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

APPLICANT: Antoinette Cancelliere

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0182-V

COUNCILMANIC DISTRICT: 5th

HEARING DATE: January 6, 2026

PREPARED BY: Donnie Dyott Jr.
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling addition (deck) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 606B Tower Bank Road in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 0.92 acres of land and is identified as Lot 2 of Parcel 331 in Block 11 on Tax Map 31 in the Glenwood on Severn subdivision. The subject property is zoned R1 - Residential District and is a waterfront property on Forked Creek located within the Chesapeake Bay Critical Area with a designation of LDA - Limited Development Area. The site is not mapped within the BMA - Buffer Modification area and is currently improved with a single family detached dwelling and associated facilities.

APPLICANT'S PROPOSAL

The applicant proposes to remove an existing deck measuring 8' X 44' and to construct a new deck in the same location measuring 9' X 44' on the waterside (west) of the existing dwelling.

REQUESTED VARIANCES

§ 17-8-201(a) of the Code stipulates that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. The proposed deck and its associated Limit of Disturbance (LOD) will disturb slopes of 15% or greater, necessitating a variance to this provision. Exact slope disturbance will be determined at the time of permit.

§ 18-13-104(a) of the Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams and tidal wetlands. § 18-13-104 (b) provides for an expanded buffer where there are contiguous steep slopes of 15% or more and is to be expanded by the greater of four feet for every 1% of slope or to the top of the slope and shall include all land within 50 feet from the top of the slopes. § 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). § 27.01.01 (B) (8) (ii) of COMAR states a buffer exists

"to protect a stream tidal wetland tidal waters or terrestrial environment from human disturbance." § 27.01.09 E. (1) (a) (ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The proposed improvements are located within the expanded buffer, necessitating a variance to this provision. Exact buffer disturbance will be determined at the time of permit.

§ 18-4-501 of the Anne Arundel County Zoning Code stipulates that principal structures in an R1 - Residential District shall be set back a minimum of 15 feet from the side lot lines. The proposed deck will be located as close as 6'6" feet from the southern side lot line, necessitating a variance of 9 feet.

AGENCY COMMENTS

The **Health Department** commented that additional information is needed on the type and location of the on-site sewage disposal system.

The **Development Division (Critical Area Team)** commented that they have no objection to the proposed repair/replacement of the existing deck with the slight expansion for construction.

The **Critical Area Commission** did not take a position on the request but commented that appropriate mitigation should be provided.

FINDINGS

The property is of adequate size and width for a lot in the R1 District. According to the proposal, the total lot coverage after development will remain at 7,533 square feet. Exact lot coverage calculations will be determined at the time of permit.

The applicant describes that the existing deck is old and deteriorating and needs to be replaced. Under the existing deck is a concrete slab and it was suggested by the contractor that the deck be 9 feet deep instead of the existing 8 feet to allow for the support footings to be located outside of the existing slab. This 1 foot of additional depth means that the proposal is not a replacement in-kind; however the deck is being put in the same location and will still be attached to the dwelling.

For the granting of a critical area variance, a determination must be made on the following:

Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship or practical difficulty. In this case the presence of steep slopes in combination with the expanded buffer which encompasses the entire dwelling, leaves no room for improvements to the deck without variance relief. The existing deck is over 33 years old and the new deck is being placed in the same location. As this replacement of a longstanding feature cannot be accomplished without variances, relief is warranted to allow the applicant to avoid practical difficulties and unwarranted hardship to make modest improvements to the dwelling.

A literal interpretation of the County's critical area program may deprive the applicant of rights that are commonly enjoyed by other properties in similar areas. The granting of the variance will not confer on the applicant a special privilege that would be denied by COMAR, Title 27. This request is not a result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. There is no evidence that this modest improvement with appropriate mitigation will adversely affect water quality, impact fish, wildlife or plant habitat. As such, it is the opinion of this Office that the proposal is in harmony with the general spirit and intent of the County's critical area program.

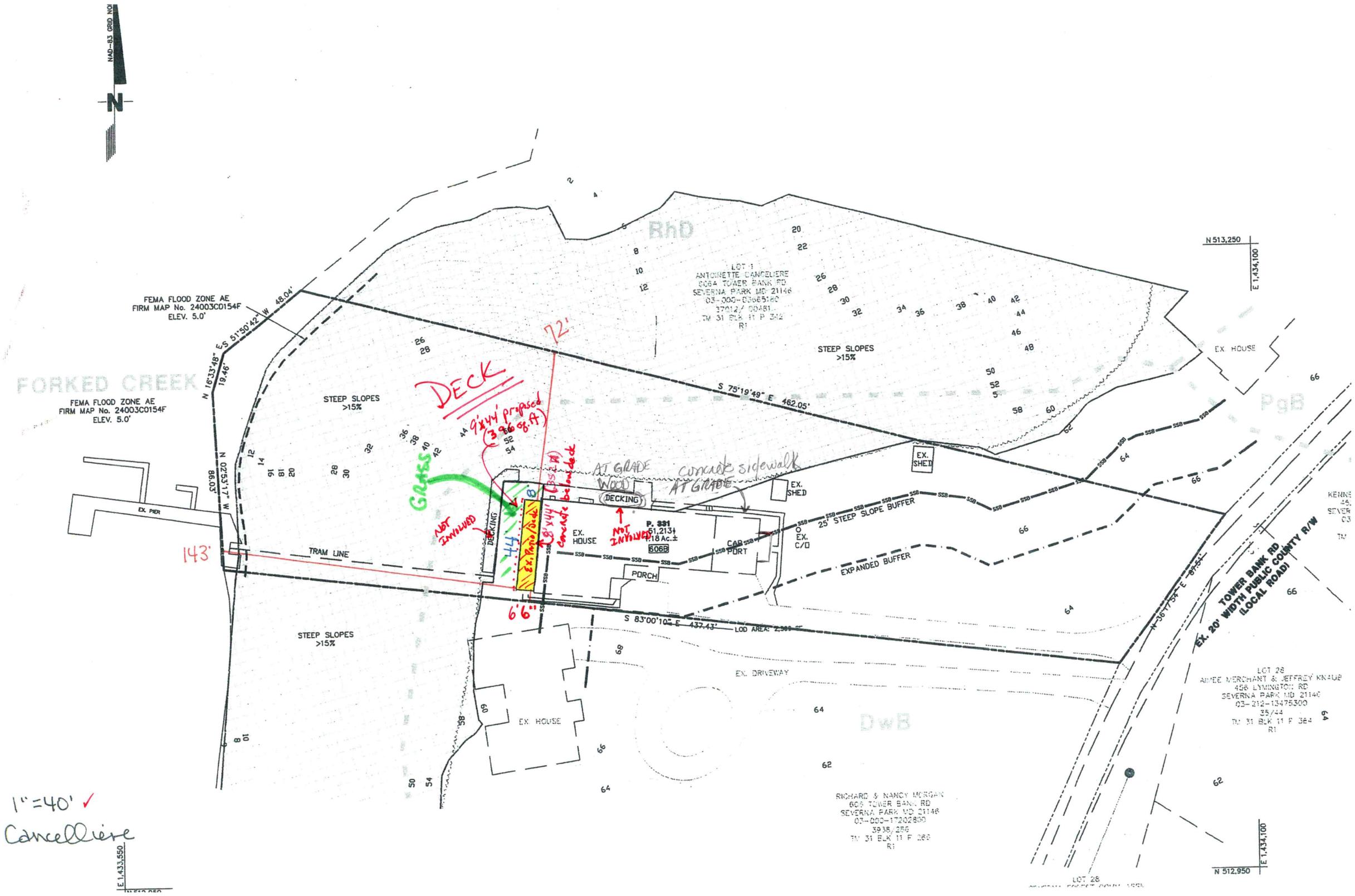
With regard to the requirements for all variances:

There is no evidence that the proposal will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent property, reduce forest cover in the LDA or be detrimental to the public welfare. The proposed deck is modest in size and is in the same location as a longstanding structure. While not a replacement in-kind, it is only 1 foot deeper than the existing footprint. This additional depth allows the applicant to place footers in the ground outside of the concrete pad. Therefore, the variances are considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***approval*** of the proposed variances for the construction of the deck as shown on the site plan.

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.


NAD-83 GRID NO
N
FEMA FLOOD ZONE AE
FIRM MAP No. 24003C0154F
ELEV. 5.0'
S 51°50'42" W 48.04'
N 16°33'48" E 19.46'
N 02°53'17" W 86.03'
FORKED CREEK
RhD
LOT 1
ANTOINETTE CANCELIERE
606A TOWER BANK RD
SEVERNA PARK MD 21146
03-000-03665160
37012/ 00481
TM 31 BLK 11 P 342
R1
STEEP SLOPES
>15%
S 75°19'49" E 462.05'
N 513,250
E 1,434,100
EX. HOUSE
PgB
DECK
72'
9'x44' proposed
(396 sq.ft)
GRASS
AT GRADE
WOOD
DECKING
concrete sidewalk
AT GRADE
EX. SHED
EX. SHED
NOT INVOLVED
NOT INVOLVED
DECKING
EX. Patio Deck
concrete below deck
EX. HOUSE
P. 331
51,213±
1.18 Ac.±
606B
CAR PORT
EX. C/O
25' STEEP SLOPE BUFFER
EXPANDED BUFFER
PORCH
EX. PIER
TRAM LINE
143'
6'6"
S 83°00'10" E 437.43'
LOD AREA: 2,300 SF
STEEP SLOPES
>15%
EX. DRIVEWAY
EX. HOUSE
DwB
TOWER BANK RD
EX. 20' WIDTH PUBLIC COUNTY R/W
(LOCAL ROAD)
N 16°17'54" E 87.54'
LOT 28
AIMEE MERCHANT & JEFFREY KNAUB
456 LYMINGTON RD
SEVERNA PARK MD 21146
03-212-13475300
35/44
TM 31 BLK 11 P 364
R1
RICHARD & NANCY MORGAN
609 TOWER BANK RD
SEVERNA PARK MD 21146
03-000-17202800
3938/286
TM 31 BLK 11 P 269
R1
N 512,950
E 1,434,100
E 1,433,550
1" = 40' ✓
Cancelliere

BK 24048 PG 083

United Title & Escrow, Inc.
File No. **11-9187SE**
Tax ID **#3-000-0366-4900**
Deed adding wife to title.

LR - Deed (No-Taxes)
Recording Fee 20.00
Grantor/Grantee Name:
Cancelliere
LR - Deed (No-Taxes)
Surcharge 40.00
LR - Additional Recording
Fee 0.00
SubTotal: 60.00
Total: 60.00
#0008117-1
11/30/2011 09:38 CC02-LS
Arundel County/CC05.01.07 -
Register 07 13

This Deed, made this 10TH day of November, 2011, by and between Robert J. Cancelliere, party of the first part, Grantor; and Robert J. Cancelliere and Antoinette K. Cancelliere, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Zero And 00/100 Dollars ($.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Robert J. Cancelliere and Antoinette K. Cancelliere, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in County of Anne Arundel, State of Maryland and described as follows, that is to say:

ACCT 3000-0366-4900
ALL LIENS ARE PAID AS
OF 11/30/11 A.A. COUNTY
BY:

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on the Plat entitled, "Administrative Minor Subdivision, Tax Map 31, Block 11, Parcels 331, 342, 363, Tower Bank Road", as per Plat recorded among the Land Records of Anne Arundel County in Liber EAC 4140 folio 751. Together with the use in common with others the use of Right of Ways shown on the minor subdivision plat for ingress and egress to Benfield Road.

Being the same property as described in a Deed recorded in Liber 1873, folio 5.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY
2011 NOV 30 A 10: 57

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Robert J. Cancelliere and Antoinette K. Cancelliere, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

11/30/2011 08:41 AM Csh 0001 Reg 0003
T/Ref 0003043832
01 - Recordation Tax Division
$0.00
Validation Number: 0003-047490
Instrument Type: Deed

+-

Letter of Explanation

I am proposing to rebuild my thirty-three year old, 8’x44’ deck in kind due to its age and deterioration, not to mention safety. The deck is in the critical area. Under the existing deck is a concrete slab with a layer of brick on top of that. Fence and Deck Connection suggested a 9’x44’ deck so that the footings would be outside the slab and said I would still end up with an 8’ deck. I have the proposed layouts for both size decks. Rebuilding the deck will also allow me to meet the current building requirements. I am a widow, but I do have 5 young grandchildren that visit and I no longer allow on the deck. Since the majority of the property is on a slope the deck is basically my backyard and is a hardship not being able to use it.

The deck will not impair the use of neighboring properties since it’s been in the same location for so many years and the size is not changing. My closest neighbor is on the south side of the property and his water view is also to the south.

Letter of Explanation, rev 10/28/2025

Re: Deck Replacement

606 Tower Bank Road

Severna Park 21146

Jennifer,

On behalf of Ann Cancelliere, here is a revision to the original Letter to clarify your comments:

A.) The original 8'x44' deck is wood with outside mounted railings - measuring 8'4"x44' overall including the railings. The deck surface is 8x 44 or 352 sq ft. This was installed 33 years ago over an 8x44' concrete patio which has a brick overlay. We are applying to install a 9x44' deck, with all new PT Framing while upgrading to composite decking and vinyl railings. The railings are to be mounted inside the framing. The deck will be installed in the same location, attached to the rear of the house; however, new Footers per the CAD drawing are to be dug outside the concrete patio. There is a second wood deck shown on the plat, farther below the rear of the house that will not be renovated nor will the ground level wood walkway on the right of the house. We are only working on the deck attached to the rear of the house.

B.) All Variances for Article 18-16-305(c) and 18-16-305(b) have been addressed in an attachment

C.) The site plan has been updated with the original deck in Yellow and the proposed 9x44' deck in Red

D.) The measured distance to the South side is 6'6" from the left rear corner of the house. I am not asking to change this dimension as the deck will align with the house corner.

E.) Plans are attached, printable at 40 scale on 11x17" paper showing the existing deck in Yellow, the proposed deck in Red and a second copy indicating all impervious surfaces in Blue.

F.) Also providing the CAD drawing for 9x44' deck

If helpful, a meeting with a representative of Fence Connection, Inc. and your people can be arranged.

Let me know what else we can do to assist Mrs. Cancelliere's application get to completion.

Regards,

John Gallagher

Fence & Deck Connection, Inc.

From Article Article 18-16-305(b & c) **Responses**

(b) **Requirements for critical or bog protection area variances.** For a property located in the critical area or a bog protection area, a variance to the requirements of the County's critical area program or the bog protection program may be granted if the Administrative Hearing Officer makes the following affirmative findings:

Ex topo undisturbed

(1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

Prop line narrow on left

Requires Variance

(2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County; or

NA

(ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

NA

(3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

Agreed

(4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

Agreed

(5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

NA

(6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

Same Footprint

Meets Reqts

(7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

Agreed

(8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

Reduced request to

Original footprint

(c) **Requirements for all variances.** A variance may not be granted unless it is found that:

Correct

(1) the variance is the minimum variance necessary to afford relief; and

(2) the granting of the variance will not:

Same Footprint

(i) alter the essential character of the neighborhood or district in which the lot is located;

Same Footprint

(ii) substantially impair the appropriate use or development of adjacent property;

NA

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area;

NA

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor

Same Footprint as existing

(v) be detrimental to the public welfare.

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: September 9, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
31	331	11	2	

Tax ID:	3000-0366-4900

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)	Glenwood on the Severn

Project location/Address	606 B Tower Bank Road

City	Severna Park	Zip	21146

Local case number	2025-0073-P

Applicant: Last name	Cancelliere	First name	Antoinette

Company	

Application Type (check all that apply):

Building Permit	☑	Variance	☑
Buffer Management Plan	☐	Rezoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☐	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

Revised 12/14/2006

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Rebuild existing deck in kind. Existing deck 8' x 44'

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	1.18	51,400.8
LDA Area		
RCA Area		
Total Area		

	Acres	Sq Ft
Total Disturbed Area		

Existing impervious 7,533 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		Structure	
Buffer	☐	Acc. Structure Addition	☐
Forest Clearing	☐	Barn	☐
HPA Impact	☐	Deck	☑
Lot Coverage	☐	Dwelling	☐
Expanded Buffer	☑	Dwelling Addition	☐
Nontidal Wetlands	☐	Garage	☐
Setback	☐	Gazebo	☐
Steep Slopes	☐	Patio	☐
Other	☐ _____	Pool	☐
		Shed	☐
		Other	☐ _____

Narrative:

A. Proposed subject property is Residential

B. N/A as noted in the Site Inventory on the Project Notification Application

C. N/A due to proposed in-kind deck

D. Existing impervious 7,533 SF E. No habitat protection areas or any wildlife area concerns. The proposal would necessitate disturbance within the expanded buffer and within slopes of 15% or greater in the LDA due to the project extending one-foot beyond the existing deck for deck post footings.

Patio under Rear Deck
8x44' = 352 ☐

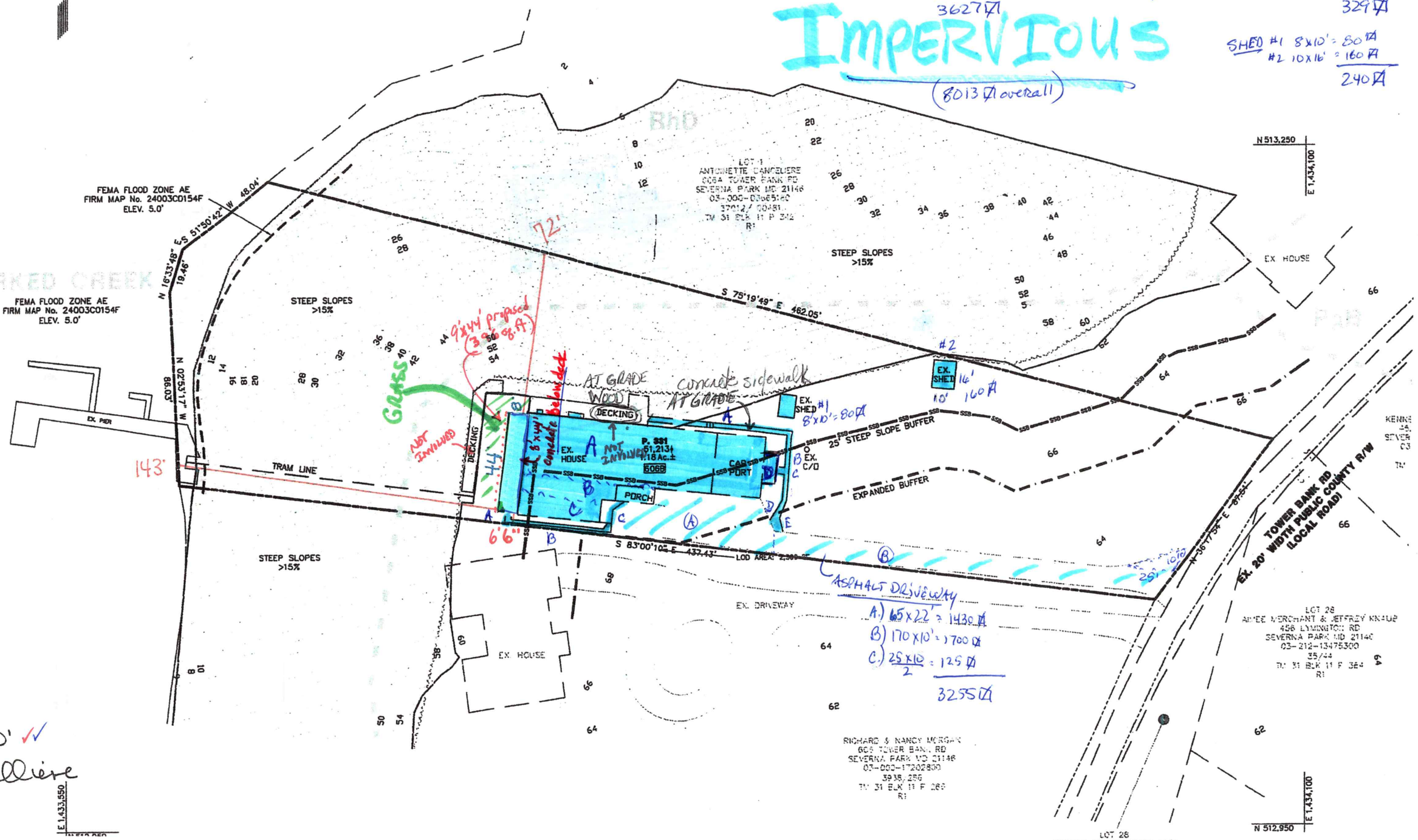
House
A) 119x25' = 2875
B) 58x7' = 406 ☐
C) 10x25' = 250 ☐
D.) 8x12 Porch = 96 ☐
3627 ☐

Left S/walk
A) 3x6 = 18 ☐
B) 3x40 = 120 ☐
C) 4x18 = 72 ☐
210 ☐

Rt S/walk
A.) 3x60 = 180 ☐
B.) 3x25 = 75 ☐
C) 3x3 = 9 ☐
D) 3x10 = 30 ☐
E) 5x7 = 35 ☐
329 ☐

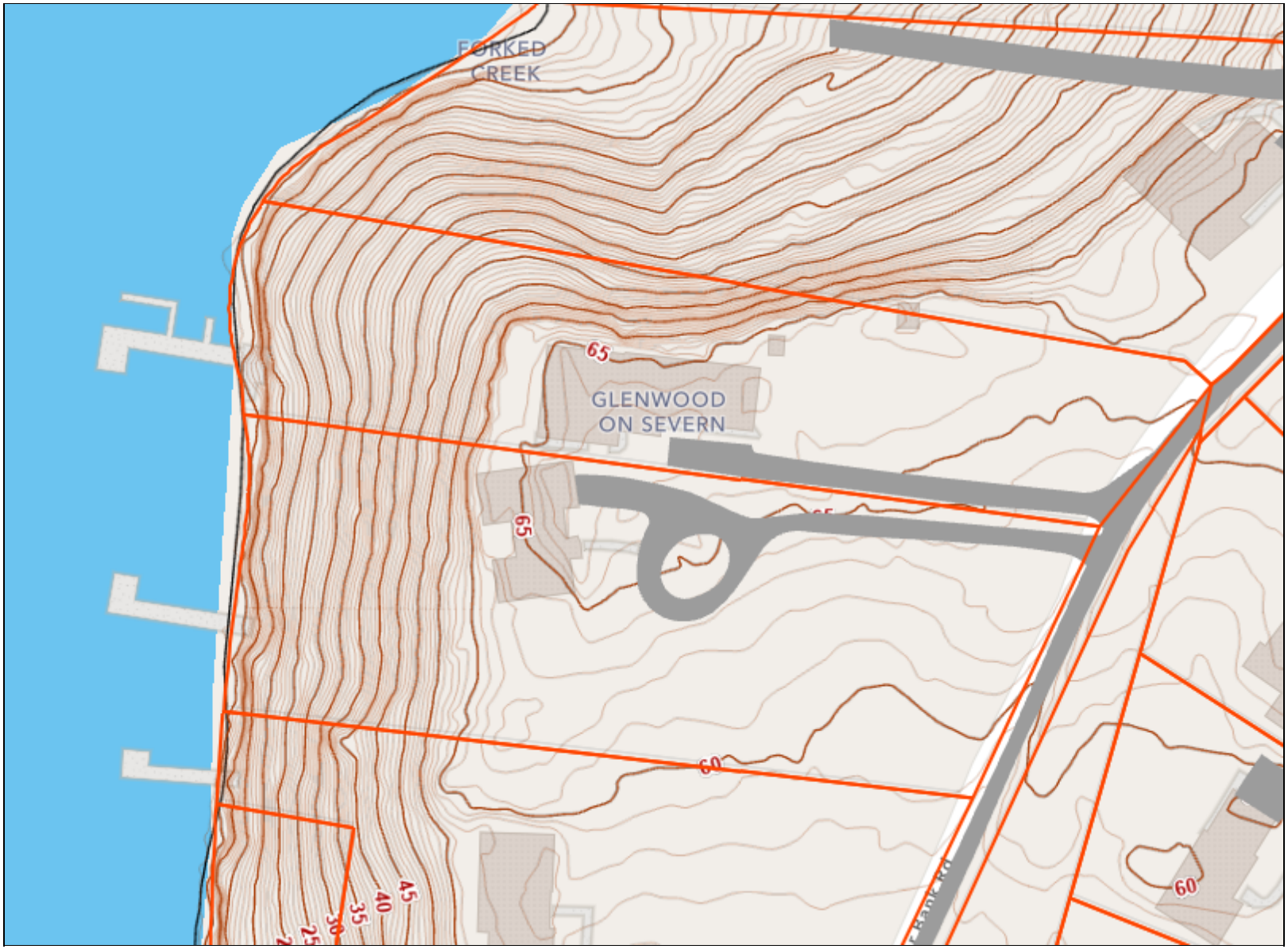
Shed #1 8x10' = 80 ☐
#2 10x16' = 160 ☐
240 ☐

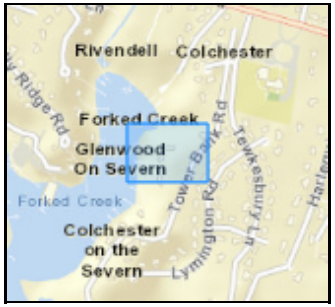
IMPERVIOUS
(8013 ☐ overall)



1" = 40' ✓✓
Cancelliere

Tower Bank topo map





Legend

Foundation

Parcels

Structure

County Structure

Elevation

Topo 2020

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.

0 100 200 ft

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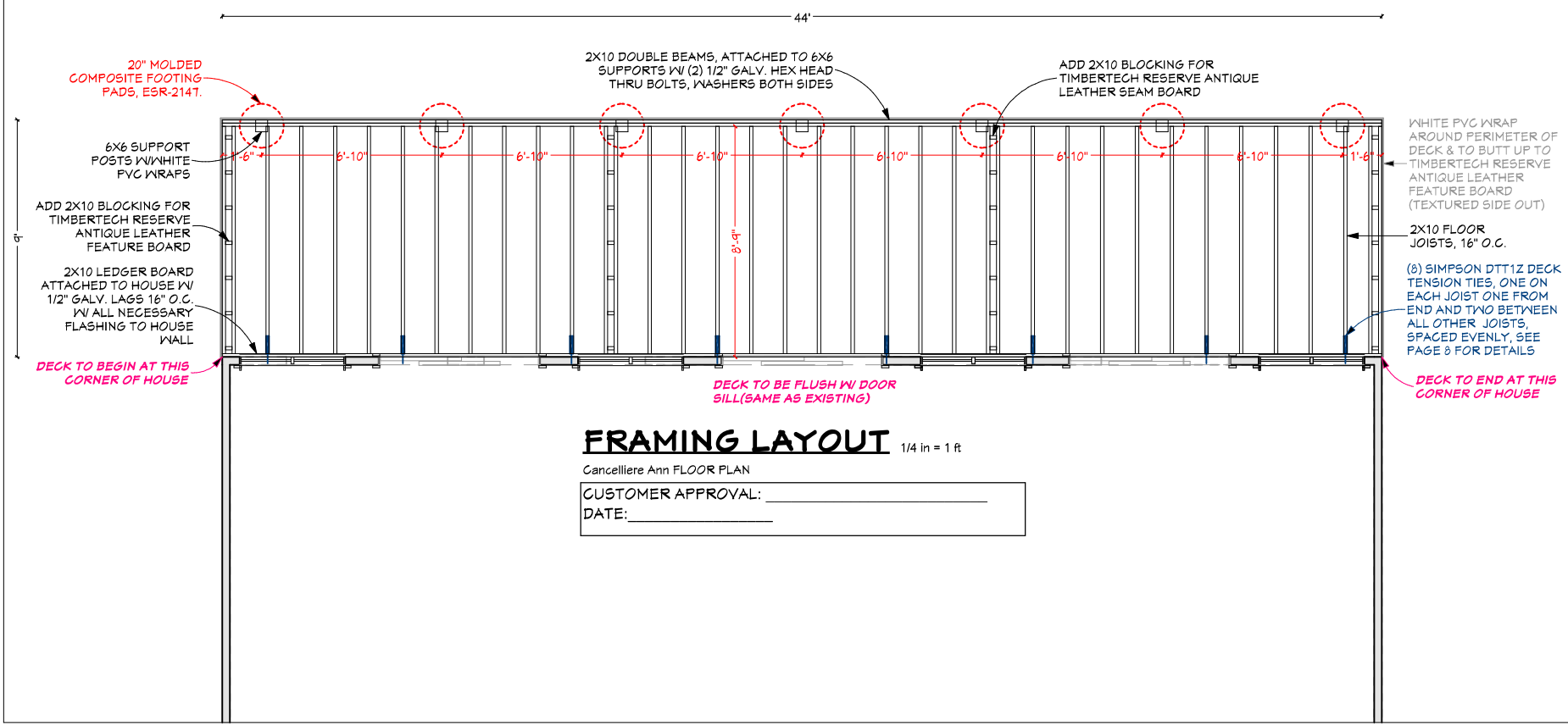
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes 1"=100'

JOB NOTES:
1. PROPOSED DECK SQUARE FOOTAGE = 396 SQ. FT.
2. REMOVE EXISTING DECK AND STAIRS, APPROX. 360 SQ. FT. COMPLETE AND HAUL AWAY ALL DEBRIS.

DECK MATERIALS:
1. DECKING - TIMBERTECH RESERVE ANTIQUE LEATHER, CCRR-0128.
2. FEATURE/SEAM - TIMBERTECH RESERVE ANTIQUE LEATHER, CCRR-0128.
3. RAILING - 36" BLACK ULTRALOX ALUMINUM RAILING WITH SQUARE ALUMINUM BALUSTERS, ESR-3485.
4. WRAP - WHITE PVC WRAP (TEXTURED SIDE OUT).



FRAMING LAYOUT

1/4 in = 1 ft

Cancelliere Ann FLOOR PLAN

CUSTOMER APPROVAL: _____

DATE:_____

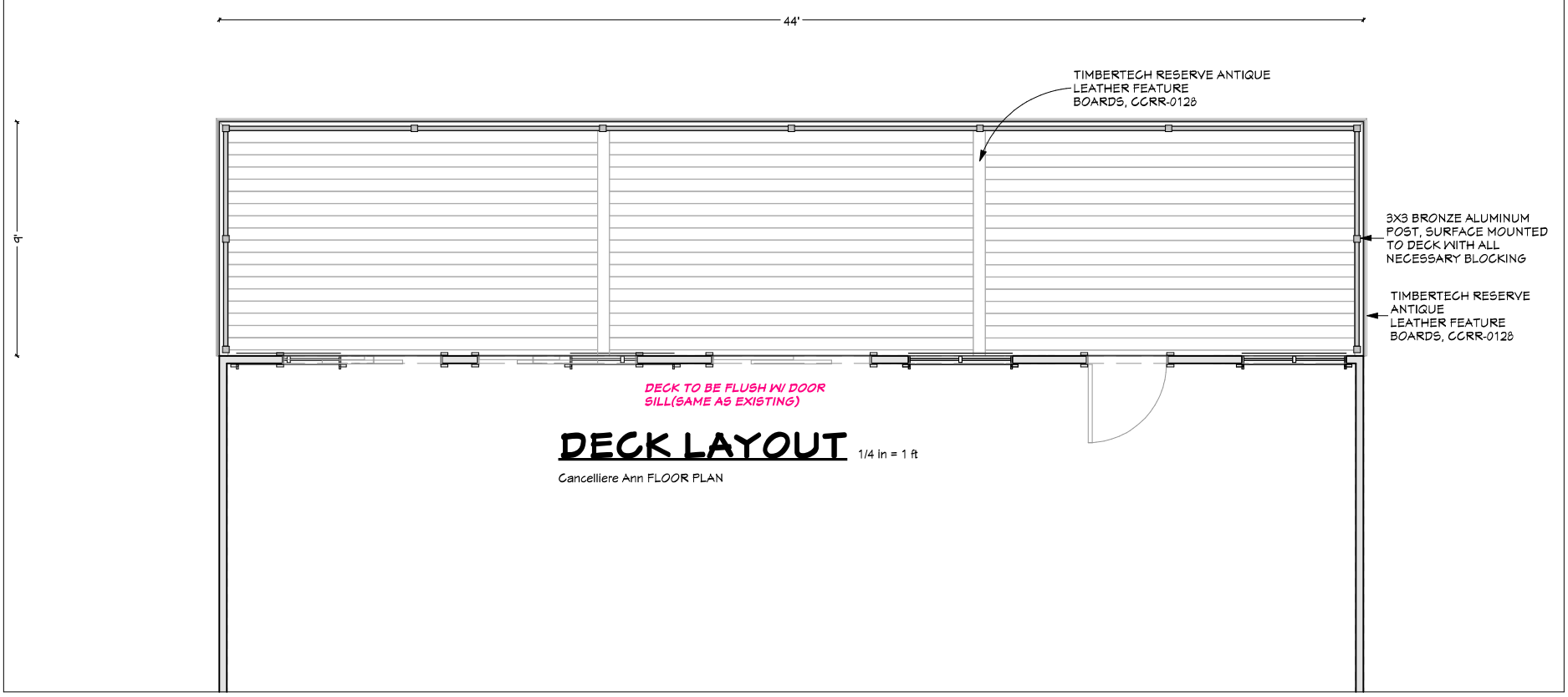
SHEET INDEX

PROJECT DESCRIPTION:
Cancelliere Ann Deck Layout

Ann Cancelliere
606 Tower Bank Road
Severn Park, Maryland 21146

DRAWINGS PROVIDED BY:
Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-969-4444
www.fencedeckconnection.com

DATE:
3/19/2024
SCALE:
PER PLAN
SHEET:
1



DECK LAYOUT

1/4 in = 1 ft

Cancelliere Ann FLOOR PLAN

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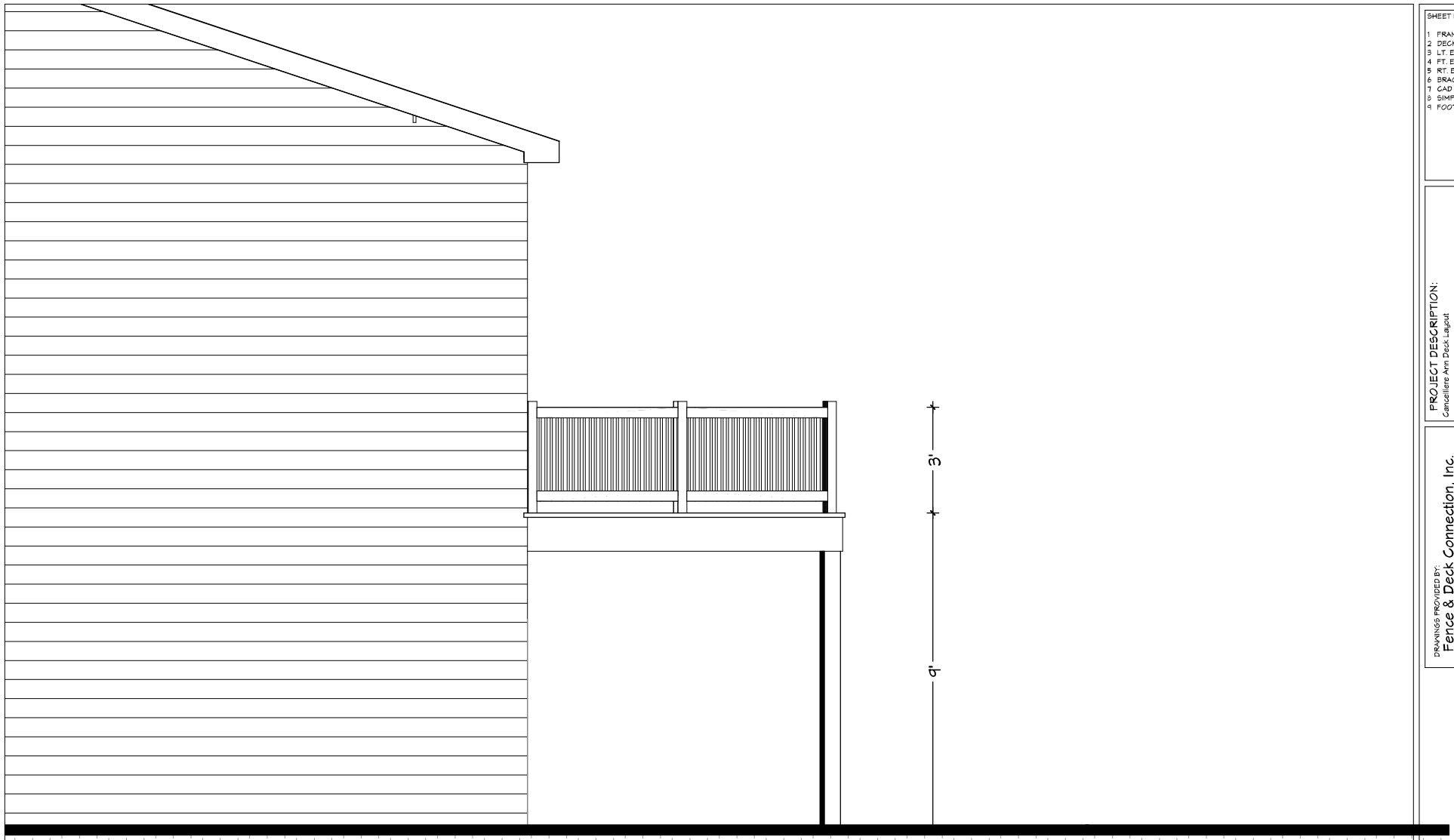
3/19/2024
SCALE:
PER PLAN
SHEET:
2



LEFT ELEVATION

3/8 in = 1 ft

Cancelliere Ann FLOOR PLAN

SHEET INDEX

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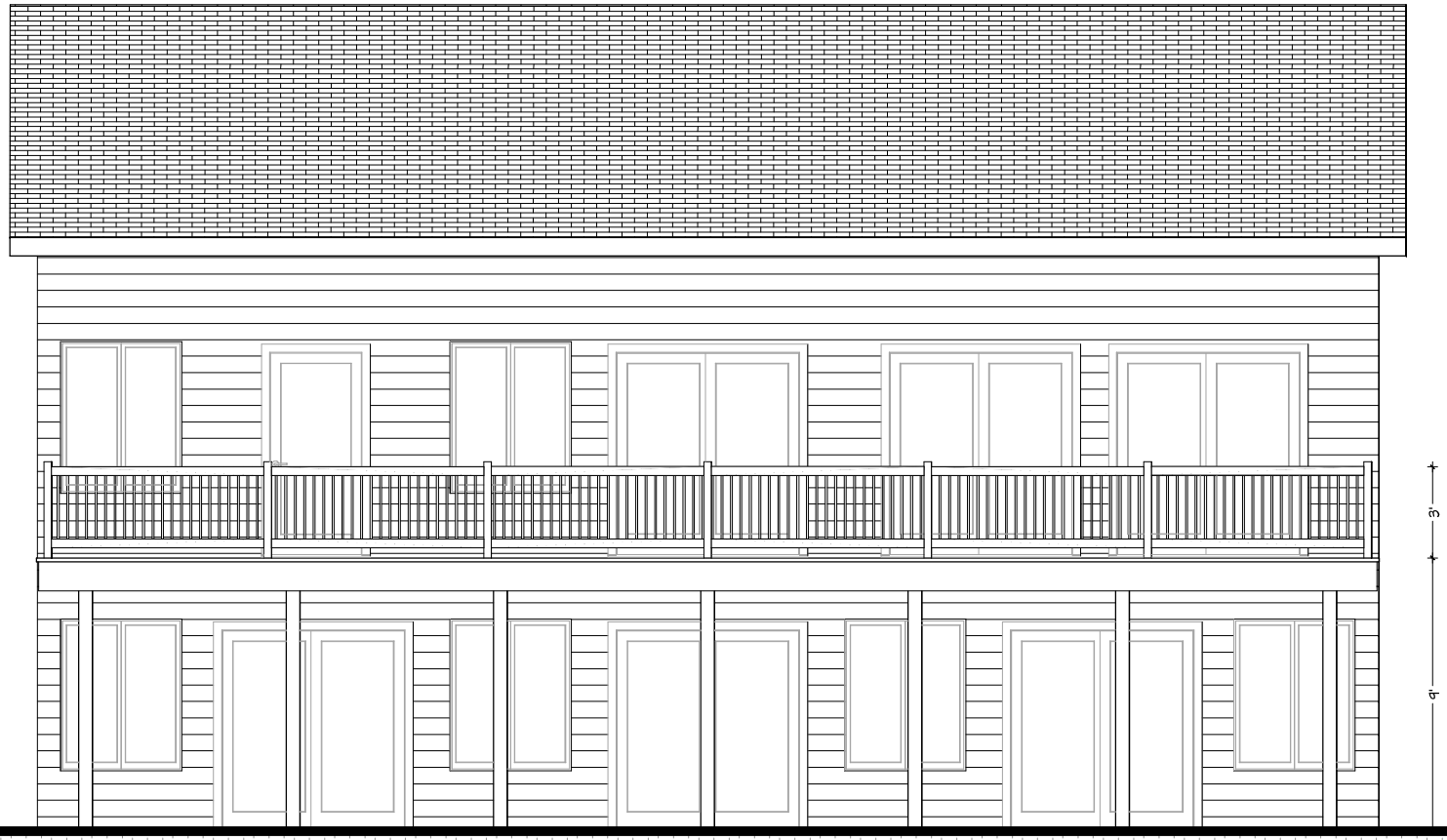
DATE:	3/19/2024
SCALE:	PER PLAN
SHEET:	3



FRONT ELEVATION

1/4 in = 1 ft

Cancelliere Ann FLOOR PLAN

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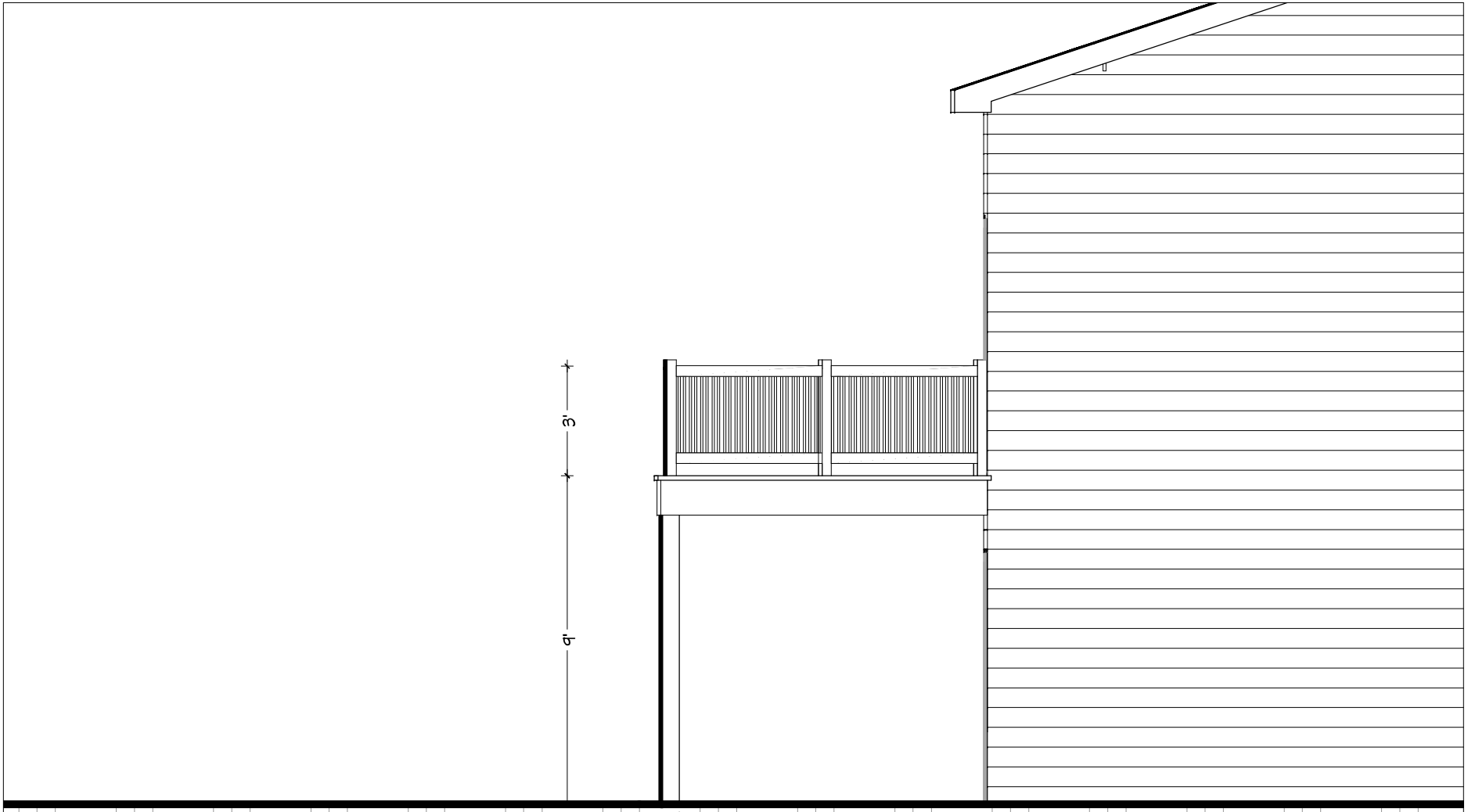
DATE:	3/19/2024
SCALE:	PER PLAN
SHEET:	4



RIGHT ELEVATION

3/8 in = 1 ft

Cancelliere Ann FLOOR PLAN

SHEET INDEX

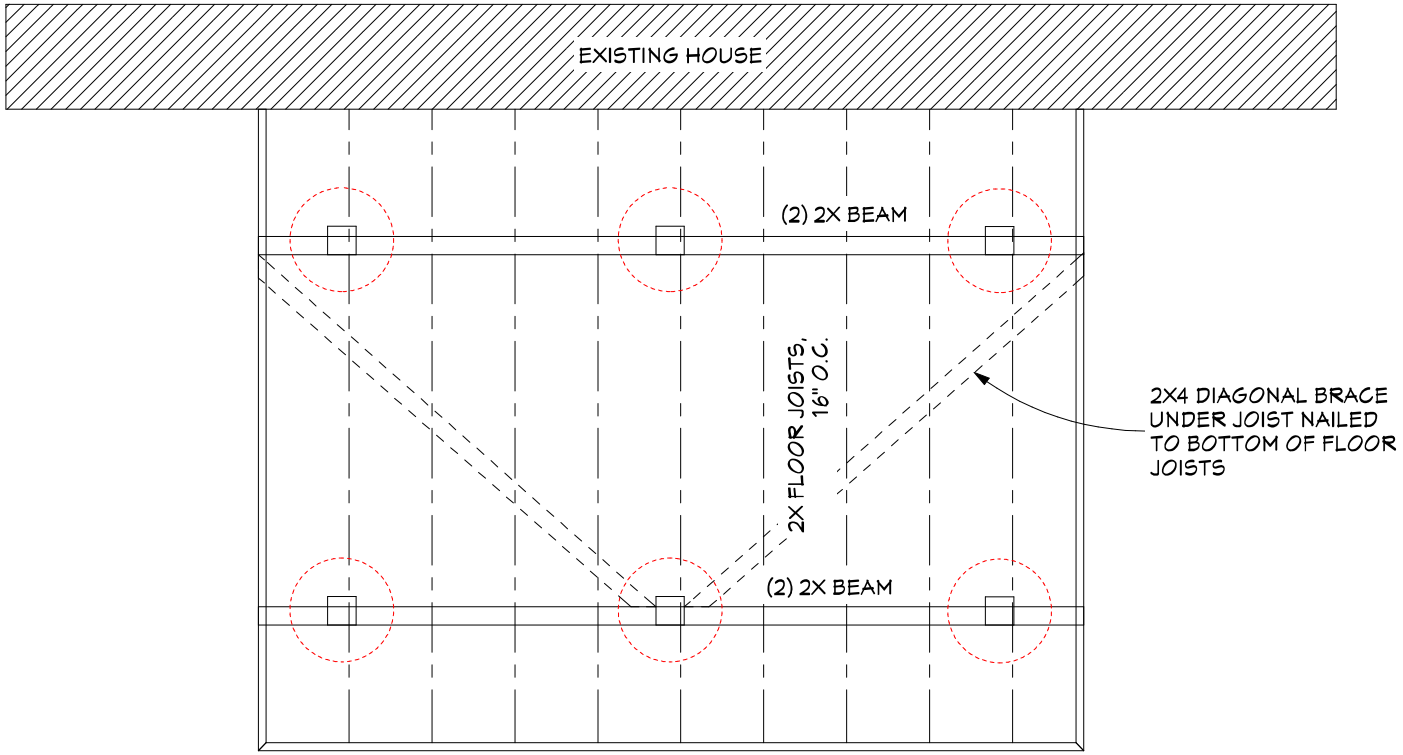
PROJECT DESCRIPTION:
Cancelliere Ann Deck Layout

Ann Cancelliere
606 Tower Bank Road
Severn Park, Maryland 21146

DRAWINGS PROVIDED BY:
Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-969-4444
www.fencedeckconnection.com

DATE:
3/19/2024
SCALE:
PER PLAN
SHEET:
5

BRACING DETAIL



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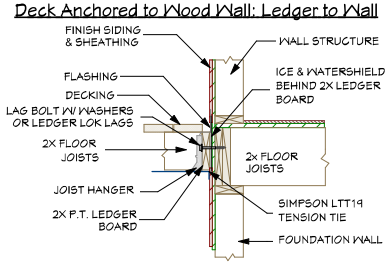
SCALE:	PER PLAN
SHEET:	6

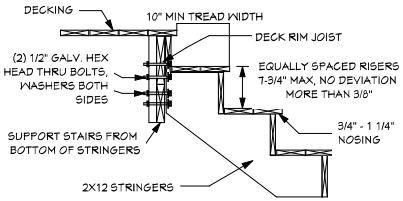
DETAIL SHEET
SCALE: 1/2" = 1'-0"
GENERAL NOTES:
1. ALL FASTENERS SHALL BE ACQ APPROVED.
2. ALL LUMBER TO BE #2 S. PINE OR BETTER.
3. ALL WOOD RAILING AND DECKING TO BE #1 S. PINE.
4. ALL LUMBER SHALL BE P/T.

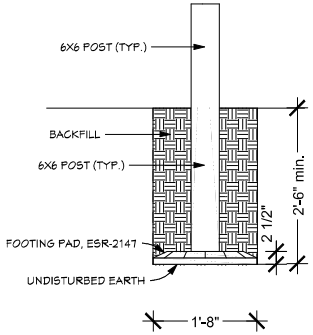
JOB NOTES:
1. 2X10 FLOOR JOISTS, PRESSURE TREATED.
2. 2X10 DOUBLE UPSET BEAM, PRESSURE TREATED.
3. 6X6 SUPPORT POSTS W/ WHITE PVC WRAPS, PRESSURE TREATED.
4. 36" BLACK ULTRALOX ALUMINUM RAILING WITH SQUARE ALUMINUM BALUSTERS, ESR-3485.
5. TIMBERTECH RESERVE ANTIQUE LEATHER DECKING,FEATURE & SEAM BOARDS CCRR-0128.
6. WHITE PVC WRAP BOARDS (TEXTURED SIDE OUT).

Deck Anchored to Wood Wall: Ledger to Wall

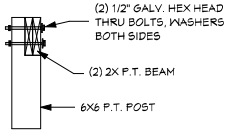


Exterior Stair Detail

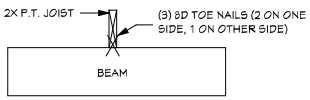




FOOTER DETAIL

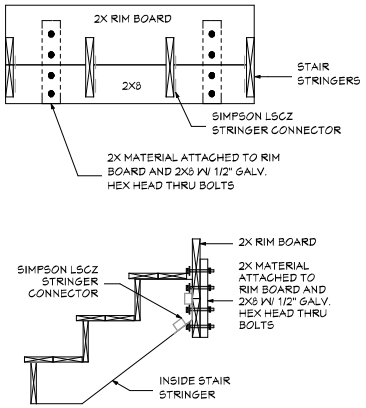


POST TO BEAM DETAIL

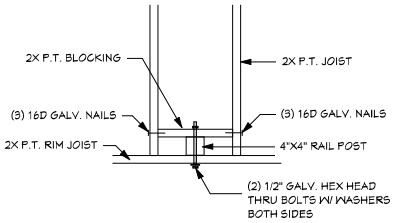


JOIST TO BEAM DETAIL

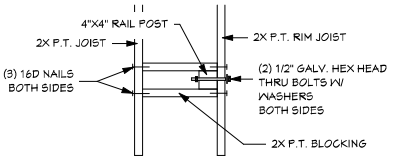
STAIR STRINGER ATTACHMENT



FRONT OF DECK ATTACHMENT

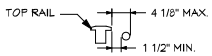


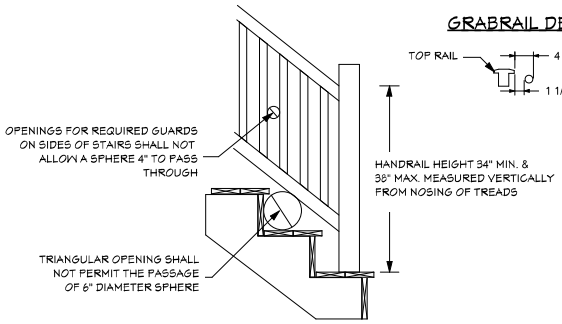
SIDES OF DECK ATTACHMENT



RAILING POST ATTACHMENT

GRABRAIL DETAIL





STAIR RAIL DETAIL

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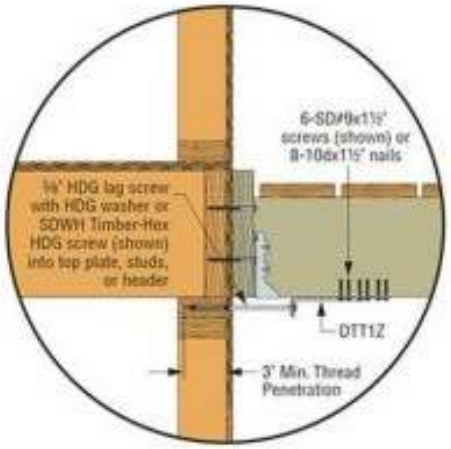
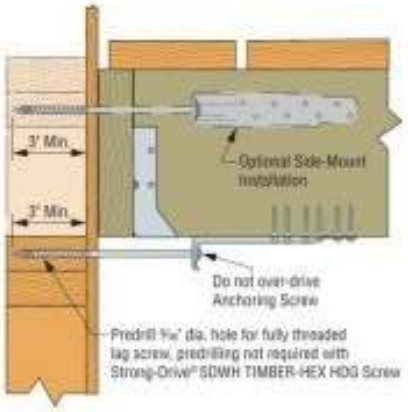
DATE:	3/19/2024
SCALE:	PER PLAN
SHEET:	7

SIMPSON DTT1Z DECK TENSION TIE





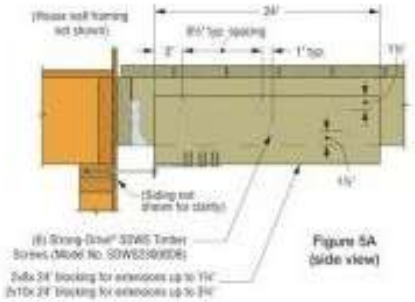


Figure 5A
(side view)

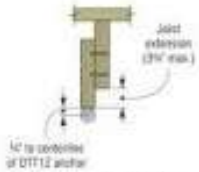


Figure 5B
(end view)

Code Requirements
The DTT1 Hold-Down may be used to satisfy the deck lateral load connection requirement for a 750 pound hold-down tension device in 2018 IRC Section R507.9.2.

SHEET INDEX

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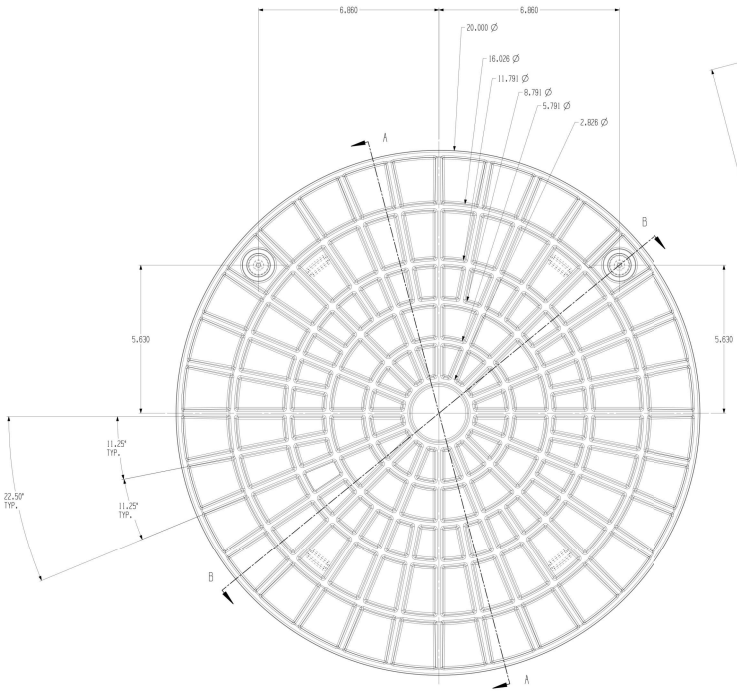
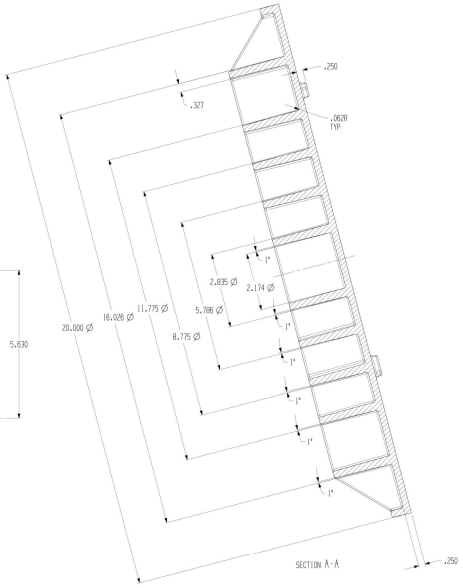
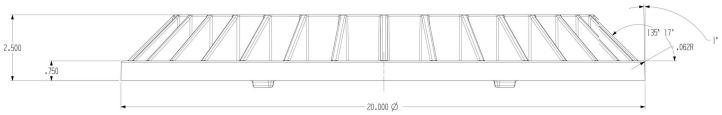
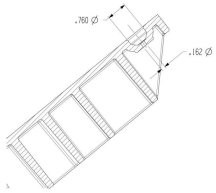
8





SECTION A-A





SECTION B-B

REVISIONS

SYM	DET	WAS	CHANGE	BY	CHK	DATE	REF #	NAME/DATE
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

GENERAL NOTES
UNLESS OTHERWISE SPECIFIED:
2 PLACE DECIMALS +/- .01
3 PLACE DECIMALS +/- .001
4 PLACE DECIMALS +/- .0005
ANGLES +/- 0° 30'
REMOVE ALL SHARP EDGES

FRANCHINO MOLD AND ENGINEERING COMPANY

JOB DESCRIPTION: 20 INCH FOOTING PAD

DESIGNER: AG-CO
DWG. SIZE: -
PART NAME: -
ASSEMBLY WEIGHT: -
DATE: 03/07/18
DESIGNED BY: TER
CHECKED BY: SEE REVISION BLOCK
SHEET NO.: - OF SEE SHEET NO.
SCALE: 3:4
NO. OF CAVITIES:
MOLD TOOL NUMBER: 2433
CLIENT TOOL NUMBER: -

2433_BCD_00_20_inch.prt

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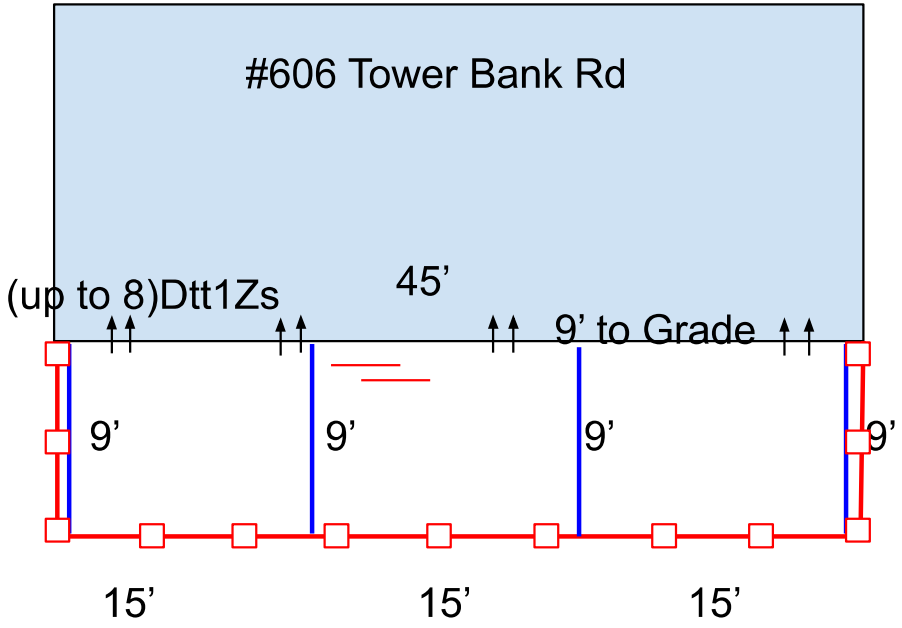
SCALE: PER PLAN

SHEET: 9

Parking



= Rail Posts

= Feature and Seam Boards to match deck

Cancelliere 606 Tower Bank Rd Deck - photos from Fence & Deck Connection


44 FT
47 FT

ANNE ARUNDEL COUNTY
MARYLAND
DEPARTMENT OF HEALTH

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 BC

DATE: November 03, 2025

RE: Robert J. Cancelliere
606 B Tower Bank Road
Severna Park, MD 21146

NUMBER: 2025-0182-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (deck) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater.

Based on a review of the above referenced request, additional information is needed by the Health Department on the type and location of the on-site sewage disposal system.

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

cc: Sterling Seay

2025-0182-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date
10/29/2025

Due Date
11/19/2025

Assigned to
Kelly Krinetz

Assigned to Depar
OPZ Critical Area

Current Status
Complete w/ Comments

Status Date
11/06/2025

Action By
Kelly Krinetz

Overtime
No

Comments
The Critical Area Team reviewed the proposal and commented that they have no objection to the proposed repair/replacement of the existing deck with the slight expansion for construction.

Start Time

End Time

Hours Spent
0.0

Billable
No

Action by Departm
OPZ Critical Area

Time Tracking Start Date

Est. Completion D

In Possession Time (hrs)

- [ ] **Display E-mail**
- [x] **Display Comm**

Estimated Hours
0.0

Comment Display in ACA

- [x] All ACA Users
- [x] Record Creator
- [x] Licensed Professional
- [x] Contact
- [x] Owner

Task Specific Information

Expiration Date

Review Notes

Reviewer Name

Reviewer Phone Number

Reviewer Email

Sara Anzelmo <pzanze99@aacounty.org>

Anne Arundel Variances - CAC Comments

Jonathan Coplin -DNR- <jonathan.coplin@maryland.gov> Fri, Nov 14, 2025 at 9:02 AM
To: Sara Anzelmo <pzanze99@aacounty.org>, Sadé Medina <pzmedi22@aacounty.org>
Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>, Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Good morning,

The Critical Area Commission has reviewed the following variances. Appropriate mitigation should be provided. Thank you for the opportunity to provide comments.

1. 2025-019-V; AA 0287-25
2. 2025-0182-V; AA 0292-25

Jon

--

Critical Area Commission
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalarea

Jonathan Coplin
Natural Resource Planner
1804 West Street, Suite 100
Annapolis, MD 21401
410-260-3481 (office)
443-699-6869 (mobile)
Jonathan.Coplin@maryland.gov

Map Title

Legend

Foundation

Addressing

Parcels

Parcels - Annapolis City

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.

none

0 150 300 ft

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes