

September 26, 2025

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

RE: Gibson Island Lot 117A
1715 Jorrick Road
Gibson Island, MD. 21056
Tax Account #3-350-09200110
Tax Map 34 Block 7 Parcel 82

Dear Ms. Anzelmo:

This is a formal submittal for a Variance to **Article 18 Section 4-501 Bulk Regulations** of 7.9-feet to the required 30-foot rear setback in an R-1 Zoning District for construction of a second story addition and renovation of an existing single-family home. The site is not within the Critical Area.

The subject property is located at the corner of Jorrick Road and Paisley Road in Gibson Island, Maryland. The property is zoned R-1 Residential, is triangular in shape, 0.45 acres, is a legal building site and is currently improved with a single-family dwelling, driveway, pool, patio area and walks. The site is currently served with a private septic system, is connected to public water and does not include steep slopes or other environmental features.

There are several hardships and practical difficulties regarding the redevelopment of the subject property. First, the site is substandard in total surface area at 19,537 sq. ft. or roughly 65% of the lot size required. Per **Article 18, Section 4-501 Bulk Regulations**, the minimum lot size is 30,000 sq. ft. Secondly, the practical difficulty related to the redevelopment of the site is the existing house foundation is already located within the rear building restriction line by 5.3-feet. This was the existing condition of the property when the applicant purchased the home. The foundation walls within that setback are slated to remain, the only improvement being proposed is the increase in height of the perimeter walls within that area to establish a second-floor addition.

Code Article 18-16-305(a)

Requirements for Zoning Variances. Practical difficulties prevent conformance with the strict letter of this article due to the unique physical conditions and exceptional circumstances.

1. Substandard Lot Size – Due to the substandard lot size for an R1 zoned property, development of this property is limited because of the required property line setbacks.

2. The granting of the variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to redevelop the lot. The lot is a legal buildable lot in the R-1 zoning district. Denial of the variance would constitute an unnecessary hardship to deny the applicant's rights commonly enjoyed by other property owners.
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 due to the regular shape and surface area of those boundaries. The applicant has made extensive efforts to renovate the proposed improvements in a responsible manner that places the majority of the proposed improvements adjacent to existing lot coverage, minimizing expansion.

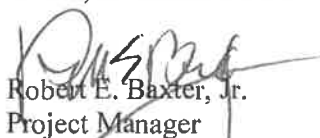
(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variance allows for modest uses that not only meets the "significant and reasonable standard" but also are the minimal necessary development to afford relief.
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.
 - iii. (Not within the Critical Area)
 - iv. (Not within the Critical Area)
 - v. be detrimental to the public welfare as renovating and constructing an addition to a single-family dwelling and associated improvements on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variance and a strict implementation of the County's Zoning regulations would constitute an unwarranted hardship on the applicant and deprive them of the same rights and privileges others enjoy in the neighborhood and deny reasonable and significant use of the entire property.

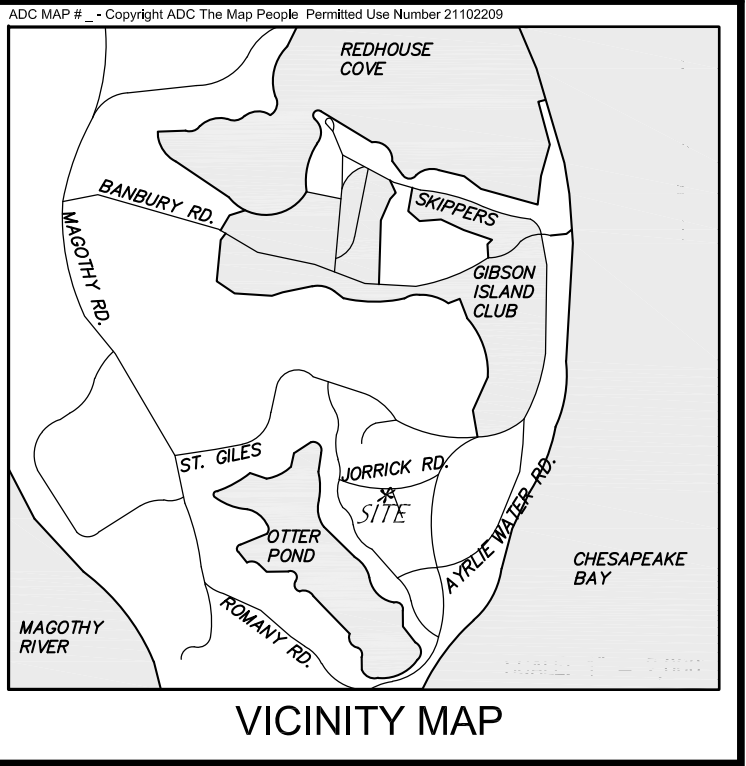
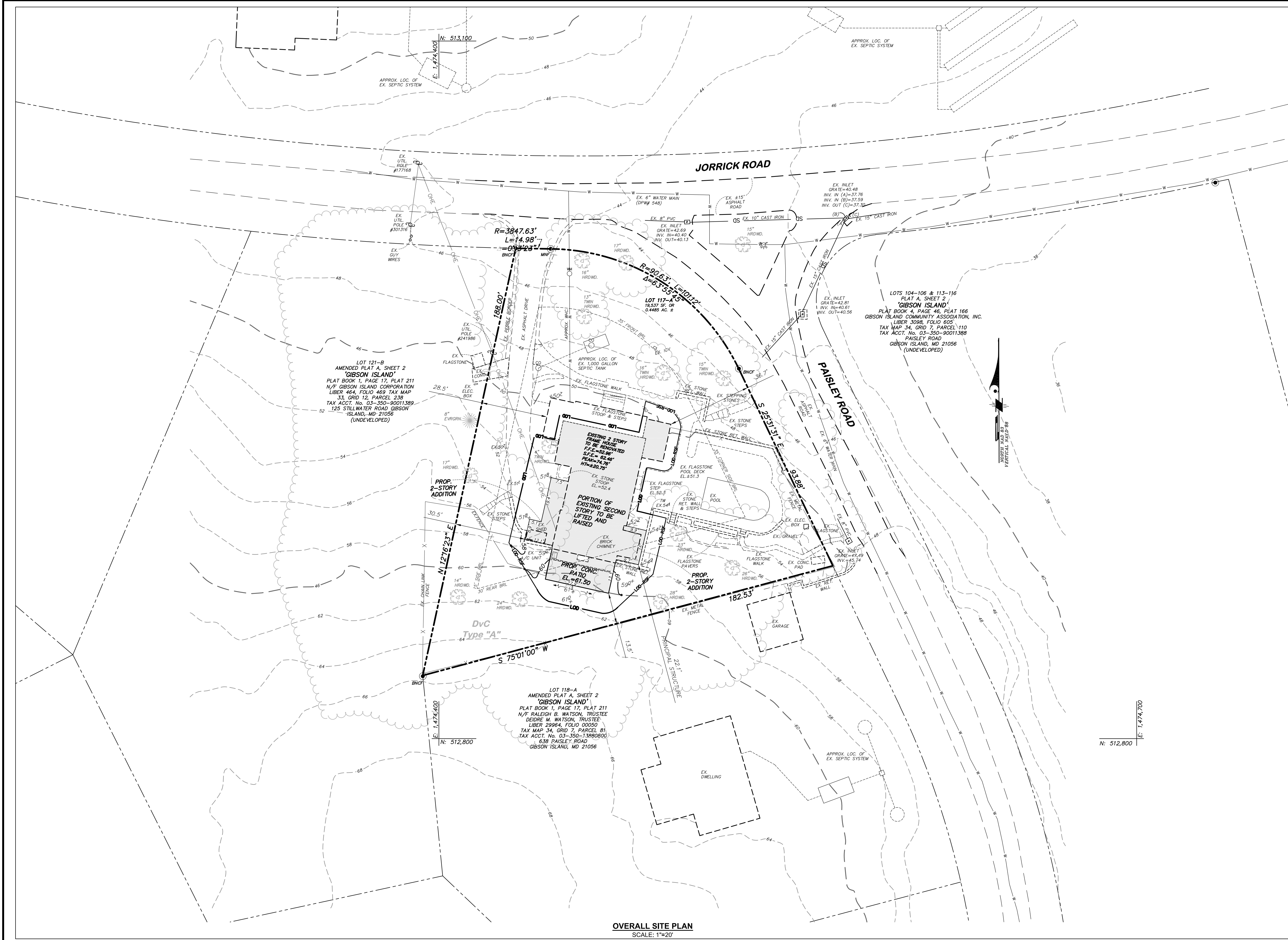
We appreciate your consideration of the enclosed variance request and we remain available to answer any questions you may have.

Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC.


Robert E. Baxter, Jr.
Project Manager

Cc: Peter Miles, The Drawing Board, Inc.

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ENVIRONMENTAL CONSERVATION NOTES:

- PRIMARY ENVIRONMENTAL FEATURES:**
- Streams: There are no streams on the subject property.
 - Stream Buffers: There are no stream buffers on the subject property.
 - Wetlands and Wetland Buffers: There are no wetlands or the associated buffers on the subject property.
 - Floodplains: The subject property is not affected by a floodplain as established by the Federal Emergency Management Agency, (Firm 24003CO1785F) (FEMA).
- SECONDARY ENVIRONMENTAL FEATURES:**
- Critical Areas Boundary: The subject property is not within the Chesapeake Bay Critical Area.
 - Soils Types: The subject property is comprised of one soil type; Downer-Hammonton Complex (DvC) 5 to 10% Slopes, with a type 'A' hydrological rating.[per US Department of Agriculture's Natural Resource Conservation Service (NRCS)].
 - Forest: There is developed woodlands on the subject property.
 - Steep Slopes: There are no steep slopes or their associated buffers on the subject property.
 - Cultural Resources: There are no known cultural resources associated with the subject property.

- NOTE:**
- Entire site lies within R-1 zoning and has Type A soils
 - Site lies entirely outside the Critical Area.
 - Entire site lies within the Gibson Island water service area with existing service (W-5)
 - Entire site lies within the Rural sewer service area with no public service (S-5)
 - Entire site lies within the Magothy River Watershed
 - Jorrick Road is not a scenic or historic road
 - The site does not lie within or impact a bog drainage area

SITE TABULATIONS

• Total Site Area:	19,537 S.F. (0.45 Ac.)
• Public Water & Private Septic	
• R1 Zoning Stuctural Coverage:	
-Existing Coverage:	3,298 S.F. (0.08 Ac.)
-Allowable Coverage (50%):	9,769 S.F. (0.22 Ac.)
-Post Development Lot Coverage:	3,607 S.F. (0.08 Ac.)
• Total Area Of Disturbance:	4,477 S.F. (0.10 Ac.)
• Site Zoning: R1	
-R1 Setbacks:	Front=35'; Rear=30'; Sides=15'; Corner Sides=35'

LEGEND

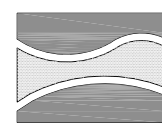
	Existing Contour
	Existing Woods Line
	Existing fence Line
	Existing Power Pole
	Existing Overhead Electric Line
	Limit of Disturbance
	Limit of Disturbance / Reinforced Silt Fence
	Proposed Improvements

NATURE OF VARIANCE

-Requesting a Variance to **Article 18 Section 4-501** Bulk Regulations of 7.9-feet to the 30-foot rear setback in an R-1 Zoning District to renovate an existing home with a second story improvement

DESIGNED: _____	DRAWN: GDM
ORIG. DATE: 8/27/2025	
MODIFIED BY/DATE: _____	
CADD DWG #: GD14225-V	
DLA PROJECT #: GD14225	
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REVISIONS TO APPROVED PLANS				
No.	DATE	BY	DESCRIPTION	



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CIVIL ENGINEERS - LAND SURVEYORS
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Annapolis, Maryland 21403
Phone: 410-280-3122
www.drumloyka.com | info@drumloyka.com

CLIENT

THE DRAWING BOARD, INC. C/O PETER MILES
PO BOX 3482
ANNAPOLIS, MARYLAND 21403

VARIANCE SITE PLAN
VARIANCE PLAN
GIBSON ISLAND ~ LOT 117A
1715 JORRICK RD, GIBSON ISLAND, MD 21056
TAX ACCT. NO. 03-350-09200110
GRID 7 PARCEL 82 DISTRICT 3RD
TAX MAP 34 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: 9/18/2025 PROJ. NO: GD14225 SHEET 1 OF 1



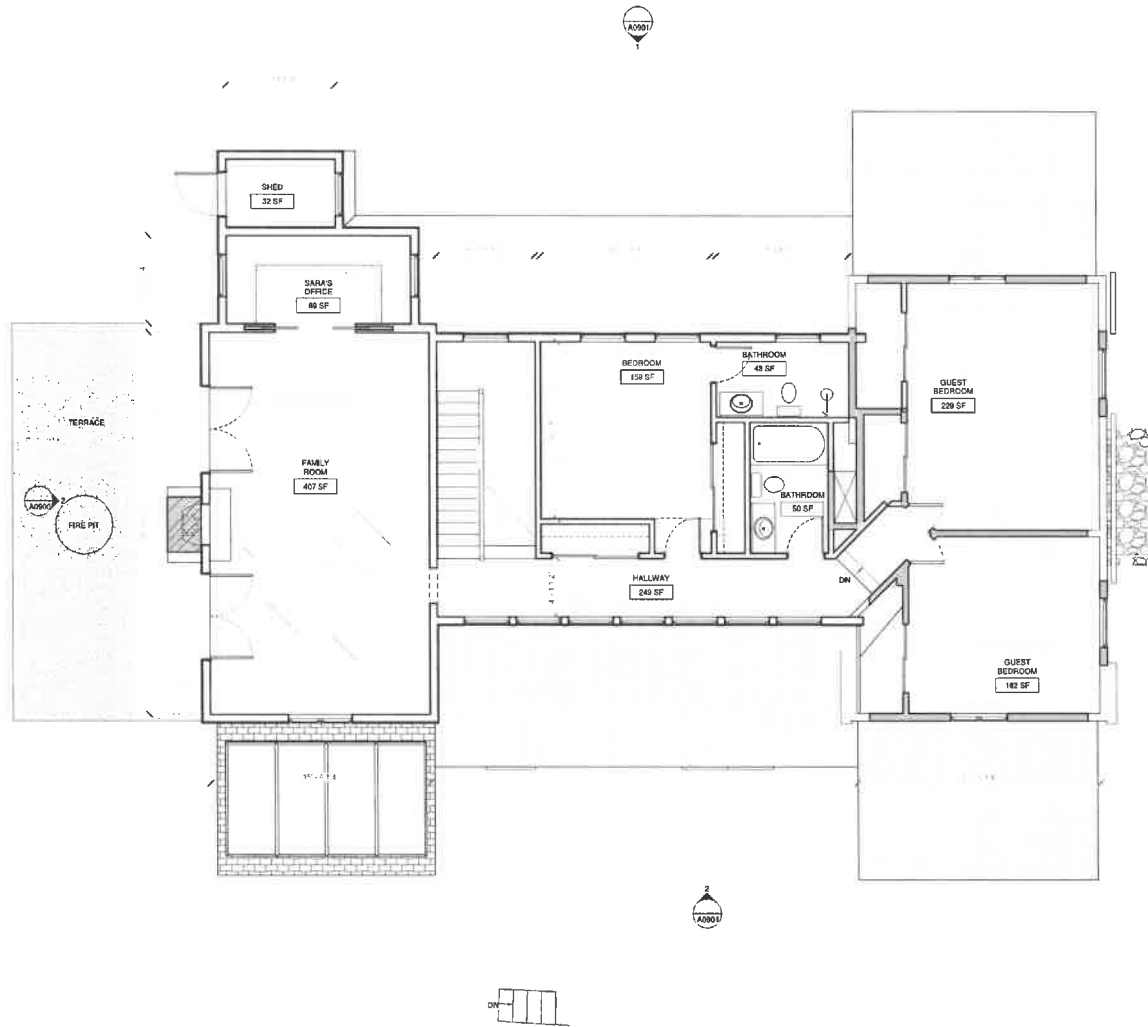
1 WALL LEGEND

D0101



SOUTH ELEVATION - EXISTING / DEMO

D0900



SECOND FLOOR PLAN -NEW WORK / CONSTRUCTION
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

- GC TO COORDINATE WITH NEW WORK SCOPE FOR FULL EXTENT OF REQUIRED DEMOLITION & FRAMING.
- GC SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK. CLARIFICATIONS REGARDING ANY PERCEIVED CONFLICTS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF AFFECTED WORK.
- GC TO PROTECT ALL EXISTING CONSTRUCTION SCHEDULED TO REMAIN & PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PROTECT ADJACENT AREAS FROM CONSTRUCTION DUST, DEBRIS, OR DAMAGE.
- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL OSHA & OTHER SAFETY STANDARDS.
- ALTHOUGH THE DRAWINGS ARE GENERALLY TO SCALE, THE DRAWINGS SHALL BE CONSIDERED DIAGNOSTIC. ALL IMPORTANT DIMENSIONS SHALL BE VERIFIED AND COORDINATED TO ACHIEVE THE DESIGN INTENT.
- ALL DIMENSIONS & ALIGNMENT NOTATIONS SHOWN ARE FROM FINISH FACES OF CONSTRUCTION, UNO.
- ALIGNMENT OF DOOR HEADS & OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL RELATIVE TO THE CEILING PLANE & SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
- ALL MATERIALS AND FINISHES SHALL BE INSTALLED PER MANUFACTURE RECOMMENDATIONS, INCLUDING SUBSTRATE PREPARATION, ADHESIVES, SEALANTS, FLASHINGS AND FASTENERS. NOTIFY ARCHITECT OF CONFLICTS.
- ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED PROPERLY AT A LEGAL WASTE FACILITY. BURNING OF DEBRIS ON SITE IS NOT ALLOWED.
- ALL EXTERIOR OPENINGS FOR DOORS & WINDOWS TO BE FULLY FLASHED AT THE HEAD, JAMB & SILL IN A MANNER COMPATIBLE WITH CLADDING SYSTEM. PROVIDE SELF-ADHERING FLASHING MEMBRANE, METAL SILL PANS, WEIPEPS & SEALANT AS APPLICABLE. ALL WATERPROOFING METHODS TO BE REVIEWED WITH ARCHITECT PRIOR TO INSTALLATION OF OPENING UNITS.
- GC SHALL INSTALL SOLID WOOD BLOCKING AS REQUIRED BEHIND ALL WALL NING SHELVES, CABINETS, DEVICES AND EQUIPMENT. PROVIDE ADDITIONAL STUD FRAMING AS REQUIRED TO ACHIEVE FUTURE PLACEMENT AS SHOWN & GROUP ELECTRICAL DEVICES AS SHOWN. PROVIDE CONTINUOUS FIRE BLOCKING AT WALLS AS REQUIRED BY CODE.
- INTERIOR GYP BD SHALL BE 1/2" AT WALLS AND 1/2" NON SMO GYP BD AT ALL CEILINGS. UNO. LEVEL 5 FINISH TYPE. PROVIDE MOISTURE RESISTANT GYP BD AT AREAS EXPOSED TO MOISTURE INCLUDING KITCHEN BACKSPLASH, BATHROOMS (ALL SURFACES), MUD ROOM AND ALL INDEPENDENT AREAS. UNO. GARAGE SHALL RECEIVE MOISTURE RESISTANT 1/2" TYPE X GYP BD AT ALL WALLS & CEILING. TYPE IV.
- UNO. INTERIOR NON-LOAD BEARING WALLS SHALL BE 2x4 @ 16" OC CONSTRUCTION WALL TYPE 3B. UNO. ALL EXTERIOR WALLS AND INTERIOR LOAD-BEARING WALLS SHALL BE 2x8 @ 16" OC CONSTRUCTION. PROVIDE FIELD LAYOUT OF WALLS FOR ARCHITECT REVIEW PRIOR TO INSTALL. REFER TO STRUCT DWG FOR MORE INFO.

SHEET NOTES

EXISTING PARTITION / WALL TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED OR MODIFIED AS NOTED
NEW FRAMED PARTITION / WALL REFERENCE TO WALL TYPE
NEW CAST-IN-PLACE CONCRETE WALL REFERENCE TO WALL TYPE
NEW MASONRY WALL REFERENCE TO WALL TYPE



1 WALL LEGEND

NOT FOR CONSTRUCTION

Professional Certification:
 I, Peter J. Mose, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of Maryland.
 License No. 22104 Exp. Date: 06/30/2026

Architect:
the drawing board, inc.
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 1-800-746-5676 / 410-293-8500 ext.

Structural Engineer:
 GAYING & ASSOC., INC.
 STRUCTURAL ENGINEERS
 PO Box 5142
 McLean, VA 22102
 (703) 499-9795
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SCHABERG RESIDENCE

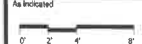
RENOVATION & ADDITION

1718 JORRICK ROAD
 GIBSON ISLAND, MD 21056

Drawing	Revisions
1	Issue Date & Description By
01	08/10/2025 PRICING SET JPB

Description:
 SECOND FLOOR PLAN - NEW WORK / CONSTRUCTION

Scale As Indicated



A0202



NORTH ELEVATION NEW WORK/CONSTRUCTION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - NEW WORK/CONSTRUCTION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- GO TO COORDINATE WITH NEW WORK SCOPE FOR FULL EXTENT OF REQUIRED DEMOLITION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK.
- TO PROTECT ALL EXISTING CONSTRUCTION SCHEDULED TO REMAIN AND PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PROTECT ADJACENT AREAS FROM CONSTRUCTION DUST AND DEBRIS.
- ALL EXISTING LIFE-SAFETY DEVICES SHALL REMAIN IN PLACE AND OPERATIONAL THROUGHOUT CONSTRUCTION. DO NOT REMOVE ANY LOAD-BEARING STRUCTURAL COMPONENTS UNLESS A LOAD-BEARING STRUCTURAL COMPONENT IS SHOWN TO BE REMOVED AND WHICH IS NOT INDICATED ON THE STRUCTURAL DRAWINGS. CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- ORIGINAL DESIGN INTENT INVOLVES THE PRESERVATION OF CERTAIN ARCHITECTURAL ELEMENTS AND FINISHES. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REMODELING WORK BE DONE BY THE SPECIFIC TRADE INVOLVED IN THE INITIAL INSTALLATION SO THAT THE INTERIOR RESULTS CAN BE ACHIEVED. GC SHALL FOLLOW ALL INDUSTRY BEST PRACTICES FOR RESTORATION OR REPAIR OF HISTORIC ELEMENTS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL OSHA AND OTHER SAFETY STANDARDS.
- ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY AT A COMMINGLED WASTE FACILITY, AS APPLICABLE. GC SHALL ACQUIRE JURISDICTIONAL CLEARANCE PRIOR.
- LANDSCAPING AND CERTAIN SITE FEATURES MAY HAVE BEEN OMITTED FROM THIS SHEET FOR CLARITY.

NOT FOR
CONSTRUCTION

Professional Certification:
I, Peter J. Miles, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of Maryland.
License No. 22104 Exp. Date 08/02/2025

Architect
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architecture

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1 SHEET NOTES

SCHABERG RESIDENCE

RENOVATION & ADDITION

1715 JORRICK ROAD
GIBSON ISLAND, MD 21056

Drawing Revisions		
Issue	Date & Description	By
01	09/19/2025	JRB
PRINTING SET		

Description
EXTERIOR ELEVATIONS - NEW WORK / CONSTRUCTION

Scale
As indicated
0' 2' 4' 8'

A0900



EAST ELEVATION - NEW WORK/CONSTRUCTION
SCALE: 1/4" = 1'-0"



WEST ELEVATION - NEW WORK/CONSTRUCTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- GC TO COORDINATE WITH NEW WORK SCOPE FOR FULL EXTENT OF REQUIRED DEMOLITION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK.
- GC TO PROTECT ALL EXISTING CONSTRUCTION SCHEDULED TO REMAIN AND PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PROTECT ADJACENT AREAS FROM CONSTRUCTION DUST AND DEBRIS.
- ALL EXISTING LIFE SAFETY DEVICES SHALL REMAIN IN PLACE AND OPERATIONAL THROUGHOUT CONSTRUCTION.
- DO NOT REMOVE ANY LOAD-BEARING STRUCTURAL COMPONENTS, UNLESS INDICATED BY THE STRUCTURAL COMPONENT IS SHOWN TO BE REMOVED AND WHICH IS NOT INDICATED ON THE STRUCTURAL DRAWINGS.
- CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION AND REMODELING WORK BE DONE BY THE SPECIFIC TRADE INVOLVED IN THE INSTALLATION SO THAT THE INTENDED RESULTS CAN BE ACHIEVED. GC SHALL FOLLOW ALL INDUSTRY BEST PRACTICES FOR RESTORATION OR REPAIR OF HISTORIC ELEMENTS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL OSHA AND OTHER SAFETY STANDARDS.
- ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY AT A COMMINGLED WASTE FACILITY, AS APPLICABLE. GC SHALL ACQUIRE JURISDICTIONAL WASTE PERMIT.
- LANDSCAPING AND CERTAIN SITE FEATURES MAY HAVE BEEN OMITTED FROM THIS SHEET FOR CLARITY.

PROPOSED
SECOND FLOOR
TRF BRG
25' - 5 1/2"

PROPOSED
SECOND FLOOR
18' - 9"

PROPOSED
SECOND FLOOR -
JST BRG
17' - 11"

1ST FLOOR
9' - 3 1/2"

1 SHEET NOTES

**NOT FOR
CONSTRUCTION**

Professional Certification
I, Peter J. Miller, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of Maryland.

License No. 22104 Exp. Date: 08/31/2025

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www.davidengineering.com

SCHABERG RESIDENCE

RENOVATION & ADDITION

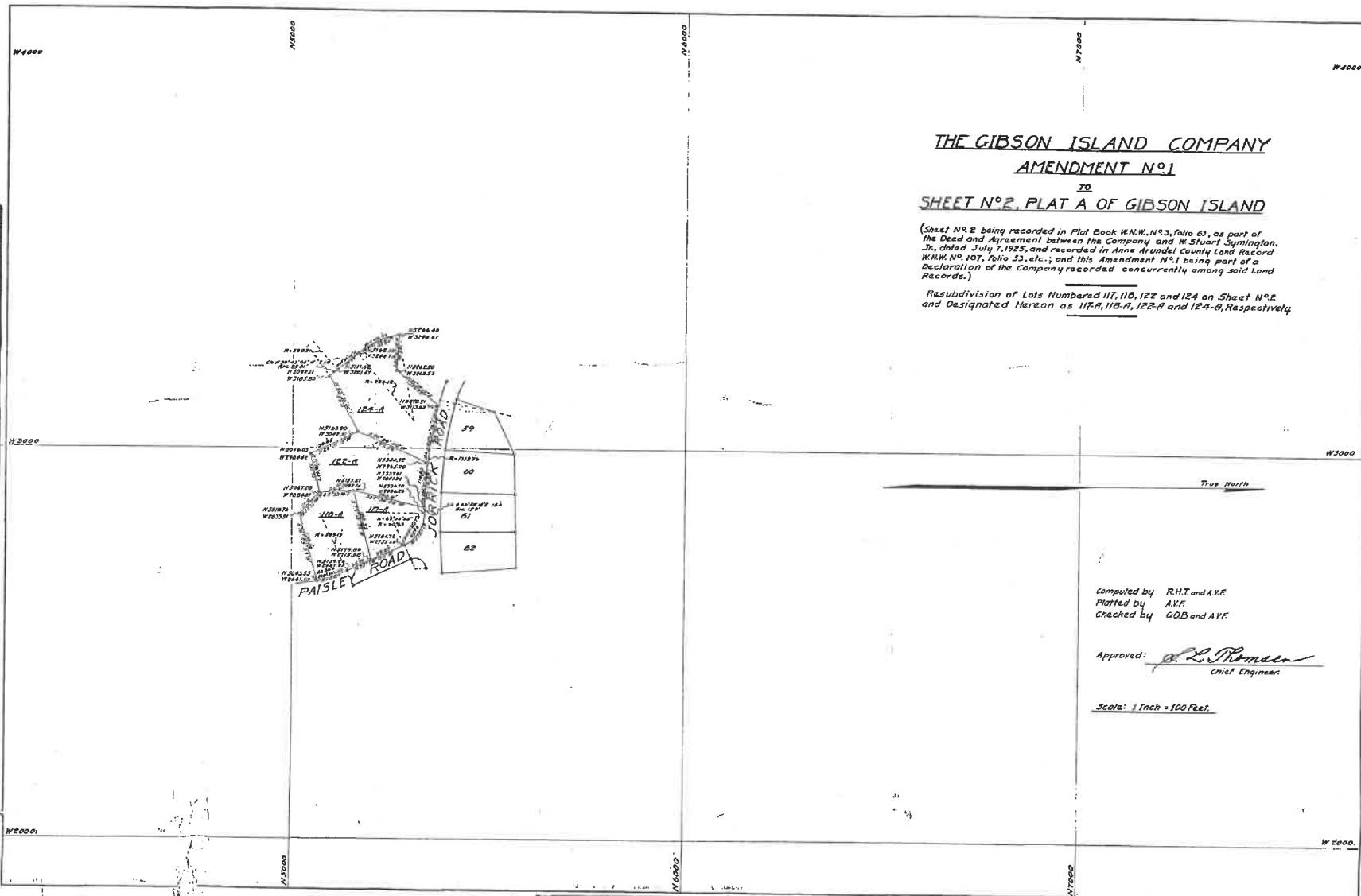
1715 JORRICK ROAD
GIBSON ISLAND, MD 21055

Issue	Date & Description	By
01	09/10/2025 PENDING SET	JPM

Description
EXTERIOR ELEVATIONS - NEW
WORK / CONSTRUCTION

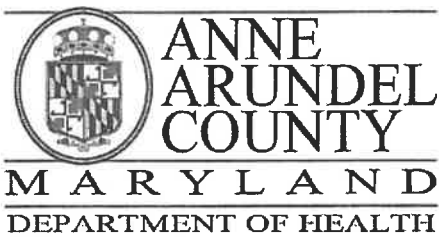
Scale
As indicated
0' 2' 4' 8'

A0901



MSA SSU1235-2831

MSA 5541235-2831



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 *bc*
Bureau of Environmental Health

DATE: October 02, 2025

RE: Alan Richard Schaberg
1715 Jorrick Road
Gibson Island, MD 21056

NUMBER: 2025-0198-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (2nd story) 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. It is necessary to perform a percolation test for the proposed demo/rebuild. Percolation tests are applied with a Perc Application.

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

cc: Sterling Seay