

**FINDINGS AND RECOMMENDATION  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICANT:** Joshua B. Thompson

**ASSESSMENT DISTRICT:** 2

**CASE NUMBER:** 2025-0013-V

**COUNCIL DISTRICT:** 6

**HEARING DATE:** April 17, 2025

**PREPARED BY:** Joan A. Jenkins  
Planner III



**REQUEST**

The applicant is requesting a variance to allow an accessory structure (garage, workshop & storage with a deck) in the front yard of a non-waterfront lot with less setbacks than required on property located at 1315 Saint Stephens Church Road in Crownsville.

**LOCATION AND DESCRIPTION OF SITE**

The subject property consists of 10.52 acres of land and is located with frontage on Saint Stephens Church Road south of Penderbrook Drive. The property is identified as Parcel 10 in Grid 5 on Tax Map 43, Lot 4R in the Guy Allen Property subdivision. The property is primarily zoned RA – Rural Agricultural District with a small area of OS - Open Space District in the rear. The site is currently improved with a two-story single-family detached dwelling, a shed and associated facilities. The property is served by private well and septic facilities.

**APPLICANT'S PROPOSAL**

The applicant proposes to construct a two car garage (32' x 23'-10", 745 sq. ft.) with an attached workshop (30' x 16', 512 sq. ft.) and an L-shaped wrap around deck (37'1" x 12', 543 sq. ft.) on the first floor and basement storage (31' x 15'-3", 473 sq. ft.) with a concrete slab under the upper deck, in the front yard of a non-waterfront lot with an existing principal structure.

**REQUESTED VARIANCE**

§18-2-204 (b) of the Anne Arundel County Zoning Ordinance provides that "when a new principal structure is constructed in an RA District, an existing barn may be retained in the front yard. Otherwise an accessory structure may not be located in the front yard of a non-waterfront lot." A principal structure already exists; therefore a locational variance is required for the accessory structure containing a workshop and storage with a deck to be in the front yard of this nonwaterfront lot.

The proposal meets all setback requirements for the RA district under §18-4-301 and therefore

does not require a variance to setbacks.

## **FINDINGS**

The subject property is a flag lot with the main portion of the lot being irregularly shaped. The property well exceeds the lot size and width requirements for the RA District; this lot was created by subdivision in 1986 with a subsequent revision to the access in 1990.<sup>1</sup>

The current County aerial photograph from 2024 reveals large lots with variously sized houses in this area. While accessory structure may not be seen in the front yards of the nearby lots, it is not unusual for a large rural lot to have an accessory structure in the front yard, particularly when the dwelling is set back far into the lot. The existing dwelling on the subject property was built in 2000 according to State Tax Assessment records. The property currently has a small shed that is in the front yard. That shed can clearly be seen in aerial photos as far back as 2007, however, a building permit was not found on file for the shed. The applicant has indicated that the shed will be moved.

The letter of explanation describes the property as being surrounded by a natural ravine which restricts the placement and development of structures in compliance with the zoning regulations. The letter notes that granting the variance would not infringe on the privacy, safety or enjoyment of any neighboring property and the driveway is more than 1000 feet long making the property remote and secluded.

The architectural plans show the floor plan and elevations of the proposed structure. The structure will be ground level on the northern side and will be supported by pilings on the south side due to the topography of the lot. The structure will have a two-car garage with a workshop behind and a deck off the workshop. The lower level will be used for storage.

The **Health Department** commented that the proposal does not affect the on-site sewage or well water supply system and therefore has no objection to the variance.

The **Department of Recreation and Parks** commented that the site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The granting of the variance would not alter the essential character of the neighborhood and will not impair the appropriate use or development of adjacent properties as the surrounding properties are already developed and are quite a distance from the proposed development. The variances will not be contrary to acceptable clearing and replanting practices and will not be detrimental to the public welfare.

To be granted a variance it must be found that because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical

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<sup>1</sup> Plat 5274 Book 101 Page 49, the Guy Allen Property. Plat 6760 Book 129 Page 37 was an administrative plat to reconfigure lots 4 and 5 to relocate private access to lot 4-R.

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, 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. This lot does have some limiting factors due to the location of existing improvements and the topography of the lot. The dwelling is located at the rear of the lot over one thousand feet from the St. Stephens Church Road. Behind and to the south of the dwelling is a perennial stream with a 100-foot buffer. These limitations make it difficult for the applicant to construct an accessory structure in a location within the confines of the Code. This creates a hardship for the applicant by denying him the ability to construct a detached garage/workshop. Therefore, the request can be considered to be the minimum necessary to afford relief.

### **RECOMMENDATION**

Based upon the standards set forth in §18-16-305, under which a variance may be granted, the Office of Planning and Zoning recommends that the variance requests to allow an accessory structure (garage, workshop & storage with deck) to be located in the front yard of a non-waterfront lot as shown on the site plan, be **approved**.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

GENERAL NOTES

CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION IN DISTRICT OF ANNE ARUNDEL COUNTY.  
ALL TRADES PERFORMING WORK SHALL MEET OR EXCEED CODE REQUIREMENTS WITH REGARD TO MATERIALS, CONSTRUCTION, AND INSTALLATION METHODS.

ALL TRADE (PLUMBING, ELECTRICAL AND MECHANICAL) DWGS ARE SCHEMATIC EACH APPLICABLE CONTRACTOR TO INTRODUCE NEW WORK AND TIE INTO EX. WHERE APPROPRIATE IN MOST EFFICIENT MANNER WHILE COMPLYING WITH ALL CODES.

THESE DRAWINGS HAVE BEEN DEVELOPED IN COORDINATION WITH PROJECT SPECIFICATIONS. THE DRAWINGS AND SPECIFICATIONS SHALL BE USED TO COMPLEMENT EACH OTHER.

REVIEW CONTRACT DOCUMENTS AND FIELD DIMENSIONS AND CONDITIONS. CONFIRM THAT WORK IS BUILDABLE AS SHOWN. PROMPTLY REPORT ANY ERRORS, CONFLICTS, OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION. IF THE CONTRACTOR FAILS TO NOTIFY ARCHITECT OF A KNOWN NONCONFORMITY, THEN THE CONTRACTOR IS TO PAY SUCH COSTS AND DAMAGES TO THE OWNER AS WOULD HAVE BEEN AVOIDED IF NOTIFICATION HAD BEEN PERFORMED.

COORDINATE WORK WITH THE OWNER/TENANT, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

CONTRACTOR SHALL ENSURE THAT CONTRACTOR EMPLOYEES AND SUBCONTRACTORS SHALL COMPLY WITH ALL BUILDING RULES AND REGULATIONS.

OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT.

INCLUDE THESE IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

COORDINATE WITH TELECOMMUNICATIONS, DATA, AND SECURITY SYSTEM INSTALLATION.

MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

WORK AREAS TO BE SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.

PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.

DURING CONSTRUCTION, EACH TRADE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR WORK.

REVISIONS

No.	DESCRIPTION	DATE	BY
A	DESIGN PERMIT SET	11/11/2024	

STORAGE FLOOR	GARAGE FLOOR
STORAGE	DECK
TOTAL AREA= 473 SQ FT	TOTAL AREA= 793 SQ FT
	GARAGE
	WORKSHOP
	TOTAL AREA= 512 SQ FT
	TOTAL AREA= 2008 SQ FT

TOTAL AREA= 2481 SQ FT

OWNER INFORMATION

1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

PROPERTY INFORMATION

PROPOSED

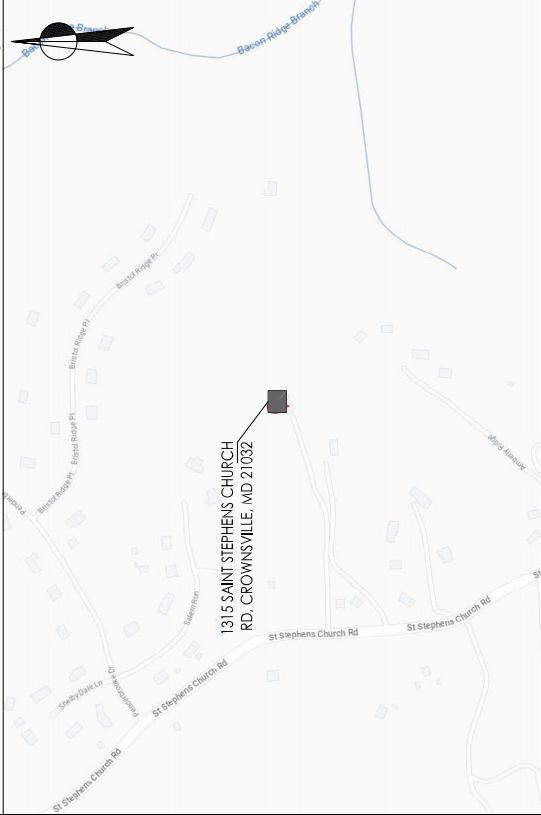
GARAGE  
DECK  
WORKSHOP  
STORAGE

EXISTING CONDITION

SQUARE: 1980 SF  
JURISDICTION: ANNE ARUNDEL COUNTY  
LOT: 10.52 Acres  
BUILT: 2481  
PARCEL #: 0200090049372

PROJECT: NEW GARAGE AND WORKSHOP

VICINITY MAP



DRAWING INDEX

G001	COVER SHEET
G002	SITE PLAN
A001	ARCHITECTURAL NOTES
A002	ARCHITECTURAL PROPOSED MAIN FLOOR
A003	ARCHITECTURAL PROPOSED ROOF / DOOR & WINDOW SCHEDULE
A004	ARCHITECTURAL PROPOSED FRONT & LEFT ELEVATION
A005	ARCHITECTURAL PROPOSED REAR & RIGHT ELEVATION
S001	STRUCTURAL NOTES
S002	STRUCTURAL FOUNDATION
S003	STRUCTURAL FRAMING
S004	STRUCTURAL ROOF PLAN
S005	STRUCTURAL SECTION
S006	STRUCTURAL BRACED WALL
S007	STRUCTURAL DECK FRAMING
S008	STRUCTURAL DECK ELEVATION

APPLICABLE CODES

ANNE ARUNDEL COUNTY  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL EX. BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRICAL CODE  
WSSC PLUMBING & FUEL GAS CODE

IRC 2018 DESIGN CRITERIA

Floor Live Load	40 psf
Roof Live Load	30 psf
Dead Loads	10 psf
Ground Snow Load	30 psf
Wind Speed Exposure	115 mph
Seismic Design Category	Category B
Weathering	Severe
Frost Line Depth	30"
Termitite Area	Moderate to Heavy
Decay Area	Slight to Moderate
Winter Design Temperature	13 F
Ice Shield Undeplacement	Yes, Required
Flood Hazard	July 18, 1975 / September 29, 2006
Air Freezing Index	300
Mean Annual Temperature	55 F
Framing Lumber	psf # 2
E (MODULUS OF ELASTICITY):	1.3 Mpsi
Fb (BENDING):	850 PSI
Fv SHEAR (PARALLEL TO GRAIN) :	150 PSI
Fc COMPRESSION (PARALLEL TO GRAIN):	405 PSI

INSULATION / ENERGY NOTES

CLIMATE ZONE: 4
WINDOWS/DOORS GLAZED
FENESTRATION U-FACTOR: 0.32
WINDOWS/DOORS GLAZED
FENESTRATION SHGC: 0.55
SKYLIGHT U-FACTOR: 0.40
SKYLIGHT SHGC: 0.40
CEILING R-VALUE: 49
WOOD FRAME WALL R-VALUE: 20 OR 13+5
MASS WALL R-VALUE: 8/13
FLOOR R-VALUE: 19
BASEMENT c WALL R-VALUE: 10/13
SLAB c R-VALUE & DEPTH: 10.2ft
CRAWL SPACE c WALL R-VALUE: 10/13

SHEET TITLE:

COVER SHEET

PROJECT DESCRIPTION:  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

DATE:

11/11/2024

SCALE:

N/S

SHEET:

G001

Drawings Provided By:  
Vican  
Design & Construction, LLC  
12700 80th Ave  
Crownsville, MD 21032  
301.781.8090

NO	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		11/11/2024



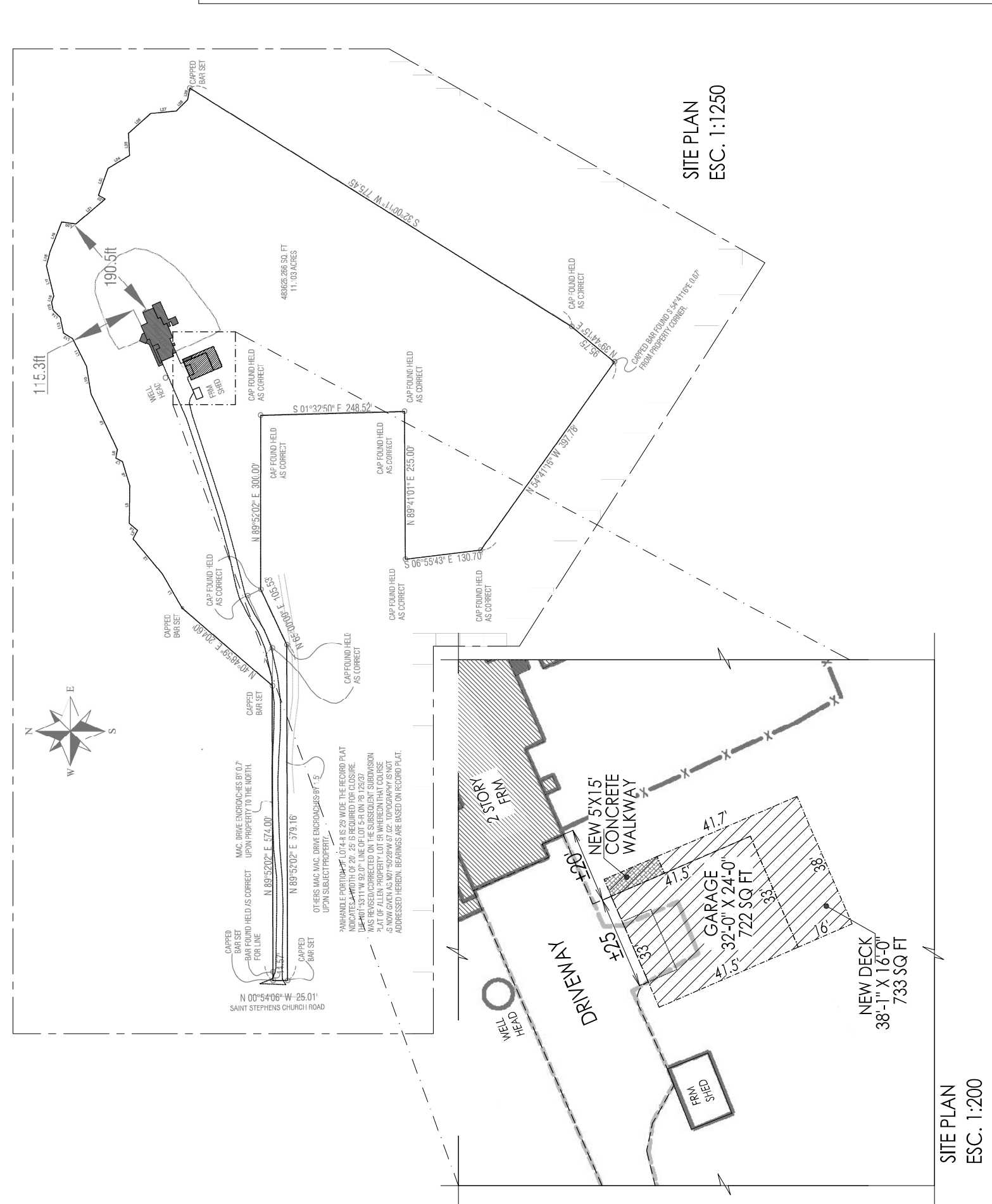
Drawings Provided By:  
**Vican**  
Design & Construction, LLC  
12401 Hwy 3090  
Washington, DC 20032  
202-850-8090  
vican@vicanllc.com

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMANENT SET		11/11/2024

SHEET TITLE:  
**SITE PLAN**

PROJECT DESCRIPTION:  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

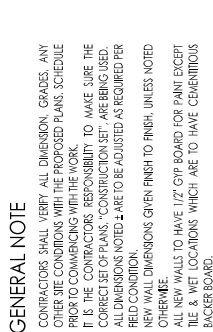
DATE:	11/11/2024
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SHEET:	G002



**SITE PLAN**  
ESC. 1:1250

**SITE PLAN**  
ESC. 1:200





SMOKE DETECTOR HARDWIRED  
WITH BATTERY BACKUP

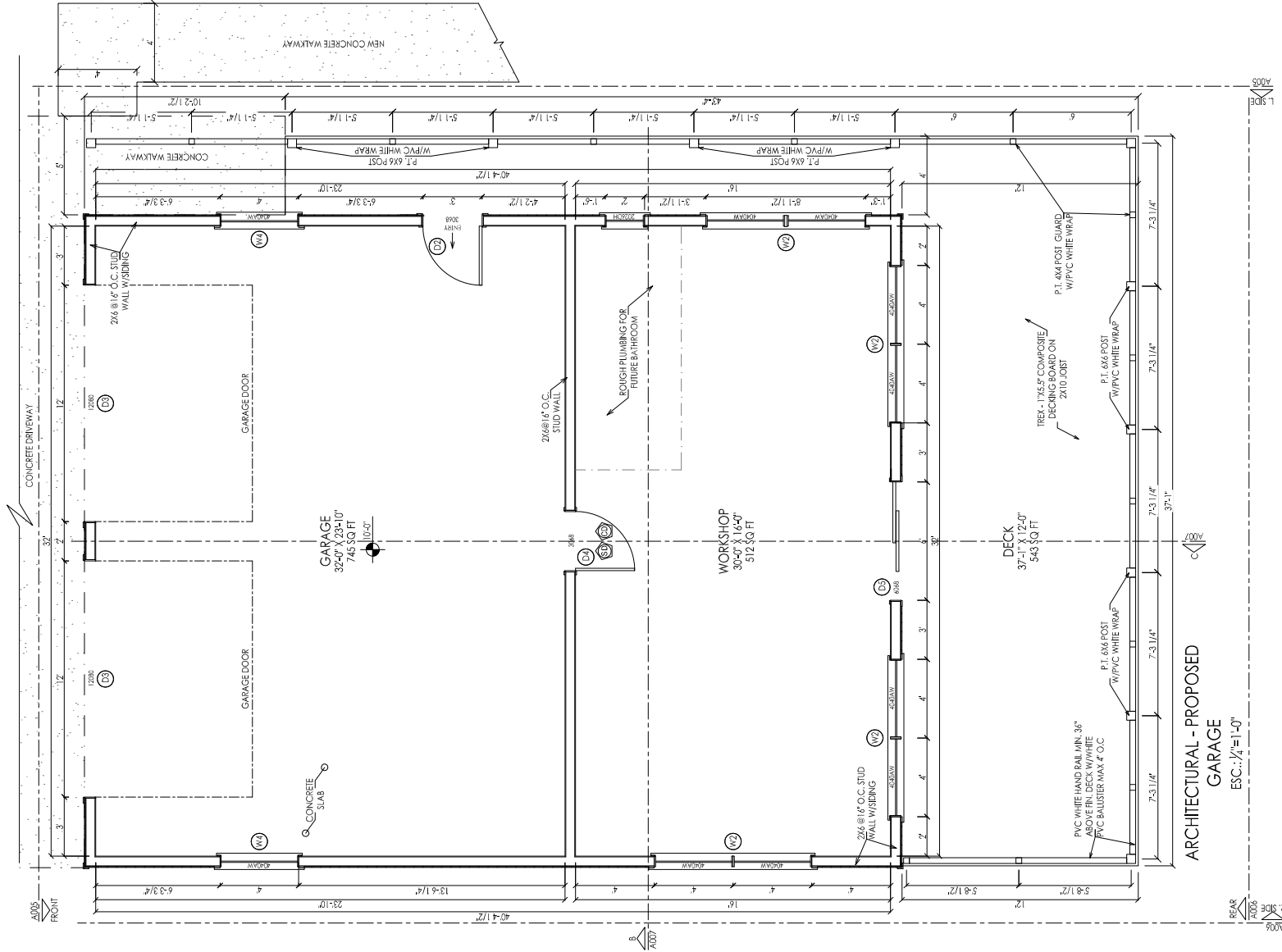
## LEGEND

NO.	DESCRIPTION	BY	DATE.
A	DESIGN PERMIT SET		11/11/2024

**Design & Constructions, LLC**  
 2020 Old Chapel Ct., Bowie, MD 20720  
 www.dcsllc.com  
 (202) 805-8050

PROJECT DESCRIPTION:  
1315 SAINT STEPHEN  
RD, CROWNSVILLE

DATE:	11/11/2024
SCALE:	$\frac{1}{4}''=1'-0''$
SHEET:	



# LEGEND

---	NEW WALL
---	PROJECTION FOUNDATIONS, ROOF, STAIRS
---	SMOKE DETECTOR HARDWIRED WITH BATTERY BACKUP
---	CARBON MONOXIDE HARDWIRED WITH BATTERY BACKUP

## GENERAL NOTE

CONTRACTOR SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK.  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET", ARE BEING USED. ALL DIMENSIONS NOTED ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.  
NEW WALL DIMENSIONS GIVEN FINISH TO FINISH, UNLESS NOTED OTHERWISE.  
ALL EXTERIOR WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EJECT THE 8" WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD.

Design & Construction, LLC

12401 Hwy 8090

Waco, TX 76798

Drawings Provided By:

Vicam

11/11/2024

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		11/11/2024

ARCHITECTURAL PROPOSED  
MAIN FLOOR  
SHEET TITLE:

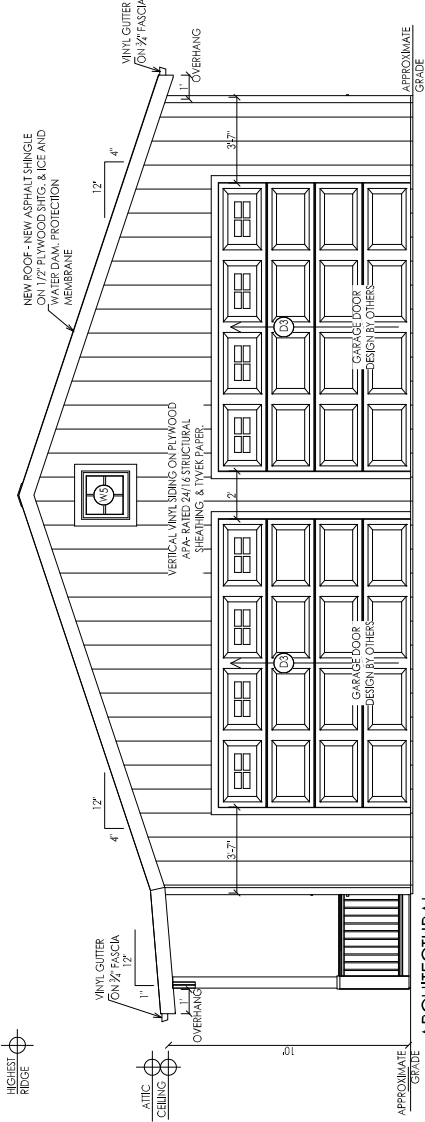
PROJECT DESCRIPTION:  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

DATE:	11/11/2024
SCALE:	1/4"=1'-0"
SHEET:	A003

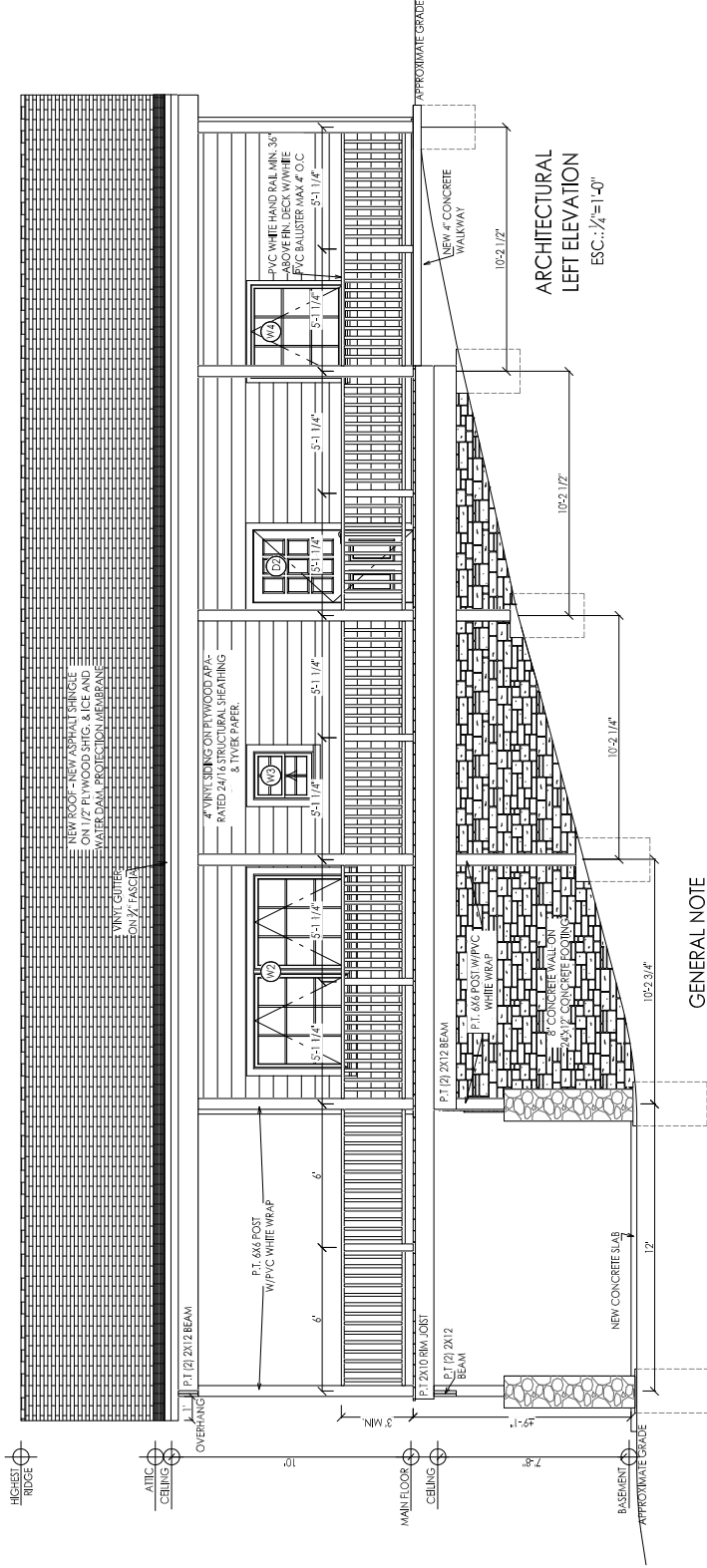
## ARCHITECTURAL - PROPOSED GARAGE

ESC.: 1/4"=1'-0"





ARCHITECTURAL  
FRONT ELEVATION  
ESC.: 1/4"=1'-0"



ARCHITECTURAL  
LEFT ELEVATION  
ESC.: 1/4"=1'-0"

GENERAL NOTE

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK. IT IS THE CONTRACTORS' RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET", ARE BEING USED.  
ALL DIMENSIONS NOTED ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.  
NEW WALL DIMENSIONS GIVEN IN INCHES TO FINISH UNLESS NOTED OTHERWISE.  
ALL NEW WALLS TO BE 1/2" GYPSUM BOARD FOR PAINT EXCEPT TILE & WEI LOCATIONS WHICH ARE TO HAVE CONTINUOUS BACKER BOARD.

Drawings Provided By:  
**Vicun**  
Design & Construction, LLC  
12201 Hwy 8090  
Crownsville, Maryland 21032  
www.vicunllc.com

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		11/11/2024

SHEET TITLE:  
ARCHITECTURAL  
PROPOSED  
FRONT & LEFT ELEVATION

PROJECT DESCRIPTION:  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

DATE:	11/11/2024
SCALE:	1/4"=1'-0"
SHEET:	
A005	

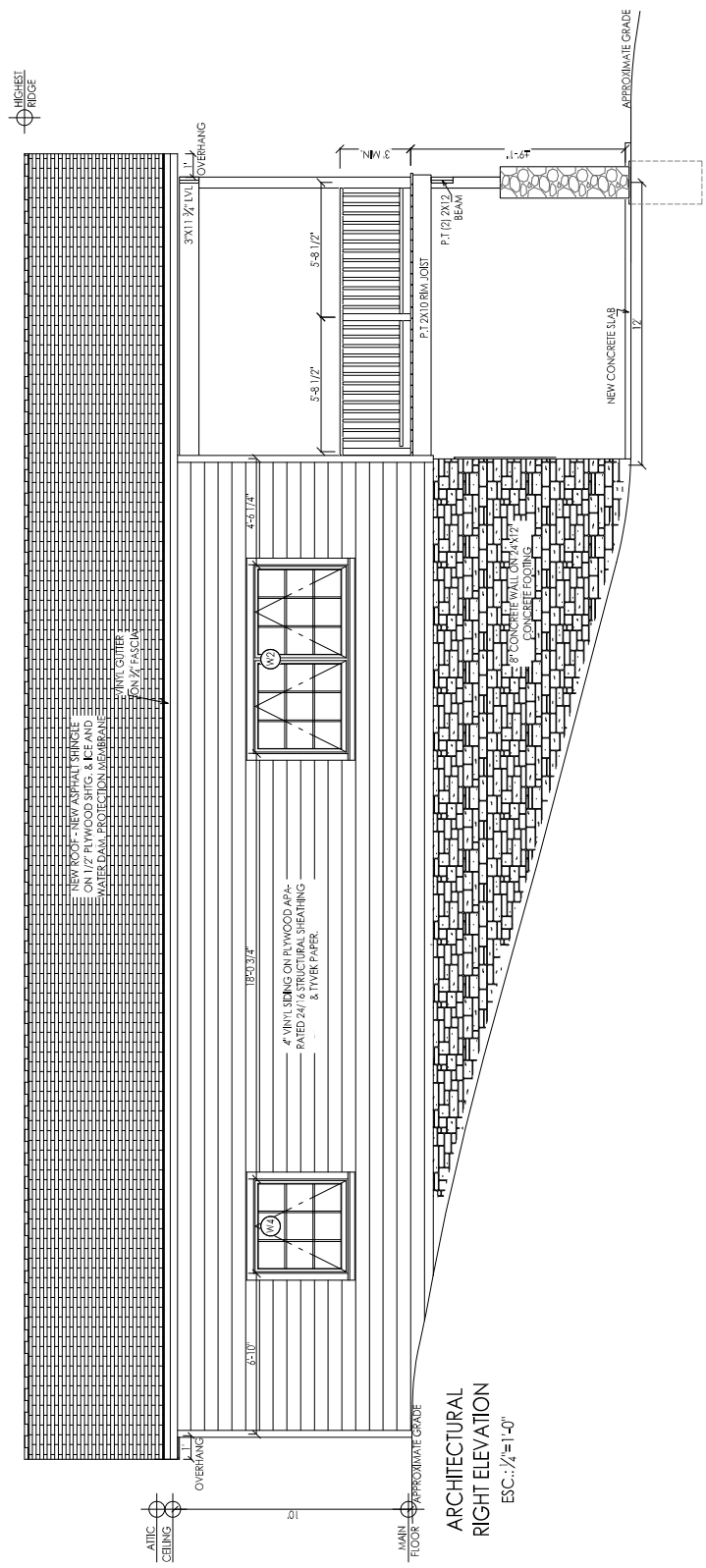
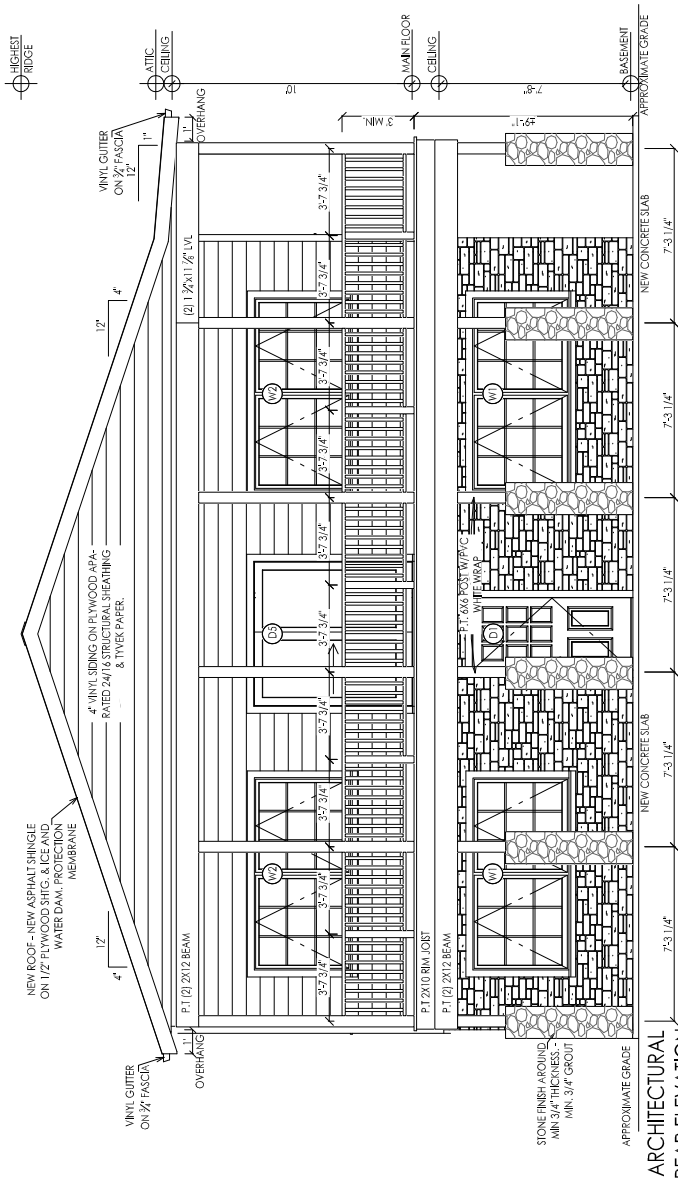
**GENERAL NOTE**

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PROPTO COMMENCING WITH THE WORK.

IT IS THE CONTRACTORS "RESPONSIBILITY" TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET" ARE BEING USED. ALL DIMENSIONS NOTED & ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION.

NEW WALL DIMENSIONS GIVEN RINGH TO FINISH, UNLESS NOTED OTHERWISE.

ALL NEW WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT TILE & WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD.



PROJECT DESCRIPTION:

SECTION B & C

DRAWINGS PROVIDED BY:  
**Vican**  
 Design & Constructions, LLC  
 2922 Old Chapel Ct. Suite, Mt 20720  
 vicanconstruct@gmail.com  
 (220) 805-8050

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS, SCHEDULE PRIOR TO COMMENCING WITH THE WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE SURE THE CORRECT SET OF PLANS, "CONSTRUCTION SET," ARE BEING USED.

ALL DIMENSIONS NOTED "2" ARE TO BE ADJUSTED AS REQUIRED PER FIELD CONDITION. NEW WALL DIMENSIONS GIVEN FINISH TO FINISH, UNLESS NOTED OTHERWISE.

ALL NEW WALLS TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT 1" & 2" WET LOCATIONS WHICH ARE TO HAVE 1/2" GYP BOARD FOR PAINT EXCEPT 3/4" BOARD.





STRUCTURAL NOTES

- A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 15% MAXIMUM MOISTURE CONTENT.
- B. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

1. WOOD JOISTS, JOISTS AND BEAMS
- a. FLEXURE F<sub>b</sub> = 875 PSI
- b. SHEAR F<sub>v</sub> = 135 PSI
- c. MODULUS OF ELASTICITY E = 1,400,000
2. WALL STUDS, STUD GRADE
- a. FLEXURE F<sub>b</sub> = 675 PSI
- b. COMPRESSION PARALLEL F<sub>c</sub> = 725 PSI
- c. MODULUS OF ELASTICITY E = 1,200,000

- C. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS". MINIMUM MEMBER PROPERTIES SHALL BE MANUFACTURED IN ACCORDANCE WITH TABLE 4B IN THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- D. ALL EXTERIOR WALL STUDS ARE TO BE 2"x6" SPACED AT 16" O.C. (UNO.). PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS:

- a. DOUBLE STUDS SHALL BE NAILED TOGETHER WITH 10d AT 6" O.C.
- b. TRIPLE STUDS SHALL BE NAILED TOGETHER WITH 16d AT 6" O.C.
- c. FOR (4) STUD POSTS, USE 20d NAILS AT 8" ON CENTER.
- E. PROVIDE JMWSON STRONG-TE (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING LOCATIONS UNO.
- F. ROOF SHEATHING SHALL BE 5/8" BIRCH, CDX, APA STRUCTURAL I RATED SHEATHING. EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION. SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6" ON CENTER AT BOUNDARY PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- G. WALL SHEATHING SHALL BE 1/2" BIRCH, CDX, APA STRUCTURAL I RATED SHEATHING. EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION. SHEATHING SHALL BE FASTENED WITH 8d NAIL AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- H. ALL PLYWOOD SUBFLOORING SHALL BE 3/4" BIRCH, CDX, APA RATED 32716 ADVANTECH SHEATHING. SHEATHING SHALL BE GLED WITH SURELOCK ADHESIVE AND BE FASTENED WITH 6d NAILS AT 6" ON CENTER AT PANEL EDGES AND AT 12" ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- I. LAMINATED VENEER LUMBER (LVL) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS AND NOT BE LESS THAN SIZE SPECIFIED IN PLANS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

- a. FLEXURE F<sub>b</sub> = 2,800 PSI
- b. SHEAR F<sub>v</sub> = 285 PSI
- c. MODULUS OF ELASTICITY E = 1,900,000
- J. PARALLEL STRAND LUMBER (P.S.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS FOR P.S.L. POSTS:
- a. FLEXURE F<sub>b</sub> = 2,400 PSI
- b. COMPRESSION F<sub>c</sub> = 2,500 PSI
- c. MODULUS OF ELASTICITY E = 1,800,000
- K. PROVIDE MIN 3" BEARING FOR ALL LAMINATED VENEER AND PARALLEL STRAND BEAMS. Z' BEARING FOR STANDARD LUMBER BEAMS.
- L. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED @ 6'-0" MINIMUM.
- M. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE.
- N. ALL PLYWOOD PANELS EDGES SHALL BE CONTINUOUSLY BLOCKED AND NAILED.
- O. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND JMWSON SDS (STRONG-DRIVE SCREWS). USING THE FASTENER-ON-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED IN A STAGGERED PATTERN:

PILES	DEPTH	FASTENERS	SPACING	ROWS
9'-1/2"	(21)-1/2"	10d NAILS	12" O.C.	2
(21)-1/2"	14'-18"	10d NAILS	12" O.C.	3
(31)-1/2"	9'-12"	16d NAILS	16" O.C.	2*
(31)-1/2"	14'-18"	16d NAILS	16" O.C.	3*
(21)-3/4"	9'-12"	12d NAILS	12" O.C.	2
(21)-3/4"	14'-20"	12d NAILS	12" O.C.	3
(31)-3/4"	9'-12"	SDS 1"x4 1/2"	12" O.C.	2*
(31)-3/4"	14'-20"	SDS 1"x4 1/2"	12" O.C.	3*

\*ALL TRIPLE AND 4-PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SDS-ON-SDS SPACING SHALL ALSO BE STAGGERED.

- P. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.
- Q. PROVIDE 16 GAGE JOIST HANGERS OR ANGLE CLIPS AT ALL JOIST CONNECTIONS WHERE THERE IS NO DIRECT BEARING SUPPORT.
- R. PROVIDE BRIDGING AT CENTER SPAN OF JOISTS OR INTERVALS NOT EXCEEDING 8 FEET.
- S. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2018 IBC, TABLE 2304.9.1 "FASTENING SCHEDULE." NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d = 0.131x2.5", 10d = 0.148x3", 16d = 0.162x3.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL.

- T. DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ON HALF THE SPAN.
- U. PROVIDE JMWSON H25.5A HURRICANE CLIPS FASTENED TO THE OUTSIDE FACE OF THE DOUBLE TOP PLATE AT ALL RAFTER BEARING POINTS.
- V. ROOF SHEATHING SHALL BE Laid CONTINUOUSLY BETWEEN THE EDGES OF THE ROOF. NO INTERRUPTIONS ARE PERMITTED AT CAP TRUSSES OR AT ROOF OVERBUILDS.

1. ALL WORK AND MATERIALS TO COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC CODES WITH CURRENT COUNTY CODE.
2. FASTENERS:
- A. ALL PREFABRICATED ANGLES, BEARING PLATES, AND JOIST HANGERS SHALL BE INSTALLED PER THE MANUFACTURER RECOMMENDATIONS.
- B. FOLLOW THE MANUFACTURER RECOMMENDATIONS FOR SETTING EPOXY BOLTS.
- C. EPOXY BOLTS SHALL BE RAWL POWER STUDS.

3. MASONRY:
- A. MASONRY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 530-11/ASCE-5-11 SPECIFICATIONS FOR MASONRY STRUCTURES.
- B. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING UNITS (ASTM C90) GRADE N-1 WITH A NET STRENGTH OF 2000PSI AND F-M = 1500PSI.
- C. ALL JOINTS TO BE FILLED SOLID WITH MORTAR.
- D. MORTAR TO COMPLY WITH ASTM C270 TYPE M OR S).
- E. PROVIDE CORRUGATED MASONRY TIES BETWEEN BRICK FACIA AND WOOD WALLS OR CMU WALLS AT 16" O.C. IN EACH DIRECTION.
- F. PROVIDE 9GA TRUSS STYLE JOINT REINFORCEMENT @ 16" O.C. VERTICALLY.
- G. LINTELS SHALL BE AS FOLLOWS:

- 3'-0" < OPENING ≤ 7'-0" - 1x6x3 3/4" LVL 4" OF WALL
- 7'-0" < OPENING ≤ 7'-0" - SEE PLAN
4. CAST IN PLACE CONCRETE:
- A. CONCRETE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 318-11, "PART 3 - CONSTRUCTION REQUIREMENTS."
- B. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000PSI UNO (UNLESS NOTED OTHERWISE).
- C. ALL CONCRETE SHALL BE PLACED WITH A SLUMP OF 4" (±2")
- D. ALL CONCRETE SHALL BE NORMAL WEIGHT UNO.
- E. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 6% ± 1% ENTRAINED AIR.
- F. CONTRACTOR SHALL POUR EXTRA CONCRETE TO ACCOUNT FOR THE DEFLECTION OF THE FORM WORK TO PROVIDE A FLAT FINISHED SURFACE.
- G. CONCRETE COVER FOR REINFORCEMENT SHALL BE:

1. 1 1/2" COLUMNS AND BEAMS
2. 1 1/2" SLABS
3. 3" FOOTINGS
4. REINFORCEMENT:
- A. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (F<sub>y</sub> = 60,000)
- B. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAP EDGES OF WIRE FABRIC AT LEAST 6" IN EACH DIRECTION.
5. DIMENSIONS: THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS.
6. COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL SLEEVES, DUCT OPENINGS AND HALES BETWEEN TRADES. ANY CONDUITS OR PIPES EMBEDDED IN CONCRETE MUST BE IN ACCORDANCE WITH ACI 318-11, CHAPTER 6, WHERE SLEEVES ARE CLOSELY SPACED IN A GROUP, THE GROUP SHALL BE TREATED AS AN OPENING AND REINFORCED ACCORDINGLY.
7. SUBMIT DRAWINGS SHOWING ALL OPENING SIZES AND LOCATIONS FOR THE APPROVAL BY THE STRUCTURAL ENGINEER.

PLATE CONNECTION WOOD TRUSSES:

- A. PREFABRICATED WOOD TRUSSES SHALL BE PROVIDED BY AN EXPERIENCED MANUFACTURER AND SHALL BE INSTALLED ACCORDING TO THEIR INSTRUCTIONS.
- B. ALL TRUSSES AND ACCESSORIES SHALL BE DESIGNED FOR THE LOCAL SNOW AND WIND LOADS PER THE LOCAL BUILDING CODE REQUIREMENTS.
- C. NAILED JOINTS, JOIST CONNECTIONS, SLOTTED JOINTS, AND LOAD AND STRESS TABLES SHALL BE SUBMITTED BY TRUSS MANUFACTURER.
- D. PROVIDE TEMPORARY BRACING TO HOLD TRUSSES IN PLACE UNTIL PERMANENTLY SECURED.
- E. PLACE PERMANENT BRIDGING, BRACING, AND ANCHORS TO MAINTAIN TRUSSES IN CORRECT POSITION BEFORE INCLUDING LOADS.

INSULATION NOTES:

1. ALL BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE.

2. ALL INSULATION INSTALLED PER MANUFACTURER'S REQUIREMENTS.

3. BLOWN OR POURED LOOSE FILL INSULATION INSTALLED ONLY WHERE ROOF SLOPE IS GREATER THAN OR EQUAL TO 3:12 AND MUST BE MARKED EVERY 300FT.

4. COMPLETE WITH R-VALUE REQUIREMENTS WITH CURRENT ENERGY CONSERVATION CODE.

5. ATTIC HATCH TO BE AIR SEALED & INSULATED TO A MINIMUM OF R-49.

6. PROVIDE Baffle OVER AIR PERMEABLE INSULATION ADJACENT TO SOHIT AND EAVE VENTS.

BUILDING ENVELOPE INSULATION TABLE	
REQUIRED	PROVIDED
WALL	R-20
FLOOR	R-19
CEILING	R-49

SOIL BEARING CAPACITY	
Design soil bearing pressure	2,000 psf
Design soil lateral pressure	45 psf
CONCRETE COMPRESSIVE STRENGTH	
Basement Slab	3,500 psi
Foundation	3,000 psi

Drawings Provided By: *Vicam* Design & Constructors, LLC  
12300 Hwy 8090  
Houston, Texas 77070  
Project: 01/2024/12/2024

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMANENT SET		11/11/2024

STRUCTURAL NOTES

SHEET TITLE:

PROJECT DESCRIPTION:  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

DATE:

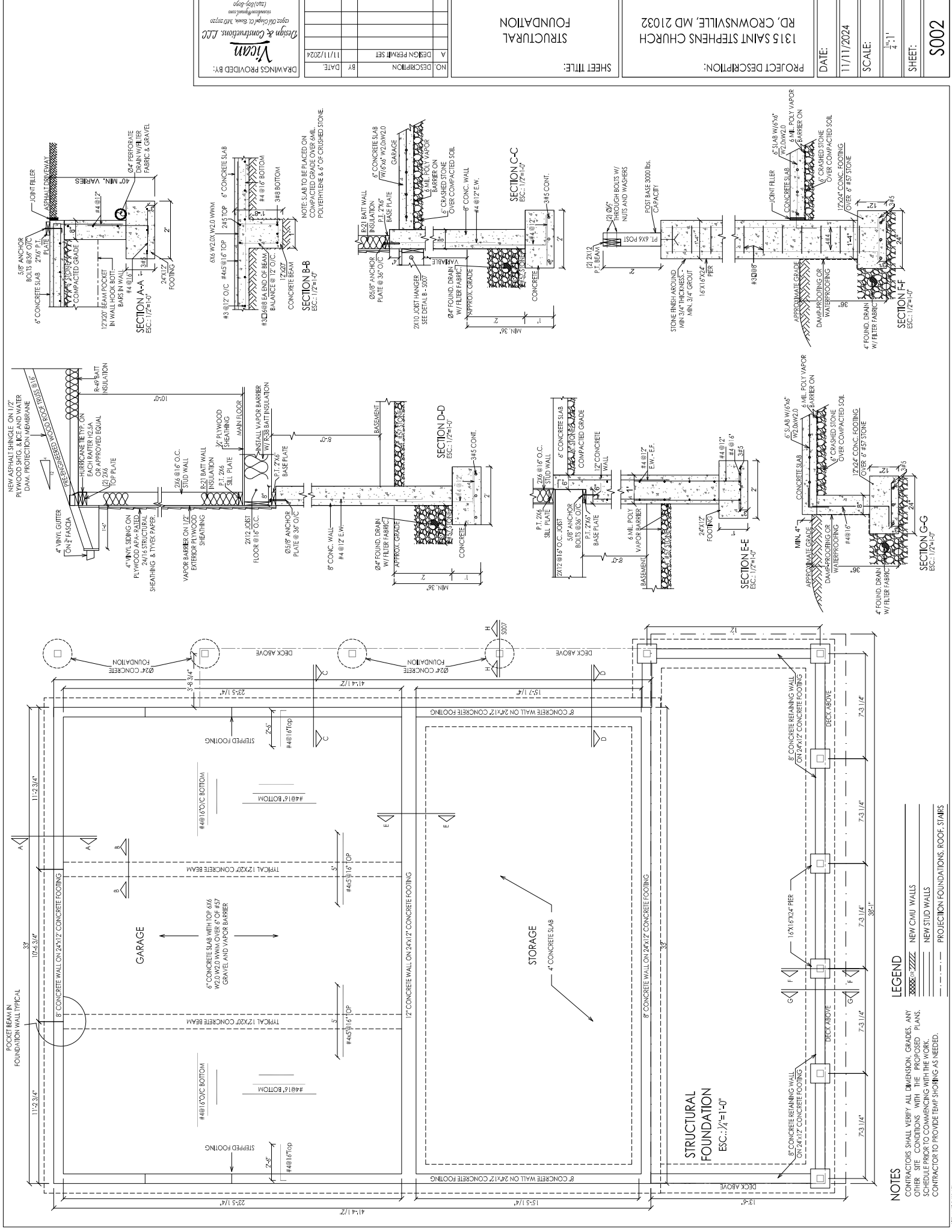
11/11/2024

SCALE:

N/S

SHEET:

5001



**NOTES**

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR TO PROVIDE TEMP SHORING AS NEEDED.

**LEGEND**

XXXXXX-XXXX NEW CMU WALLS  
----- NEW STUD WALLS  
--- PROJECTION FOUNDATIONS, ROOF, STAIRS

**PROJECT DESCRIPTION:**  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

**DATE:**  
11/11/2024

**SCALE:**  
1/4"=1'

**SHEET:**  
S002

**SHEET TITLE:**  
STRUCTURAL  
FOUNDATION

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMANENT SET		11/11/2024

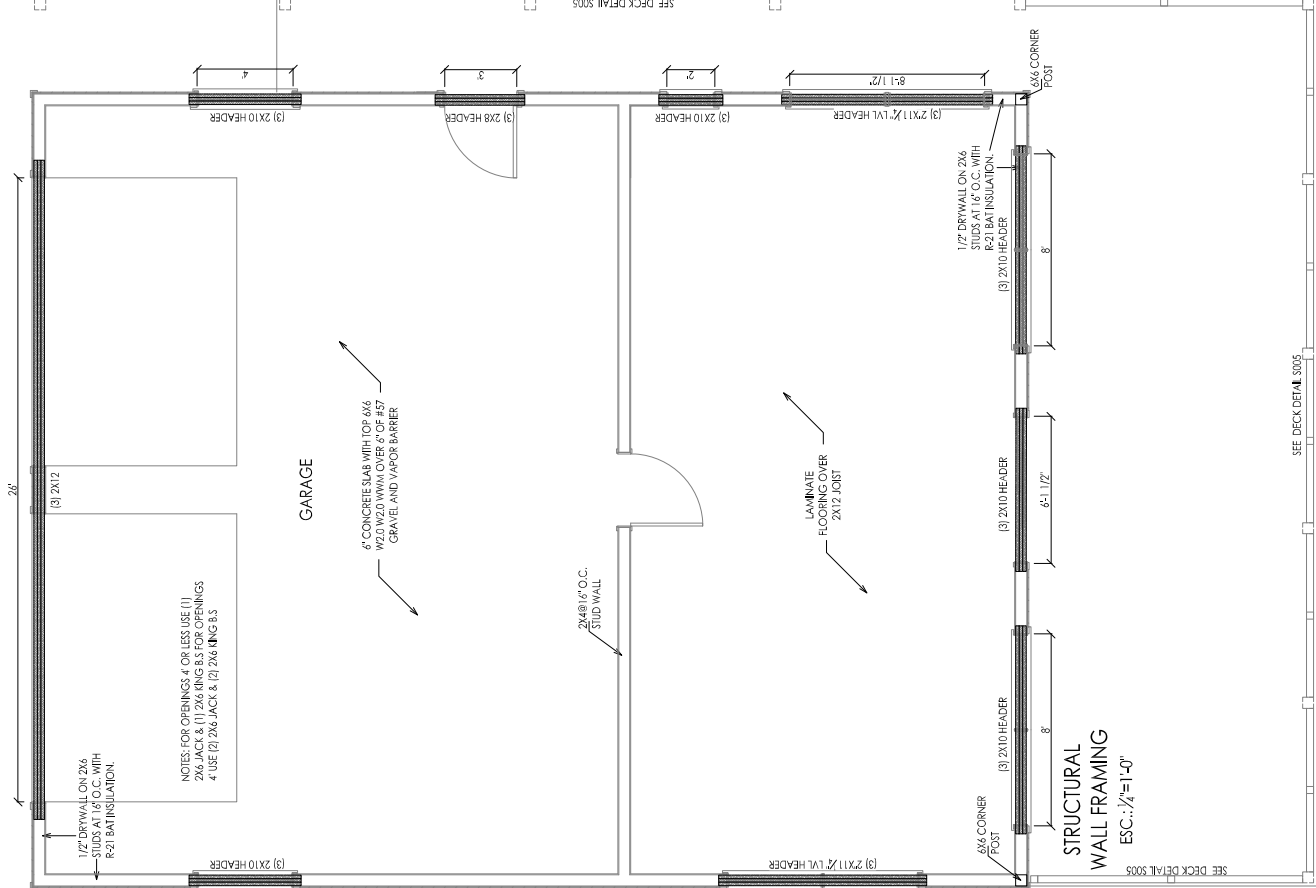
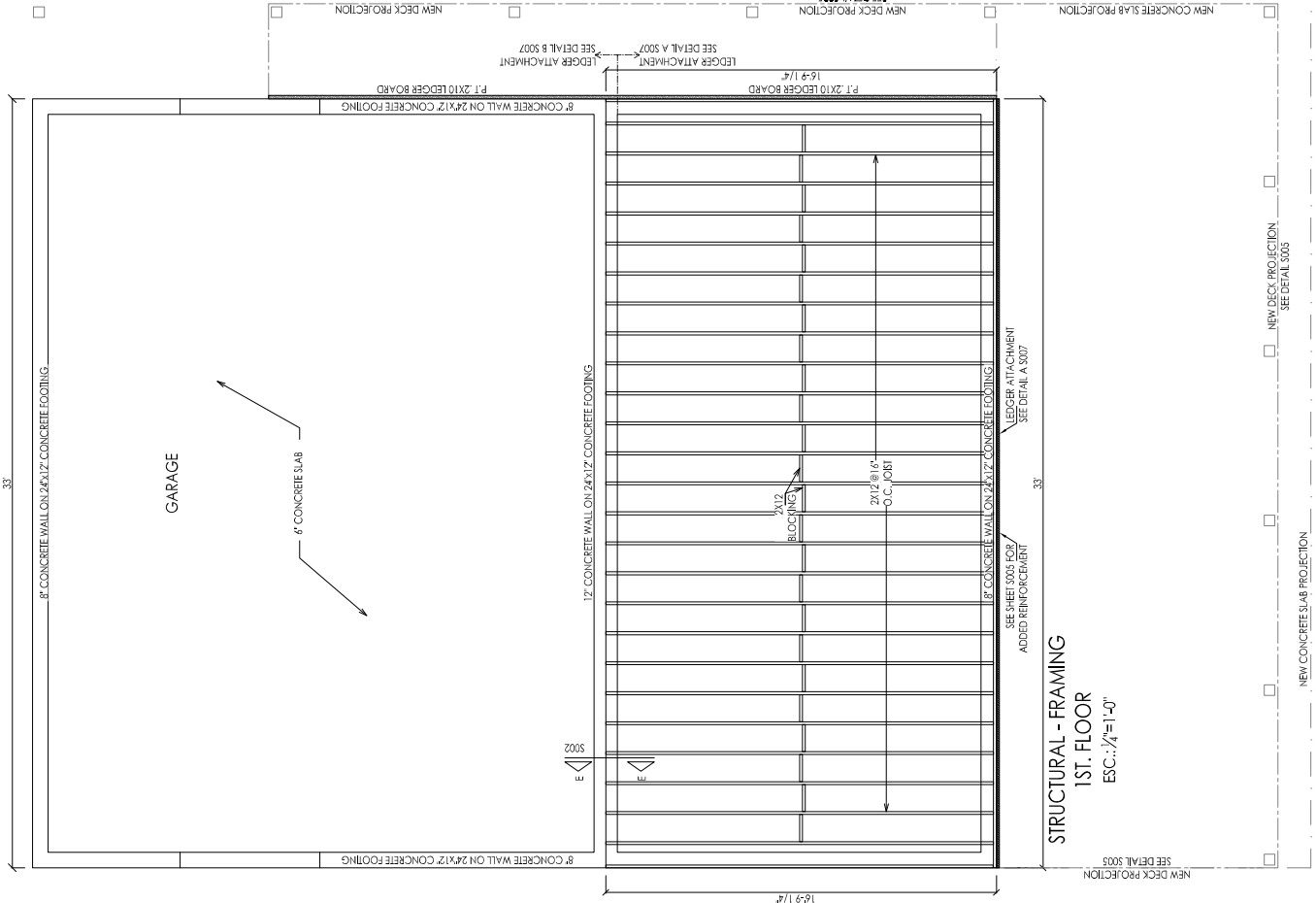
**DRAWINGS PROVIDED BY:**  
Vicam  
Design & Construction, LLC  
c:\projects\1315\_saint\_stephens\_church\1315\_saint\_stephens\_church.dwg  
11/11/2024

NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR TO PROVIDE TEMP SHORING AS NEEDED.

LEGEND

- XXXXX-ZZZZ NEW CMU WALLS
- NEW STUD WALLS
- PROJECTION FOUNDATIONS, ROOF, STAIRS



**Vicini**  
Design & Construction, LLC  
12345 Main Street, Suite 100  
Baltimore, MD 21201  
(410) 555-1234  
www.vicini.com

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		11/11/2024

SHEET TITLE: **STRUCTURAL FRAMING**

PROJECT DESCRIPTION: **1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032**

DATE:	11/11/2024
SCALE:	1/4" = 1'
SHEET:	S003

## LEGEND

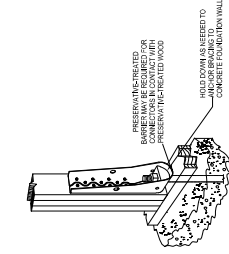
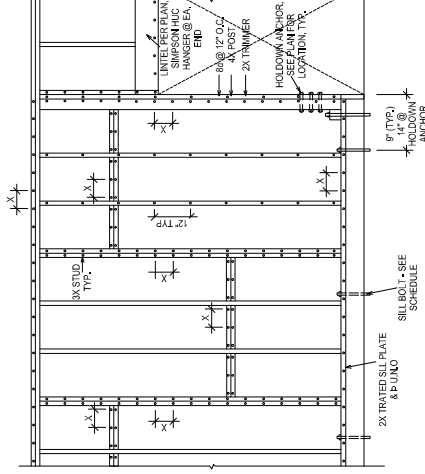
CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS WITH THE PROPOSED PLANS, SCHEDULE PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR TO PROVIDE TEMP SHORING AS NEEDED.

## NOTES:

1. INDIVIDUAL PIECES OF PLYWOOD SHALL BE NOT LESS THAN 24" IN LENGTH AND NOT 8 SO FT IN AREA.
2. WHERE EASE MOLDING SPACING IS 12" OR LESS, WALLS SHALL BE FULLY COVERED WITH SHEATHING.
3. BRITTING PANELS AND 1/2" PLATE SHEATHING SHALL OMIT CURB AT INTERIOR SHEAR WALLS PER PLAN (TYPE).
4. ADAPT DETAIL FOR BEARING ON STEEL BEAM, WHERE BEAM IS NOT FULLY COVERED BY SHEATHING, SHALL BE INSTALLED THROUGH THE TOP FLANGE OF THE STEEL BEAM.
5. PROVIDE CURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A CONSTANT CURVE AT LINE AT INTERIOR CORNERS AND AT JOINTS.
6. PARTIALLY SHEATHED WITH STRUCTURAL PLYWOOD, COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS REQUIRED FOR PROPER OVERALL WALL SCHEDULE FOR WALL SIZE SPACING.
7. "X" INDICATES CROSS MILING - SEE SHEAR PANEL SCHEDULE FOR WALL SIZE SPACING.

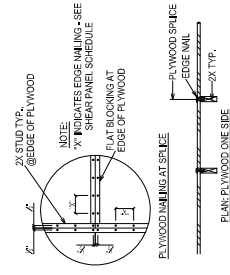
## 1 - SHEAR WALL CONSTRUCTION

ESC: NTS



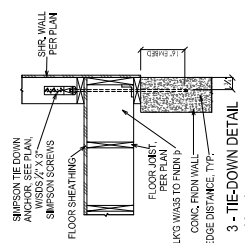
4 - TYP. HDU2 HOLDOWN

ESC: NTS



## 2. NAILING AT SPICE

Z = NA



### 3 - TIE-DOWN DETAIL

3 - 115-

DRAWINGS PROVIDED BY:  
**Vicam**  
 Design & Constructions, LLC  
 2902 Old Chapel Ct. Suite, M/D 20720  
 vicamdesign@gmail.com  
 (240) 809-8090

NO.	DESCRIPTION	BY	DATE.			
A	DESIGN PERMIT SET		11/11/2024			

## STRUCTURAL ROOF PLAN

**SHEET TITLE:**

1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

PROJECT DESCRIPTION:

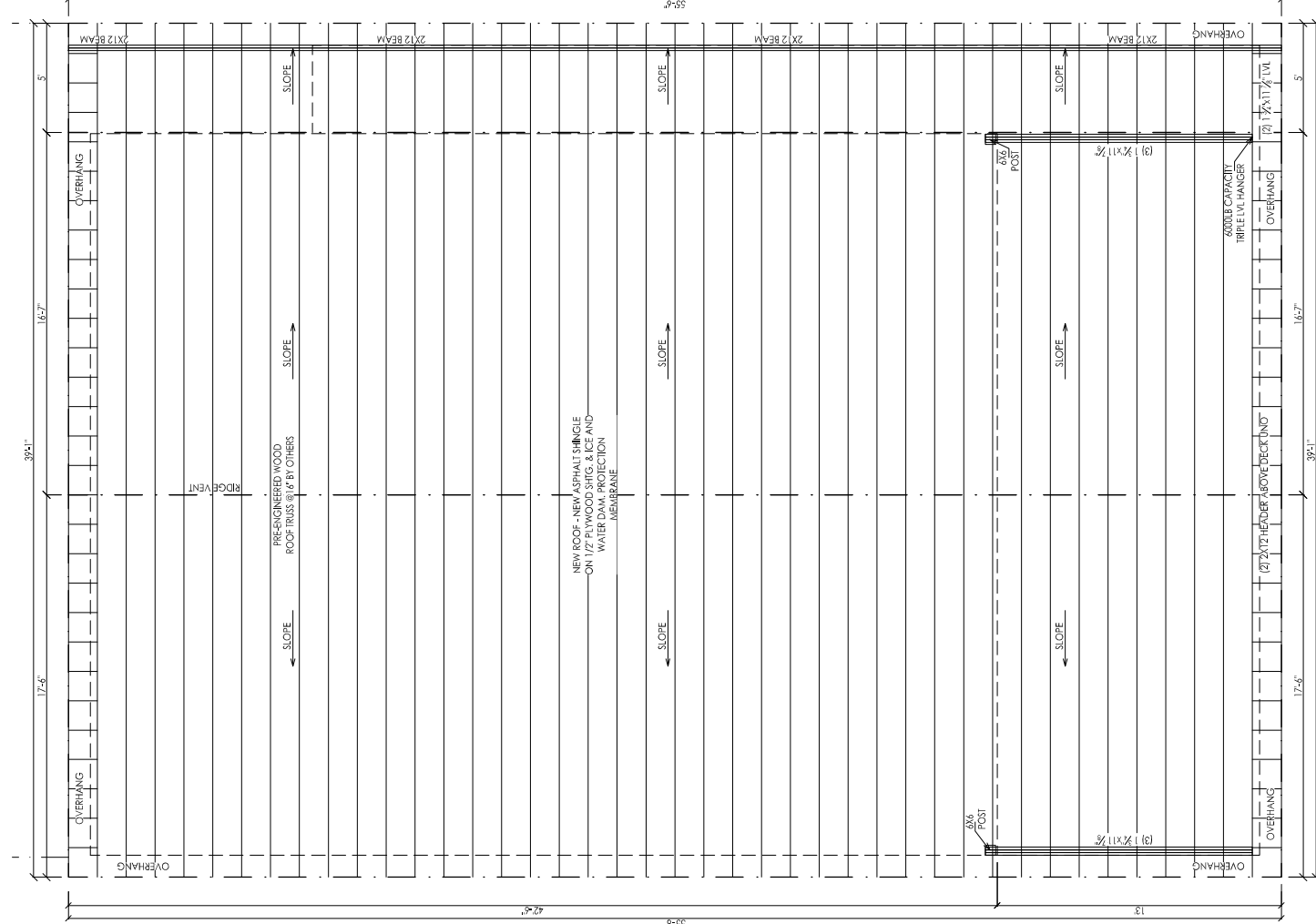
DATE \_\_\_\_\_

11/11/2024

SCALE:

1.1.7

5004



STRUCTURAL  
ROOF PLAN

ESC: 1/4"=1'-0"

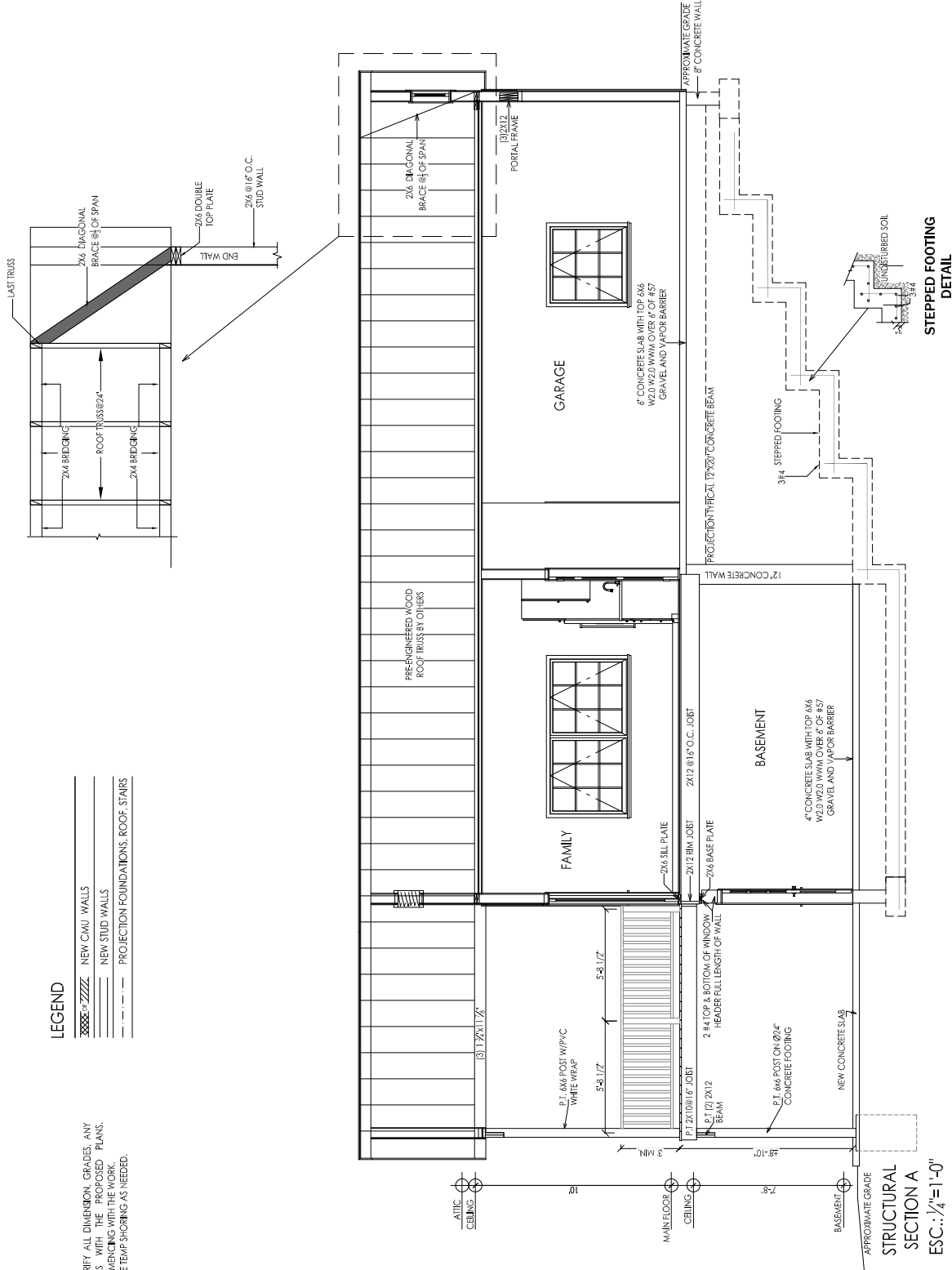
SPE: ANSI C (22x17)

NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSION, GRADES, ANY OTHER SITE CONDITIONS, WITH THE PROPOSED PLANS. SCHEDULE PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR TO PROVIDE TEMP SHORING AS NEEDED.

LEGEND

XXXXX-ZZZZ	NEW CMU WALLS
=====	NEW STUD WALLS
- - - - -	PROJECTION FOUNDATIONS, ROOF, STAIRS



CALCULATION SHEET

October 12, 2024

1315 St Stevens Church Rd

Roof Framing

4' openings

Span = 4.5'

W = 39/2 x 50 + 20 = 995 plf

M = 30.22 in-k

R = 2239 lbs

Double windows

Span = 8.5'

W = 995 plf

M = 8.98 k-ft

R = 4229 lbs

Cable windows

Span = 8.5'

W = 50 plf

M = 5.42 in-k

Garage doors

Span = 12.5'

W = 4200 lbs

Rt = 3583 lbs

W = 3 x 50 + 100 = 250 plf

M = 4.88 k-ft

R = 1962 lbs

Porch roof headers

Span = 12'

W = 995 plf

M = 17.91 k-ft

R = 5970 lbs

Cross header for porch roof LVL header

Span = 7.25'

P = 5970 lbs at x = 3.25'

W = 250 plf

Rt = 4200 lbs

Rt = 3583 lbs

W = 12.33 k-ft

M = 10.75 k-ft

Try 2 - #5

Span = 8'

W = 10.75 k-ft

M = 10.75 k-ft

Span = 8'

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M = 10.75 k-ft

Span = 8'

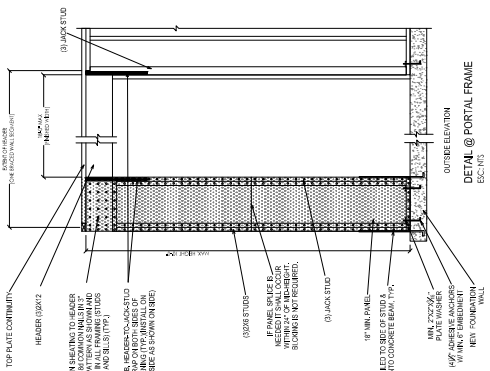
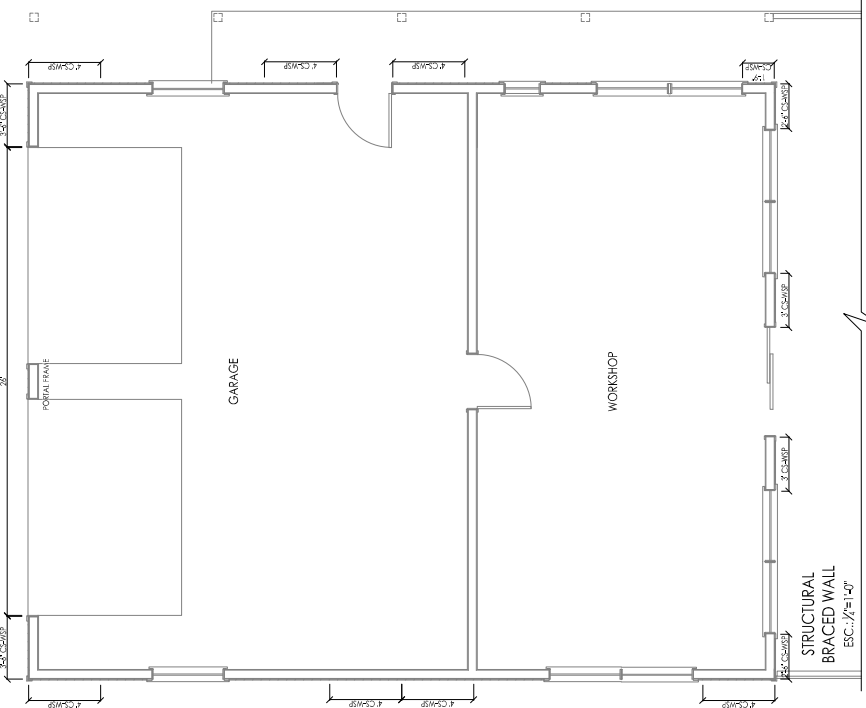
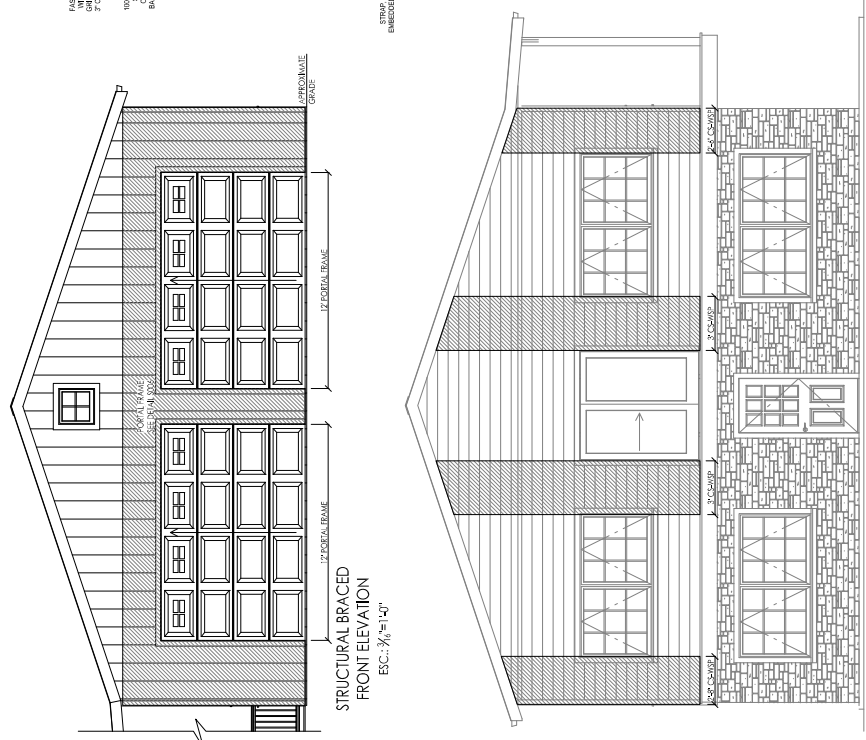
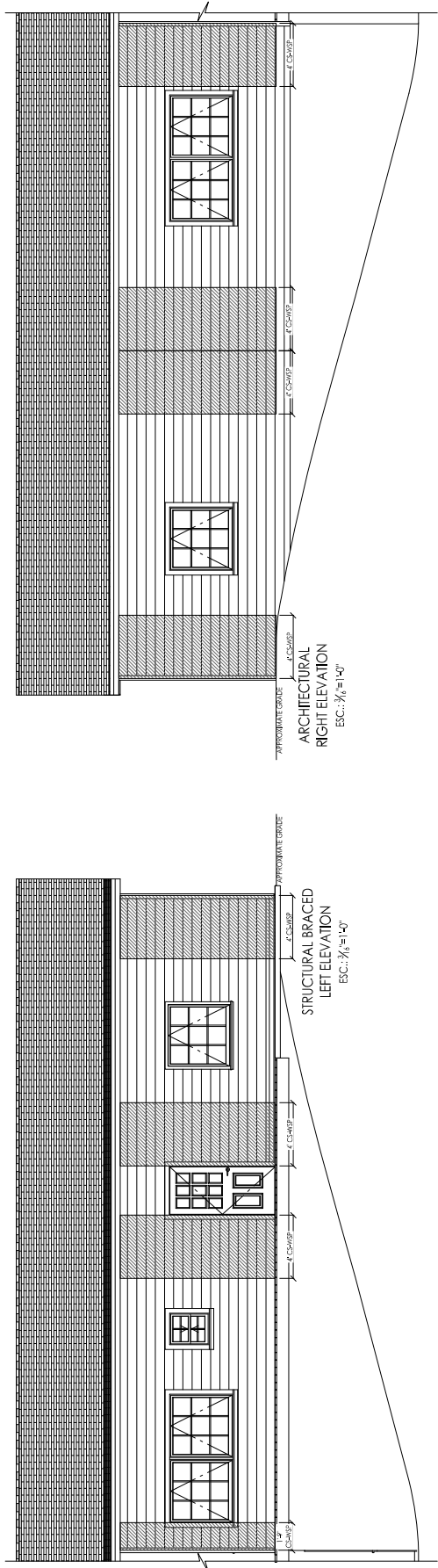
W = 10.75 k-ft

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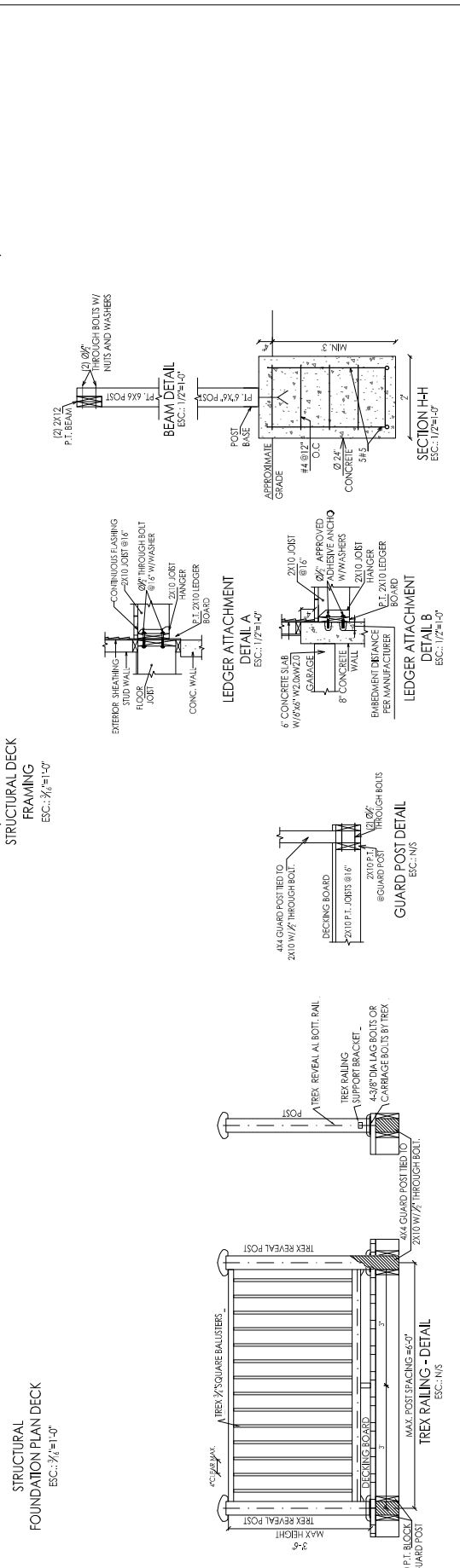
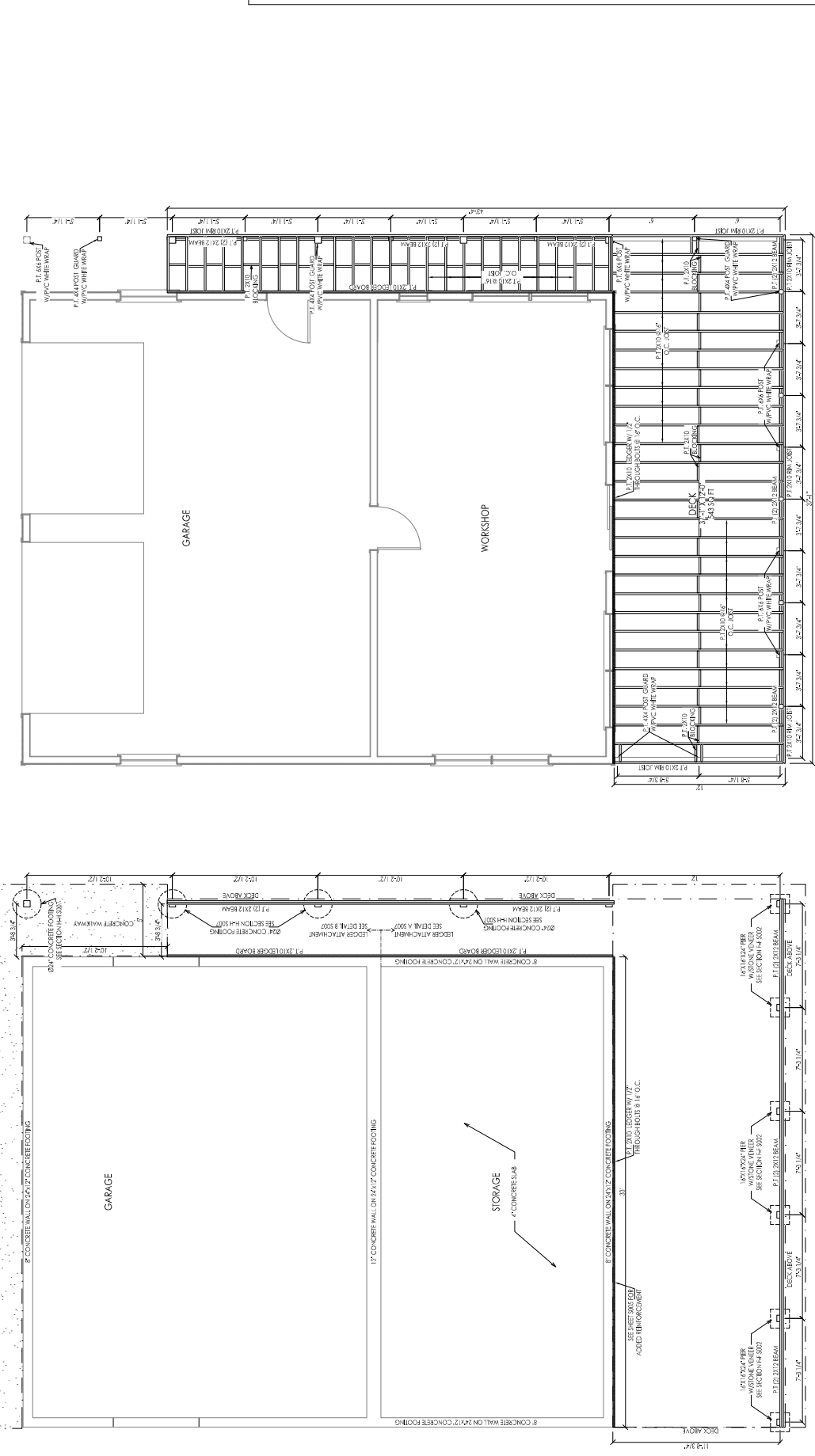
Design & Construction, LLC  
12345 Main St, Suite 100  
Crownsville, MD 21032  
(410) 555-1234  
www.designandconstructionllc.com

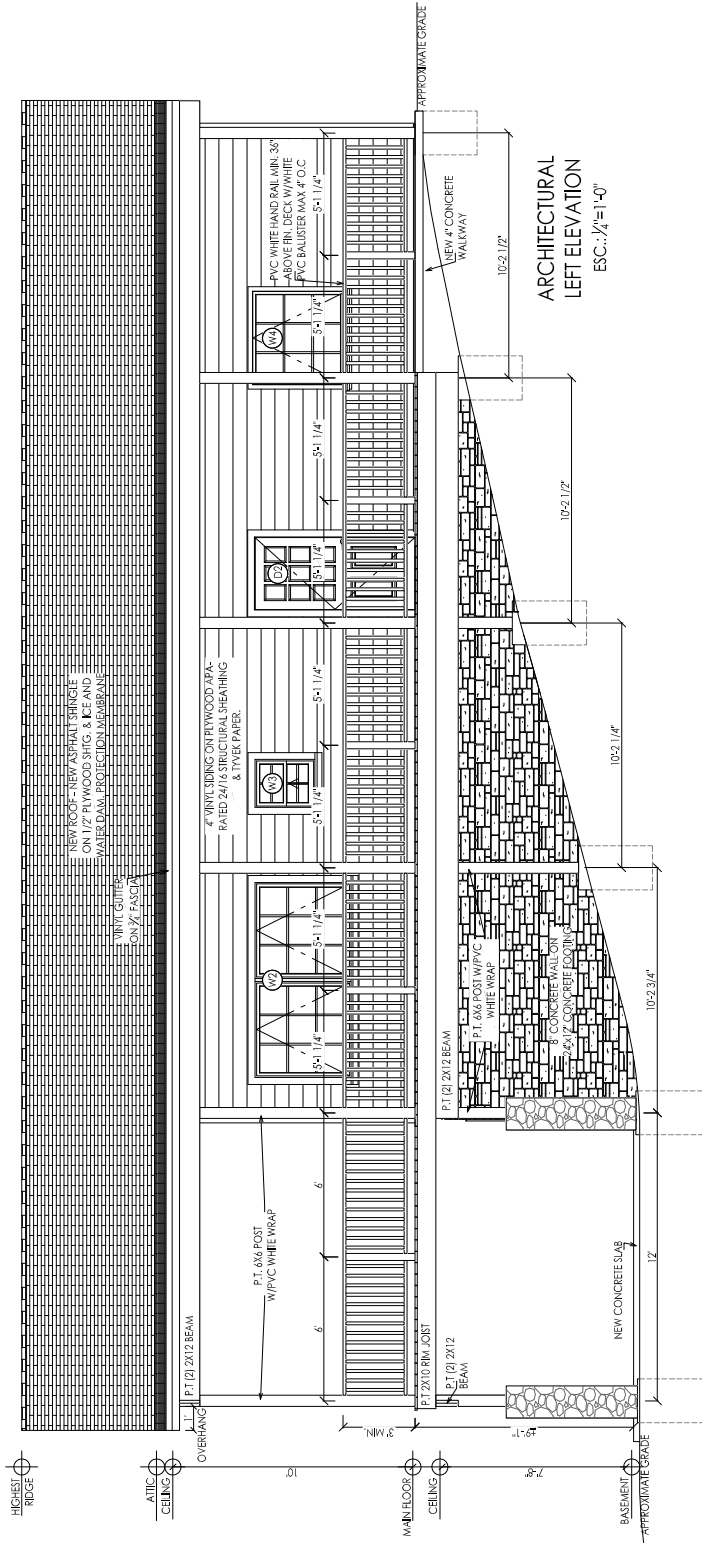
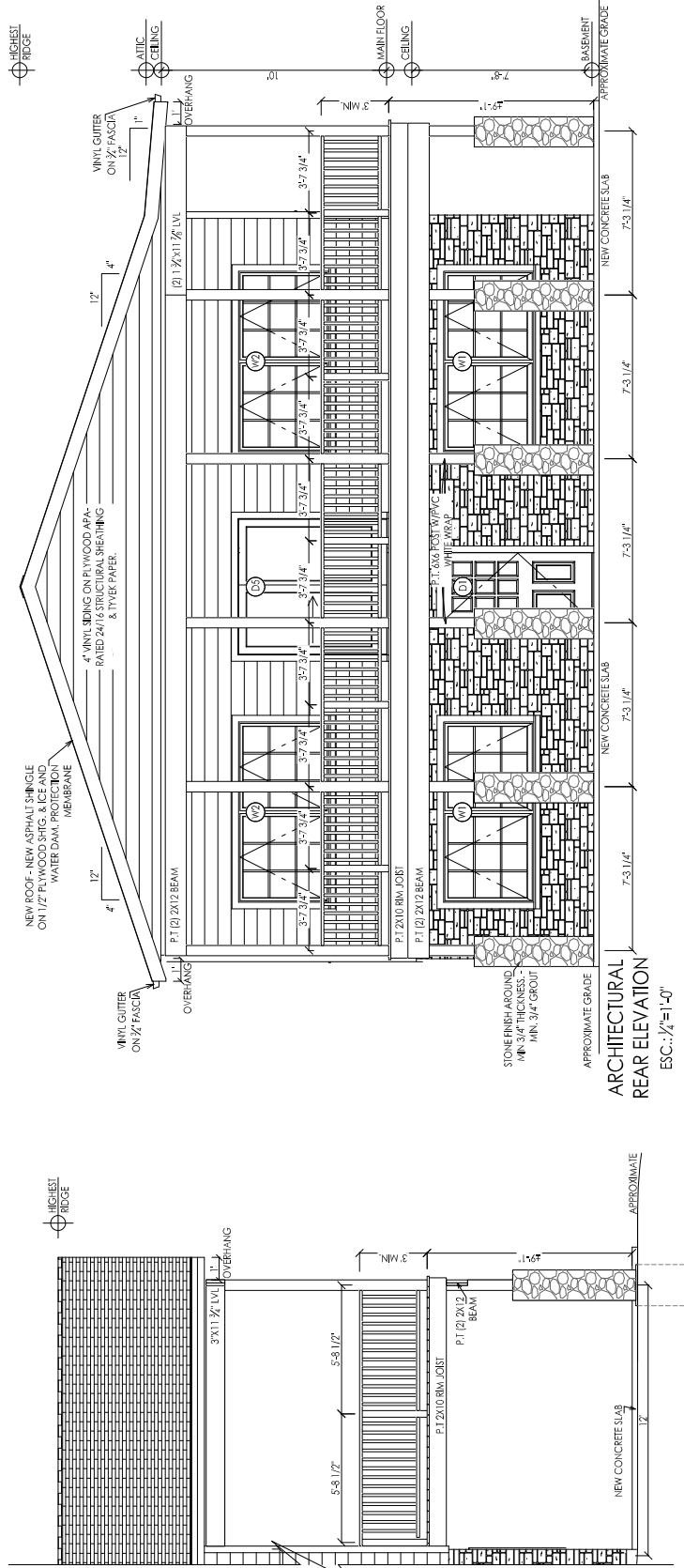
NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		11/11/2024

SHEET TITLE:  
STRUCTURAL  
BRACED WALL

PROJECT DESCRIPTION:  
1315 SAINT STEPHENS CHURCH  
RD, CROWNSVILLE, MD 21032

DATE:  
11/11/2024  
SCALE:  
1/8"=1'-0"  
SHEET:  
S006





Drawings Provided By:  
**Vican**  
Design & Construction, LLC  
1220105-0000  
1220105-0000

NO.	DESCRIPTION	BY	DATE
A	DESIGN PERMIT SET		11/11/2024

SHEET TITLE:  
**STRUCTURAL DECK ELEVATIONS**

PROJECT DESCRIPTION:  
**1315 SAINT STEPHENS CHURCH RD, CROWNSVILLE, MD 21032**

DATE:	11/11/2024
SCALE:	$\frac{1}{4}'' = 1'$
SHEET:	S008







STEUART PITTMAN, COUNTY EXECUTIVE  
JESSICA LEYS, DIRECTOR  
RECREATION AND PARKS  
1 HARRY S. TRUMAN PKWY  
ANNAPOLIS, MD 21401  
AACOUNTY.ORG/RECPARKS



## MEMORANDUM

TO: Sadé Medina, Zoning Division  
Office of Planning and Zoning

FROM: Pat Slayton  
Capital Projects Division

SUBJECT: Variance Case 2025-0013-V

DATE: March 5, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



Joan Jenkins &lt;pzjenk00@aacounty.org&gt;

---

**2025-0013-V**

---

**Joshua B Thompson** <joshbthomp@gmail.com>  
To: Joan Jenkins <pzjenk00@aacounty.org>  
Cc: Timothy Garner <tim@diamondback.builders>

Thu, Feb 20, 2025 at 9:30 AM

I've attached the plans that should have all the information you need. The plan is to move the shed to a different location on my property away from the new garage structure. It will only be 1 story as you'll be able to see from the plans.

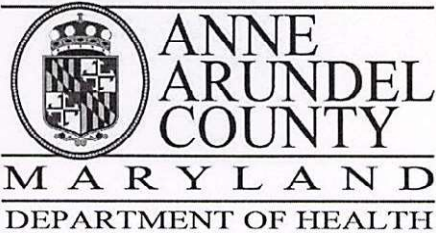
Josh

[Quoted text hidden]



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**WORKSHOP 1315 St Stphens Church Rd framing mark ups.pdf**  
10882K




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: March 5, 2025

RE: Joshua B. Thompson  
1315 Saint Stephens Church Rd.  
Crownsville, MD 21032

NUMBER: 2025-0013-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (workshop & storage with deck) in front yard of a non-waterfront lot.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

Anne Arundel County Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

Joshua Thompson  
1315 St. Stephens Church Rd  
Crownsville, MD 21032  
January 20, 2025

Subject: Variance Request for 1315 St. Stephens Church Rd, Crownsville, MD 21032;  
Permit #**B02432175**

To Whom It May Concern:

I am writing to formally request a variance for my property located at [property address or legal description]. This request is made in light of unique circumstances that impact the reasonable use of my property. The following details outline the specific reasons for my request:

1. **Ravine Surrounding the Property:** My property is uniquely situated, surrounded by a natural ravine. This geographical feature imposes significant limitations on usable land, restricting the placement and development of structures in compliance with standard zoning regulations.
2. **Significant Land Area:** My property spans a total of 12 acres. Given the expansive size of my land, the variance would not adversely affect neighboring properties or the surrounding area. Instead, it would allow me to make reasonable and efficient use of my property without causing any negative environmental or visual impact.
3. **Proximity to Neighbors:** My closest neighbor is situated over 400 feet away in a direct line. This substantial distance ensures that granting the variance would not infringe on the privacy, safety, or enjoyment of any neighboring property owner.
4. **Length of Driveway:** My driveway exceeds 1,000 feet in length from the closest public road, further emphasizing the remote and secluded nature of my property. This distance minimizes any potential impacts of my requested variance on access or visibility to surrounding properties.

Given these factors, I believe my request aligns with the principles of fairness and reasonableness in land use while adhering to the overarching goals of the county's planning and zoning policies. Approval of this variance will enable me to utilize my property effectively while preserving the natural landscape and ensuring minimal impact on the community.

Thank you for your time and consideration. I am happy to provide additional information or answer any questions to support my application.

Sincerely,

Joshua Thompson





Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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Notes

none



THIS MAP IS NOT TO BE  
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