

June 19, 2025

To Whom It May Concern,

I am writing to request a variance on behalf of the Eugene V. Young Jr. Trust, for which I, Julia Mann, serve as the Successor Trustee. The request is to add a single-level deck to the waterfront side of the home at 918 Bayfront Avenue, North Beach, MD 20714. The proposed deck will extend 15 feet from the front of the house and span 21 feet in length. It will be approximately 3 feet above ground level. Detailed specifications are included in the Administrative Site Plan submitted with this variance request on June 18, 2025.

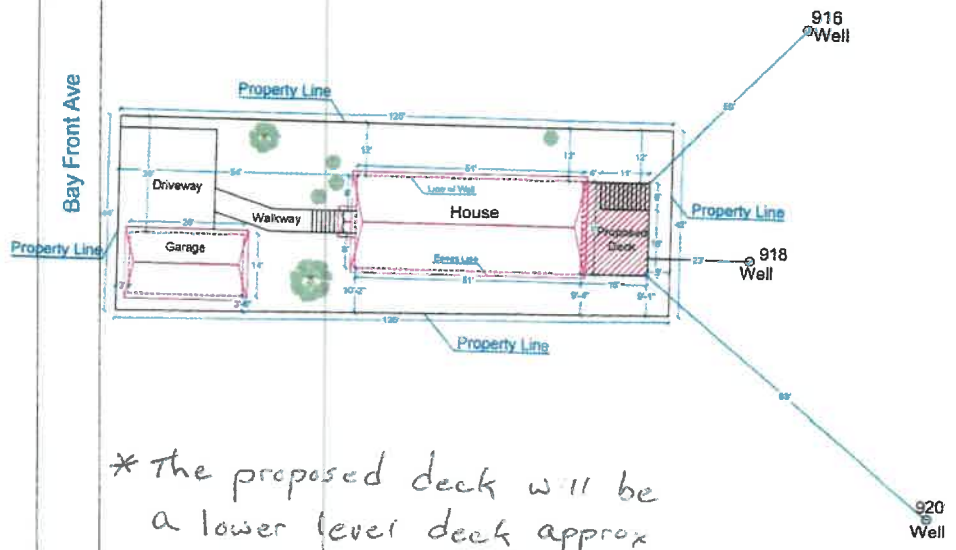
The current home has a small landing with steps to grade off the door. Additionally, the current property line is 20' out from the house toward the waterfront. There is over 100+ additional feet of land from the property line to the waterfront. The current setback requirement of 25 feet restricts the construction of any deck on the front of the property, thus necessitating this variance request.

The property has been in our family for many years during which time numerous neighbors along Bay Front Avenue have constructed decks similar to the one we propose. Notably, the two closest properties to the north and the two closest properties to the south of 918 Bay Front Avenue each have similar sized decks as the one I am requesting permission to build. Those properties have the same property line restrictions as my property, but they have all been able to have decks built throughout the years. Adding a deck will allow the 918 Bay Front Ave property to fit in aesthetically with the character of the neighborhood. Further, having a modest deck on the front of the home would allow us to enjoy having a waterfront property. Importantly, the proposed deck would not obstruct neighbors' line of sight or negatively impact the surroundings of neighboring properties.

Should you have any questions, please contact Gil Clark or me.

Respectfully,

Julia Mann



The proposed deck will be a lower level deck approx 36" off the ground.

ADDRESS: 918 Bay Front Ave, North Beach, MD 20714, USA

Scale: 1"=20'

Land: 5375 SF

House: 1071 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

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: 6-13-2025

Tax Map #	Parcel #	Block #	Lot #	Section
0082	0008	10	5	

Tax ID: 02058500

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

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

Project location/Address 918 Bay Front Ave

City North Beach Zip 20714

Local case number

Applicant: Last name Clark First name Gil

Company GH Clark Contractors Inc.

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:

Build a 21' x 15' deck

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

of Lots Created

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

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 Report Narrative:

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

This is a residential property. We would like to build a modest deck on the front of the house, water side.

- 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.

The property is mostly open, some trees but not many and the typical shrubs around the house. I would say the trees make up only 10% of the total property. The deck will not impact the property or disturb any of the existing trees.

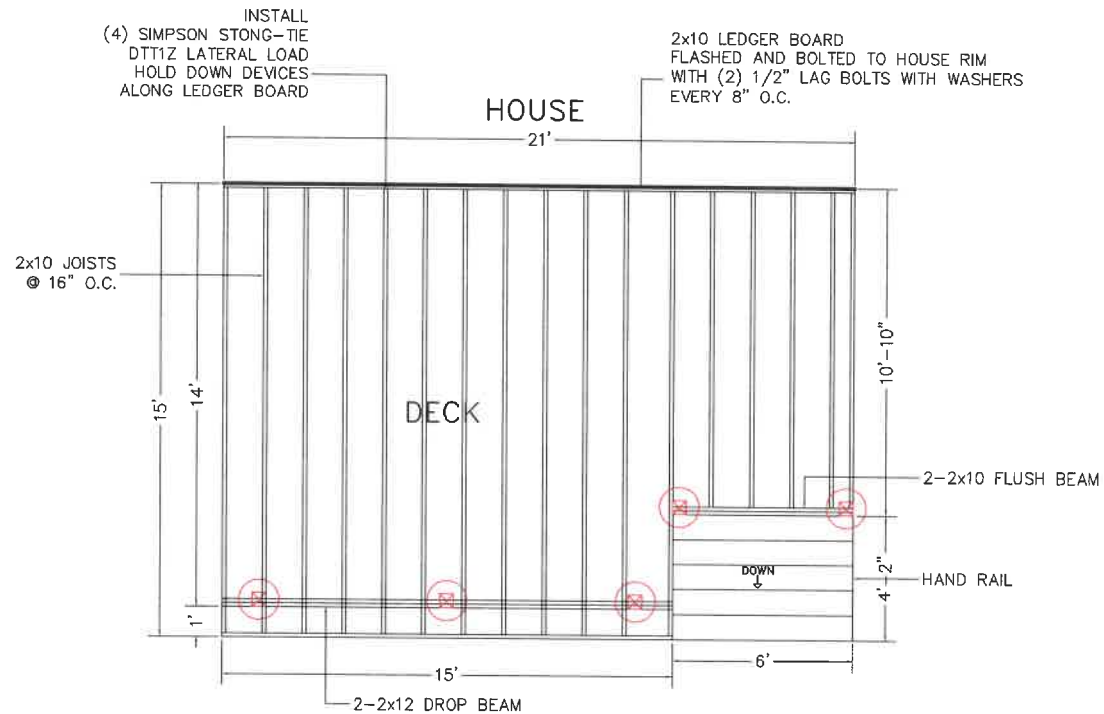
- Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

The deck will be several hundred feet away from the bay. We will only be digging (3) holes for the post footers.

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

None of this is on the property.

1/4" SCALE
48" ELEVATION



2x10 LEDGER BOARD FLASHED AND BOLTED TO HOUSE RIM WITH
(2) 1/2" LAG BOLTS WITH WASHERS EVERY 8" O.C.
JOISTS TO BE 2x12 SYP TREATED INSTALLED 16" O.C.
BEAMS TO BE 2-2x12 SYP TREATED NAILED
SUPPORT POSTS TO BE 6x6 TREATED
DECKING TO BE 5/4 x 6 TIMBERTECH
WESTBURY RAILS TO BE 36" HIGH WITH LESS THAN 4" OPENINGS PER IRC CODE
ALL DECK HARDWARE TO BE CORROSION RESISTANT AND INSTALLED
PER MANUFACTURERS INSTRUCTIONS
STAIRS TO BE BUILT MAX 7-3/4" RISE 10" MIN RUN PER IRC CODE



16" DIAMETER FOOTING

FOOTINGS TO BE INSTALLED
TO 30" DEPTH AS IS
REQUIRED BY YOUR LOCAL
BUILDING ORDINANCE
FROST FOOTINGS SIZES BASED
ON 80 LB PER SQUARE FOOT
TRIBUTARY LOADS APPLIED TO
1500 PSI SOIL COMPRESSION
CAPACITY (ASSUMED WORST CASE)

FRAMING PLAN

1

NAME: MANN

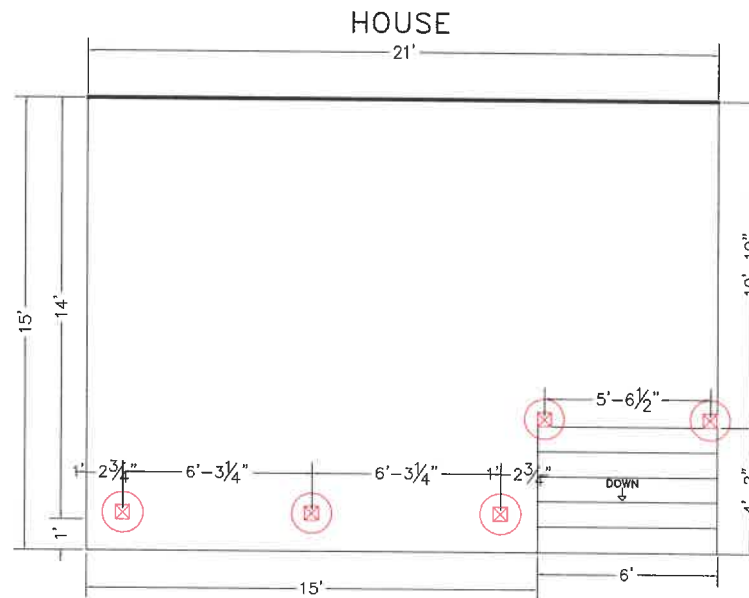
ADDRESS: 918 BAY FRONT AVE

NORTH BEACH, MD 20714

DATE: 5-11-2025



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48" ELEVATION



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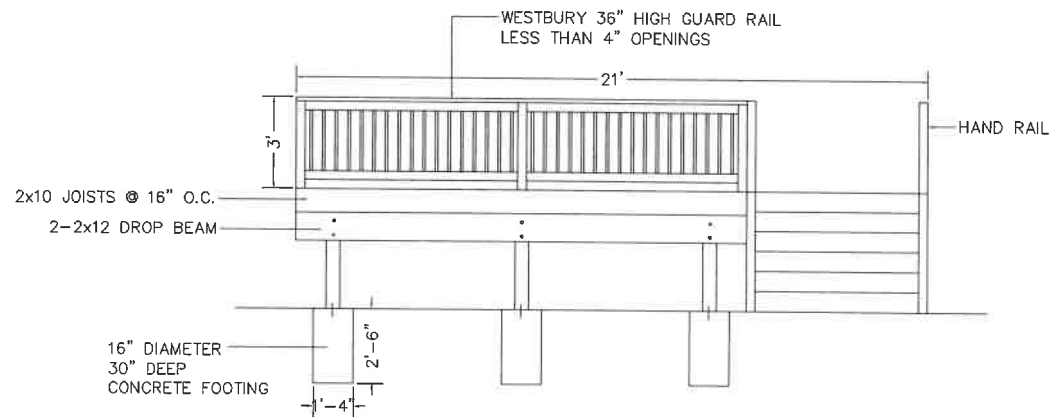
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2



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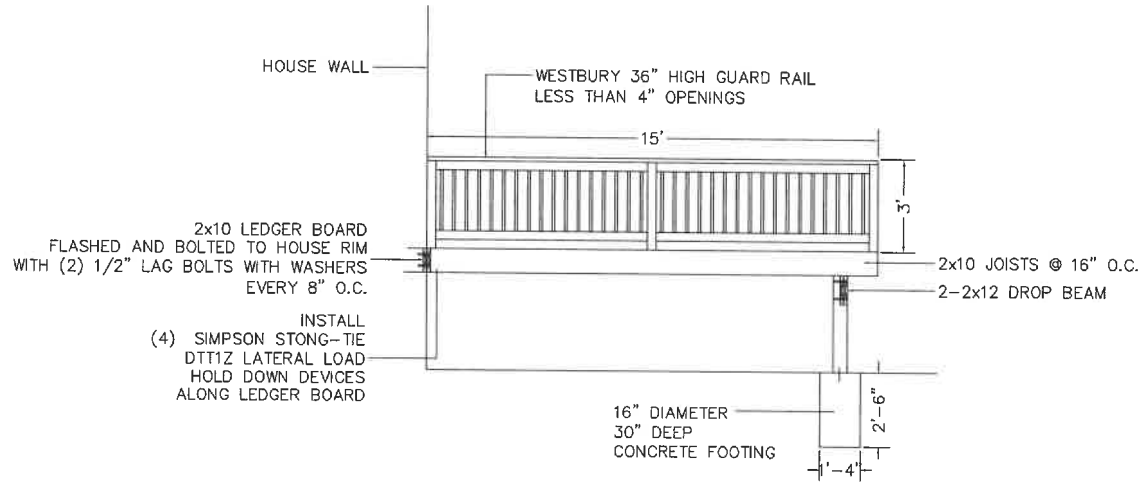
FRONT ELEVATION

3

NAME: MANN	ADDRESS: 918 BAY FRONT AVE	NORTH BEACH, MD 20714
DATE: 5-11-2025		



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48" ELEVATION



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SIDE ELEVATION

4

NAME: MANN

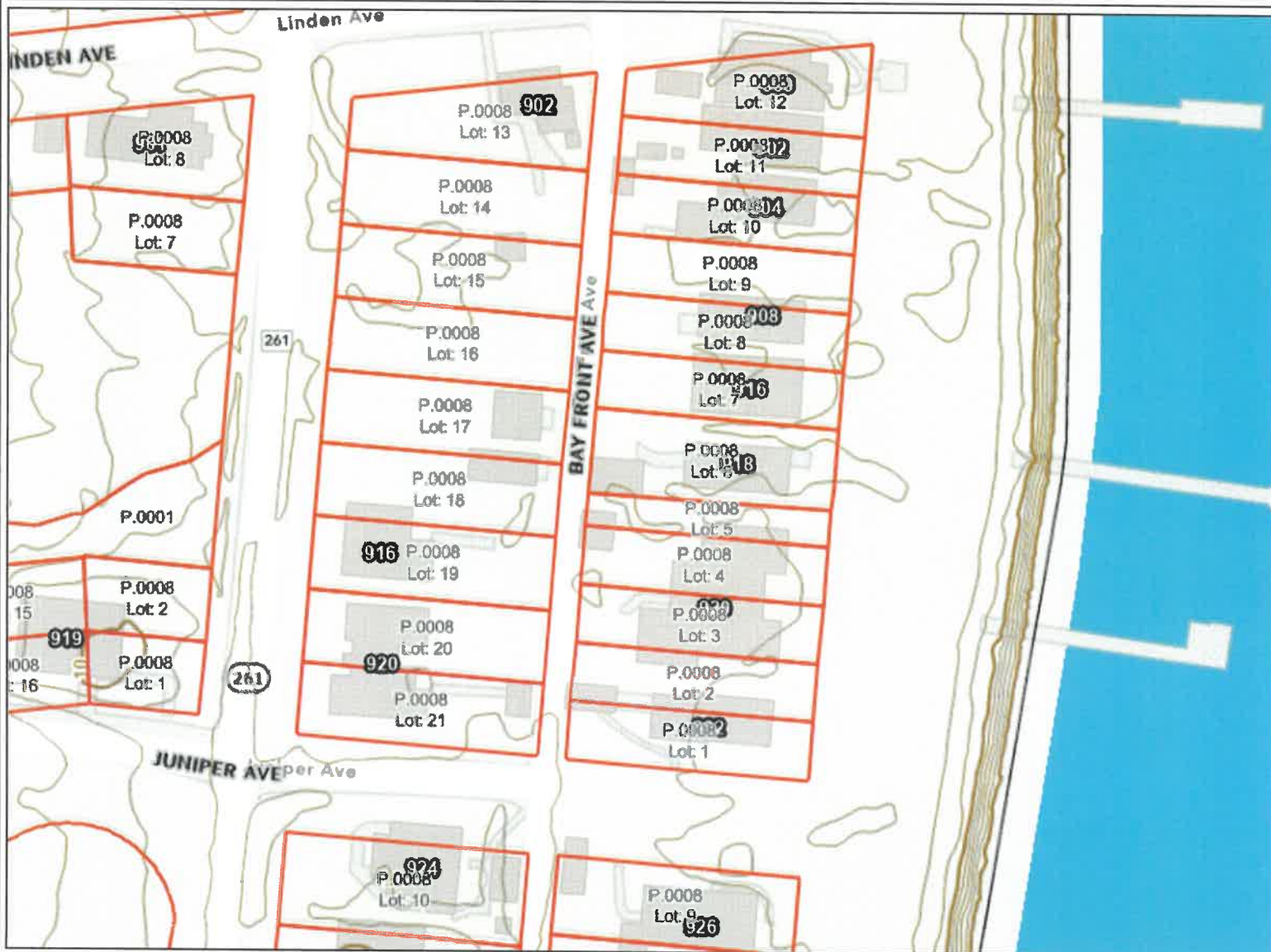
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NORTH BEACH, MD 20714

DATE: 5-11-2025



918 Bay Front topo map



Legend

- Foundation
- Addressing
- Parcels
- Elevation
 - Topo 2023
 - Index
 - Intermediate



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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=100'

918 Bay Front topographic map



Legend

Foundation

Addressing

•

Parcels



Elevation

Topo 2023

Index

Intermediate



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0 50 100
ft

Notes 1"=50'