

Joseph Anson Jamison

1515 Arundel Rd Edgewater MD 21037 410-908-9404
nicejams@gmail.com

4/2/25

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

Subject: Request for Variance to Construct a Garage/Accessory Dwelling Unit (ADU) Dear Adam Brown, and Zoning Administrator/ Planning and Zoning Staff

I am writing to formally request 3 variances to construct a garage/ADU on my property located at 1515 Arundel Rd Edgewater MD 21037 in Anne Arundel County. The proposed structure would not meet the strict application of the current zoning regulations under the Front Setback rules of the Anne Arundel County Code due to garage/adu extending 15' in front of existing house that is not waterfront. The proposed structure is greater height than primary residence. The proposed garage/ADU is slightly greater sq footage than primary residence

Project Overview

The proposed [garage/ADU] will provide a new home for my mom. The structure is designed to be aesthetically consistent with the existing home and neighborhood while addressing a practical need for additional living space, for my aging mother and garage space for vehicles as well as much needed storage above the garage for her excess personal belongings that will not fit in her new ADU.

Justification for Variance

The strict enforcement of the zoning requirements would cause unnecessary hardship due to not being able to complete the project. Granting the variance would not adversely impact the character of the

neighborhood as several homes have already built with additions to the same measurement from the front set back and other variances as well. This would also no harm public health, or safety. Instead, it would allow for the efficient use of the property and improve aesthetics and greatly improve and add much needed living and storage space.

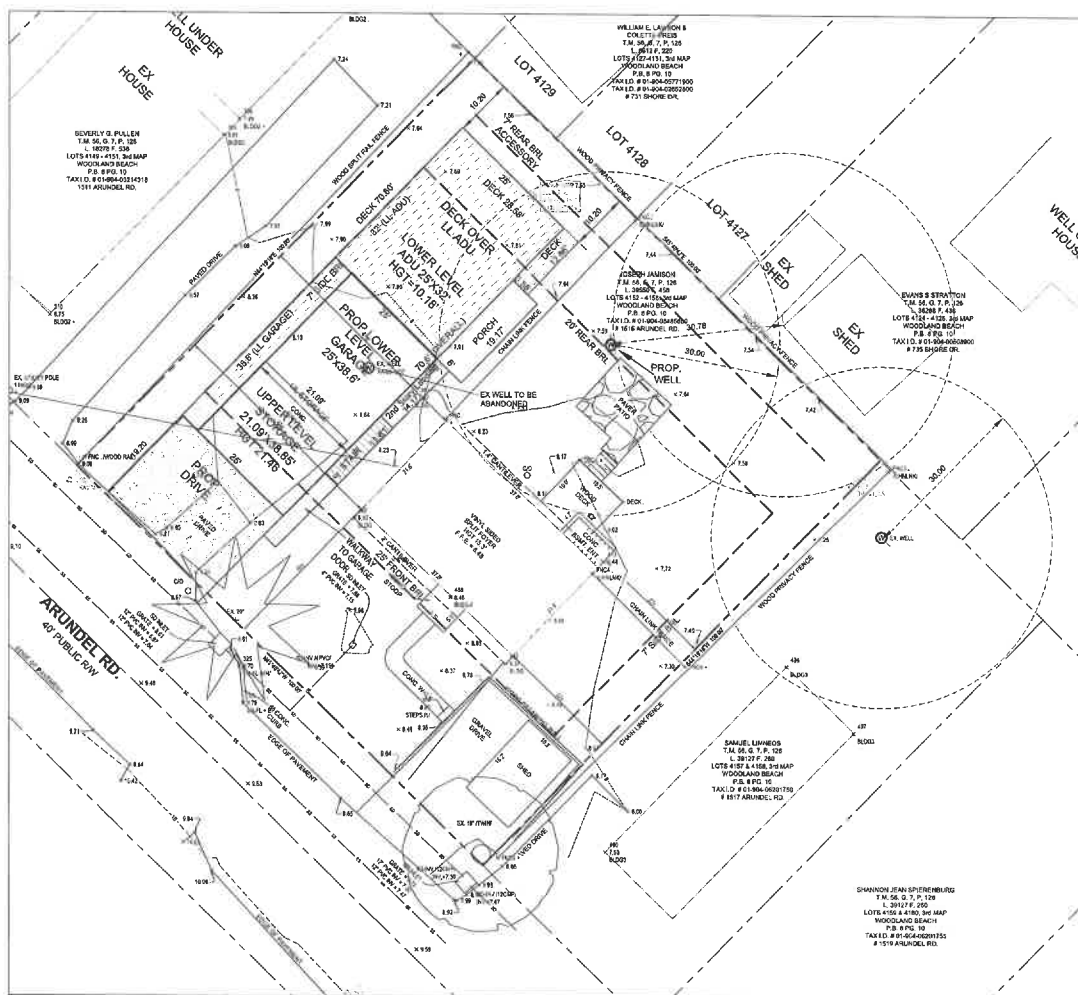
Supporting Documentation

To support this request, I have included the following in the uploaded doc section.

1. A site plan showing the proposed location of the structure.
2. All requested maps etc
3. A list of neighbors who have been notified and letters of support (if applicable).
4. Photographs of the property and surrounding area for context.
5. Any additional required forms or documentation as outlined by the Anne Arundel County Planning and Zoning Department. I kindly request your review and approval of this variance request. I am happy to provide additional information, meet with county staff, or make reasonable adjustments within reason to the proposal as necessary.

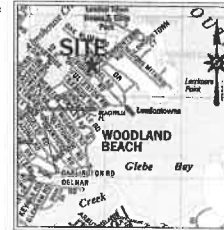
Thank you for your time and consideration. Please feel free to contact me at [410-908-9404] or nicejams@gmail.com with any questions or to discuss this matter further.

Sincerely,
Joseph Anson Jamison



SITE PLAN
SCALE: 1" = 10'

1. OWNER/DEVELOPER
JOSEPH JAHORAK
10000 WILSON AVENUE
EDMONTON, AB T5N 2N5
2. THE PROPERTY IS KNOWN AS TAXIDERMIA AND IS LOCATED AT 410-304-2000
3. 1515-4105 WOODLAND BEACH DRIVE EDMONTON T6E 2S9R. TOTAL AREA IS 0.230 AC.
4. EXISTING ZONING OF THE SITE IS R-1, RESIDENTIAL.
5. THE SITE ADDRESS IS 6346-10000 RD. EDMONTON, AB T6C 2K37
6. TAX ACCOUNT NO. G346-10000RD
7. EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM FIELD SURVEY. SHOWN AND ASSOCIATES HAVE NOT FIELD VERIFIED THE INFORMATION SHOWN AND WILL NOT BE LIABLE FOR THE ACCURACY OF SHOWN INFORMATION
8. THE SITE IS LOCATED WITHIN THE SIGN DESIGNATION OF THE CRYSTAL BAY CRITICAL AREA
9. EXISTING WELL UTILITIES AND WATER (PRIVATE WELLS) AND OTHER (PUBLIC) WILL REMAIN DO.
10. ALL UTILITIES E.G. ELECTRIC, GAS AND COMMUNICATIONS SHALL BE PROVIDED FROM EXISTING ADJACENT FACILITIES AND IN ACCORDANCE WITH CITY OF EDMONTON



EXISTING/PROPOSED LOT COVERAGE SUMMARY

PROPERTY	AREA
EXISTING LOT AREA	10,000 SQ. FT. ± OR 0.230 ACRES
EXISTING LOT COVERAGE	2,472.4 S.F. ± OR 0.057 ACRES

NOTE: BREAKDOWN OF EXISTING LOT COVERAGES ARE AS FOLLOWS :

- NOTE: BREAKDOWN OF EXISTING LOT COVER
- EX HOUSE = 908.2 SQ. FT. ±
 - EX SHED = 190 SQ. FT. ±
 - EX GRAVEL DRIVEWAY = 515 SQ. FT. ±
 - EX PAVED DRIVE = 150 SQ. FT. ±
 - EX CONC DRIVEWAY = 374 SQ. FT. ±
 - EX SIDEWALKS = 105.89 SQ. FT. ±
 - EX REAR PATIO = 253.31 SQ. FT. ±

TOTAL EXISTING = 2,472.4 SQ. FT. ±

NOTE: BREAKDOWN OF EXISTING LOT COVERAGES TO BE REMOVED ARE AS

- EX PAVED DRIVEWAY = 150 SQ. FT. ±
- EX CONC DRIVEWAY = 374 SQ. FT. ±

TOTAL EXISTING TO BE REMOVED = 524 SQ. FT. ±

TOTAL EXISTING TO REMAIN = 1,948.4 SQ. FT. =

NOTE: BREAKDOWN OF PROPOSED LOT COVERAGES ARE AS FOLLOWS :

- PROP. KITCHEN ADDITION = 168 SQ. FT. ±
- PROP. MASTER ADDITION = 350 SQ. FT. ±
- PROP. AREAWAY = 52 SQ. FT. ±
- PROP. GARAGE/ADU W/PORCH = 1,880 SQ. FT. ±
- PROP WALK TO DOOR = 47 SQ. FT. ±
- PROP. DRIVE = 472 SQ. FT. ±

TOTAL NEW LOT COVERAGE = 2,977 SQ. FT OR 0.068 AC.

TOTAL EXISTING & PROPOSED = 4,925 SQ. FT. OR 0.113 AC.

GARAGE/ADU PLAN
JAMISON PROPERTY

SITE PLAN
1515 ARUNDEL ROAD
EDGEWATER, MD 21037
LOTS 4152-456 WOODLAND BEACH

LOTS 4152-456 WOODLAND BEACH
TAX MAP: 55 GRID: 7 PARCEL: 125 LOTS 4152-4156 ZONING: RQ/DA
TAX ACCOUNT: 01-904-03465600
FIRST ELECTION DISTRICT ANNE ARUNDEL COUNTY MARYLAND

SCALE: AS SHOWN DATE: APRIL 2025 SHEET 1 OF 1

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 • FAX (410) 266-3502 email:
enrgi@mesticandassociates.com

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
			4152	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 190 408 48 500

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

Project location/Address 1515 Arundel RD

City Edgewater MD Zip 21037

Local case number 2024-0226-U

Applicant: Last name Jamison First name Joseph

Company JB

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 AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Garage / ADU

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		
RCA Area		
Total Area		<u>10,000</u>

Total Disturbed Area Acres 29.77 Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		<u>0</u>	Existing Lot Coverage		<u>19,577</u>
Created Forest/Woodland/Trees			New Lot Coverage		<u>0</u>
Removed Forest/Woodland/Trees		<u>0</u>	Removed Lot Coverage		<u>0</u>
			Total Lot Coverage		<u>49,250</u>

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		<u>0</u>
Non-Buffer Disturbance		<u>325</u>	Mitigation		<u>0</u>

Variance Type

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

☐
☐
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☐

Structure

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

☐
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Garage / ADU

Critical Area Narrative Statement

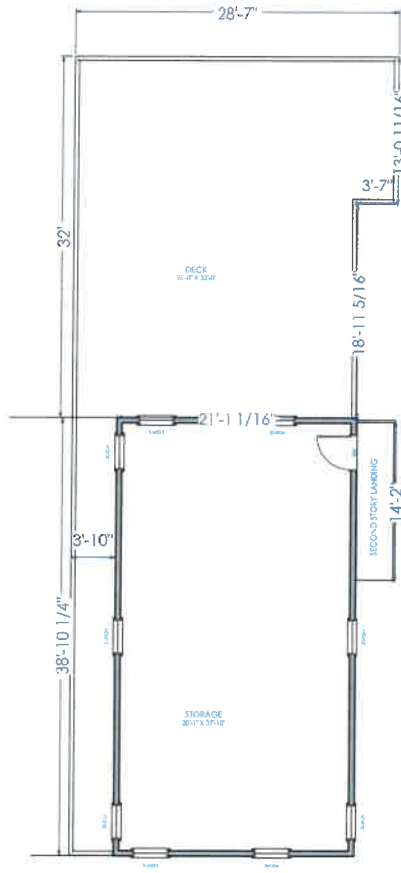
The use of the property is residential. It is my primary residence and this covers the proposed addition and garage/ADU.

The proposed disturbed area contains only grass. There are no trees and shrubs or plants of any kind that will be disturbed. The new disturbed area will be 2977Sqft

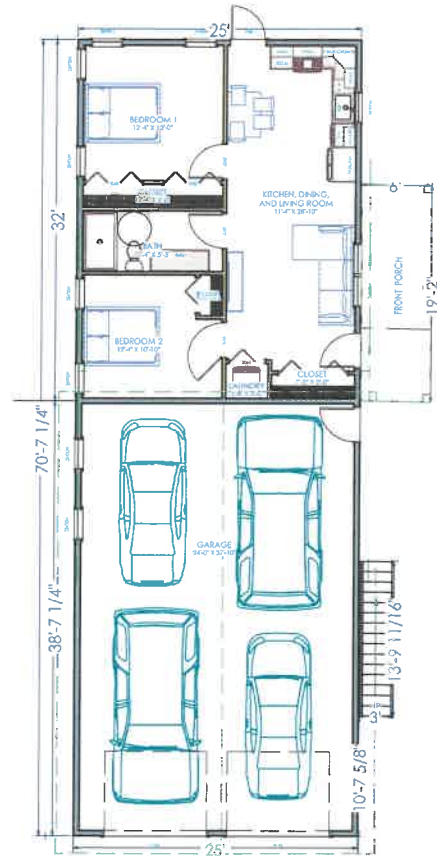
There will be a silt fence around all disturbed areas.

Total new impervious lot coverage will be 2977sqft the total both old and new will be 4925sqft

There are no protected areas on the property.



**PROPOSED UPPER GARAGE &
UPPER LEVEL ADU DECK**
SCALE 3/32"=1'-0"



**PROPOSED GARAGE &
MAIN LEVEL ADU**
SCALE 3/32"=1'-0"

A-1

SHEET:

3/32"=1'-0"

SCALE:

4/4/25

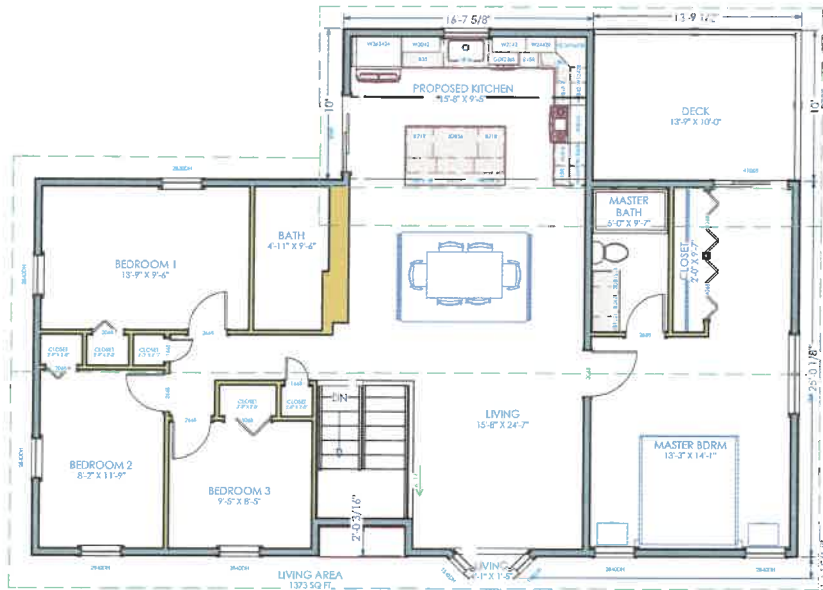
DATE:

DRAWINGS PROVIDED BY:
READY TO SELL
RENOVATIONS

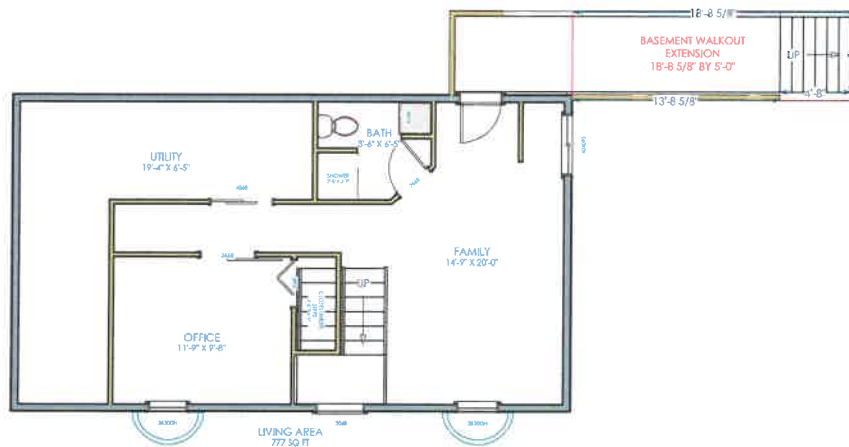
PROJECT DESCRIPTION:
1515 ARUNDEL DR
EDGEWATER MD 21037

SHEET TITLE:
PROPOSED LAYOUTS

NO.	DESCRIPTION	BY	DATE



**PROPOSED KITCHEN &
MASTER SUITE ADDITION**
SCALE 1/8"=1'-0"



**PROPOSED BASEMENT
EXTERIOR STEPS**
SCALE 1/8"=1'-0"

[illegible]

1515 Arundel Road topographic map



Legend

Foundation
Addressing

Parcels

Structure
County Structure

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.



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GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=100'

Lot Numbers: 4088 to 4946 incl

End of File











