

**Letter of Explanation for Zoning Setback Variance**

**Property Address:** 1107 Whitemarsh Cove Court

Edgewater, MD. 21037

**Permit Number:** B02439763

**To Whom It May Concern:**

I am requesting a zoning setback and Critical Area variance for the property located at 1107 Whitemarsh Cove Court to allow construction of a new **12' x 16' screened room** and an adjoining **14' x 8' open deck** attached to the rear of the existing single-family dwelling. The proposed structures will encroach **three (3) feet** into the required **20-foot rear yard setback**, resulting in an actual setback of **17 feet**.

The lot has a **unique shaped configuration**, which narrows toward the rear of the property. This irregular shape limits the buildable area behind the existing home and creates a **practical difficulty** in complying with the required setback. The placement of the existing home and the shape of the rear property line leave limited depth for a functional outdoor addition. As a result, it is not reasonably possible to construct the proposed screened room and deck in full compliance with the setback while maintaining practical access from the existing rear door.

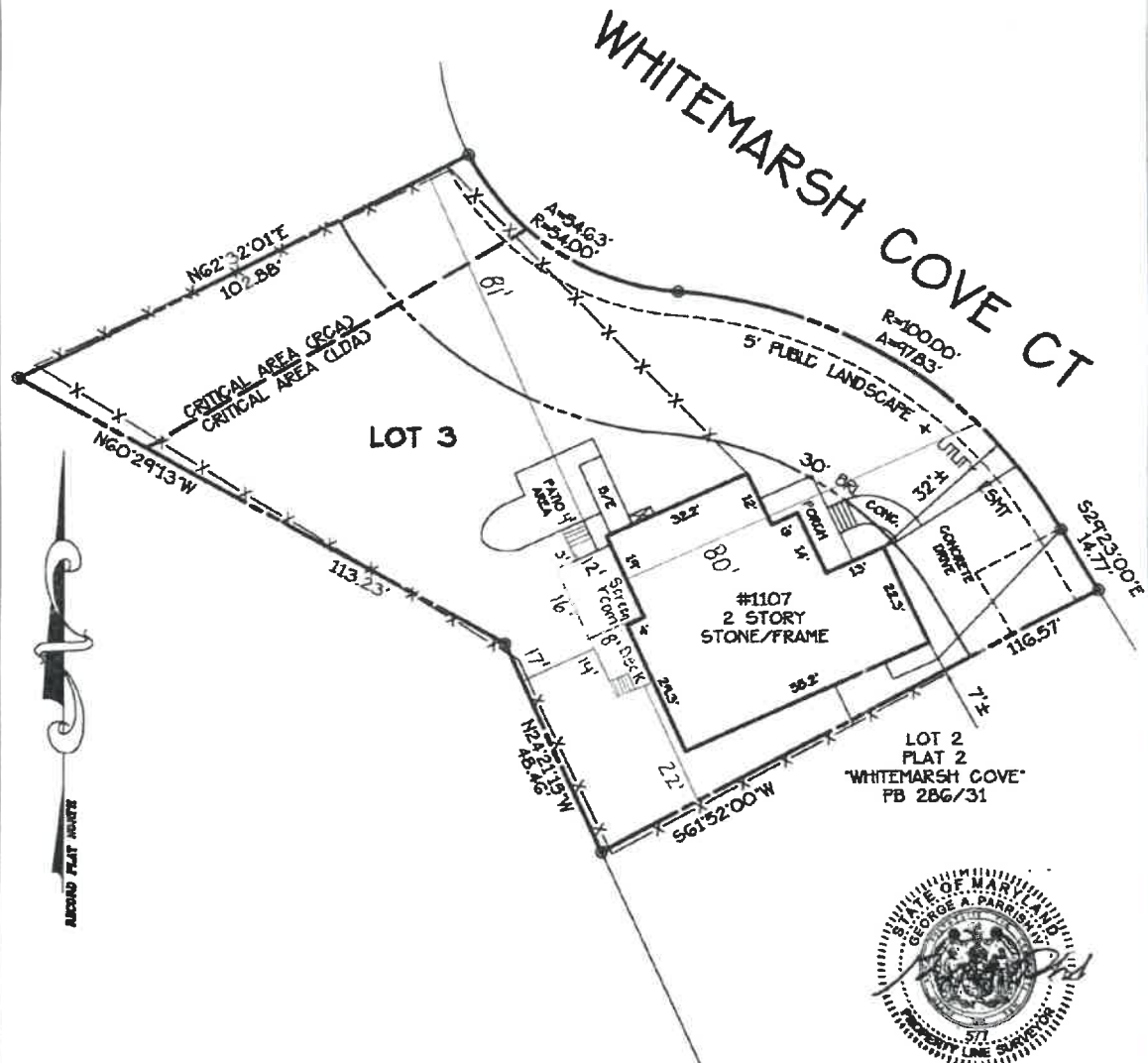
The proposed variance represents the **minimum relief necessary** to construct a modest, functional, and attractive outdoor living area. The screened room and deck are residential in scale and consistent with other outdoor improvements typical in similar neighborhoods. Both structures will be designed and finished to match the existing home's materials and character.

Granting this variance will not alter the essential character of the neighborhood or impair the use or enjoyment of adjoining properties. The project is designed to complement the existing home, maintain open space, and have no adverse impact on drainage, light, air, or public welfare.

In accordance with §18-16-305 of the Anne Arundel County Code, the variance requested is the **minimum necessary to afford relief**, and its approval will:

- Not alter the essential character of the neighborhood;
- Not impair the appropriate use or development of adjacent property; and
- Not be detrimental to the public welfare.

This is a two page  
LEGAL (8½"x14") sized  
document and is not  
valid without both  
pages. See page two  
(or reverse) for  
Survey Notes.



I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

*George A. Parrish IV*

GEORGE A. PARRISH IV PROP. LS#577 B/6/2025  
LICENSE EXPIRATION DATE 03/24/27

1107 WHITEMARSH COVE COURT

PB 286/31

LOCATION DRAWING  
LOT 3 PLAT 2

**WHITEMARSH COVE**

FIRST DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: 1" = 30' August 2025  
PROJECT#69833  
F/N: WHITEMARSHCOVE-P2-L3  
DRAWN BY: BTG



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: 11/3/2025

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| 0060      | 0182     | N/A     | 3     | N/A     |
|           |          |         |       |         |
|           |          |         |       |         |

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Tax ID: 01-000-90229091

Project Name (site name, subdivision name, or other) Luksis Screenroom/ Deck

Project location/Address 1107 Whitmarsh Cove Court

City Edgewater Zip 21037

Local case number

Applicant: Last name Simmons First name Jenna

Company 7th State Builders

**Application Type (check all that apply):**

|                           |                          |                   |                                     |
|---------------------------|--------------------------|-------------------|-------------------------------------|
| Building Permit           | <input 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 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 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:

7th State Builders to demo existing 204 sqft deck. Then, provide and install a screen room, approximately 12'x16'.

Adjacent to the screen room 7th State Builders will install a new composite deck, approximately 8'x14'.

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  | Total Disturbed Area | Acres | Sq Ft |
|------------|-------|--------|----------------------|-------|-------|
| IDA Area   |       |        |                      |       | 288   |
| LDA Area   |       | 12,677 |                      |       |       |
| RCA Area   |       | 2,367  |                      |       |       |
| Total Area |       | 15,044 |                      |       |       |

# of Lots Created

|                                | Acres | Sq Ft |                       | Acres | Sq Ft |
|--------------------------------|-------|-------|-----------------------|-------|-------|
| Existing Forest/Woodland/Trees |       | 2,500 | Existing Lot Coverage |       | 3,591 |
| Created Forest/Woodland/Trees  |       |       | New Lot Coverage      |       | 304   |
| Removed Forest/Woodland/Trees  |       | 0     | Removed Lot Coverage  |       | 204   |
|                                |       |       | Total Lot Coverage    |       | 3,691 |

## VARIANCE INFORMATION (Check all that apply)

|                        | Acres | Sq Ft |                        | Acres | Sq Ft |
|------------------------|-------|-------|------------------------|-------|-------|
| Buffer Disturbance     |       |       | Buffer Forest Clearing |       | 0     |
| 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 ☒

Screen room

## **Critical Area Report Narrative**

**Property Address:** 1107 Whitemarsh Cove Court, Edgewater, Maryland 21037

**Applicant:** 7th State Builders, Jenna Simmons

### **Proposed Use**

The proposed project consists of constructing a **12' x 16' screened room** and a **14' x 8' open deck** attached to the rear of the existing single-family dwelling. The property is zoned for **residential use**, and the project is entirely residential in nature. The intent is to create a modest, functional outdoor living area for family use and enjoyment.

### **Vegetation and Site Disturbance**

The 15,044-square-foot property contains established residential landscaping with lawn areas and a mix of ornamental trees, shrubs, and foundation plantings surrounding the home. Approximately **2,500 to 3,000 square feet** of the property is vegetated with trees and shrubs. The proposed screened room and deck will disturb approximately **288 square feet** of ground area, limited to the structure footprint. All disturbed areas will be restored and stabilized with grass, mulch, or equivalent native vegetation following construction to maintain existing site stability and cover.

### **Minimizing Impacts on Water Quality and Habitat**

The property lies primarily within the **Limited Development Area (LDA)** and partially within the **Resource Conservation Area (RCA)** of the Critical Area. Construction will follow all required **Critical Area, stormwater, and sediment control measures**, including installation of **silt fencing, stabilized construction entrances, and temporary ground cover** as required by the county. The new structure will include roof drainage directed onto pervious lawn areas to promote infiltration. Disturbance has been minimized by limiting the project footprint to the immediate rear of the existing home.

### **Impervious Surface**

Prior to construction, the property's impervious surfaces—consisting of the dwelling, driveway, and walkways—total approximately **3,650 square feet**. We will be removing the existing deck that is approximately **204 square feet**. The proposed screened room and deck will add approximately **304 square feet** of additional impervious area, resulting in a total of roughly **3,734 square feet**, or about **25% of the total lot area**. This modest increase will not significantly alter site drainage or runoff patterns.

**Habitat Protection Areas**

While the property is located within the mapped Critical Area overlay, there are **no tidal waters, wetlands, streams, steep slopes, or known habitat protection areas** within or directly adjacent to the proposed construction area. The project site is already developed and landscaped for residential use, and the proposed improvements will not impact fish, wildlife, or plant habitat. The project has been designed to remain in harmony with the intent of the County's Critical Area program by minimizing disturbance, maintaining vegetation, and managing runoff in place.

**Sincerely,**

**Jenna Simmons, Applicant.**

# 1107 Whitemarsh Cove Court topo map



## Legend

Foundation

Parcels



Structure

County Structure



Elevation

Topo 2023

Index

Intermediate

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.



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Notes 1"=40'

THIS MAP IS NOT TO BE  
USED FOR NAVIGATION