

Edward Dent - Agent
New View Construction LLC
3326 Richmond Ave.
Baltimore, MD 21213
Mobile: 410-285-4611 (Trudy)
Mobile: 410-320-4964 (Ed)

LETTER OF EXPLANATION

March 23, 2025

Anne Arundel County
Office of Planning Zoning
2664 Riva Road, P.O. Box 6675
Annapolis, Maryland 21401

Dear Sir or Madam:

Trudy McNair and Alanah Webb, are mother and daughter who own New View Construction LLC, this house is for Alanah Webb.

The variance is to allow an open sun deck that is 29'-3 3/8" x 10'-0" with less setbacks than required for the front yard on the property located on the south side of Howard Road, east of Arundel on the Bay Road.

The property is 5,000 square feet zoned R-2 residential with a Critical Area Designation as Limited Development Area (LDA).

We are requesting a variance of 10 feet to the required 30-foot setback to allow this open deck addition:

The lot is undersized for R-2 zoning; I believe that this allows for a front yard setback of 25 feet vs 30 feet, in which case we would be requesting a 5 foot variance to the required 25 foot setback.

The proposed deck will be 292.812 square feet and be approximately 9 feet 5 inches from grade. There will be no stairs to the deck.

We believe that if this variance is granted that it will not alter the essential character of the neighborhood, I have included two variances that were granted to the house located to the east of 1415 Howard Road, 1997-0085-V and 2006-0209-V.

The proposed use of the project site will be for a first floor deck to be located on the front of the house at the dining room and living room area and used as an outside dining area in summer weather. The project site is residential and will remain residential.

The existing trees and shrubs cover about 20% of the total area of the property. The area that will be disturbed by the new work will take place in an area that does not require any tree or shrub removal. ff.

The existing house is under construction and silt fences will remain until the entire project has been completed.

The new first floor open deck is will not add to the existing impervious area, the allowed impervious coverage for a 5,000 SF lot is, 1,250 SF plus 500 SF which equals 1,750 SF.

- a) 1,238.03 SF impervious for existing house
- b) 435.8333 SF for parking pad and sidewalk
- c) Total Lot Coverage for site will be 1,673.8643 SF

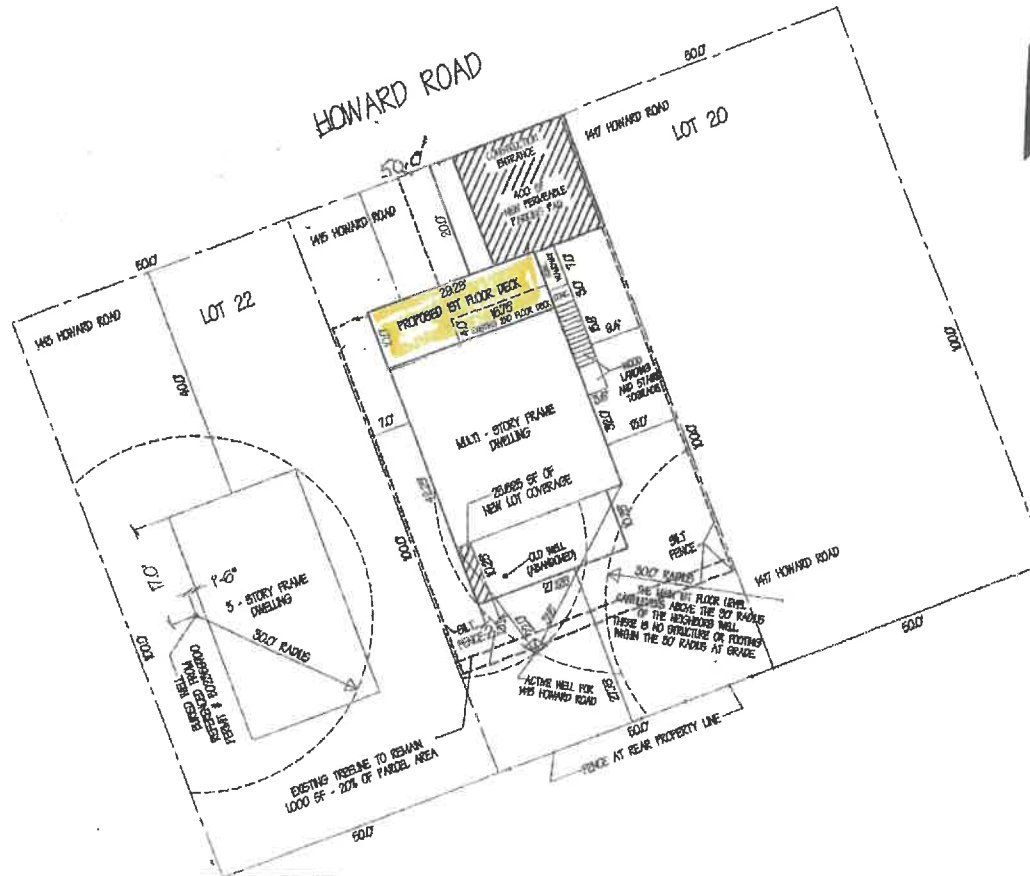
The property is located on 1415 Howard Road in Oyster Harbor and is subject to the Chesapeake Bay Critical Area Requirements for LDA. The entire property has very little slope.

Sincerely,

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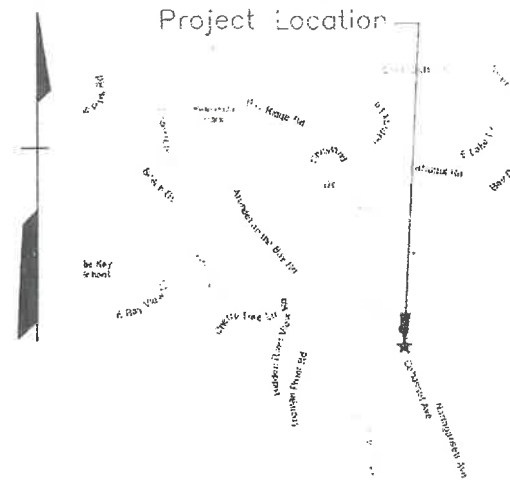
Edward Dent
Agent

1415 Howard Road



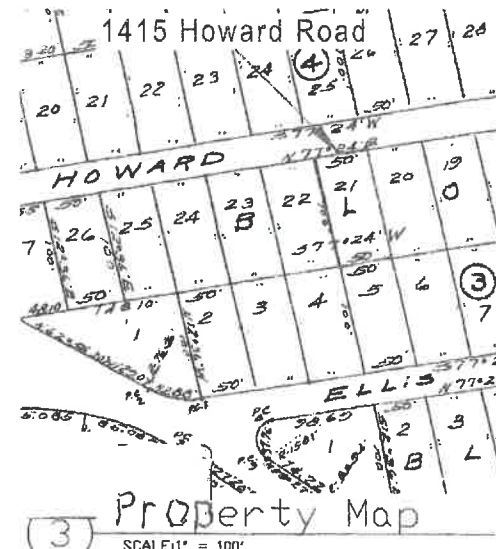
1

SCALE: 1" = 20'



2

SCALE: 1" = 3200'



3

SCALE: 1" = 100'

1. Renovation and Addition
2. Installation of 20x20 permeable parking pad
3. Existing Tree Line, ~20% of site, to remain. No clearing will be conducted.

No.	Revision/Issue	Date
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OWNER/REMODELER
New View Construction LLC
c/o Trudy McNair
3326 Richmond Avenue
Baltimore, MD 21213

Sheet Title

SITE PLAN

Date _____

SEPTEMBER 2023

Scale(s)
As indicated

Sheet No.

01

01

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction:

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
0057	0008	3	21	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID:

Project Name (site name, subdivision name, or other) OYSTER HARBOR

Project location/Address 1415 HOWARD ROAD

City ANNAPOLIS Zip 21403

Local case number

Applicant: Last name DENT First name EDWARD

Company NEW VIEW CONSTRUCTION LLC

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 First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Add a 29-3 3/8" x 10'-0" open sundeck to the first floor of the front/street side of the existing house, the deck will be approximately 9'-5 1/8" of grade.

Intra-Family Transfer ☐
Grandfathered Lot ☐

Growth Allocation ☐
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐

Recreational ☐
Redevelopment ☐
Residential ☒

Institutional ☐
Mixed Use ☐
Other ☐

Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		5,000
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft
	1,638.03

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		1,000	Existing Lot Coverage		1,638.03
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		1,638.03

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 ☐
Impervious Surface ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☒
Steep Slopes ☐
Other ☐

Structure
Acc. Structure Addition ☐
Barn ☐
Deck ☒
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐

Edward Dent - Agent
New View Construction LLC
Baltimore, MD 21213
Mobile: 410-285-4611 (Trudy)
Mobile: 410-320-4964 (Ed)

March 19, 2025

Anne Arundel County
Office of Planning Zoning
2664 Riva Road, P.O. Box 6675
Annapolis, Maryland 21401

Dear Sir or Madam:

1: The proposed use of the project site will be for a first floor deck to be located on the front of the house at the dining room and living room area. The project site is residential and will remain residential.

2: The existing trees and shrubs cover about 20% of the total area of the property. The area that will be disturbed by the new work will take place in an area that does not require any tree or shrub removal. ff.

3: The existing house is under construction and silt fences will remain until the entire project has been completed.

4: The new first floor open deck will not add to the existing impervious area, but the existing impervious area is at 41%.

a) 1,238.03 SF impervious for existing house (25%)

b) 400 SF for parking pad (8%)

c) Total SF for site is 5,000 SF

d) Total impervious area is 1638.03 SF (33%)

5: The property is located on 1415 Howard Road in Oyster Harbor and is subject to the Chesapeake Bay Critical Area Requirements for LDA. The entire property has very little slope.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Dent", with a long, sweeping horizontal line extending to the right.

Edward Dent
Agent

NOT RADIIUS FROM NEIGHBORS WELL

THE WAY 1ST FLOOR LEVEL
CHALLENGES ABOVE THE 30 RADIIUS
OF THE NEIGHBORS WELL
THERE IS NO STRUCTURE WITHIN
THE 30 RADIIUS AT GRADE

[illegible]

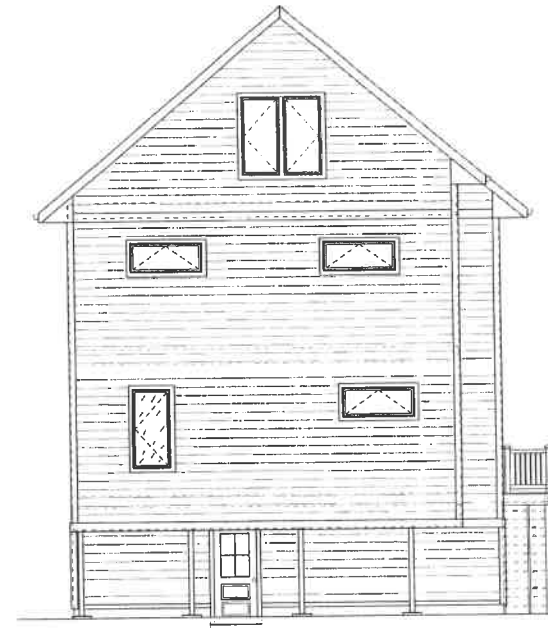
145 Howard Road
Annapolis, MD 21403
PHONE C(443) 286-4611 (Trudy)
PHONE C(410) 493-2905 (Alannah)



NORTH ELEVATION (STREET SIDE)

FILE: PAG11DCK

FIELD VERIFY
ALL DIMENSIONS



SOUTH ELEVATION (REAR YARD SIDE)

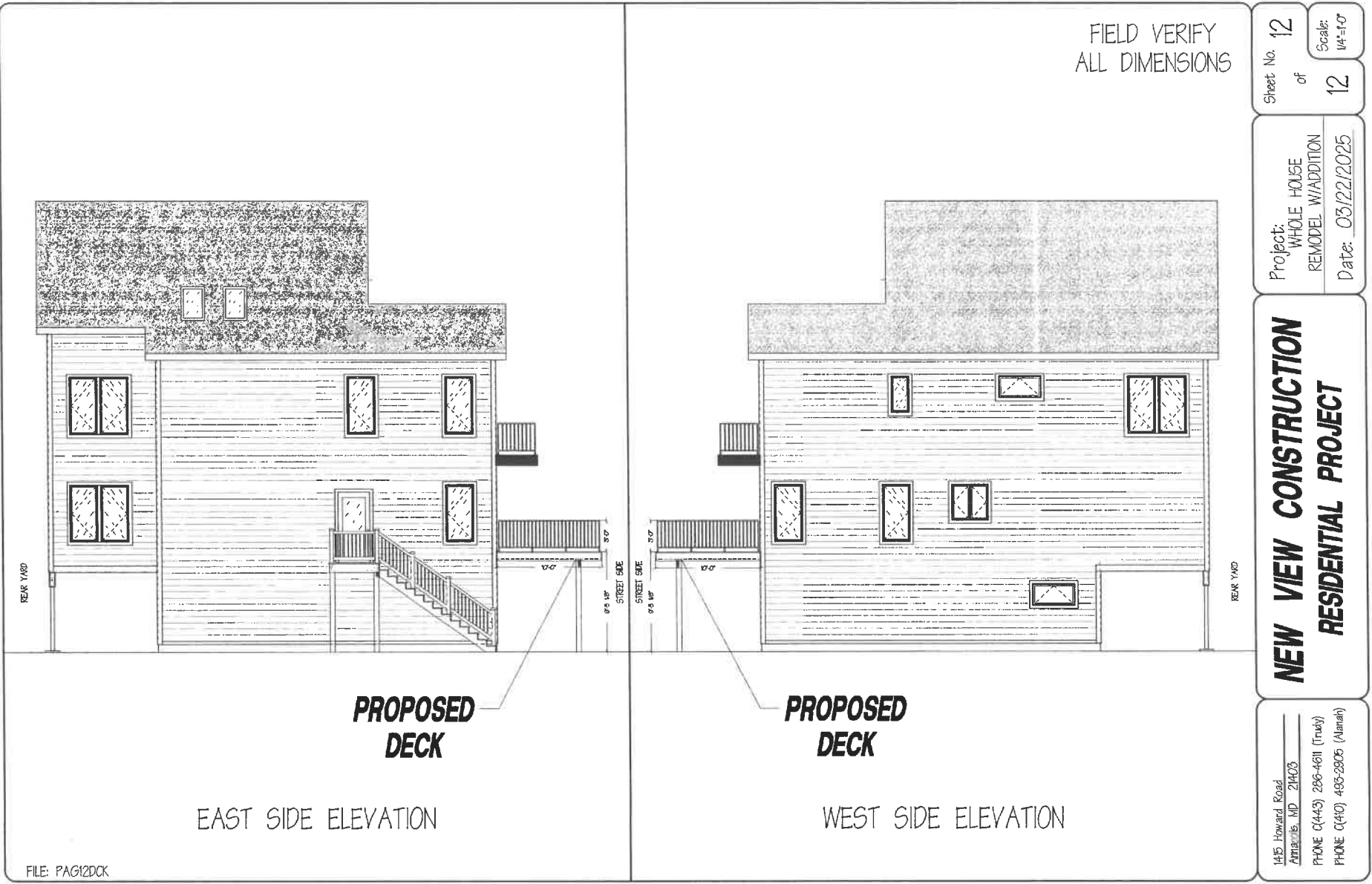
Sheet No. 11
of 12

Scale:
1/4"=1'-0"

Project: WHOLE HOUSE
REMODEL W/ADDITION
Date: 03/15/2025

NEW VIEW CONSTRUCTION
RESIDENTIAL PROJECT

1450 Howard Road
Annapolis, MD 21403
PHONE C(410) 288-4611 (Truck)
PHONE C(410) 495-2905 (Alarm)



IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 1997-0085-V

IN RE: WILLIAM AND KELLY BROWN

SECOND ASSESSMENT DISTRICT

DATE HEARD: MAY 22, 1997

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

ZONING ANALYST: JOSEPH DEL BALZO

DATE FILED: MAY 30, 1997

PLEADINGS

William and Kelly Brown, the applicants, seek a variance (1997-0085-V) to permit a dwelling addition with less setbacks than required on property located on the south side of Howard Road, east of Arundel on the Bay Road, Annapolis.

PUBLIC NOTIFICATION

The case was advertised in accordance with the provisions of the County Code. Mr. Brown testified that the property was posted for more than 14 days prior to the hearing.

FINDINGS AND CONCLUSIONS

The applicants own a single-family dwelling located at 1417 Howard Road in the subdivision of Oyster Harbor, Annapolis. The property comprises 5,000 square feet and is zoned R-2 residential. The applicant proposes to construct a 12' X 27' deck on the front of the home. The deck will be 18 feet from the front property line.

The Anne Arundel County Code, Article 28, Section 2-405 requires a front yard setback of 30 feet in the R-2 zone. Accordingly, this proposal requires a variance of 12 feet.

Joseph Del Balzo, a zoning analyst with the Department of Planning and Code Enforcement, testified that the property is one-fourth of the typical minimum

lot size required for the R-2 district, such that some variance relief is warranted.

Nevertheless he felt that the requested variance exceeded the minimum necessary to afford relief to the zoning code. Based on his understanding that the deck was intended to provide an additional emergency escape route, he recommended a five (5) foot variance to permit a five (5) foot wide deck.

Mr. Brown submitted a list of properties in the neighborhood with improvements setback less than 30 feet from the front property line. He indicated an intention of using the deck as a sundeck and stated that his neighbors had no objection to the proposal. Finally, he expressed a willingness to decrease the deck width by 2 feet, from 12 feet to 10 feet wide.

At this juncture, Mr. Del Balzo revised his recommendation to support a 10-foot variance premised on Mr. Brown's testimony that there are similarly located structures in the neighborhood.

Upon the review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the zoning code. The lot is obviously substandard as to size. There is an indication of other properties with reduced front yards in the neighborhood. I find and conclude that a modified variance of 10 feet is the minimum necessary to afford relief. The granting of a modified variance will neither alter the essential character of the neighborhood nor substantially impair the appropriate use or development of adjacent property. The granting of a modified variance is not detrimental to the public welfare.

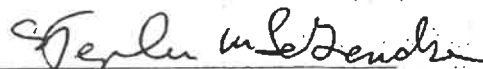
Accordingly, the applicant shall be **granted** a modified variance of 10 feet to the required 30-foot front property line setback to permit the construction of a 10-foot wide deck along the front of the home.

ORDER

PURSUANT to the application of William and Kelly Brown, petitioning for a variance to permit a dwelling addition with less setbacks than required; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 30th day of May 1997,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are hereby **granted** a modified variance of 10 feet to the required 30-foot front property line setback to permit the construction of a 10-foot wide deck along the front of the home.


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty (30) 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 11-102.2 of the Anne Arundel County Code states:

A special exception or variance granted under the provisions of this Article shall become void unless a building permit conforming to the plans for which the

**FINDINGS AND RECOMMENDATION
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: William and Kelly Brown

ASSESSMENT DISTRICT: Second

CASE NUMBER: 1997-0085-V

COUNCILMANIC DISTRICT: Sixth

HEARING DATE: May 22, 1997

PREPARED BY: Joe Del Balzo, AICP
Planner II

REQUEST

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

LOCATION AND DESCRIPTION OF SITE

The subject property is 5,000 square feet located on the south side of Howard Street, approximately 450 feet east of Arundel on the Bay Road in Annapolis. Known as Lot 20 in Block 3 of Oyster Harbor, which is designated as Parcel 08 in Block 21 of Tax Map 57, the site is improved with a single family home.

The current R2 residential zoning classification of the site was received as a result of the comprehensive zoning for the Second (Annapolis Neck) Assessment District, effective December 29, 1985. The property is in the Critical Area in the LDA Classification.

APPLICANT'S PROPOSAL

The applicant proposes to construct a 12' by 27' deck along the front of the home. The deck will come to within 18 feet of the front property line.

REQUESTED VARIANCE

Section 2-405 of the Anne Arundel County Zoning Ordinance requires a front yard setback of 30 feet in the R2 Zone. With the proposed 18-foot setback, the applicant requests a variance of 12 feet.

RECOMMENDATION

With regard to the standards by which a variance may be granted, as set forth in Section 11-102.1, staff makes the following findings and recommendation.

Variances may not be granted unless there is evidence of a hardship that renders the property unbuildable, or that there is practical difficulty in complying with the law. The typical minimum lot size in the R2 Zone is 20,000 square feet. This is reduced to 15,000 square feet upon the provision of public water and sewer. There is a relationship between the minimum lot size in a zone and the setbacks required. In this case, the lot is one-quarter of the typical minimum lot size, so some variance relief is warranted. However, the applicant's request exceeds the minimum necessary. The applicant states, in the memorandum accompanying the application, that the deck is necessary to provide a third emergency escape route. Many homes exist with just two, but a third could be considered desirable. However, PACE questions whether a 12-foot deck is necessary for escape.

The front yard setback in the R5 Zone is 25 feet, and the subject lot is closer in size to standard lots found in an R5 district. Therefore, given the small size of the property relative to the normal R2 restrictions, and the need to provide an emergency escape, PACE has no objection to a variance of five feet to allow a five-foot deck for emergency escape. However, PACE cannot support the variance as requested.

CASE # 1997-085-U
FEE PAID 125.00
DATE 3-17-97



ZONE R2 ALEX 2626
200 MAP Y29 1000 MAP _____
CRITICAL AREA:
IDA _____ LDA _____ RCA _____

VARIANCE APPLICATION

Applicant: WILLIAM AND KELLY BROWN
(All persons having 10% or more interest in property)

Property Address: 1417 HOWARD RD ANNAPOLIS MD

Property Location: 50' feet of frontage on the (n, s, e, w) side of
HOWARD RD street, road, lane, etc.; 450 feet
(n, s, e, w) of ANN. ON THE BAY RD street, road, lane, etc. (nearest intersecting street).

Tax Account Number 2-597-1157-0720 Tax District 2 Council District 06

Waterfront Lot N/A Corner Lot N/A Deed Title Reference _____

Zoning of Property R2 Lot # 20 Tax Map _____ Block 3 Parcel 1

Area (sq. ft. or acres) 5000 Subdivision Name OYSTER HARBOR

Variance to allow dwelling addition with less setbacks than required.
Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.) DECK ON FRONT OF
HOUSE - 27' X 12' - APPROX 9' HIGH - FINISHED DECK
TO BE APPROX 18' FROM STREET

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.

SAME
Applicant's Signature

Print Name

Street Number, Street, PO Box

City, State, Zip

Home Phone

Work Phone

X. William A. Brown
Owner's Signature

WILLIAM A BROWN
Print Name

1417 HOWARD RD
Street Number, Street, PO Box

ANNAPOLIS MD 21403
City, State, Zip

410-267-6647
Home Phone

Work Phone

For Office Use Only

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

Joe Del Balso
Signature

3-17-97
Date

AH947-26 1417 HOWARD RD
 [] 5/11/94 ANNAPOLIS AA
 [] CASE # 94-0178 []

Gravel Drive

DRAWING NUMBER
A11947-2

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2006-0209-V

IN RE: MATTHEW AND KRISTEN FLEMING

SECOND ASSESSMENT DISTRICT

DATE HEARD: AUGUST 1, 2006

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: ROBERT KONOWAL

DATE FILED: AUGUST 4, 2006

PLEADINGS

Matthew and Kristen Fleming, the applicants, seek a variance (2006-0209-V) to allow a covered porch addition with less setbacks than required on property located along the south side of Howard Road, east of Arundel on the Bay Road, Annapolis.

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. Mr. Fleming testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

FINDINGS AND CONCLUSIONS

The applicants own a single-family residence with a street address of 1417 Howard Road, in the Oyster Harbor subdivision, Annapolis. The property comprises 5,000 square feet and is zoned R-2 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). Case No. 1997-0085-V (May 30, 1997) approved a modified variance of 10 feet to the required 30-foot front setback to allow a deck addition. The present request is to enclose

the center portion of the deck, an area measuring 10 by 18 feet. The project requires the confirmation of previously approved variance.¹

Robert Konowal, a planner with the Office of Planning and Zoning, reiterated the testimony from the prior hearing that the property is below the minimum area and width for the district. He also indicated that the proposed addition is considered modest in size and the request is consistent with other development in the neighborhood. However, Mr. Konowal questioned whether the granting of the variance would have an adverse impact on the use or development of adjacent property.² There were no adverse agency comments. By way of conclusion, Mr. Konowal opposed the request, unless the applicants show the absence of adverse impacts.

Mr. Fleming testified that the porch would provide protection from insects. An existing rear deck addition could not be enclosed due to the proximity to the water well. He supplied several site and neighborhood photographs. The construction is consistent with other development in the neighborhood, including nonconforming porch additions in the immediate area. Finally, the next adjacent lot to the east - which is in common ownership with the vacant lot - is developed with a dwelling located 19 feet from the front boundary.

There was no other testimony in the matter.

¹ Bill No. 4-05 revised, restated and recodified the zoning code. The front setback for the R-2 district remains 30 feet. See, Article 18, Section 18-4-601.

² The property to the east is unimproved; the property to the west is improved with a dwelling that complies with the setback.

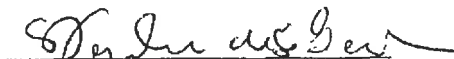
Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the code. In this regard, I adopt the findings and conclusions of the prior Order. More particularly, the lot is substandard as to size; other properties have reduced front yards in the neighborhood; and the granting of the relief does not alter the essential character of the neighborhood, substantially impair the use or development of adjacent property and is not a detriment to the public welfare. These findings also consider the photographs submitted in the present record.

ORDER

PURSUANT to the application of Matthew and Kristen Fleming, petitioning for a variance to allow a covered porch 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 4th day of August, 2006,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** a variance of 10 feet to the required 30-foot front setback to allow the construction of a porch addition (10 by 18 by 9 feet).


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 eighteen 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 that will be discarded.

"County Exhibit"

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

APPLICANT: Matthew & Kristen Fleming

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2006-0209-V

COUNCILMANIC DISTRICT: 6th

HEARING DATE: August 1, 2006

PREPARED BY: Robert Konowal
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling addition with less setbacks than required for lands located at 1417 Howard Road in the subdivision of Oyster Harbor in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject property has 50 feet of road frontage on the south side of Howard Road, 338 feet east of Arundel on the Bay Road. These lands have an area of 5,000 square feet. The site is shown on Tax Map 57, Block 3 as Parcel 8, Lot 20 and zoned "R2-Residential District". The current zoning for the subject property was adopted by the comprehensive rezoning for Annapolis Neck December 29, 1985. The property is located in the Critical Area and has been designated "LDA - Limited Development Area".

The site is currently improved with a 2 ½ storey single-family detached dwelling, with attached decks front and rear.

APPLICANT'S PROPOSAL

The applicant is proposing to cover a 10-foot by 18-foot portion of the existing front attached deck.

REQUESTED VARIANCES

Section 18-4-601. of the of the Anne Arundel County Zoning Ordinance requires that a principal structure be setback a minimum of 30 feet from the front lot line. The applicant is proposing to provide 20 feet to the front lot line necessitating a variance of 10 feet.

FINDINGS

The subject property does not meet the dimensional requirements of the Code for a lot in a R2 Zone. While the application does relate to existing construction the house was constructed fairly recently (c. 1987) and has already been the subject of a variance application (1997-0085-V) which allowed the deck to be constructed in its current location 20 feet from the front property line. The house and proposed addition are modest in size and construction on the property has been constrained by the small size of the property and need for a well. There are other properties in the neighborhood that have been located in a similar fashion and consequently approval of the variance will not necessarily alter the essential character of the neighborhood. However there is a concern that the proposed structure could have an adverse impact on the future use of the abutting property to the east which is vacant and the lot to the west which is already

improved and been sited in accordance with the Code.

The Anne Arundel Soil Conservation District indicated an approved sediment and erosion control plan might be required prior to construction. The Anne Arundel Department of Health has evaluated the on-site well water supply system and determined that the request will not adversely affect these systems. The Health Department has no objection to the variance request.

RECOMMENDATION

With regard to the standards by which a variance may be granted as set forth under Section 18-16-305. under the County Zoning Ordinance, the Office of Planning and Zoning recommends that the application be denied unless the applicant can demonstrate the addition will have no adverse impact on immediately adjacent properties.

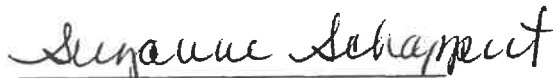
This recommendation does not confirm the legal status of a lot. The legality of a lot is determined through the building permit process.



Robert Konowal
Planner

7.26.06

Date



Suzanne Schappert
Planning Administrator

7.26.06

Date

8/1/06 @ 10:00

CASE # 2006-0209-V
FEE PAID \$ 190.00
DATE 6/8/06



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

Isign

VARIANCE APPLICATION

Applicant: MATTHEW AND KRISTEN FLEMING
(All persons having 10% or more interest in property)

Property Address: 1417 HOWARD RD. ANNAPOLIS, MD 21403

Property Location: 50 feet of frontage on the (n,s,e,w) side of 338
HOWARD street, road, lane, etc.; ~~338~~ feet
(n, s, e, w) of ARUNDEL ON THE BAY street, road, lane, etc. (nearest intersecting street).

2597 1157 0720
Tax Account Number 11570720 Tax District 02 Council District 6

Waterfront Lot N/A Corner Lot N/A Deed Title Reference 10982/710

Zoning of Property R2 Lot # 20 Tax Map 0057 Block 3 Parcel 0008
5000 sq ft Block 3 Plat 1

Area (sq. ft. or acres) 0.115 acres Subdivision Name OYSTER HARBOR /0597
Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.) Variance to allow a dwelling addition (covered porch) with less
9'(h) x 10'(w) x 18'(L) covered porch over an existing deck that is
approximately 20' from the road & property line in front of the
house. setbacks than required.

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.

Kristen B. Fleming
Applicant's Signature
KRISTEN B. FLEMING
Print Name
1417 HOWARD RD.
Street Number, Street, PO Box
ANNAPOLIS, MD 21403
City, State, Zip
410-267-0427 410-260-8771
Home Phone Work Phone

Matthew B. Fleming
Owner's Signature
MATTHEW
KRISTEN B. FLEMING AND FLEMING
Print Name
1417 HOWARD RD.
Street Number, Street, PO Box
ANNAPOLIS, MD 21403
City, State, Zip
410-267-0427 410-260-8771
Home Phone Work Phone

For Office Use Only

Application accepted by Anne Arundel County, Office of Planning and Zoning:
Patricia A. Cotter 6/8/06
Signature Date

"County Exhibit"

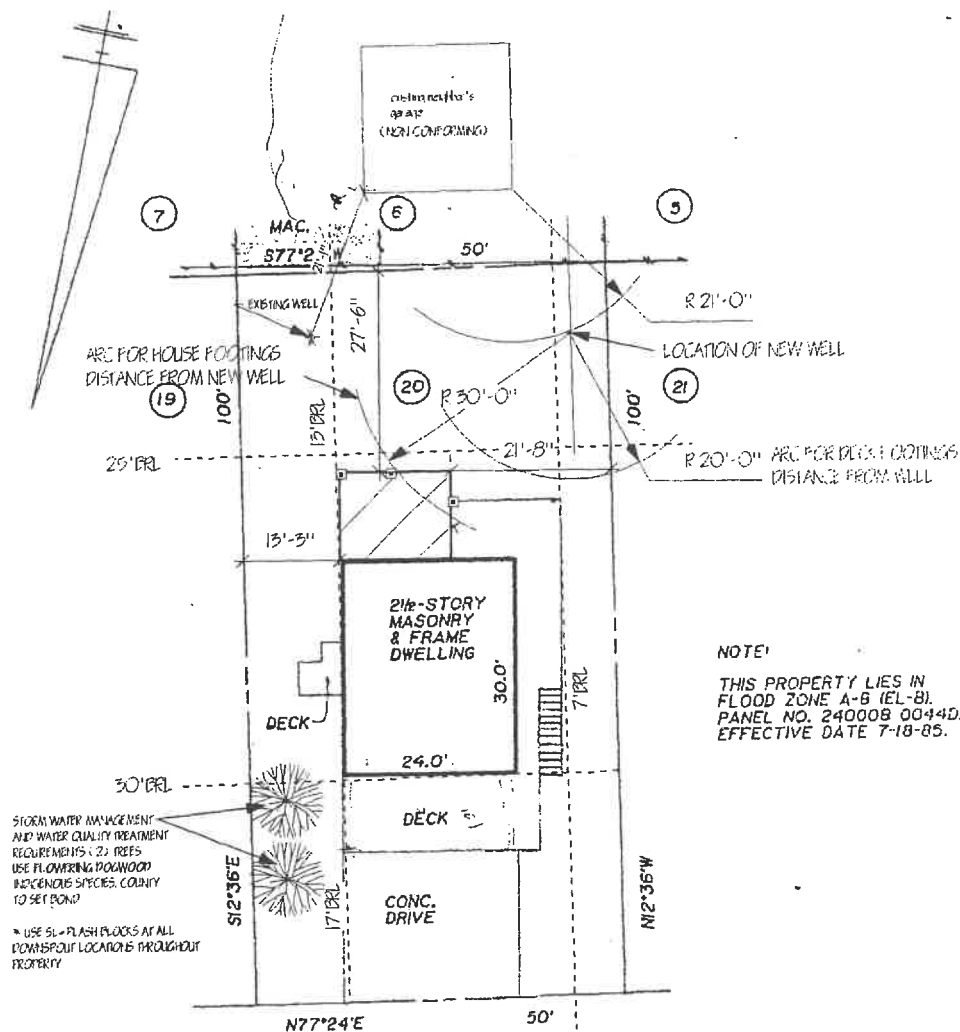


- $1'' = 20'$ scale

"County Exhibit"

1410 CRAIN HIGHWAY, N.W. SUITE 7B GLEN BURTON, GA 30106
(410) 768-2121 FAX (410) 553-0087

NOTE: NOT TO BE USED FOR THE ISSUANCE OF PERMITS.



NOTE:

THIS PROPERTY LIES IN
FLOOD ZONE A-B (EL-8).
PANEL NO. 240008 0044D.
EFFECTIVE DATE 7-18-85.

STORM WATER MANAGEMENT
AND WATER QUALITY TREATMENT
REQUIREMENTS (2) TREES
USE FL. ORNAMENTAL DOGWOOD
INDIGENOUS SPECIES. COUNTRY
TO SET BOND

* USE SLASH FLASH FLOCKS AT ALL
DOWNSPOUT LOCATIONS THROUGHOUT
PROPERTY

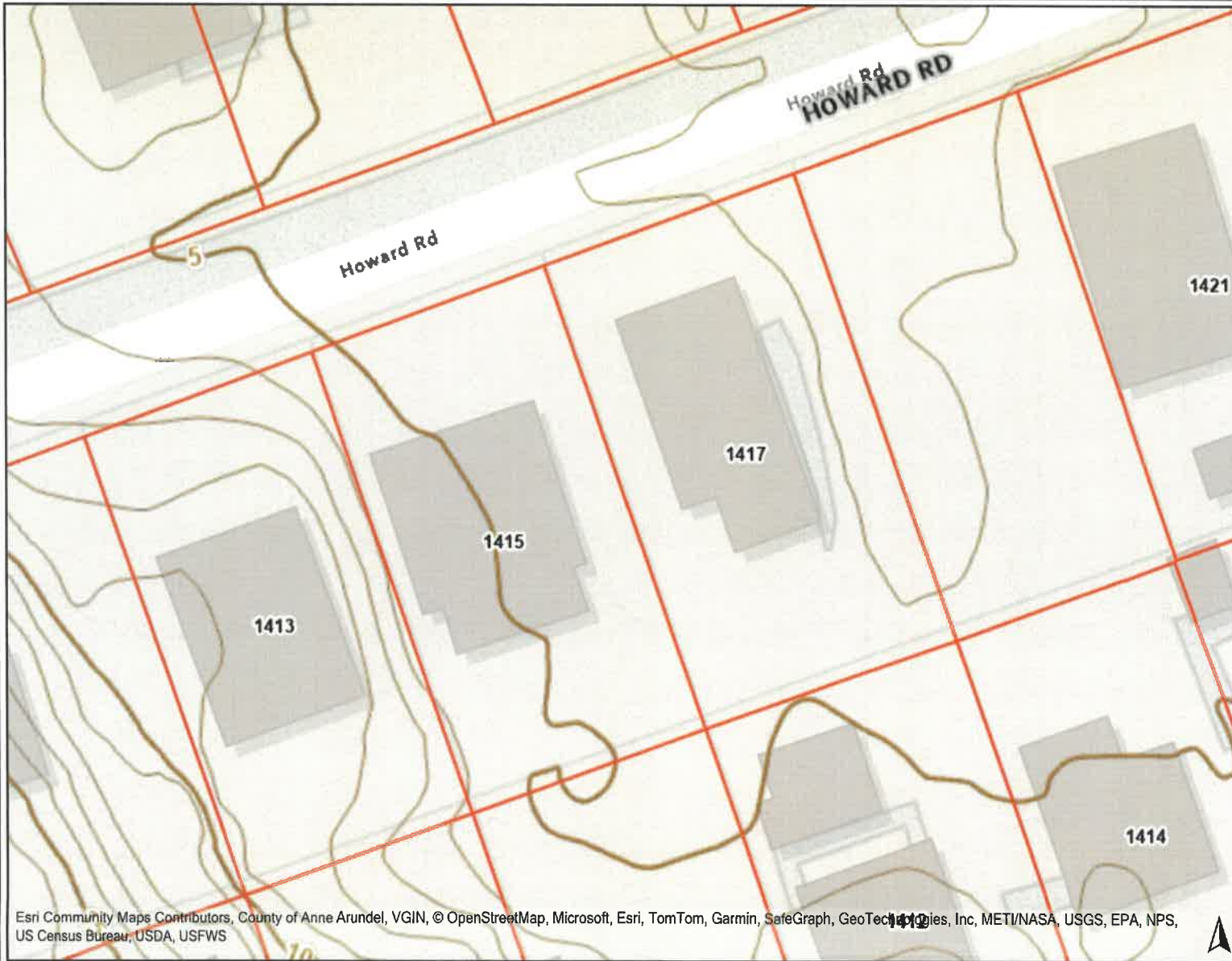
HOWARD ROAD

20 scale

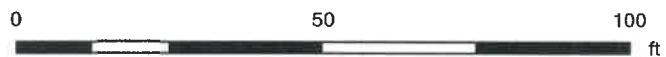
PROPERTY LINE SURVEY RECOMMENDED
TO DETERMINE THE EXACT LOCATION OF
IMPROVEMENTS AND/OR ENCROACHMENTS,
IF ANY.



Map Title



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Foundation

Addressing



Parcels



City of Annapolis Parcels



Elevation

Topo 2023

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Intermediate

Notes