

## **Letter of Explanation (4/23/25)**

Dear Zoning Administration of AAC and Administrative Hearing Officer,

My wife and I are applying for a variance to build a storage shed on our lot. Due to the physical irregularities of the property, we are not able to build our shed in any other location than the one we're proposing. Our corner lot has many large trees and a wrap around fence that preclude us from building elsewhere; the proposed storage shed location is meant to maximize the existing vacant space in the least obtrusive way possible, while keeping with the general spirit of County's critical area program.

We currently have an existing external structure (barn) that is 9' away from the dividing property line (fence) of our neighbors at 132 Groh Lane. Instead of leaving a vacant, unused space between the barn and the fence, the goal is to build a storage shed attachment to the existing barn, to house lawn equipment, kids' toys, bikes, and various other household items. These items have been stored in our carport and are in plain sight for neighbors and visitors alike – our family would enjoy the ready access to these items in a convenient, safe location in a storage shed.

Our corner lot is roughly 1/3 acre, with the right angle corner of the lot being furthest away from the street, adjacent to two other properties. All three properties have either a fence or a natural dividing line (trees/bushes) between them. The proposed storage shed would only be seen from Groh Lane, and would be coordinated style-wise with the existing barn structure.

In the Hillsmere Shores neighborhood, we have noticed many neighbors with storage sheds that are remarkably close to fences, which we can only assume are dividing lines of properties. I completely understand the want to utilize the lot space available; setting storage sheds as far back as possible is a natural tendency, especially against a fence-line. We hope to be granted this variance so that we can utilize our property to it's fullest potential.

### Existing structures:

House – 1600 sq. ft., approx. 30' tall, 15' setback from property line

Barn – 432 sq. ft., approx. 20' tall, 9' setback from property line

### Proposed Structure:

Storage Shed – 96 sq. ft., 8' tall, 3' setback from property line (6'W x 16'L)



LOT 1  
BLOCK D  
SECTION 2  
PLAT 1  
"HILLSMERE ESTATES"  
PB 23-36

LOT 3

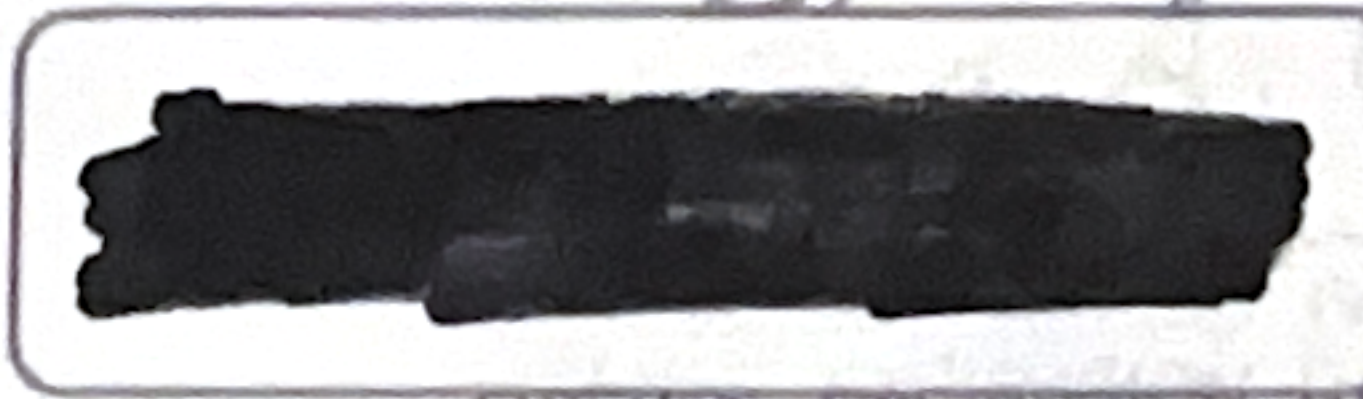
LOT 2  
BLOCK D  
SECTION 2  
PLAT 1  
"HILLSMERE ESTATES"  
PB 23-36

SHED Dimensions:  
6' W x 16' L  
8' H (peak height)



**D. Agee Plat**

I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.



PROP. LS#577 11/17/23  
EXPIRATION DATE 03/24/2025

134 GROH LANE

PB 23-36

LOCATION DRAWING  
LOT 3 BLOCK D SECTION 2 PLAT 1

Hillsmere Shores



BEACH DRIVE

GROH LANE

WELL

2 STORY FRAME #134

CAR PORT

PORCH

GRAVEL DRIVE

GATE

GATE

Proposed shed site

SHED =  
3' from fence  
(property line)

25'  
25'  
25'

1" = 30'

AROUND PLAT NORTH



# CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number \_\_\_\_\_

Total Site Area 14374 Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area 2444 Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

\* Please Indicate Square Footage of Woodland Removed for the following:

- |                                     |                                                                         |
|-------------------------------------|-------------------------------------------------------------------------|
| 1. House <u>0</u> Sq. Ft.           | 5. Accessory Structure <u>0</u> Sq. Ft.                                 |
| 2. Septic or sewer <u>0</u> Sq. Ft. | 6. Additions <u>0</u> Sq. Ft.                                           |
| 3. Well <u>0</u> Sq. Ft.            | 7. Storm Water Management <u>0</u> Sq. Ft.                              |
| 4. Driveway <u>0</u> Sq. Ft.        | 8. Other Clearing: work area; access; stockpiles, etc. <u>0</u> Sq. Ft. |

\* Total Woodland Removed = 0 Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVEL IS CONSIDERED AN IMPERVIOUS SURFACE.

\* Please Indicate Square Footage of Impervious Coverage for the following:

- | <u>Existing Impervious</u>                 | <u>Proposed Impervious</u>                 |
|--------------------------------------------|--------------------------------------------|
| 1. House (roof area) <u>1332</u> Sq. Ft.   | 1. House (roof area) <u>0</u> Sq. Ft.      |
| 2. Driveway + Sidewalks <u>344</u> Sq. Ft. | 2. Driveway + Sidewalks <u>0</u> Sq. Ft.   |
| 3. Accessory Structures <u>720</u> Sq. Ft. | 3. Accessory Structures <u>144</u> Sq. Ft. |
|                                            | 4. Additions <u>0</u> Sq. Ft.              |

\* Total Existing and Proposed Impervious Coverage 2540 Sq. Ft.

@ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I David Agee, \_\_\_\_\_, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 3, block # D of Subdivision Hillsmere Shores.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

[Signature] (Signature) 2/11/25 (Date)  
Property Owner (Title)

\_\_\_\_ (Signature) \_\_\_\_ (Date)  
\_\_\_\_ (Title)

David Agee  
134 Groh Lane  
Annapolis MD 21403  
4/23/25

#### **CRITICAL AREA REPORT NARRATIVE**

- The proposed use of the subject property and project is residential.
- Trees include: gum, poplar, oak, and cedar. We have 3 azalea shrubs and several large bushes that line the divide between our neighbor's yard and the subject property. Roughly 40% of our property is vegetated by trees and shrubs – none of the property will be disturbed by the proposed development.
- The proposed storage shed will have a gutter system that will combine with the existing gutters on our barn.
- Impervious surfaces before construction:
  - House + Carport (55.5' x 24')
  - Gravel areas
    - Driveway – (8' x 43')
- Impervious surfaces after construction:
  - House + Carport (55.5' x 24')
  - Gravel areas
    - Driveway – (8' x 43')
    - Storage shed (6' x 18')



David Agee &lt;davidjagee@gmail.com&gt;

---

**Profile 2025-0023-P**

---

**Donald Dyott Jr.** <pzdyot22@aacounty.org>  
To: "DavidJAgee@gmail.com" <DavidJAgee@gmail.com>

Mon, Mar 3, 2025 at 12:58 PM

David,

As per our phone conversation, the variance you are seeking is only for setbacks for a proposed shed and not any critical area variance. Even though your property is in the critical area, since you are not seeking a variance to any critical area criteria, no prefile is required. I have denied acceptance of prefile 2025-0023-P and you can proceed with applying for the variance. Thanks.

Donnie

--



**Donnie Dyott Jr.**  
Office of Planning and Zoning  
Planner, Zoning Administration Section  
O: 410-222-7437

[www.aacounty.org](http://www.aacounty.org)

***The Best Place  
For All***

# 134 Groh Lane topographic map



## Legend

Foundation

Parcels



Structure

County Structure



Elevation

Topo 2023

Index

Intermediate



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.

0 100 200  
ft

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 1"=100'