

rocco enterprises, llc

land development, survey & permitting consultant & engineering

PLEASE SEE PREVIOUS VARIANCE

DATE: April-15-25

* CASE NO. 2015-0041-V AND *
BPO2291553

RE: 714 BAY FRONT AVE
NORTH BEACH- MD

LETTER OF EXPLANATION

4/15/25

THE PURPOSE OF THIS VARIANCE APPLICATION IS FOR THE CLIENT VALERIE AND EMILIO VALLE TO DEMOLISH THE EXISTING HOUSE AND TO CONSTRUCT A NEW 3 STORY (MAXIMUM HEIGHT 35') WITH A FIRST FLOOR AREA 1980 SQ. FT. TOTAL AREA: 5940 S.F. THE EXISTING HOUSE IS A TWO STORY WITH A FEW SHEDS AND HAVING A FIRST FLOOR AREA OF 1703 S.F. - TOTAL 3401 S.F.

THE PROPOSED HOUSE WILL BE LOCATED IN APPROXIMATE SAME AREA AS THE EXISTING HOUSE WITH NO FURTHER PROJECTING TOWARDS THE WATER. THE EXISTING HOUSE ALSO IS ENJOYING A WOODEN DECK IN FRONT THE HOUSE LOCATED WITH 7' OF THE FRONT PROPERTY LINE AND TO BE REPLACED IN KIND.

THE PROPOSED HOUSE WILL BE LOCATED IN LINE OF THE EXISTING HOUSE WHICH IS LOCATED 20 FT FROM THE FRONT PROPERTY LINE AND THE EXISTING DECK WITH 7' OF THE FRONT PROPERTY LINE. THEREFORE WE SEEK A VARIANCE TO THE FRONT REQUIRE 25 FT SET BACK TO 7 FT AS FOR THE DECK SEE SEC-18-A-701 AND WE ALSO SEEK A VARIANCE TO THE CORNER LOT SET BACK OF 20 FT. TO 10 FT. SEE SEC-18-A-701

THE ABOVE RE-DEVELOPMENT WAS DISCUSSED ON TWO MEETINGS WITH KELLY KRINETZ AND SARA ANZELMOFF PLANNING AND ZONING AND THEREFORE IT WAS

127 Lubrano Drive • Suite L2 • Annapolis, Maryland 21401

Phone: 410-266-3125 • Cell: 443-994-4578

Email: roccoatripod@gmail.com

DETERMINED THAT A 'PRE-FILING' IS NOT NECESSARY.

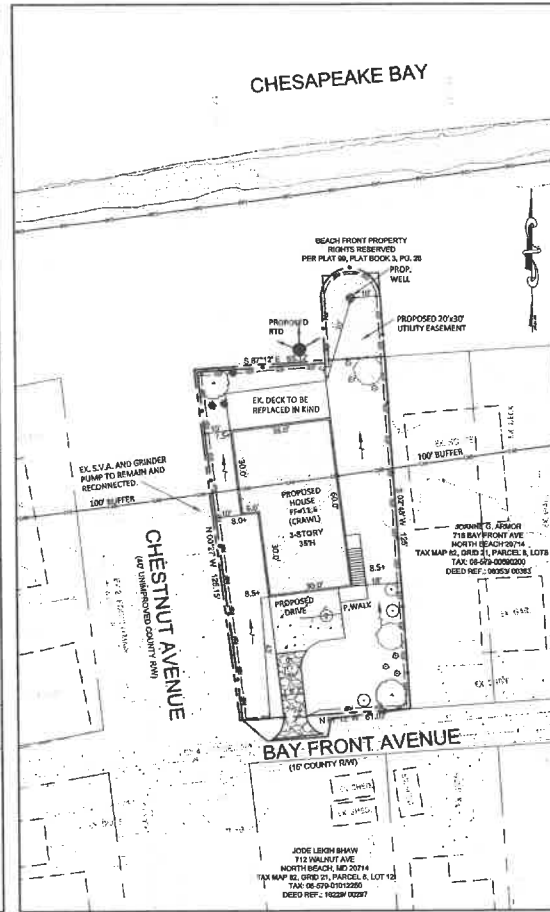
THE REDEVELOPMENT WILL KEEP THE SAME CHARACTERISTICS OF THE EXISTING PROPERTY AND THE NEIGHBORHOOD AND THERE WILL BE NO VARIANCES REQUESTED AS TO THE CRITICAL AREA. AS STATED THE VARIANCES REQUESTED ARE FOR 1) FRONT YARD SET BACK - SEC-18.4-701 FROM 25 FT. TO 7 FT TO THE EXISTING DECK AND 20' FT. TO THE EXISTING HOUSE AND TO THE CORNER LOT SET-BACK FROM 20 FT. REQUIRED TO 10 FT. PROPOSED ALSO SEC-18.4-701.

IN CONCLUSION THE EXISTING SITE CONTAINS 8072 SQ. FT LOT AREA AND IS KNOWN AS 714 BAY FROST AVE IN NORTH BEACH AND ALSO AS LOTS 6 & 7 BLOCK-19- OF NORTH BEACH PARK SUBDIVISION AND ALSO AS SHOWN ON A, A Co. TAX MAP-B2-GRID-21. PARCEL-08- AND UNDER THE TAX ACCOUNT NO: 08-579-0059-3750.

THE PROPERTY IS CURRENTLY UNDER THE OWNERSHIP OF DAVID CHENG 1727 STONE BRIDGE ROAD IN ALEXANDRIA, VA 22304. AND THE CONTACT PURCHASER ARE VALERIA AND EMILIO VALLE OF 208 SPRINGVILLE ROAD IN GREAT FALLS, VA. 22060.

PRELIMINARY STORMWATER COMPS ARE ENCLOSED HEREWITHIN AND ALSO SHOWN ON THE VARIANCE SITE PLAN.

C. C. KELLY KRINIZ



1. **SEWAGE:** $P=9$
2. **DEMAND:** $\text{PERIOD } 15^{\circ}$
3. **BEAK:** 15°
4. **SOIL:** 5°
5. **PROPOSED SANITARY TYPED DATA:** DEAR-DEWASH-CHHAWAN LAKE COMPLEX,
0 TO 7 PERCENT SLOPES TO "SO" SLOES
6. **TOTAL AREA OF SITE:** 6,000 SQ. FT. 6169 ACRES
7. **PROPOSED LAYOUT:** 6,000 SQ. FT. 6169 ACRES
8. **IS A COUNTRY TOWN SITE:** 10-8
9. **FIELD AREA MAP:** 10,000 SQ. FT. 2000 ACRES
10. **THE SITE IS NOT IN THE HIGH RISK AREA**
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VARIANCE DATA

THE PURPOSE OF THIS PLAN IS TO DEMOLISH THE EXISTING HOUSE AND ACCESSORY STRUCTURES AND RE-BUILD A NEW SINGLE FAMILY 3-STORY DWELLING IN THE SAME AREA AS THE EXISTING HOUSE AND DECK. THE APPLICANT IS REQUESTING A VARIANCE TO THE FOLLOWING:

- 1) FRONT SETBACK FROM 28' TO 7' (EXISTING DECK)
- 2) CORNER SETBACK FROM 20' TO 10' (SEE EXISTING 8' & 5')

BUILDING PERMIT # B02 GRADING PERMIT # G020

VARIANCE PLAN

**CHENG PROPERTY, LOTS 6&7
NORTH BEACH PARK
714 BAY FRONT AVENUE
NORTH BEACH, MD. 20714**
TAX MAP 82, GRID 21, PARCEL 8
TAX #: 08-576-0063750
EIGHTH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
ZONING R-2, ZIP CODE 20714

A. ESDv DETERMINATION:

1. SITE AREA: 8,072 SQ.FT.
2. SOLS: H&C/D
3. LOT COVER: 2,762 SQ.FT. 34.2%
4. Pe: 1.6'
5. R: 0.054/(0.00934.2)=3.578
6. Qc: 167.33(9.76)=1,625
7. ESQv: (8.072 x 0.5725)/12 = 385 CU.FT.
- B. ESDV COMPLIANCE:**
1. ALL OF THE ON-SITE IMPERVIOUS SURFACES WILL BE TREATED USING N=1 AND N=2 DISCONNECTION PRACTICES.
2. THE RUN-OFF FROM THE PROPOSED SPD WILL BE TREATED USING A CUTTERLESS SPLIT FLOW OF GROUNDWATER DRAINAGE/RAINWATER DISPERSAL SYSTEM OVERHANG. ALL OF THE FASDA BEFORE DRAINING TO THE SURROUNDING LAND AND VEGETATED AREAS AROUND THE HOUSE. THE HOUSE = 1,960 SQ.FT.
3. THE FRONT RIGHT OF PROPOSED HOUSE: 668 SQ.FT. WILL DRAIN VIA CUTTERLESS SPLIT FLOW TO THE 668 SQ.FT. N=1 VEGETATED DISCONNECTION AREA. THE N=1 DISCONNECTION CREDIT VALUE ACHIEVED = (668/0.95)/12=43 CU.FT.
4. THE FRONT LEFT OF PROPOSED HOUSE: 360 SQ.FT. WILL DRAIN VIA CUTTERLESS SPLIT FLOW TO THE 360 SQ.FT. N=1 VEGETATED DISCONNECTION AREA. THE N=1 DISCONNECTION CREDIT VALUE ACHIEVED = (360/0.95)/12=29 CU.FT.
5. THE REAR LEFT OF PROPOSED HOUSE: 540 SQ.FT. WILL DRAIN VIA CUTTERLESS SPLIT FLOW TO THE 540 SQ.FT. N=1 VEGETATED DISCONNECTION AREA. THE N=1 DISCONNECTION CREDIT VALUE ACHIEVED = (540/0.95)/12=43 CU.FT.
6. THE REAR RIGHT OF PROPOSED HOUSE: 412 SQ.FT. WILL DRAIN VIA CUTTERLESS SPLIT FLOW TO THE 412 SQ.FT. N=1 VEGETATED DISCONNECTION AREA. THE N=1 DISCONNECTION CREDIT VALUE ACHIEVED = (412/0.95)/12=33 CU.FT.
7. THE DRIVENWAY=632 SQ.FT. WILL BE DISCONNECTED VIA SPLIT FLOW TO THE ADJACENT N=2 VEGETATED AREA = 632 SQ.FT. THE N=2 CREDIT VALUE ACHIEVED=(632/0.95)/12=50 CU.FT.
8. THE STEPS/WALK: 150 SQ.FT. WILL BE DISCONNECTED VIA SPLIT FLOW TO THE ADJACENT N=2 VEGETATED AREA = 150 SQ.FT. THE N=2 CREDIT VALUE ACHIEVED=(150/0.95)/12=12 CU.FT.
9. THE TOTAL OF N=1 AND N=2 CREDITS =53+29+43+33+50+12=229 CU.FT. WHICH EXCEEDS THE ESDV TO BE PREPARED.
10. THE REMAINING ALL OF THE ON-SITE IMPERVIOUS SURFACES ARE PREPARED.

CRITICAL AREA TABULATIONS

1. TOTAL SITE AREA = 8,272 SQ. FT. OR 0.185 AC.
PROPERTY WITHIN THE L.D. CRITICAL AREA
2. MINIMUM COVER REQUIRED = 31,250% OR 2,833 SQ. FT.
3. EXISTING LOT COVER = 2,619 SQ. FT. OR 0.06 AC.
HOUSE - 1,705 SQ. FT.
TYP - 30-35 SQ. FT.
P.D. DRIVE - 500 SQ. FT.
DAMP - 20 SQ. FT.
POND - 557 SQ. FT.
4. EXISTING LOT COVER TO BE REMOVED = 2,619 SQ. FT.
5. PROPOSED LOT COVER = 2,782 SQ. FT. OR 0.064 AC.
HOUSE - 1,885 SQ. FT.
STEPWALK - 150 SQ. FT.
DRIVE - 532 SQ. FT.
6. COVERED = 2,819 SQ. FT. - ALLOWED COVERAGE = 2,833 SQ. FT.
28.66% FT. * 104 = 29.86 SQ. FT. THEREFORE 2,833 + 29.86 = 2,862.86
7. MINIMUM COVERAGE = 2,833 SQ. FT. (2,833 SQ. FT. - 2,782 SQ. FT.)
8. BUFFER REQUIREMENTS:
A. 100' BUFFER = 510 SQ. FT. OR 0.011 AC.
B. 100' BUFFER = 2,277 SQ. FT. OR 0.052 AC.
WOODLAND
WITHIN THE 100' BUFFER =
OUTSIDE THE 100' BUFFER =

LEGEND

PROPERTY LINE / RIGHT-OF-WAY

EXISTING CONTOUR

EXISTING WOODS

EXISTING FENCE

EXISTING SOILS DESIGNATION

EXISTING ZONING DESIGNATION

EXISTING EDGE OF PAVE

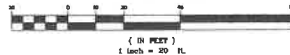
EXISTING IMPERVIOUS TO BE REMOVED:

PROPOSED BUILDINGS

RECEIVED 1998

PROPOSED SILT FENCE

GRAPHIC SCALE

[illegible]

ROCCO ENTERPRISES, LLC
SURVEY & LAND CONSULTING
LAND DEVELOPMENT & PERMIT SERVICES
127 LUBRANO DRIVE, SUITE L2
AIDAPOLIS, MARYLAND 21401
PHONE 410-258-2128, 301-281-8842
Email: roccoenterprises@gmail.com

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: ANNAPOLIS, MD

Date: APRIL 15 25

Tax Map #	Parcel #	Block #	Lot #	Section
<u>82</u>	<u>68</u>	<u>21</u>	<u>6-7</u>	<u>BL 19</u>

FOR RESUBMITTAL ONLY

Corrections
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 08-579-0055-3750

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

VALERIE & EMILIE VALLE

NORTH BEACH PARK

Project location/Address

714 BAY FRONT AVE

City

NORTH BEACH, MD

Zip

20714-5204

Local case number

Applicant: Last name

VALLE

First name

VALERIE & EMILIE

Company

N.A.

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

TRIPOLI

First name

RODO

Phone #

443-994-4518

Response from Commission Required By

Fax #

Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

To Demolish Existing House and To Construct a New 3-5 GFT House

Yes Yes

Intra-Family Transfer Growth Allocation

Grandfathered Lot Buffer Exemption Area

Project Type (check all that apply)

Commercial Recreational

Consistency Report Redevelopment

Industrial Residential

Institutional Shore Erosion Control

Mixed Use Water-Dependent Facility

Other

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	0.185	8072
RCA Area		
Total Area	0.185	8072

Total Disturbed Area Acres Sq Ft

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface	0.06	2810
Created Forest/Woodland/Trees			New Impervious Surface	0.06	2782
Removed Forest/Woodland/Trees			Removed Impervious Surface	0.06	2810
			Total Impervious Surface	0.06	2782

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

Impervious Surface

Expanded Buffer

Nontidal Wetlands

Setback

Steep Slopes

Other

Structure

Acc. Structure Addition

Barn

Deck

Dwelling

Dwelling Addition

Garage

Gazebo

Patio

Pool

Shed

Other

rocco enterprises, llc

land development, survey & permitting consultant & engineering

DATE: April 15-25

RE: 714 BAY FRONT AVE

NORTH BEACH- MD

CRITICAL AREA REPORT:

- 4/15/25
1. TOTAL SITE AREA: 8672 sq. ft. or 0.185 ac.
2. PROPERTY WITHIN THE L.D.A. CRITICAL AREA
3. MAXIMUM LOT COVERAGE ALLOWED: 31.25% OR 2523 sq. ft.
4. EXISTING LOT COVERAGE: 2810 sq. ft. or 0.064 ac.
- | | |
|------------------------|----------------------|
| a) HOUSE: 1703 S.F. | e) SHED #1: 425 S.F. |
| b) STEEP: 30 S.F. | f) " #2: 102 S.F. |
| c) P/G DRIVE: 506 S.F. | g) " #3: 30 S.F. |
| d) RAMP: 2 S.F. | |
- 2810 S.F. = 2810 S.F.
5. EXISTING LOT COVERAGE TO BE REMOVED: 2810 S.F. or 0.064 ac.
6. PROPOSED LOT COVERAGE: 2702 S.F. or 0.062 ac.
- | |
|--|
| a) HOUSE 30'x60' AND 6'x30': 1980 S.F. |
| b) STEPS & WALK - 30' S.F. = 150 S.F. |
| c) DRIVE 18'x24' & 25'x8' = 632 S.F. |
- 2702 S.F. = 2762 S.F.
7. EXISTING LOT COVERAGE 2810 S.F. - ALLOWED LOT COVERAGE 2523 = 288 S.F. X 10% = 29 S.F. THEREFORE 2523 + 29 = NEW ALLOWED LOT COVERAGE: 2552 S.F. VS 2702 S.F. PROPOSED.
8. BUFFER DISTURBANCE:
- | | |
|--------------|---|
| LOT COVERAGE | a) WITHIN THE 100' BUFFER: 510 S.F. or 0.011 ac |
| | b) OUTSIDE OF THE BUFFER: 2272 S.F. or 0.052 ac |
- WOODLAND
- | |
|----------------------------|
| a) WITHIN THE 100' BUFFER: |
| b) OUTSIDE 100' BUFFER: |



(<https://sdchouseplans.com/wp-content/uploads/2022/06/1-front-of-house.jpg>)



GULFSTREAM COTTAGE

Proposed House

The "skinny" version of our Sea Oat Cottage, this plan is designed to fit on more restrictive building lots. Our Gulfstream Cottage offers all the amenities of its sister plan such as an open living concept, first floor guest suite and private second floor master suite with a private porch.

View the Client Build of this home. [Click Here](https://sdchouseplans.com/showcase/)
(<https://sdchouseplans.com/showcase/>)

~~EXISTING~~
~~REAR PORCH~~
10' deep

1st floor

DECK

ELEV

LIVING
22'8" x 16'0"

ov

dw

DINING
11'4" x 11'8"

KITCHEN

ref

FOYER

pantry

GUEST/
MASTER 2
11'2" x 12'8"

8" deep
FRONT PORCH
8' deep

stairs

1st floor

plan

(1249 heated)

Ground Floor

3 level home
ground floor
1st level, 2nd level

35' height





