

August 23, 2023

Dear City Staff/ Variance Board,

Outline of Request:

We, Blair & Nicole Denney, the homeowners at 726 Great Heron Dr. Edgewater, MD request a variance to the impervious surface coverage limitation. Applicant proposes to build an elevated screened in porch where an existing open deck resides today. Applicants are willing to plant additional trees/ shrubbery in order to seek a "credit" for the areas using impervious space.

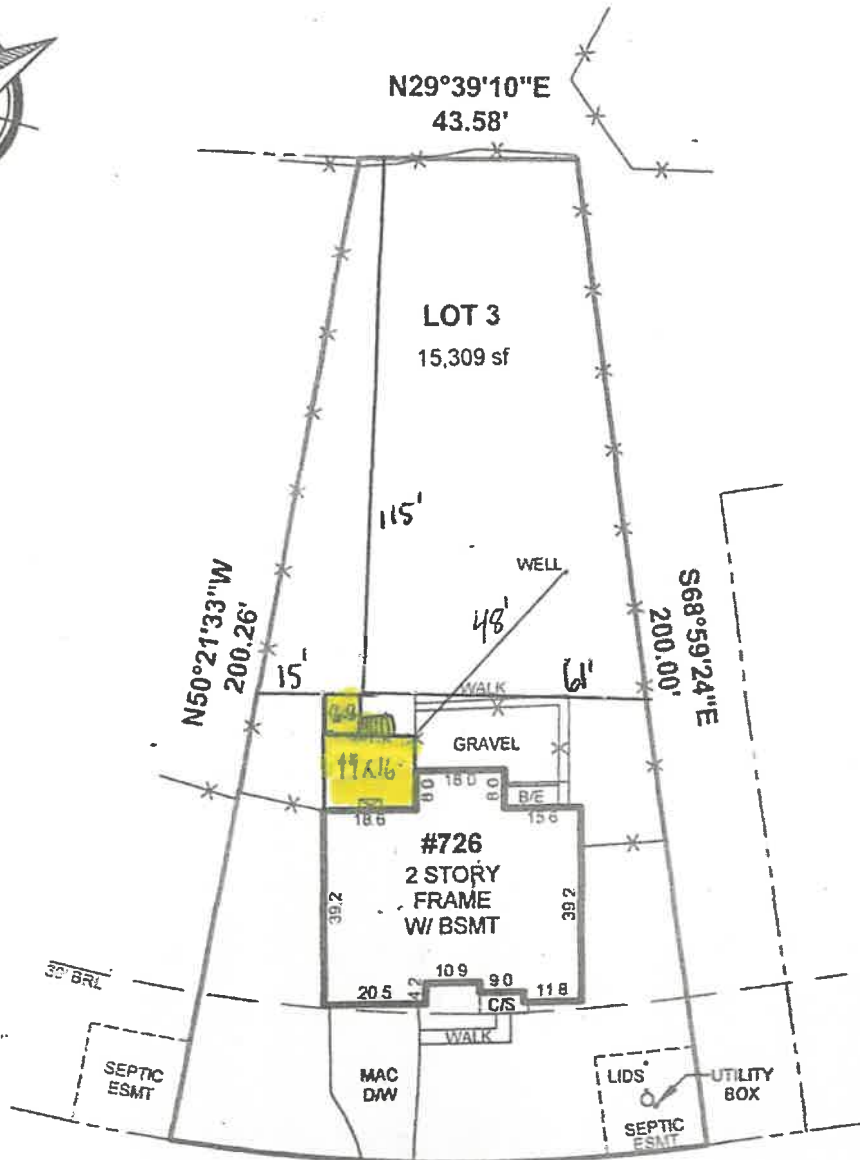
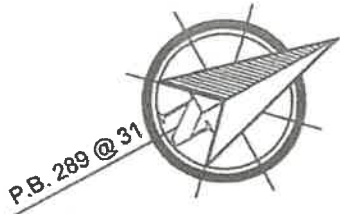
Heron Cove Lot #3 is 15,309 square feet in size, the lot is long and narrow, and owners have installed a french drain to help with proper drainage on the lot. The impervious limit of the lot is 2,750 sq ft. The attached survey shows a house, sidewalk, and driveway, which has 2,725 sq ft of coverage. Because this lot is longer than others in the neighborhood the additional length in driveway is creating difficulties in meeting the necessary requirements.

In past experience Custom Works, Inc has installed screened in porches of the same dimensions with a formal variance application and agreement for homeowners to plant trees on the lot to assist with proper drainage.

In conclusion, applicants are requesting the variance to the impervious surface limit, by granting a 16ft x 20ft (320 sq ft) credit for an elevated sun deck where water could still drain to the ground below. We are open to any alternative best practices offered by the City.

Thank you.

Blair & Nicole Denney
726 Great Heron Drive
Edgewater, MD 21037
607-341-0945



R=350.00
A=108.81'

GREAT HERON DRIVE

LOCATION DRAWING OF:
#726 GREAT HERON DRIVE
LOT 3
PLAT 2 OF 3
HERON COVE
PLAT BOOK 289, PLAT 31
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1"=40' DATE: 05-27-2020
DRAWN BY: AP FILE #: 204212-766

LEGEND:

- * - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- EX - EXISTING
- FR - FRAME
- MAC - MACADAM
- G - GATE
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT
- PIE - PUBLIC IMPROVEMENT ESMT

COLOR KEY:

- (RED) RECORD INFORMATION
- (BLUE) IMPROVEMENTS
- (GREEN) EASMENTS & RESTRICTION LINES

A Land Surveying Company

DULEY

and

Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

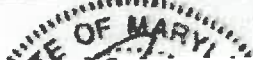
Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

SURVEYOR'S CERTIFICATE

DULEY & ASSOC.



I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THE INFORMATION ON THIS DRAWING IS TRUE AND CORRECT.

Custom Works Inc.

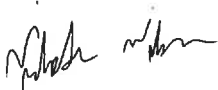
PO Box 175
Riva, Maryland 21140
(410)956-5698
nwilson@cwincmd.com

August 23, 2023

In reference to permit number B02418220.

The proposed use of the property is residential housing, same as current use. The types of predominant trees and shrubs on the property are, cherry blossom tree, two butterfly bushes, japanese maple trees, azaleas, hydrangeas, rose bushes and lilac bush. Approximately 320 ft sq of the property will be disturbed during the proposed development for the new porch. The only actual disturbance will be the footers necessary to support the new proposed porch. The new proposed porch will be where the existing deck is located. We can install a temporary silt fence if necessary to mitigate the disturbance. We will minimize impacts on water quality and habitat by cleaning up the jobsite and ensuring there will be no change in grading and no unnecessary disturbance. The total existing impervious surface is approximately 2,725 sq ft. The new impervious surface area will be approximately 3,045 sq ft after construction. There is an old deck on the property that needs to be replaced. We are proposing to replace it with a covered porch, like we have for others on Great Heron Dr.

Thank you,



Nicholas Wilson
Custom Works Inc.
(443) 926-2619

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 |
|-----------|----------|---------|-------|---------|
| 0060 | 0040 | | 3 | |
| | | | | |
| | | | | |

Tax ID: 1379 9022 9337

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) Denney Porch

Project location/Address 726 GREAT HERON DR

City EDGEWATER Zip 21037

Local case number

Applicant: Last name Denney First name Nicole

Company

Application Type (check all that apply):

- | | |
|---|--|
| Building Permit <input checked="" 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:

| |
|---------------------------|
| family time/entertainment |
|---------------------------|

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

SITE INVENTORY (Enter acres or square feet)

| | | | | | |
|------------|-------|-------|----------------------|-------|-------|
| | Acres | Sq Ft | | Acres | Sq Ft |
| IDA Area | | | Total Disturbed Area | | |
| LDA Area | | | | | |
| RCA Area | | | | | |
| Total Area | | | # of Lots Created | | |

| | | | | | |
|--------------------------------|-------|-------|-----------------------|-------|-------|
| | Acres | Sq Ft | | Acres | Sq Ft |
| Existing Forest/Woodland/Trees | | | Existing Lot Coverage | | 2,725 |
| Created Forest/Woodland/Trees | | | New Lot Coverage | | 320 |
| Removed Forest/Woodland/Trees | 0 | 0 | Removed Lot Coverage | | |
| | | | Total Lot Coverage | | 3,045 |

VARIANCE INFORMATION (Check all that apply)

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

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



OFFICE OF PLANNING AND ZONING
CONFIRMATION OF PRE-FILE

PRE-FILE #: 2023-0033-P
DATE: 10/02/2023
OPZ STAFF: Jennifer Lechner
Kelly Krinetz

APPLICANT/REPRESENTATIVE: Blair & Nicole Denney

EMAIL: nefinch2891@gmail.com

SITE LOCATION: 726 GREAT HERON DR EDGEWATER 21037

LOT SIZE: 15,309 sqft

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** NO **or** **BUFFER:** NO **APPLICATION TYPE:** Variance

The applicants are requesting the following variance for an addition (16'x20' elevated screen porch over existing open deck, applied for under B02418220) to the existing dwelling:

1. A variance to allow the subdivision to exceed the 15% lot coverage limitation in 17-8-402 (c), rather than on the lot specifically.

COMMENTS

Critical Area Team: A variance to lot coverage cannot be supported.

Zoning Administration Section: In accordance with the record plat of Heron Cove recorded in Plat Book 289 Page 30-32, the allowable impervious lot coverage for your property is 2750 square feet. The current impervious lot coverage for your lot is 2,725 square feet. A variance to exceed the lot coverage for the subdivision cannot be supported.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet all of the Critical Area variance standards provided under Section 18-16-305, which includes the requirement that the variance must be the minimum necessary to afford relief.

The Letter of Explanation for your variance submission should demonstrate that you meet all of those standards.

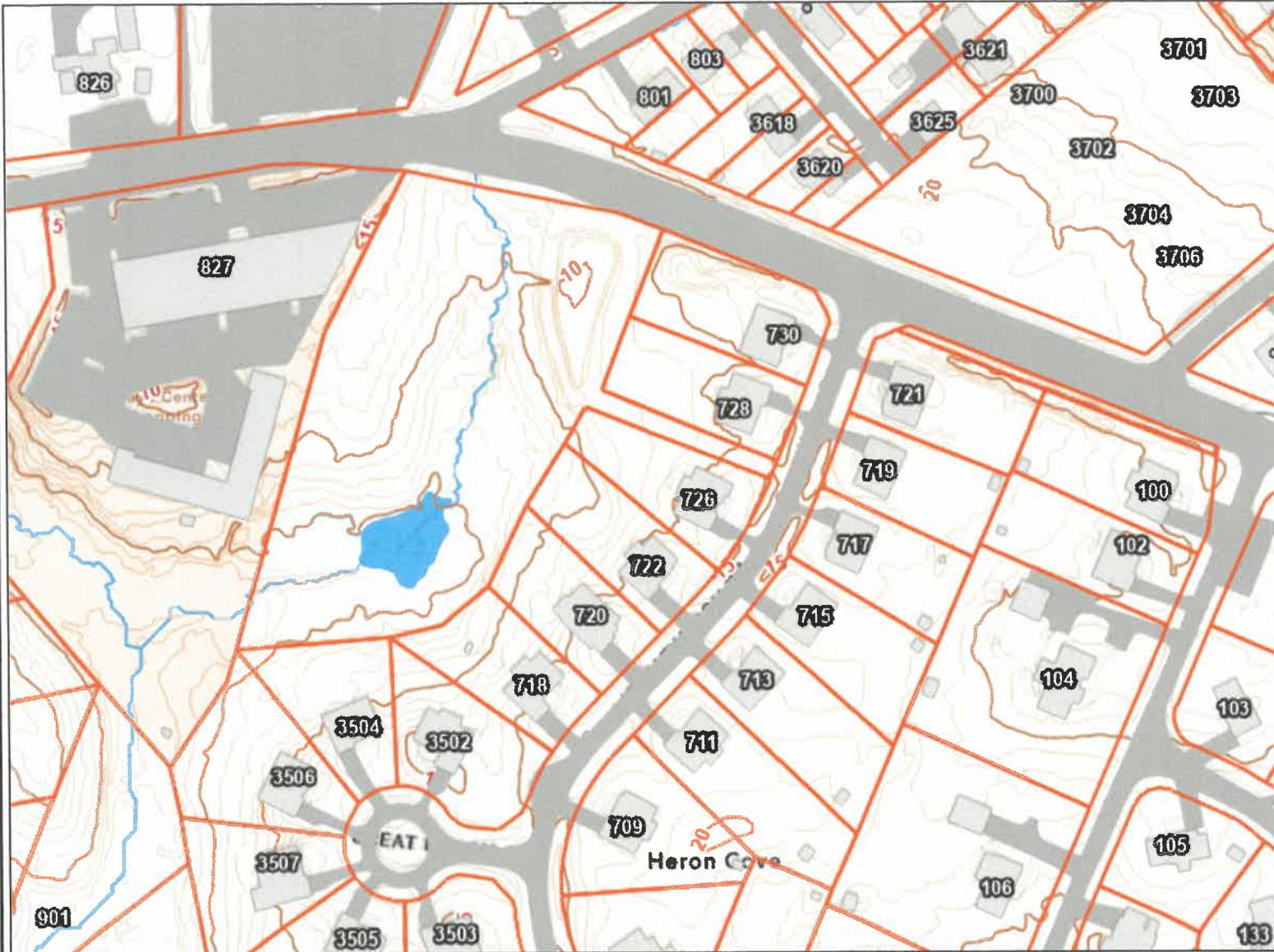
The Administrative Site Plan should include the height of the proposed addition, along with the length and width dimensions.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

726 Blue Heron Dr topo



Legend

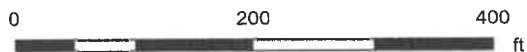
- Foundation
 - Addressing
 -
 - Parcels
 - ▭
- Structure
 - County Structure
 - ▭
- Elevation
 - Topo 2020
 - Index
 - Intermediate

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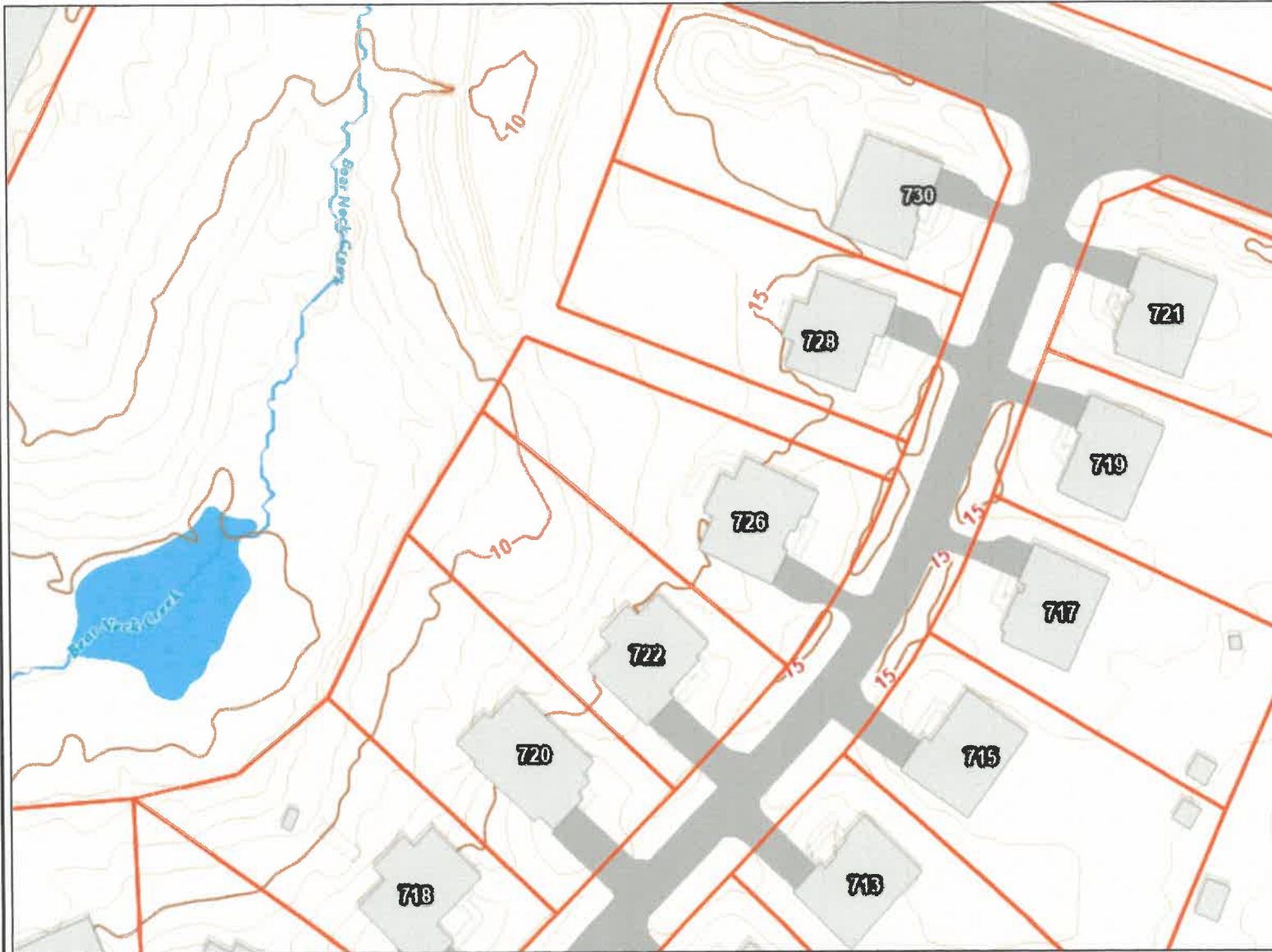
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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=200'



726 Blue Heron Drive topo



Legend

Foundation

Addressing

Parcels

Structure

County Structure

Elevation

Topo 2020

Index

Intermediate

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Notes 1"=100'

