

For Office Use Only
 CASE # 2022-0123-V
 FEE PAID \$250.00
 DATE 8/10/2022



For Office Use Only
 ZONE R5
 CRITICAL AREA: IDA LDA RCA
 BMA: Yes No
 NO. OF SIGNS 2

VARIANCE APPLICATION

NOTE: This form can be downloaded from computers and filled out utilizing Adobe Reader or similar product. It is not an official product and should not be filed.

Applicant(s): Great Day Improvements Andrew Kostyn
 (Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 859 Spriggs Court Arnold, MD 21012

Property Location: 71 feet of frontage on the (N, S, E, W) side of Spriggs Ct.
 (195 feet (N, S, E, W) of (Nearest intersecting street) Century Vista Dr.
 (Enter Street Name)

12-digit Tax Account Number 3179 08349677 Tax District (3) Council District (5)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 004970036 27238-1492

Zoning District R5 Lot # 6 Tax Map 0032 Block/Grid 18 Parcel 0410

Area 11,900 SF (Sq Ft, or Acres) Subdivision Name SPRIGGS COVE

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Install 19.87'x10 screen room on existing deck.
Per plan reviewer variance is needed because room will sit within the 100' buffer due to high water

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in 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.

Applicant's Signature [Signature] Owner's Signature [Signature]
 Print Name Whitney Gischel Print Name Andrew Kostyn

Mailing Address 501 McCormick Drive Mailing Address 859 Spriggs Court

City, State, Zip Glen Burnie, MD 21061 City, State, Zip Arnold, MD 21012

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone 443-797-0351 Cell Phone 443-248-8063

Email Address Whitney.Gischel@greatdayimprovement Email Address andrew@kostyn.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: [Signature] 7/18/22
 Initials Date

Variance to allow a dwelling addition (screened porch) with less setbacks than required and with new lot coverage nearer to the shoreline than the

closest facade of the existing principal structure



501 McCormick Dr., Ste. D-F
Glen Burnie, MD 21061
Phone 410-760-1919
Fax 410-760-9861

MHIC #132308

Letter of Explanation

RE: Variance Application for 859 Spriggs Ct Arnold, MD 21012

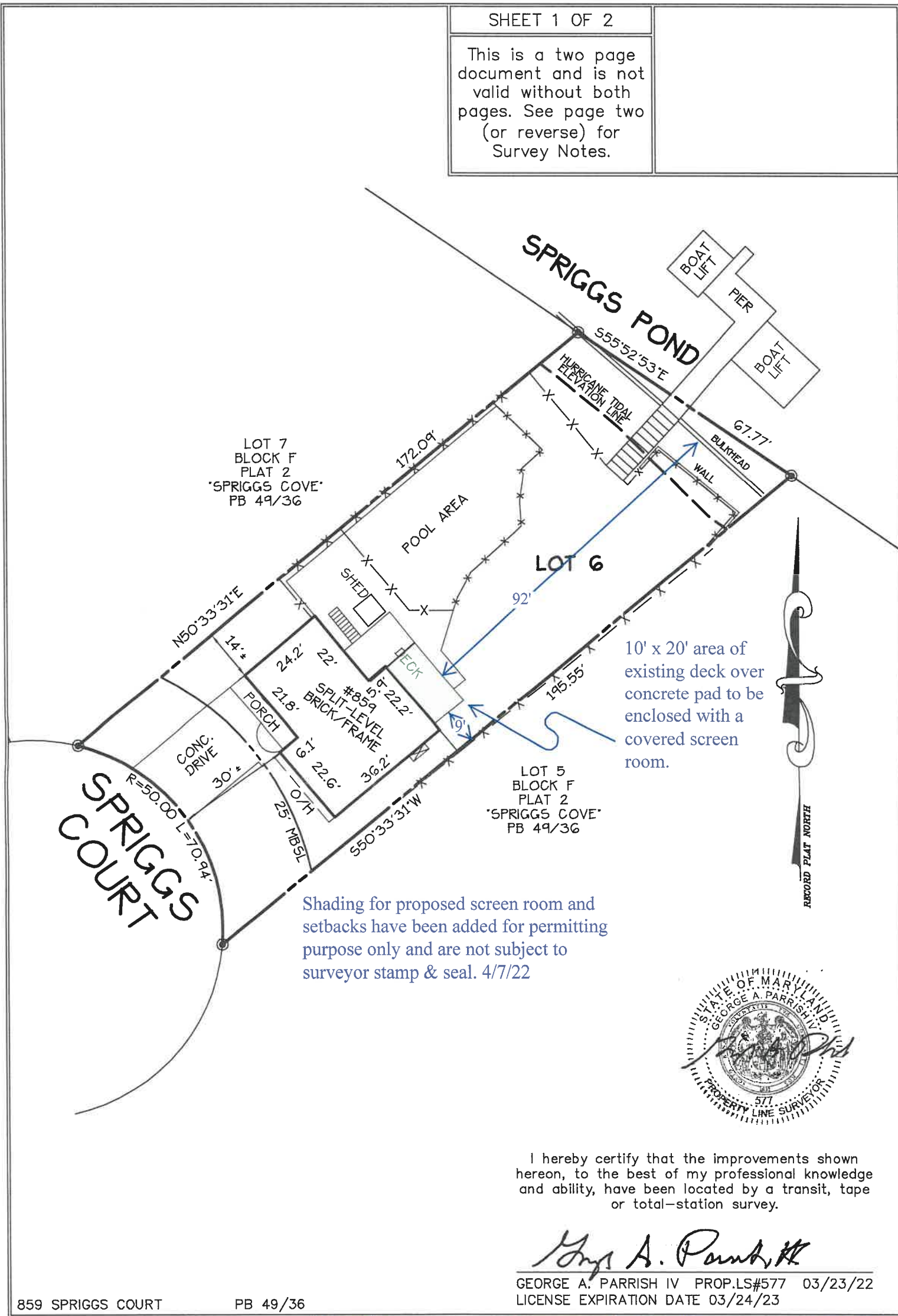
We are writing in hopes of receiving a variance at the above-mentioned address. The reason for a variance is we are wanting to enclose an existing deck with a screen room. Per the comments received from the county the screen room will be within the 100' high water buffer. The size of the screen room will be 10'x20' again all on existing foundation. The height of the screen room will be 7.5'. The customer hopes to be able to have this enclosure completed so they can have more use for their deck, free of bugs, rain and direct sunlight. Please let us know if anything else is needed?

Thank You
Whitney Gischel
443-797-0351



CORPORATE OFFICES: 720 Highland Road E | Macedonia, OH 44056 | 800-230-8301
greatdayimprovements.com | patioenclosures.com | stanekwindows.com

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



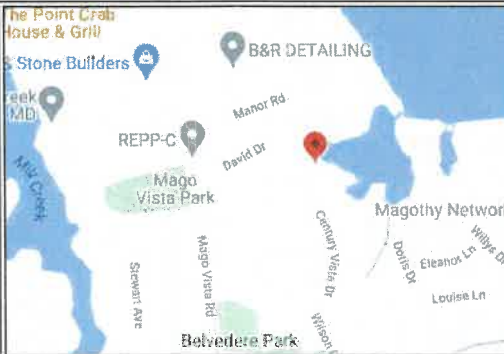
859 SPRIGGS COURT PB 49/36

LOCATION DRAWING
LOT 6 BLOCK F PLAT 2

SPRIGGS COVE

THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 30' MARCH 2022

PROJECT#64352
F/N: SPRIGGS COVE-BF-P2-L6
DRAWN BY: BTG



ADVANCED SURVEYS

Established 1975
PO BOX 880
CHESAPEAKE BEACH, MD 20732
P: (410)286-9712 F: (410)286-9716

Notes

1. This plat is of benefit to a consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
4. The level of accuracy setback distances is within 3 feet ±.
5. No title research furnished to or done by this office.
6. The subject property falls in flood zone "X" as shown on the flood hazard map 24003C0159F dated 2/18/15.
7. This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
8. The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
9. The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : PB 49/36.

LEGEND

—————	PROPERTY LINE
—X—X—X—X—	FENCE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
☐	MONUMENT
C/P	CONCRETE PAD
B/E	BASEMENT ENTRANCE
STP	STOOP
PCH	PORCH
O/H	OVERHANG
⊙	WELL
⊙	SEPTIC

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Client Notes:
Client Case#KOSTYN

ATTENTION USER: SURVEY APPROVAL FORM
MUST BE ON FILE WITH ADVANCED SURVEYS
BEFORE THIS DOCUMENT CAN BE USED.

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Discount Coupon

This coupon is good for
\$100.00 OFF a boundary
survey for this property.
EXPIRES 6 MONTHS FROM THE DATE OF SURVEY

LOCATION DRAWING
LOT 6 BLOCK F PLAT 2

SPRIGGS COVE

THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 30' MARCH 2022
PROJECT#64352
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