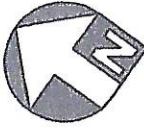


A zoning variance is being requested for the replacement of a deteriorated wooden landing on the side of the home with a new structure that would connect with the back deck and improve the safety and usability of the space. Following a review of the County Zoning Code, this request appears to meet all the standards required in § 18-16-305 and would not have any adverse impacts on the adjoining properties and surrounding neighborhood. The variance is necessary in this case due the narrowness of the lot on one side of the house which contains an elevated egress. This side of the house sits only 6 feet from the adjoining property line, which is below the minimum side yard setback for a residential structure. This means that the required structure needed to reach this egress could not comply with the existing zoning standards, but is nonetheless necessary for the safety of the residents. Replacement of the existing landing is critical to ensure the long-term safety and usability of this egress. The existing landing is 4 ft wide, leaving 2 feet to the adjoining property line and the square footage is XX SqFt. The new structure in the side yard will remain at 4 ft wide and would not encroach into the side yard any further than the already existing structure. It would simply be extended by a several feet to meet with the proposed new rear deck and total 80 SqFt on the side of the home. The house itself is a two-story structure totaling approximately 1450 square feet (see attached plat for additional details).

The property does fall into a critical area and is used exclusively for residential purpose. The property contains an incidental number of shrubs of unknown species scattered amongst the yard, none of which will be disturbed during the proposed project. None of the property is considered to be vegetated beyond these sporadically located shrubs. There is no grading associated with this project and all ground disturbance will be limited to the digging of xx standard sized footer holes. All dirt that is removed for the placement of footers will be carefully contained in plastic storage containers to prevent any sediment runoff during construction. The existing side yard landing and ~~15 STAIRS~~ is a total of ~~32~~ square feet and the new wraparound structure will be ~~280~~ square feet.



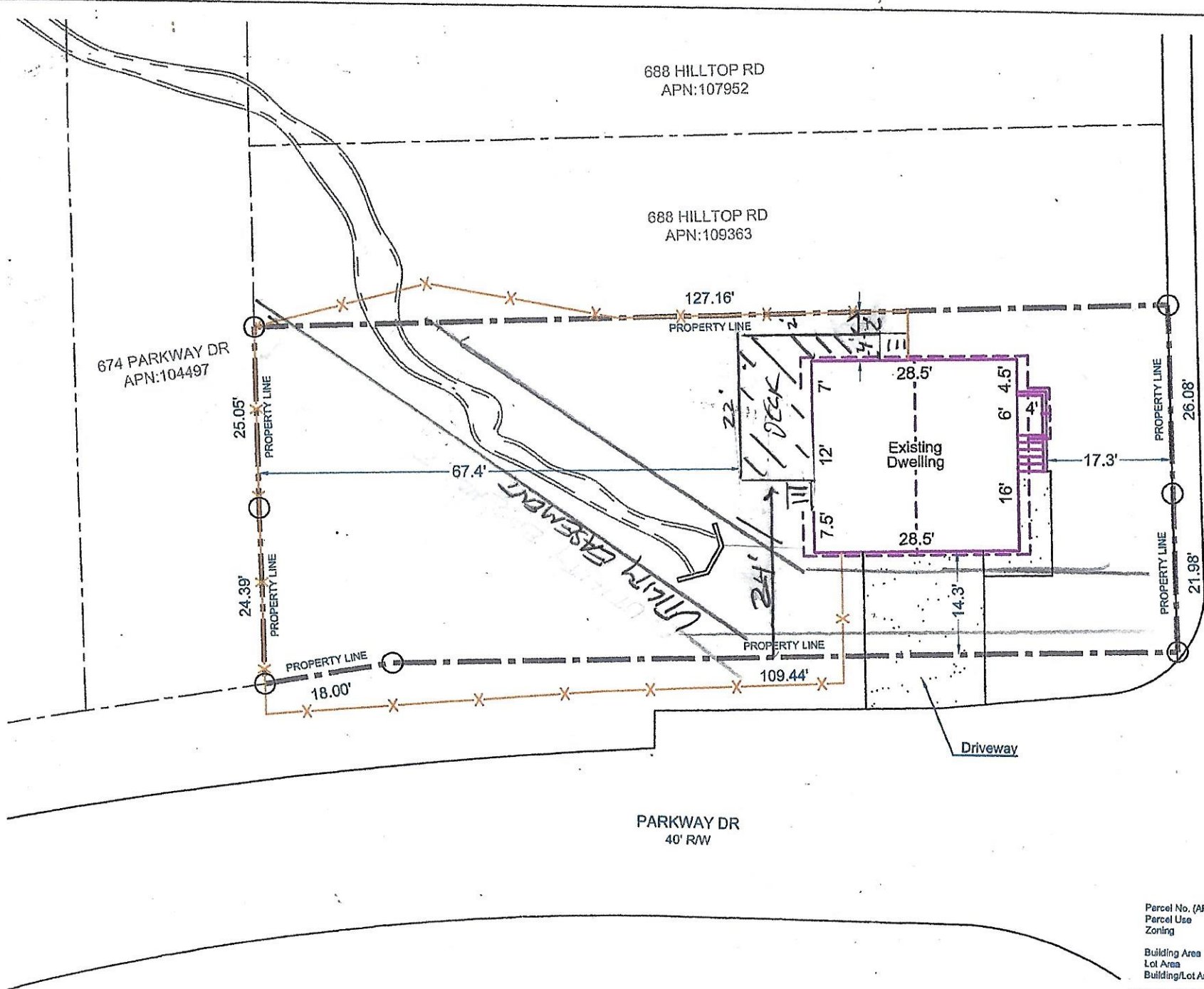
688 HILLTOP RD  
APN:107952

688 HILLTOP RD  
APN:109363

674 PARKWAY DR  
APN:104497

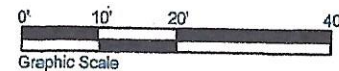
HILLTOP RD  
40' RW

PARKWAY DR  
40' RW



Parcel No. (APN)	0320534394250
Parcel Use	XXXX
Zoning	R5
	XXXX
Building Area	1352 SF
Lot Area	6250 SF (0.143 ACRES)
Building/Lot Area	0.22

682 HILLTOP RD  
BALTIMORE, MD 21226  
Scale: 1" = 20'



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: 3/13/24

Tax Map #	Parcel #	Block #	Lot #	Section
0011	0237		96	

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 34394250

Project Name (site name, subdivision name, or other) \_\_\_\_\_

Project location/Address 682 HILLTOP RD.

City ORCHARD BEACH Zip 21226

Local case number \_\_\_\_\_

Applicant: Last name RUBENSTEIN First name TOM

Company SUNSCOPE REAL BUILDERS

**Application Type (check all that apply):**

- |   |  |
|---|--|
| Building Permit <input checked="" type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/>     | Rezoning <input type="checkbox"/>            |
| Conditional Use <input type="checkbox"/>            | Site Plan <input type="checkbox"/>           |
| Consistency Report <input type="checkbox"/>         | Special Exception <input type="checkbox"/>   |
| Disturbance > 5,000 sq ft <input type="checkbox"/>  | Subdivision <input type="checkbox"/>         |
| Grading Permit <input type="checkbox"/>             | Other <input type="checkbox"/>               |

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name \_\_\_\_\_

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

Fax # \_\_\_\_\_ Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

*BUILD DECK WITH STAIRS ON SIDE OF HOUSE TO SERVE AS ACCESS TO DWELLING (INGRESS AND EGRESS)*

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area

**Project Type (check all that apply)**

Commercial   
 Consistency Report   
 Industrial   
 Institutional   
 Mixed Use   
 Other

Recreational   
 Redevelopment   
 Residential   
 Shore Erosion Control   
 Water-Dependent Facility

**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft
IDA Area		
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area  Acres  Sq Ft

# of Lots Created

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

**VARIANCE INFORMATION (Check all that apply)**

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

Variance Type

Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

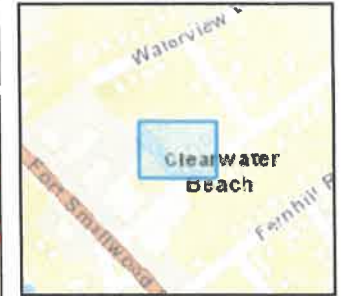
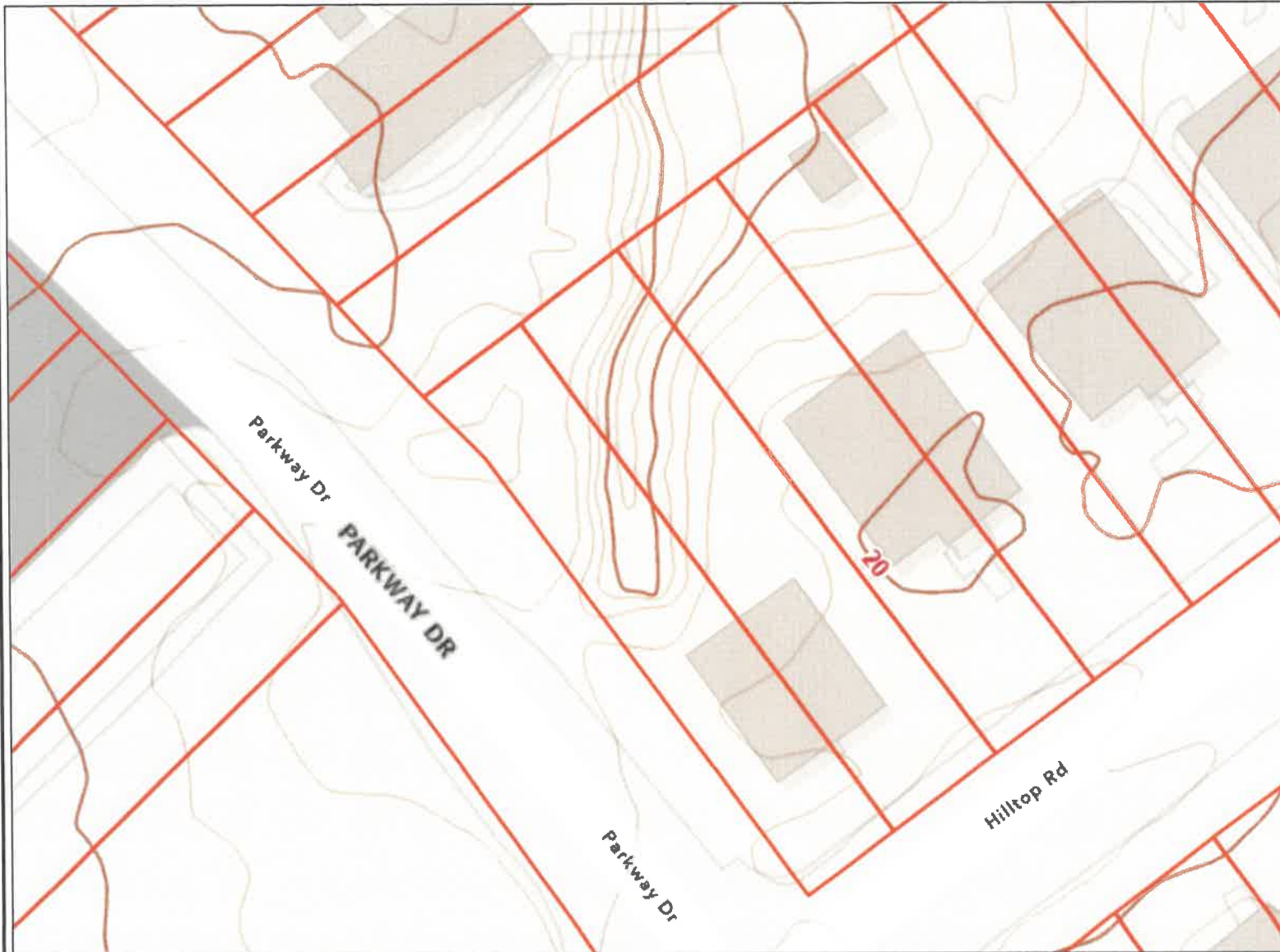
Structure

Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other

A zoning variance is being requested for the replacement of a deteriorated wooden landing on the side of the home with a new structure that would connect with the back deck and improve the safety and usability of the space. Following a review of the County Zoning Code, this request appears to meet all the standards required in § 18-16-305 and would not have any adverse impacts on the adjoining properties and surrounding neighborhood. The variance is necessary in this case due to the narrowness of the lot on one side of the house which contains an elevated egress. This side of the house sits only 6 feet from the adjoining property line, which is below the minimum side yard setback for a residential structure. This means that the required structure needed to reach this egress could not comply with the existing zoning standards, but is nonetheless necessary for the safety of the residents. Replacement of the existing landing is critical to ensure the long-term safety and usability of this egress. The existing landing is 4 ft wide, leaving 2 feet to the adjoining property line and the square footage is XX SqFt. The new structure in the side yard will remain at 4 ft wide and would not encroach into the side yard any further than the already existing structure. It would simply be extended by a several feet to meet with the proposed new rear deck and total 80SqFt on the side of the home. The house itself is a two-story structure totaling approximately 1450 square feet (see attached plat for additional details).

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# Topographic Map - Lot outline is ref only NOT exact



## Legend

Foundation

Parcels



Parcels - Annapolis City



Elevation

Topo 2020

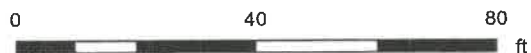
Index

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.

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TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1" = 40 ft - Lot outline is ref only NOT exact

# Topographic Map - Lot outline is ref only NOT exact



## Legend

Foundation

Parcels



Parcels - Annapolis City



Elevation

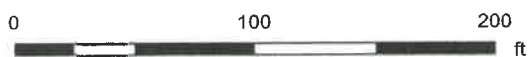
Topo 2020

Index

Intermediate



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THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1" = 100 ft Lot outline is ref only NOT exact

**CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN**

Permit Number B02422379

Total Site Area 6250 s.f. Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area 50 Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

\* Please Indicate Square Footage of Woodland Removed for the following:

- |                                     |   |
|-------------------------------------|---|
| 1. House <u>0</u> Sq. Ft.           | 5. Accessory Structure <u>0</u> Sq. Ft.                                 |
| 2. Septic or sewer <u>0</u> Sq. Ft. | 6. Additions <u>0</u> Sq. Ft.   |
| 3. Well <u>0</u> Sq. Ft.            | 7. Storm Water Management <u>0</u> Sq. Ft.                              |
| 4. Driveway <u>0</u> Sq. Ft.        | 8. Other Clearing: work area; access; stockpiles, etc. <u>0</u> Sq. Ft. |

\* Total Woodland Removed = 0 Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

\* Please Indicate Square Footage of Impervious Coverage for the following:

- | <u>Existing Impervious</u>                 | <u>Proposed Impervious</u>               |
|--|--|
| 1. House (roof area) <u>796</u> Sq. Ft.    | 1. House (roof area) <u>0</u> Sq. Ft.    |
| 2. Driveway + Sidewalks <u>250</u> Sq. Ft. | 2. Driveway + Sidewalks <u>0</u> Sq. Ft. |
| 3. Accessory Structures <u>0</u> Sq. Ft.   | 3. Accessory Structures <u>0</u> Sq. Ft. |
|  | 4. Additions <u>0</u> Sq. Ft.            |

\* Total Existing and Proposed Impervious Coverage 1046 Sq. Ft.

Ⓢ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I Dale Willner (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 96, block #      of Subdivision