

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

January 9, 2025

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Lissau Property, Lot 3, B02429836
600 Tower Bank Court, Severna Park, MD 21146
TM 31 BLK 11 P 360, R-1 Zoning, Council District 5

Dear Planner:

On behalf of the property owner, I am submitting a variance application for the above-referenced project. The property owner is proposing to demolish an existing carport and shed to allow for the construction of and new carport and shed with a similar location. This proposal will require a variance to allow development within the expanded buffer to tidal waters. Although this is not a waterfront property, the 100' buffer to tidal waters gets expanded to include steep slopes and a 50' buffer to the top of steep slopes. The expansion of the 100' buffer pushes the buffer to encompass the entire property. Since this is the case there is no way to develop the property without the need for a variance.

This proposal will cause disturbance to 15% steep slopes and therefore a variance is needed for this as well as the expanded buffer variance.

The addition (carport inclusive of the shed) will have a max height of 13'4". The carport has an overall roof line of 22.68' x 35.07'. The carport is setback 7.05' from the eastern side property line, 37.85' from the northern property line (Tower Bank Court right of way), 15.79' from the western property line.

This is an undersized R1 zoned property and therefore required to meet the setbacks as required in 18-2-301 (f) of the County Code. For a principal structure, this section of the County Code requires a front setback of 25', a side setback of 7', and a rear setback of 25'. Since the property abuts a side street there is a corner side lot line setback of 40' setback per 18-4-501 of the County Code.

The proposed carport will require a 25' variance to the required 40' setback.

Development within the expanded buffer is prohibited per 17-8-301(b) of the County Code.

The proposed development will require a variance to allow 1,581 square feet of disturbance for development within the expanded buffer to allow for the demolition of an existing carport and shed to allow the construction of a new carport and shed. The carport square footage is 716 square feet which includes the proposed shed.

Please note that development on slopes 15% or greater is prohibited per 17-8-201(a) of the County Code.

The proposed development will require a variance to allow 96 square feet of temporary disturbance for development within 15% steep slopes to allow for the demolition of an existing carport and shed to allow the construction of a new carport and shed. The carport square footage is 716 square feet which includes the proposed shed.

Prefile Comments:

Critical Area Team: The Critical Area Team commented that they have no objection.

Our response: Noted

Zoning Administration Section:

The site plan will need to dimension the distance between the proposed addition and the corner side lot line so a variance distance can be determined. The existing dwelling height and addition height should be clearly labeled on the site plan. The applicant should provide additional justification on why the size of the carport is being increased and how this increased size represents the minimum necessary.

Our response: Noted

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) (b) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

This site is an existing, legally platted, undersized R1 lot that abuts a side street therefore there is a corner side lot line setback of 40' setback per 18-4-501 of the County Code. The lot is developed with a single-family dwelling with a carport, shed, wood decks, patios and sidewalks. Most of the existing carport lies within the required 40' corner side lot line. The existing carport is located as close as 11.41' from the eastern side property line and 15.79' from the side street or northern property line. The existing shed is located as close as 3.26' from the eastern property line. The proposal is to demolish and rebuild the carport and shed in a similar location, but moving the shed to 7' from the property line. These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

The county requires a 40' setback from the right of way to the north for this undersized R1 lot. The right of way is for access to the community property. This is not a traveled right of way in the sense of a street within a community. This right of way has limited use by this community. Most of the existing carport lies within the required 40' corner side lot line. This restricts the owner's ability to construct the carport without being within this required setback. The carport cannot be rebuilt without being in this required corner lot line setback. We feel this is a minimal variance required.

18-16-305(b) (1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

This site is an existing, legally platted, R1 lot. The lot is developed with a single-family dwelling with a carport, shed, wood decks, patios and sidewalks. Steep slopes cover most of the lot. The existing carport is located as close as 11.41' from the eastern side property line. The existing shed is located as close as 3.26' from the eastern property line. The proposal is to demolish and rebuild the carport and shed in a similar location, but moving the shed to 7' from the property line. The entire property falls within the expanded buffer. There are no areas of the house and carport that do not lie within the expanded buffer. Since this is the case, there is no way of rebuilding the carport and shed without the need for these critical area variances.

These are the unique characteristics of the lot.

18-16-305(b)(2)(i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County; or

The applicant would not be able to improve their property if these variances are not approved. The applicant should have the right to rebuild the carport, shed and safe covered access into the house since these rights commonly enjoyed by other properties in the area.

18-16-305(b) (ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

This property is not within the County's bog protection area.

18-16-305(b) (3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

The proposal is to replace the existing carport and shed within a similar location to the existing carport and shed. The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area.

18-16-305(b) (4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

With the location of the existing carport and shed within the expanded buffer and the location of the steep slopes, there is no way to build the new carport and shed without the need for these requested variances. This variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property.

18-16-305(b) (5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

This proposal will increase the total site lot coverage by only 72 square feet. This increase in lot coverage will be addressed by the owner providing addition site planting. This planting requirement will be part of the building permit review. The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program as addition site planting is beneficial to the environment.

18-16-305(b) (6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

This site is not within a bog protection area.

18-16-305(b) (7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

We feel that the applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code.

18-16-305(b) (8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

The applicant is proposing to rebuild the carport and shed in a similar location, over existing lot coverage to eliminate additional grading and overall disturbance. Minimal foundation work is required for the carport. Any site planning alternative would increase the site disturbance and increase the required variances.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the proposed carport will be constructed in a similar location to the existing carport. Most of the proposed carport is over existing lot coverage. The carport only requires 4 footers for the roof support posts. This creates less disturbance than continuous footers. We feel this proposal has a minimal impact to steep slopes and the expanded buffer. We feel this request is the minimum variance necessary to afford relief

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood. The proposed carport and shed are similar to the existing carport and shed. We feel this house is in keeping with other homes in the neighborhood.

(ii) substantially impair the appropriate use or development of adjacent property:

This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with a single-family dwelling. This proposal does not have an impact on these dwellings nor the ability of the owner to improve or further develop their property.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:

The proposed development will not decrease forest cover within Chesapeake Bay Critical Area. There is no forest clearing required for this improvement.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area:

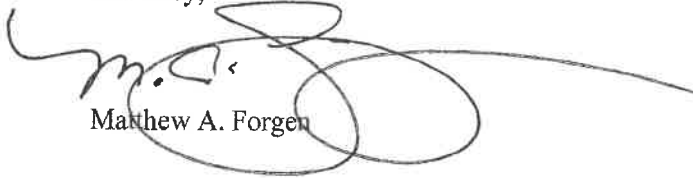
The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare:

This development is not detrimental to the health and welfare of the community. There will be storm water management planting requirements that will be part of the permitting process. This benefits the public welfare.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. A. Forgen', with a large, looping flourish extending to the right.

Matthew A. Forgen

15.92' 15.92' 3.67' 10.31' 12.13' 3.62' 3.98' 3.92'

20.06'

PROP. ROOFLINE OF NEW CARPORT
HEIGHT: 13'4"

LOD @ HOUSE

EXISTING SINGLE FAMILY DWELLING
ONE STORY
600 TOWER BANK COURT
SEVERNA PARK, MD 21146
HEIGHT: 14'4"

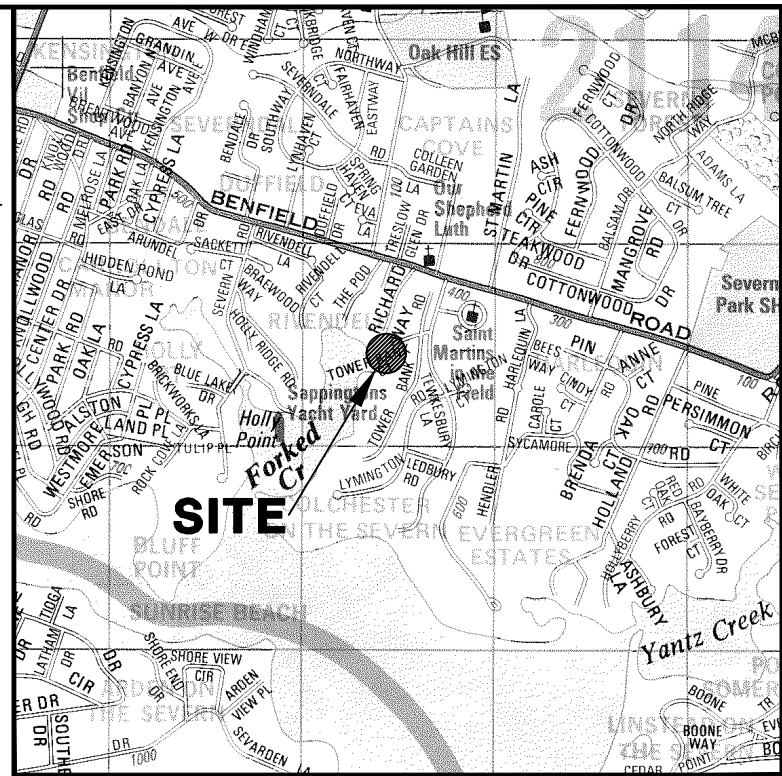
SCALE: 1" = 20'



SCALE: 1" = 20'

JOHN C. AND MECHELE DIERKING
600 TOWER BANK COURT
SEVERNA PARK, MD 21146
PHONE NUMBER: 443-799-6308
EMAIL: jcdierking3@gmail.com

SHEET 1 of 1



SCALE: 1" = 2,000

ADC MAP: 14, GRID: H5
Copyright ADC The Map People
Permitted Use Number 20811204

PROPERTY ADDRESS:	600 TOWER BANK COURT SEVERNA PARK, MD 21146		
OWNER:	JOHN C. AND MECHELE DIERING 600 TOWER BANK COURT SEVERNA PARK, MD 21146 PHONE NUMBER: 443-799-6308 EMAIL: ediering339@gmail.com		
DEVELOPER:	JOHN C. AND MECHELE DIERING 600 TOWER BANK COURT SEVERNA PARK, MD 21146 PHONE NUMBER: 443-799-6308 EMAIL: ediering339@gmail.com		
EXISTING USE: RESIDENTIAL	PROPOSED USE: RESIDENTIAL		
EXISTING ZONING: R1	SETBACKS: FRONT: 25', SIDE: 7', REAR: 25' PER 18-2-301 (F)		
TAX MAP: 31	BLOCK: 11	PARCEL: 360	LOT: 3
ASSESSMENT DISTRICT: THIRD			
TAX ACCOUNT NUMBER: 3000-1188-8135			
CRITICAL AREA: LDA			
TOTAL SITE AREA:	0.3467 ACRES	15,102	SQUARE FEET
EXISTING IMPERVIOUS:	0.0753 ACRES	3,282	SQUARE FEET
PROPOSED ADDITION (CARPORT):	0.1164 ACRES	716	SQUARE FEET
TOTAL DISTURBED AREA:	0.0385 ACRES	1,677	SQUARE FEET
PROPOSED STRUCTURE HEIGHT:	13'4"		

- 1) Total site area: 15,102 s.f. or 0.3467 AC.
- 2) Total lot coverage allowed: 31.25% or 4,719 s.f.
- 3) Total woods on site: 7,797 +/- square feet or 51.63% of the site.
- 4) Total woods to be cleared in 100' buffer: 0 square feet
- 5) Total woods to be cleared out of 100' buffer: 0 square feet
- 6) Total woods required on site: 15X or 2,265 square feet.
- 7) Total existing lot coverage:

House	1,945 s.f.
Driveway	712 s.f.
Front Walk	148 s.f.
Patio	200 s.f.
Concrete (side of house)	518491 s.f.
Concrete Stoop	30 s.f.
<hr/>	
Total:	3,282 s.f. 21.73% (2,766 to remain)
	(516 s.f. removed)
- 8) Total proposed lot coverage: carport 716 s.f. (includes shed)
- 9) Total lot coverage after construction: 3,354 s.f.
- 10) Total lot coverage increase: 72 square feet
- 11) Total afforestation required: 0 square feet
- 12) Total clearing mitigation required: 0 square feet

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: 1-9-2025

Tax Map #	Parcel #	Block #	Lot #	Section
<u>31</u>	<u>360</u>	<u>11</u>	<u>3</u>	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3000-1188-8135

Project Name (site name, subdivision name, or other) LISSAU PROPERTY LOT 3

Project location/Address 600 TOWER BANK CT.

City SEVERNA PARK Zip 21146

Local case number

Applicant: Last name DIERKING First name JOHN

Company

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 _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMO / REBUILD OF A CARPORT AND SHED

Intra-Family Transfer ☐
Grandfathered Lot ☒

Yes

Growth Allocation ☐
Buffer Exemption Area ☐

Yes

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		15,102
RCA Area		
Total Area		15,102

Total Disturbed Area

Acres	
Sq Ft	1,677

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		7,797	Existing Lot Coverage		3,282
Created Forest/Woodland/Trees		0	New Lot Coverage		716
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		516
			Total Lot Coverage		3,354

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		1,677	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

Variance Type

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

Structure

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

Lissau Property, Lot 3
600 Tower Bank Road, Severna Park, MD 21146

CRITICAL AREA REPORT

PREPARED BY:
M.A.F. & ASSOCIATES, LLC
55 Jones Station Road, W.
Severna Park, MD 21146

443-864-8589

January 9, 2025

INTRODUCTION

The lot is located at 600 Tower Bank Court, Severna Park, MD 21146. This is a legal, undersized, improved lot as defined by Article 17-1-101 (65). The property improvements consist of a single-family dwelling with a carport, driveway, sidewalks, and wood decks. This lot lies entirely within the LDA portion of the Chesapeake Bay Critical Area. The owner is proposing to demolish the existing carport and shed to allow for a new carport and shed in the same location with a small increase to allow for covered access into the house. The disturbance to remove and reconstruct the carport and shed will take place within the expanded buffer, steep slopes, the buffer to steep slopes as well as the corner lot line setback to the 20' right of way to the north of the property.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The property improvements consist of a single-family dwelling, driveway, sidewalks, and 2 waterfront wood decks. The lot is partially wooded (51.63%+/-). The property slopes away from the house towards the norther and west side of the property to the community property. The slope is approximately 25%+ to the north and western side of the property.

The was no wildlife seen around the property at time of inspection. It is expected that there is very little wildlife use of the property.

PROPOSED DEVELOPMENT

The owner is proposing to demolish the existing carport and shed to allow for a new carport and shed in the same location with a small increase to allow for covered access into the house. The disturbance to remove and reconstruct the carport and shed will take place in the expanded buffer as well as to steep slopes and the buffer to steep slopes.

STORMWATER MANAGEMENT

Proposed planting for the increase in lot coverage will address the stormwater management required under the county building permit review. The lot coverage increase is very minor. This proposal increases the total lot coverage by 72 square feet

IMPACT MINIMIZATION

Due to the location of the existing carport and shed, the entire lot being in the expanded buffer expanded buffer, and the amount of steep slopes on the property, there is no way to remove and replace them without this minimal impact. We feel that this development demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

The habitat protection areas on this property are the expanded buffer to the shoreline, steep slopes and the buffer to the slopes.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new carport and shed. The site calculations are as follows:

Total site area	15,102 sf
Existing woodland	+/-7,797 sf
Proposed clearing	0 sf
Proposed planting	0 sf
Existing impervious coverage prior to the proposed lot coverage	3,282 sf
Allowed lot coverage	4,719 sf
Proposed lot coverage	716 sf
Proposed lot coverage reduction	516 sf
Existing and proposed lot coverage	3,354 sf

CONCLUSIONS

The lot in question is a legal undersized lot located in an established community. It's not possible to rebuild the existing carport and shed without the need for the requested variance based on the location of the existing carport and shed, the expanded buffer and location of steep slopes.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed carport and shed will not adversely impact adjacent properties.

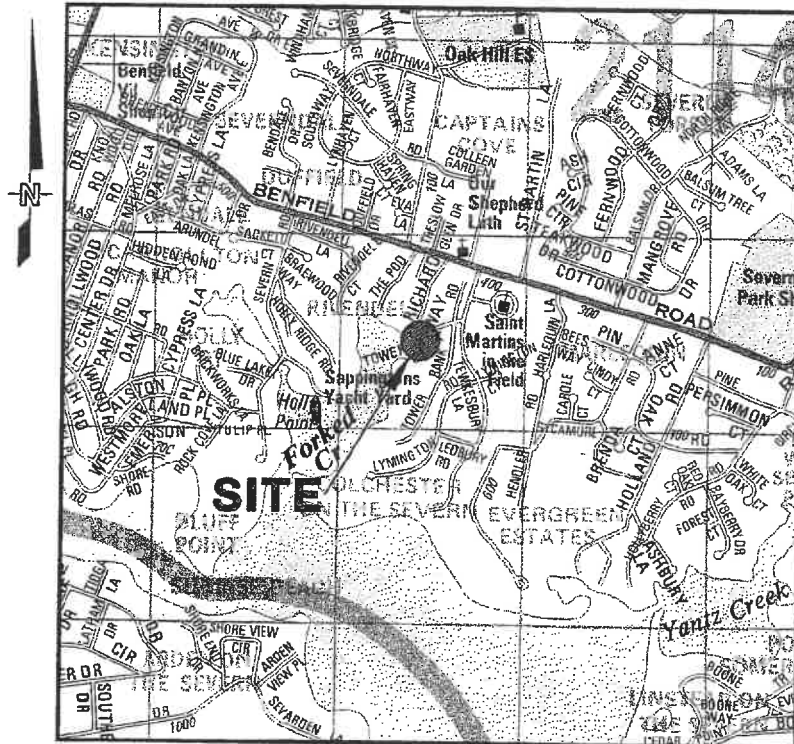
PLANS

A plan showing the site and its improvements is attached to this report.

ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on December 18, 2024.



VICINITY MAP

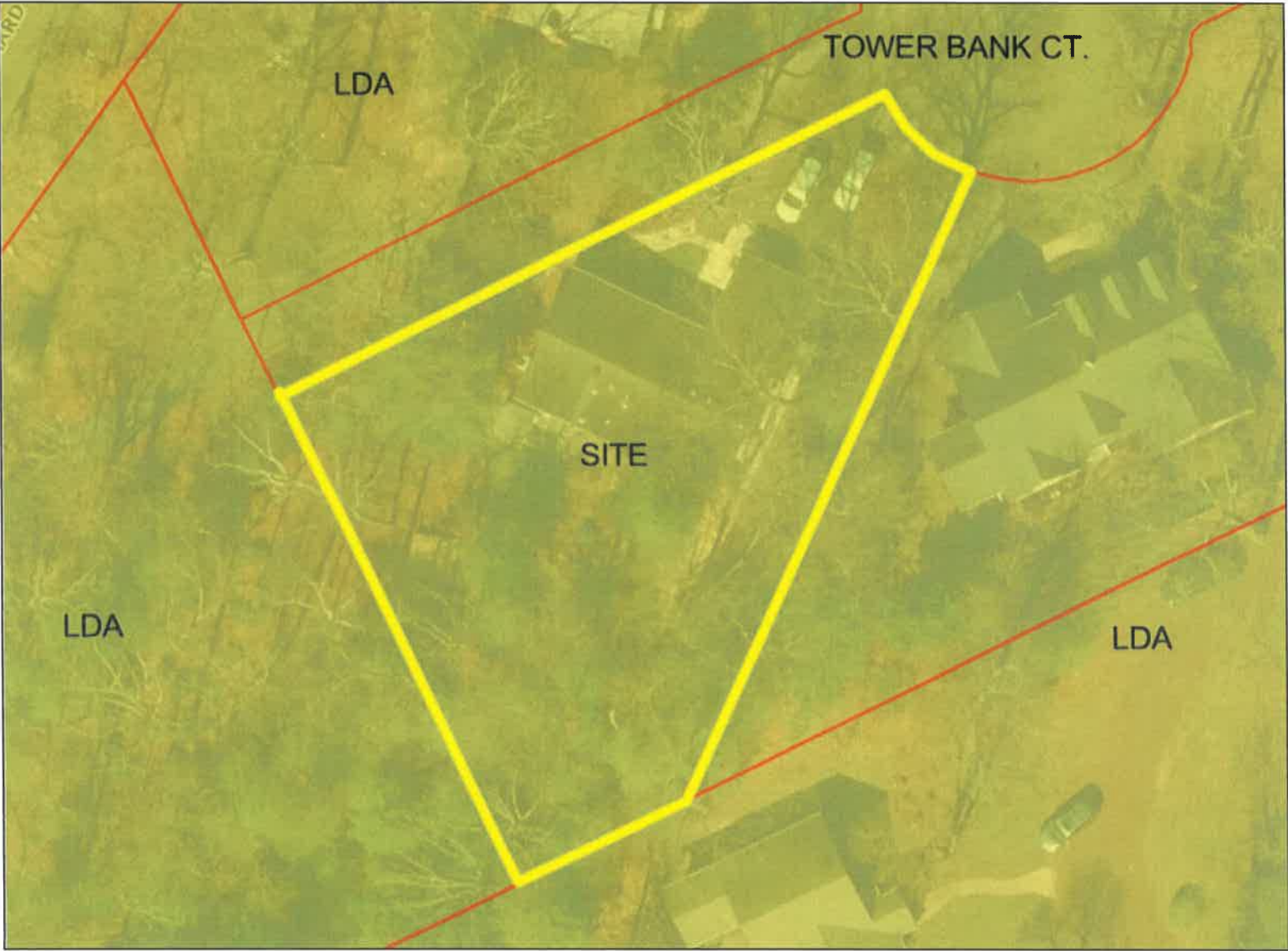
SCALE: 1" = 2,000'

ADC MAP: 14, GRID: H5

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Permitted Use Number 20811204

CRITICAL AREA MAP



Legend

Parcels



Critical Areas

- IDA - Intensely Developed Area
- IDA - Intensely Developed Area
- LDA - Limited Development Area
- RCA - Resource Conservation Area

Labels

- State Road Label
- Interstate US Road Label
- Local Road Label
- Fire Police Label
- Streams Label



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.



Esri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes CRITICAL AREA MAP FOR 600 TOWER BANK COURT, SEVERNA PARK, MD 21146

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

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Jurisdiction: ANNE ARUNDEL COUNTY

Date: 1-9-2025

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FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
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Non-Critical Area ☐

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Tax ID: 3000-1188-8135

Project Name (site name, subdivision name, or other) LISSAU PROPERTY LOT 3

Project location/Address 600 TOWER BANK CT.

City SEVERNA PARK Zip 21146

Local case number

Applicant: Last name DIERKING First name JOHN

Company

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 _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMOLITION / REBUILD OF A CARPORT AND SHED

Intra-Family Transfer ☐
Grandfathered Lot ☒

Yes

Growth Allocation ☐
Buffer Exemption Area ☐

Yes

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

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RCA Area		
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VARIANCE INFORMATION (Check all that apply)

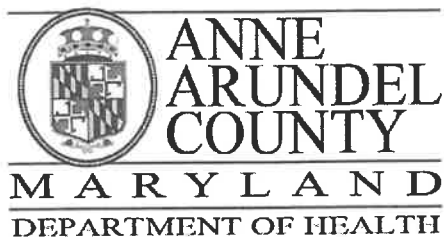
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Non-Buffer Disturbance		0	Mitigation		0

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

Structure

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




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: January 14, 2025

RE: John C. Dierking
600 Tower Bank Court
Severna Park, MD 21146

NUMBER: 2025-0004-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (carport) with less setbacks and buffer and with disturbance to 15% or greater.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

PROJECT NAME:
DIERKING RESIDENCE

PROJECT ADDRESS:
**600 Tower Bank Court
Severna Park, Maryland 21146**

JURISDICTION:
Anne Arundel county

SPGA PROJECT #15871
CODE: INTERNATIONAL RESIDENTIAL CODE 2021

INDEX OF DRAWINGS	
SHT #	SHEET TITLE
A0	COVER SHEET / SPECIFICATIONS
A1	FLOOR & FOUNDATION PLAN
A2	BASEMENT PLAN
A3	ROOF & ELECTRIC LAYOUT
A4	EXISTING ELEVATIONS
A5	NEW ELEVATIONS
A6	LARGE SCALE ELEVATIONS
A7	SECTION
A8	SECTION
A9	DETAILS

General
These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical / plumbing installation or to incorporate design improvements.

These plans are not to be scaled for construction purposes. Dimension lines and notes supercede all scale references.

The plans contained as part of this set conform to the format and provisions of the 2018 Virginia Residential Code in establishing effective minimum requirements for safe construction.

Footings, Foundation, & Conc. Slabs
All plate and reinforced concrete shall comply with requirements in ACI 318-08.

Concrete used for footings, basement slabs, and exterior slabs on grade shall be 3,000 psi, Type I ASTM C150. Poured foundation walls shall be 3,000 psi min. air entrained concrete, Type I ASTM C150. All exterior concrete work, including porches and garage slabs, shall be 5" 3,500 psi air entrained concrete, Type I ASTM C150. Ref. Table R402.2.

Footing width to conform to section R 403.1

Steps of depth of footing / foundation may vary according to local site or frost conditions.

Perimeter loading for on grade slab condition shall be 1 1/2" x 24" rigid R-4 min. horizontal, R-5 at slab edge.

Foundation drains (weeps) shall be installed by concrete Foundation contractor, and shall be 2" dia. and located at min. of 6" o.c. Drain inlets must have min. of 6" of gravel for the full perimeter of the foundation, extending at least 12" from the inlets and covered by a layer of approved filter membrane material. Drain discharge to conform with approved site plan. Ref. Sec. R 405.2

Stump crack shall be installed per plan if required.

Any plumbing pipe passing under a footing or thru a foundation wall shall be provided with a weeping trench or sleeve two pipe sizes greater than the pipe passing through the wall.

Steel reinforcing in slabs per details.

Foundation contractor shall install 1/2" dia. mud sill anchor bolts @ 5'-0" on max., or code approved 16 ga. galvanized anchor straps @ 4'-0" on (Simpson MAAR23). Either anchor shall be located @ 1'-0" max. from corners and from ends of plates.

All concrete slabs shall have reinforcing for crack control - min. w/mix w/1.4 x w/1.4 or equal

All CMU used in basement and foundation walls shall be load bearing units conforming to Table 404.1.1 (1,2,3 & 4). ASTM C-90-100 for hollow units. At wood post and beam bearing locations on CMU walls, cells shall be filled solid with grout or mortar for top two course minimum.

Garage slabs shall be nominal 6" concrete. Garage floors shall be at least 6" below the adjacent dwelling floor and sloped to facilitate the movement of liquids toward the main vehicle entry door.

All wood framing members which rest on exterior foundation walls shall be 8" above finish grade or shall be pressure treated. Ref. SEC. R 317

Building foundations have been designed based on an assumed soil bearing capacity of 1500 psf. Additional engineering is required if soil bearing capacity is less than 1500 psf.

Maximum height of unbalanced fill along foundation wall shall be 7'-0" based on a minimum poured concrete wall thickness of 6", and a maximum full equivalent fluid pressure of 30 psf. Ref. SEC. R404.1.1(1)

Maximum height of unbalanced fill along CMU foundation wall shall be 7'-0" based on min. 12" hollow CMU wall thickness, and a maximum soil equivalent fluid pressure of 30 psf. Ref. SEC. R 404.1.1(1) R404.1.1(2), R404.1.1(3) and Table R404.1.1(4)

Structure

Steel columns shall not be less than 3/4" diameter standard pipe or approved equivalent. Per Section R407

All framing shall comply with SEC R 602

All exterior walls shall be sheathed with min. 7/16" (nominal) O.S.B. sheathing.

Wood frame components shall be fastened in accordance with Table R 602.1(1) and 602.3(2)

All Partitions shall be 2x4 stud construction unless otherwise noted. Bearing walls shall have stud placement 16" o.c. maximum. Nonload bearing interior partitions shall be 24" o.c. maximum.

All basement interior bearing Walls shall be Sheathed with a minimum of 1/2" gypsum board on one side, or equal.

Design dead loads are:
a) Floor load - 10 psf
b) Roof Load - 10 psf
c) Truss Roof System - 17psf
d) Interior & exterior walls - 8 lbs. sq. ft.

Design Live loads are:
a) Floor load - 40 psf
b) Sleeping areas - 30 psf
c) Roof - 30 psf
d) Stairs - 40 psf
e) Wind load - 15 psf
f) Soil Bear Capacity 3000 psf
g) Lateral Earth Pressure 110 psf

Individual stair loads shall be designed for the uniformly distributed live load of a 200-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses. Minimum wood header sizes for openings are: Per Architectural drawings.

Steel
Footing shall be reinforced with three #4 bars or two #5 bars at 3 inches (76 mm) above the bottom of the footing. The bars shall be equally spaced with 3 inches (76 mm) clear minimum from the side of the footing. The bars shall be continuous or lapped 25 inches at all splices.

The rebar is a Grade 40, with a minimum yield strength of 40,000 psi.

Steel Column:
3 1/2" steel column shall comply with the ICC-EC Evaluation date, April 2024

Holes bored in joists shall not be within 2' of top and bottom of joist and its diameter shall not exceed 1/3 the depth of the joist. Notches in top and bottom of joists shall not exceed one-third the depth of the joist and shall not be located in the middle third of the span. Ref. Sec. R302.8

Garage / Residence Separation

The garage shall be completely separated from the residence and to attic area by means of 10" gypsum board, or equivalent applied to garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" TYPE "X" gypsum board or equivalent.

Garage / Residence Door

Garage / residence door shall be equipped with either solid Wood doors not less than 1 3/8" in thickness, or (20) twenty - minute fire - rated doors or equivalent. All doors must be equipped with self-closing and latching devices.

All engineered floor systems to be stamped and certified by a registered engineer.

Minimum separation per Table R301.7

Lighter Specifications
a) Grade 2 rebar
b) Douglas Fir

Plans

Sleeping room windows shall comply with Sec. R310. Maximum sill height is 44" above finished floor. Egress windows must have a net clear opening of 5.7 sq. ft. (5.0 sq. ft. at grade floor windows) and a min. clear width of 20" and min. height of 24".

Window sills - where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening for the window shall be a min. of 24" above the finished floor of the room unless the window is equipped with a window guard limiting the opening such that a 4" dia sphere can not pass thru the opening and in compliance with ASTM F2006 or F2090. Ref. Sec R612.2

Glass doors, tub and shower enclosures, skylights, and side glass panels shall have safety glass. Ref. Sec. R308.4 and R308.6

Interior stairways shall have a minimum clear width of 36", with a minimum of 5'-4" headroom, minimum tread width to be 10" w/1" nosing. Maximum riser to be 7 3/4".

Handrails having Maximum and maximum height of 34" and 38" respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of four or more risers.

Porches, balconies, or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 38" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads.

Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedroom and on each additional story of dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. All detectors shall be interconnected such that the activation of one alarm will activate all the alarms in the dwelling. Individual unit and shall provide an alarm which will be audible in the hall be installed in accordance with the manufacturers instructions.

Fireplace chimney to be minimum 2'-0" above nearest 10'-0" portion of roof. Ref. Table R 190.1, 1

All masonry fireplace shall comply w/ Fig. R1001.1

All pre-fab fireplaces to be UL listed and installed per manufacturers specifications. Masonry and factory built fireplaces require an exterior air supply. Ref. Sec. 1905. Fireplace hearth to project 2" from front of facing and 12" on side of opening when the fireplace opening is greater than 6 sq. ft. and it shall project 18" from the front of facing and 6" to the side of opening when less than 6 sq ft

Galvanized brick ties shall be installed not more than 24" o.c. horizontally and shall support not more than 3.25 sq. ft. of wall Weep Holes at 32" o.c.

Flashing per Sec. R703.7.5 and R703.8

Habitable rooms, except kitchens, shall have ceiling height of not less than 7'-6" for at least 50% of their required area. Not less than 50% of the required area may have sloped ceiling less than 7'-6" in height. If any room has a curved ceiling, one thereof, but in no case shall the height of the curved ceiling be less than 7'-0"

Portions of a room with a sloped ceiling measuring less than 5'-0" or a curved ceiling measuring less than 7'-0" from finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room

EXCEPTIONS

1. All other rooms including kitchens, baths, and hallways may have a ceiling height of not less than 7'-0" measured to lowest projection from ceiling.
2. Ceiling height in basements without habitable spaces may not be less than 6'-8" clear except for under beams, girders, ducts, or other obstructions where the clear height shall be 6'-4"

Draftskipping shall be provided according to Sec. R502.12 Fireblocking shall be provided at all interconnections between vertical and horizontal spaces such as soffits and dropped ceilings. Fireblocking shall also be provided in concealed spaces between stairways stringers at the top and bottom of the run. Ref. Sec. R602.8

Roofing shall comply with chapter 3 - Roof Assemblies

Attic area shall be vented per Sec R906

Plans

All attic spaces with height greater than 30" shall be provided with a 22"X35" min. attic access Ref. Sec R807

Interior Finishes shall comply with a flame spread classification not greater than 200. Ref. Sec. R302.9

Exterior wall coverings shall comply w/ Sec. R703

Radiant Control measure shall comply with IRC 2009 Appendix F

Thermal / moisture protection

Ceilings - R-49 blown wood or fiberglass.

Cathedral ceilings - R-49 batt insulation with kraft face vapor barrier down.

Exterior basement exposed foundation walls - R-11 FS-25 performed foil faced batt insulation.

Exterior basement finished foundation walls - R-12 batt insulation with kraft face vapor barrier to inside.

Floors at overhang - R-19 batt insulation with kraft face vapor barrier up.

Floor of habitable space over garage and crawl space - R-19 batt insulation with kraft face vapor barrier to inside.

Walls adjacent to unfinished space - R-20 batt insulation with no vapor barrier.

Flashing material to be used in tub & shower areas shall be Cement, fiber cement or glass mat gypsum backers in compliance with ASTM C1281, C1325 or C1178 & installed in accordance with manufacturers recommendations shall be used as backers for wall tile in tub & shower areas & wallpanels in shower areas. Ref. Section R702.4.2

Styrofoam all sealant shall be provided between all sill plates and top of foundation wall

Rough carpentry contractors shall glue and seal all panel butt joints, plates at floor and ceiling, and all window and door frames / jamba prior to and during erection.

All sheathing penetrations during construction shall be patched and repaired according to manufacturer's specifications.

Except where required by Sec. R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces & floors below grade shall be damp proofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8" inch portland cement grout applied to the exterior of the wall. The grouting shall be covered with a bituminous coating, 3 pounds per square yard of acrylic modified cement, 1/8" coat of surface bonding cement complying with ASTM C897, or any material permitted for waterproofing in SEC. R406.2. Concrete walls shall be damp proofed by applying one of the above listed damp proofing materials or any one of waterproofing materials listed in Sec. R406.2 to the exterior of the wall. In areas where a high water table or other severe soil - water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the top of the footing to finished grade.

Walls shall be waterproofed in accordance with one of the following: 2-ply rubberized latex, 55 pound roll roofing, 6 mil polyvinyl chloride, 6 mil polyethylene, 40 mil polymer-modified asphalt, 40-mil flexible polymer cement, 1/8" cement-based / fiber-reinforced / waterproofing coating, or 60 mil solvent-free liquid-applied synthetic rubber. All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with membrane.

Mechanical

All pipes, ducts, vents, wiring and drains which penetrate ceilings directly below floors or roof assemblies shall be firestopped.

All exhaust fans shall vent to exterior.
Kitchen range exhaust: 100cfm/ft. Sec. M1602
Bathroom & Powder Room: 50cfm/ft. Sec. R303.3

Clothes dryer exhaust must be vented to the exterior Ref. Sec. M1501

Water Heater:
No. of Rooms Requiring Gas
2-3 Bedrooms 60 gal. 40 gal.
4-5 Bedrooms 80 gal. 50 gal.

Air Handler - shall be standard on all houses. Size and model as per heat loss / heat gain calculations.

Per local code requirements, all units shall be equipped throughout with automatic sprinkler systems designed and installed in accordance with NFPA 13D (one and two family)

Note: Plans are for reference only in the construction of the project detailed in the Construction Contract. These drawings are intended as a general representation of the Project to be built and do not contain every detail required for construction. In the case of information on these plans and in the construction contract not matching, the construction contract will over-ride the plans.

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EXCEPTIONS

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2. Ceiling height in basements without habitable spaces may not be less than 6'-8" clear except for under beams, girders, ducts, or other obstructions where the clear height shall be 6'-4"

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Roofing shall comply with chapter 3 - Roof Assemblies

Attic area shall be vented per Sec R906

Plans

All attic spaces with height greater than 30" shall be provided with a 22"X35" min. attic access Ref. Sec R807

Interior Finishes shall comply with a flame spread classification not greater than 200. Ref. Sec. R302.9

Exterior wall coverings shall comply w/ Sec. R703

Radiant Control measure shall comply with IRC 2009 Appendix F

Thermal / moisture protection

Ceilings - R-49 blown wood or fiberglass.

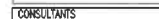
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Exterior basement finished foundation walls - R-12 batt insulation with kraft face vapor barrier to inside.

Floors at overhang - R-19 batt insulation with kraft face vapor barrier up.





Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION

PROJECT NO: _____

DRAWN BY: _____

DATE: 12/26/2024

SHEET SCALE 1/4"=1'-0"

SHEET TITLE
EXISTING/DEMO PLANS

A3



SPG
ARCHITECTURE
 11 STEELE STREET
 ANNAPOLIS, MARYLAND 21401
 SPGARCHITECTURE.COM
 443.353.0594

CONSULTANTS

Dierking Carport Addition Project
 600 Towerbank Court
 Severna Park, Maryland 21146

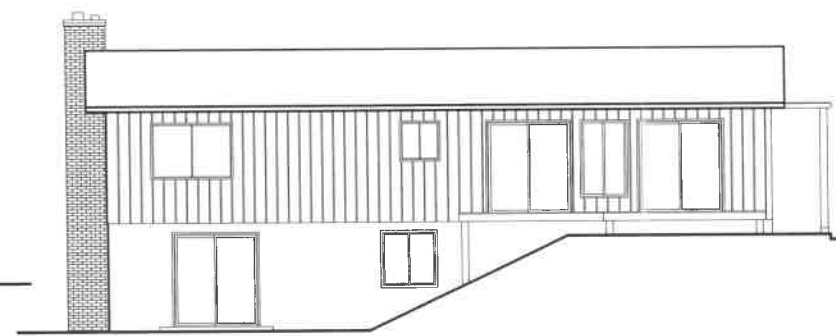
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PROJECT NO:
 DRAWN BY:
 DATE: 12/31/2024
 SHEET SCALE: NOT TO SCALE
 SHEET TITLE:
 EXISTING ELEVATIONS

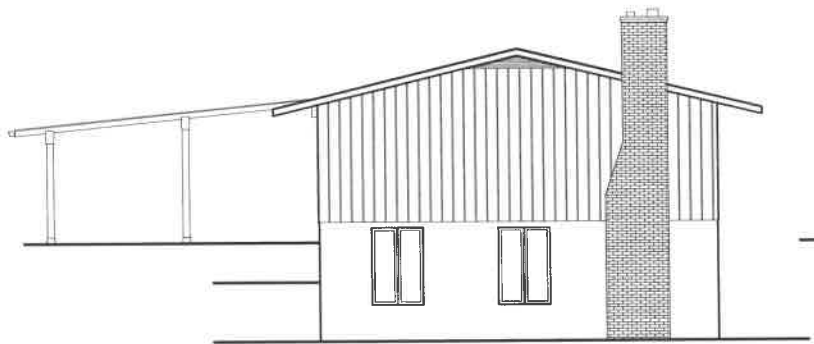
A4



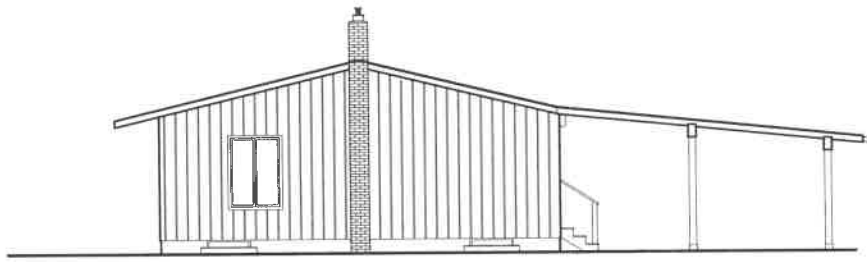
1
A4 FRONT ELEVATION



4
A4 REAR ELEVATION



2
A4 RIGHT SIDE ELEVATION



3
A4 LEFT SIDE ELEVATION

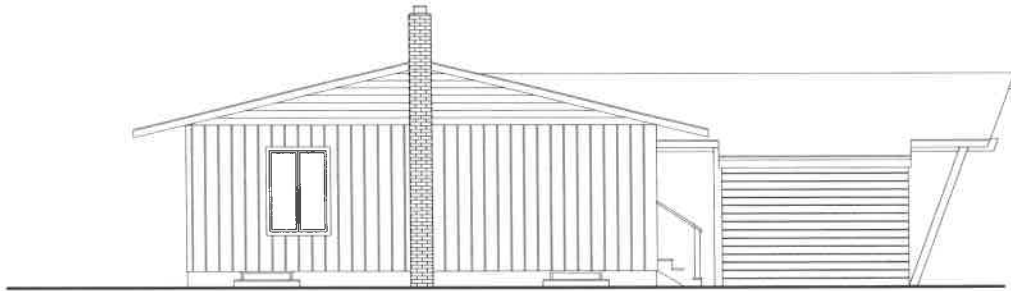
CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION

PROJECT NO:
DRAWN BY:
DATE: 12/31/2024
SHEET SCALE 1/4"=1'-0"
SHEET TITLE
NEW ELEVATIONS

A5



3 LEFT SIDE ELEVATION
A5



2 FRONT ELEVATION
A5



1 RIGHT SIDE ELEVATION
A5

MARK	DATE	DESCRIPTION

PROJECT NO: _____

DRAWN BY: _____

DATE: 12/31/2024

SHEET SCALE 3/8"=1'-0"

SHEET TITLE

SECTION



CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK DATE DESCRIPTION

PROJECT NO:

DRAWN BY:

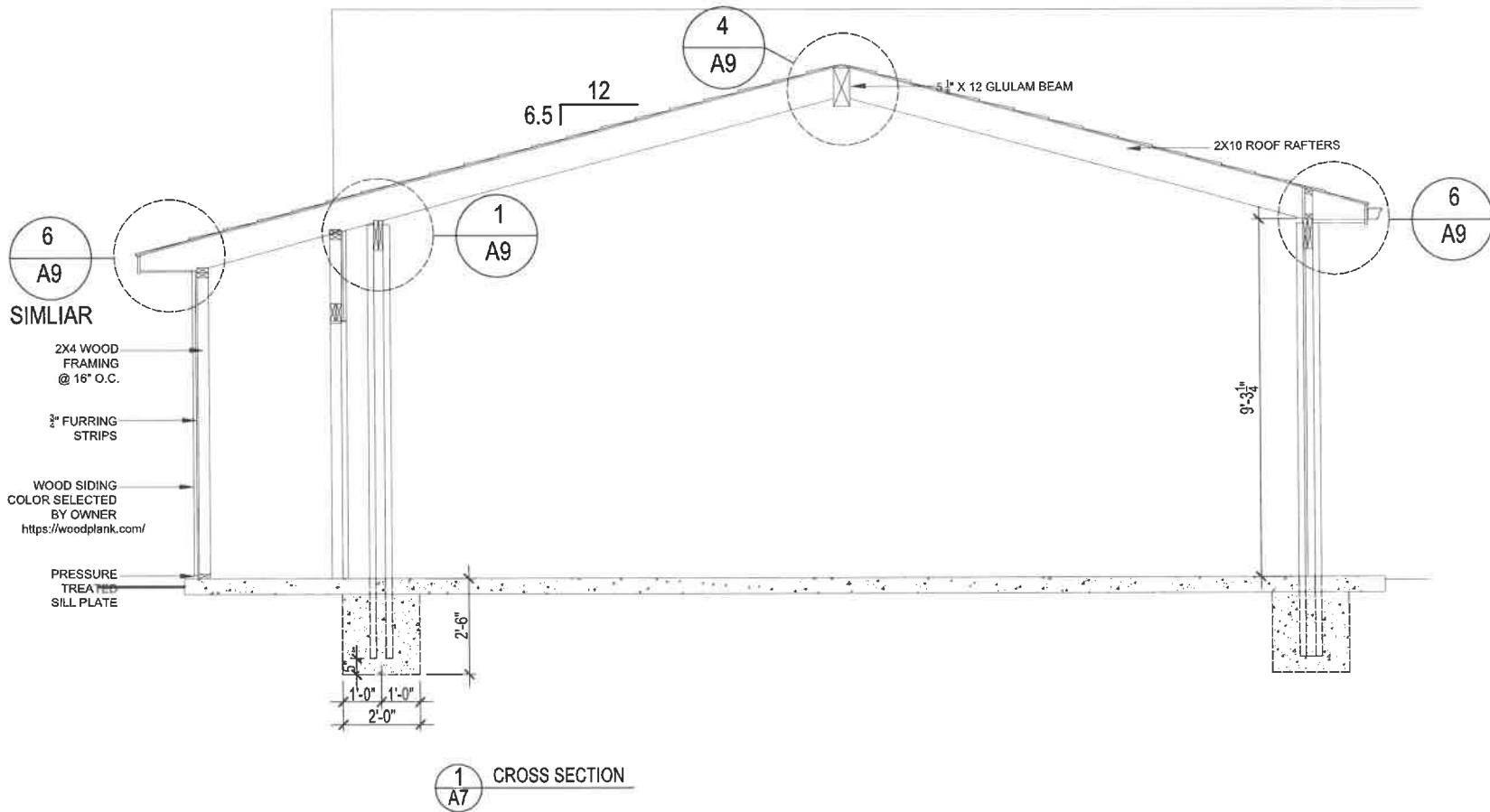
DATE: 12/31/2024

SHEET SCALE: 1/8"=1'-0"

SHEET TITLE

SECTION

A7



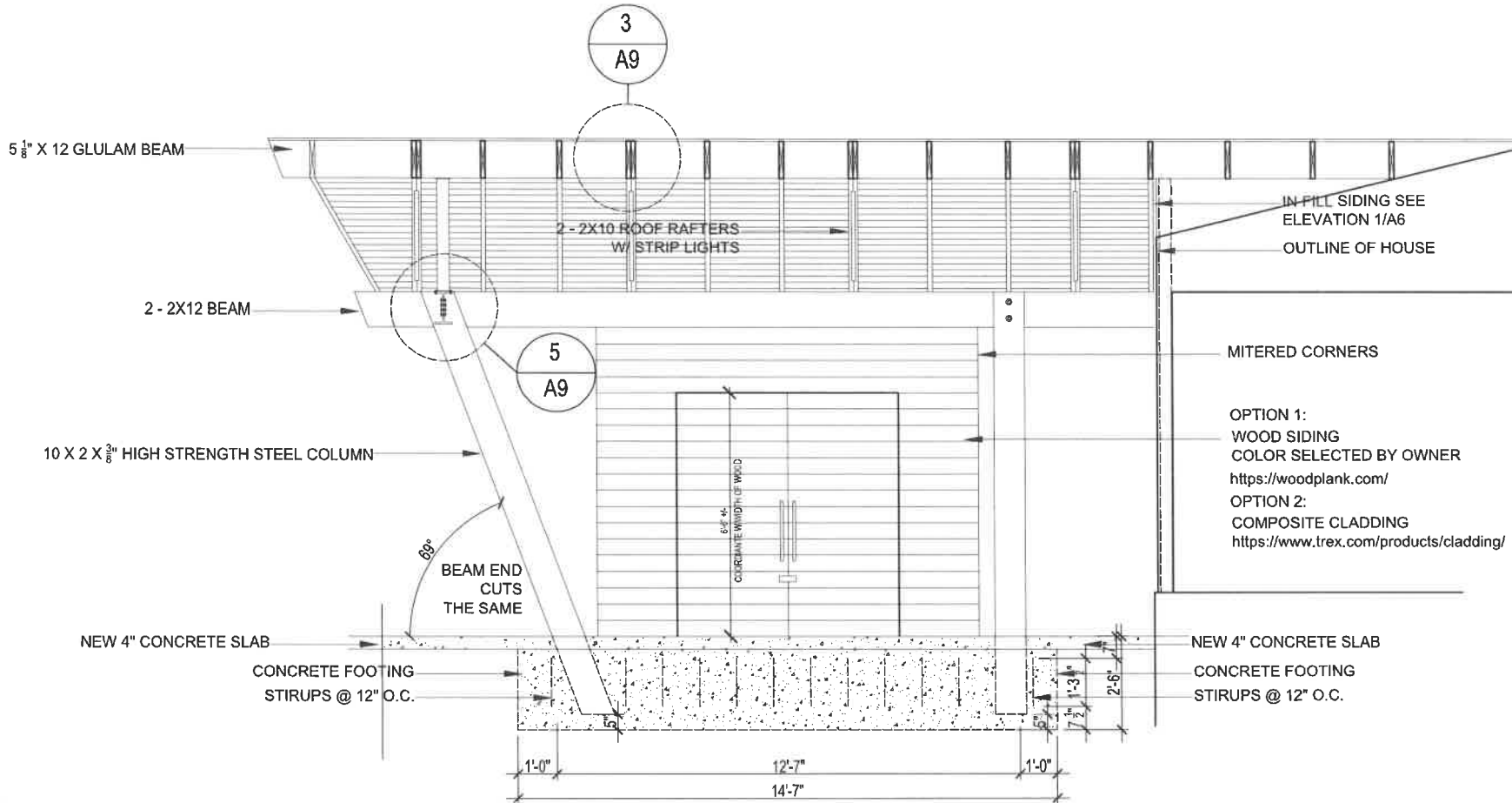
1
A7 CROSS SECTION

CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION
PROJECT NO:		
DRAWN BY:		
DATE:	12/31/2024	
SHEET SCALE:	1/8"=1'-0"	
SHEET TITLE:	SECTION	

A8



1
A7 CROSS SECTION

MARK	DATE	DESCRIPTION

PROJECT NO: _____

DRAWN BY: _____

DATE: 12/31/2024

SHEET SCALE/E"=1'-0"

SHEET TITLE _____

SECTION _____

6
A9



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2024-0119-P)

DATE OF MEETING: 01/8/2025

P&Z STAFF: Donnie Dvott, Kelly Krinetz

APPLICANT/REPRESENTATIVE: Matt Forgen EMAIL: mforgen@aol.com

SITE LOCATION: 600 Tower Bank Court, Severna Park LOT SIZE: 15,102 sf ZONING: R1

CA DESIGNATION: LDA BMA: NA or BUFFER: Y APPLICATION TYPE: Critical Area Variance

The applicant is proposing to remove an existing car port and shed and to construct a new carport and shed on the front of the existing dwelling. The shed will be located within the roofline of the proposed carport. While the site is not waterfront, the presence of steep slopes contiguous to the buffer expands the 100' buffer to encompass the entire site. The proposal will require a variance to disturb this expanded buffer along with a variance to disturb steep slopes.

The site abuts a 20' wide right of way to the north which would make the lot line labeled 161.19' a corner side lot line. This lot line would have a setback of 40' being a corner side. It appears that the addition will not meet this setback and a variance will be required.

COMMENTS

The **Critical Area Team** commented that they have no objection.

Zoning Administration Section: The site plan will need to dimension the distance between the proposed addition and the corner side lot line so a variance distance can be determined. The existing dwelling height and addition height should be clearly labeled on the site plan. The applicant should provide additional justification on why the size of the carport is being increased and how this increased size represents the minimum necessary.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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.