

APP. EXHIBIT# 1

CASE: 2025-0038-V

DATE: 5/1/25

**CASE NO. 2025-0038-V
VARIANCE HEARING**

AFFIDAVIT OF POSTING

I, **Zachary Wolfe**, the undersigned, being competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That the notice signs in Case Nos. 2025-0038-V for, 4812 Avery Road, Shady Side, MD, respectively were posted on the **16th** day of **April 2025**.
2. That the location of the sign posted is as follows:
 - a. One along North side of Avery Road in front of 4812 Avery Road.
 - b. One along East side of Avery Road in front of 4812 Avery Road.

Signature of Affiant:


Zachary Wolfe

Date:

4/16/25

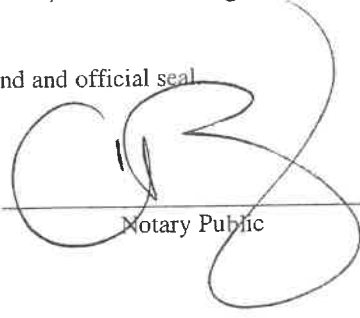
Printed Name of Affiant:

Mr. Zachary Wolfe
Development Facilitators, Inc.
1127 Benfield Blvd. Suite K
Millersville, Md 21108
443-308-2100

STATE OF MARYLAND, County of Anne Arundel, to wit:

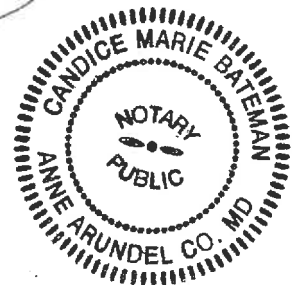
I HEREBY CERTIFY, That on this 16th day of April 2025, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Zachary Wolfe, who acknowledged that his/her execution of this Agreement is in fact his/her act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal


Notary Public

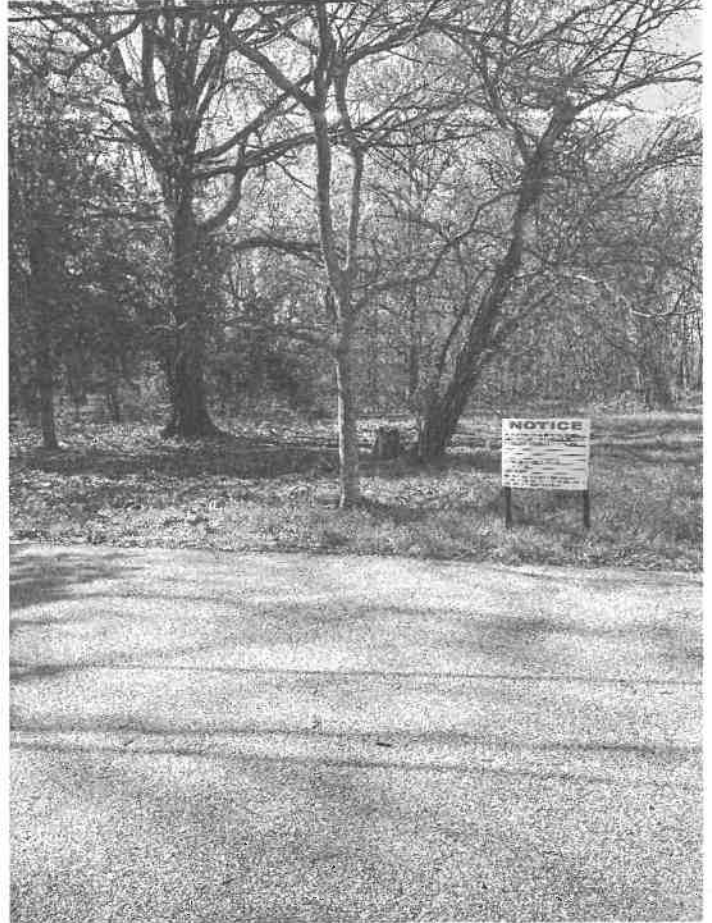
My commission expires:

5.21.26

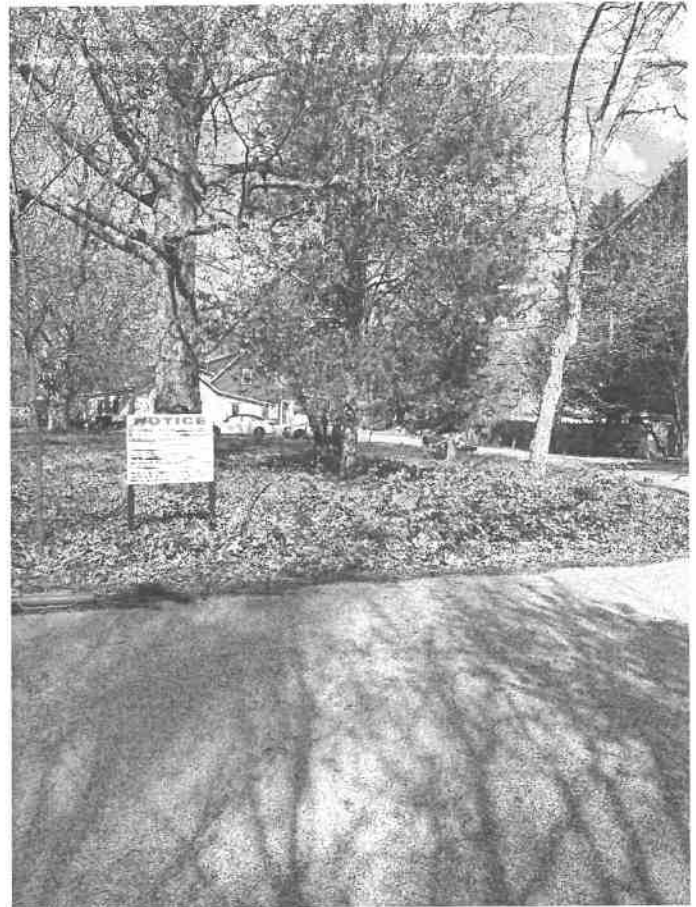


4812 Avery Road Sign Posting

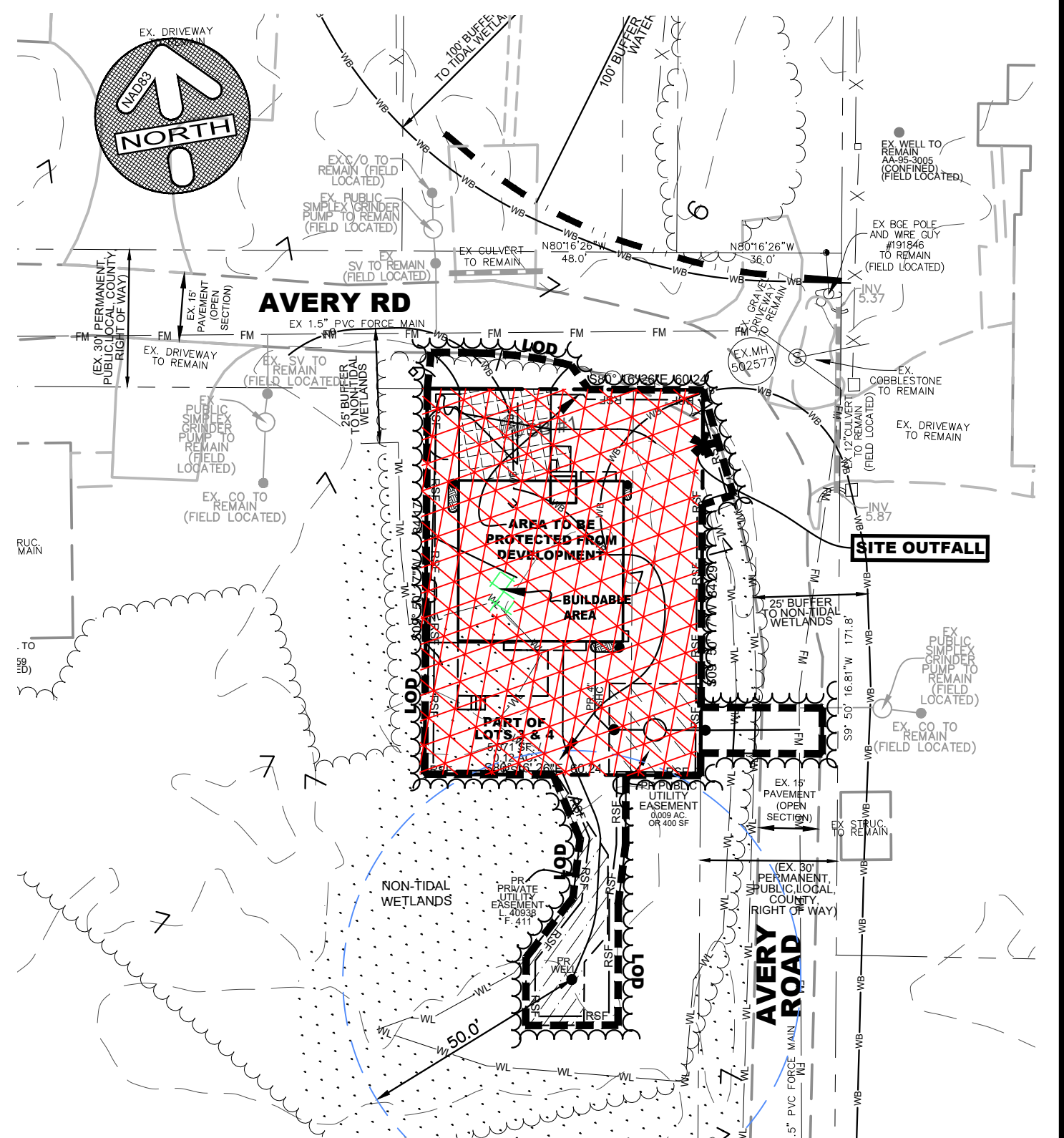
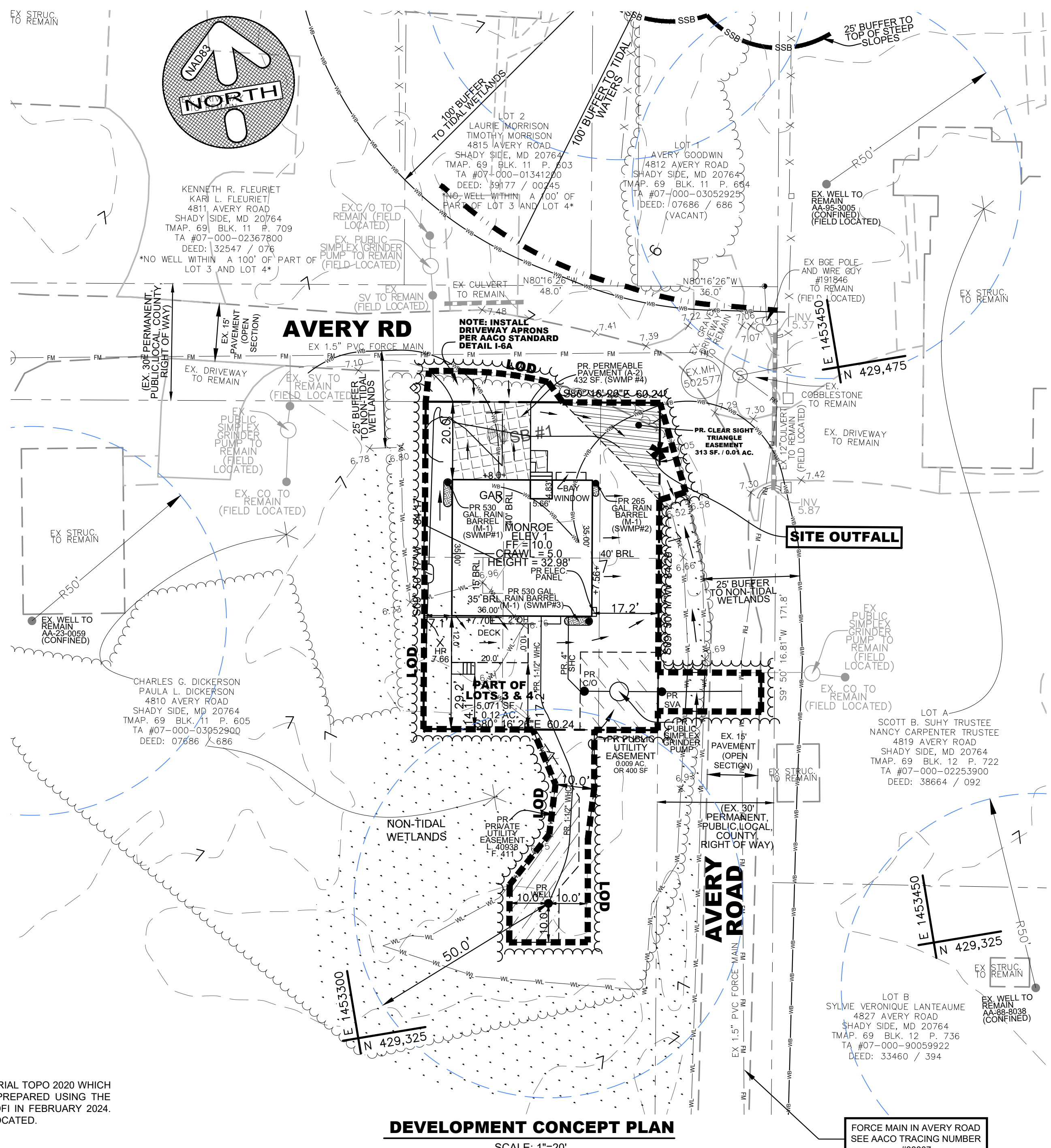
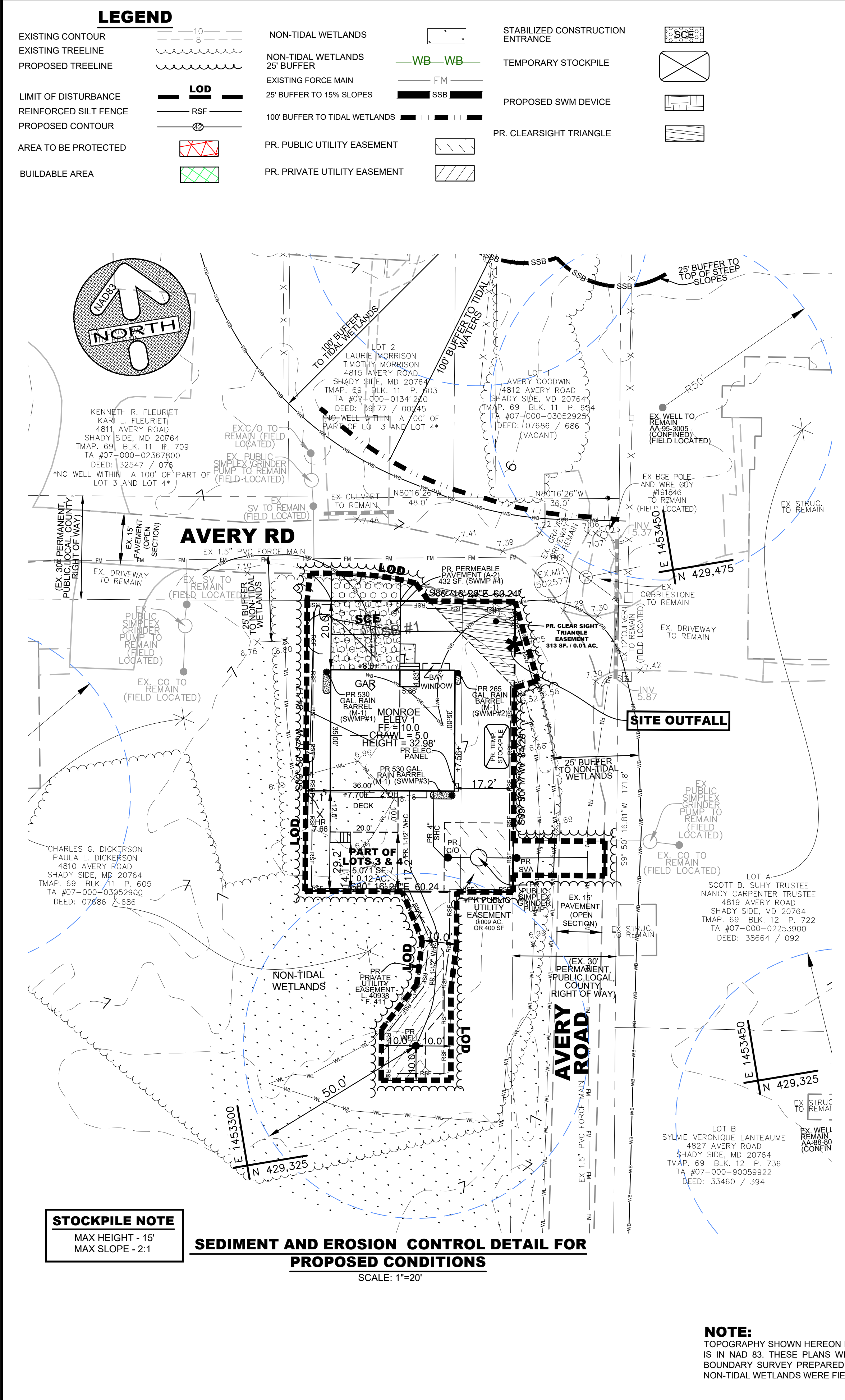
a. Sign along northern side of avery road



b. Sign along eastern side of avery road



Applicant Exhibit 2
2025-0038-V
05/01/2025



SITE CALCULATIONS

PART OF LOT 3 & 4 5,071 SF / 0.12 AC.
R-1 ZONING 5,071 SF / 0.12 AC.
SOILS (BIO) 5,071 SF / 0.12 AC.
LDA 5,071 SF / 0.12 AC.

PROPOSED LOT COVERAGE

PR. HOUSE 1,260 SF.
PR. DRIVEWAY 400 SF.
PR. SIDEWALK 32 SF.
PR. DECK (NOT LOT COVERAGE) 217 SF.

TOTAL PROPOSED LOT COVERAGE (FOR LDA)
1,692 SF. / 0.04 AC.
(33.36% OF THE SITE)

PERMITTED LOT COVERAGE FOR (LDA) (25% + 500 SF)
1,768 SF.

TOTAL STRUCTURAL LOT COVERAGE (HOUSE & DECK) 1,477 SF.

STRUCTURAL PERMITTED LOT COVERAGE PER R-1 (25%) 1,268 SF.

EX. WOODS ON SITE 5,036 SF.
(100.00% OF SITE)
PROPOSED CLEARING ONSITE 5,036 SF.
(100.00% OF WOODS ON SITE)
PROPOSED CLEARING OFFSITE 856 SF.
TOTAL CLEARING 5,892 SF.
PERMITTED CLEARING (ON SITE) 6,534 SF.

WETLANDS (ONSITE) 769 SF.
WETLANDS DISTURBANCE (ONSITE) 769 SF.

WETLANDS BUFFER (ONSITE) 3,619 SF.
WETLANDS BUFFER DISTURBANCE (ONSITE) 3,619 SF.

WETLANDS DISTURBANCE (OFFSITE) 46 SF.
WETLANDS BUFFER DISTURBANCE (OFFSITE) 1242 SF.

TOTAL WETLANDS DISTURBANCE 815 SF.
TOTAL WETLANDS BUFFER DISTURBANCE 4,861 SF.

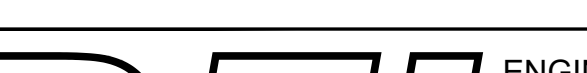
TOTAL DISTURBANCE 6,497 SF. / 0.15 AC.

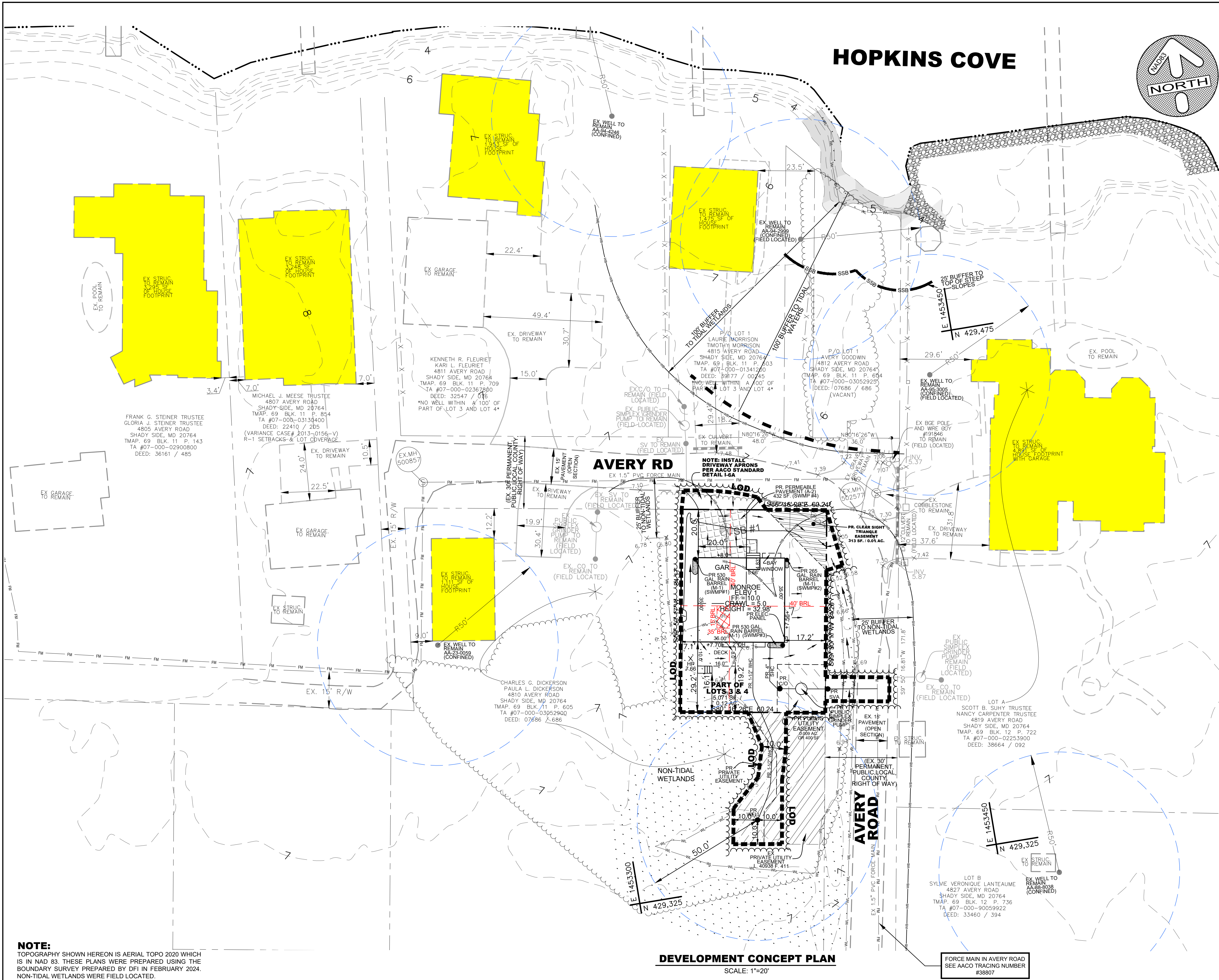
EXISTING USE: VACANT LOT

PROPOSED USE: SINGLE FAMILY DWELLING

THE SITE IS WITHIN THE CRITICAL AREA LDA
PROPOSED HEIGHT: TO BE DETERMINED FROM CONSTRUCTION PLANS (32.9')

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

OWNER / DEVELOPER: AVERY GOODWIN 2007 CASSIDY COURT POINT OF ROCKS MARYLAND, 21777 240-446-8840 AVERYGOODWIN@HOTMAIL.COM			DESIGNED CMB 02/25 date			REVISIONS			DFI DEVELOPMENT FACILITATORS INC. ENGINEERS-SURVEYORS-PLANNERS CONSTRUCTION MANAGERS I-97 BUSINESS PARK 1127 BENFIELD BLVD, SUITE K MILLERSVILLE, MD 21108 WWW.DFIENGINEERING.COM 443-308-2100 FAX 443-308-2108  PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10306. EXPIRATION DATE: 06-17-2025.			SEDIMENT AND EROSION CONTROL PLAN / DEVELOPMENT CONCEPT PLAN						SHEET 4 OF 4
			DRAWN RSI 02/25 date			VARIANCE PLAN 4812 AVERY ROAD HOPKINS COVE, PART OF LOT 3 AND LOT 4 ZONING R-1 TAX MAP 69, BLOCK 11, PARCEL 604 SCALE: AS SHOWN DATE: FEBRUARY, 2025 ZIP CODE: 20764 7TH ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND												
			CHECKED CMB 02/25 date															
			APPROVED RES 02/25 date															



- LEGEND**
- EXISTING CONTOUR 10
EXISTING TREELINE 8
PROPOSED TREELINE
- LIMIT OF DISTURBANCE LOD
REINFORCED SILT FENCE RSF
PROPOSED CONTOUR 42
- AREA TO BE PROTECTED
BUILDABLE AREA
NON-TIDAL WETLANDS
NON-TIDAL WETLANDS 25' BUFFER WB-WB
EXISTING FORCE MAIN FM
25' BUFFER TO 15% SLOPES SSB
100' BUFFER TO TIDAL WETLANDS
- PR. PUBLIC UTILITY EASEMENT
PR. PRIVATE UTILITY EASEMENT
STABILIZED CONSTRUCTION ENTRANCE
TEMPORARY STOCKPILE
PROPOSED SWM DEVICE
PR. CLEARSIGHT TRIANGLE

Applicant Exhibit 3
2025-0038-V
05/01/2025

- SITE CALCULATIONS**
- PART OF LOT 3 & 4 5,071 SF. / 0.12 AC.
R-1 ZONING 5,071 SF. / 0.12 AC.
SOILS (B/D) 5,071 SF. / 0.12 AC.
LDA 5,071 SF. / 0.12 AC.
- PROPOSED LOT COVERAGE**
- PR. HOUSE 1,260 SF.
PR. DRIVEWAY 400 SF.
PR. SIDEWALK 32 SF.
PR. DECK (NOT LOT COVERAGE) 145 SF.
- TOTAL PROPOSED LOT COVERAGE (FOR LDA)**
1,692 SF. / 0.04 AC.
(33.36% OF THE SITE)
- PERMITTED LOT COVERAGE FOR (LDA) (25% + 500 SF)**
1,788 SF.
- TOTAL STRUCTURAL LOT COVERAGE (HOUSE & DECK) 1,405 SF.**
- STRUCTURAL PERMITTED LOT COVERAGE PER R-1 (25%) 1,268 SF.**
- EX. WOODS ON SITE 5,036 SF. (100.00% OF SITE)**
PROPOSED CLEARING ON SITE 5,036 SF. (100.00% OF WOODS ON SITE)
PROPOSED CLEARING OFFSITE 856 SF.
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WETLANDS BUFFER DISTURBANCE (ONSITE) 3,619 SF.
- WETLANDS DISTURBANCE (OFFSITE) 46 SF.**
WETLANDS BUFFER DISTURBANCE (OFFSITE) 1,242 SF.
- TOTAL WETLANDS DISTURBANCE 815 SF.**
TOTAL WETLANDS BUFFER DISTURBANCE 4,861 SF.
- TOTAL DISTURBANCE 6,497 SF. / 0.15 AC.**
- EXISTING USE: VACANT LOT**
PROPOSED USE: SINGLE FAMILY DWELLING
THE SITE IS WITHIN THE CRITICAL AREA LDA
PROPOSED HEIGHT: TO BE DETERMINED FROM CONSTRUCTION PLANS (32.98')

NOTE:
TOPOGRAPHY SHOWN HEREON IS AERIAL TOPO 2020 WHICH IS IN NAD 83. THESE PLANS WERE PREPARED USING THE BOUNDARY SURVEY PREPARED BY DFI IN FEBRUARY 2024. NON-TIDAL WETLANDS WERE FIELD LOCATED.

DEVELOPMENT CONCEPT PLAN
SCALE: 1"=20'

FORCE MAIN IN AVERY ROAD
SEE AACO TRACING NUMBER #38807

CALL MISS UTILITY
OR 811
BEFORE YOU DIG!

OWNER / DEVELOPER:
AVERY GOODWIN
2007 CASSIDY COURT
POINT OF ROCKS
MARYLAND, 21777
240-446-8840
AVERYGOODWIN@HOTMAIL.COM

DESIGNED CMB 05/25
date
DRAWN ZAW 05/25
date
CHECKED CMB 05/25
date
APPROVED STA 05/25
date

REVISIONS		
DATE	BY	DESCRIPTION

DFI
DEVELOPMENT FACILITATORS INC.

ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

EXHIBIT
VARIANCE PLAN
4812 AVERY ROAD
HOPKINS COVE, PART OF LOT 3 AND LOT 4
ZONING R-1
TAX MAP 69, BLOCK 11, PARCEL 604
SCALE: AS SHOWN DATE: MAY, 2025
ZIP CODE: 20764
7TH ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET
1
OF
1