

June 25, 2025

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

RE: Variance Pre-File Request
Cape St. John ~ Lot 102 ~ Section C
3002 Valley View Road
Annapolis, MD 21401
Tax Map 50, Grid 24, Parcel 73
Tax Account # 02-154-01375525

To whom it may concern,

On behalf of the property owners, Mr. Emile J. Henault, IV & Ms. Caroline Henault, and their developer Mr. Kenn Riccini of Ready to Sell Renovations, we request a variance pre-file review of the enclosed proposed variance development plan dated June 25, 2025. We hereby request a variance to obtain relief to Anne Arundel County code Article 17-8-702 to allow 126 square feet of new lot coverage nearer to the shoreline than the existing dwelling façade to construct a patio enclosure on the existing concrete patio slab, below the existing waterside deck and first floor overhang.

Property Description

The subject property is grandfathered lot located in the subdivision of Cape St. John, in Annapolis, which was recorded in the land records of Anne Arundel County in 1948 plat book 21, page 15, plat number 933. The property is an irregular shaped waterfront property with shoreline along the South River and is designated as Buffer Modified. The property is improved with a two-story single-family detached dwelling with a basement, waterfront patio and deck, shed, paved driveway, stone and gravel walks, and other associated improvements. The property has frontage along the cul-de-sac of the 40' right of way Valley View Road from which the driveway is accessed. The property is approximately 7,945 square feet (0.18 Ac) in area, zoned R-2, and is entirely within the Chesapeake Bay Critical Area with a Intensely Developed Area (IDA) land use designation. An area of steep slopes are present on the southern portion of the property and the 25-foot buffer to the crest of the slopes runs through the existing deck and dwelling. The 100-foot setback to tidal waters also runs through the existing dwelling. The existing waterfront deck is sited 58.5-ft from the South River, the patio is setback 60.4-ft, and the existing dwelling is 65.6-ft from the tidal waters.

The existing dwelling was constructed in 1956 according to the Maryland State Department of Assessments and Taxation and the site does not appear to currently have stormwater management. The dwelling is served by public sewer and water via connection to the mains located in the cul-de-sac of the private right-of-way Valley View Road.

Proposed Development

The property owners propose to construct a basement level conversion of the existing patio area beneath the first-floor deck into a four-season room addition to the existing dwelling. The proposed addition is sited 60.4-ft from the shoreline and overtop the existing patio slab, beneath the existing first floor deck, and portion of the dwelling's first floor. The proposed addition is entirely within the footprint of the existing patio and structures and will not project closer to the tidal waters than the existing permanent development. However, since the proposed addition is not considered in-kind replacement, a variance for new the area of lot coverage closer beyond the first-floor dwelling façade in the BMA is required to proceed with the project. The disturbance within the 100-ft tidal water and the 25-ft steep slope buffer is the minimum necessary to construct the addition. No steep slope disturbance will occur with the proposed development.

Earlier this year a pre-file #2025-0005-P was submitted to the Office of Planning and Zoning for review with a slightly larger limit of disturbance (LOD) which encroached into as small portion the top of the steep slopes, this LOD accounted for site disturbance necessary to construct foundation footings for the proposed patio enclosure. The prefile comments were issued on January 29, 2025 by the Office of Planning and Zoning by Ms. Jennifer Lechner and Ms. Kelly Krinetz, a copy of the prefile comments is included with this submittal for review. The Critical Area Team commented that additional information regarding the proposed construction methods is needed and that any additional disturbance or grading required for the patio conversion of the space cannot be supported. The property owner and their builder considered those pre-file comments and collaborated with a structural engineer to design the enclosure to be constructed overtop the existing patio slab, utilizing the existing deck support structure. This allows for the limit of disturbance to be further minimized and no excavation and heavy machinery, grading, and disturbance to the steep slopes will occur. Construction will primarily occur within the footprint of the existing patio and material deliveries will be by hand from the driveway to the sides of the structure.

While the proposed addition is within the footprint of the existing patio since it projects 5.3-ft feet closer to the tidal waters than the façade of the existing dwelling, we are requesting relief to Anne Arundel County code Article 17-8-702 to allow 126 square feet of new lot coverage nearer to the shoreline.

We believe that this request meets all the requirements for a Critical Area variance:
Code Article 18-16-305

(b) Requirements for Critical Area Variances.

- (1) Unwarranted Hardship- This is a modestly sized home tightly encumbered by critical area buffers and because of the unique physical conditions including topography, the irregularly shaped lot, and the proximity of the existing structures to the shoreline a implementation of the County's critical area program would result in an unwarranted hardship. Due to the narrowness of the lot a basement expansion of this modest size is not possible in other areas of the house in conformance with current code requirements. The proposed basement level addition is sited ovetop existing impervious patio and beneath the existing deck and below a portion of the first-floor of the house, a strict implementation of the code would create a hardship for the owners from allowing them reasonable use of their property within an area already permanently disturbed with structures.
- (2) Rights commonly enjoyed - the proposed improvements are in character with other dwellings in the neighborhood and even smaller than neighboring properties. Small additions to dwellings are commonly found throughout the neighboring properties. However, this addition would impose less impact to the Chesapeake Bay Critical Area since there will be no increase in ultimate lot coverage or stormwater runoff. To deny applicants the ability to have these modest improvements to a waterfront house deprives applicants of rights commonly enjoyed by other property owners in the area.
- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. Nearby properties enjoy improvements larger in scale and are greater than what is proposed for this project. The applicants appreciate that the constraints of the Critical Area law do not allow for development of much more than what they have proposed. They have made extensive efforts to lay the proposed addition out in a responsible manner that (i) considers surrounding environmental features, (ii) holds tight to the existing structures and associated disturbances, (iii) does not increase the impervious surfaces (iv) does not require excavation and grading.
- (4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on topography, the irregular shape of the site, the proximity of the existing structures to the shoreline causing the existing dwelling improvement to be located within 100-ft of the shoreline. The dwelling's construction in 1958 pre-dates the current Chesapeake Bay Critical Area code and the applicants purchased the property in January 2024.
- (5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, wildlife or plant habitat and be in harmony with the critical area program. Disturbance is minimized to only what is necessary to complete the project. The property's overall lot coverage will not be increase and will not create new areas of stormwater runoff. Mitigation will occur

in accordance with county regulations and will be addressed during the permitting process. No heavy machinery will be utilized, and no ground disturbance and grading will occur, therefore the construction will not adversely affect the surrounding environmental features located within the Critical Area. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.

- (6) Presumption Sec 8-1808(d)(2)(ii) – In light of all the factors discussed above, it is evident that the applicants have overcome the presumption that the use for which the variances were requested were not in conformity with the purpose and intent of the Critical Area Program.

The distance between the shoreline and the structures is maintained such that the proposed addition is no closer to the tidal waters than the existing development, considers natural features and has met the requirements of § 17-9-208 of the Code. There are no bogs present on the subject property.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variance allow for modest uses that not only meets the “significant and reasonable standard” but also are the minimal necessary development to afford relief. The proposed dwelling addition is overtop an existing impervious patio, partially beneath the existing dwelling and further back from shoreline than the existing deck above. The proposed size of the dwelling is far more modest than neighboring properties in the community. Disturbance within the 100-ft setback from tidal waters is the minimum necessary to construct the proposed addition.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties. The proposed addition will not impede the view of adjacent properties and will not be located closer to the adjacent property line and structures than the structures that already exist.
 - iii. reduce forest cover in the IDA. No developed woodland is being disturbed.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area. No tree canopy clearing is proposed for the construction and access, and the property is not located within a Bog Protection Area.

- v. be detrimental to the public welfare as constructing a basement level addition on a residentially zoned property will not impose harm to adjacent property owners or the public.

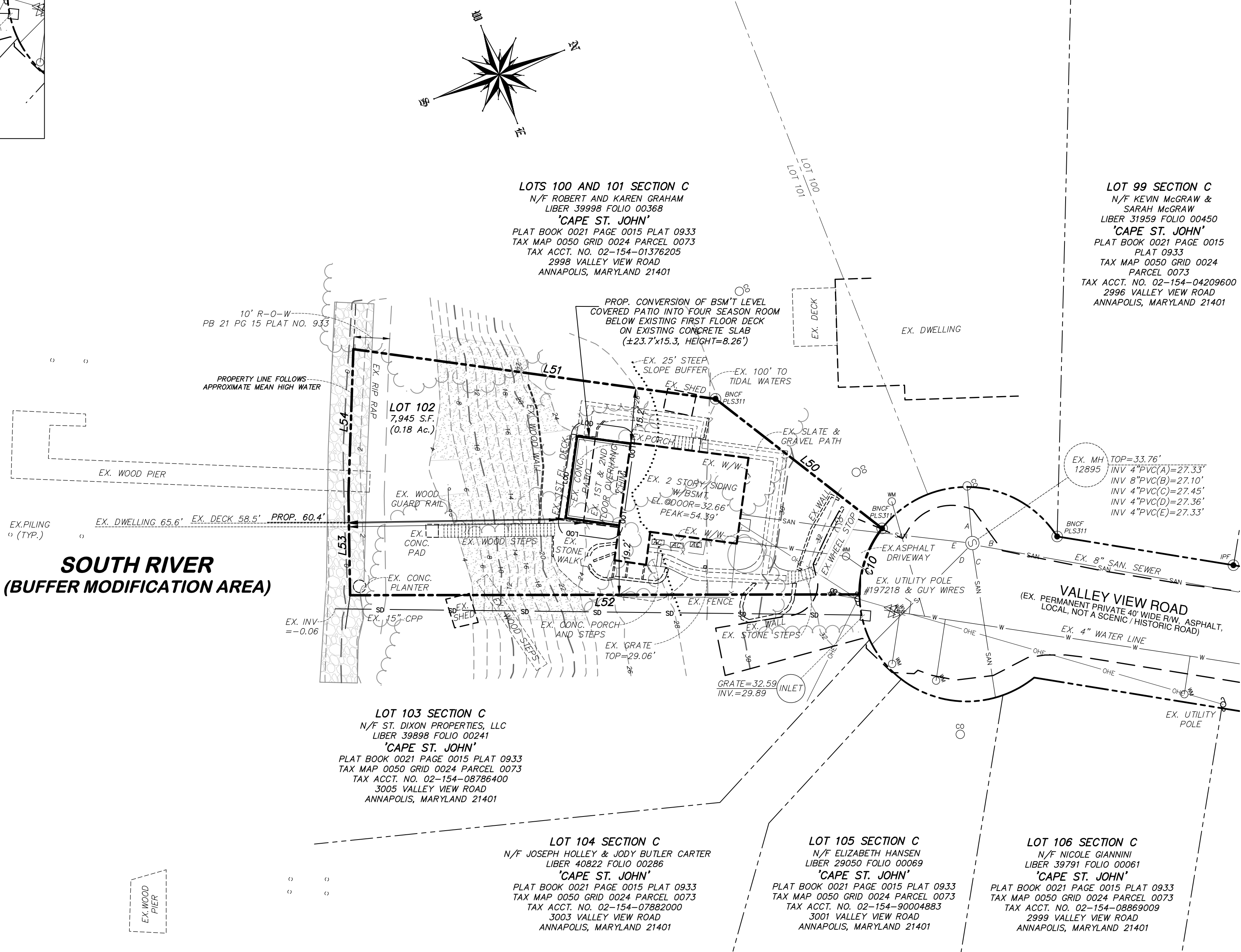
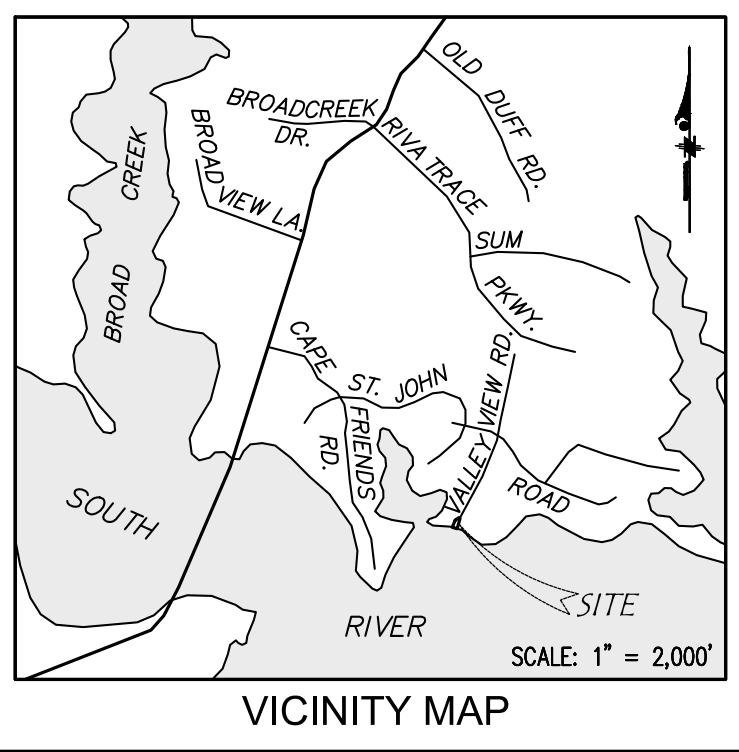
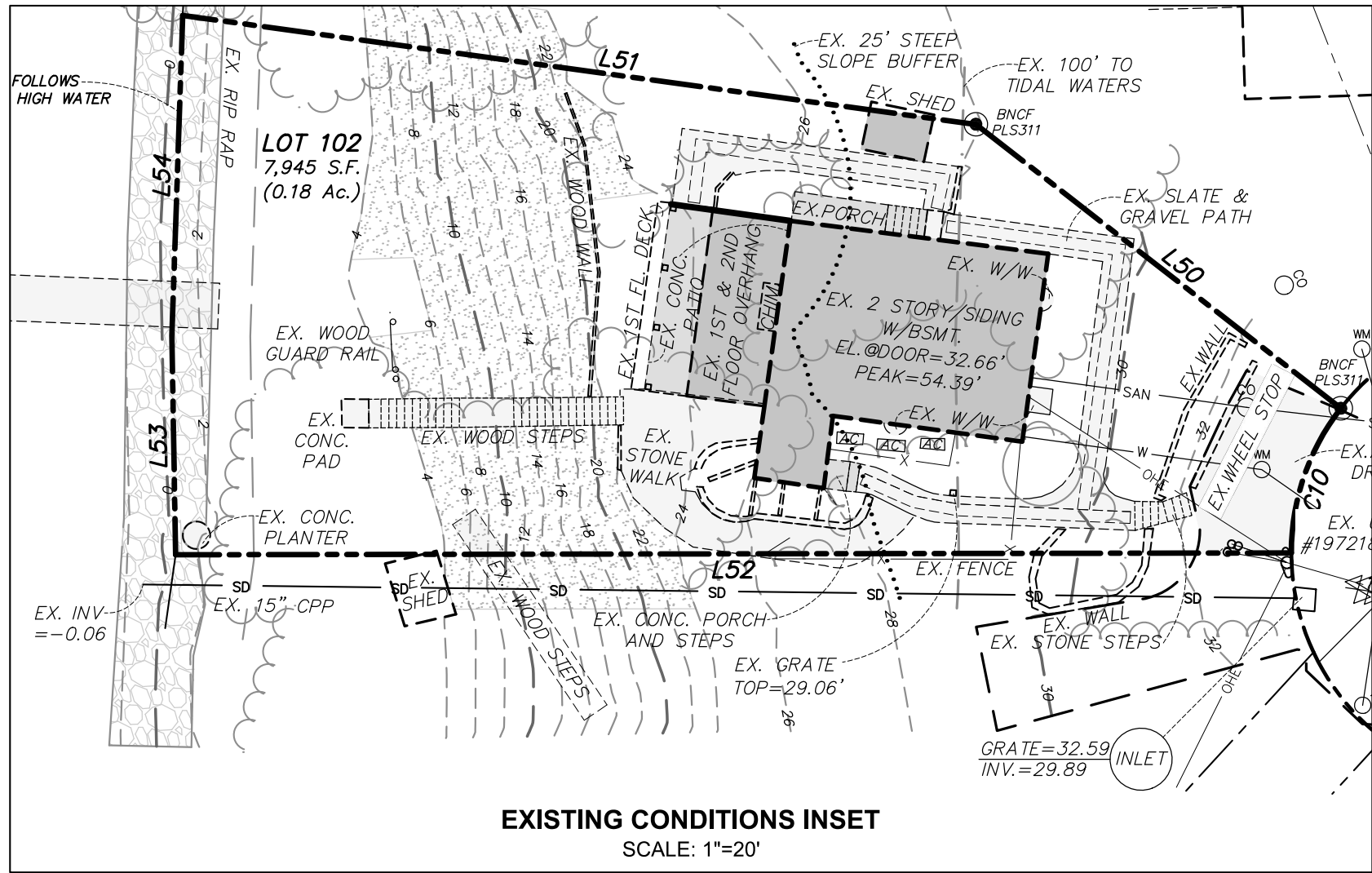
Denial of the requested variances and a strict implementation of the County's Zoning and Critical Area Program would constitute an unwarranted hardship on the applicant and deprive them of the right to develop, and deny reasonable and significant use of the entire property. The proposed expansion is sited equal distance from the shoreline as the patio and further than the existing deck above. Any mitigation required by to code will be addressed during the permitting process and will be provided on-site to the maximum extent practicable.

We appreciate your consideration of the enclosed variance plan and we remain available to answer any questions you may have. Please feel free to contact us via email mevans@drumloyka.com or via telephone 410-280-3122 ext.110.

Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC

Mark W. Evans

Mark W. Evans
Principal



CONSTRUCTION NOTE:
No excavation, grading, or heavy equipment shall be used. All material delivery and construction to be performed by hand.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L52	S20° 54' 17"W	142.46
L50	S58° 52' 17"W	59.00
L51	N28° 49' 17"E	102.25
L53	N69° 57' 55"W	27.98
L54	N67° 03' 47"W	40.88

CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	DELTA	TAN	BEARING	CHORD
C10	30.00	19.88	037°58'05"	10.32	S50° 06' 35"E	19.52

LEGEND	
	EXISTING CONTOUR
	EXISTING CANOPY
	EXISTING 100' TO TIDAL WATERS (BUFFER MODIFIED)
	EXISTING 25' TO TOP OF BANK
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FENCE LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING PUBLIC WATER LINE
	PROPOSED LIMITS OF DISTURBANCE (LOD)
	EXISTING STEEP SLOPES

Note: The existing utilities and obstructions shown on these plans 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 any damage to them shall be repaired immediately at his own expense.

SITE TABULATIONS

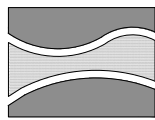
• TOTAL SITE AREA:	7,945 S.F. (0.18 Ac.)
• CHESAPEAKE BAY CRITICAL AREA DESIGNATION:	IDA
• TOTAL DISTURBED AREA:	552 S.F. (0.01 Ac.)
• LOT COVERAGE (IDA):	
-EXISTING LOT COVERAGE:	2,670 S.F. (0.06 Ac.)
-PROPOSED LOT COVERAGE:	2,670 S.F. (0.06 Ac.)
• COVERAGE BY STRUCTURES (R2):	
-EXISTING COVERAGE BY STRUCTURES:	1,694 S.F. (0.04 Ac.)
-ALLOWABLE COVERAGE BY STRUCTURES (30%):	2,384 S.F. (0.05 Ac.)
-PROPOSED COVERAGE BY STRUCTURES:	1,694 S.F. (0.04 Ac.)
• ZONING: R2 (Residential District)	
-PRINCIPAL STRUCTURE	
FRONT=30', REAR=25', SIDE=7'	
-ACCESSORY STRUCTURE	
FRONT=40', REAR/SIDE=7'	

DESIGNED: MWE
ORIG. DATE: 11-15-24
MODIFIED BY/DATE:
CADD DWG # CR25224-Variance
DLA PROJECT # CR25224

DRAWN: WES

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION



Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122
www.drumloyka.com | info@drumloyka.com

CLIENT:

READY TO SELL RENOVATIONS, C/O KENN RICCINI
4 VIRGINIA AVENUE
EDGEWATER, MD 21401
(301) 758-5181

VARIANCE BUILDING PERMIT SITE PLAN
CAPE ST. JOHN ~ LOT 102, SECTION C
3002 VALLEY VIEW ROAD, ANNAPOLIS, MARYLAND 21401
TAX MAP 50 GRID 24 PARCEL 073 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: 6/25/2025 PROJ. NO: CR25224 SHEET 1 OF 1

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: Anne Arundel County

Date June 25, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
50	73		102	C

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 02-154-01375525

Project Name (site name, subdivision name, or other) Cape St. John

Project location/Address 3002 Valley View Road

City Annapolis Zip 21401

Local case number

Applicant: Last name Henault First name Emile J. & Caroline

Company n/a

Application Type (check all that apply):

Building Permit	<input checked="" 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 checked="" 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:

Conversion of an existing patio beneath the dwelling first-floor and deck to a basement level four season room addition to the existing single-family dwelling.

Intra-Family Transfer	Yes	Growth Allocation	Yes
Grandfathered Lot	X	Buffer Exemption Area	X

Project Type (check all that apply)

Commercial		Recreational	
Consistency Report		Redevelopment	X
Industrial		Residential	X
Institutional		Shore Erosion Control	
Mixed Use		Water-Dependent Facility	
Other			

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	0.18			0.01	552
LDA Area	0.00		# of Lots Created	n/a	
RCA Area	0.00				
Total Disturbed Area	0.01				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.04		Existing Lot Coverage	0.06	
Created Forest/Woodland/Trees	0.0		New Lot Coverage	0.00	
Removed Forest/Woodland/Trees	0.0		Removed Lot Coverage	0.00	
			Total Lot Coverage	0.06	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		553	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		TBD

Variance Type	Structure
Buffer	Acc. Structure Addition
Forest Clearing	Barn
HPA Impact	Deck
Impervious Surface	Dwelling
Expanded Buffer	Dwelling Addition
Nontidal Wetlands	Garage
Steep Slopes	Gazebo
Setback	Patio
Other	Pool
	Shed
	Other

Chesapeake Bay Critical Area Report

Cape St. John ~ Lot 102 ~ Section C
Tax Map 50, Grid 24, Parcel 73
Tax Account # 02-154-01375525

Property Address: 3002 Valley View Road, Annapolis, MD

Owner & Variance Applicant: Mr. Emile J. Henault, IV & Ms. Caroline Henault

Critical Area Designation: IDA **Zoning:** R-2 **Lot Area:** 0.18 Ac.

Site Description

The subject property is grandfathered lot located in the subdivision of Cape St. John, in Annapolis, which was recorded in the land records of Anne Arundel County in 1948 plat book 21, page 15, plat number 933. The property is an irregular shaped waterfront property with shoreline along the South River and is designated as Buffer Modified. The property is improved with a two-story single-family detached dwelling with a basement, waterfront patio and deck, shed, paved driveway, stone and gravel walks, and other associated improvements. The property has frontage along the cul-de-sac of the 40' right of way Valley View Road from which the driveway is accessed. The property is approximately 7,945 square feet (0.18 Ac) in area, zoned R-2, and is entirely within the Chesapeake Bay Critical Area with a Intensely Developed Area (IDA) land use designation. An area of steep slopes are present on the southern portion of the property and the 25-foot buffer to the crest of the slopes runs through the existing deck and dwelling. The 100-foot buffer to tidal waters also runs through the existing dwelling. The existing waterfront deck is sited 58.5-ft from the South River, the patio is setback 60.4-ft, and the existing dwelling is 65.6-ft from the tidal waters.

The dwelling is served by public sewer and water.

Proposed Conditions

The property owners propose to construct a basement level conversion of the existing patio area beneath the first-floor deck into a four-season room addition to the existing dwelling. The proposed addition is sited 60.4-ft from the shoreline and overtop the existing patio slab, beneath the existing first floor deck, and portion of the dwelling's first floor. The proposed addition is entirely within the footprint of the existing patio and structures and will not project closer to the tidal waters than the existing permanent development.

Description and Purpose of Variance Request

The proposed addition is not considered in-kind replacement, a variance for new the area of lot coverage closer beyond the first-floor dwelling façade in the BMA is required to proceed with the project. The disturbance within the 100-ft tidal water and the 25-ft steep slope buffer is the minimum necessary to construct the addition. No steep slope disturbance will occur with the proposed development.

We request a variance to obtain relief to Anne Arundel County code Article 17-8-702 to allow 126 square feet of new lot coverage nearer to the shoreline than the existing dwelling façade to

construct a patio enclosure on the existing concrete patio slab, below the existing waterside deck and first floor overhang.

The need for the requested Critical Area variance arises from the unique nature, topography, and existing constraints of the property. Specifically, the irregular shape of the lot and location of the existing dwelling relative to the shoreline.

Buffers

The shoreline is mapped entirely Buffer Modified, steep slopes 15% or greater are present on the south side. A 25-foot buffer to the steep slopes also encumbers a portion of the existing dwelling. The 100-ft buffer to tidal waters runs through a portion of the existing dwelling, patio, and deck. No excavation and no grading will occur in those buffers. The limit of disturbance is 552 square feet in area and is only for temporary construction access for the work to be performed by hand.

Vegetative Coverage

The property is mostly developed woodland with large mature hardwood trees and turf lawn beneath the canopy. The existing tree canopy area is approximately 1,878 s.f. (0.4 ac.). The developed woodland tree canopy area located within the limit of disturbance is approximately 178 s.f. (0.01 ac.) and overhangs the existing house above the proposed addition. Since no actual ground disturbance and grading will occur, do developed woodland clearing will occur either.

Lot Coverage

The site currently has approximately 2,670 s.f (0.06 Ac.) of lot coverage, all of which is within the Chesapeake Bay Critical Area Intensely Developed Area (IDA). The proposed lot coverage is 2,670 s.f. (0.06 Ac.), resulting in no increase in lot coverage.

Steep Slopes (slopes > 15%)

Approximately 21% (1,636 s.f.) of the subject property is encumbered with steep slopes of 15% or greater between the existing house and the shoreline. There is no disturbance to the steep slopes proposed for the addition. Portions of the south side of the existing dwelling and proposed additions are located within the 25 ft buffer to steep slopes. The entire limit of disturbance is located within the 25-ft buffer to steep slopes but no actual ground disturbance will occur in the slope buffer.

Predominant Soils

The predominant soil types in the area are of Annapolis-Urban land complex, 0 to 5 percent slopes (AuB) and Annapolis fine sandy loam, 25 to 40 percent slopes (AsF). These soils have type "C" hydrology classifications and only the AsF soils located on the steep slopes are considered hydric and highly erodible. No disturbance to these soils are proposed.

FEMA Floodplain

The subject property appears on FEMA Firm panel no. 24003C0229F. The property is located in floodplain Zone VE with a base flood elevation of 7.0-ft (NAVD88). No disturbance is proposed within the flood zone. The existing dwelling and proposed improvements are well above the flood elevation.

Drainage and Rainwater Control

There does not appear to be any existing stormwater management on site. Drainage areas and patterns will remain relatively unchanged. No new stormwater surface runoff is being created by the proposed addition and no new lot coverage is being created where it does not currently exist. The development will have no adverse effect on the sensitive environmental features of the site and surrounding areas and no woodland clearing is proposed.

Conclusions – Variance Standards

The applicant proposes to construct a basement level addition to an existing single-family dwelling overtop of existing lot coverage and beneath existing structure. The need for the requested Critical Area Variance arises from the existing unique nature and constraints of this property, specifically the irregular shape of the lot, and the location of the existing dwelling in relation to the shoreline causing a large portion of the property and the existing dwelling to be encumbered by buffers and slopes. The proposed improvements are smaller in size and amenities as other homes in the community and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to the public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. Since no ground disturbance will occur and there will not be any increase of lot coverage or stormwater runoff, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, Critical Area Map

Anne Arundel County Office of Planning & Zoning, Buffer Exemption Map

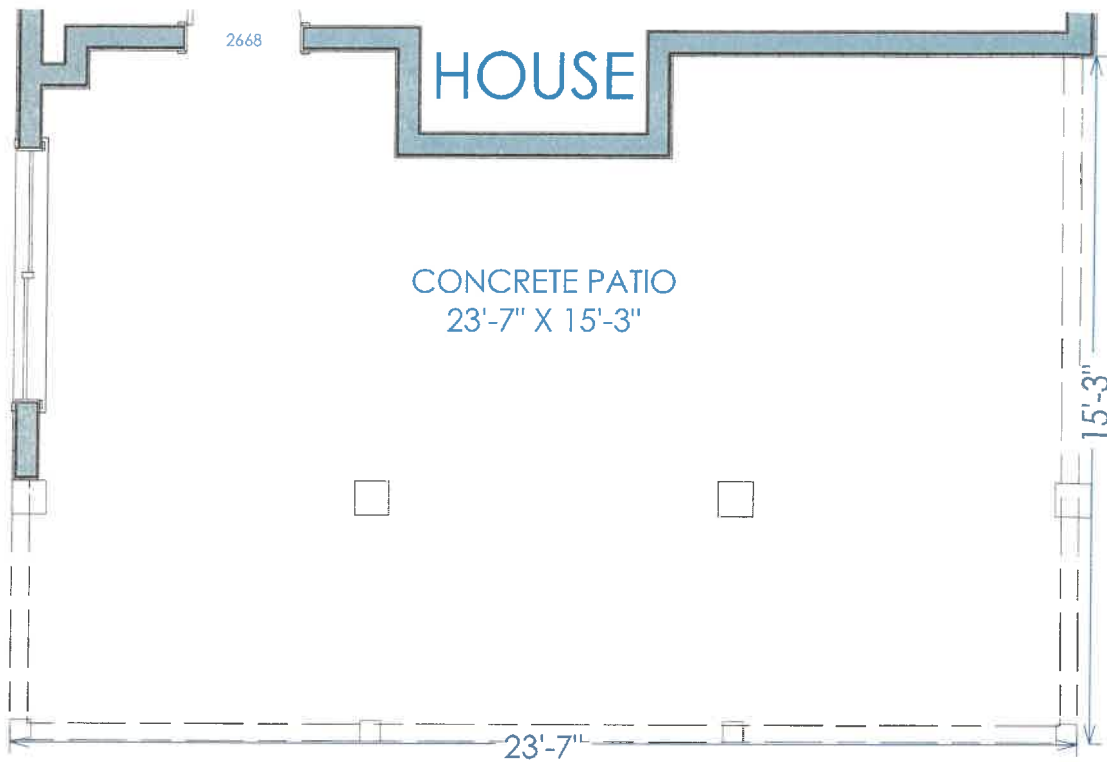
Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, Critical Area Map

Federal Emergency Management Agency, 2016. Flood Insurance Rate Map

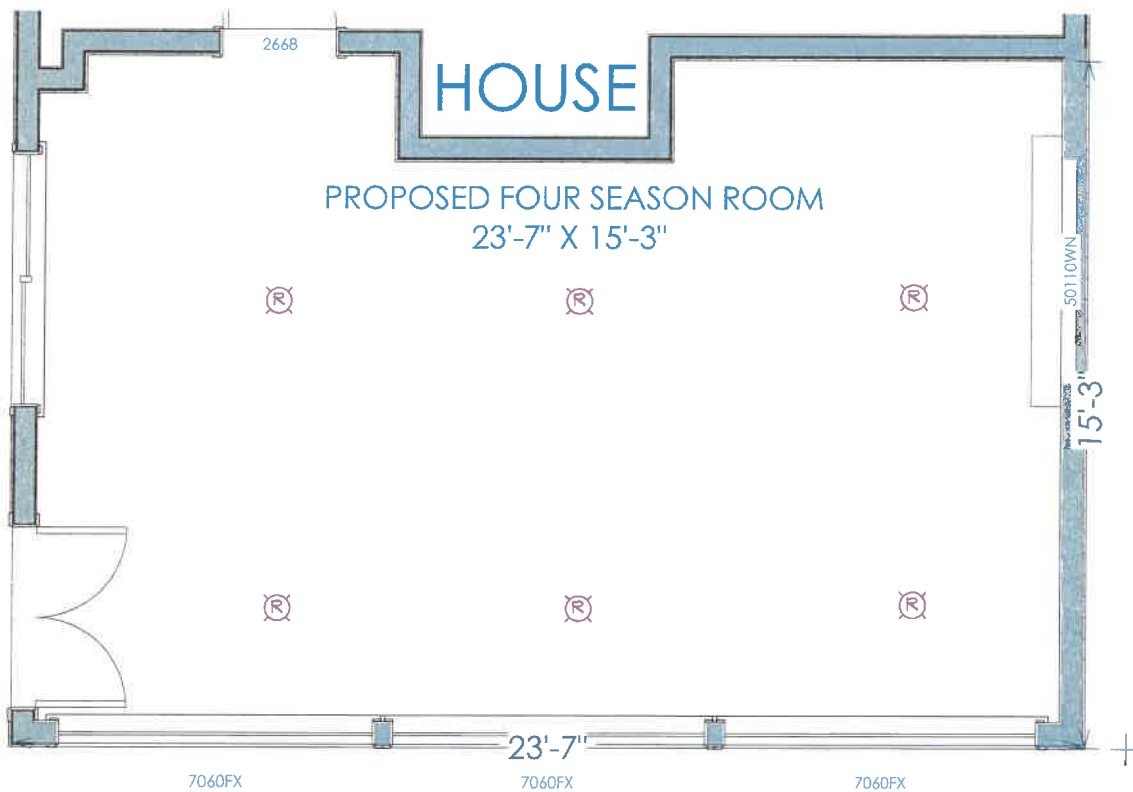
First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, August 2025 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.



EXISTING CONCRETE PATIO
SCALE 1/4"=1'-0"



PROPOSED FOUR SEASON ROOM
SCALE 1/4"=1'-0"

A-1

SHEET:

1/4"=1'-0"

SCALE:

6/17/25

DATE:

DRAWINGS PROVIDED BY:
READY TO SELL
RENOVATIONS

PROJECT DESCRIPTION:
3002 VALLEY VIEW RD
ANNAPOLIS MD

SHEET TITLE:
EXISTING &
PROPOSED
LAYOUTS

NO.	DESCRIPTION	BY	DATE



EXISTING RIGHT SIDE ELEVATION
SCALE 3/8"=1'-0"

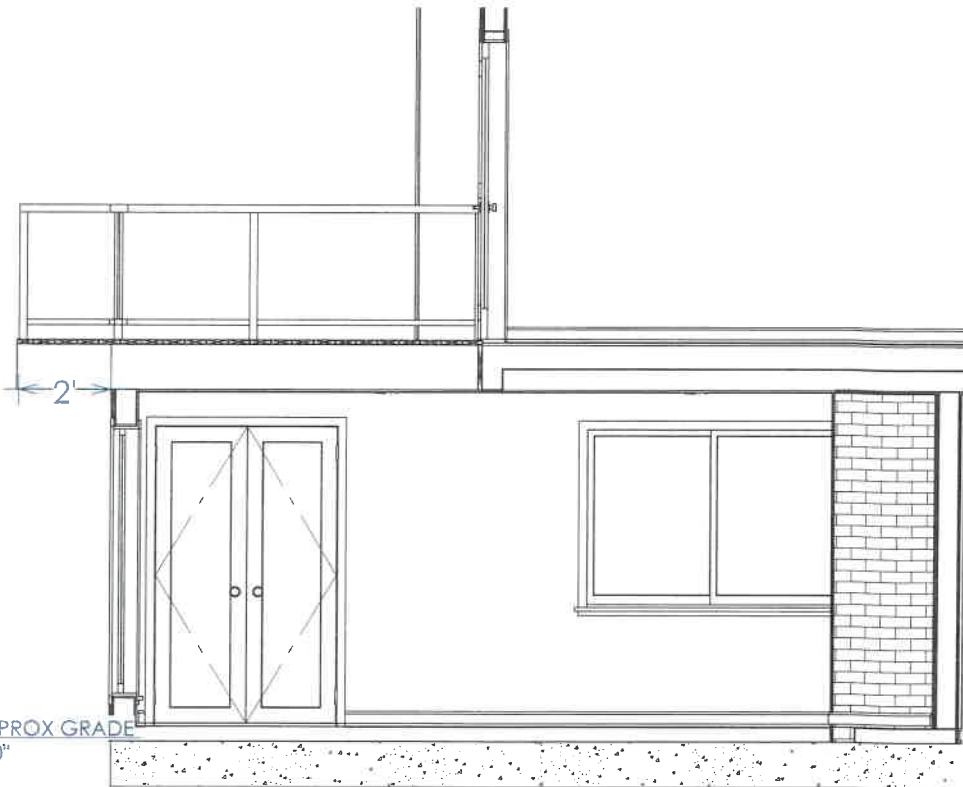
*DECKING ABOVE WILL BE
REMOVED AND A PITCHED
MEMBRANE ROOF WILL BE
INSTALLED ON EXISTING JOIST
SYSTEM

**NEW EXTERIOR WALL FRAMING
WILL NOT REQUIRE ANY
ADDITIONAL GROUND
DISTURBANCE

***ONLY ENCLOSING EXISTING
SPACE

****EXISTING FOOTINGS AND
6X6 POSTS CURRENTLY
SUPPORTING EXISTING DECK
WILL REMAIN IN PLACE

2X6 WALL CONSTRUCTION
-NEW WALLS FRAMED BETWEEN
EXISTING 6X6 POSTS
-TOP OF EXISTING CONCRETE
SLAB TO FACILITATE THE
ENCLOSURE WITH PRESSURE
TREATED BASE PLATE
-VINYL SIDING
-1/2" ZIP SYSTEM WALL
SHEATHING
-2X6 WOOD STUD
-R-21 BATT INSULATION
-1/2" GYP. BOARD



PROPOSED RIGHT SIDE ELEVATION
SCALE 3/8"=1'-0"

E-1

SHEET:

3/8"=1'-0"

SCALE:

6/1/25

DATE:

DRAWINGS PROVIDED BY:

READY TO SELL
RENOVATIONS

PROJECT DESCRIPTION:

3002 VALLEY VIEW RD
ANNAPOLIS MD 21401

SHEET TITLE:

EXISTING &
PROPOSED
ELEVATIONS

NO.	DESCRIPTION	BY	DATE



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0005-P
DATE: 01/29/2025
OPZ STAFF: Jennifer Lechner
Kelly Krinetz

APPLICANT/REPRESENTATIVE: Emile & Caroline Henault / Ready to Sell Renovations / Drum Loyka & Assoc.

EMAIL: kennready2sell@gmail.com / lgroen@drumloyka.com

SITE LOCATION: 3002 Valley View Road, Annapolis

LOT SIZE: 22,737 sqft

ZONING: R2 **CA DESIGNATION:** IDA **BMA:** YES **BUFFER:** NO **APPLICATION TYPE:** Variance

The applicants are proposing to construct a basement level conversion of the existing patio area beneath the first-floor deck into a four-season room addition to the existing dwelling.

The proposed construction will create new lot coverage nearer to the shoreline than the closest facade of the existing principal structure in the Buffer Modification Area requiring a variance to § 17-8-702(b)(1).

The construction will also disturb the 25ft buffer to the top of the steep slopes. In addition to the variance, a modification may also be required during permit review.

COMMENTS

Critical Area Team:

Based on available information, the home is 2,310 square feet.

Additional information regarding the proposed construction methods are needed in order to provide appropriate feedback.

Although it is true that this area is already developed, it sits immediately adjacent to a 50% slope and any additional disturbance or grading required for the conversion of the space cannot be supported.

Zoning Administration Section:

The Administrative Site Plan should clearly indicate all dimensions and setbacks.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variance, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of explanation should address each of those standards and provide adequate justification for the request.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305.

Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.