

Letter of Explanation: Overview

1) Requirements for variance

Jessica and Kevin Brilhart spoke to Inspector Daniel Smith and Adam Brown from planning and zoning on August 12, 2024. They both reviewed the shed and location and thought the new shed was in a better location but stated it does require a permit and likely a variance. This is the variance request.

There were further follow-ups including an email from Vanessa Crankfield on October 22, 2024:

"The minimum side and rear setback requirement for the proposed shed is 7 feet from the property lot lines. Please contact the **Zoning Administration Division** of Planning and Zoning at **410-222-7437** for any questions you may have concerning the variance process and procedure."

2) Owner Comments

This letter of explanation is intended to discuss the background of the shed location on the property and reason for variance request.

Letter of Explanation

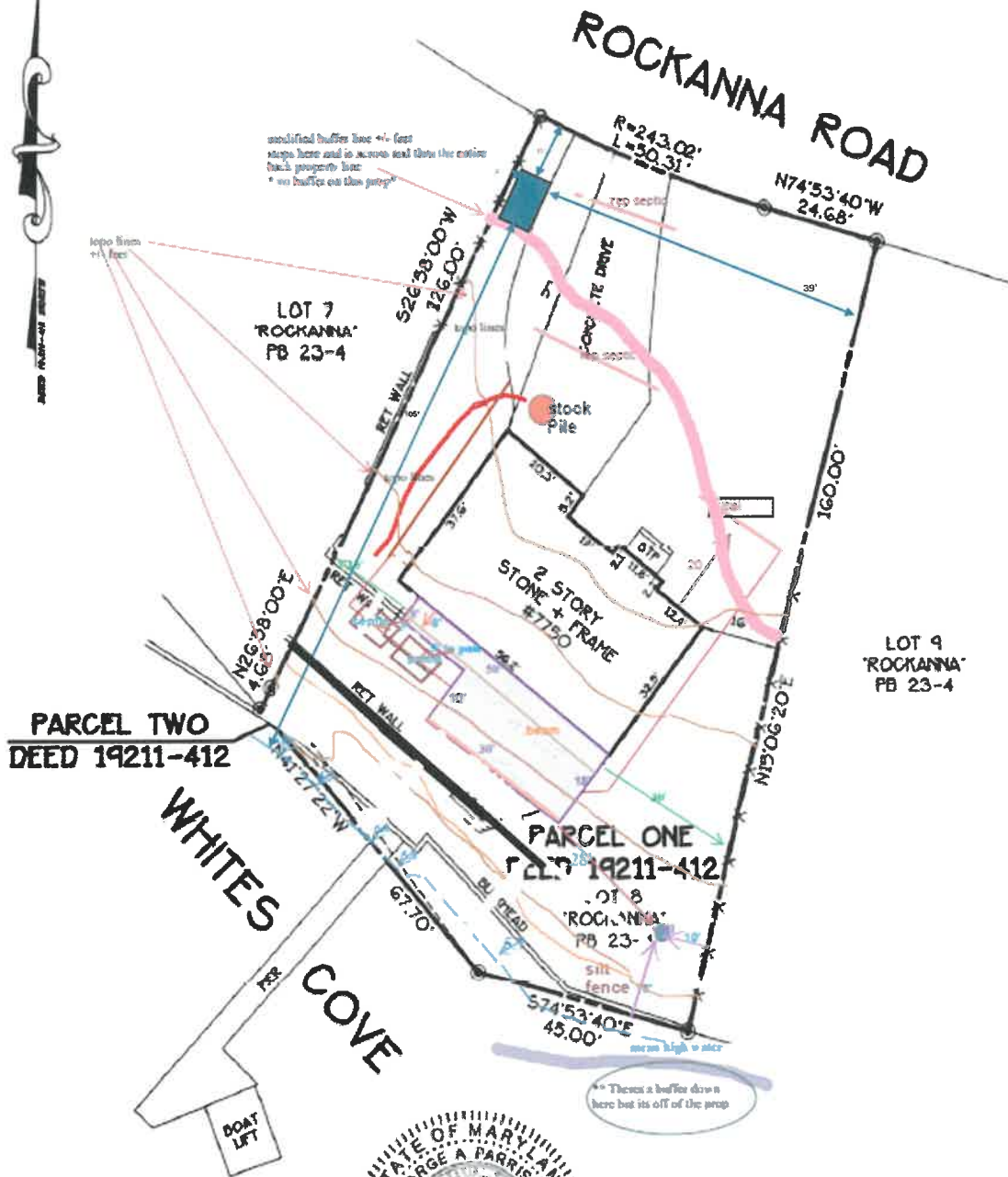
In March 2020, Kevin and Jessica Brilhart purchased the property at 7750 Rockanna Road. During the purchase, Kevin and Jessica were provided a plot of the land including a 10X12 shed in the front of the property along the waterfront.



Pictures from Zillow at time of Purchase – OLD Shed was on waterfront. This shed has been removed and replaced with the new shed.

In 2024, Kevin and Jessica started looking to replace the current shed that was not in good condition. Kevin went to multiple locations for sheds and was informed sheds under 150 feet do not require a permit. Therefore, the new shed was purchased, and the old shed (pictured above) was demoed. During demo, it was identified the old shed's foundation was sitting on the current bulkhead and was not safe. Instead of rebuilding the shed on the bulkhead against the waterfront, Kevin and Jessica looked for a better spot where the shed that would not impact the watershed and be safe construction. The property has quite steep inclines making shed locations difficult. Kevin and Jessica found a location next to the driveway near a neighbor's shed that seemed best for environmental and safety reasons.

1=30



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.

GEORGE A. PARRISH IV PROP.LS#577 4/1/16
 LICENSE EXPIRATION DATE 03/24/2017

New Shed Location in BLUE on above diagram



Google Maps – Our new shed location

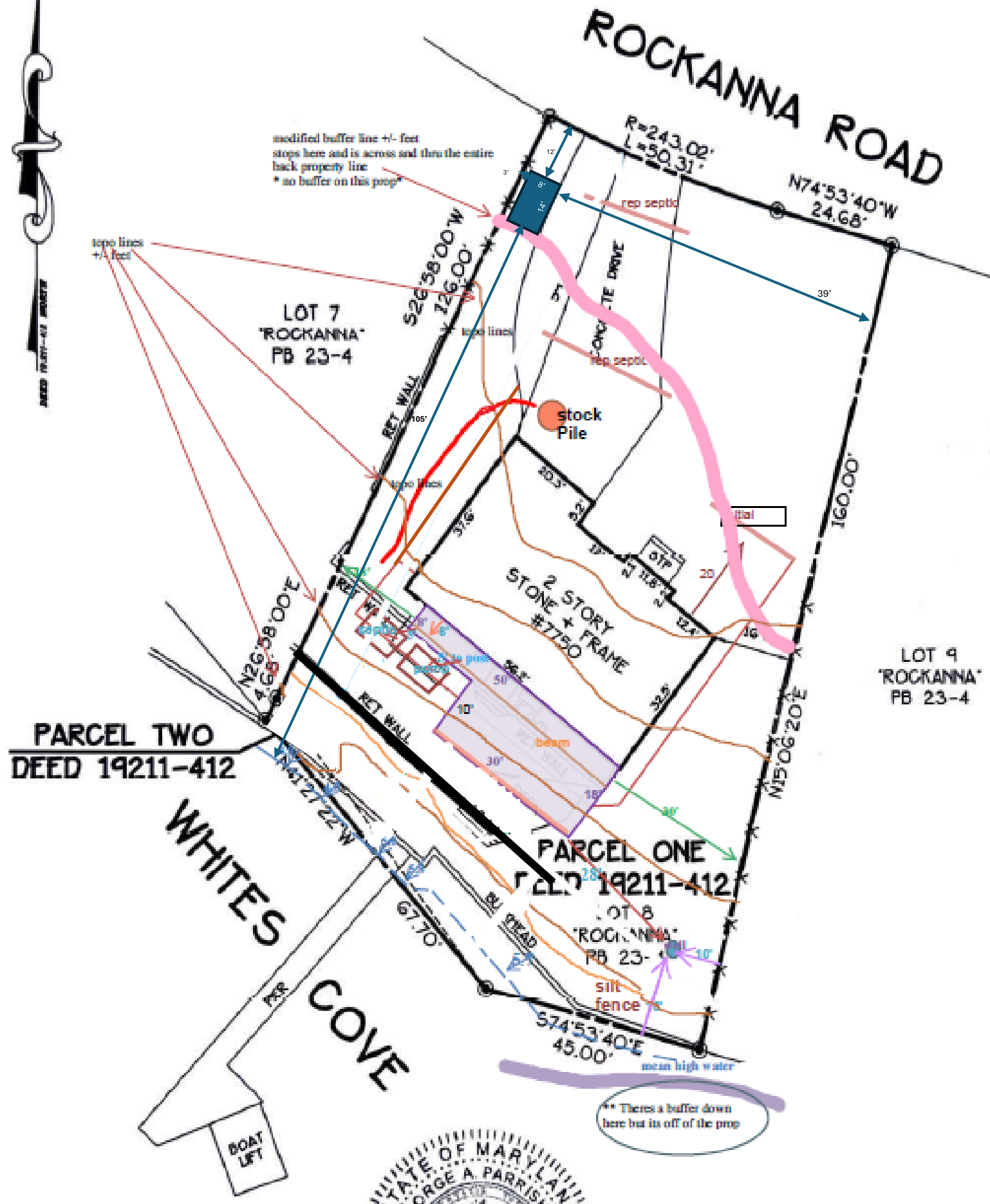
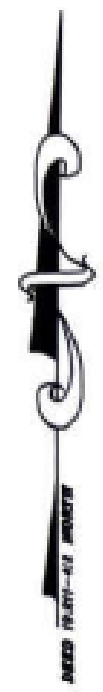
Given our misunderstanding that 150 sq foot and under sheds did not require a permit, we paid to get the new shed installed in the location above. Several weeks later, a very nice inspector, Daniel Smith, came and discussed the situation and explained our misunderstanding given this was in the 1000-foot buffer. Note, it is not in the 100 ft buffer. He reviewed the property with us and recommended we also call the county to discuss the location of the shed. We did contact the county. He and the Planning and Zoning team both notionally agreed the new location was better for the watershed and there was not a better location on the property. Even with this, they still let us know both a permit and likely a variance would be required.

We promptly submitted the permit, and this is the variance to support the location of the shed.

Variance Justification

Based on our understanding, this variance request is required due to our proximity to our neighbor's property line and the property line near the road. As you will see from the diagram, our shed is lined up with our neighbors shed in terms of distance from the road. Depending on exact measurements, it is very close to the 7 foot buffer from the property line near the road, but would like to request 6 foot buffer to be safe. Our shed is off the property line approximately 3 feet but does not meet the 7 foot requirement. We had spoken to that neighbor prior to putting the shed there, as a courtesy. He agreed to the location prior to us placing it there.

The prior shed was also against both the front (waterfront) property line and the same neighbors side yard. Therefore, we believe the variance would provide a better situation for our neighbors, our safety, and the waterfront runoff that may occur from the previous shed directly on the waterfront.



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George A. Parrish IV
 GEORGE A. PARRISH IV PROP.LS#577 4/1/16
 LICENSE EXPIRATION DATE 03/24/2017

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction:

Date: **12/25/2024**

Tax Map #	Parcel #	Block #	Lot #	Section
0017	0188	0005	8	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: **3000-0190-1560**

Project Name (site name, subdivision name, or other) **Kevin Brilhart**

Project location/Address **7750 Rockanna Rd**

City **Pasadena** Zip **21122**

Local case number

Applicant: Last name **Brilhart** First name **Kevin**

Company **N/A**

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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:

Place 14 x 8 shed on Rear of Property next to driveway. Shed replaces old 10x12 shed on waterfront.

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☐

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		

Total Disturbed Area

Acres	Sq Ft
	112

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		1093
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		8
			Total Lot Coverage		1085

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

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 ☐

Critical Area Narrative:

The project is to remove a 10X12 (120 sq ft) shed that is on the front property line and side property line within the 100 foot buffer and replace it with a 14x8 (112 sq ft) shed against the front driveway. This is outside the 100 foot buffer, but within the 1000 ft buffer.

- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

Residential

- Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

There are mostly shrubs on the property in flower beds and a row of large shrubs along the property line. There are no shrubs, vegetation, or trees impacted by this project.

- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

A prebuild shed is being delivered to the property and it is next to a grass area. There is no disturbance to the watershed.

- Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

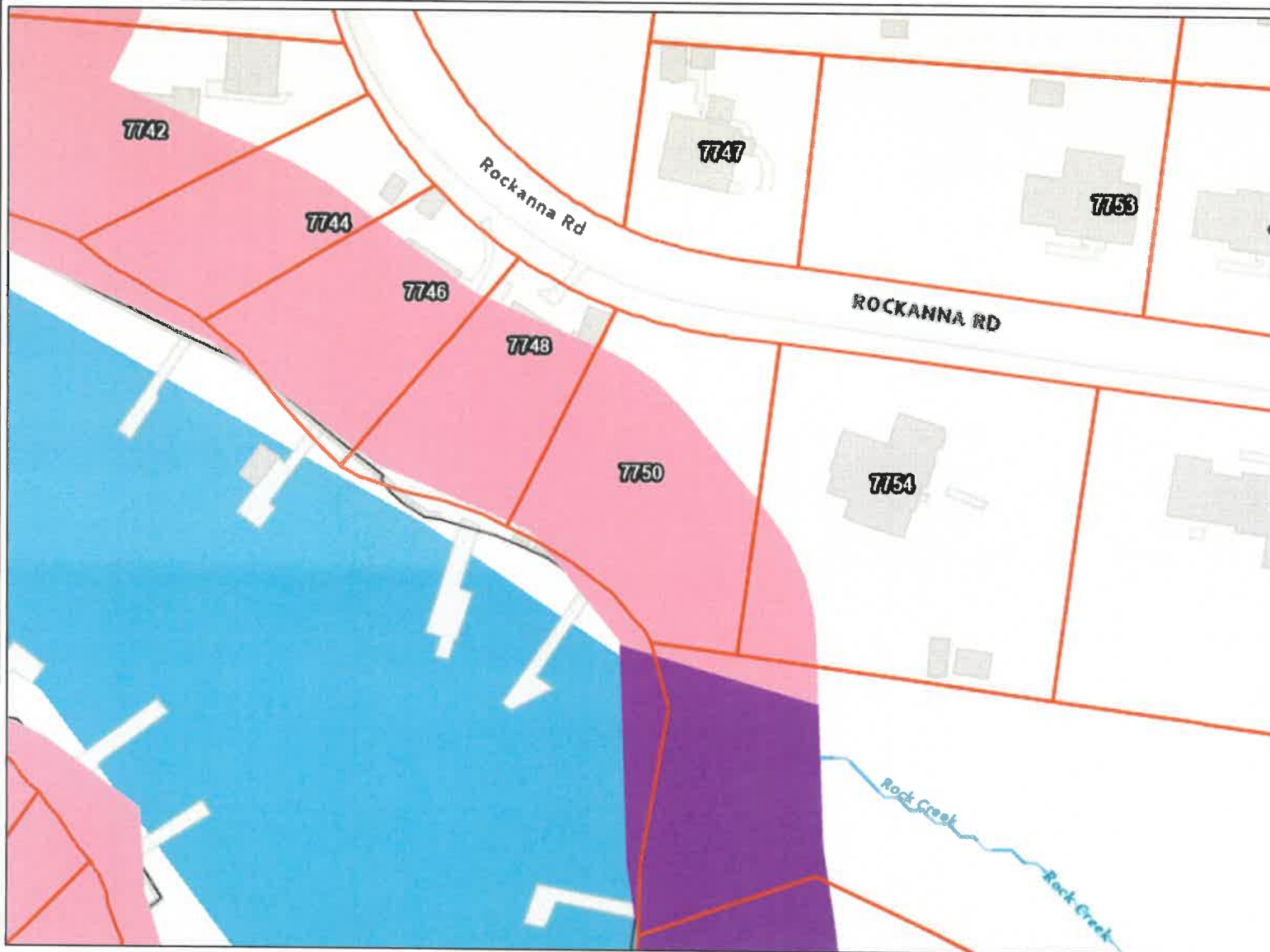
The impervious surface reduced by 8 sq feet as the new shed of 112 sq feet replaced an old shed of 120 sq feet.

- If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

There are steep slopes along the sides of the house per the topography diagram.

Thanks,
Kevin Brilhart

Buffer Map Unofficial - lot outline ref only not exact



Legend

Foundation

Addressing

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Parcels



Planning

County Planning

Buffer

Modified Buffer



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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

0 100 200
ft

Notes 1" = 100 ft

Topo Map - lot outline ref only not exact



Legend

Foundation
Addressing



Parcels



Elevation

Topo 2020

Index

Intermediate



This map is a user generated static output from an Internet mapping site and is for reference only.
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Notes 1" = 40 ft