

March 11, 2024

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

RE: 2083 Kurtz Avenue, Pasadena

Letter of Explanation

This is to request a variance to Section 18-2-204 to allow an accessory structure without a principal structure. A variance to Section 18-4-401 to the front setback for RLD Zoning.

The lot is improved with a detached Barn that was constructed in 1933. The barn presently is falling down and in need of replacement. The old barn is located 20' from the front property line/paper road. The new barn will be located 40' to the front property line/ paper road to avoid any disturbance to any woodland.

Requirements for the granting of the Variance:

- 1.) The variance is the minimum to afford relief since the use of the property will remain the same. The property cannot be developed for any other purpose.
- 2.) The granting of the variance will not alter the essential character of the neighborhood. The barn has been there for 91 years. There is also a barn located on the adjacent property owner.
- 3.) The development will not impair the adjacent property owners. They also own a barn.
- 4.) The proposed location is to avoid any woodland disturbance.
- 5.) The improvement is not detrimental to public welfare.

To: Anne Arundel County Inspections and Permits

March 2, 2024

From: Bonnie K Kurtz

Ref: 2083 Kurtz Ave, Barn Replacement, Tax ID#3630-1734-7900

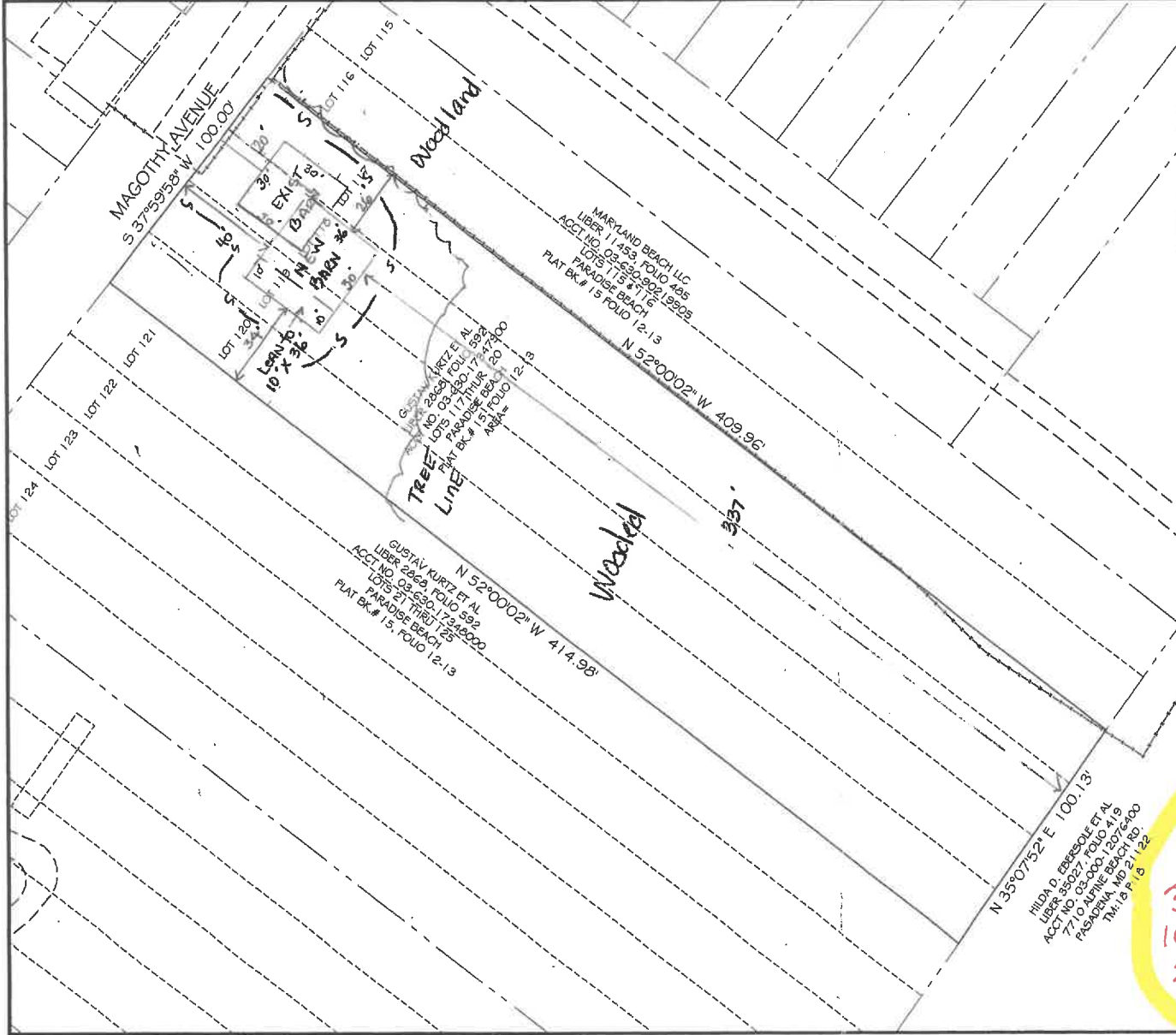
To Whom it May Concen,

I, Bonnie Kurtz, am applying for a building permit to replace an existing building that is in disrepair and unsafe to use. This building was the first building on this property, and was constructed in 1933. It has had many uses over the past 90 years, most recently as a barn/horse stable, until it was too unsafe to use. It was constructed before there were any zoning rules and regulations. I ask that you grant us the ability to replace this existing building.

Sincerely,

A handwritten signature in cursive script that reads "Bonnie Kurtz". The signature is written in dark ink and is positioned above the printed name.

Bonnie Kurtz



JESSICA A. KING
MD REG. #21684
EXP. 12/24
SEPTEMBER 27, 2023



GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
- 2) THE INFORMATION SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD AS INDEXED IN THE PROPERTY CADASTRE OF ANNE ARUNDEL COUNTY, MARYLAND. BEARINGS SHOWN HEREON ARE REFERENCED TO NAD 83.
- 3) THIS SURVEY DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
- 4) THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED ON SEPTEMBER 26, 2023.
- 5) NOTE THIS DRAWING NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.

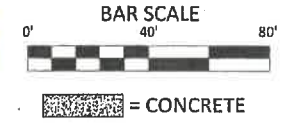
Proposed:
 36 x 30 w/A
 10 X 36 Leanto
 25' HIGH

EXISTING SITE CONDITIONS SURVEY OF
 LOTS 117 THRU 120
PARADISE BEACH
 MAGOTHY AVE. PASADENA, MD 21122
 TAX MAP # 018 PART OF PARCEL # 0017
 THIRD ELECTION DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

DRAWN: JAK
CHECKED: JAK
DATE: 09-26-2023
JOB # 2023-0000
SCALE: 1"=40'
SHEET: 1 OF 1

THIS IS TO CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH COMAR 09.13.06.10 MINIMUM STANDARDS AND PROCEDURES FOR A SPECIAL PURPOSE SURVEY. THE VISIBLE IMPROVEMENTS ARE SHOWN TO A TOLERANCE OF 1 FOOT MORE OR LESS.

King's Point Surveys, Inc.
 8019 Long Hill Rd.
 Pasadena, MD 21122
 410-255-1378 jking@kingspoint surveys.com



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: 3-7-2021

Tax Map #	Parcel #	Block #	Lot #	Section
18	17	3	117-120	

FOR RESUBMITTAL

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

*Complete Only Page 1
 General Project Inform

Tax ID: 3-630-1734 7900

Project Name (site name, subdivision name, or other) | Paradise Beach

Project location/Address | 2093 Kurtz Avenue

City | PASADENA | Zip | 21122

Local case number | _____

Applicant: Last name | GAEVER | First name | Brenda

Company | Permit Services, Inc

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 Barn

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 Barn
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		41,175
RCA Area		
Total Area		41,175

Total Disturbed Area Acres Sq Ft
 4,800

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		3700	Existing Lot Coverage		900
Created Forest/Woodland/Trees		500	New Lot Coverage		1440
Removed Forest/Woodland/Trees		300	Removed Lot Coverage		900
			Total Lot Coverage		1440

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

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

Accessory
 w/out a principal

Structure

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

CRITICAL AREA REPORT

2083 Kurtz Avenue
Pasadena, Maryland 21122
Tax Map 18, Block 0003, Parcel 0017
Tax Account #3-630-1734-7900
Critical Area LDA -RLD
Lots 117,118,119 and 120

INTRODUCTION

The site is in the LDA area of Anne Arundel County Critical Area program. The site is known as 2083 Kurtz Avenue. The property is zone RLD & R-2. The lot consists of 41,175 square feet. The lot is residential and is improved with a Deteriorated barn. This property is not served by well or septic. The lot is considered a historical site.

PURPOSE

Demo and rebuild an existing barn which was constructed in 1933. Relocate the barn to 20' to the front property line to 40' front property line to avoid any disturbance to woodlands. Enlarge the barn.

PROPERTY CHARACTERISTICS

The property has approximately 37,000 square feet of woodland. There are evasive veins surrounding the Barn that will need to be removed for the demolition. All other woodlands to remain. The site is long and narrow and backs up to Leath Pond. The existing Lot coverage on this site is 900 Square Feet. The new lot coverage will be 1,440. Lot coverage allowed is 6,176.

STORMWATER MANAGEMENT

There are no stormwater management devices on site. The ne barn will address Stormwater Management Practices and the building permit stage. No erosion was noted.

Impervious Coverages

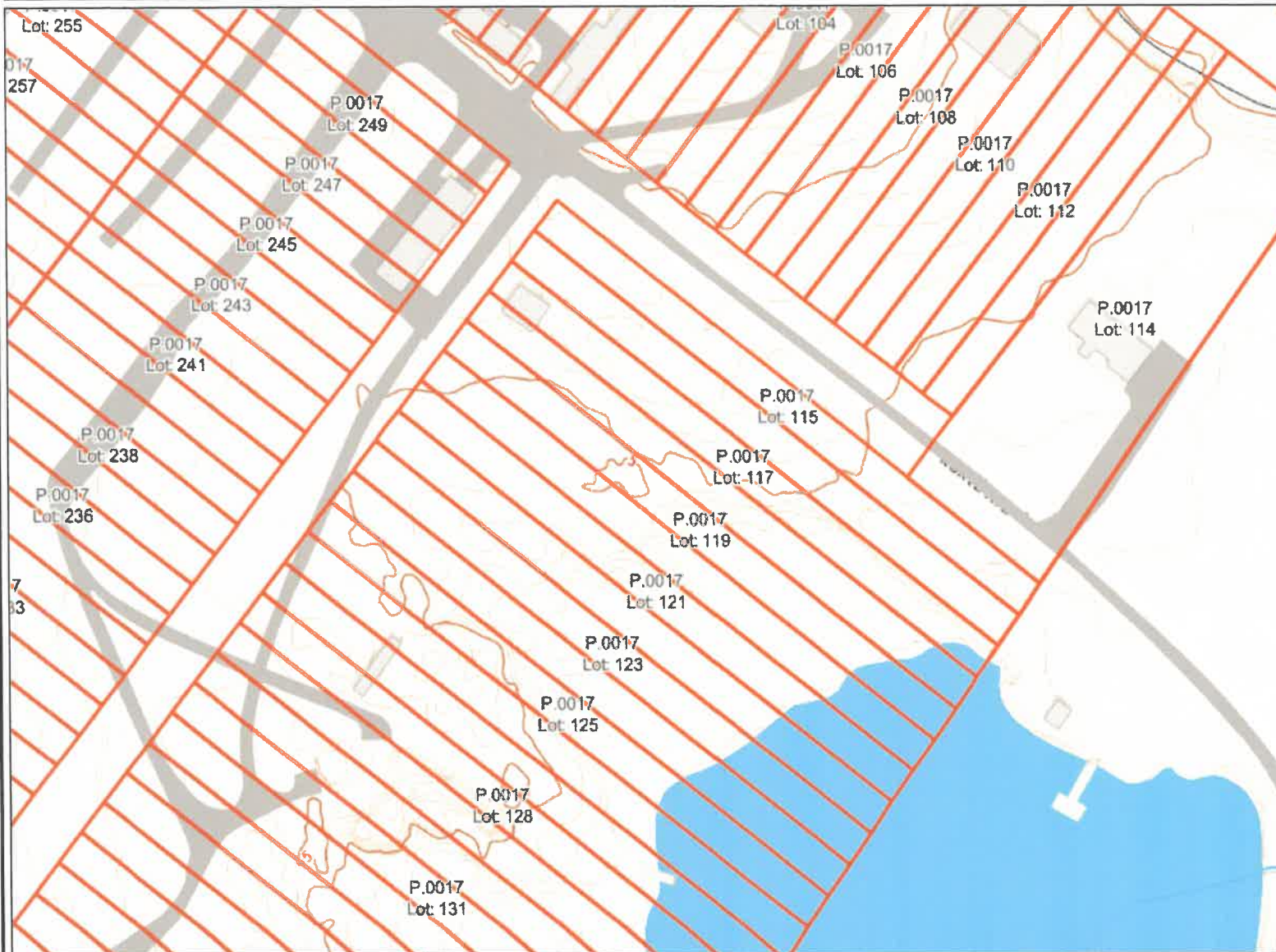
Barn/ Accessory – 900 sq. ft.
New Barn/ Accessory 1,440

Total Impervious 1,440

Habitat Protection

The lot is heavily wooded and backs up to Leath Pond. There will be no woodland disturbance in order to protect the wildlife.

Topographic Map - Lot outline ref only not exact



Legend

Foundation

Parcels



Structure

County Structure



Elevation

Topo 2020

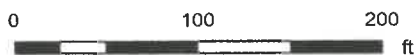
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Intermediate

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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Notes 1" = 100'



THIS MAP IS NOT TO BE
USED FOR NAVIGATION