



**Sheds Unlimited, LLC**

2025 Valley Rd  
Morgantown, PA 19543  
Ph: 717-442-3281  
shedsunlimited.net

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

**Subject: Letter of Explanation for Variance Request – Permit B02433105**

**Property: 401 Fairleigh Ct, Tracy's Landing, MD 20779 (Owner: James S. & Wendy G. Whitney)**

**Proposed Project: New Detached Accessory Garage**

Dear Sir/Madam,

This letter is submitted in support of the variance application for Permit B02433105, concerning the proposed construction of a new detached accessory garage at the residential property located at 401 Fairleigh Ct, Tracy's Landing, MD. Supporting photographs, provided by the property owner, are submitted with this application package to illustrate existing site conditions and the proposed garage location.

We are requesting a variance from Anne Arundel County Zoning Code § 18-2-204(b)(4), which states, "An accessory structure may not be located in the front yard of a nonwaterfront lot." The proposed detached garage is situated closer to the front lot line (Fairleigh Ct) than the principal dwelling, necessitating this variance request.

**1. Subject Property Description:** The subject property, 401 Fairleigh Ct (Lot 6, Amandale Subdivision), is a residential parcel of approximately 2.88 acres or 123,344 sq ft. The property is characterized by its existing single-family dwelling, mature woodland (refer to submitted photographs for depiction of existing woodland), and its location within the Critical Area. The topography is gently sloping towards Town Point Road and the Chesapeake Bay further beyond. The surrounding neighborhood consists primarily of residential properties on similarly sized lots, many of which also feature mature trees and a semi-rural character.

**2. Existing Structures:** The primary existing structure on the property is a single-family detached dwelling, located approximately 12'-1" rearward of the proposed garage location. Other existing structures include a shed, located approximately 131'-4" from the Fairleigh Court property boundary and 76'-3" from the side property boundary opposite of Town Point Road.

- **Principal Dwelling:**
  - Dimensions: Approximately 51' x 63'
  - Square Footage: Approximately 2848 sq ft.
  - Setbacks: As shown on the submitted site plan.
    - Front yard: 62'-1"
    - Side Yard: 111'-10 1/2"
    - Rear Yard: 230'-6"
- **Existing Shed:**
  - Dimensions: Approximately 25'-4" x 11'-10"
  - Square Footage: Approximately 300 sq ft.
  - Setbacks: As shown on the submitted site plan. (Note: An addition was made to this shed; however, the property owner has confirmed that no trees were impacted by this work. Submitted photographs may illustrate the shed's current state and surroundings.)

**3. Proposed Structure (Detached Garage):** The proposed new structure is a detached accessory garage, intended for private vehicle storage and workshop space, customary for a residential property of this nature.

- **Dimensions:** 32'-0" x 28'0"
- **Square Footage:** 896 sq ft
- **Height:** 23'-8"
- **Proposed Location and Setbacks as per Site Plan:**
  - Front Lot Line (Fairleigh Ct): 50'-0"
  - Side Lot Line (West): 96'-6 1/4"
  - Rear Lot Line: 274'-6 1/2"
  - Distance from Well Head: The front left corner of the proposed garage (facing the existing primary structure) is designed to be 31 feet from the existing well head, as requested by the property owner for the necessary 30'-0" clearance (refer to submitted photographs illustrating well location relative to staked proposed garage corner).

#### **4. Justification for Variance Request (Addressing § 18-16-305 Criteria):**

We believe the granting of this variance is justified due to the unique physical conditions and exceptional circumstances of the property, which create practical difficulties and unnecessary hardships in strictly conforming to § 18-2-204(b)(4).

- **Unique Physical Conditions & Exceptional Circumstances Leading to Practical Difficulties/Unnecessary Hardship (§ 18-16-305(a)(1) & (a)(2)):**
  - **Primary Site Constraint - Well Location & Buffer:** As clearly depicted on the submitted site plan, strict adherence to the front yard setback requirement (i.e., placing the garage behind the foremost line of the principal dwelling) would necessitate placing the garage in a location that directly encroaches upon the mandatory 30-foot buffer radius of the existing well. This presents an unavoidable practical difficulty and a conflict with essential site safety and utility requirements, making a code-compliant rearward placement in that specific alignment unfeasible. The proposed location maintains a necessary 31-foot clearance from the well head to the front left corner of the garage, as shown in submitted photographs.

- **Secondary Hardship - Woodland Preservation & Environmental Impact:** Furthermore, any alternative placement that attempts to clear the well buffer while also complying with the front-yard setback would force the structure significantly deeper into the property. This alternative placement would directly result in:
  - The removal of a substantially greater area of mature, existing woodland (as depicted in submitted photographs), a valuable natural resource the owner has actively managed, particularly critical within the Critical Area. This outcome contradicts Anne Arundel County's environmental protection goals.
  - Increased impervious surface further into the lot.
  - Significantly increased costs for woodland mitigation (currently calculated at 658 sq ft for the proposed location, which would substantially increase) and potentially more complex stormwater management mitigation.
- The unique physical conditions inherent to this specific lot – namely the configuration of significant mature woodland, the fixed locations of the well and septic system, and the topography – severely limit alternative practical locations for a garage of reasonable size. These site-specific constraints, peculiar to this parcel, make the proposed location the most viable option to balance functional need with the critical requirement to respect the well buffer and minimize disturbance to existing woodland, representing the most practical and environmentally sensitive placement.
- **Minimum Variance Necessary (§ 18-16-305(c)(1)):**
  - The proposed forward placement, resulting in a 50'-0" front yard setback, represents the minimum variance necessary to afford relief from the aforementioned hardships. Any placement further rearward, even by a small margin, would either encroach upon the well buffer or necessitate increased woodland removal, thus failing to provide a less impactful solution. This specific location is the minimum deviation required to allow for a functional garage that meets the owner's needs while simultaneously preserving the maximum amount of existing woodland and respecting all site constraints, including well clearance. Alternative compliant locations would impose a greater hardship in terms of environmental impact and associated mitigation costs.
- **No Alteration to Essential Character of Neighborhood, No Impairment to Adjacent Property, Not Detrimental to Public Welfare (§ 18-16-305(c)(2)):**
  - The surrounding neighborhood is characterized by residential properties on relatively large lots, with varied placement of accessory structures and significant mature vegetation.
  - The proposed garage, at 23'-8" in height and with dimensions of 32'-0" x 28'-0", is of a scale compatible with the principal dwelling and the general character of the neighborhood.
  - As confirmed by the property owner and supported by submitted photographs, the proposed garage location, while forward of the principal dwelling, has limited visibility from the public street (Fairleigh Ct) due to existing vegetation and the orientation of the lot.
  - The proposed placement, screened by existing vegetation as shown in the submitted photographs, will not substantially impair the appropriate use or development of adjacent properties, nor will it negatively affect their light, air, or view in a manner inconsistent with the neighborhood's existing character. The garage will be sited to maintain ample distance from neighboring property lines, consistent with typical accessory structure placements in the area.
  - Granting this variance will not be detrimental to public welfare. In fact, by allowing a placement that minimizes woodland removal, it supports the public interest in preserving natural resources within the Critical Area.

**5. Conclusion:** Given the unique physical conditions of the property, particularly the presence of mature woodland and the location of the well, and the exceptional circumstance that a code-compliant placement would result in unnecessary environmental hardship (as supported by the submitted site plan and photographs), we respectfully request approval of this variance. Therefore, we respectfully request your approval of this variance, as it represents the most reasonable and environmentally responsible solution, allowing for the necessary accessory structure while upholding the spirit of the County's zoning and environmental regulations and minimizing hardship to the property owner.

We are prepared to provide any additional information or clarification needed. Thank you for your time and consideration.

Sincerely,



Digitally signed by Vadim Maltsev  
DN: cn=Vadim Maltsev, o=Sheds  
Unlimited, email=permits@shedsunlimited.net  
Reason: I am the author of this  
document  
Date: 2025.05.26 14:11:53 -04'00'

Vadim Maltsev  
Building Permit Coordinator  
Sheds Unlimited, LLC



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: 2025/05/29

Tax Map #	Parcel #	Block #	Lot #	Section
77	326		6	

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Tax ID: 90080001

Project Name (site name, subdivision name, or other) James Scott Whitney Detached Garage

Project location/Address 401 Fairleigh Ct

City Tracy's Landing Zip 20779

Local case number B02433105

Applicant: Last name Maltsev First name Vadim

Company Sheds Unlimited, LLC

**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:

Construction of a new detached residential accessory garage (896 sq ft) for private vehicle storage and workshop space.

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	2.80	121,874.27
Total Area	2.80	121,874.27

Total Disturbed Area 

Acres	Sq Ft
0.04	1531

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.78	34193.96	Existing Lot Coverage	0.19	8367.89
Created Forest/Woodland/Trees			New Lot Coverage	0.02	1069.62
Removed Forest/Woodland/Trees	0.02	658.92	Removed Lot Coverage		
	0.77	33535.04	Total Lot Coverage	0.22	9437.51

## 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 ☐





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**Critical Area Narrative Statement**

**Project: Whitney Detached Garage (Permit B02433105)**

**Property: 401 Fairleigh Ct, Tracy's Landing, MD 20779**

To Whom It May Concern,

This Critical Area Narrative Statement is submitted in support of Building Permit Application B02433105 and the associated Variance request for the proposed construction of a new detached accessory garage at 401 Fairleigh Ct, Tracy's Landing, MD. As the property is located within the Chesapeake Bay Critical Area, this document addresses the specific informational requirements for review in accordance with Anne Arundel County's Critical Area Program.

The following sections provide details regarding the proposed project and its relation to Critical Area considerations:

**1. Proposed Use of Subject Property:** The subject property at 401 Fairleigh Ct is a residential parcel. The proposed project involves the construction of a new detached accessory garage, intended for private vehicle storage and workshop space, which is a customary accessory use to the existing single-family dwelling.

**2. Predominant Vegetation, Disturbance, and Mitigation:** The property contains significant areas of mature woodland, predominantly composed of mixed deciduous and evergreen trees and associated understory shrubs. The total existing wooded area on the property is approximately 34,193.96 square feet. The proposed construction of the detached garage will result in the removal of approximately 658.92 square feet of this existing woodland. This disturbance will be mitigated in accordance with Anne Arundel County Critical Area requirements. Mitigation will involve a specific planting plan, potentially utilizing documented existing native plantings on-site where feasible and/or new native plantings, secured by a Forestation Agreement and appropriate financial surety.

**3. Methods to Minimize Impacts on Water Quality and Habitat:** Impacts to water quality and habitat during construction will be minimized through strict adherence to an approved Sediment and Erosion Control Plan. This will include the installation and maintenance of measures such as silt fences around the perimeter of the disturbed area and a stabilized construction entrance to prevent soil migration. Post-construction, stormwater




runoff from the new impervious area associated with the garage will be managed through required mitigation plantings, as detailed in a forthcoming planting plan and Forestation Agreement, designed to promote infiltration and reduce pollutant load in accordance with Critical Area guidelines.

**4. Impervious Surface Calculation:** Prior to the proposed construction, the existing impervious surfaces on the property total approximately 8,367.89 square feet, comprising the house roof (3364.6 sq ft), existing driveways and sidewalks (4453.87 sq ft), and existing accessory structures (549.42 sq ft). The proposed project will add approximately 1,069.62 square feet of new impervious surface, consisting of the new garage roof (896 sq ft) and a new driveway/apron portion (173.62 sq ft). This will result in a total impervious surface area of approximately 9,437.51 square feet on the property after construction. All impervious surfaces, including roofs, concrete, pavement, and compacted gravel areas, are included in these calculations. The County's Environmental Review has identified 672 square feet of new impervious area requiring stormwater management mitigation; this will be addressed through the aforementioned planting plan and Forestation Agreement.

**5. Habitat Protection Areas:** The subject property is located predominantly within the Chesapeake Bay Critical Area, with approximately 121,874 square feet (approx. 98.8% of the total lot area of 123,344 sq ft) designated as Resource Conservation Area (RCA), and a smaller portion of approximately 1,470 square feet located outside the RCA. The property contains extensive existing woodland. The site plan ("Scott Whitney Site Plan 2025-05-26.pdf") depicts the RCA boundary, and the proposed garage and all associated disturbances are located within the RCA portion of the property. The plan also identifies the extent of existing woodland. The project has been designed to minimize impacts to these sensitive areas to the maximum extent practicable by siting the proposed garage in a location that reduces the need for extensive clearing of mature woodland, as detailed in the Variance application. No other specific Habitat Protection Areas (such as steep slopes exceeding 15%, known rare/endangered species habitats, or natural heritage areas) have been identified within the immediate project footprint, though the broader property contains features typical of the Critical Area landscape.

We believe the proposed detached garage project, as detailed above and on the accompanying site plan, has been designed to minimize impacts within the Critical Area to the maximum extent practicable while meeting the property owner's needs. We are committed to adhering to all Anne Arundel County Critical Area regulations and are prepared to provide any further information or clarification required.

Sincerely,

  
Digitally signed by Vadim Maltsev  
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Unlimited,  
email=permits@shedsunlimited.net  
Reason: I am the author of this  
document  
Date: 2025.05.29 08:17:04 -0400

Vadim Maltsev  
Building Permit Coordinator  
Sheds Unlimited, LLC









































































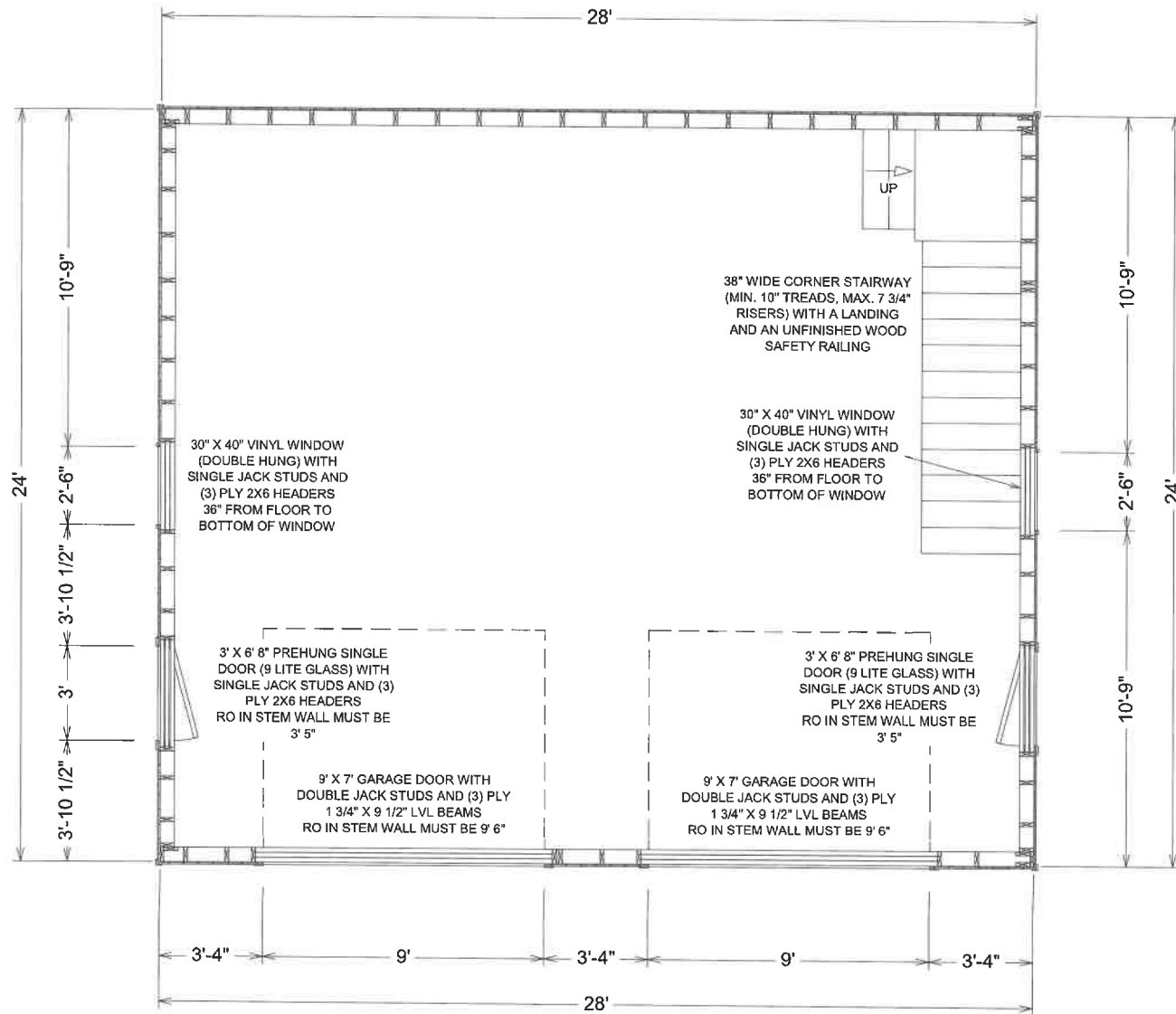








# FIRST FLOOR



SEAL:

REVISIONS:

2/25/2025

SS Est. #1100249 Job Name:

Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

**Sheds Unlimited LLC**  
2025 Valley Road  
Morgantown, PA 19543

Drawn By: Andrew DiRodio  
Sales Rep: Jonathan Gleason

DATE:

9/20/2024

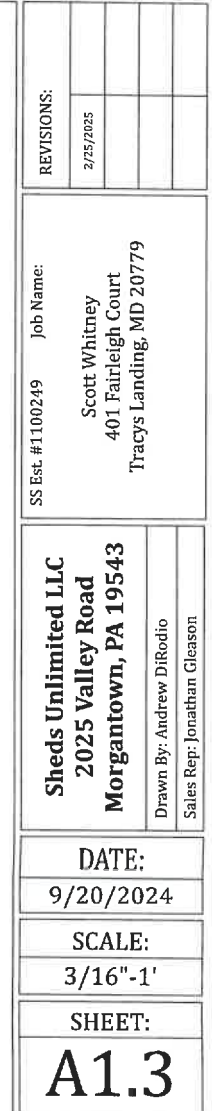
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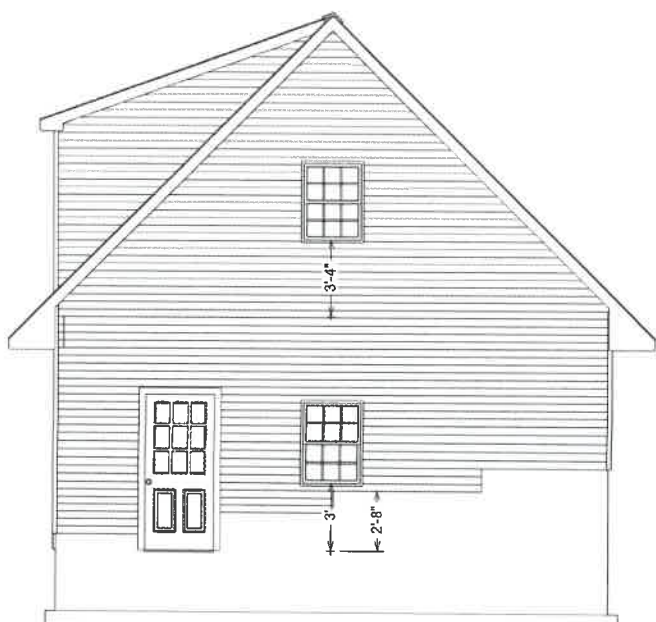
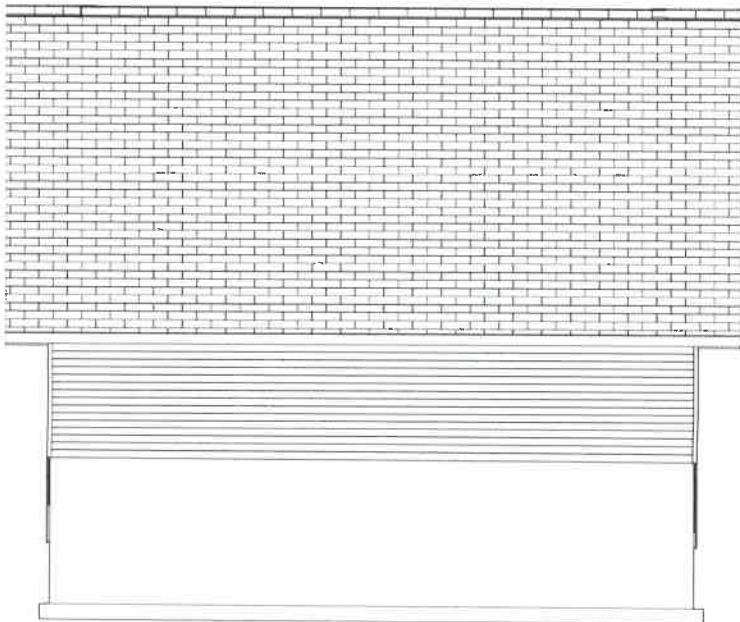
SHEET:

**A1.2**

SEAL:



SEAL:



SEAL:

REVISIONS:

2/25/2025

SS Est. #1100249 Job Name:

Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

**Sheds Unlimited LLC**  
2025 Valley Road  
Morgantown, PA 19543

Drawn By: Andrew DiRodio  
Sales Rep: Jonathan Gleason

DATE:

9/20/2024

SCALE:

1/8"-1'

SHEET:

**A2.1**



IMAGES ARE NOT TO  
SCALE AND COLORS  
ARE EXAMPLES ONLY



SEAL:

REVISIONS:

2/25/2025

SS Est. #1100249 Job Name:

Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

**Sheds Unlimited LLC**  
**2025 Valley Road**  
**Morgantown, PA 19543**

Drawn By: Andrew DiRodio  
Sales Rep: Jonathan Cleason

DATE:

9/20/2024

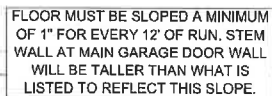
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**A2.2**

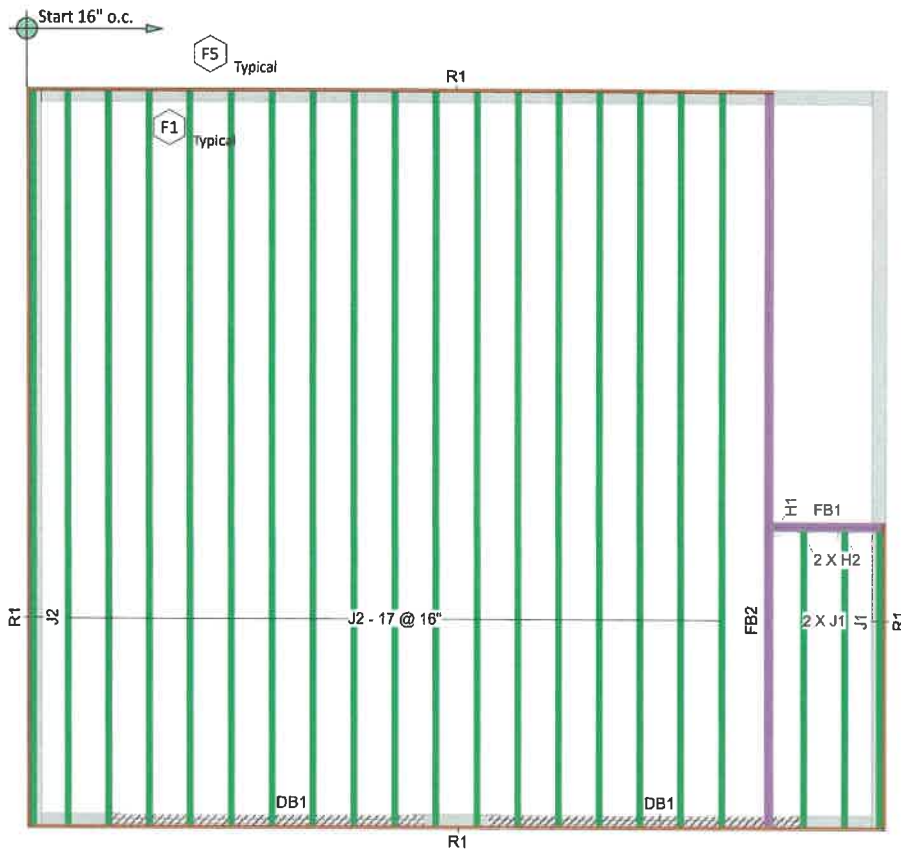
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SS Est. #1100249      Job Name:  
Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

DATE:
9/20/2024
SCALE:
3/16"-1'
SHEET:
A3.1





SECOND FLOOR									
Label	Qty	Description	Unit	Material	Notes	Finish	Pos	Size	Length
J1	10	2x10	ft	2x10			1	15	30.0
J2	10	2x10	ft	2x10			2	15	30.0
J3	10	2x10	ft	2x10			3	15	30.0
J4	10	2x10	ft	2x10			4	15	30.0
J5	10	2x10	ft	2x10			5	15	30.0
J6	10	2x10	ft	2x10			6	15	30.0
J7	10	2x10	ft	2x10			7	15	30.0
J8	10	2x10	ft	2x10			8	15	30.0
J9	10	2x10	ft	2x10			9	15	30.0
J10	10	2x10	ft	2x10			10	15	30.0

onCENTER is a registered trademark of BlueLink Corporation.  
Actual shipping lengths may vary.  
Bearing and web stiffeners, filler material, squash blocks, rim sheathing, hanger becker blocks, x-bracing, and other items to be provided by others unless noted otherwise.

The attached material list represents BlueLink Engineered Lumber products needed to frame layout(s) shown based on the interpretation of use, but has not been reviewed by a BlueLink engineer. Purchaser is to verify material quantities, lengths, locations, and sizes, and resolve cloudded items.

Specified products are sized only for gravity loads shown. These loads should be verified by the purchaser. If additional loads or framing areas need to be accounted for, notify supplier of BlueLink products so that material can be used and price adjusted. Unless noted otherwise, hip, valley and ridge boards have not been designed and no products were designed to resist the building's lateral loads.

Prior to installation, review layout with applicable product guide and/or installation sheet. If this information is not included, contact your supplier of BlueLink products. Coordinate building plans and details with this layout. To prevent member damage from plumbing or mechanical cuts, review this layout plan before placement. Follow I-Joist web hole charts. Do not cut material beyond scope of product guide(s) without prior approval.

Glue and nail minimum 33/32" APN, read OSB or plywood to floor joists. Use fastener schedule for side-loaded onCENTER(s) I-Joist beams. For proper installation of hangers and connectors, follow manufacturer's guidelines. Connections not shown are by others. Roof's shall have adequate drainage to prevent ponding. These products were designed for "dry use" conditions only, and must be protected from long term exposure to high moisture. Moisture protection (by others) may be required. Detail F19 Squash Block/Column shall match size of column above.

**ROOF FRAMING NOTE:**  
DESIGN ASSUMES A TRUSSED ROOF SYSTEM WITH ALL TRUSSES SUPPORTED BY EXTERIOR WALLS AND, IF APPLICABLE, DESIGNATED INTERIOR WALLS. ALL ROOF TRUSS MEMBERS TO BE DESIGNED AND PROVIDED BY OTHERS.  
BUILDER TO VERIFY ALL ASSUMPTIONS AND CONTACT BLUELINK IF ACTUAL TRUSS FRAMING CONDITIONS WILL DIFFER FROM THOSE INDICATED.

SEAL:

REVISIONS:

2/25/2025

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Drawn By: Andrew DiRodio  
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DATE:

9/20/2024

SCALE:

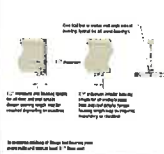
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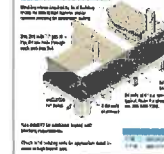
A4.1

onCENTER® & I-Joist Multiple Ply Sheathing									
onCENTER®	1/2" CDX	3/4" CDX	1" CDX	1 1/4" CDX	1 1/2" CDX	1 3/4" CDX	2" CDX	2 1/2" CDX	3" CDX
1/2" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
3/4" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
1" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
1 1/4" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
1 1/2" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
1 3/4" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
2" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
2 1/2" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'
3" CDX	10'	10'	10'	10'	10'	10'	10'	10'	10'

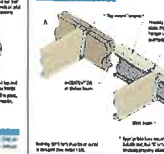
#### ATTACHMENT AT BEAMS



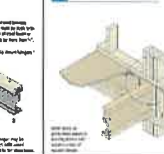
#### onCENTER® AND BEAM CLIPPING

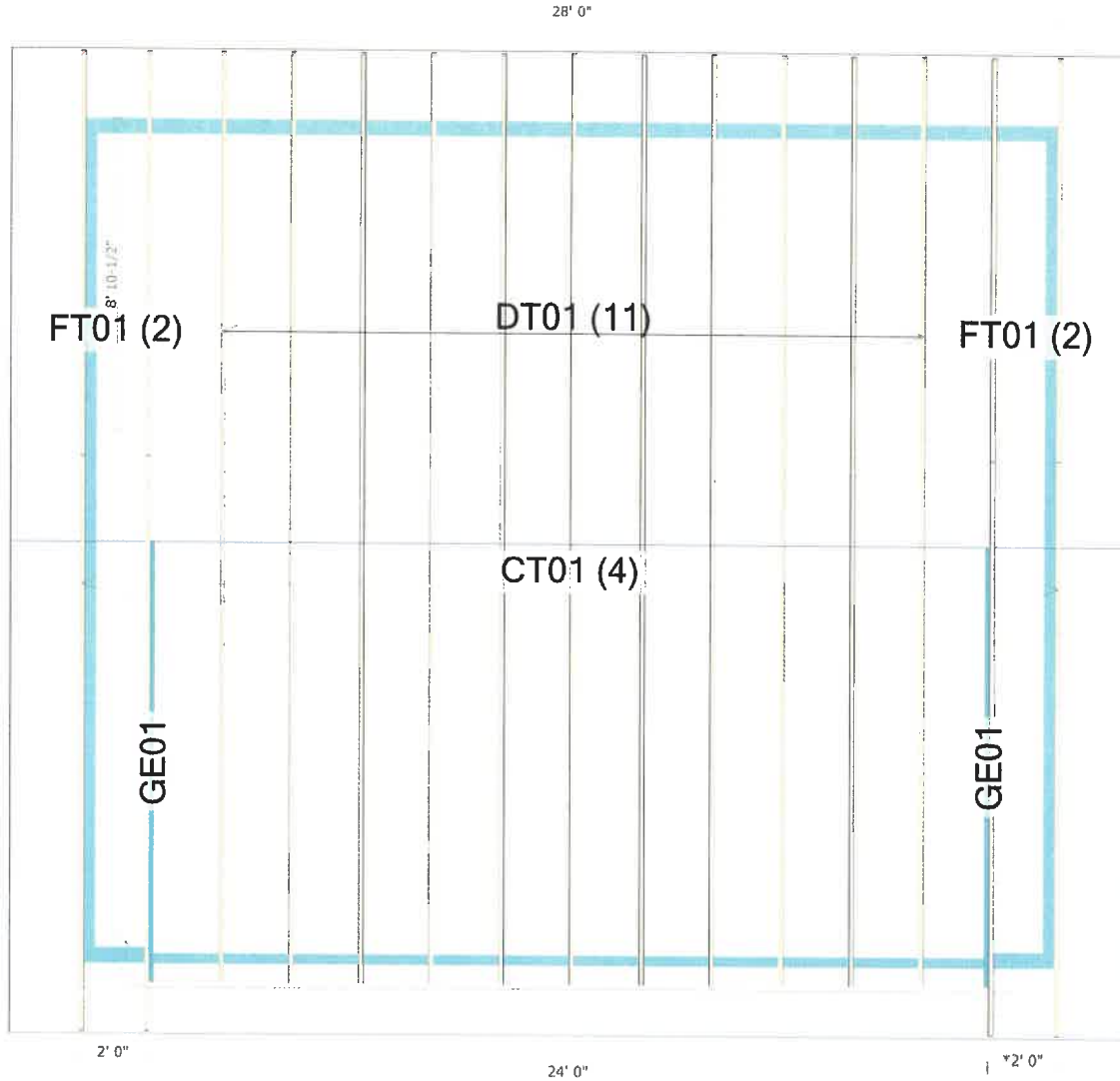


#### JOIST BEAM CONNECTION



#### BEAM BLOCKS IN CONNECTIONS





### Truss Placement Plan

Job Id  
SU2503-Whitney  
Project Name: Whitney  
Project Location: 401 Fairleigh Court  
Project Address: Tracy's Landing, MD 20779  
Project Date: 9/20/2024

### Sheds Unlimited



SEAL:

**Sheds Unlimited LLC**  
2025 Valley Road  
Morgantown, PA 19543

Drawn By: Andrew DiRodio  
Sales Rep: Jonathan Gleason

SS Est. #1100249 Job Name:  
Scott Whitney  
401 Fairleigh Court  
Tracy's Landing, MD 20779

REVISIONS:  
2/25/2025

DATE:  
9/20/2024

SCALE:  
NTS

SHEET:

**A4.2**



SEAL:

## Triple D Truss, LLC

78 W. Dunkle Road  
Mill Hill, PA 17751  
ph: 570-726-3328 fax: 570-726-3442

Truss: CT01  
Job: SU293-Whitney  
Designer: SWS  
Date: 03/07/25 14:50:55  
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	FLYS	SPACING	WGT/PLY
3-9-2	12/12	4	0-6-11	0-6-11	0-0-0	0-0-0	1	24 in	14 lbs

All plates shown to be Eagle 20 unless otherwise noted.

Leading (psi)	General	CSI	Deflection	L/	(loc)	Allowed
TC1:	20	TC1:	0.16 (1-3)	Var TL:	0 in	L/999 (3-4)
TC2:	7	TC2:	0.06 (4-1)	Var LL:	0 in	L/999
BC1:	0	BC1:	0.01 (2-4)	Var TL:	0 in	L/240
BC2:	10	BC2:		Var LL:	0 in	

### Reaction

Rea Combo	Rea Width	Max Reax	Ave Reax	Max Gen U <sub>1</sub> /l <sub>1</sub>	Max MWHFS U <sub>1</sub> /l <sub>1</sub>	Max C&C U <sub>1</sub> /l <sub>1</sub>	Max U <sub>1</sub> /l <sub>1</sub>	Max H <sub>1</sub> /l <sub>1</sub>
1		158 lbs	145 plf	-16 lbs	80 lbs	-180 lbs	-180 lbs	197 lbs

### Material

TC: SWS #2 2 x 4  
BC: SWS #2 2 x 4  
WB: SWS #2 2 x 4

### Loads

1) This truss has been designed for the effects of Uniform (13.3 psf) and Uniformly sloped roof snow loads in accordance with ASCE 7-16 with the following user defined input: 25 psf GSL, Thermal C Exposure (C=0.9), Thermal (C=1.10), DOL = 1.15. If the end configuration differs from the above, Building Designer shall verify snow loads.  
2) This truss has been designed to account for the effects of ice dams forming at the eaves.  
3) This truss has been designed for the effects of wind loads in accordance with ASCE 7-16 with the following user defined input: 115 mph (Frequent), Exposure C, Parallel, Gustoid, Risk Category II, Int'l 2-5, 5, 10, 15, 20, 25, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240

03/07/2025



PROFESSIONAL CERTIFICATION. I HEREBY  
CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 32738, EXPIRATION DATE  
02/13/2026.

TrueBuild® Truss Software v5.7.21  
Eagle Metal Products

1231140 0003/0006

REVISIONS:			
	7/25/2025		

Job Name:

Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

**Sheds Unlimited LLC  
2025 Valley Road  
Morgantown, PA 19543**

Drawn By: Andrew DiRodio  
Sales Rep: Jonathan Gleason

DATE: \_\_\_\_\_

9/20/2024

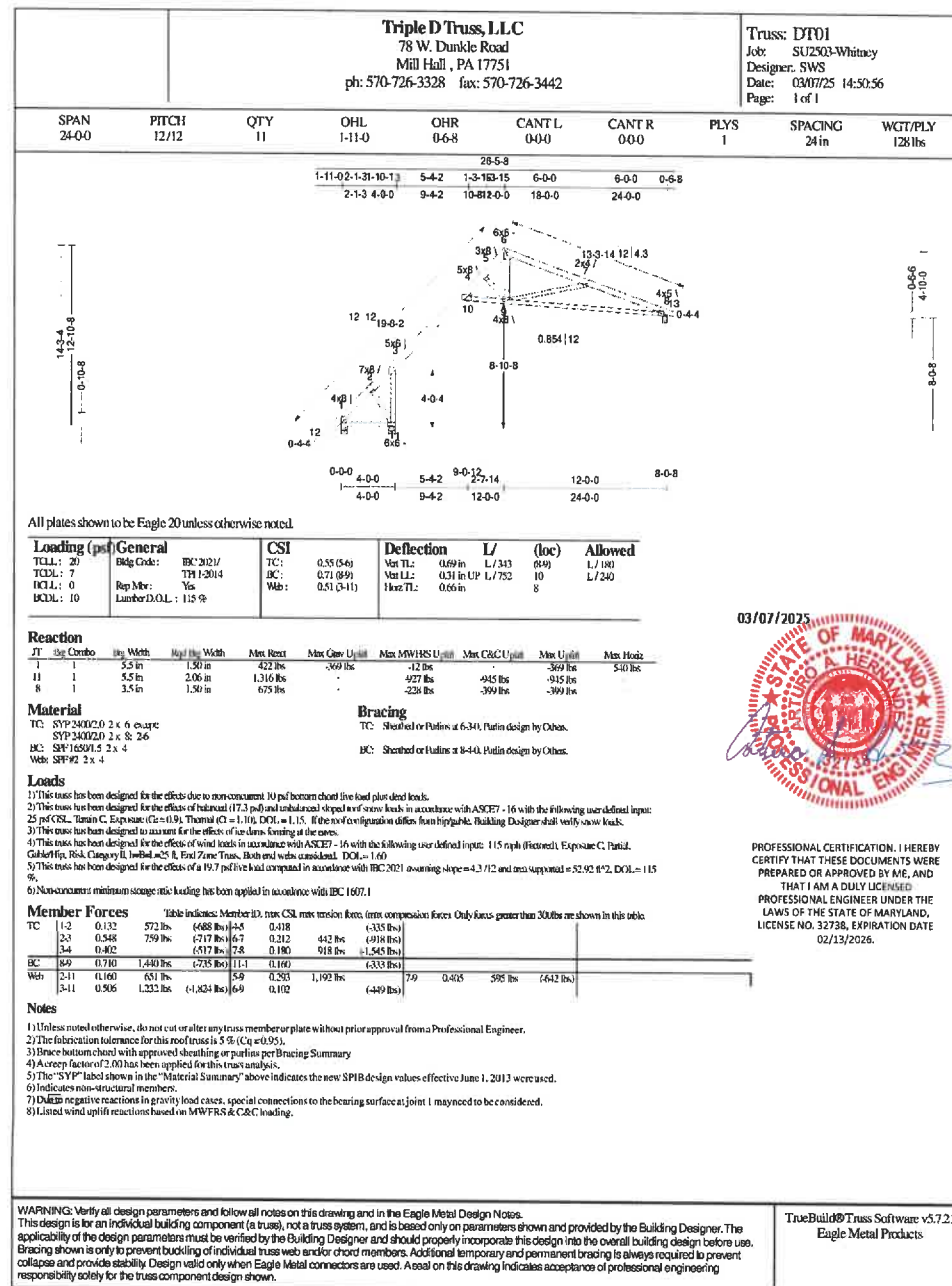
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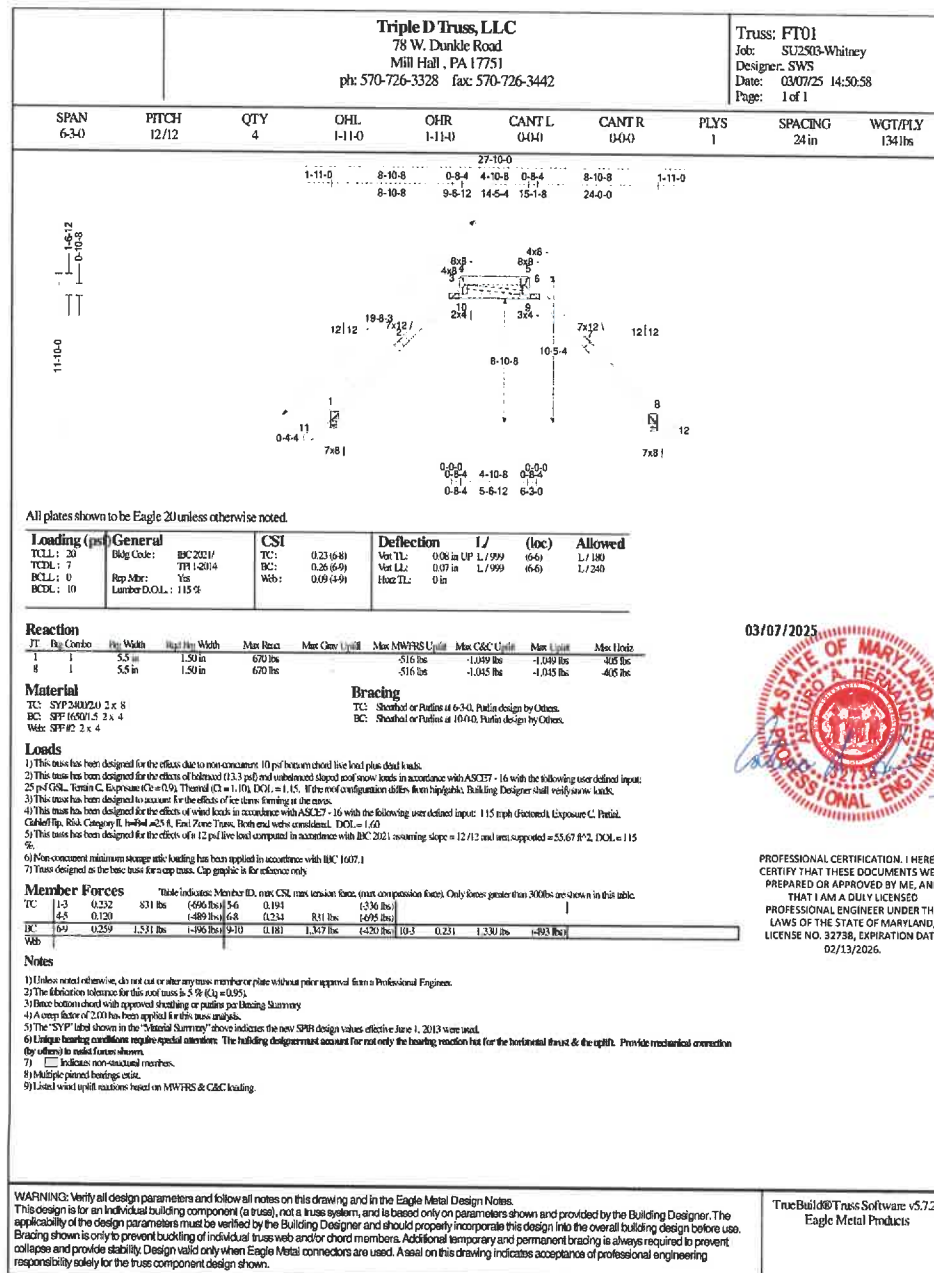
## A5.1

SEAL:





SEAL:



03/07/2025



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32738, EXPIRATION DATE 02/13/2026.

REVISIONS:

2/25/2025

SS Est. #1100249 Job Name:

Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

**Sheds Unlimited LLC**  
2025 Valley Road  
Morgantown, PA 19543

Drawn By: Andrew DiRodio  
Sales Rep: Jonathan Gleason

DATE:  
9/20/2024

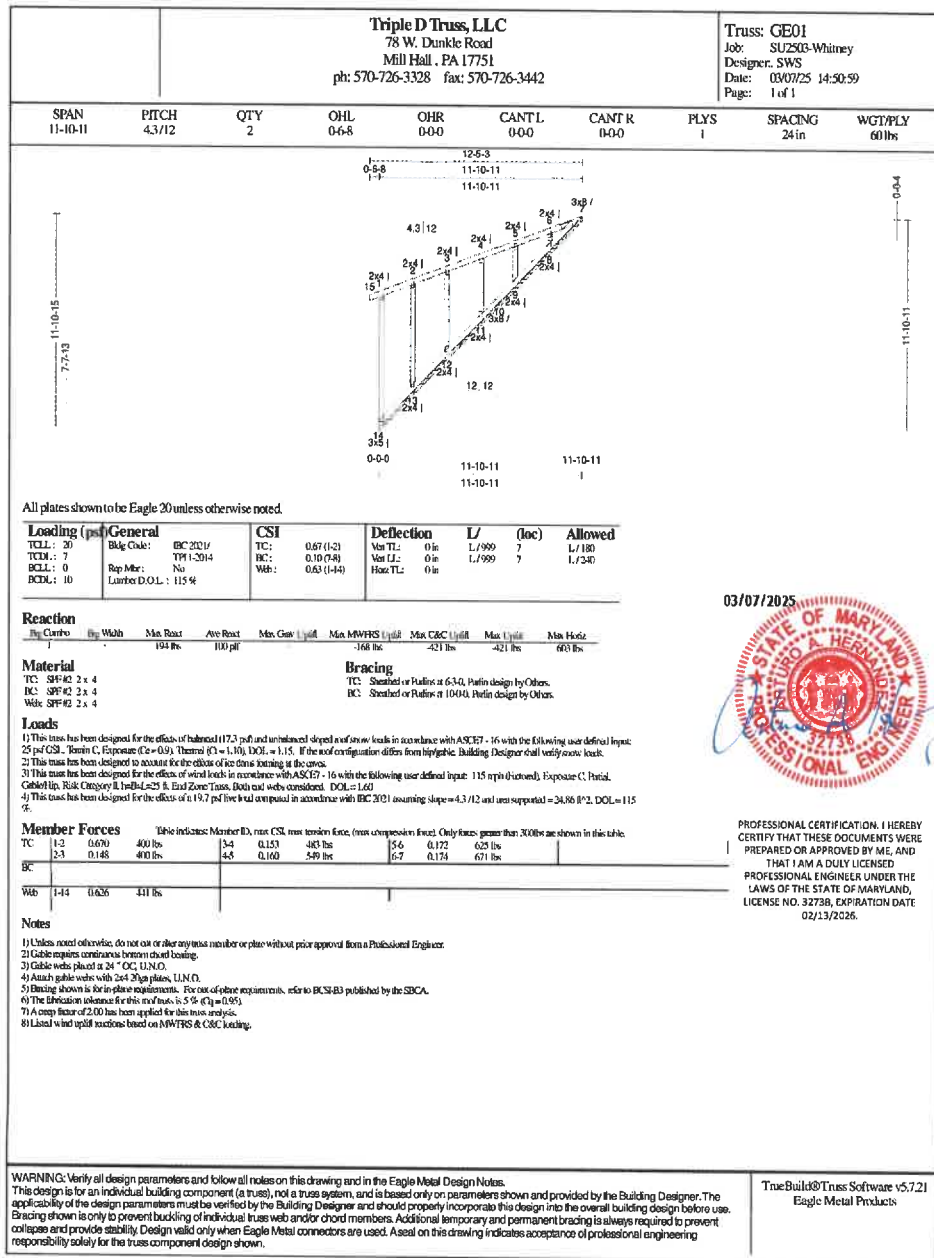
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1231140 0005/0006



SEAL:



REVISIONS:

2/25/2025

SS Est. #1100249 Job Name:

Scott Whitney  
401 Fairleigh Court  
Tracys Landing, MD 20779

Sheds Unlimited LLC  
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9/20/2024

SCALE:

NTS

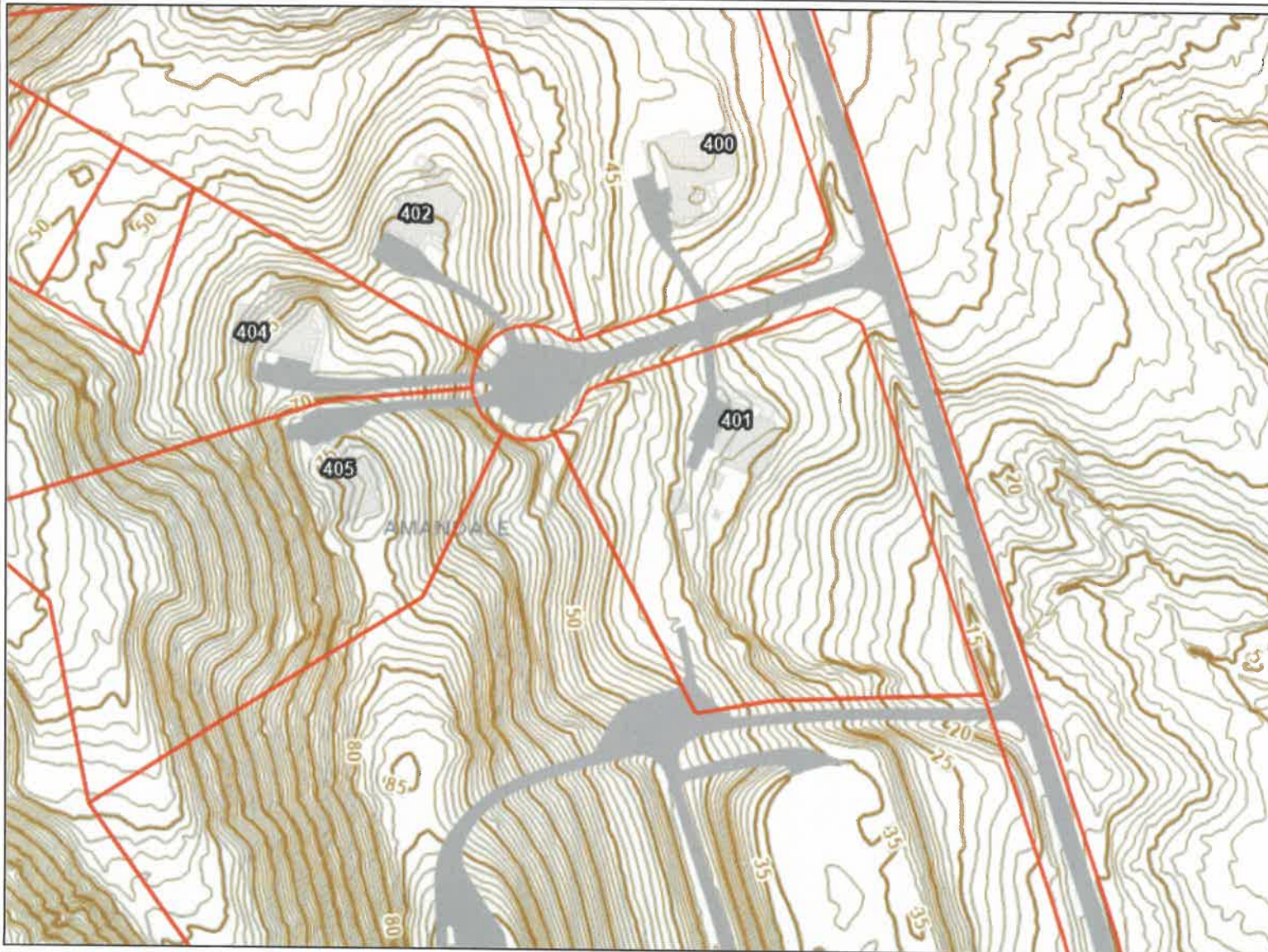
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1231140 0006/0006



# 401 Fairleigh Ct topographic map



## Legend

Foundation  
Addressing



Parcels



Structure

County Structure



Elevation

Topo 2023

Index

Intermediate

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"=200'



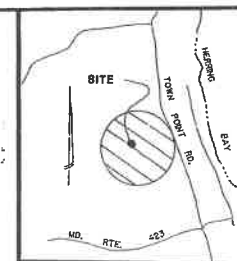
0 200 400  
ft



CURVE				DATA		
NO.	RADIUS	ARC	DELTA	TAN	CHORD	BEARING
1	25.00'	23.11'	52°57'26"	12.49'	22.29'	N 82°20'37" W
2	58.00'	89.43'	295°54'33"	00	65.88'	N 18°49'20" W
3	25.00'	23.11'	52°57'26"	12.45'	22.29'	N 44°41'57" E

**PRIVATE NON-COUNTY ROAD STATEMENT:**

**PRIVATE NON-COUNTY ROAD STATEMENT:**  
The private 50' common use right of way shown hereon is dedicated for ingress and egress for the owners of the property abutting thereon. It shall not be acceptable for petition and is a maintenance responsibility of the owners of the abutting property and shall be improved to Anne Arundel County Public Road Standards with any further subdivision approval of the properties abutting thereon.



VICINITY	MAP
NO	SCALE

**NOTES:**

- NOTES:**
1. **Building Restrictions Lines:** Front 40', Side 15' min., 40' cembared
  2. Accessory buildings are prohibited.
  3. Tax Map #79, Parcel 32-20625
  4. Family Compound Lot 12, 2, 4, 3
  5. Family Compound Lot 12, 2, 4, 3
  6. Total platted acre 32.20625 A.C.
  7. Plotted acre 15.00000 A.C.
  8. Partially platted acre 0.50525 A.C.
  9. Private Non owner 0.5456 AC.
  10. Flood Mitigation Ordinance 1992 CA
  11. Section 12.3778 A.C.
- This property is zoned from Stormwater Management due to lot sizes of at least 2 A.C. USF # 67-049, except for the critical area portion which has been previously approved by the City Council and approved by DPW.
- Lot 3 (27.7854 AC) & Lot 5 (3.3073 AC) are bonus lots.
- The residue may be further subdivided as a family compound or major subdivision subject to LOTS 70 TO 79-LSL and are not part of this subdivision.
- Impervious coverage calculations in accordance with the following:  
Prop. Imp. in CA = 20,000 SQ. FT. x 0.06%  
= 12.0000 SQ. FT.
- No wood/shedding in the Cited area purposes of Lots 2, 3, 4, & 6 and the residue thereof.
- Any further subdivision of the residue must gain access via, Fairlight Ct.  
Use of open space is prohibited from disturbance after subdivision according to COA, reforestation, and other subdivision laws has been located under  
CA # 02301178.
- Setback requirements remain undisturbed in this case.
- Lots 3 & 6 must be held for at least 5 years after the date of transfer on or before the 1st day of January 2010.
- "Stormwater Management for Foreign Code It being provided that shown on the map of the said parcel, the same shall be used for the purpose of SWSI #107-SO-MG." A private maintenance agreement will need to be executed between the owners of the grading permit.
- APPROVED BY: HOUSE MEMBERS

**SURVEYOR'S CERTIFICATE**

I, hereby certify that the plan shown hereon is correct and that it is a subdivision of the land conveyed by T.M. Weeks and Robert R. Wurtz, trading as Wurtz & Weeks Company to Allen E. & Diane W. Burt by deed dated Nov. 22, 1976 and recorded among the Land Records of Anne Arundel County. Maryland in Liber 2920 & Folio 854

10-2-89

Benjamin P. Robertson, III  
Registered Land Surveyor  
Maryland Reg. No. 10765

## FAMILY CONVEYANCE SUBDIVISION

## AMANDALE

5th ELECTION DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 100'

**RDA**

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES INC.

ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE \* FORD OFFICE BUILDING

UPPER MARLBORO MARYLAND 20772

UPPER MARLBORO MARYLAND 20772  
PHONE: (301) 627-3100

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#MS 89-170

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