

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

APPLICANT: Julia Marie Mann (Successor Trustee
of the Eugene V. Young Jr. Trust)

ASSESSMENT DISTRICT: 8

CASE NUMBER: 2025-0121-V

COUNCILMANIC DISTRICT: 7

HEARING DATE: September 9, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicant is requesting a variance to allow a dwelling addition (deck) with less setbacks than required on property located at 918 Bay Front Avenue in North Beach.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 5,375 square feet of land and is located on the east side of Bay Front Avenue. It is identified as Part of Lots 5 & 6 of Parcel 8 in Grid 21 on Tax Map 82 in the North Beach Park subdivision.

The property is zoned R5 – Residential District. The site is not technically waterfront, but it abuts community property that abuts the Chesapeake Bay and functions as a waterfront lot. It is located entirely within the Chesapeake Bay Critical Area overlay, is designated as LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a two-story single-family dwelling, a detached garage, and other associated facilities.

PROPOSAL

The applicant proposes to construct a 15' by 21' deck with inset steps to grade on the waterfront side of the existing dwelling.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Code provides that a principal structure in an R5 District shall be set back a minimum of 25 feet from the front lot line.¹ The proposed deck would be constructed five feet from the front lot line, necessitating a variance of 20 feet.

¹ Under Bill 72-24, effective July 1, 2025, the minimum front setback in an R5 District was reduced to 20 feet, the minimum lot area was reduced to 5,000 square feet, and the minimum lot width was reduced to 50 feet. However, under that Bill, Section 17-2-101(b)(19) provides that an application for a building permit filed before July 1, 2025 shall be governed by the law as it existed prior to July 1, 2025. The subject building permit for the deck (B02436954) was accepted on May 21, 2025; therefore, the prior 25-foot front setback, 7,000 square foot lot area, and 60-foot lot width applies to this application.

FINDINGS

The subject property is rectangular in shape and is undersized for the R5 District. More specifically, the 5,376 square foot lot size is smaller than the minimum 7,000 square foot area required, and the 42-foot width is narrower than the 60-foot width required in an R5 District. The Critical Area Project Notification form does not show the existing critical area lot coverage. However, no additional coverage is proposed with this application.

The applicants' letter explains that numerous neighbors along Bay Front Avenue have constructed decks similar to the one being proposed. Notably, the two closest properties to the north and the two closest properties to the south each have similar sized decks, despite having the same property line restrictions as the subject lot. The applicant concludes that the proposed deck would fit in aesthetically with the character of the neighborhood, would allow her to enjoy her waterfront property, and would not obstruct neighbors' line of sight.

This Office located two variances for waterfront decks within this same block of Bay Front Avenue. Under case no. 2010-0009-V, approval was granted to allow a 10' by 20' (200 square foot) waterfront deck at 908 Bay Front Ave. Under case no. 2003-0320-V, approval was granted to allow a 12' by 26' (312 square foot) waterfront deck at 920 Bay Front Ave. While variances were not found, the deck at 916 Bay Front appears to be approximately 12 feet deep and the deck at 922 Bay Front appears to be approximately eight feet deep. The proposed deck would be 15 feet deep, which is three feet deeper than the deepest two of the four decks located to the north and south referenced by the applicant.

The **Health Department** has reviewed the well water supply system and has determined that the proposed request does not adversely affect this system. Therefore, the Department has no objection.

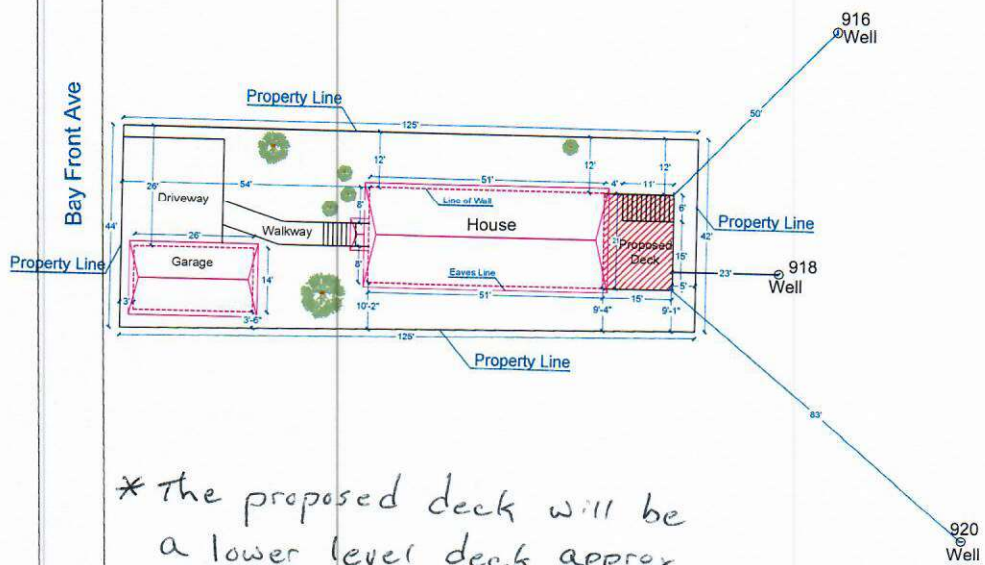
For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot or because of exceptional circumstances other than financial, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. There does not appear to be anything unique about the subject property, since the conditions are similar to those of other nearby waterfront lots. However, exceptional circumstances exist in that the house was constructed without any room for an outdoor amenity area, and a waterfront deck is a common amenity in the immediate area.

Approval of the variance would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare. However, while this Office recognizes that some setback relief is warranted, the minimum variance necessary would be that which allows a 12-foot deep deck, in order to remain comparable to the depth of the decks on the four closest waterfront lots.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends a ***modified approval*** of a zoning variance to § 18-4-701 of 17 feet to the minimum 25 foot front setback requirement to allow a 12' by 21' (252 square foot) deck with steps to be constructed eight feet from the front lot line.

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.



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

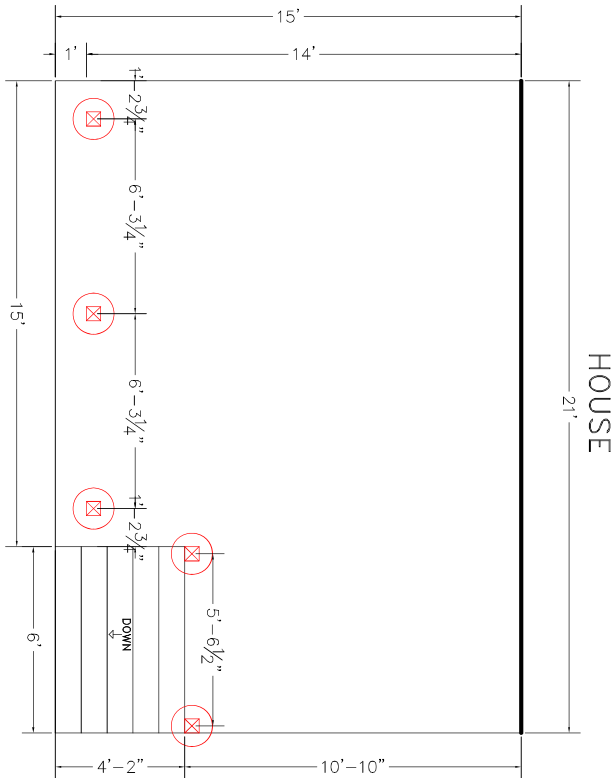
Scale: 1"=20'

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.

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
IN ACCORDANCE WITH 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)

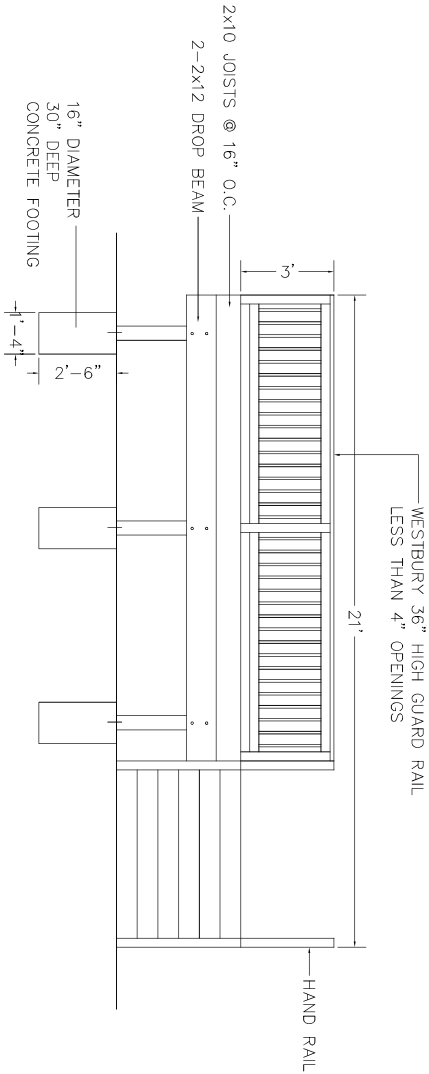


NAME: MANN
ADDRESS: 918 BAY FRONT AVE
NORTH BEACH, MD 20714
DATE: 5-11-2025

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FOOTING PLAN

1/4" SCALE
48" ELEVATION



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FOOTINGS TO BE INSTALLED
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NAME: MANN

ADDRESS: 918 BAY FRONT AVE

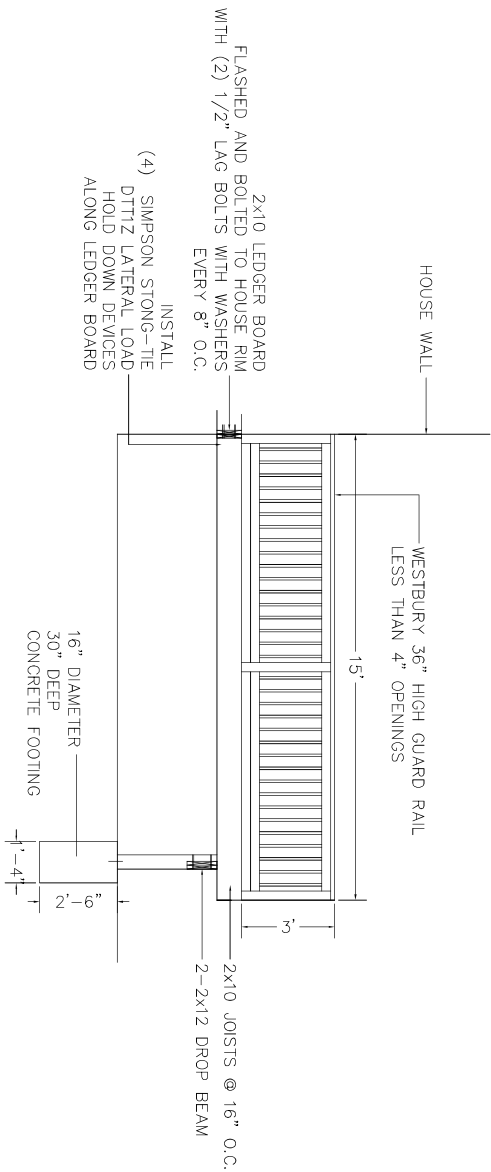
NORTH BEACH, MD 20714

DATE: 5-11-2025

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FRONT ELEVATION

1/4" SCALE
48" ELEVATION



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TO A DEPTH AS REQUIRED BY
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FROST FOOTINGS SIZES BASED
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CAPACITY (ASSUMED WORST CASE)



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

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SIDE ELEVATION

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

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.

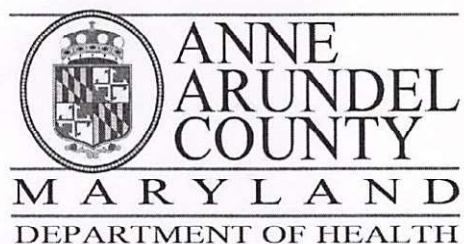
The property is mostly open, some trees but not many and the typical shrubs around the house. I would say the trees make up only 10% of the total property. The deck will not impact the property or disturb any of the existing trees.

- 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.




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 30, 2025

RE: Eugene V. Young Jr.
918 Bay Front Ave.
North Beach, MD 20714

NUMBER: 2025-0121-V- for B02436954

SUBJECT: Variance/Special Exception/Rezoning

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

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. The Health Department has no objection to the above referenced request.

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

cc: Sterling Seay

BAY FRONT AVE

Tax Account Number: 857902058500

