

## Letter of Explanation for Critical Area Variance Request

**Subject Property:**

**438 Riverside Drive  
Pasadena, MD 21122**

**Tax Account No.:**

**03-881-11256700**

**Owners:**

**Matthew Coyle  
Barbara H. Coyle**

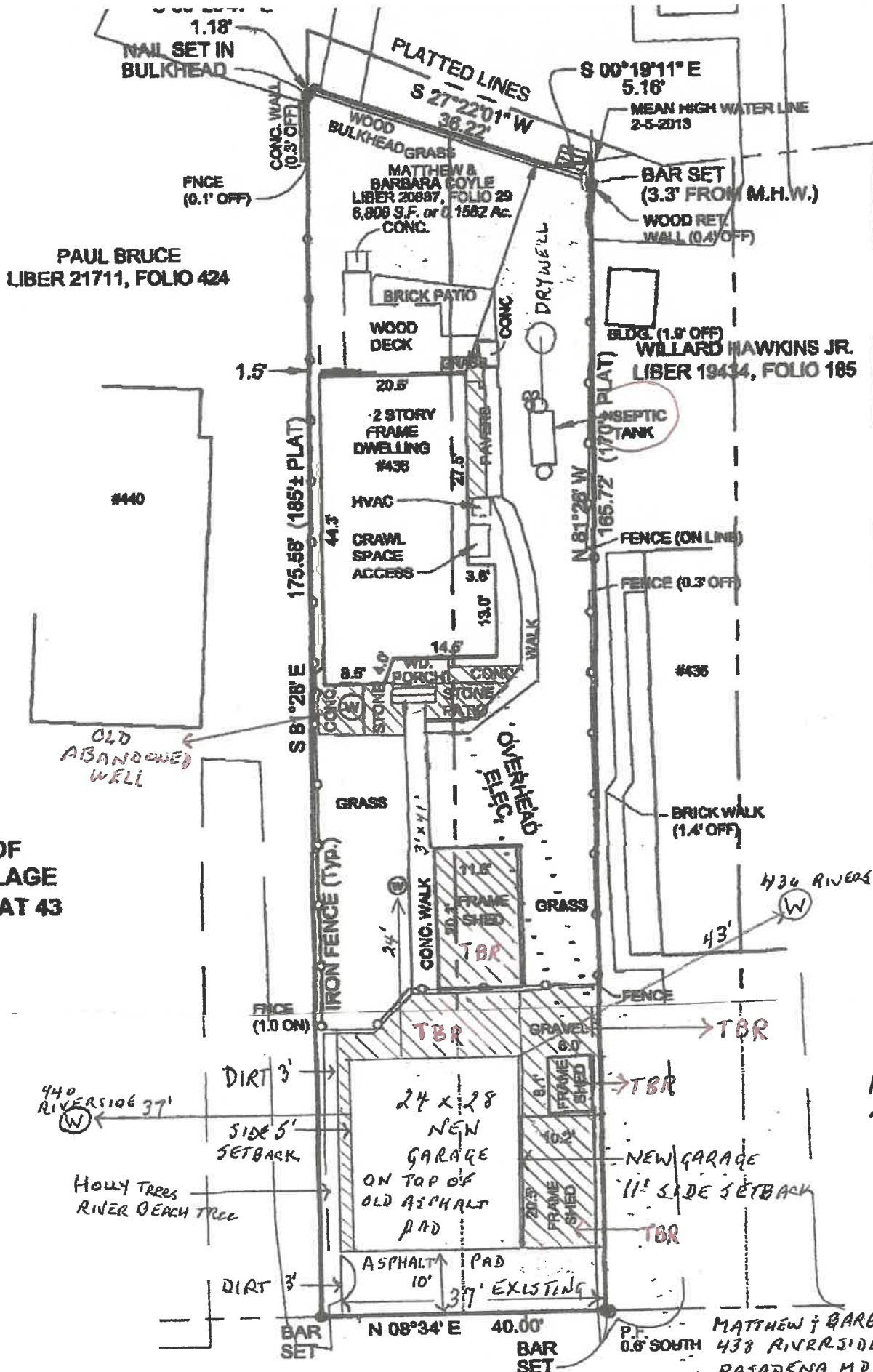
**Agent for Owners:  
Applying as Applicant**

**MBAS Sheds  
Linda Bachman  
410-360-9717  
[bachmanshedbuilders@gmail.com](mailto:bachmanshedbuilders@gmail.com)**

The purpose of this Variance is to request a shorter side property line setback measurement on our lot than is required in order to build a 24' x 28' garage, 20' high 10' off of the back/street property line. The property is zoned R2 and is classified as LDA. We are required to comply with 7' side property line setbacks. We are requesting a 2' variance on the North side of the lot giving us a 5' setback on the North side so we can have an 11' setback on the South side.

Our lot is one of several original old summer homes in the neighborhood built in 1938 located on Cockey's Creek off of the Magothy River. A majority of lots are very long, narrow lots. We added a second story to the home and had to retain the original footprint to stay within the impervious surface restrictions. It's footprint is only 936 square feet, 25' high. The lot is a very narrow lot only 175' long on the North side, 165' long on the South side, 36' wide on the waterfront side and 40' wide at the back/street property line. So, we're very limited to the width that the garage can be. On the North side we have a 3' wide x 40' long planter with Holly and River Beach trees which we do not want to disturb. Adding 2' to that setback will make it easy to care for them. We need the 11' distance on the South side to allow for propane deliveries, (which currently are difficult for the propane company), access to the house for emergency vehicles, and allow us to pull our boat into the yard for storage. Several homes in our neighborhood have built sheds and garages very close to their property lines because of the narrowness of the lots. Our garage will not alter the character of the neighborhood or affect in any way our neighbors on either side. The removal of the old sheds and replacing them with a garage that will compliment the house will be welcomed.

To build the garage, we will remove 3 old sheds totaling 491 square feet plus the pads they sit on and 1230 square feet of the existing asphalt parking pad, sidewalks, patio sections and stone. So, our overall impervious surface will be less than it currently is. This will give us the storage space we need as well as parking the cars undercover. The flood elevation in the back/street side portion of the property is 10'3". So, there are no potential flooding issues. The mean high water line has never gone higher than the surface of my pier. We will not need to remove any woodland to construct the garage.



PLAT 1 OF  
 INDIAN VILLAGE  
 BOOK 1, PLAT 43

1" = 20'  
 7,010 SQ. FT.

**RIVERSIDE DRIVE**  
 (30' PLATTED RW)

MATTHEW & BARBARA COYLE  
 438 RIVERSIDE DRIVE  
 PASADENA, MD 21122  
 TEL # 03-881-1125/6706  
 MAP 0024/ PARCEL 0343  
 GRID 0015/ LOT 14

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date: \_\_\_\_\_

Tax Map #	Parcel #	Block #	Lot #	Section
0024	0343		141/142	

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 03-881-11256700

Project Name (site name, subdivision name, or other) MATTHEW COYLE

Project location/Address 438 RIVERSIDE DRIVE

City PASADENA Zip 21122

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

Applicant: Last name BACHMAN First name LINDA

Company MBAS SHEDS

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

- |  |  |
|--|--|
| Building Permit <input 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 A 24'x28' GARAGE ON TOP OF EXISTING IMPERVIOUS SURFACE WITH A 5' SETBACK ON NORTH SIDE OF LOT INSTEAD OF 7' REQUIRED

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area  **SETBACK.**

**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		7,010
RCA Area		
Total Area		

Total Disturbed Area  Acres  Sq Ft

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		245	Existing Lot Coverage		245
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		245

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

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

Variance Type

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

Structure

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

**Critical Area Report**  
**Section 4**

**Site Narrative Statement**

**438 Riverside Drive**  
**Pasadena**

- A. 438 Riverside Drive is a residential property. The purpose of this Variance is to allow a 5' side property line setback instead of 7' as required on the North Side of the property. The area is off of the rear/back side of the property where a 24' x 28' garage will be built.
- B. The property has a variety of trees and shrubs encompassing approximately 245 square feet of coverage throughout the lot. These include holly bushes, a river beach tree, a dogwood, boxwoods, a white oak tree, and mountain laurel shrubs. None of these trees/shrubs will be disturbed by the garage's construction. The 5' setback will help to keep a safe distance.
- C. The garage's construction will take place in the back portion of the lot, street side, opposite the waterfront. Silt fencing will be used to protect the property from any sediment runoffs.
- D. The existing impervious surface is 3,328 square feet. After removal of 3 old sheds, gravel and concrete pads, and large portions of the existing asphalt parking pad, the total will be reduced to 2,279 square feet.
- E. There are no habitat protection areas on the property. The garage will be beyond the 100' buffer. There are no steep slopes in this section of the property.

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

Permit Number \_\_\_\_\_

Total Site Area 7010 Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area 245 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 _____ Sq. Ft.           | 5. Accessory Structure _____ Sq. Ft.                                 |
| 2. Septic or sewer _____ Sq. Ft. | 6. Additions _____ Sq. Ft.   |
| 3. Well _____ Sq. Ft.            | 7. Storm Water Management _____ Sq. Ft.                              |
| 4. Driveway _____ Sq. Ft.        | 8. Other Clearing: work area; access; stockpiles, etc. _____ 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>936</u> Sq. Ft.     | 1. House (roof area) _____ Sq. Ft.  |
| 2. Driveway + Sidewalks <u>1901</u> Sq. Ft. | 2. Driveway + Sidewalks <u>REMOVE (1230)</u> Sq. Ft.                          |
| 3. Accessory Structures <u>491</u> Sq. Ft.  | 3. Accessory Structures <u>REMOVE (491) 3 SHEDS</u> Sq. Ft. <u>NEW GARAGE</u> |
| <u>3 SHEDS TBR</u>                          | 4. Additions _____ Sq. Ft.  |

\* Total Existing and Proposed Impervious Coverage 2279 Sq. Ft.

Ⓞ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I MATTHEW COYLE, (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 # 141/142 block # \_\_\_\_\_ of Subdivision UPPER MAGOTHY BEACH

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

Matthew Coyle (Signature) 2/29/24 (Date)  
OWNER (Title)

\_\_\_\_ (Signature) \_\_\_\_\_ (Date)

\_\_\_\_ (Title)



**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of any size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Selected Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 1/2 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Selected Elevations tables in the Flood Insurance Study report for the jurisdiction. Elevations shown in the Summary of Selected Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with respect to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 4 of "Flood Protection Measurement" of the Flood Insurance Study report for information on flood control structures for the jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18N. The horizontal datum was NAVD 88, GRS 80 adjusted. Differences in datum, spheroid, projection or UTM zone used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of information shown on the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Service  
NGA-1105-12  
National Geodetic Survey  
5360-3, 95022  
1315 East-West Highway  
Silver Spring, Maryland 20910-3202  
(301) 715-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 715-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information was provided by the Anne Arundel County GIS Department. The digital ortho imagery was compiled by Aerial Geospatial at a scale of 1:500 with a 0.6 inch ground pixel resolution, and published by the Maryland Department of Information Technology in 2011.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contain descriptive hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to incorporations or disincorporations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program rates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Contact the FEMA Map Information eXchange at 1-877-336-2672 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information eXchange may also be reached by Fax at 1-800-358-9820 and their website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2672) or visit the FEMA website at <http://www.fema.gov>.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% Annual Flood (10-year flood) also known as the base flood is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones AE, AH, AD, AR, V, VE, and X. The Base Flood Elevation is the vertical elevation of the 1% annual chance flood.

- ZONE A** No base flood elevations determined. Base Flood Elevation determined.
- ZONE AH** Flood depths of 1 to 3 feet (depths area of zoning). Base Flood Elevation determined.
- ZONE AD** Flood depths of 1 to 3 feet (depths area of zoning). Base Flood Elevation determined. No areas of unusual high flooding, wetlands and other features.
- ZONE AR** Special Flood Hazard Area formerly designated from the 1% annual chance flood by a flood control system that was subsequently inactivated. Zone AH indicates the former flood control system is being removed to provide protection from the 1% annual chance or greater flood.
- ZONE AR** Area to be protected from the annual chance flood by a floodway protection system under construction, no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (waves action). Base Flood Elevation determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action). Base Flood Elevation determined.

**FLOODWAY AREAS IN ZONE AE**

The boundary of a floodway is an adjacent floodplain area that may be less than the elevation of the 1% annual chance flood on the cross-section indicated in the Flood Profiles.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood areas of the 1% annual chance flood with average depths of less than 1 foot or more (depths area less than 1 foot) areas of less than 1 foot. Areas of less than 1 foot.

**OTHER AREAS**

Areas determined to be suitable for the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPA)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary of Special Flood Hazard Area Zone and Special Flood Hazard Area of Offshore Base Flood Elevation, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line with value; elevation in feet
- Base Flood Elevation value uniform with zoning designation in feet
- Cross section line
- Triangulation
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), UTM zone 18N
- 100 meter Universal Transverse Mercator grid value, zone
- 5000-foot grid value; Maryland State Plane coordinate system (SPCRS 950), Lambert Conformal Conic projection
- Bench mark's name and elevation in feet to Users section of the FIRM panel
- Railroad
- MAP REPOSITORY
- Refer to listing of Map Repositories on map index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
October 18, 2013

**EFFECTIVE DATES OF REVISIONS TO THIS PANEL**  
February 18, 2015 - This revision was released to update floodway areas and to reflect updated topographic information.

For community map revision history prior to community map releases, refer to the Community Map History table located in the Flood Insurance Study report for the jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5851.

**MAP SCALES** 1" = 600'  
200 0 200 400  
0 0 100 200  
METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0159F**

**FIRM**  
FLOOD INSURANCE RATE MAP

**ANNE ARUNDEL COUNTY, MARYLAND AND INCORPORATED AREAS**

**PANEL 159 OF 365**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	DATE
ANNE ARUNDEL COUNTY	14508	0159F	F

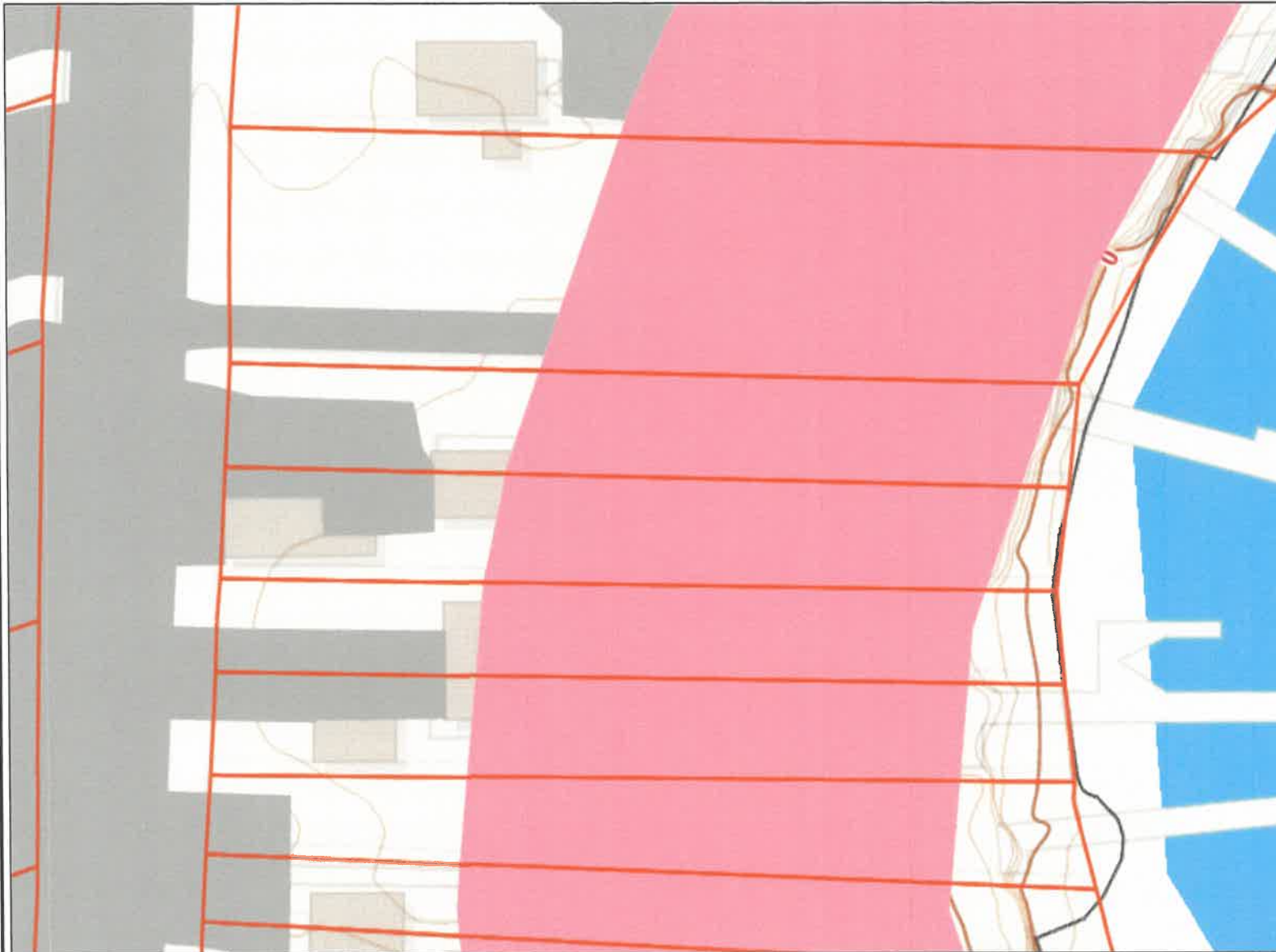
Notes to User: The Map Number shown above should be used when placing new orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER** 24003C0159F

**MAP REVISED** FEBRUARY 18, 2015

Federal Emergency Management Agency

# 438 Riverside Drive buffer map



## Legend

Foundation

Parcels



Planning

County Planning

Buffer

Modified Buffer

Structure

County Structure

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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GeoTechnologies, Inc, METI/NASA,

Notes 1"=40'



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION





# 438 Riverside Drive topo map



## Legend

Foundation

Parcels



Structure

County Structure



Elevation

Topo 2020

Index

Intermediate



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Notes 1"=40'