portion, thus improving its functionality for the homeowners.

Moreover, the existing coverage on the property lacks documented history of its construction, suggesting that the addition of the second-story deck would not significantly increase the impervious surface beyond what already exists.

We firmly believe that granting this variance would not only enhance the property's aesthetics and functionality but also align with the overall ambiance of the neighborhood. It would allow the property to be utilized in a manner consistent with neighboring properties, without impacting the adjacent properties' use or development. Importantly, granting the variance would not pose any threat to public health, safety, or welfare.

Thank you for considering our request. Should you require any further information or clarification, please feel free to contact me at your convenience.

William C Fritz
Wfritz@pga.com
850-766-1537

Anne Arundel Cty Finance Office
 County Transfer Tax \$3,750.00
 County Recordation Tax \$2,625.00
 01/03/2019 13:32 PM DJB

AFTER RECORDING, PLEASE RETURN TO:

William C. Fritz and Stephanie K. Fritz
 529 Fairmount Drive
 Edgewater, MD 21037

File No.: 01369-18-CTS
 Tax ID No.: 1-904-0195-0208

Anne Arundel Cty Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$1,875.00
TOTAL	\$1,935.00
SAP BD	
Jan 04, 2019	10:21 am

This Deed, made this December 28, 2018, by and between **Paula Shelton Schwenk**, known of record as **Paula Shelton**, party of the first part, Grantor, and **William C. Fritz and Stephanie K. Fritz, husband and wife**, party of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars (\$375,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said William C. Fritz and Stephanie K. Fritz, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's Personal Representative and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots numbered Twenty One Hundred Sixty-Three (2163), Twenty One Hundred Sixty-Four (2164) and Twenty One Hundred Sixty-Five (2165), as shown and designated on a Plat of Woodland Beach recorded in Plat Book 8, page 9 among the Land Records of Anne Arundel County Maryland. Being located in the 1st Election District of said County.

THE IMPROVEMENTS thereon being known as 529 Fairmount Drive.

Being the same property described in Liber 10774, folio 1.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said William C. Fritz and Stephanie K. Fritz, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's Personal Representative and assigns, in fee simple.

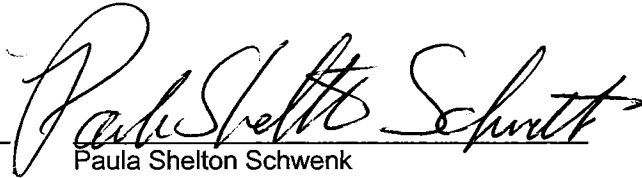
And the Grantor hereby Covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

This document was received
 on or before Dec 31st LO

ACCT. 01-904-01950208
 ALL LIENS ARE PAID AS
 OF 01-03-2019 A.A. COUNTY
 BY: LO

WITNESS:

Tonya Reynolds
Paula Shelton SchwenkSTATE OF FLORIDA, Pinellas COUNTY, to wit:

I HEREBY CERTIFY that on this 21st day of December, 20 18, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Paula Shelton Schwenk, known to me (or satisfactorily proven) to be the person(s) whose name(s) are/is subscribed to the within instrument, and acknowledged that (he/she/they) executed the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

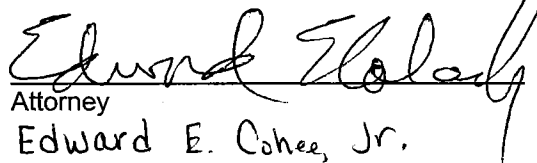
IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



NOTARY PUBLIC

My Commission Expires: 08/25/2020Ryan McDermott
State of FloridaMy Commission Expires 08/25/2020
Commission No. GG 24838

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Attorney
Edward E. Cohee, Jr.

MARYLAND
FORMCertification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of

2018

WH - AR 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 Paula Shelton Schwenk

2. Reasons for Exemption

Resident Status



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

 Ryan McDermott
Witness

Paula Shelton Schwenk
Name

12/21/18
**Date


Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.


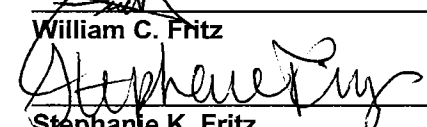
Note: Form is only valid if recordation occurs within 60 days of execution of this form.

OWNER OCCUPANCY AFFIDAVIT


The undersigned each state under the penalties of perjury that the contents of this document are true to the best of the knowledge, information and belief of the individual making this statement as follows:

PURSUANT TO THE PROVISIONS OF APPLICABLE STATE, COUNTY AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, THE UNDERSIGNED GRANTEE HEREBY MAKES OATH THAT THE RESIDENCE ON THE PROPERTY DESCRIBED IN THIS DEED WILL BE OCCUPIED BY THE UNDERSIGNED GRANTEE AS THE PRINCIPAL RESIDENCE OF THE GRANTEE, **FOR AT LEAST 7 OF THE 12 MONTHS FOLLOWING THIS CONVEYANCE.**

AS WITNESS OUR HANDS AND SEALS:


 William C. Fritz

 Stephanie K. Fritz

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Anne Arundel, this 2 day of December, 2018.


 Notary Public
 My commission expires: 8-31-22



Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 32781, p. 0504, MSA_CE59_33223. Date available 01/08/2019. Printed 03/04/2024.

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: 03/11/2024

Tax Map #	Parcel #	Block #	Lot #	Section
0056	0129	0019	N/A	N/A

Tax ID: 01-904-01950208

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) Fritz Residence

Project location/Address 529 Fairmount Drive

City Edgewater Zip 21037

Local case number

Applicant: Last name Fritz First name William

Company N/A

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Residential

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area		2396			
LDA Area					
RCA Area			# of Lots Created		
Total Area		2396			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		2386
Created Forest/Woodland/Trees			New Lot Coverage		0
Removed Forest/Woodland/Trees			Removed Lot Coverage		0
			Total Lot Coverage		0

VARIANCE INFORMATION (Check all that apply)

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

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input checked="" type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>

Anne Arundel County
Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

Re: Variance Application Narrative for Critical Area
Fritz Property
529 Fairmount Drive, Edgewater Md 21037
Explanation Letter

Dear Members of the Anne Arundel County Planning and Zoning Board,

I am writing to formally request a variance from the front and side zoning setbacks for the property located at 529 Fairmount Drive in Edgewater, Maryland. The purpose of this variance is to replace the existing deck covering with a new custom second-story deck.

The intended purpose for the construction on this property is for residential use. It's essential to emphasize that throughout the construction process, we are committed to preserving the existing natural landscape. To ensure minimal environmental impact, we have meticulously planned the construction to avoid any disturbance to the trees, shrubs, or grass already present on the property.

Additionally, as part of our sustainability efforts, we are proactively seeking to enhance the property's environmental footprint by implementing eco-friendly practices. One such measure involves the installation and utilization of rain barrels, which will allow us to capture and reuse rainwater, reducing our reliance on well water sources and mitigating stormwater runoff. By incorporating rain barrels into the design, we aim to not only minimize our environmental impact but also contribute positively to local water conservation efforts. Furthermore, it's worth noting that extensive assessments have confirmed the absence of any designated habitat protection areas on the property, further underscoring our commitment to responsible development that respects the natural surroundings.

Another important consideration is that the approved permit does not align with the proposed variance request. The permit reflects an upper deck positioned within the lot lines, whereas the variance request relocates the deck to its intended placement.

The site plan indicates a side setback of 5'-0" and a front setback of 17'-0". As shown in both the site plan and the renderings in this narrative, the front of the deck aligns with the front of the existing and improved structure, while the side of the upper deck continues to align with the current lower deck.

Below is the current impervious surface on this property.

Impervious Surface Calculations based on total allowable coverage (IDA)

- Existing Parcel: 5990 sqft
- Allowable (5990 x 40%): 2396 sqft

Existing Impervious:

- House (including porches): 1144sqft
- Shed(s): 420 sqft
- Covered Deck: 126 sqft
- Total: 1690 sqft

Proposed Impervious:

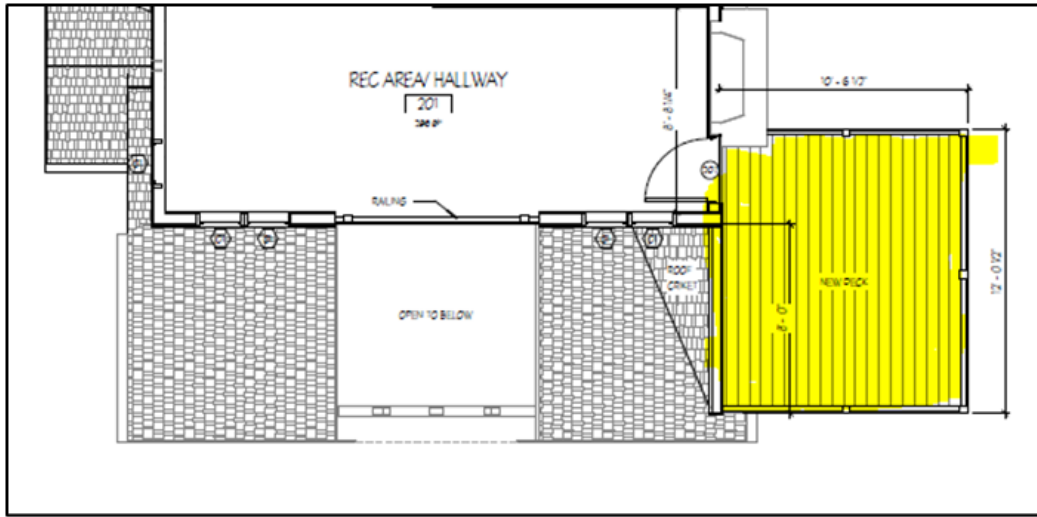
- House (including porches): 1144sqft
- Shed(s): 420 sqft
- Second story deck: 126 sqft
- Total: 1690 sqft

Proposed second-story deck dimensions

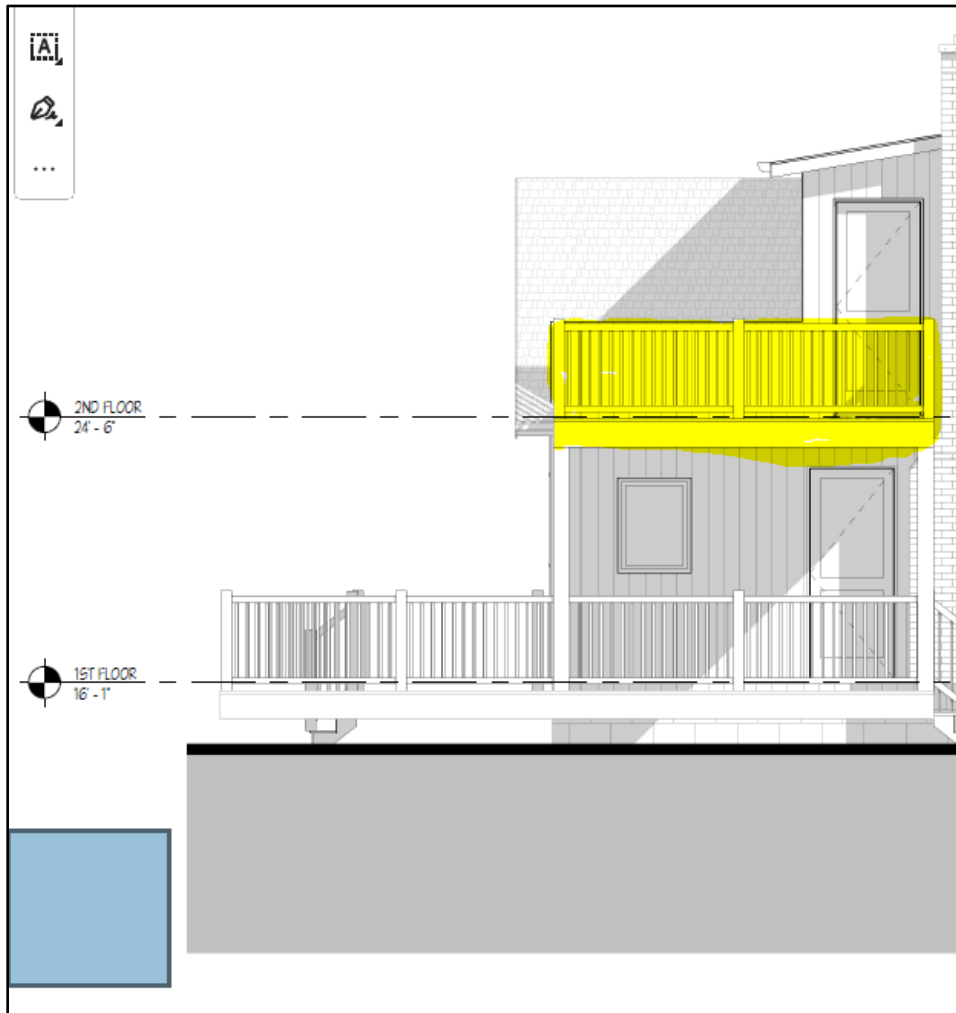
- Size 10'-6 1/2" X 12-1 1/2"
- 126 sqft
- 2nd Floor 10'-7" off grade
- South Elevation View



- Top Elevation View



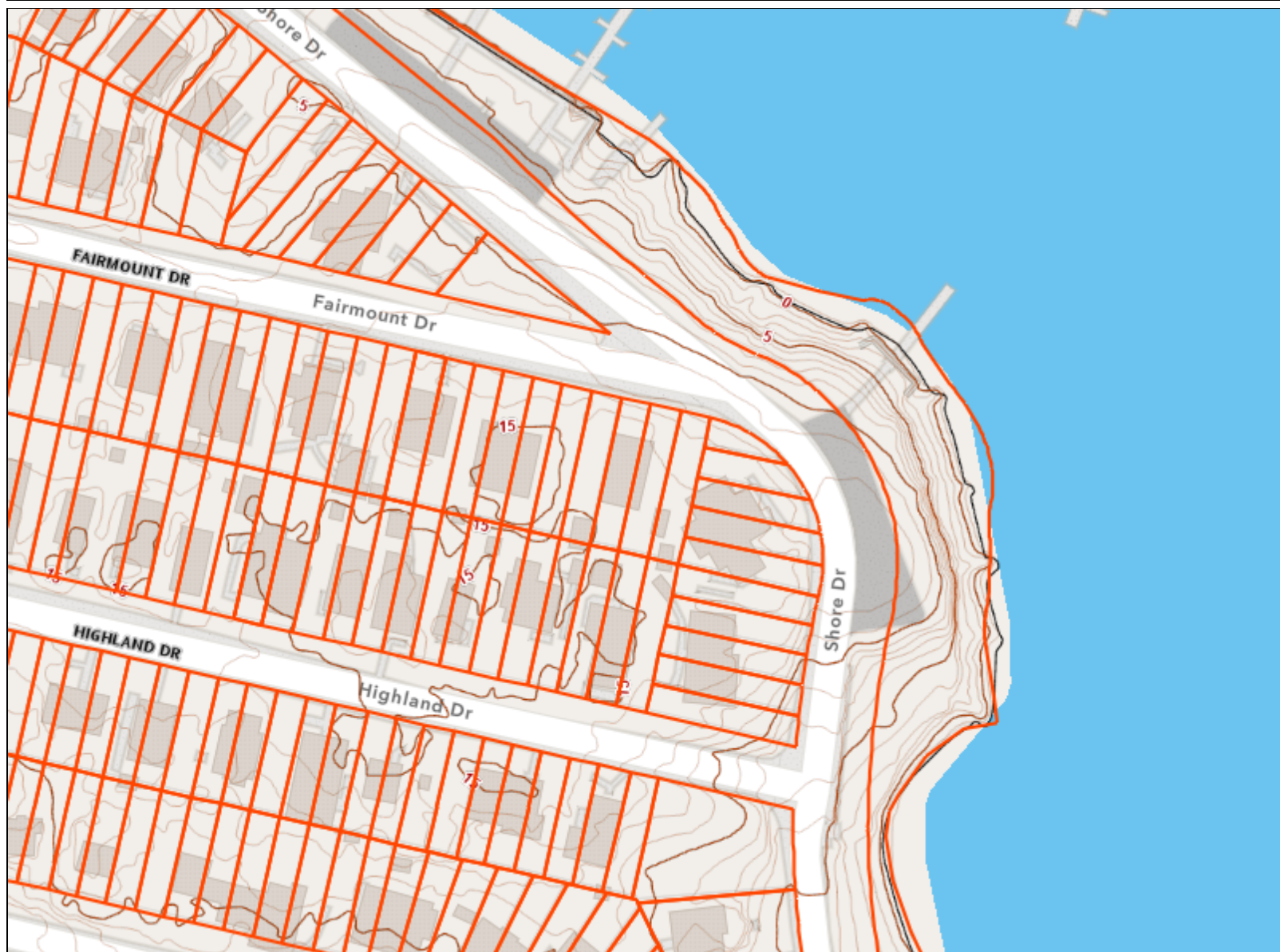
- West Elevation View



Thank you for considering our request. Should you require any further information or clarification, please feel free to contact me at your convenience.

William C Fritz
Wfritz@pga.com
850-766-1537

Topographic Map - lot outline ref only not exact



Legend

Foundation

Parcels



Elevation

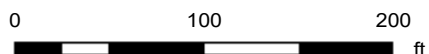
Topo 2020

Index

Intermediate



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 Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1" = 100 ft

Topographic Map - lot outline ref only not exact



Legend

Foundation

Parcels



Elevation

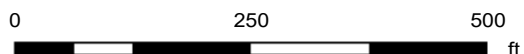
Topo 2020

Index

Intermediate



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.

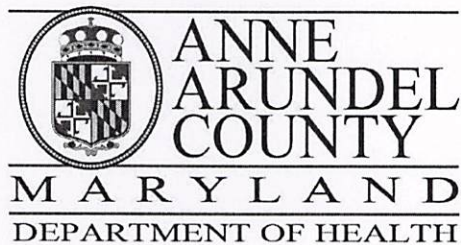


Esri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1" = 200'




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: February 28, 2025

RE: William & Stephanie K. Fritz
529 Fairmount Drive
Edgewater, MD 21037

NUMBER: 2025-0022-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (2nd story deck) with less setbacks than required.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. 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

C:\Users\mrcos\Spire Architecture\Dropbox\01 SPIRE Architecture Studies\010 Projects\2023\005 - Fritz 3\REVIT\02 FRITZ Design Development\03 (New Deck).rvt

FRITZ RESIDENCE

529 FAIRMOUNT DRIVE, EDGEWATER 21037

REVISED PERMIT DRAWINGS JULY 20, 2023

SYMBOLS.....		FIN.....		PSF.....	
Ø	- AND	FIN FL	- FINISHED FLOOR	PSI	- POUNDS PER SQUARE INCH
@	- AT	FL	- FLOOR	PT	- PRESSURE TREATED
□	- DIAMETER	FLEX	- FLEXIBLE	PTD	- PAINTED
■	- SQUARE	FLOUR	- FLOURESCENT	PVC	- POLYVINYL CHLORIDE
A.....		FND	- FOUNDATION	PVMT	- PAVEMENT
AB	- ANCHOR BOLT	FRM	- FEET PER MINUTE	PWT	- PREFABRICATED WOOD TRUSS
ABV	- ABOVE	FRT	- FIRE RETARDANT TREATED	R.....	
ACoust	- ACOUSTICAL	FSK	- FOIL SCRM KRAFT	R	- RADIUS
ACT	- ACOUSTIC CEILING TILE	FT	- FEET, FOOT	RCP	- REFLECTED CEILING PLAN
AFF	- ABOVE FINISH FLOOR	FTG	- FOOTINGS	REINF	- REINFORCING, REINFORCED
ALUM	- ALUMINUM	G.....		REQD	- REQUIRED
AP	- ACCESS PANEL	GA	- GAGE, GAUGE	REV	- REVISION
APPRX	- APPROXIMATELY	GALV	- GALVANIZED	RSD	- RIGID
ARCH	- ARCHITECTURAL	GL	- GLASS, GLAZING	RY	- RYM
B.....		GND	- GROUND	RO	- ROUGH OPENING
B.C.	- BOTTOM CHORD	GRG	- GRATING	RST	- REINFORCING STEEL
BLK	- BLOCK	GWB	- GYPSUM WALL BOARD	S.....	
BLDG	- BUILDING	H.....		SB	- SMART BOARD
BLKG	- BLOCKING	HC	- HANDICAPPED	SCD	- SEE CIVIL DRAWINGS
BLKHD	- BULKHEAD	HD	- HEAD	SCHED	- SCHEDULE
BM	- BEAM	HM	- HOLLOW METAL	SD	- STORM DRAIN
B.O.	- BOTTOM OF	HORIZ	- HORIZONTAL	SED	- SEE ELECTRICAL DRAWINGS
BOT	- BOTTOM	HR	- HOUR	SECT	- SECTION
B.R.	- BULLET RESISTANT	HT	- HEIGHT	SF	- SQUARE FOOT
BRNG	- BEARING	I.....		SI	- SQUARE INCH
C.....		ID	- INSIDE DIAMETER	SIM	- SIMILAR
C	- CENTER LINE	IN	- INCH	SIP	- SLOPE
CFLS	- COUNTER FLASHING	INSUL	- INSULATION	SMD	- SEE MECHANICAL DRAWINGS
CJ	- CONTROL JOINT	J.....		SPCL	- SPECIAL
CL	- CLOSET	J	- JOINT	SPEC	- SPECIFICATIONS
CLG	- CEILING	JT	- JOINT	SPRY	- SUPPLY
CLM	- CONCRETE MASONRY UNIT	L.....		SQ	- SQUARE
CND	- CONDUIT	LG	- LONG	SS	- STAINLESS STEEL
CCL	- COLUMN	LL	- LIVE LOAD	STD	- STANDARD
COORD	- COORDINATE	LGC	- LIFE SAFETY CODE	ST	- STREET
CONC	- CONCRETE	LIG	- LIGHTING	STD	- STANDARD
CONSTR	- CONSTRUCTION	M.....		STL	- STEEL
CONT	- CONTINUOUS	MACH	- MACHINE	STOR	- STORAGE
C.T.	- CERAMIC TILE	MATL	- MATERIAL	STRUCT	- STRUCTURAL
CTSK	- COUNTERSUNK	MAX	- MAXIMUM	SUSP	- SUSPENDED
CJ	- CUBIC	MBT	- MARBLE THRESHOLD	SW	- SWITCH
CJ FT	- CUBIC FOOT	MECH	- MECH	SYS	- SYSTEM
CJ YD	- CUBIC YARD	MFR	- MANUFACTURER	T.....	
D.....		MH	- MANHOLE	T & B	- TOP AND BOTTOM
DEG	- DEGREE	MN	- MINIMUM	T.B.	- TACK BOARD
DIA	- DIAMETER	MO	- MASONRY OPENING	T.B.D.	- TO BE DETERMINED
DM	- DIMENSION	MTRY	- MASONRY	TEMP	- TEMPERATURE
DL	- DEAD LOAD	MTL	- METAL THRESHOLD	THK	- THICK
DNPR	- DAMPER	MTL	- METAL	TGS	- TONGUE & GROOVE
DN	- DOWN	HTD	- MOUNTED	TO	- TOP OF
DR	- DOOR	HTL	- METAL	TDB	- TOP OF BEARING POINT
DS	- DOWNSPOUT	N.....		TDC	- TOP OF CONCRETE
DTL	- DETAIL	NA	- NOT APPLICABLE	TOF	- TOP OF FOOTING
DWG	- DRAWING	NC	- NOT IN CONTRACT	TOM	- TOP OF MASONRY
E.....		NO	- NUMBER	TOP	- TOP OF PAVEMENT, PARAPET
EA	- EACH	NTS	- NOT TO SCALE	TOS	- TOP OF STEEL
ELEG	- ELECTRICAL	O.....		TRTD	- TREATED
EL	- ELEVATION	OC	- ON CENTER	T.S.	- TRANSITION STRIP
ELEV	- ELEVATION	OD	- OUTSIDE DIAMETER	TYP	- TYPICAL
ELMA	- ELEVATOR MACHINE ROOM	OPNG	- OPENING	U.....	
ENT	- ENTRANCE, ENTRY	OPP	- OPPOSITE	UGND	- UNDERGROUND
EQ	- EQUAL	OPP HND	- OPPOSITE HAND	UL	- UNDERWRITER'S LAB
EST	- ESTIMATE	OV	- OVER	UNG	- UNLESS NOTE OTHERWISE
EW	- EACH WAY	OVHD	- OVERHEAD	UN	- UNLESS OTHERWISE NOTED
EXST	- EXISTING	P.....		V.....	
EXT	- EXTERIOR	P.V.	- PLYWOOD	VB	- VAPOR BARRIER
EXP	- EXPOSED	PLYWD	- PLYWOOD	VERT	- VERTICAL
EXP JT	- EXPANSION JOINT	PNLBD	- PANELBOARD	VIF	- VERIFY IN FIELD
F.....		PNT/PT	- PAINT	VOL	- VOLUME
FD	- FLOOR DRAIN	POLYSO	- POLYISOCYANURATE	W.....	
F.E.	- FIRE EXTINGUISHER	PRESS	- PRESSURE	W	- WITH
F.E.C.	- FIRE EXTINGUISHER CABINET	PROJ	- PROJECT	W/O	- WITHOUT
FF	- FINISHED FLOOR	PROP	- PROPERTY	W.B.	- WHITEBOARD
FF EL	- FINISHED FLOOR ELEVATION	ABBREVIATIONS NOT LISTED MAY ALSO BE USED.		WD	- WOOD
FG	- FINISHED GRADE	THIS LIST OF ABBREVIATIONS IS A GUIDE TO ABBREVIATIONS WHICH MAY BE USED IN THESE DOCUMENTS.		WR	- WATER RESISTANT
FHY	- FIRE HYDRANT			WTRPRF	- WATERPROOF

TYPICAL ABBREVIATIONS
NOT TO SCALE

TAG	DESCRIPTION
101A	DOOR TAG
1	CASEWORK TAG
1r	SPECIALTY EQUIPMENT TAG
1 A	COLUMN LOCATION TAGS
Name Elevation	LEVEL ELEVATION TAG
	NORTH ARROW TAG
	ROOM TAG
1 A/O	BUILDING SECTION
1 A/O	PARTITION SECTION
1 A/O	CALLOUT / DETAIL
0'-0"	SPOT ELEVATION TAG
1 Detail Name 1/8" = 1'-0"	DETAIL / DRAWING TITLE TAG
0 2 4 8	GRAPHIC SCALE
1	WALL TAG
HH	WINDOW TAG
EX	EXISTING WINDOW TAG
EX	EXISTING DOOR TAG
12	ROOF SLOPE ANNOTATION
0 0	ELEVATION TAG
A	SPECIFIC NOTE

CS-SYMBOLS AND LEGENDS
NOT TO SCALE

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2015 AND ALL LOCAL AMENDMENTS.
- ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH CURRENT ADOPTED CODE BY LOCAL JURISDICTION INCLUDING ALL AMENDMENTS.
- PLUMBING WORK SHALL BE IN CONFORMANCE WITH CURRENT ADOPTED CODE BY LOCAL JURISDICTION INCLUDING ALL AMENDMENTS.
- MECHANICAL WORK SHALL BE IN CONFORMANCE WITH CURRENT ADOPTED CODE BY LOCAL JURISDICTION INCLUDING ALL AMENDMENTS.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD EROSION AND SEDIMENT CONTROL PLAN APPROVED BY LOCAL JURISDICTION.
- ASSUMED BEARING CAPACITY OF SOIL IS 1,500H/SF. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UNUSUAL SOIL CONDITIONS PRIOR TO PLACEMENT OF FOOTINGS.
- SHOP DRAWINGS AND DESIGN CALCULATIONS SHALL BE SUBMITTED FOR ENGINEERED BEAMS, FLOOR TRUSSES, AND ROOF TRUSSES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
- ALL DIMENSIONS ARE FROM FACE OF FRAMING TO FACE OF FRAMING. FACE OF MASONRY/CONCRETE EQUALS FACE OF FRAMING UNLESS OTHERWISE NOTED.
- PROVIDE SAFETY GLAZING AT ALL REQUIRED LOCATIONS IN ACCORDANCE WITH THE STATE OF MARYLAND SAFETY GLAZING CODE AND INTERNATIONAL RESIDENTIAL CODE.
- PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP AT ALL LOCATION REQUIRED BY CODE.
- PROVIDE SPRINKLER SYSTEM AS REQUIRED BY CODE.

STRUCTURAL NOTES:

- STRUCTURAL MEMBERS (BEAMS, POSTS, AND TRUSSES) IN THESE DRAWINGS HAVE BEEN SIZED AND LOCATED TO ESTABLISH LOAD DISTRIBUTION PATTERN. ACTUAL SIZE AND LOCATION OF STRUCTURAL MEMBERS SHALL BE CALCULATED FOR THE INDICATED DESIGN LOADS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
- FRAMING MEMBERS IN THESE DRAWINGS INDICATE FRAMING DIRECTION ONLY. ACTUAL LOCATION OF FRAMING MEMBERS ARE TO BE FIELD LOCATED BY CONTRACTOR AND JOIST/BEAM MANUFACTURERS.
- CONTRACTOR TO USE STEEL BEAM HANGERS FOR ALL BEAM TO BEAM CONNECTIONS. BEAM HANGERS SHALL BE BY SIMPSON OR APPROVED EQUAL.

IRC 2018 CODE INFORMATION:

R302.1 EXTERIOR WALLS
EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH TABLE R302.1(2).

TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS
WALLS - 0 FEET SEPARATION DISTANCE - FIRE RESISTANCE RATED - 1 HOUR WITH EXPOSURE FROM OUTSIDE
WALLS - 3 FEET SEPARATION DISTANCE - NOT FIRE RESISTANCE RATED - 0 HOURS

R304.3 MINIMUM DIMENSIONS
HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION
EXCEPTION: KITCHENS

R305.1 MINIMUM HEIGHT
HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTION OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.

R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM.
EXCEPTION: BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT AND NOT EXCEEDING TOTAL FLOOR AREA OF 200 SF.

R311.6 HALLWAYS
MINIMUM WIDTH IS NOT LESS THAN 3 FEET.

R311.7 STAIRWAYS
MINIMUM WIDTH NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW REQUIRED HEADROOM HEIGHT. MINIMUM HEADROOM IN ALL PARTS OF STAIRWAY NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDINGS.

R314.3 SMOKE ALARM LOCATIONS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS

R315.1 CARBON MONOXIDE ALARMS
FOR NEW CONSTRUCTION, APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.



VICINITY MAP
NOT TO SCALE

APPROVED



Date: August 14, 2023

Approved subject to applicable codes, comments and final field inspection.

Fire/Building Plans Reviewer
Permit Center

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

PROJECT OWNER INFORMATION
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: #4759
EXPIRATION DATE: 10/23/2024

Project Number:

2020-026

Date Issued:

JULY 20, 2023

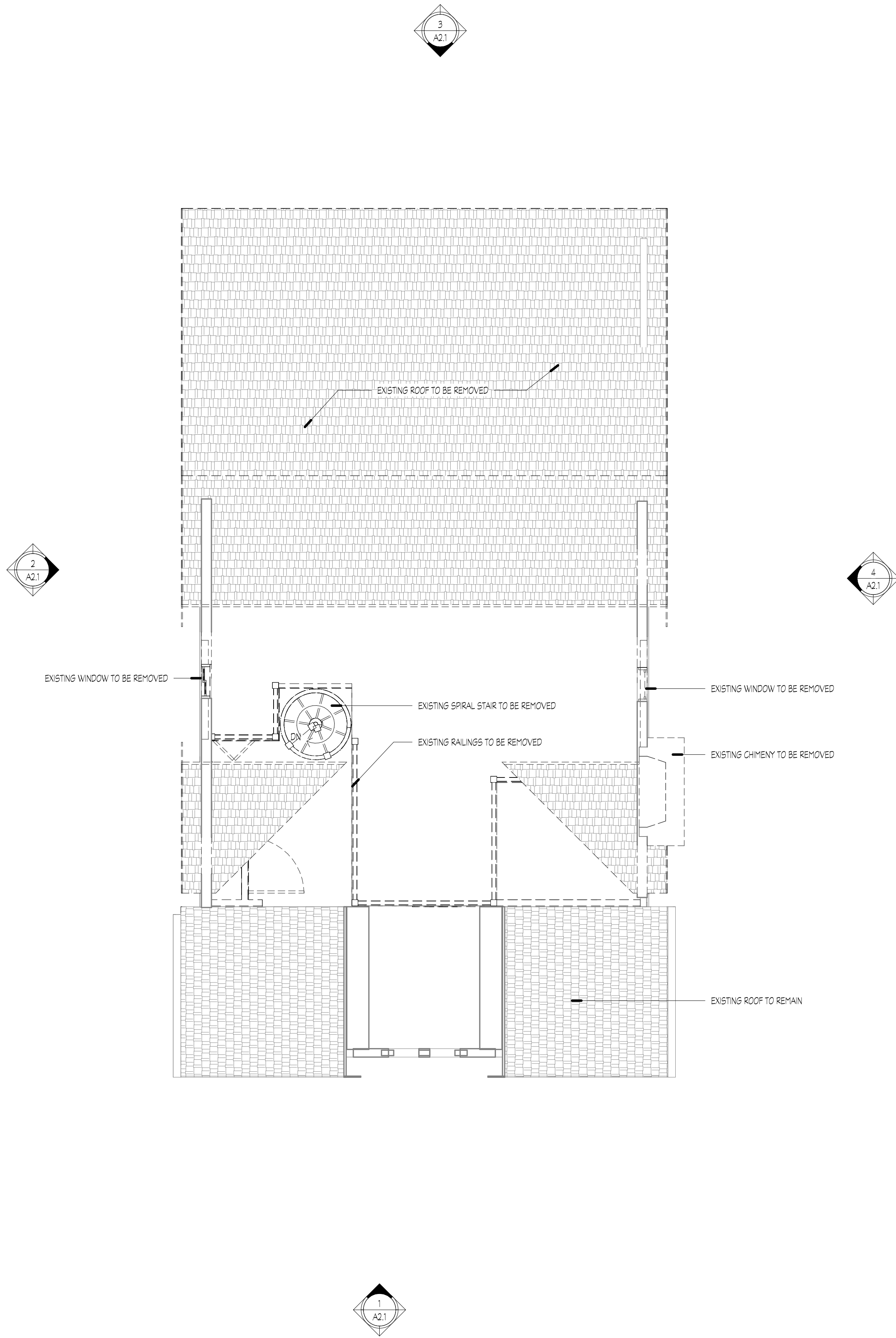
Sheet:

T1.0

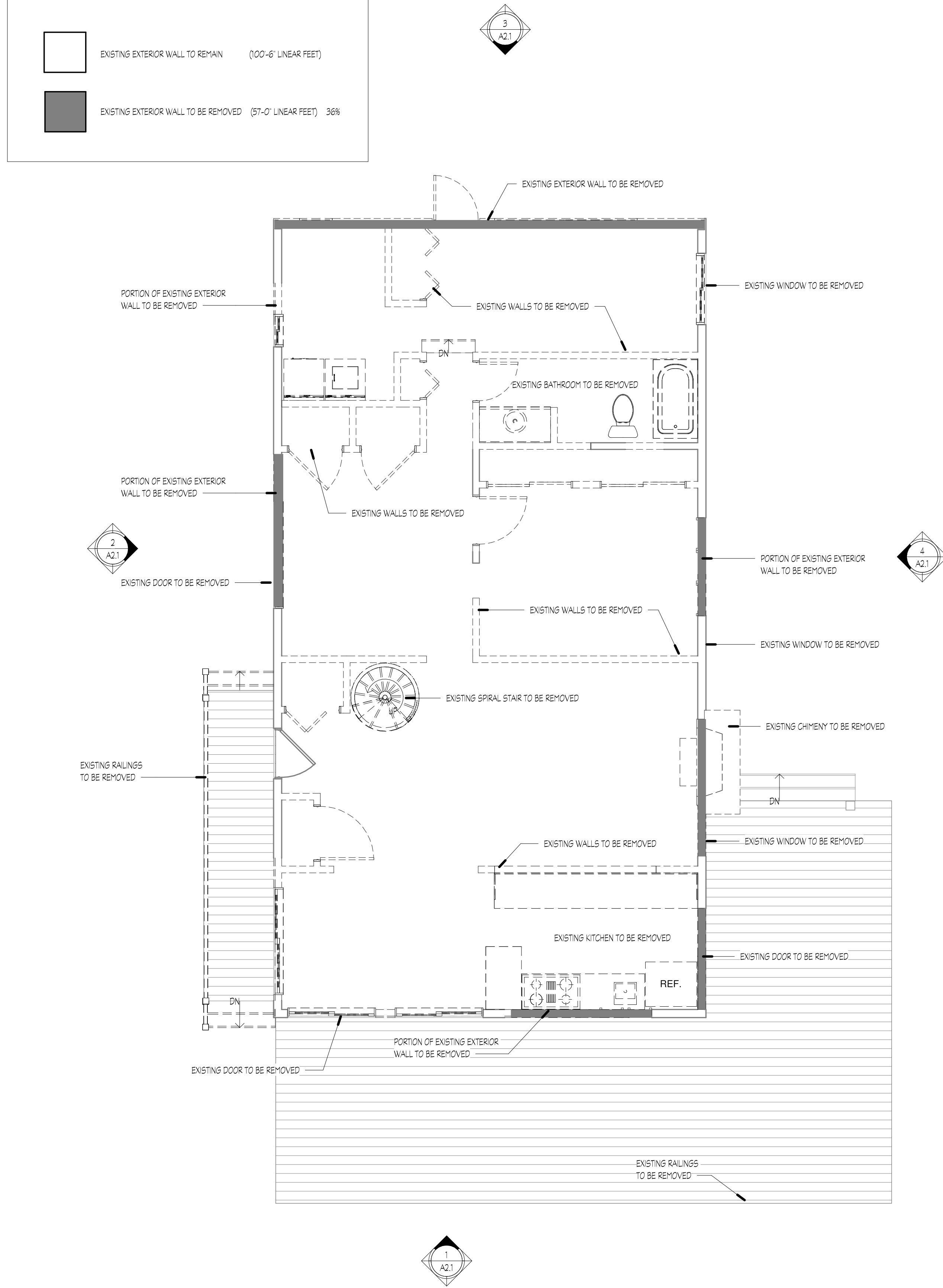
COVER SHEET

REVISED PERMIT DRAWINGS

C:\Users\mmecc\Spire Architecture\Dropbox\01 SPIRE Architecture Studios\010 Projects\2023\005 - Fritz 3\REVIT\02 FRITZ Design Development 03 (New Deck).rvt



② SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



① FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

EXISTING EXTERIOR WALL TO REMAIN (100'-6" LINEAR FEET)
EXISTING EXTERIOR WALL TO BE REMOVED (57'-0" LINEAR FEET) 36%



SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
WWW.SPIREARCH.COM
410-263-0468

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

Maryland State Tax ID#: 01-904-01950208
Parcel#: 0129
Block#: 0019
Tax Map#: 0056

PROJECT OWNER INFORMATION
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NUMBER: #47539
EXPIRATION DATE: 10.23.2024

SEAL:



Project Number:
2020-026
Date Issued:
JULY 20, 2023

Sheet:

A6.1
DEMOLITION PLANS

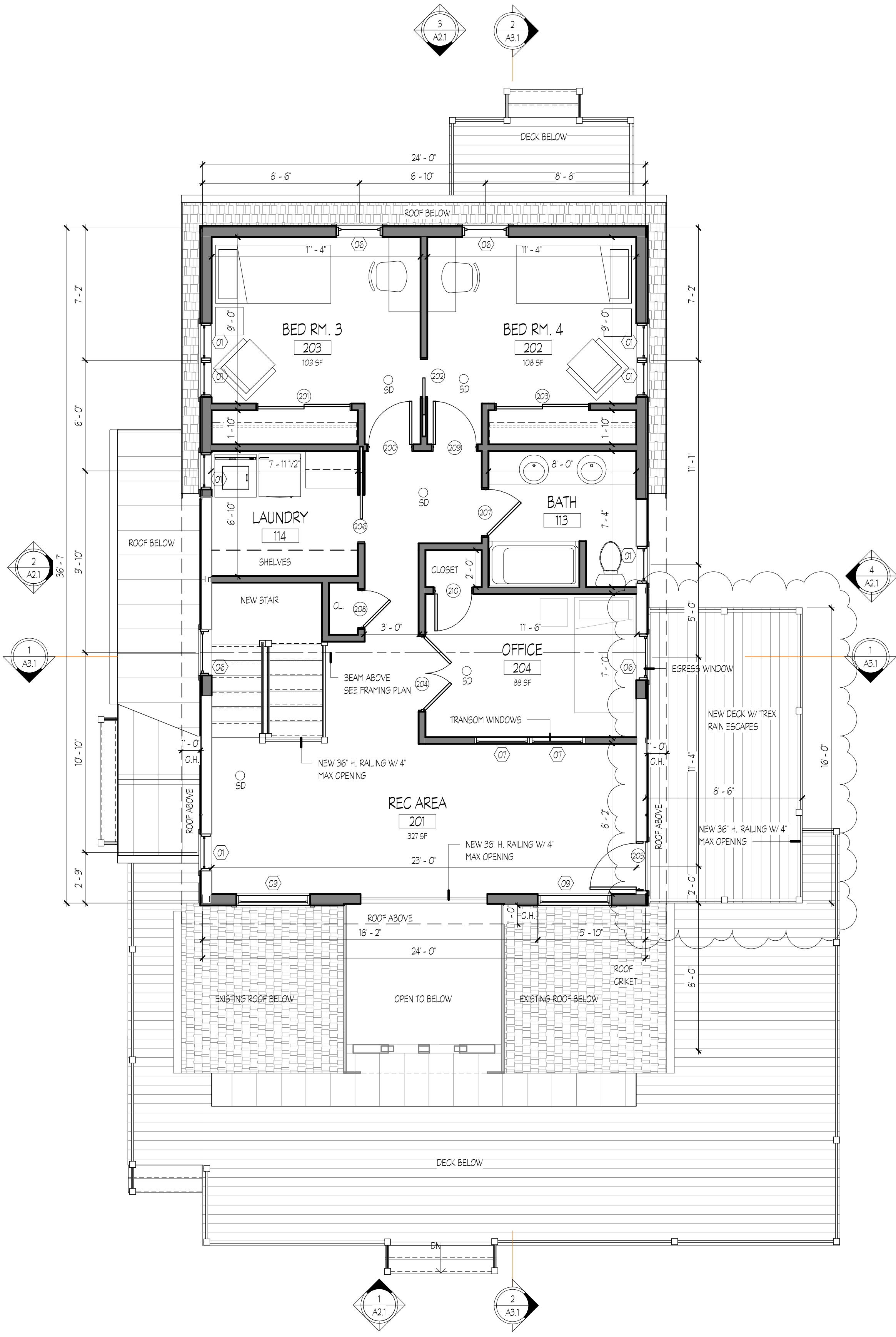
REVISED PERMIT DRAWINGS

C:\Users\mrcs\Spire Architecture\Dropbox\01 SPIRE Architecture Studios\010 Projects\2023\005 - Fritz 3\REVIT\02 FRITZ Design Development 03 (New Deck).rvt

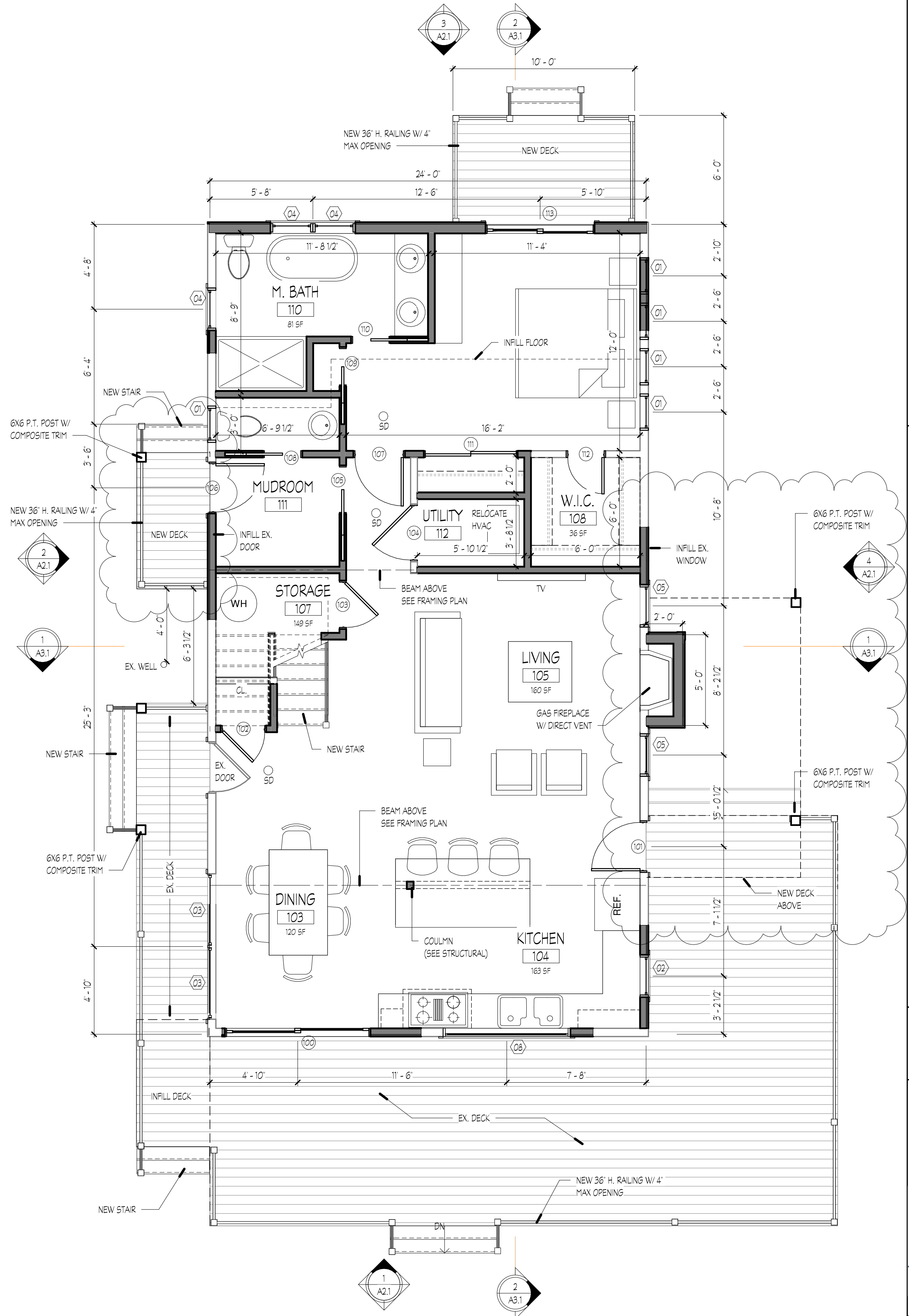
WINDOW SCHEDULE			
Type Mark	Width	Height	Comments
01	2' - 0"	2' - 0"	CASEMENT
02	2' - 4"	3' - 0"	CASEMENT
03	4' - 0"	6' - 8"	FIXED
04	2' - 4"	4' - 8"	CASEMENT
05	2' - 4"	5' - 0"	CASEMENT
06	2' - 6"	4' - 0"	CASEMENT
07	3' - 0"	1' - 4"	TRANSOM
08	7' - 0"	3' - 8"	SERVING WINDOW
09	4' - 0"	2' - 0"	TRANSOM

DOOR SCHEDULE			
Mark	Width	Height	Comments
100	8' - 0"	6' - 8"	EXTERIOR SLIDING DOOR
101	2' - 8"	6' - 8"	EXTERIOR ENTRY DOOR
102	2' - 4"	6' - 8"	INTERIOR SWING DOOR
103	2' - 6"	6' - 8"	INTERIOR SWING DOOR
104	3' - 0"	6' - 8"	INTERIOR SWING DOOR
105	2' - 6"	6' - 8"	INTERIOR POCKET DOOR
106	2' - 8"	6' - 8"	EXTERIOR ENTRY DOOR
107	2' - 6"	6' - 8"	INTERIOR SWING DOOR
108	2' - 0"	6' - 8"	INTERIOR POCKET DOOR
109	2' - 0"	6' - 8"	INTERIOR POCKET DOOR
110	2' - 0"	6' - 8"	INTERIOR POCKET DOOR
111	5' - 0"	6' - 8"	INTERIOR BI-PASS DOOR
112	2' - 0"	6' - 8"	INTERIOR SWING DOOR
113	6' - 0"	6' - 8"	EXTERIOR SLIDING DOOR
200	2' - 4"	6' - 8"	INTERIOR SWING DOOR
201	5' - 0"	6' - 8"	INTERIOR BI-PASS DOOR
202	2' - 0"	6' - 8"	INTERIOR POCKET DOOR
203	5' - 0"	6' - 8"	INTERIOR BI-PASS DOOR
204	4' - 0"	6' - 8"	INTERIOR DOUBLE SWING DOOR
205	2' - 6"	6' - 8"	EXTERIOR ENTRY DOOR
206	2' - 6"	6' - 8"	INTERIOR SWING DOOR
207	2' - 6"	6' - 8"	INTERIOR SWING DOOR
208	2' - 0"	6' - 8"	INTERIOR SWING DOOR
209	2' - 4"	6' - 8"	INTERIOR SWING DOOR
210	2' - 0"	6' - 8"	INTERIOR SWING DOOR

FIRST AND SECOND FLOOR AREA CALCULATION	
EXISTING HABITABLE FIRST FLOOR:	1022 SQFT
EXISTING HABITABLE SECOND FLOOR:	300 SQFT
TOTAL EXISTING HABITABLE SQFT:	1322 SQFT
PROPOSED HABITABLE FIRST FLOOR:	0 SF
PROPOSED SECOND FLOOR:	475 SF
TOTAL PROPOSED HABITABLE SQFT:	475 SQFT
PROPOSED HABITABLE SQFT = 36%	



② SECOND FLOOR PLAN
1/4" = 1'-0"



① FIRST FLOOR PLAN
1/4" = 1'-0"

REVISED PERMIT DRAWINGS



SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
WWW.SPIREARCH.COM
410-263-0468

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

PROJECT OWNER INFORMATION
WILLIAM & STEPHANIE FRITZ

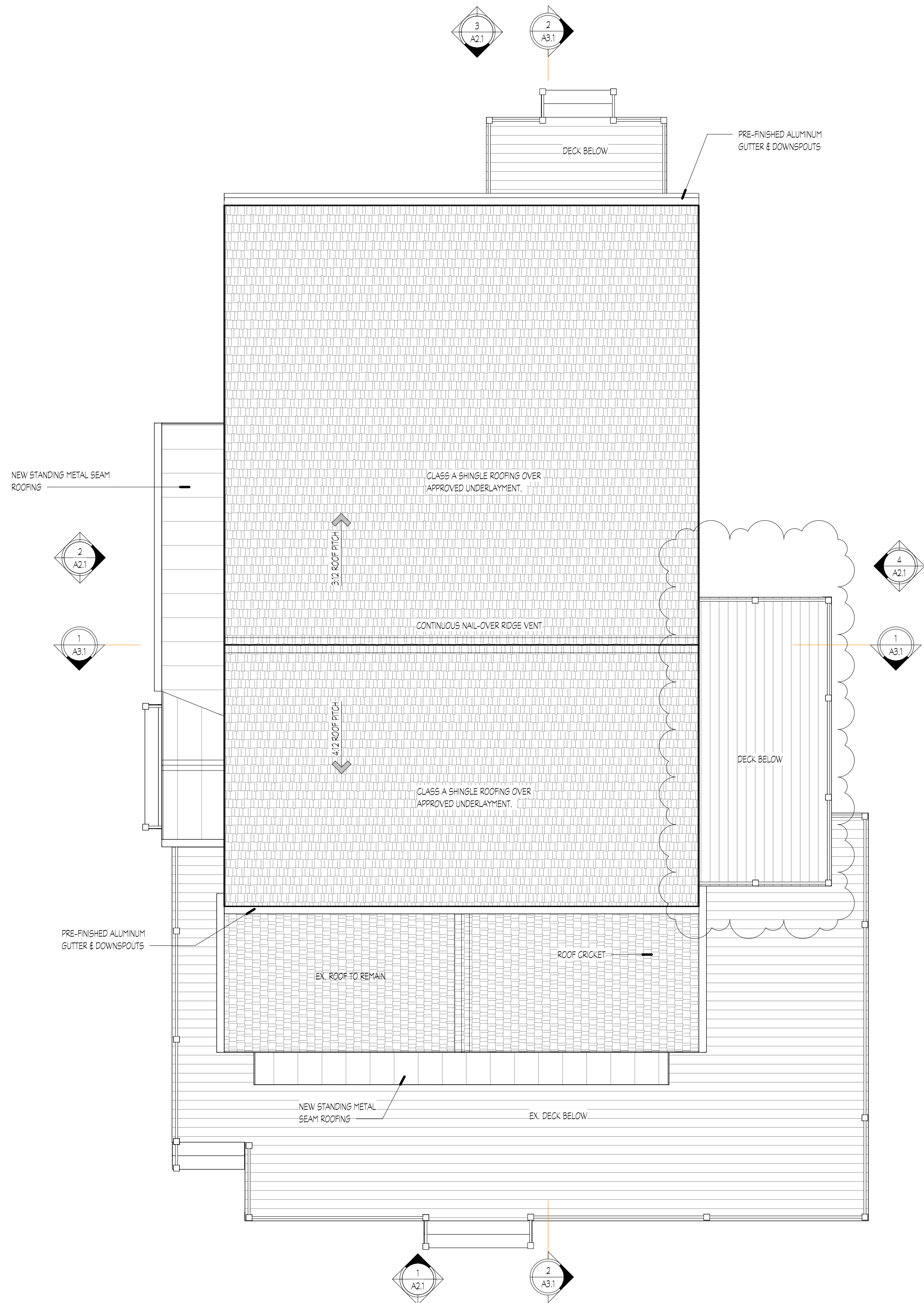
PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
FULLY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NUMBER: #4753
EXPIRATION DATE: 10/23/2024



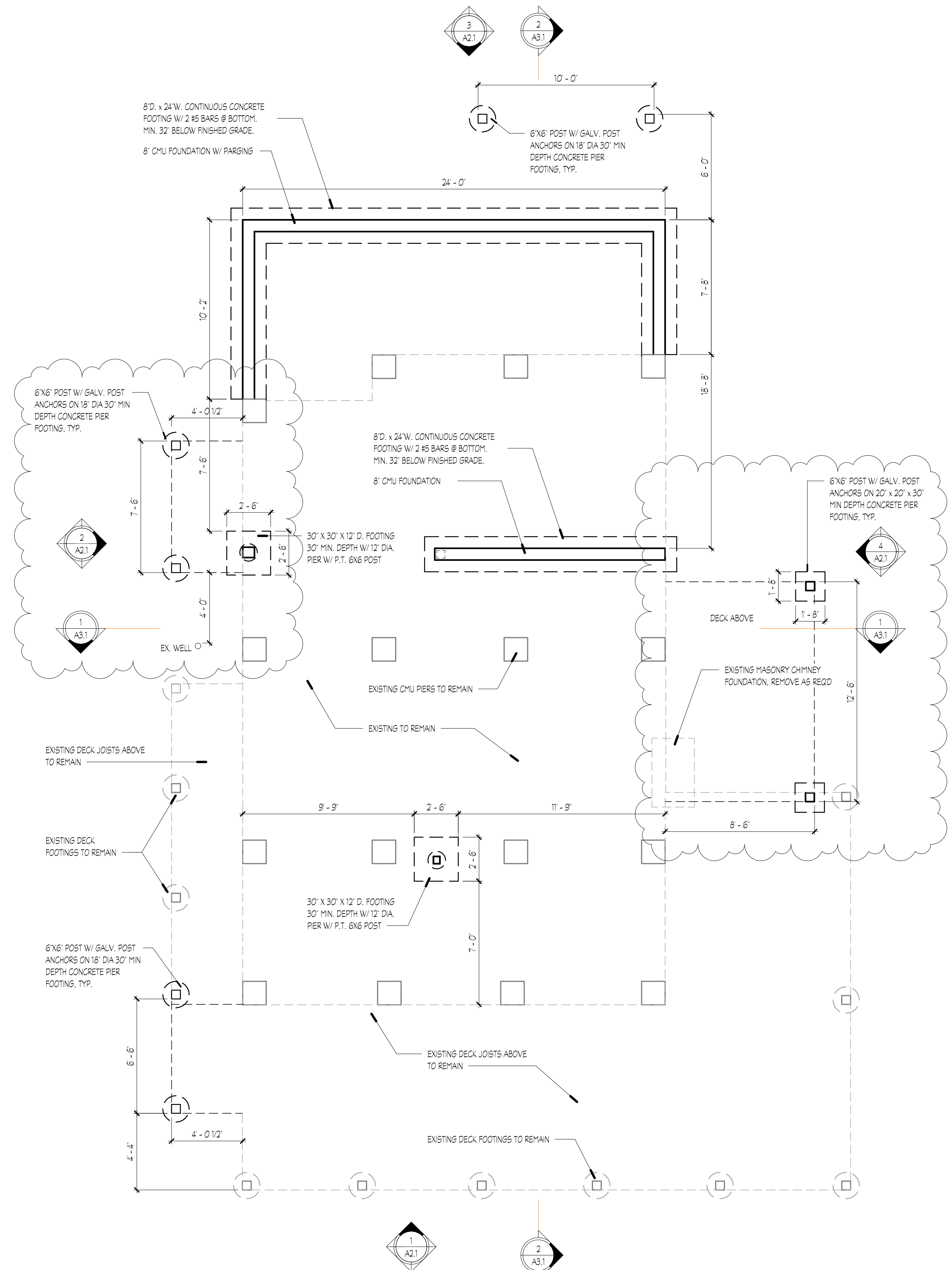
Project Number:
2020-026
Date Issued:
JULY 20, 2023

Sheet:
A1.1
FIRST & SECOND FLOOR
PLAN

C:\Users\mmsco\Spire Architecture\Dropbox\01 SPIRE Architecture Studios\010 Projects\2023\005 - Fritz 3\REVIT\02 FRITZ Design Development 03 (New Deck).rvt



1 ROOF PLAN
1/4" = 1'-0"



2 BASEMENT FLOOR PLAN
1/4" = 1'-0"



SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
WWW.SPIREARCH.COM
410-263-0468

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

Maryland State Tax ID: 01-904-01950208
Parcel#: 0129
Block#: 0019
Tax Map#: 0056

PROJECT OWNER INFORMATION
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NUMBER: #4759
EXPIRATION DATE: 10.23.2024

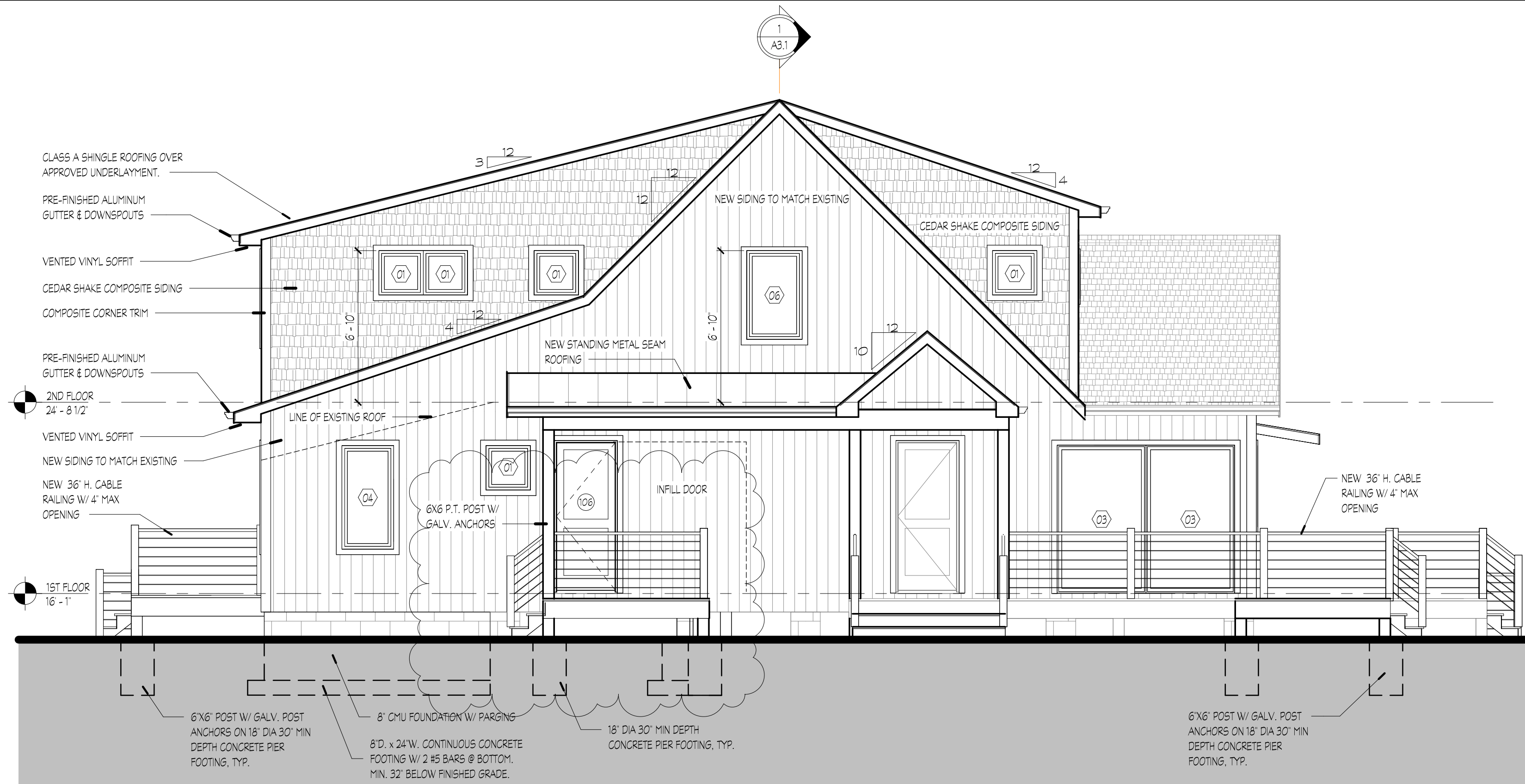


Project Number:
2020-026
Date Issued:
JULY 20, 2023

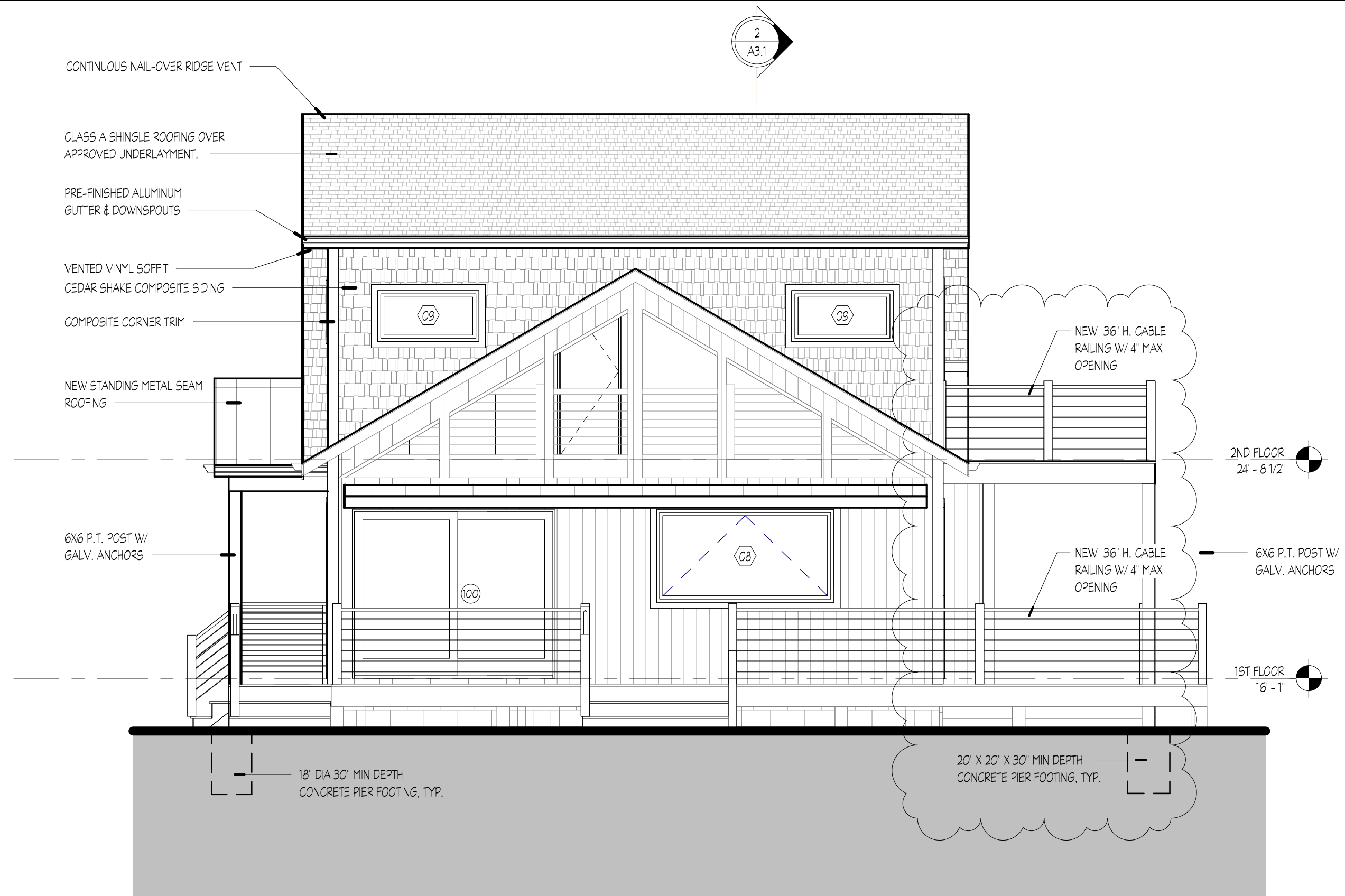
Sheet:
A1.2
ROOF PLAN

REVISED PERMIT DRAWINGS

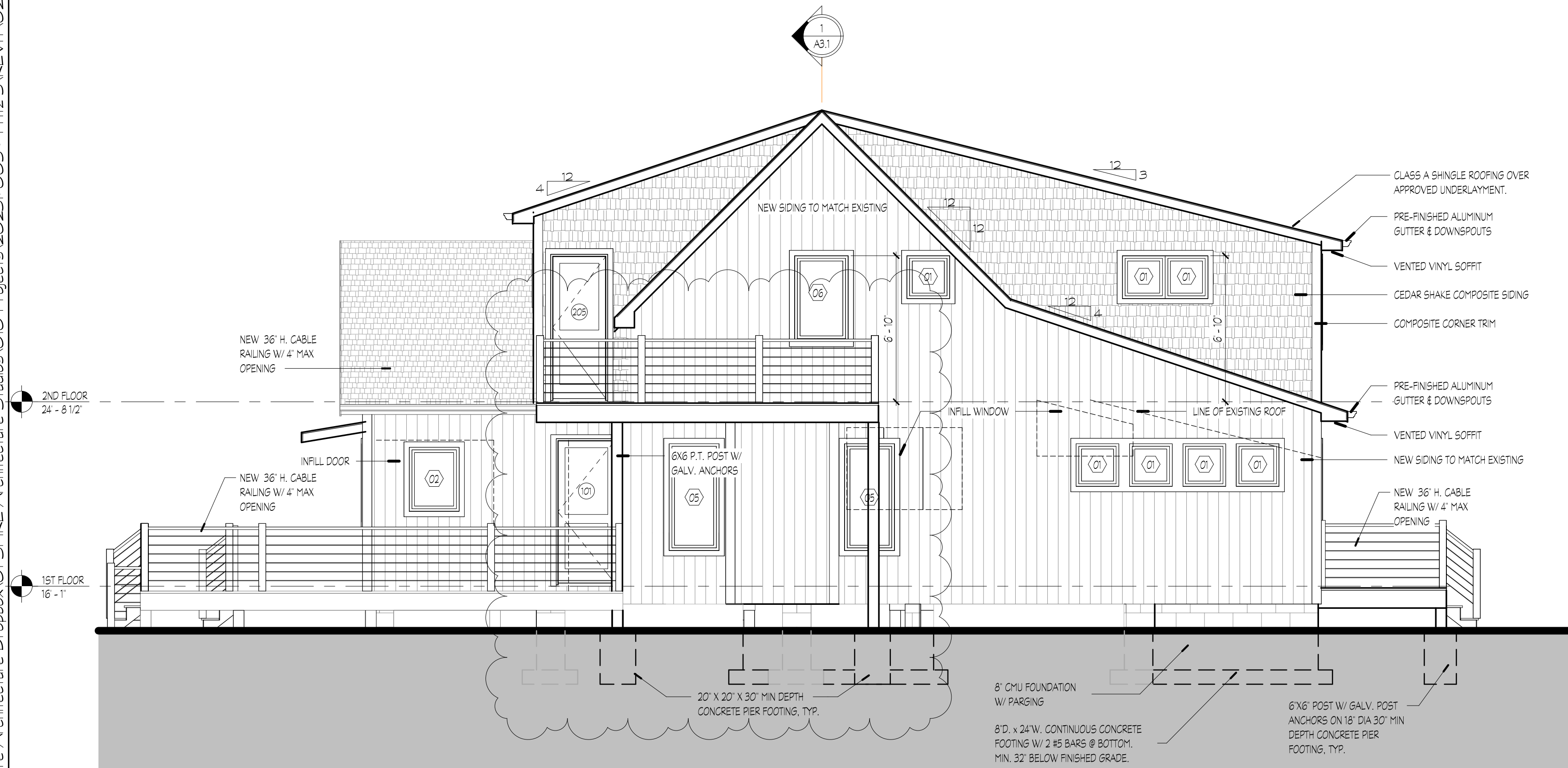
C:\Users\mmsco\Spire Architecture\Drawings\01 Spire Architecture Studios\010 Projects\2023\005 - Fritz 3 REVIT\02 FRITZ Design Development 03 (New Deck).rvt



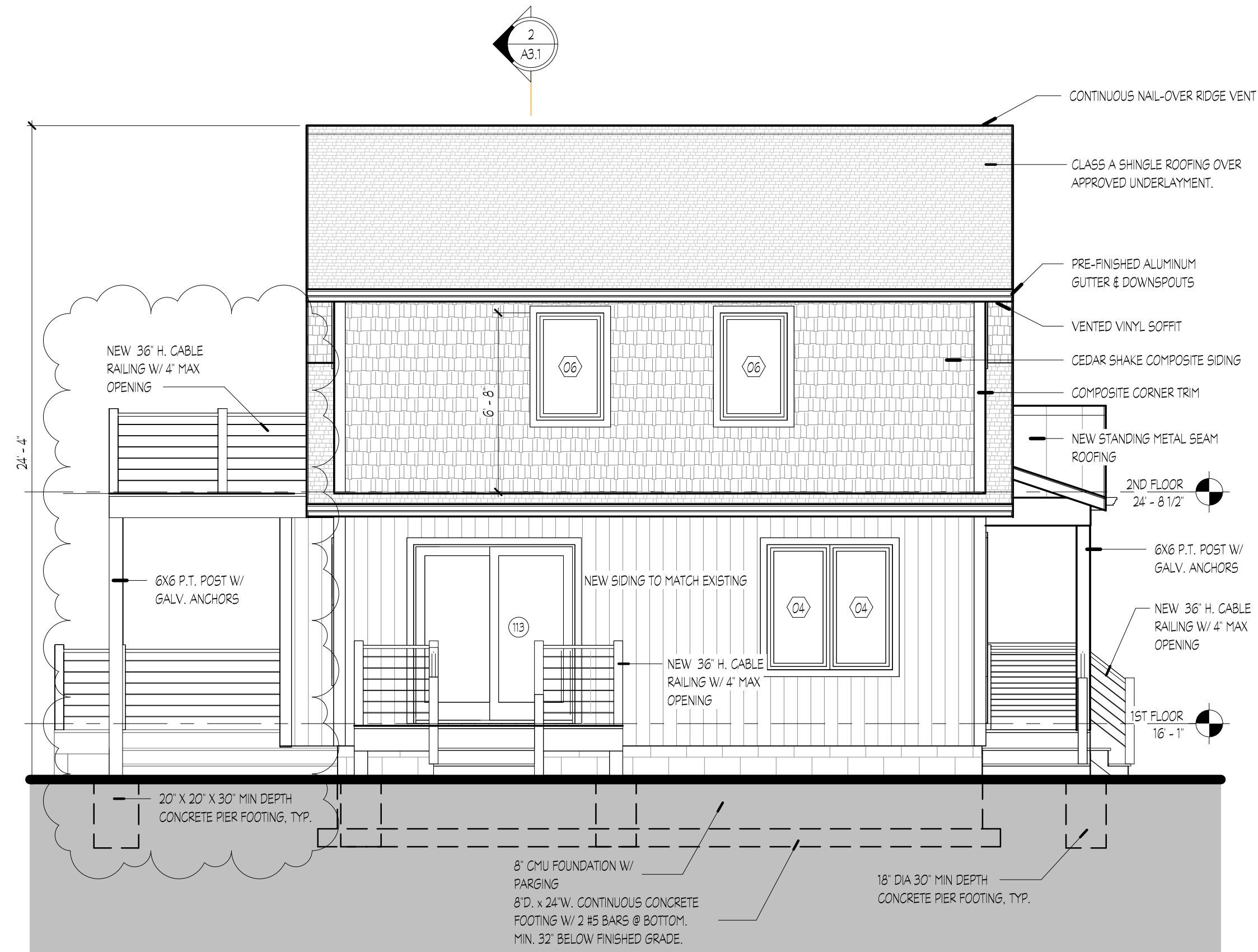
2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

REVISED PERMIT DRAWINGS

7/20/2023 12:57:57 PM

ALL DRAWINGS ARE COPYRIGHT 2023 BY SPIRE ARCHITECTURE, AND CAN NOT BE REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT WRITTEN PERMISSION



SPIRE ARCHITECTURE

121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
WWW.SPIREARCH.COM
410-263-0468

FRITZ RESIDENCE

WILLIAM & STEPHANIE FRITZ

529 FAIRMOUNT DRIVE, EDGEWATER 21037

Maryland State Tax ID: 01-904-01950208
Parcel#: 0129
Block#: 0019
Tax Map#: 0056

PROJECT OWNER INFORMATION
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
FULLY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND
LICENSE NUMBER: #4753
EXPIRATION DATE: 10/23/2024



Project Number:

2020-026

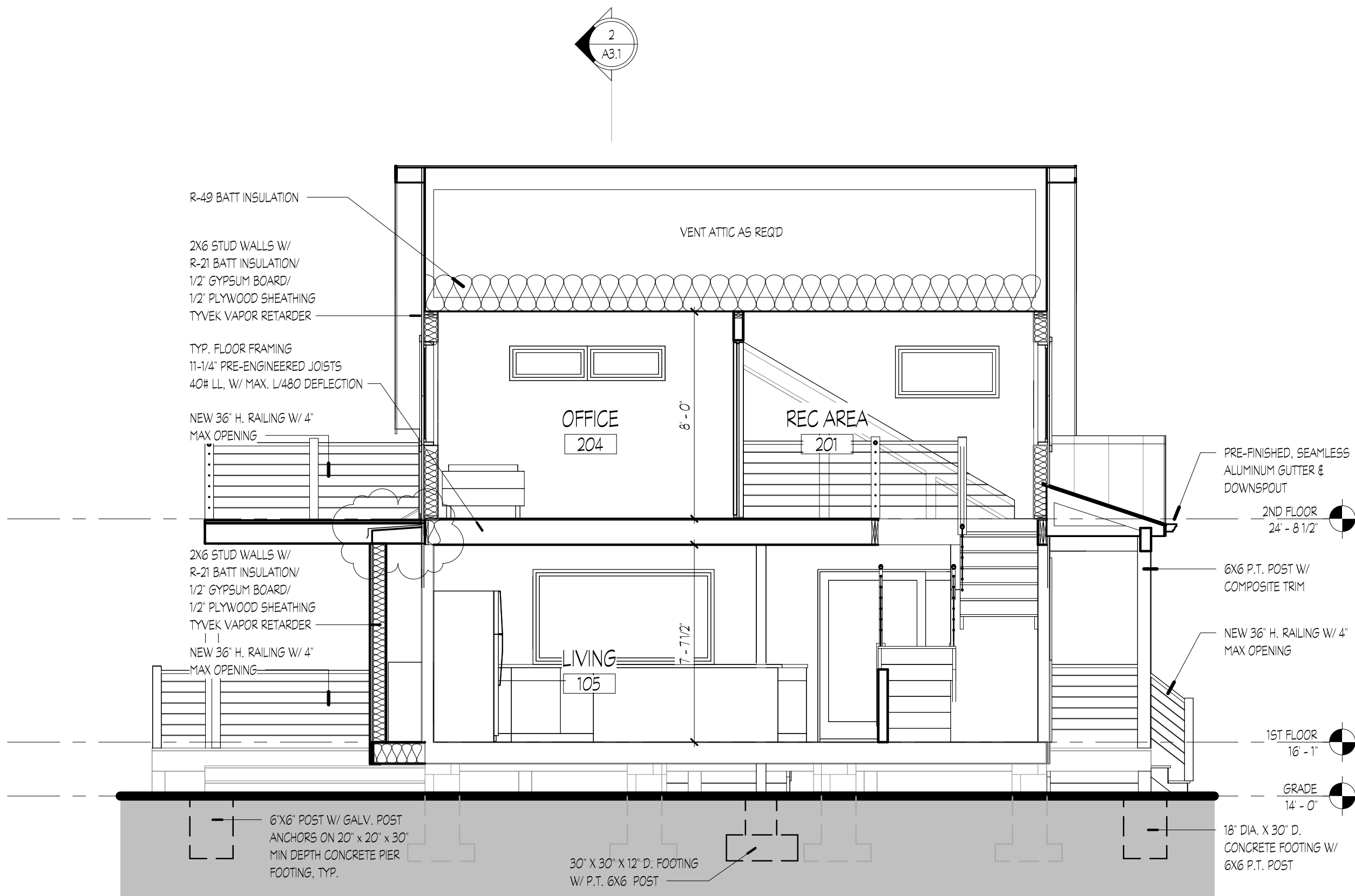
Date Issued:

JULY 20, 2023

Sheet:

A2.1
ELEVATIONS

C:\Users\mmecc\Spire Architecture\Dropbox\01 SPIRE Architecture Studios\010 Projects\2023\005 - Fritz 3\REVIT\02 FRITZ Design Development 03 (New Deck).rvt



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
WWW.SPIREARCH.COM
410-263-0468

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

Maryland State Tax ID#: 01-904-01950208 Parcel#: 0129 Block#: 0019 Tax Map#: 0056

PROJECT OWNER INFORMATION
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: #47539
EXPIRATION DATE: 10.23.2024



Project Number:

2020-026

Date Issued:

JULY 20, 2023

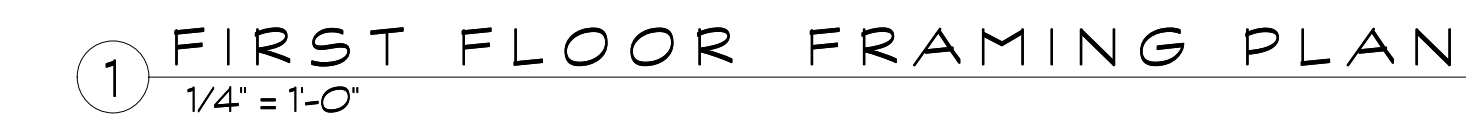
Sheet:

A3.1

SECTIONS

REVISED PERMIT DRAWINGS

1. STRUCTURAL MEMBERS (BEAMS, POSTS, AND TRUSSES) IN THESE DRAWINGS HAVE BEEN SIZED AND LOCATED TO ESTABLISH LOAD DISTRIBUTION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CUT SHEETS FOR ALL FRAMING MEMBERS. ALL FRAMING SHALL BE CALCULATED AND/OR DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER OR PROVIDER FOR ARCHITECT REVIEW PRIOR TO PURCHASE. ANY MEMBERS NOT SPECIFIED BY JOIST/BEAM MANUFACTURER OR PROVIDERS SHALL BE CALCULATED FOR THE INDICATED DESIGN LOADS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MARYLAND.
2. FRAMING MEMBERS IN THESE DRAWINGS INDICATE FRAMING PRECISION ONLY. ACTUAL LOCATION OF FRAMING MEMBERS ARE TO BE FIELD LOCATED BY CONTRACTOR AND JOIST/BEAM MANUFACTURERS.
3. CONTRACTOR TO USE STEEL BEAM HANGERS FOR ALL BEAM TO BEAM CONNECTIONS. BEAM HANGERS SHALL BE BY SIMPSON OR APPROVED EQUAL.

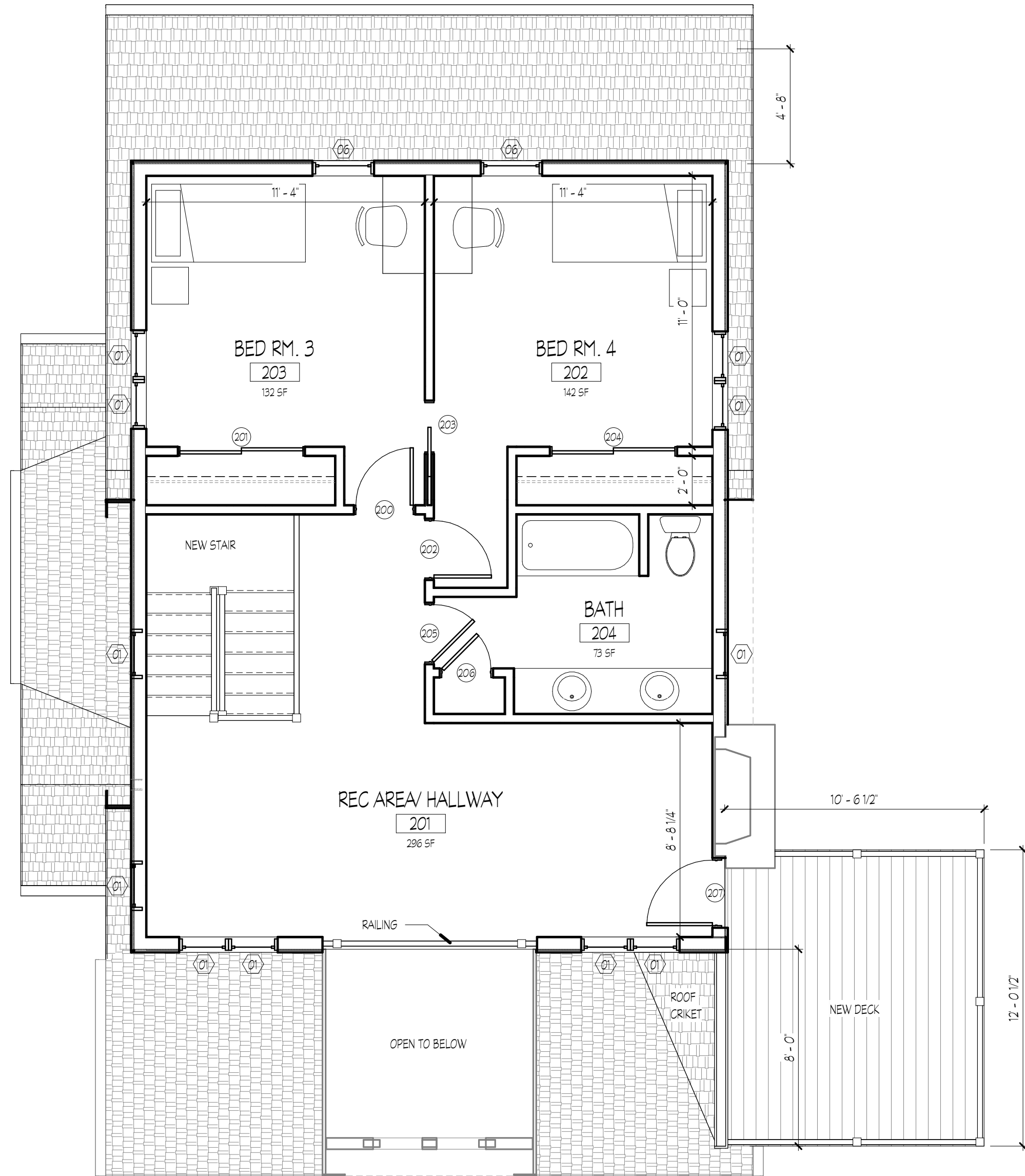


Maryland State Tax ID#: 01-904-01950208
Tax Map#: 0056
Block#: 0019
Parcel#: 0129

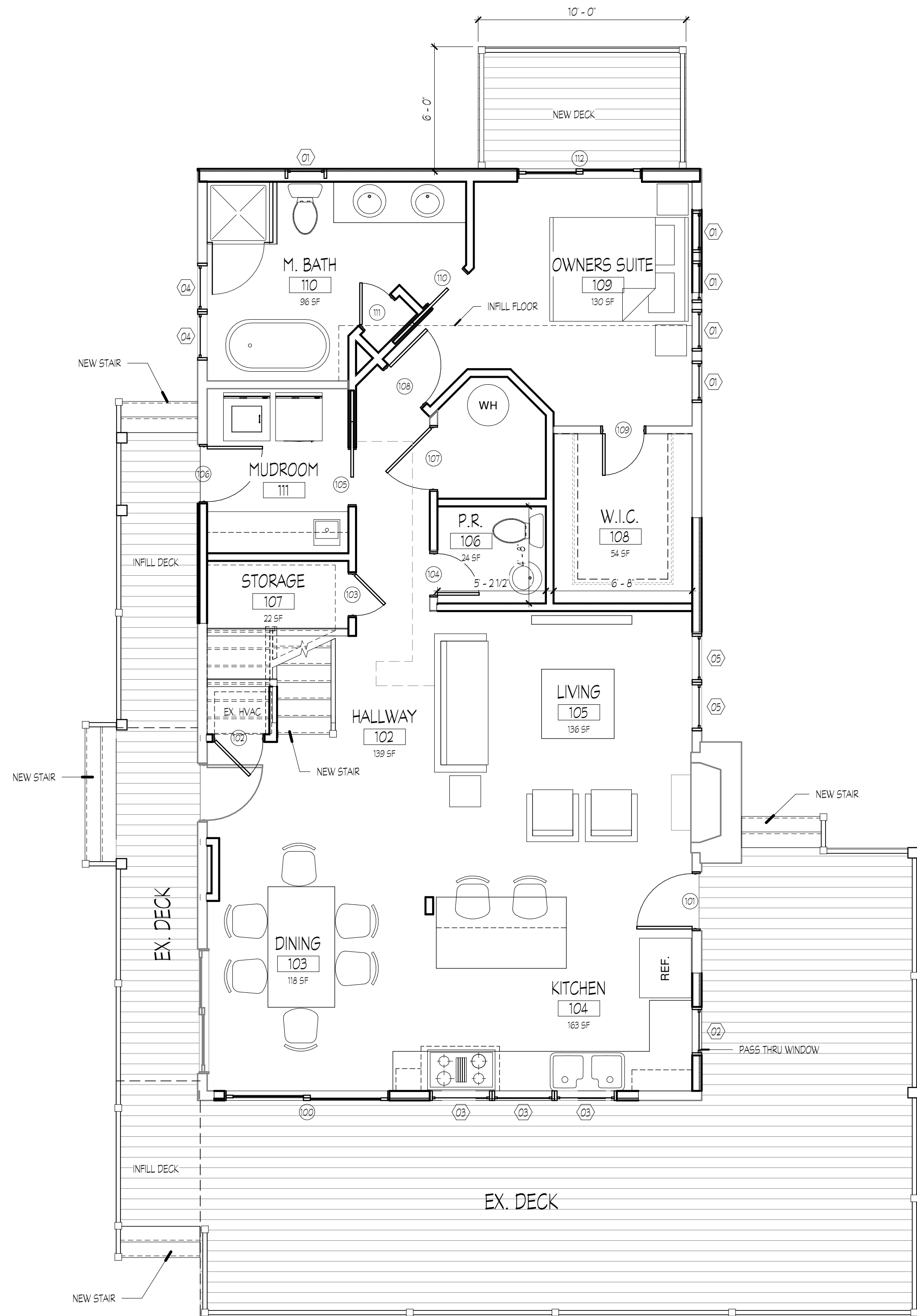
FRAMING PLANS

ALL DRAWINGS ARE COPYRIGHT 2023 BY SPIRE ARCHITECTURE, AND CAN NOT BE REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT WRITTEN PERMISSION

C:\Users\jwmc\Spire Architecture Dropbox\01 Spire Architecture Studios\010 Projects\2020-026 - Fritz Drawings - REVIT\02 FRITZ Design Development (No Sprinklers).rvt



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
410-302-3870 OR 410-212-6790
WWW.SPIREARCH.COM

CREATIVE SPACES
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

MARYLAND STATE TAX ID#: 01-904-01950208
TAX MAP#: 0056
BLOCK#: 0019
PARCEL#: 0129

PROJECT OWNER INFORMATION:
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION:

SEAL:

PROJECT NUMBER:
2020-026
DATE ISSUED:
JULY 17, 2020

SHEET
A1.1
FIRST & SECOND
FLOOR PLAN

FINAL SCHEMATIC DRAWINGS

C:\Users\jwmc\Spire Architecture Dropbox\01 Spire Architecture Studios\010 Projects\2020-026 - Fritz Drawings - REVIT\02 FRITZ Design Development (No Sprinklers).rvt



② EAST ELEVATION
1/4" = 1'-0"



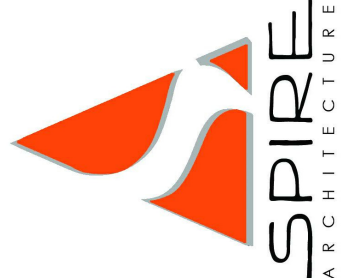
① SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"



③ NORTH ELEVATION
1/4" = 1'-0"



SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
410-302-3870 OR 410-212-6790
WWW.SPIREARCH.COM

CREATIVE SPACES
WILLIAM & STEPHANIE FRITZ

529 FAIRMOUNT DRIVE, EDGEWATER 21037

PARCEL#: 0129
BLOCK#: 0019
TAX MAP#: 0056
MARYLAND STATE TAX ID#: 01-904-01950208

PROJECT OWNER INFORMATION:
WILLIAM & STEPHANIE FRITZ

PROFESSIONAL CERTIFICATION:

SEAL:

PROJECT NUMBER:
2020-026

DATE ISSUED:
JULY 17, 2020

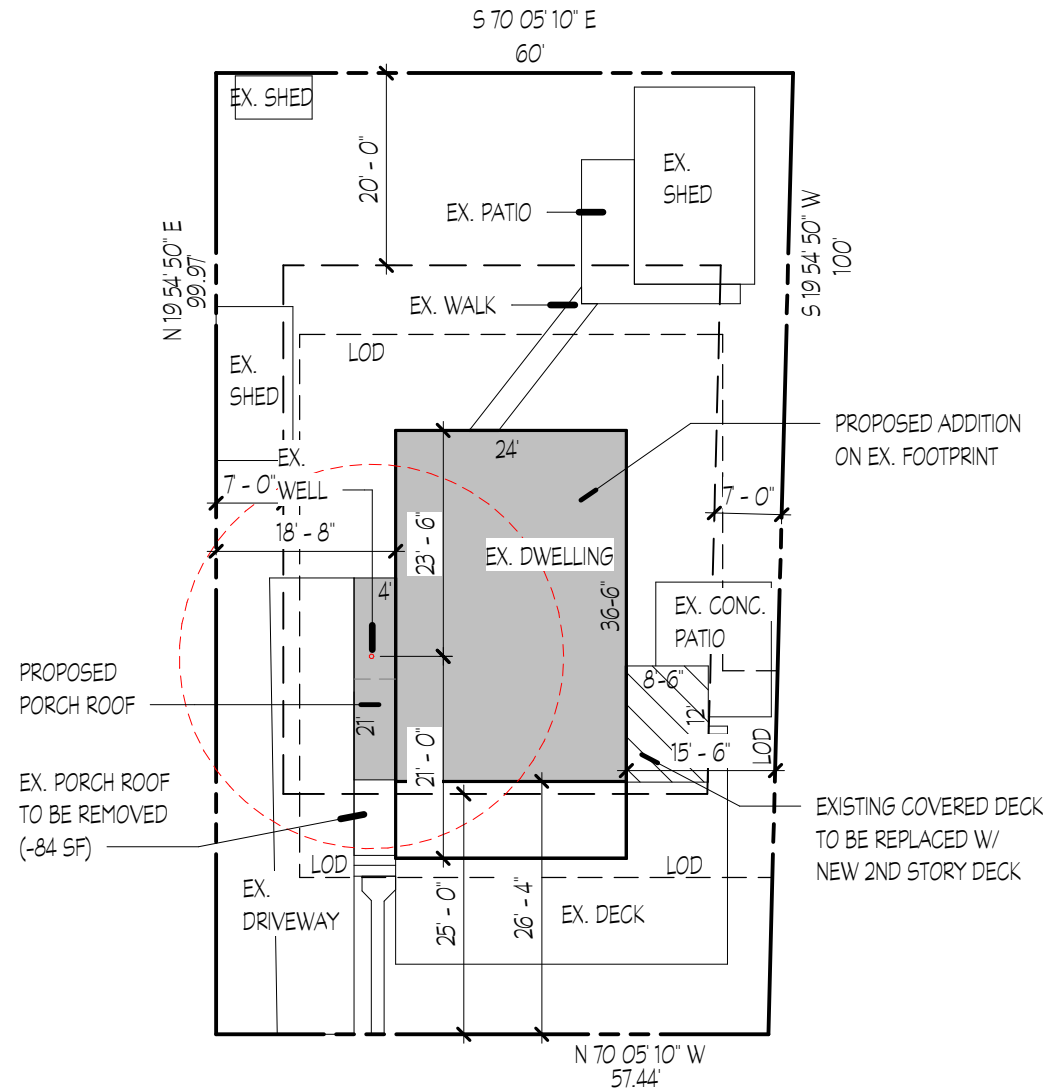
SHEET

A2.1

ELEVATIONS

FINAL SCHEMATIC DRAWINGS

C:\Users\wmcc\Spire Architecture Dropbox\01 SPIRE Architecture Studios\010 Projects\2023\005 - Fritz 3\REVIT\02 FRITZ Design Development 03 (New Deck).rvt



ZONING: R5

YEAR BUILT: 1985

IMPERVIOUS SURFACE CALCULATIONS

IDA

TOTAL ALLOWABLE COVERAGE:

15% OF PARCEL

EXISTING PARCEL 5990 SQFT

ALLOWABLE (5990 X 40%) 2396 SQFT

EXISTING IMPERVIOUS:

HOUSE (INCLUD. PORCHES): 1145 SQFT

DRIVEWAY & SIDEWALKS: 695 SQFT

SHED(S): 420 SQFT

COVERED DECK ROOF 126 SQFT

TOTAL EXISTING COVERAGE: 2386 SQFT

PROPOSED IMPERVIOUS:

ADDITION OVER EXISTING HOUSE: 0 SQFT

2ND STORY DECK: 126 SQFT

PORCH ROOF: 84 SQFT

EX. PORCH ROOF TO BE REMOVED: -84 SQFT

EX. COVERED DECK ROOF TO BE REMOVED: -126 SQFT

TOTAL PROPOSED COVERAGE: 0 SQFT

LOD: 1849 SQFT

EXISTING TREES/SHRUBS SHALL REMAIN
AND NO CLEARING WILL BE CONDUCTED

APPROVED

Date: August 14, 2023

Approved subject to applicable codes,
comments and final field inspection.

Fire/Building Plans Reviewer
Permit Center



1 SITE PLAN
1" = 20'-0"



REVISED PERMIT DRAWINGS

SPIRE ARCHITECTURE
121 CATHEDRAL STREET, SUITE 3B
ANNAPOLIS, MARYLAND 21401
410-302-3870 OR 410-212-6790
WWW.SPIREARCH.COM

FRITZ RESIDENCE
WILLIAM & STEPHANIE FRITZ
529 FAIRMOUNT DRIVE, EDGEWATER 21037

MARYLAND STATE TAX ID#: 01-904-01950208

TAX MAP#: 0056

BLOCK#: 0019

PARCEL#: 0129

PROJECT OWNER INFORMATION:

WILLIAM & STEPHANIE FRITZ

PROJECT NUMBER:
2020-026

DATE ISSUED:
JULY 11, 2023

SHEET

S1.1

SITE PLAN

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



0 30 60
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2008-0311-V

PAULA SHELTON

FIRST ASSESSMENT DISTRICT

DATE HEARD: NOVEMBER 13, 2008

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: JOHN FURY

DATE FILED: NOVEMBER 18, 2008

PLEADINGS

Paula Shelton, the applicant, seeks a variance (2008-0311-V) to allow a deck addition with less setbacks than required on property located along the south side of Fairmount Drive, southwest of Shore Drive, Edgewater.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Ms. Shelton testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

FINDINGS AND CONCLUSIONS

The applicant owns a single-family residence with a street address of 529 Fairmount Drive, in the Woodland Beach subdivision, Edgewater. The property comprises 5,990 square feet and is zoned R5 residential with a Chesapeake Bay Critical Area designation as Intensely Developed Area (IDA). The request is to construct a deck addition nine feet from the front lot line.

Anne Arundel County Code, Article 18, Section 18-4-701 requires principal structures in the R5 district to maintain 25 feet from the front lot line. Accordingly, the proposal requires a variance of 16 feet.

John R. Fury, a planner with the Office of Planning and Zoning, testified that the property is below the minimum area and width for the district. The dwelling is non-conforming to the front setback (19 feet from the lot line). The deck addition would provide access from existing sliders to a deck in the east side yard as well as outdoor living area. The request is considered consistent with the character of the neighborhood, including other dwellings with non-conforming front setbacks. The request is also considered the minimum relief. In this regard, there is a swale in a 10 foot strip between the front lot line and the paving. There were no adverse agency comments. By way of conclusion, Mr. Fury supported the request.

Ms. Shelton confirmed the substance of the request. The construction would allow improved access to the outside. At present, the only access is through a narrow, galley style kitchen to the deck in the east side yard. The new deck would remain open and unenclosed. Finally, the request is similar to other nonconforming development in the neighborhood, including on the adjacent property. There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to conditional relief from the code. This property minimally satisfies the test of unique physical conditions, consisting of the reduced lot area

and width and the location of the dwelling, such that there is no reasonable possibility of further development in strict conformance with the code. I further find that the variance represents the minimum relief. This is an open deck addition. There was nothing to suggest that the granting of the variance would alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or cause a detriment to the public welfare. These findings consider the uncontradicted testimony of other non-conforming structures, including the dwelling on the adjacent property. The approval is subject to the condition in the Order.

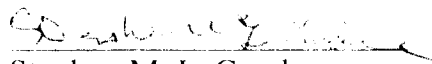
ORDER

PURSUANT to the application of Paula Shelton, petitioning for a variance to allow a deck addition with less setbacks than required, and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 18 day of November, 2008,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** a variance of 16 feet to the front setback to allow a deck addition in accordance with the site plan.

The foregoing variance is subject to the condition the deck shall remain open and unenclosed.


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within 18 months. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise they will be discarded.

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

APPLICANT: Paula Shelton

ASSESSMENT DISTRICT: First

CASE NUMBER: 2008-0311-V

COUNCIL DISTRICT: Seventh

HEARING DATE: November 13, 2008

PREPARED BY: John R. Fury
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling addition with less setbacks than required.

LOCATION AND DESCRIPTION OF SITE

The subject property is regular in shape and consists of 5,990 square feet. It is located on the north side of Fairmount Drive, 0 feet north of Shore Drive in Edgewater. The property is identified as Lots 2163-2165 of Parcel 129 in Block 19 on Tax Map 56. The property has been zoned R5-Residential district since the adoption of the Edgewater/Mayo Small Area Plan zoning maps effective July 27, 2002.

This is a non-waterfront lot that is located in the Chesapeake Bay Critical Area and is classified as IDA-Intensely Developed Area.

APPLICANT'S PROPOSAL

The applicant is proposing to construct a deck addition as indicated on the site plan that would be located 9 feet from the front lot line.

REQUESTED VARIANCE

Article 18-4-701 of the Anne Arundel County Zoning Ordinance requires that a principal structure in an R5-Residential district shall be setback a minimum of 25 feet from the front lot line. As proposed, a variance of 16 feet is required.

FINDINGS

This Office finds that the subject property is improved with a one story dwelling, driveway, west side porch, east side deck and patio, detached rear patio, and two sheds¹. The subject property is nonconforming with respect to the minimum lot area and width requirements for a lot in an R5-Residential district. The existing nonconforming dwelling is located 19 feet from the front lot line. The proposed deck would serve as an access point from previously existing sliding doors (to be re-

¹ The sheds are nonconforming to setback requirements.

2008-0311-V

installed) and would connect to an existing deck that is located on the east side of the dwelling. The proposed deck would serve as a front entrance to the dwelling and would also allow the applicant additional outdoor living space. While the proposed deck would be located 9 feet from the front lot line, it would also be located approximately 19 feet from the edge of pavement for Fairmount Drive. A swale is located in the area between the front property line and Fairmount Drive.

Upon further review of the application and aerial photographs of the neighborhood, this Office finds that the property has unique physical conditions with the substandard lot size in an R5 zoning district along with the nonconforming front setback of the existing dwelling such that there is no possibility of further development of the lot that is in strict compliance with the Code. This Office further finds that the granting of this variance request would neither alter the essential character of the neighborhood, nor would it substantially impair the appropriate use or development of adjacent properties; and the request would be the minimum necessary to afford relief.


The **Soil Conservation District** deferred their review to the Office of Planning and Zoning.

The **County Health Department** offered no objection to the variance request.

RECOMMENDATION


Based upon the standards set forth in Article 18-16-305, under which a variance may be granted, this Office would recommend that the applicant's variance request be **granted**.

This recommendation does not confirm the legal status of a lot. The legality of a lot is determined through the building permit process.



John R. Fury
Planner

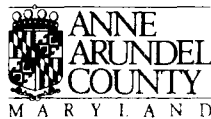
11/6/08
Date



Suzanne Schappert
Planning Administrator

11/7/08
Date

CASE # 2008-0311-V
FEE PAID 215
DATE 9/26/08



ZONE R5 ALEX _____
200 MAP _____ 1000 MAP _____
CRITICAL AREA:
IDA 1 LDA _____ RCA _____

VARIANCE APPLICATION

Applicant: Paula Shelton
(All persons having 10% or more interest in property)

Property Address: 529 Fairmount Dr. Edgewater, MD

Property Location: 60 feet of frontage on the (n,s)e, w) side of
Fairmount Drive street, road, lane, etc.; 0 feet
(n,s)e(w) of Shore Drive street, road, lane, etc. (nearest intersecting street).

Tax Account Number 1904-0195-0208 Tax District 1 Council District 7

Waterfront Lot _____ Corner Lot _____ Deed Title Reference 10774-001

Zoning of Property R5 Lot # 2163 Tax Map 56 Block 19 Parcel 129

Area (sq. ft. or acres) 5,490 ^{+0 2165} Subdivision Name Woodland Beach

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.)

See attached letter

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Paula Shelton
Applicant's Signature

Paula Shelton
Print Name

529 Fairmount Dr.
Street Number, Street, PO Box

Edgewater, MD 21037
City, State, Zip

202-580-5475 (same)
Home Phone Work Phone

Paula Shelton
Owner's Signature

Paula Shelton
Print Name

529 Fairmount Dr.
Street Number, Street, PO Box

Edgewater, MD 21037
City, State, Zip

202-580-5475
Home Phone Work Phone

For Office Use Only

Application accepted by Anne Arundel County, Office of Planning and Zoning:

SBJ
Signature

9/26/08
Date

Variance to allow a dwelling addition (deck) with less setbacks than required.

