

July 15, 2023

Ondrej and Katherine Juhasz  
217 Old County Rd.  
Severna Park, MD 21146

## Variance Application to Enclose an Existing Carport

Dear Sir/Madam,

We are applying for a variance to enclose an existing carport, attached to our house, converting it into a garage. The carport structure lies within 7 ft of a neighboring property line, so a variance is required to alter it. The property currently is a 15688 ft<sup>2</sup> lot with a 2537 ft<sup>2</sup> house, including a 420 ft<sup>2</sup> car port. The current carport does not provide adequate security for personal property that is commonly kept outdoors; we would like to turn the carport into a garage to make it more functional. Though not a part of the variance application, we will also add a mudroom and bathroom to the rear portion of the garage. This structure will be set back more than the minimum requirements.

The current carport roof and overall dimensions will be preserved. No part of the new structure will be closer to the property boundary than the current structure is. The carport is wider in the front portion of the house and gets narrower towards the rear of the house to maintain the same distance from the property line. Walls will be added to the existing framing structure between the columns: please see attached Figures 1-3. The walls to be added will be 4 inches inside the exterior edge of the roof structure, 9 inches from the exterior gutter, and 6 ft. from the installed property stakes: see Figure 4.

An existing white fence is 70 inches tall and covers the back half of the carport: please see Figure 5. This fence blocks the majority of the view from the neighboring house to our property. This fence will also block a majority of the view to the mudroom/bathroom addition.

The approval of this variance would not alter the character of the house nor the neighborhood. Many of the houses along the street have already converted carports into garages, or have had new garages built. We are not asking to move any structure closer to the neighboring property - the footprint of the existing structure will remain unchanged.

Also attached are site plans, topographic map, and build plan. The carport is labeled "canopy" on the topographic map.

Thank you!  
Ondrej and Katherine Juhasz



Figure 1: Carport showing existing columns and framing



Figure 2: Carport with blue/white property marker on left.

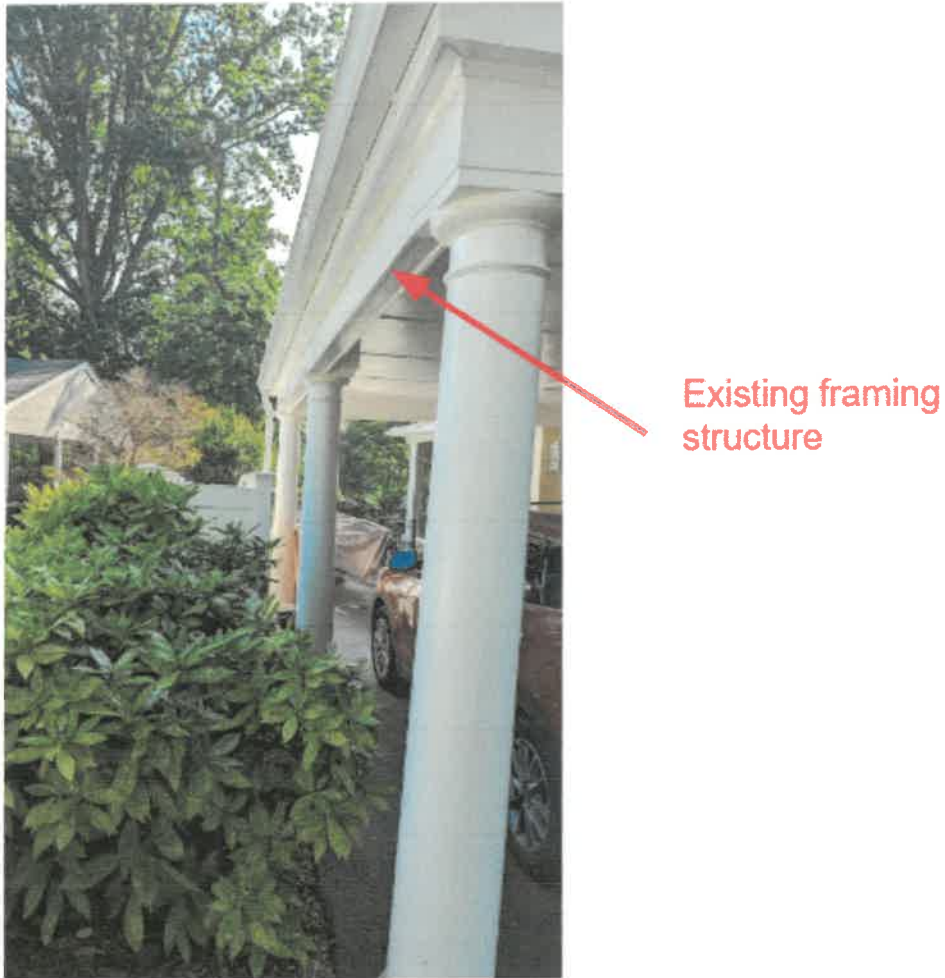


Figure 3: Existing framing is located on the exterior portion of columns. Walls will be constructed to this framing structure.



Figure 4: Outer portion of columns is 6 ft away from property line.



Figure 5: Existing 70 inch tall white fence between adjacent neighbor and rear portion of the patio. Note blue/white property stake marking the rear end of the carport.



**TOPOGRAPHIC & LOCATION SURVEY**  
**SEVERNA PARK ~ LOT 14 ~ PLAT NO. 3**  
 217 OLD COUNTY RD. SEVERNA PARK, MARYLAND 21146  
 TAX MAP 0022 TAX ACCT. N003746-1180306  
 ANNE ARUNDEL COUNTY, MARYLAND DISTRICT 98D  
 DATE: 21 JAN. 2022 PROJ. NO. S021801 SHEET 1 OF 1

**CLIENT:**  
 ROY HIGGS  
 208 FIRST ST. SUITE 10  
 ANNAPOLIS, MARYLAND 21403

**Drum, Loyka & Associates, LLC**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 1410 Forest Drive, Suite 35  
 Annapolis, Maryland 21403  
 Phone: 410.293.8860 www.drumloyka.com

NO.	DATE	BY	REVISIONS TO APPROVED PLANS	DESCRIPTION

- LEGEND:**
- HAZARDOUS TREE
  - EVERGREEN TREE
  - WELL
  - SEWER MANHOLE
  - UTILITY POLE
  - STORM DRAIN INLET
  - FIRE HYDRANT
  - WATER VALVE
  - SPRING CLOSURE (CO)
  - WATER METER (NM)
  - STEIN BRASH MANHOLE
  - A/C AIR COMPRESSOR
  - RPV = RAIN PIPE TROUGH
  - SRV = SURFACE COUPLING
  - BMS = BARE & CWP SET
  - LP = LIGHT POLE
  - RKV = REGULATING CONTROL VALVE

**SURVEYOR'S CERTIFICATION**

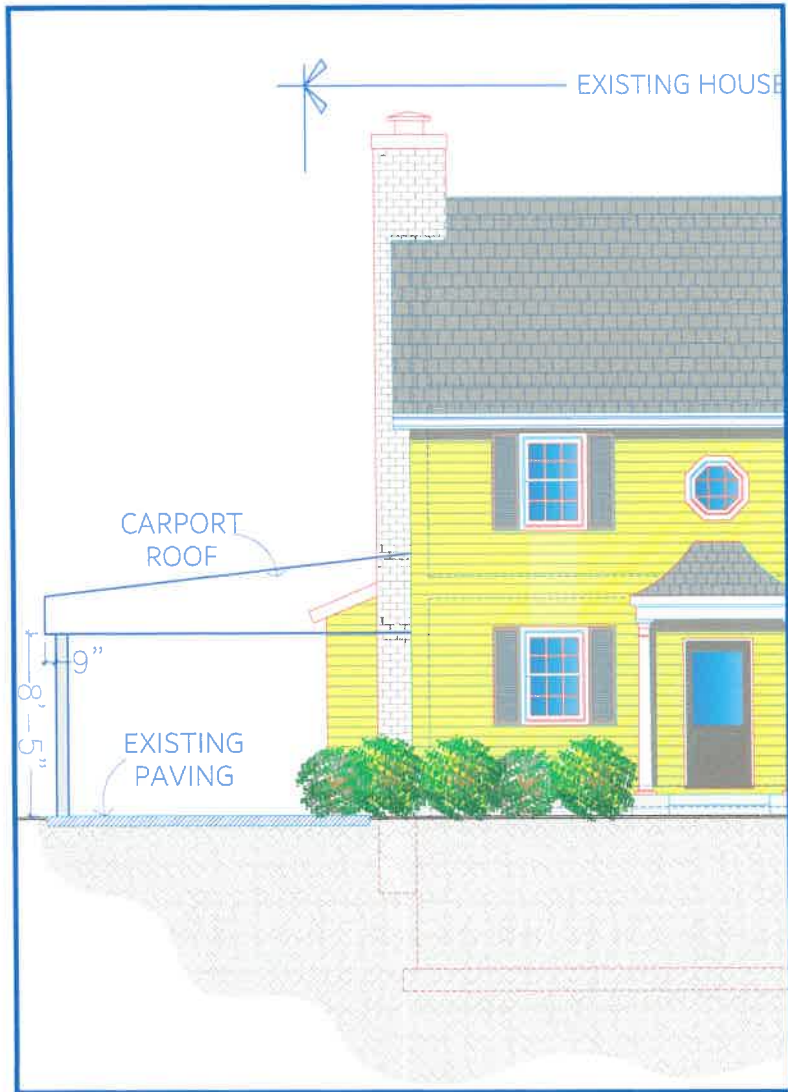
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE ACCEPTED FIELD PRACTICES THAT I BELIEVE MEANS THE HIGHEST STANDARD OF CARE AND THAT THE PROPERTY LINES SHOWN HEREON HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND FIELD SURVEYS AND SUFFICIENTLY ACCURATE TO BE RELIABLE. THIS SURVEY WAS PERFORMED WITHOUT THE INTERFERENCE OF ANY ADJACENT PROPERTY OWNERS AND ALL NECESSARY PRELIMINARY AND/OR RESTRICTIONS HAVE BEEN OBTAINED AND COULD POTENTIALLY BE RECALLED THROUGH SUCH A REASONABLE FEE COMMUNICATION.

RAYMOND D. LOYKA  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10776  
 DATE OF LAST FIELD NOTES: 21 JAN. 2022

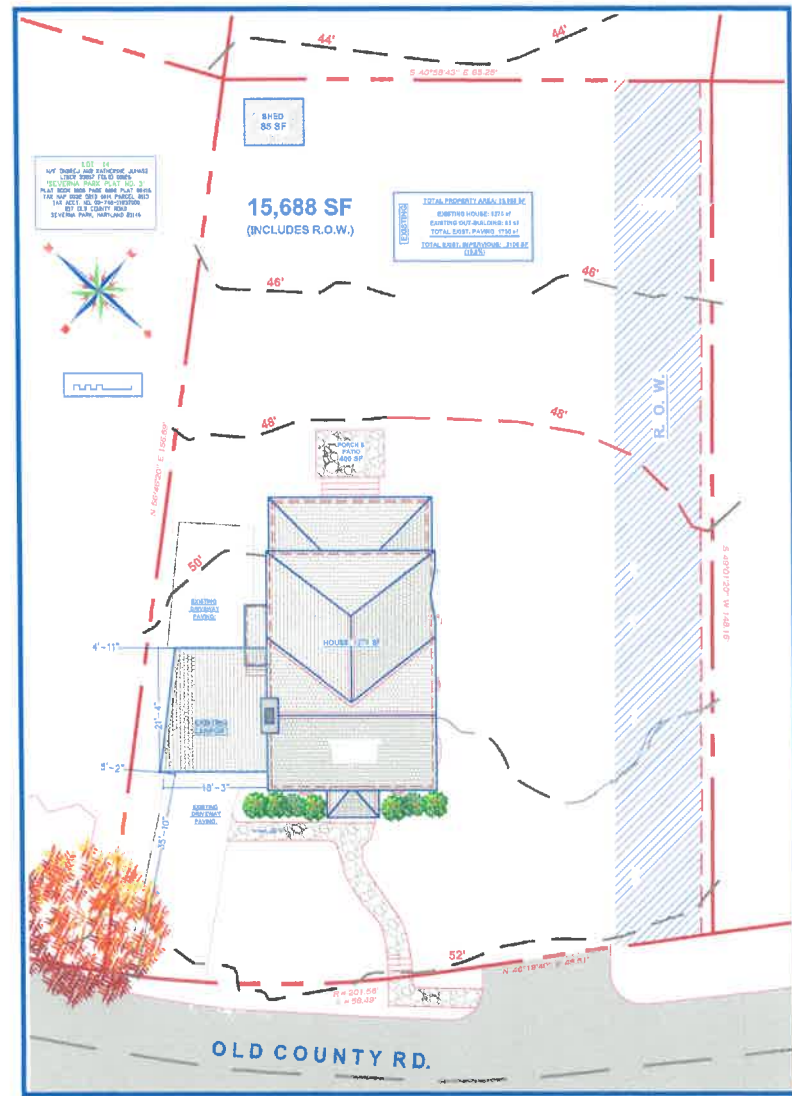
- NOTES:**
- EXISTING AND PROPOSED LOT LINES ARE SHOWN WITH PLANNED REVISIONS. IMMEDIATELY ADJACENT TO LOT 14 ARE LOTS 15, 16, AND 17. ALL LOT LINES ARE SHOWN WITH PLANNED REVISIONS. BEARINGS MAY BE FOUND IN THE SURVEY RECORDS.
  - PROPERTY CORNERS ARE SHOWN WITH PLANNED REVISIONS.
  - ALL RECORDS THAT A BOUNDARY SURVEY BE PERFORMED ON THIS PROPERTY IF PROPERTY CORNERS ARE REQUESTED TO BE SET.

**OLD COUNTY ROAD**





**1** ELEVATION AS SEEN FROM ROAD  
SCALE:  $\frac{3}{8}$ " = 1'-0"



**2** SITE PLAN  
SCALE: 1" = 10'-0"

**SITE PLAN**

PROPOSED CARPORT CONVERSION TO GARAGE  
217 OLD COUNTY RD.  
SEVERNA PARK, MD

DATE: 7-15-23  
100% CONCEPT SCHEMATIC PKG.

Project Number: 1  
Issue Date: 7-15-23  
Scale: As Indicated

**A-01**  
SHEET #1 OF 11  
VARIANCE

July 15, 2023

Ondrej and Katherine Juhasz  
217 Old County Rd.  
Severna Park, MD 21146

## Critical Area Report

The subject property is an existing carport attached to a residential building. The carport currently has an asphalt driveway. The carport will be converted to an enclosed garage and its use will be the same as it currently is. We keep our car, bicycles, and some outdoor equipment there, but will have more security and functionality with a garage. We will also add a mudroom and bathroom to the aft portion of the garage. This area is currently asphalt driveway, so no additional area will be made impervious.

It is not anticipated that any existing trees or shrubs will need to be moved or altered as part of the enclosing the existing carport. The work area will be confined to the existing paved carport area.

There is an existing asphalt driveway already under the carport, so no impacts on existing drainage during or after construction are anticipated. The aft portion of the carport where the mudroom and bathroom will be located is also asphalt.

There will be no changes to the amount of impervious surface that currently exists. The entire carport and mudroom/bathroom area is impervious since it's an asphalt driveway.

The garage or mudroom/bathroom will not impact any habitat protection areas.

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: 7/19/2023

Tax Map #	Parcel #	Block #	Lot #	Section
0032	0113			

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 374811837000

Project Name (site name, subdivision name, or other) 217 Old County carport enclosure and mudroom/washroom

Project location/Address 217 Old County Rd

City Severna Park Zip 21146

Local case number

Applicant: Last name Juhasz First name Ondrej

Company Harvest Construction

**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 \_\_\_\_\_ First name \_\_\_\_\_

Phone # 410-222-7960 Response from Commission Required By \_\_\_\_\_

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



## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site: We plan to enclose an existing carport and make it a garage.

The garage will have the same use as the carport but is more secure. Since the existing carport is within setback limits, we need a variance. We will also add a mudroom/washroom where we currently asphalted. No variance is needed for this room since it obeys setbacks.

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

### Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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## SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		0	Total Disturbed Area		0
LDA Area		15688	# of Lots Created		
RCA Area		0			
Total Area		15688			

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

## 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	

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input checked="" type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input checked="" type="checkbox"/>
Setback	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>

217 OLD COUNTY RD  
SEVERNA PARK, MD

1" = 10'-0"

6/15/2023

REV 8/4/2023

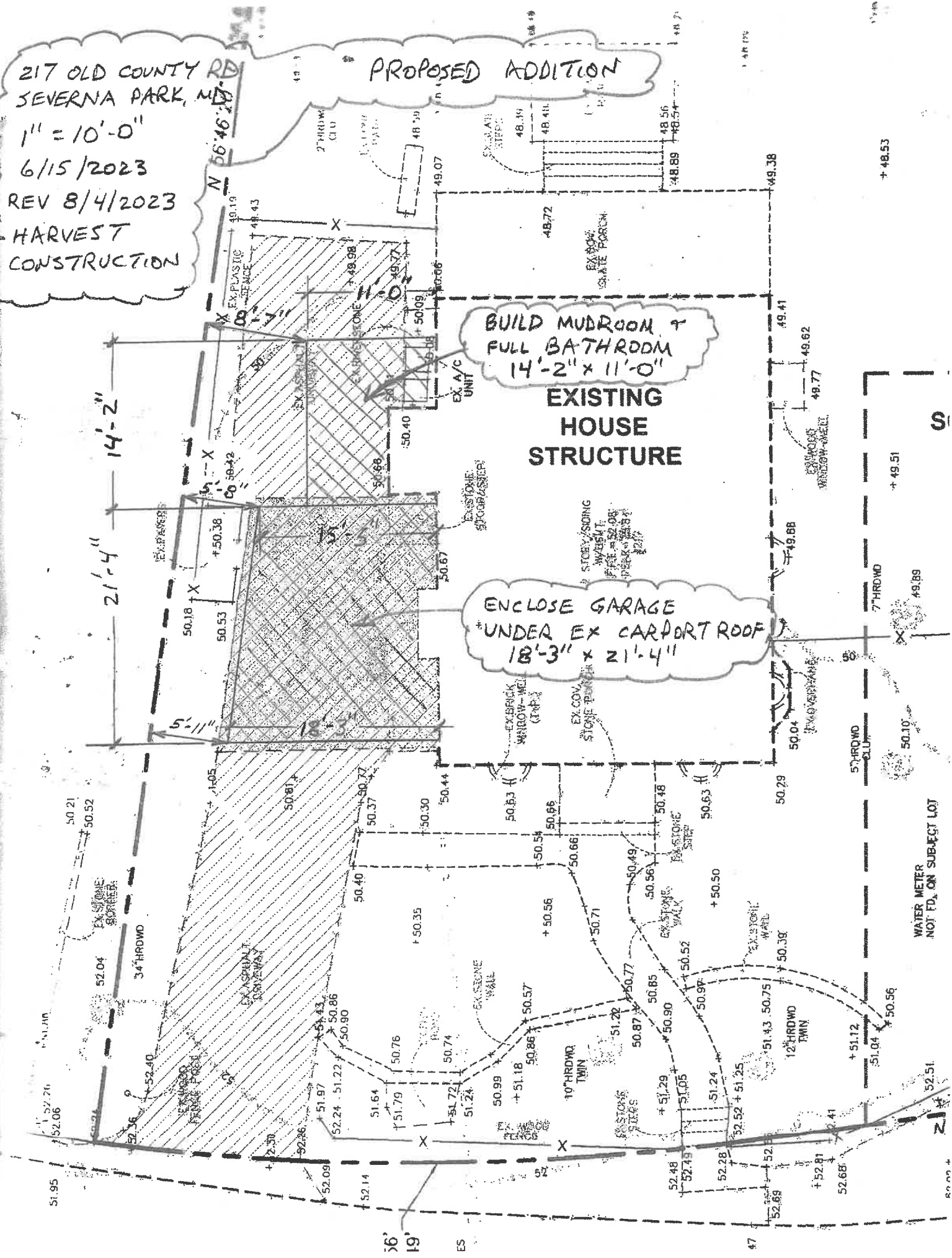
HARVEST  
CONSTRUCTION

PROPOSED ADDITION

BUILD MUDROOM +  
FULL BATHROOM  
14'-2" x 11'-0"

EXISTING  
HOUSE  
STRUCTURE

ENCLOSE GARAGE  
\*UNDER EX CARPORT ROOF  
18'-3" x 21'-4"



+48.53

+49.51

WATER METER  
NOT FD. ON SUBJECT LOT

51.95

56'  
19'

47

50.00 +

HARVEST CONSTRUCTION  
 JUHASZ PROPOSED ADDITION  
 1/4" = 1'-0" 6-23-2023  
 REVISED 8-4-2023

