

For Office Use Only

CASE # 2022-0148-V  
FEE PAID 250.00  
DATE 9/19/22



For Office Use Only

ZONE R2  
CRITICAL AREA: IDA \_\_\_ LDA X RCA \_\_\_  
BMA: Yes X No \_\_\_  
NO. OF SIGNS 2

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): GORDON SCOTT WALLACE & MARY E. WALLACE  
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 132 EAST LAKE DRIVE, ANNAPOLIS, MD 21403

Property Location: 38 87237 feet of frontage on the (SOUTHWEST) side of LAKE OGELTON E Lake Dr;  
985.5 feet (NORTHWEST) of (Nearest intersecting street) BAY DRIVE Mayo Ave.

12-digit Tax Account Number 02-047-09348105 Tax District ( 2ND ) Council District ( 6 )  
5TH

Waterfront Lot:  Y  N Corner Lot: Y  N Deed Title Reference 34085/91

Zoning District R-2 Lot # P/O 7 Tax Map 57 Block/Grid 10 Parcel 29

Area 18,586 SF. ( 0.4266 AC. ) Subdivision Name BAY RIDGE

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)  
WATERFRONT PROVISIONS , REQUESTING VARIANCE TO THE PROVISION REQUIRING THAT  
STRUCTURES REMAIN RELATIVELY INLINE WITH ONE ANOTHER.

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 Gordon Scott Wallace Owner's Signature Mary E. Wallace  
Print Name GORDON SCOTT WALLACE Print Name GORDON SCOTT WALLACE  
MARY E. WALLACE MARY E. WALLACE

Mailing Address 132 EAST LAKE DRIVE Mailing Address 132 EAST LAKE DRIVE

City, State, Zip ANNAPOLIS , MD 21403 City, State, Zip ANNAPOLIS , MD 21403

Work Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Home Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email Address WALLA88@COMCAST.NET Email Address WALLA88@COMCAST.NET

\*\*\* Below For Office Use Only \*\*\*

Application accepted by Anne Arundel County Office of Planning and Zoning: GW 9/19/22  
Initials Date

Variance to allow a dwelling addition (deck) that does not comply with the  
designated location of a principal structure on a waterfront lot

# TERRAIN INC.

Land Engineering & Development Services

August 4, 2022

Anne Arundel County  
Zoning Division  
Office of Planning and Zoning  
2664 Riva Rd. 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Re: 132 East Lake Drive  
T.M. 57, BLK 10, Parcel 29

To Whom It May Concern:

In accordance with Article 18, Subtitle 4; Waterfront Provisions, 18-2-402, Principle Structures (i), we are requesting a Variance to the provision requiring that Structures Remain Relatively Inline with One Another.

## **Explanation:**

The Site was the subject of a previous Variance, filed July 19, 2018 for essentially the same Request, which allowed a Deck to be constructed on the Existing House. However, due to personal issues, the prior Owner did not construct the Deck and allowed the Variance to expire.

Since the time of the Decision, the House has been sold. The new Owners, Scott and Mary Wallace, have been working to modernize the House in consultation with Stacy Manis, AIA and are proposing a Deck again on the waterfront side of the House.

The existing dwelling is located partially within the 100 ft. Buffer and is mapped Buffer Modified. The structure in its current location is approximately 50 ft. and 80 ft. forward of the existing dwellings to the left and right respectively. With the location of the existing house not meeting the Inline Requirement, any further modification would require a Variance.

The Proposed Expansion is a modest 8 ft. wide deck (6 ft. wide with a 2 ft. Cantilever), approximately 33 ft. long along the waterfront side of the house and has a Corner Connection to the Existing Deck with Stairs to grade, as shown on the Site Plan. The deck expansion is a proposed second level gapped deck. The Site is currently over the maximum Lot Coverage and will require a 10% reduction of excess Lot Coverage or 96 SF. The Proposed Driveway Reconfigure with the future development, as shown will provide the necessary Lot Coverage Reduction.

A. The following statements address the Critical Area Variance Standards as outlined in 18-16-305(b) as follows:

1. Because the Lot is long and narrow and the existing house has been constructed to conform to the lot shape. Any modification to the dwelling would require a Variance to Relatively Inline as this house is nearer to the water than adjacent dwellings. Thus, denial would constitute an Unwarranted Hardship.
2. A modest waterfront deck adjoined to the dwelling is a common addition to many waterfront homes. Thus, to deny the Variance would deprive the Applicant of Rights Commonly Enjoyed by Others.
3. Approval of the Variance would not confer any Special Privilege because the configuration of the Lot and design of the existing house dictate the Improvements.

Page Two  
132 East Lake Drive  
T.M. 57, BLK 10, Parcel 29  
August 4, 2022

4. The Variance is not a Result of Action by the Applicant because they bought the house in its current location and any improvements/modifications require the Variance.
5. The Variance will not Adversely Affect Water Quality or Plant/Animal Habitat as a reduction in Lot Coverage will be provided.
6. N/A
7. The presumption that the Variance should be denied would not be valid as the Relatively Inline Requirement cannot be met due to the current structure's location and lot configuration.

B. Requirements for All Variances:

1. The Variance is the Minimum Relief necessary as the Applicant is proposing only an 8 ft. wide deck to allow exterior access from the waterside of the house. (Most modestly designed decks are 10 ft – 12 ft.) (6 ft. with 2 ft. Cantilever)
2. The granting of the Variance will not:
  - (i) Alter the essential character of the neighborhood as the Lot is currently developed.
  - (ii) The proposed deck addition will not affect adjacent properties as the existing dwelling is further forward than adjacent homes.
  - (iii) The area of deck construction does not contain any forest area and no clearing will be necessary.
  - (iv) No clearing is proposed and replanting will be required as a condition of the Variance.
  - (v) The proposal is not detrimental to Public Welfare because the house is existing and the deck addition is a modest change.

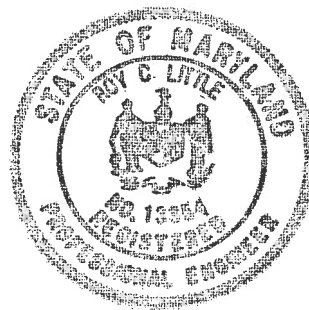
We believe this Request is the minimum necessary as the proposal does not add to Lot Coverage and is modest in size.

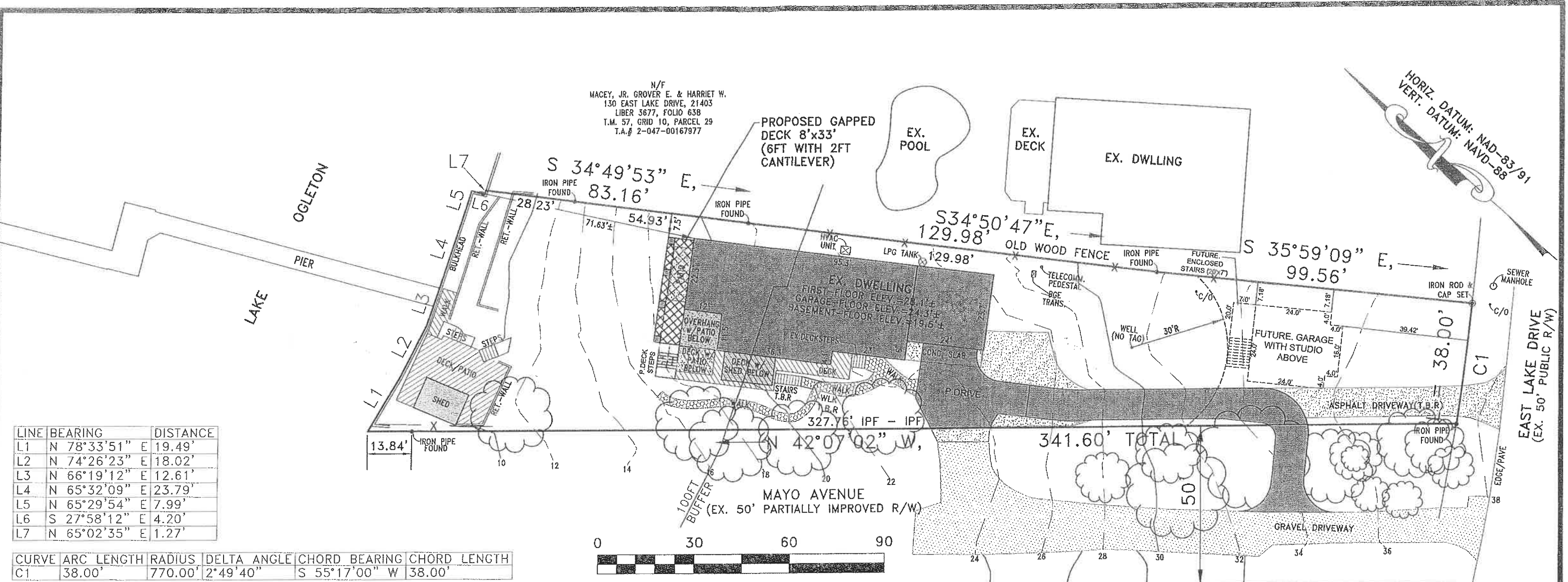
If you should have any questions or comments or need additional information, please do not hesitate to call our office at (410) 266-1160.

Sincerely,  
TERRAIN, INC.



Roy C. Little, P.E.  
President  
RCL/II.2741





| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 78°33'51" E | 19.49'   |
| L2   | N 74°26'23" E | 18.02'   |
| L3   | N 66°19'12" E | 12.61'   |
| L4   | N 65°32'09" E | 23.79'   |
| L5   | N 65°29'54" E | 7.99'    |
| L6   | S 27°58'12" E | 4.20'    |
| L7   | N 65°02'35" E | 1.27'    |

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 38.00'     | 770.00' | 2°49'40"    | S 55°17'00" W | 38.00'       |



**EXISTING AREA TABULATIONS**

- EX. STRUCTURE & ATTACHED OVERHANG = 2,883 sq.ft.±
- EX. DECK STEPS = 18 sq.ft.±
- EX. SHEDS = 288 sq.ft.±
- EX. DRIVEWAY = 2,421 sq.ft.± — T.B.R
- EX. PATIOS = 693 sq.ft.±
- EX. WALKWAYS = 467 sq.ft.± — T.B.R-14SF
- EX. TOTAL = 6,770 sq.ft.±
- IMPERVIOUS IMPERVIOUS TOTAL LOT AREA = 18,586 sq.ft.±
- TOTAL MAXIMUM IMPERVIOUS SURFACE ALLOWED (PER CODE) = 5,808 sq.ft.±
- \*TOTAL MAXIMUM IMPERVIOUS SURFACE ALLOWED (w/REDUCTION) = 6,674 sq.ft.±
- EX. WOODLANDS = 2,473 sq.ft.±
- \*\*NO NEW PROP. LC
- TOTAL LOT COVERAGE = 6,610 sq.ft.±

**PROPOSED AREA TABULATIONS**

- EX. STRUCTURE & ATTACHED OVERHANG = 2,883 sq.ft.±
- EX. DECK STEPS = 18 sq.ft.±
- EX. SHEDS = 288 sq.ft.±
- EX. PATIOS = 693 sq.ft.±
- EX. WALKWAYS = 453 sq.ft.±
- PROP. DRIVEWAY = 1,482 sq.ft.±
- PROP. DECK STEPS = 64 sq.ft.±
- PROP. TOTAL = 5,870 sq.ft.±

**FUTURE AREA TABULATIONS**

- FUTURE. GARAGE W STUDIO = 640 sq.ft.±
- FUTURE. ENCLOSED STAIRS = 140 sq.ft.±
- FUTURE. TOTAL = 780 sq.ft.±

**TERRAIN INC.**  
 CIVIL ENGINEERING & SURVEY COMPANY  
 106 OLD SOLOMONS ISLAND ROAD ANNAPOLIS, MD 21401  
 PHN: (410) 266-1160  
 FAX: (410) 266-6129

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JOB No. 2741-1.DWG

**VARIANCE PLAN**  
 132 EAST LAKE DRIVE, 21403  
 LOT 7  
 BAY RIDGE  
 DEED: Liber 23340, Folio 440  
 PLAT RECORDED in Liber 2436, Folio 181  
 TAX MAP 57 GRID 10 PARCEL 29  
 SECOND TAX DISTRICT ZONE:R2  
 ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: 1"=30' AUGUST 2022  
 SUBDIVISION PLAN 09/33  
 03144  
 DRAWN BY: D.J.B CHECKED BY: R.C.L.