

**FINDINGS AND RECOMMENDATION  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICANT:** Emil & Valerie Valle

**ASSESSMENT DISTRICT:** 8

**CASE NUMBER:** 2025-0092-V

**COUNCIL DISTRICT:** 7

**HEARING DATE:** July 24, 2025

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicant is requesting a variance to allow a dwelling with less setbacks than required on property located at 714 Bay Front Avenue in North Beach.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 8,072 square feet of land and is located with frontage on the north side of Bay Front Avenue. It is identified as Lots 6 & 7 of Block 19 in the North Beach Park subdivision, Parcel 8 in Grid 21 on Tax Map 82. The waterfront property is zoned R5 – Residential District, lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a two-story dwelling and associated facilities.

**PROPOSAL**

The applicant proposes to demolish the existing house, deck, and accessory structures, and to construct a new 3-story single-family dwelling (approximately 36' x 60', with a height of 35') and attached deck (13' x 36') in the same area as the existing house and deck.

**REQUESTED VARIANCES**

§ 18-4-701<sup>1</sup> of the Anne Arundel County Zoning Ordinance provides that a principal structure in an R5 District shall be set back a minimum of 20 feet from the front lot line and 15 feet from the corner side lot line. The proposed single family dwelling and attached deck would be constructed as close as 7 feet from the front (northern) lot line and as close as 10 feet from the corner side (western) lot line, necessitating variances of 13 feet and 5 feet, respectively.

**FINDINGS**

The subject property is generally rectangular in shape and oversized for lots in the R5 District with regard to the minimum lot size of 5,000 square feet for lots served by public sewer and the

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<sup>1</sup> Bill 72-24, effective July 1, 2025, modified the bulk regulations for dwellings in the residential districts. The variance application had been submitted prior to this effective date, and references the old bulk regulations. However, permits submitted after the effective date, will adhere to the new bulk regulations. Because there are no pending permits for the proposed work, the modified bulk regulations will apply.

minimum lot width of 50 feet. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

Variance 2015-0044-V, had been granted to allow an accessory structure with less setbacks, and dwelling additions with less setbacks and with new lot coverage nearer to the shoreline. Specifically, the variance allowed additions to the existing dwelling to be as close as 7 feet to the front (northern) lot line and as close as 5 feet from the corner side (western) lot line. Permit B02291553 was subsequently issued, but expired when inspections were not scheduled.

The existing critical area lot coverage of the site is approximately 2,810 square feet, which exceeds the lot coverage allowed under § 17-8-402 (2,522.5 square feet or 31.25% of the parcel). In accordance with § 17-8-403, the reconfiguration of lot coverage will be subject to a 10% reduction (10% of 287.5 square feet, or 28.75 square feet)<sup>2</sup>. The proposed post-construction coverage by structures is approximately 2,448 square feet, which is well below the 65% (5,246.8 square feet) maximum coverage by structures allowed under § 18-4-701 (see footnote #1).

The applicant's letter explains that the new dwelling was designed to be in the same general location as the existing dwelling, whereby the facade of the dwelling and the edge of the deck will be no closer to the lot lines than the existing structures.

#### Agency Comments

The **Health Department** noted that their Office does not have an approved plan for this project but has no objection as long as a plan is submitted and approved by their Department, and that the existing well is abandoned by a licensed well driller.

The **Inspections & Permits Engineering Section** commented on revisions that would be required during development, but offered no objection.<sup>3</sup>

#### Variance Criteria

For the granting of a variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

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<sup>2</sup> Per § 17-8-403, existing impervious surfaces outside the buffer and expanded buffer may be reconfigured if the reconfiguration of lot coverage shall result in a 10% reduction of the amount of impervious surfaces that exceed the maximum permitted lot coverage. The reduction will be verified during permit review.

<sup>3</sup> Refer to the I & P Engineering Section's comments for their detailed response.

This Office recognizes that a variance does not necessarily require pre-approval by the Engineering Section and that, if approved, their comments would still have to be addressed at the time of permitting. The applicant is advised that, if a zoning variance is granted, any change to the proposed improvements shown on the site plan that are necessary to address the Engineering comments may require a new variance. This refers to, for example, changes to the footprint or location of the dwelling to accommodate stormwater management which shifts the dwelling closer to the lot lines.

Unlike an addition to an existing structure, redevelopment is an opportunity to comply with the Code, not to create situations that require relief. In this particular case, there are no physical conditions or practical difficulties preventing the applicants from meeting the minimum setback requirements to construct a new dwelling. Rather, proposing to construct the new dwelling in the same general location as the existing dwelling is a self-inflicted hardship. The subject lot is oversized and there is ample space to site the proposed dwelling and deck. Given the rear setback of 15 feet and the minimum side setback of 7 feet, the dwelling can be shifted 13 feet to the south and 5 feet to the east, thereby eliminating the need for relief.

With mitigation, the granting of the variance should not reduce forest cover in the limited development area, nor be contrary to acceptable clearing and replanting practices required for development in the critical area.

There is no evidence that the proposal will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. However, because the applicants have the ability to build the proposed dwelling on the lot without variances, this Office does not consider the proposal to represent the minimum necessary to afford relief.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***denial*** of the requested variances to § 18-4-701 to allow a dwelling with less setbacks than required.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

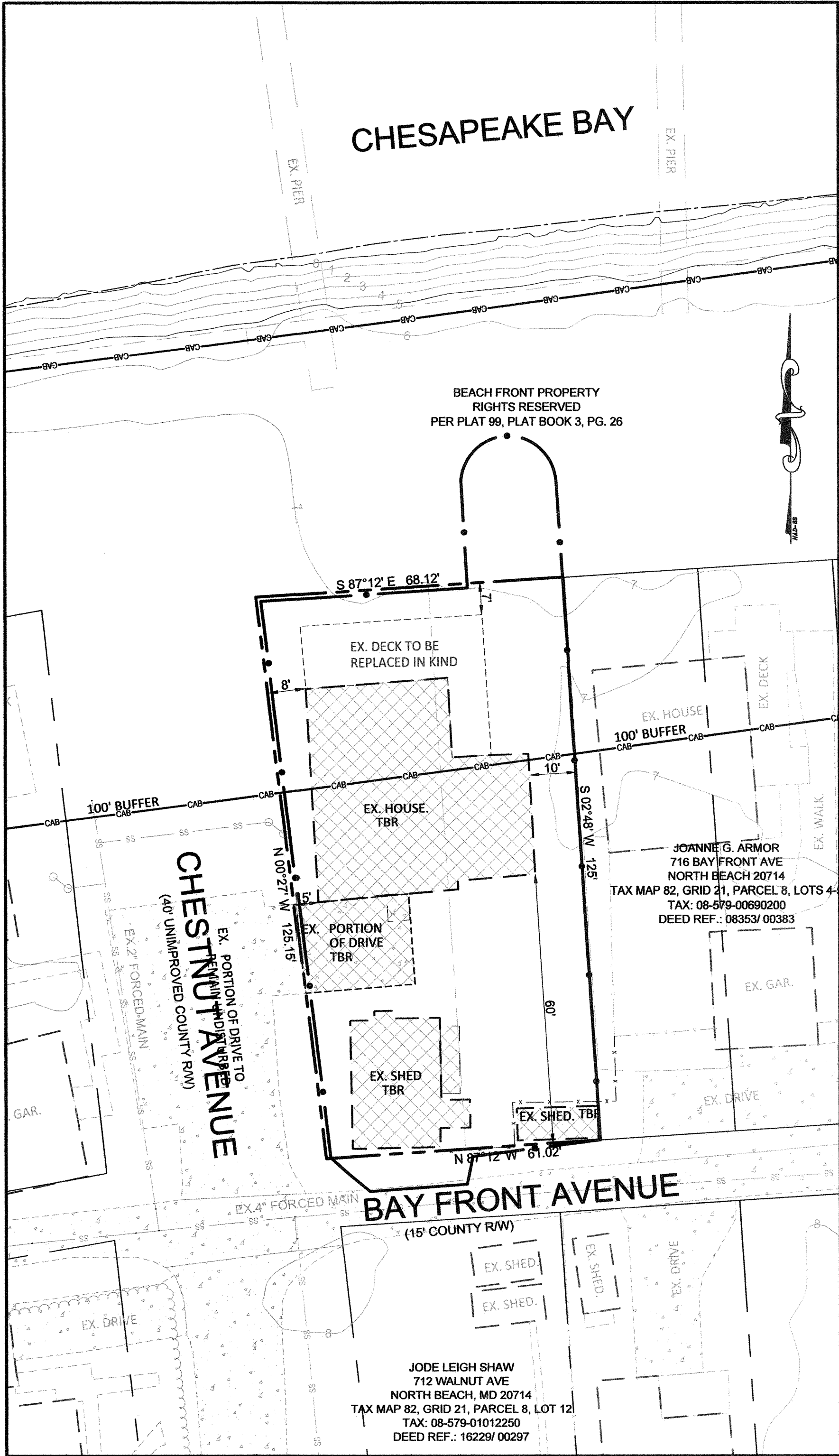
S.W.M. DATA  
ESDv COMPUTATIONS:

A. ESDv DETERMINATION:

1. SITE AREA: 8,072 SQ.FT.
2. SOILS: HSG C/D
3. LOT COVER: 2,762 SQ.FT., 34.2%
4. Pe: 1.6"
5. Rv:  $0.05 + (0.009 \times 34.2) = 0.3578$
6. Qe:  $1.6 \times 0.3578 = 0.5725$
7. ESDv:  $(8,072 \times 0.5725) / 12 = 385$  CU.FT.

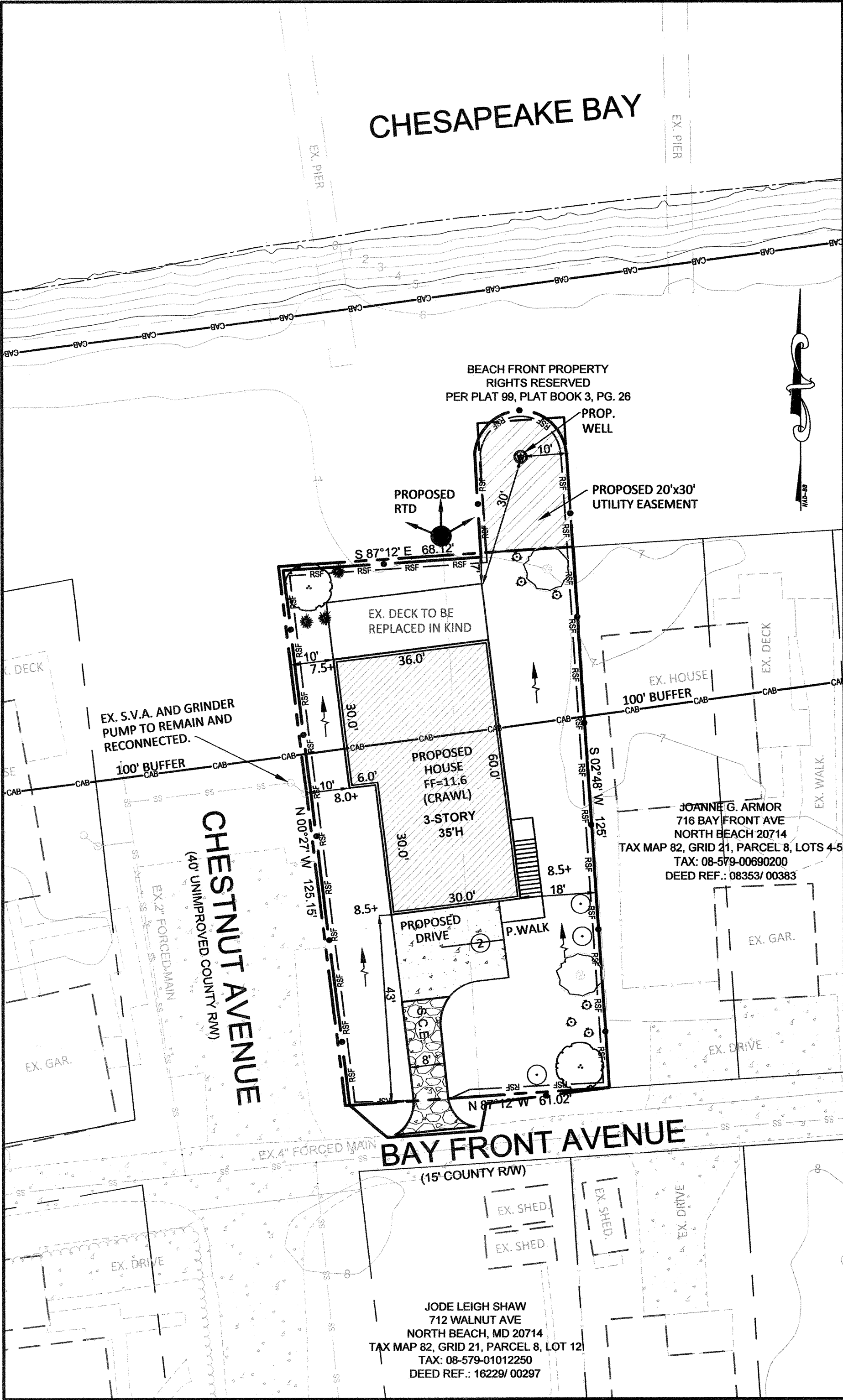
B. ESDv COMPLIANCE:

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 SFD WILL BE TREATED USING THE GUTTERLESS 15" ROOF/SHINGLE OVERHANGING RAINWATER DISPERSAL SYSTEM OVERHANG , ALL OF THE FASCIA BEFORE DRAINING TO THE SURROUNDING LAWN AND VEGETATED AREAS AROUND THE HOUSE. THE HOUSE = 1,980 SQ.FT.
3. THE FRONT RIGHT OF PROPOSED HOUSE: 668 SQ.FT. WILL DRAIN VIA GUTTERLESS SHEET FLOW TO THE 668 SQ.FT. N-1 VEGETATED DISCONNECTION AREA. THE N-1 DISCONNECTION CREDIT VOLUME ACHIEVED =  $(668 \times 0.95) / 12 = 53$  CU.FT.
4. THE FRONT LEFT OF PROPOSED HOUSE: 360 SQ.FT. WILL DRAIN VIA GUTTERLESS SHEET FLOW TO THE 360 SQ.FT. N-1 VEGETATED DISCONNECTION AREA. THE N-1 DISCONNECTION CREDIT VOLUME ACHIEVED =  $(360 \times 0.95) / 12 = 29$  CU.FT.
5. THE REAR LEFT OF PROPOSED HOUSE: 540 SQ.FT. WILL DRAIN VIA GUTTERLESS SHEET FLOW TO THE 540 SQ.FT. N-1 VEGETATED DISCONNECTION AREA. THE N-1 DISCONNECTION CREDIT VOLUME ACHIEVED =  $(540 \times 0.95) / 12 = 43$  CU.FT.
6. THE REAR RIGHT OF PROPOSED HOUSE: 412 SQ.FT. WILL DRAIN VIA GUTTERLESS SHEET FLOW TO THE 412 SQ.FT. N-1 VEGETATED DISCONNECTION AREA. THE N-1 DISCONNECTION CREDIT VOLUME ACHIEVED =  $(412 \times 0.95) / 12 = 33$  CU.FT.
7. THE DRIVEWAY: 632 SQ.FT. WILL BE DISCONNECTED VIA SHEET FLOW TO THE ADJACENT N-2 VEGETATED AREA - 632 SQ.FT. THE N-2 CREDIT VOLUME ACHIEVED =  $(632 \times 0.95) / 12 = 50$  CU.FT.
8. THE STEPS/WALK: 150 SQ.FT. WILL BE DISCONNECTED VIA SHEET FLOW TO THE ADJACENT N-2 VEGETATED AREA - 150 SQ.FT. THE N-2 CREDIT VOLUME ACHIEVED =  $(150 \times 0.95) / 12 = 12$  CU.FT.
9. THE TOTAL OF N-1 AND N-2 CREDITS =  $53 + 29 + 43 + 33 + 50 + 12 = 220$  CU.FT. WHICH EXCEEDS THE ESD TO THE MEP SINCE ALL OF THE ON-SITE IMPERVIOUS SURFACES ARE DISCONNECTED.



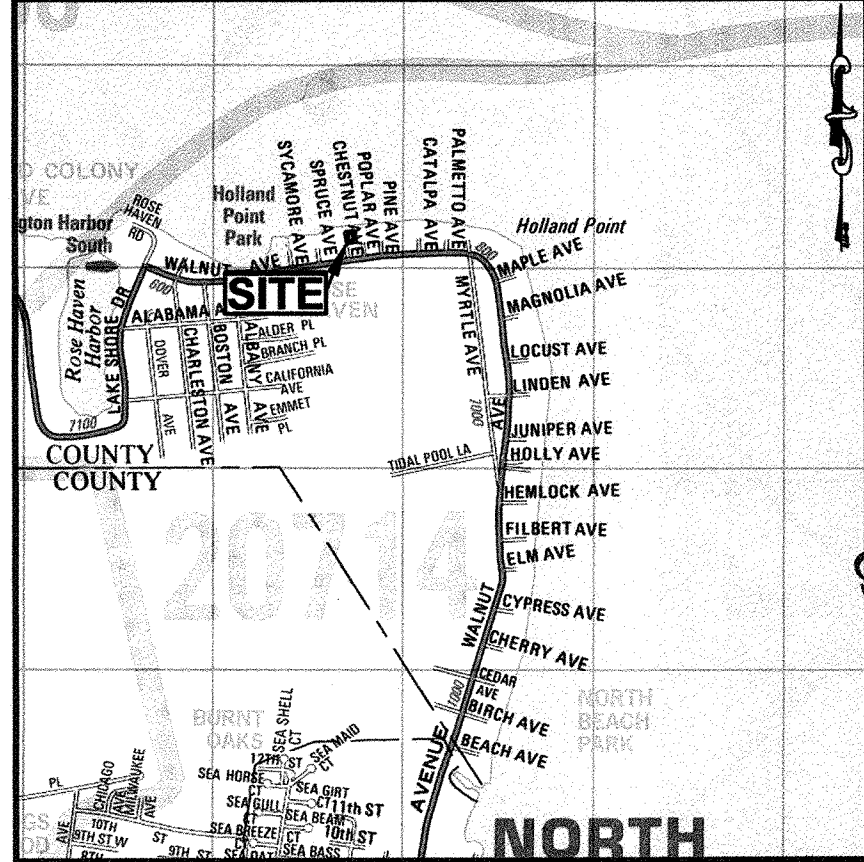
EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 20'



PROPOSED CONDITIONS SITE PLAN

SCALE: 1" = 20'



VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES

1. ZONING: R-5
2. SETBACKS: FRONT: 25' REAR: 20' SIDE: 7'
3. PREDOMINANT SOIL TYPE: DcA, DEALE-SHADY OAK-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES "C/D" SOILS
4. TOTAL AREA OF SITE: 8,072 S.F. 0.185 ACRES.
5. PROPOSED DISTURBED AREA: 8,072 S.F. 0.185 ACRES.
6. A. A. COUNTY TOPO SHEET: 10-B
7. F.E.M.A. RATE MAP: 24003C0385 F, ZONE X
8. THIS LOT IS NOT IN THE 100 YEAR FLOOD AREA.
9. FIELD RUN TOPOGRAPHY, SURVEY AND BOUNDARY BY ROCCO TRIPODI
10. PRIVATE WATER.
11. PUBLIC SEWER.
12. EARTH MOVING: ANY STOCKPILE NECESSARY SHALL REMAIN WITHIN THE LIMITS PROTECTED BY SEDIMENT CONTROL MEASURES. ANY EXCESS SPOIL OR BORROW MATERIAL SHALL BE TAKEN TO OR OBTAINED FROM A. A. CO. APPROVED SITE.
13. DOWNSPOUT PROTECTION: ALL DOWNSPOUTS ARE TO BE CARRIED TO THE SWM FACILITY. SPLASH BLOCKS ARE TO BE PROVIDED AT ALL DOWNSPOUTS.
14. DISTURBANCE WITHIN WALNUT AVENUE AND BAY FRONT AVENUE MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL. PERMANENT PAVE PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH THE EXISTING PAVEMENT SECTION OF ROAD.
15. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED AT HIS OWN EXPENSE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF ALL APPLICABLE OSHA REGULATIONS CONCERNING EXCAVATION AND BACKFILL.
17. ALL GEOTECHNICAL TESTING AND EVALUATION OF ON-SITE SOILS FOR FOOTING DESIGN, RETAINING WALLS OR OTHER STRUCTURAL FEATURES SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR AS HIS AGENT. DETERMINATION OF SOILS TO BE USED FOR STRUCTURAL FILL SHALL BE BY THE DEVELOPER'S GEOTECHNICAL ENGINEER.
18. EXISTING LOT COVERAGE IS 2,810 SQ.FT. OR 0.065 AC.
19. PROPOSED LOT COVERAGE IS 2,762 SQ.FT. OR 0.063 AC. (34.2%)
20. ALLOWABLE LOT COVERAGE IS 2,523 SQ.FT. OR 0.058 AC. (31.25% S.F.)
21. WATER MASTER PLAN W-12, WATER SERVICE AREA NORTH BEACH, NO PUBLIC SERVICE
22. SEWER MASTER PLAN S-12, SEWER SERVICE AREA NORTH BEACH, EXIST. FORCED MAIN
23. BENCHMARK: A.A. CO. MON. 395-AZ, N.386.304.802, E.1,446.980.302 ELEV. 7.39, NGVD29
- IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THESE PLANS OR ANY DISCREPANCIES FOUND ON THESE PLANS. ANY DEVIATION FROM THESE PLANS OR RESOLUTION OF DISCREPANCIES WITHOUT NOTIFYING AND OBTAINING AUTHORIZATION FROM THE ENGINEER WILL BECOME THE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.
24. SITE IS IN THE CRITICAL AREA L.D.A.
25. SITE IS NOT IN A BOG OR BOG IMPACT AREA

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

BUILDING PERMIT # B02 GRADING PERMIT # G020

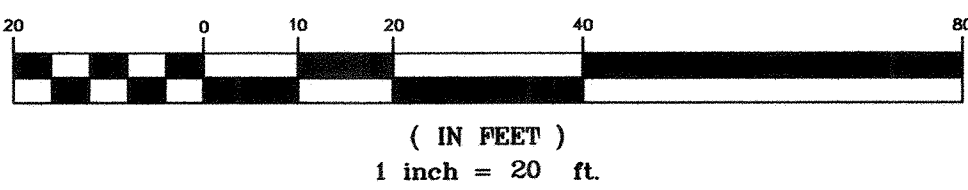
VARIANCE PLAN

CHENG PROPERTY, LOTS 6&7  
NORTH BEACH PARK  
714 BAY FRONT AVENUE  
NORTH BEACH, MD. 20714  
TAX MAP 82, GRID 21, PARCEL 8  
TAX #: 08-579-00593750  
EIGHTH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND  
ZONING R-2, ZIP CODE 20714

CRITICAL AREA TABULATIONS

1. TOTAL SITE AREA: 8,072 SQ. FT. OR 0.185 AC.
2. PROPERTY WITHIN THE L.D.A. CRITICAL AREA
3. MAXIMUM LOT COVERAGE ALLOWED: 31.25% OR 2,523 SQ. FT.
4. EXISTING LOT COVERAGE: 2,810 SQ. FT. OR 0.06 AC.  
HOUSE - 1,703 SQ. FT.  
STOOP - 30 SQ. FT.  
PIO DRIVE - 500 SQ. FT.  
RAMP - 20 SQ. FT.  
SHEDS - 557 SQ. FT.
5. EXISTING LOT COVERAGE TO BE REMOVED: 2,810 SQ. FT.
6. PROPOSED LOT COVERAGE: 2,782 SQ. FT. OR 0.064 AC.  
HOUSE - 1,980 SQ. FT.  
STEPS/WALK - 150 SQ. FT.  
DRIVE - 632 SQ. FT.
7. EX. COVERAGE - 2,810 SQ. FT. - ALLOWED COVERAGE - 2,523 SQ. FT.  
288 SQ. FT. x 10% = 29 SQ. FT. THEREFORE 2,523 + 259 = 2,782 NEW ALLOWED COVERAGE (2,782 SQ. FT. vs. 2,762 SQ. FT.)  
BUFFER DISTURBANCE:  
LOT COVERAGE  
WITHIN THE 100' BUFFER = 510 SQ. FT. OR 0.011 AC  
OUTSIDE THE 100' BUFFER = 2,277 SQ. FT. OR 0.052 AC.  
WOODLAND  
WITHIN THE 100' BUFFER =  
OUTSIDE THE 100' BUFFER =
- 8.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY ---
- EXISTING CONTOUR --- 40 ---
- EXISTING WOODS ---
- EXISTING FENCE ---
- EXISTING SOILS DESIGNATION PgB R1
- EXISTING ZONING DESIGNATION ---
- EXISTING EDGE OF PAVE ---
- EXISTING IMPERVIOUS TO BE REMOVED [Hatched Box]
- PROPOSED BUILDING [Solid Box]
- PROPOSED L.O.D. ---
- PROPOSED SILT FENCE --- RSF --- RSF --- RSF --- RSF ---



# rocco enterprises, llc

land development, survey & permitting consultant & engineering

PLEASE SEE PREVIOUS VARIANCE

DATE: April-15-25

\* CASE NO. 2019-0044-V. AND \*  
DPO2291553

RE: 714 BAY FRONT AVE  
NORTH BEACH- MD

4/15/25

## LETTER OF EXPLANATION

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 3406 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-18-4-701 AND WE ALSO SEEK A VARIANCE TO THE CORNER LOT SET BACK OF 20 FT. TO 10 FT. SEE SEC-18-4-701

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

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 FOOT 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 AUTUMN CHENG 1727 STONEBRIDGE ROAD IN ALEXANDRIA, VA 22304. AND THE CONTRACT PURCHASER ARE VALERIA AND EMILIA VALLE OF 808 SPRINGVILLE ROAD IN GREAT FALLS, VA. 22066.

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

C.E. KELLY KEINER

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: \_\_\_\_\_ Date: APRIL 15-25

Tax Map #	Parcel #	Block #	Lot #	Section
<u>82</u>	<u>68</u>	<u>21</u>	<u>677</u>	<u>BL 19</u>

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Tax ID: 08-579-0059-3750

Project Name (site name, subdivision name, or other) VALERIE & EMILIO VALLE -

NORTH BEACH PARK

Project location/Address 714 BAY FRONT AVE

City NORTH BEACH - MD

Zip 20714

Local case number \_\_\_\_\_

Applicant: Last name VALLE

First name VALERIE & EMILIO

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 ROCCO

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 3-5000 HOUSE

Intra-Family Transfer ☐ Yes Growth Allocation ☐ Yes  
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

	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 ☐

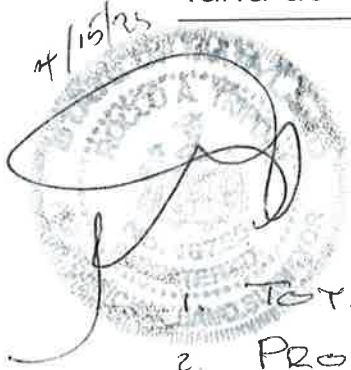
### Structure

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:

1. TOTAL SITE AREA: 8572 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 sq. ft.
  - b) STEEP: 30 sq. ft.
  - c) P/C DRIVE: 508 sq. ft.
  - d) RAMP: 20 sq. ft.
  - e) SHED #1: 425 sq. ft.
  - f) " #2: 102 sq. ft.
  - g) " #3: 30 sq. ft.
5. EXISTING LOT COVERAGE TO BE REMOVED: 2810 sq. ft. or 0.064 ac.
6. PROPOSED LOT COVERAGE: 2702 sq. ft. or 0.062 ac.
  - a) HOUSE 30' x 60' and 6' x 30': 1980 sq. ft.
  - b) STEPS: WALK - 30' x 5' = 150 sq. ft.
  - c) DRIVE 18' x 24' + 25' x 8' = 632 sq. ft.
7. EXISTING LOT COVERAGE 2810 sq. ft. - ALLOWED LOT COVERAGE 2523 = 288 sq. ft. x 10% = 29 sq. ft. Therefore 2523 + 29 = NEW ALLOWED LOT COVERAGE: 2552 sq. ft. VS 2702 sq. ft. PROPOSED.
8. BUFFER DISTURBANCE:
  - LOT COVERAGE a) WITHIN THE 100' BUFFER: 510 sq. ft. or 0.011 ac.
  - b) OUTSIDE OF THE BUFFER: 2272 sq. ft. or 0.052 ac.  
  - WOODLAND a) WITHIN THE 100' BUFFER:
  - b) OUTSIDE 100' BUFFER:

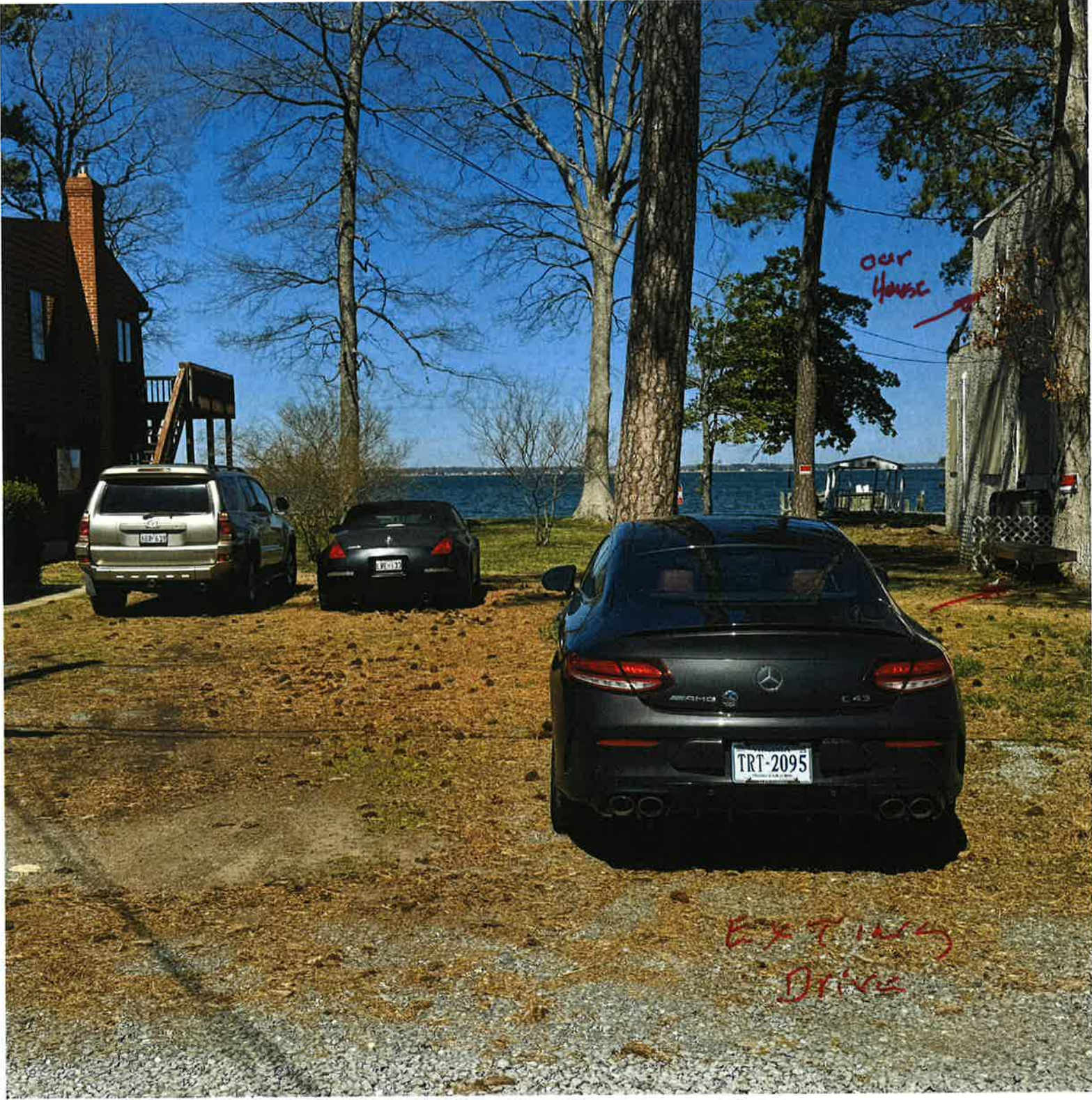
















(<https://sdchouseplans.com/wp-content/uploads/2022/06/1-front-of-house.jpg>)



# 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"

stairs

**FRONT PORCH**  
8' deep  
8' deep

1st floor  
plan  
1249 heated

Ground floor

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

35' ~~height~~







FRONT ( WATER ) VIEW



AT GRADE DECK

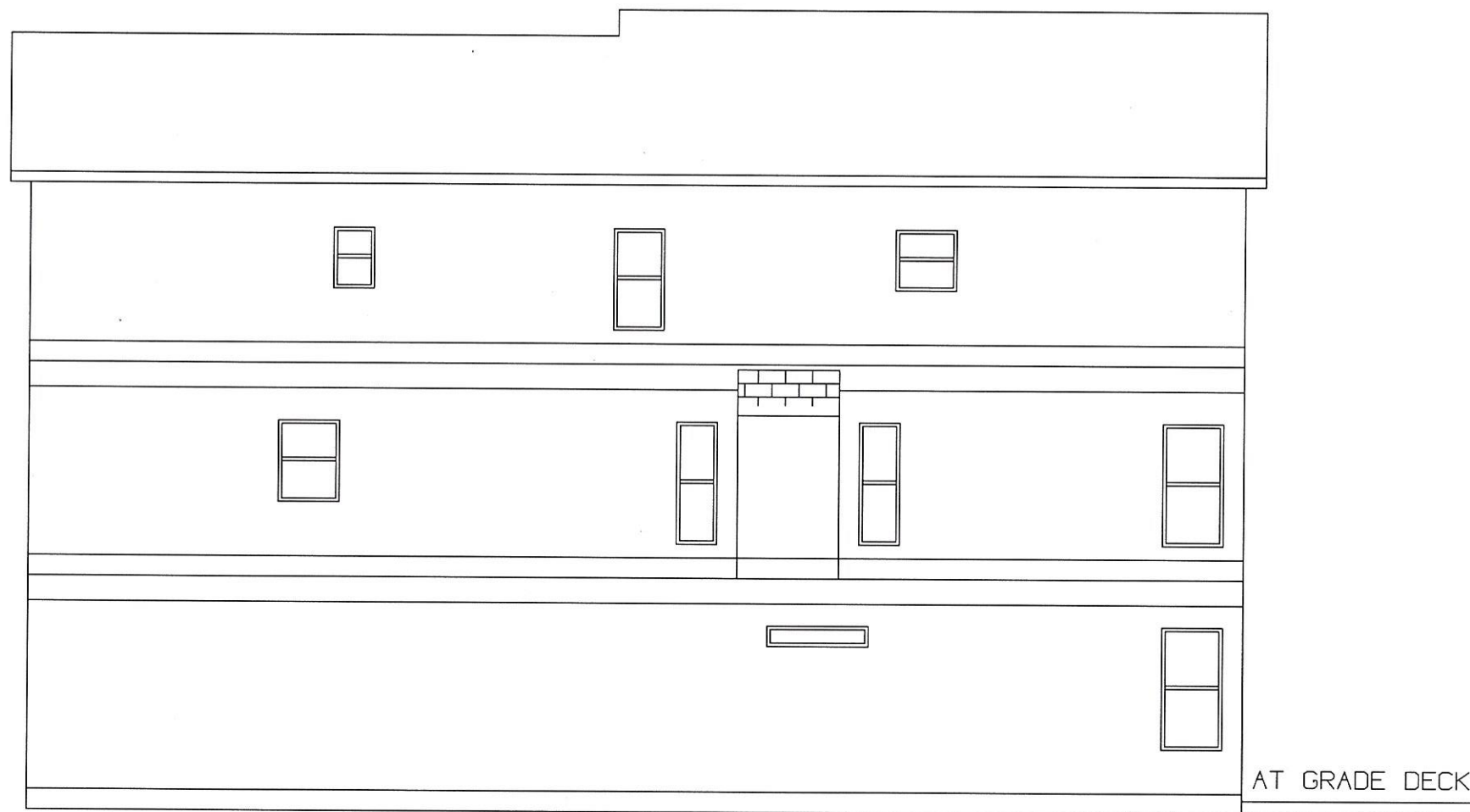
RIGHT VIEW

# ELEVATION VIEWS

SCALE: 1/8" = 1'

36X50F05.DWG  
(06/18/25)





LEFT VIEW

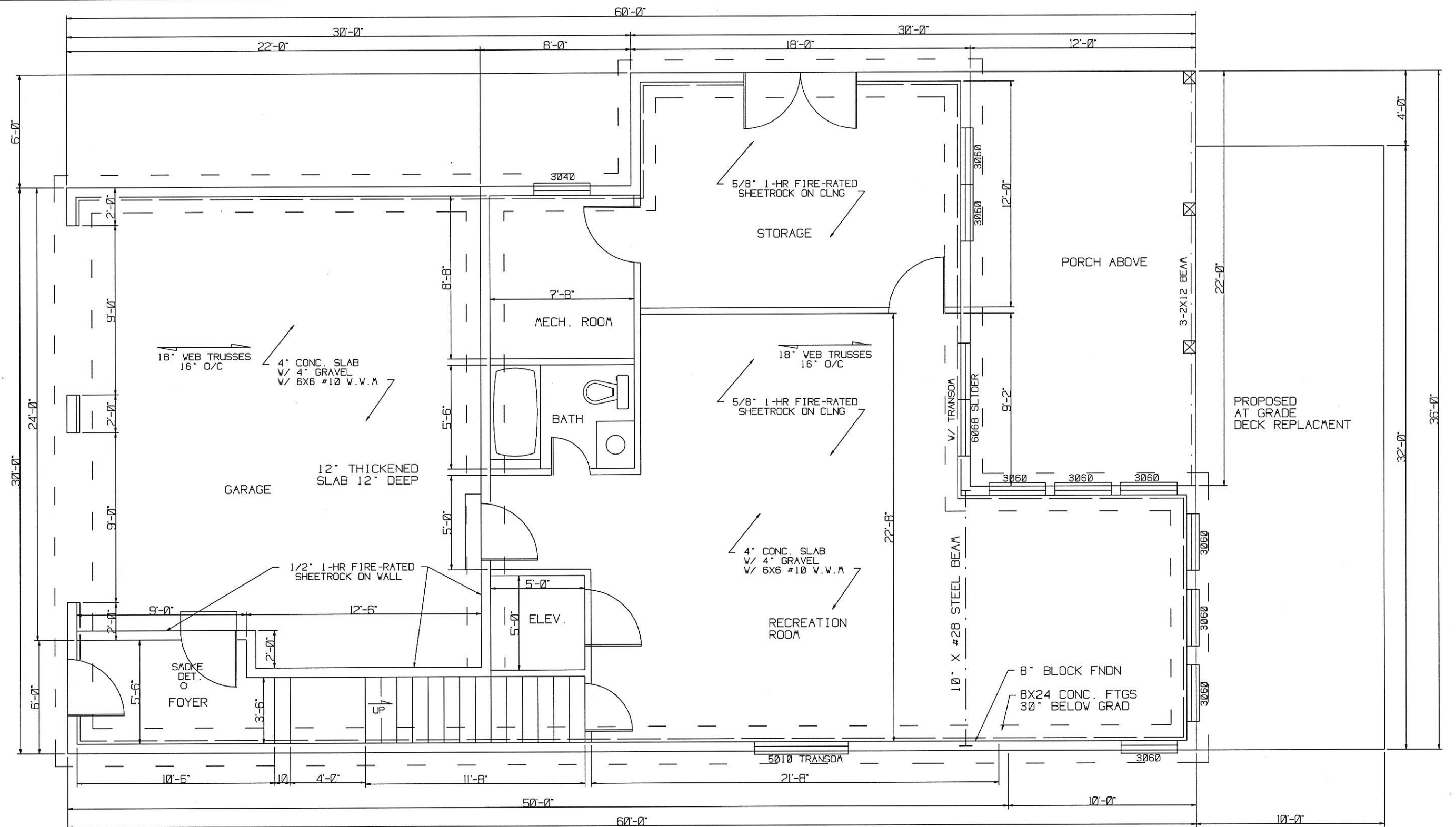


REAR ( BAY FRONT AVE ) VIEW

## ELEVATION VIEWS

SCALE: 1/8" = 1'

36X50F05.DWG  
(06/18/25)



ALL HVAC EQUIPMENT SHALL  
BE LOCATED INSIDE THE  
THERMAL ENVELOPE

# FIRST FLOOR PLAN

SCALE: 3/16" = 1'

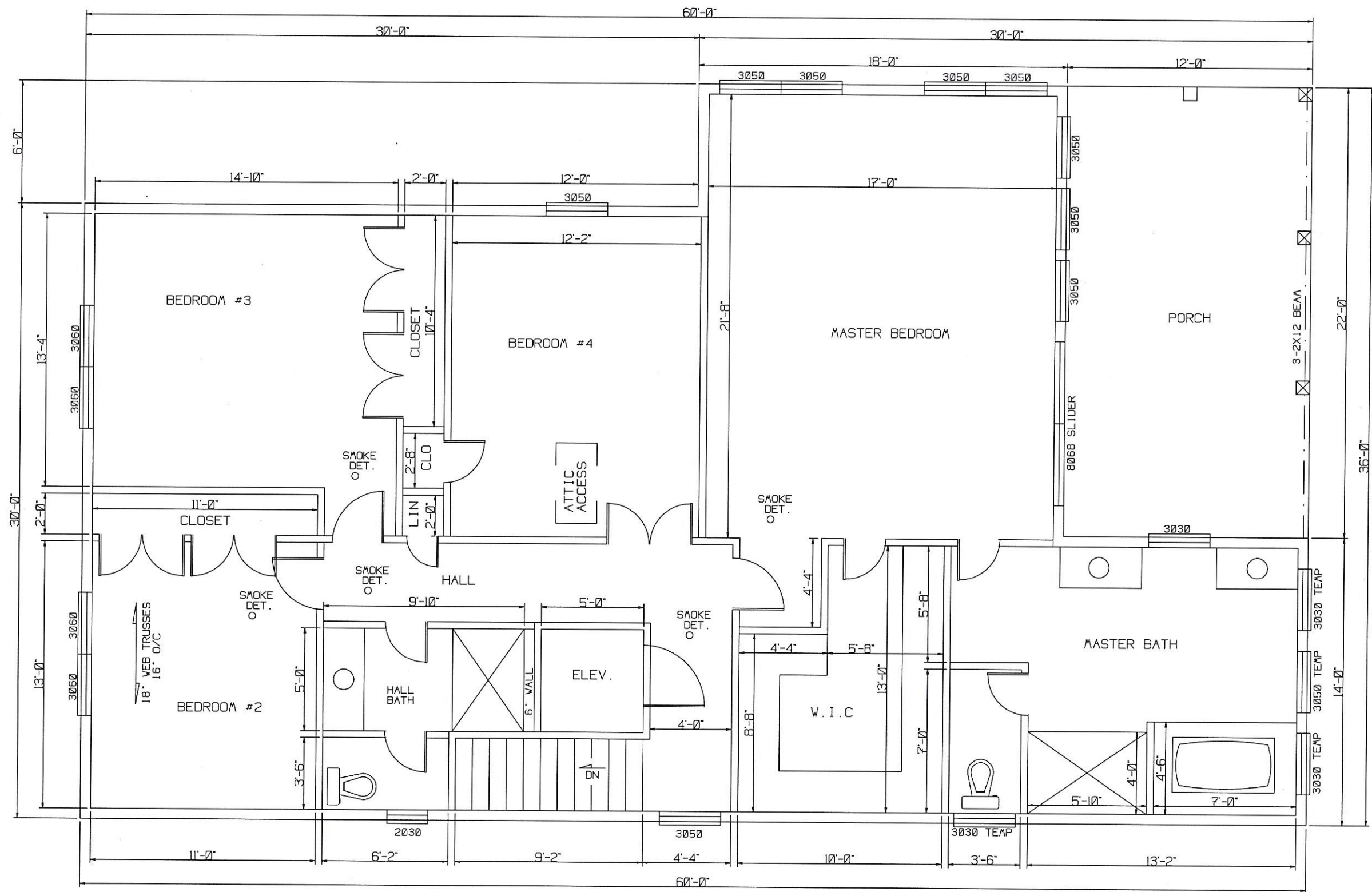
AREA TABULATIONS	
LIV. AREAS	
1st FLOOR	= 1173 S.F.
2nd FLOOR	= 1716 S.F.
3rd FLOOR	= 1716 S.F.
TOTAL LIV.	= 4605 S.F.

PORCHES	= 528 S.F.
GARAGE	= 533 S.F.
TOTAL AREA	= 5666 S.F.



SCALE: 3/16" = 1'



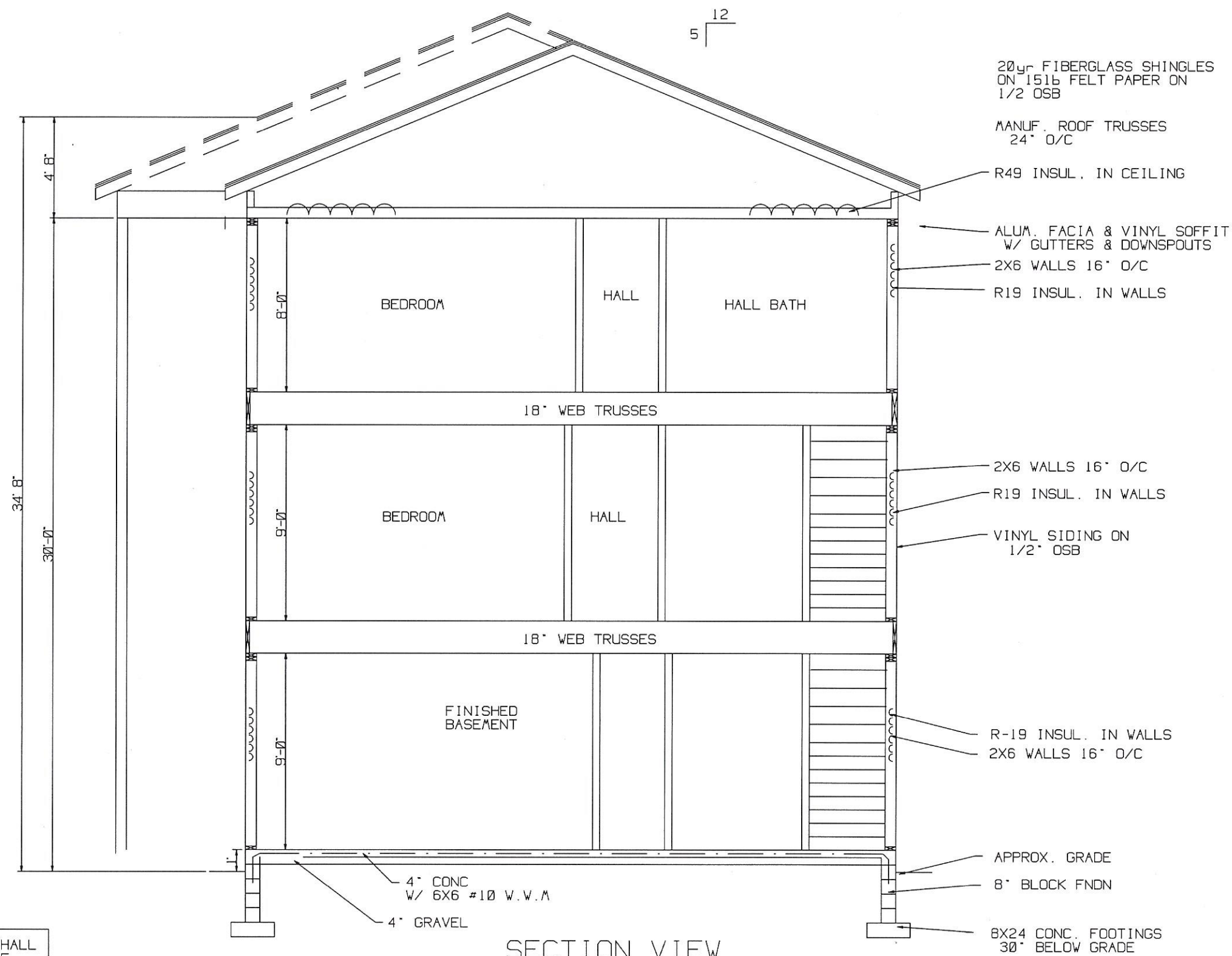


### THIRD FLOOR PLAN

SCALE: 3/16" = 1'

ALL HVAC EQUIPMENT SHALL  
BE LOCATED INSIDE THE  
THERMAL ENVELOPE

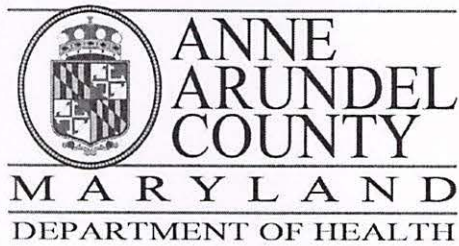




ALL HVAC EQUIPMENT SHALL  
BE LOCATED INSIDE THE  
THERMAL ENVELOPE

SECTION VIEW  
SCALE: 3/16" = 1'

NOTE: GARAGE SLAB GRADE  
TO BE HIGHER THAN EXT. GRADE




J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

### MEMORANDUM

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager   
Bureau of Environmental Health

DATE: June 2, 2025

RE: Anthony Cheng  
714 Bay Front Ave.  
North Beach, MD 20714

NUMBER: 2025-0092-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department. The existing well will need to be abandoned by a licensed well driller prior to the Health Department approval of a building permit.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

Task Details I and P Engineering

Assigned Date

05/21/2025

Assigned to

Natalie Norberg

Current Status

Complete w/ Comments

Action By

Natalie Norberg

Comments

1. Show the existing well on the Existing Conditions Site Plan and state what is to be done with it.
2. Show the rooftop and non-rooftop disconnects on the Proposed Conditions Site Plan.
3. The proposed RTD needs to be on the property line. Revise at Grading Permit.
4. According to Geocortex, there appears to be an existing easement on the water side of the property for a grinder pump (Deed Book 7457, Page 028). At Grading Permit, clarify if the easement is still present. Note what is to be done with the easement. Provide appropriate setbacks for the grinder pump easement and the well. The deck is not permitted within the easement.
5. At Grading Permit, note the year of the County topos identified under #6 of the General Notes.
6. At Grading Permit, note the month and year of the field run topography, survey, and boundary identified under #9 of the General Notes.
7. Per DPW's Standard Details for Construction, Section VII Roadway and Site Improvements, a driveway must be at least 10 feet wide.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Task Specific Information

Expiration Date

Review Notes

Reviewer Phone Number

Reviewer Email

ipnorb81@aacounty.org




714 Bay Front Avenue (2025-0092-V)



Legend

- Foundation
- Addressing
  -
- Parcels
  - ▭
- Parcels - Annapolis City
  - ▭



04590

ft

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.  
DO NOT USE FOR NAVIGATION.

Nearmap

Notes