Hae Young Han
348 Hunner Road
Pasadena, Maryland 20850
jkee301@gmail.com
301-760-0876

Friday, October 17, 2025

Anne Arundel County Office of Planning and Zoning
2664 Riva Road, (MS 6301)
Annapolis, MD 21401

Dear Anne Arundel County Planning and Zoning Board,

I am submitting this letter to formally request a Critical Area Variance for Property at 348 Hunner Road, Pasadena, Maryland. This request concerns the in-kind replacement of an existing two-story deck. The lot is situated about 60 to 70 feet from the shoreline, within the 100-foot Critical Area Buffer but outside the most environmentally sensitive zones. Strict enforcement of the Critical Area regulations would impose an undue hardship, as it would prohibit the replacement of the existing structure, which has become structurally unsafe.

Given the minimal scope of work, the absence of grading or vegetation removal, the relatively flat slope of the site, and the lack of mapped environmentally sensitive features, this project poses no significant risk to water quality, surrounding natural resources, or the ecological function of the Critical Area.

For these reasons, I respectfully request that the Anne Arundel County Planning and Zoning Board grant this variance to allow the proposed in-kind deck replacement within the Critical Area Buffer.

Thank you for your time and consideration. Should additional information be needed, please feel free to contact my daughter, Judy Kee, at 301-760-0876 or by email at jkee301@gmail.com.

Sincerely,

Hae Young Han

LEGEND:
- FENCE
BSMT - BASEMENT
C/S - CONCRETE STOOP OR SLAB
CONC - CONCRETE
COLOR KEY:
(RED) - (NOTED) INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - EASMTS & RESTRICTION LINES

THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS 2'±

L.2482, F.772

TO: HUNNER ROAD

S59°07'E 150.0'

N25°58'E 162.93'

52'±

WALL

CONCRETE DRIVEWAY

WALK

WALK

27'±

2 STORY BRICK W/ BSMT #348

30.8

76.8

31.5'

IN-KIND REPLACEMENT OF TWO STORY DECK REPLACED EXACTLY SAME SIZE AND SAME LOCATION

S63°00'E 186.55'

LOT B
1.0 Ac. ±

N27°07'20"E 6.43'

N74°14'50"W 48.25'

S15°19'20"W 3.03'

N71°43'00"W 91.97'

46.0'

WALK

WALK

N70°37'W 106.78'

S30°53'W 91.28'

N81°10'W 88.29'

MAGOTHY RIVER

PIER

NOTE:
PROPERTY WAS SNOW COVERED ON DATE OF SURVEY. THIS DRAWING REFLECTS ONLY THE EXISTING VISIBLE IMPROVEMENTS

NOTE:
APPROXIMATE BOUNDARY LINE ALONG THE WATER, IS DEFINED BY THE MEAN HIGH WATER AND IS SUBJECT TO CHANGES. THE LINES MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF LIMIT OF TITLE

LOCATION DRAWING OF:
#348 HUNNER ROAD
LOT B
PLAT SHOWING SUBDIVISION OF
60.14 Ac. THE E.H. PRICE PROPERTY
LIBER 2482, FOLIO 772 (Plat)
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1"=60' DATE: 01-17-2025
DRAWN BY: AP FILE #: 250321-200

STATE OF MARYLAND
JEROME C. MAMAUAG
No. 21325
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09 13 06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 2'±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BY CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company
DULEY
and
Associates, Inc.
Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz

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: 11-19-2025

Tax Map #	Parcel #	Block #	Lot #	Section
0032	0133		B	

Tax ID: 90046380

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)

Project location/Address 348 Hunner Rd.

City Pasadena Zip 21122

Local case number

Applicant: Last name Han First name Hae Young

Company NA

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:

in-kind replacement of an existing 2 story deck

	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		
LDA Area	1	
RCA Area		
Total Area		

	Acres	Sq Ft
Total Disturbed Area		648
# of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		36,000	Existing Lot Coverage		7348
Created Forest/Woodland/Trees		∅	New Lot Coverage		∅
Removed Forest/Woodland/Trees		∅	Removed Lot Coverage		∅
			Total Lot Coverage		7348

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		∅	Buffer Forest Clearing		∅
Non-Buffer Disturbance		648	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	☐

Critical Area Narrative Statement

Applicant Name: Hae Young Han
Property Address: 348 Hunner Road, Pasadena, Maryland, 20850
Project Type: Residential
Date: Friday, October 17, 2025

I. History of subject property

The existing single-family residence and two-story deck were originally built with a permit to build issued in July 1986, prior to Anne Arundel County's formal adoption of the Maryland Critical Area Program in 1988 - including the implementation of the 100-foot buffer zone regulation. At the time of construction, the project was completed in full compliance with the applicable building codes and environmental regulations in effect at that time.

Following the adoption of the Critical Area regulations, the property now falls within the 100-foot Critical Area Buffer. The applicant acknowledges and supports the purpose of the Maryland Critical Area Program, which aims to protect and improve water quality, conserve natural habitats, and preserve the ecological health of the Chesapeake Bay and its tidal tributaries through the regulation of land use and development within designated Critical Areas.

In keeping with the intent of the program, the applicant proposes only an in-kind replacement of the existing deck's boards, railings, and stairs. The structure will not be enlarged, relocated, or otherwise altered. No expansion of the existing footprint is proposed.

All work will be carried out with care to avoid disturbing surrounding vegetation and will comply with applicable sediment and erosion control measures, ensuring that no runoff, debris, or silt will enter the Bay or nearby tributaries as a result of this project.

II. Description of Proposed In-Kind Replacement

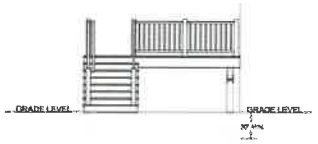
The applicant proposes to replace an existing two-story deck located at the rear of a single-family residence. The deck is supported by shared posts and connected by an exterior staircase. The purpose of this project is to address current safety concerns and ensure continued structural integrity due to conditions such as unstable boards, wobbly railings, and worn surfaces.

This project is an in-kind replacement:

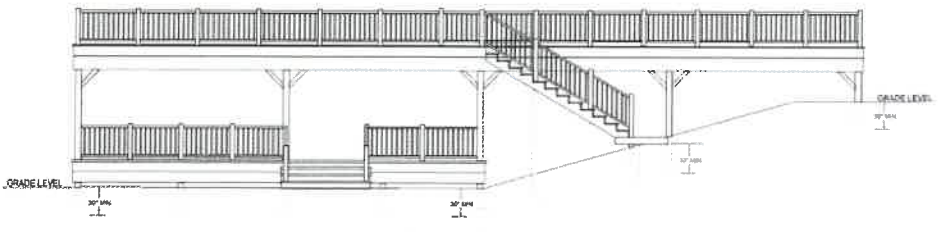
- Same size and footprint as the existing deck
- No increase in height or deck area
- No change in setback from the house or property lines
- No new roof, enclosure, or structural expansion

The scope of work includes removing the existing decking boards, installing new framing, guardrails, and decking surfaces, and replacing boards on the existing staircase. All work will be performed in the same location using comparable materials. This replacement will be completed in compliance with all applicable building and environmental regulations and is designed to minimize impact on surrounding natural vegetation.

RIGHT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



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

III. Description of the Critical Area

A. Existing Land Cover and Vegetation

The property contains a mix of native and ornamental vegetation, including, e.g., eastern red cedars, common junipers, laurel oaks, boxwoods, Caroline hemlocks, crape myrtles, and azaleas. (See actual photos in appendix.)

Approximately 36,000 square feet of the property is currently vegetated with trees and shrubs. The proposed development will disturb approximately 0 square feet of this area.

The proposed deck replacement will be conducted entirely within the existing deck footprint, and minimal ornamental vegetation on the property will be disturbed during construction. Prep work will be staged, and materials stored in the driveway of the home. All construction activity will be confined to the existing area of the deck. No clearing, grading, or impact to adjacent trees, shrubs, or native vegetation is proposed. This approach ensures that the natural vegetation remains intact, and the ecological value of the property is preserved.

B. Existing Structures and Impervious Surfaces

For the in-kind replacement of the existing deck of 648 square feet surface structure, there is no increase in impervious surface. The total impervious surface area on the lot will remain unchanged at approximately 7,400 square feet. All impervious areas have been accounted for, including residence, deck, driveways, walkways, and gravel surfaces.

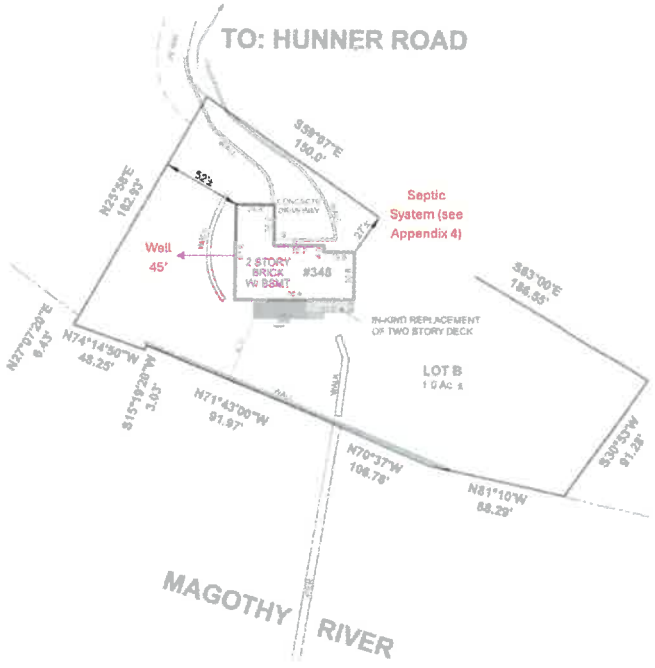
- Residence - ± 4700 square feet
- Deck - 648 square feet
- Driveway - ± 1100 square feet
- Walkways/gravel surfaces - ± 900 square feet

C. Water and Septic Information

Water Supply:
The property is served by a private well, located approximately 46 feet west of the residence. The well is properly capped and in active use for domestic water supply. There are no known issues with water quality or yield. The location of the well is shown on the site sketch below.

Sewage Disposal:
Wastewater is managed via a private on-site septic system, including a septic tank and pump pit. The septic tank is located 20 feet from house, and the primary drain field extends toward the southeast portion of the lot. Detailed map is shown on next page.

Critical Area Considerations:
No components of these systems will be disturbed during the proposed in-kind deck replacement.



ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
~~Hwy.~~ HARRY S. TRUMAN PARKWAY
ANNAPOLIS, MARYLAND 21401

CERTIFICATE OF COMPLIANCE
INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC)
FOR PERMIT NO. 806270 - TD18318

DATE: 1/13/87

This Certificate of Compliance of the individual sewage disposal system is your record that the system has been installed or remodeled, and has been inspected by a representative of the Anne Arundel County Health Department.

SEWERAGE SYSTEM

Permit Issued: 1/87 New: XX Remodel: _____

Date of Final Inspection: 1/13/87 Requested by: LARRY TUCK

Owner: SANG KOO, 480 OLD ORCHARD CIR., MILLERSVILLE 21108

Location of Work: 316 HUNTER Rd.

Lot: 8 Block: _____ Section: _____ Tank Size 1500 gallons.

For Tile Fields: Total length: 70 No. Trenches: 1 Length each: 70

Width: 3 Total effective area: _____ Location: _____

For Dry Wells: Total depth: _____ ft. Diameter _____ ft. No. of pits: _____

Effective depth: _____ ft. Effective area: _____ Location: _____

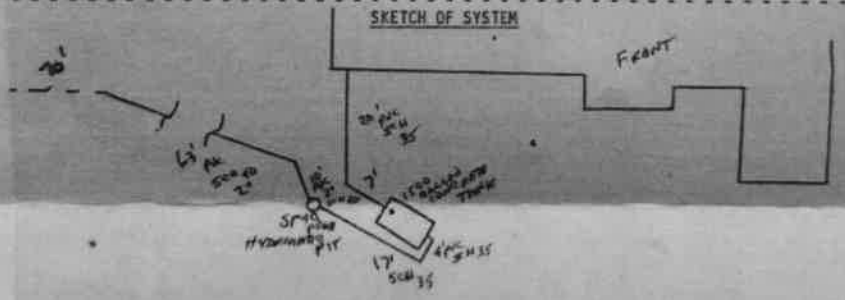
Special Requirements: DEPTH 10', PIPE AT 4'

APPROVED BY: J. Howard Beard
J. Howard Beard, M.D.
Health Officer

INSPECTED BY: Don Cuntion
Environmental Health Division

Date: 1/13/87 CC:

SKETCH OF SYSTEM



AADH 609
July 15, 1981

D. Topography and Slope

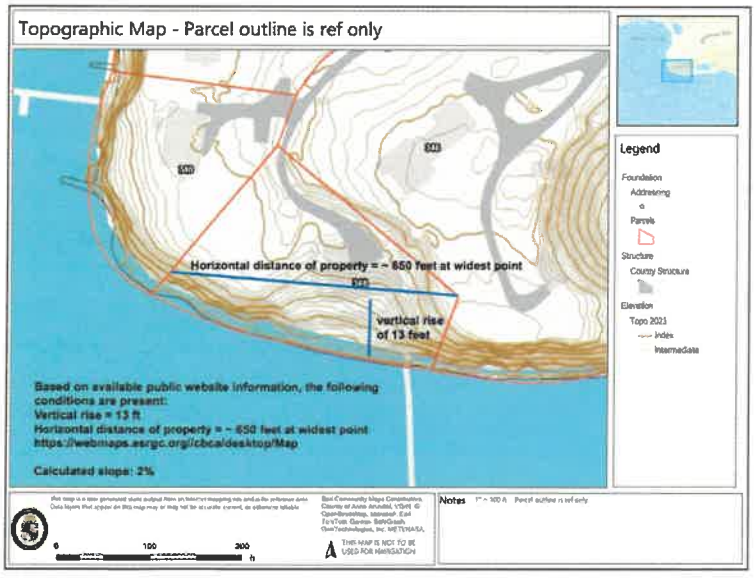
Slope Area:
Slope was determined using topographic data available from the CBCA Map Viewer. According to the publicly available data, the proposed in-kind replacement is located on a relatively flat portion of the lot. The property's slope has been calculated at approximately 2%, based on a vertical rise of 13 feet over a horizontal distance of approximately 650 feet at its widest point. This gentle slope greatly reduces the potential for erosion, runoff, or sediment transport during construction. Therefore, the project presents minimal risk to nearby waterways and surrounding natural resources.

$$\text{slope } \% = \left(\frac{\text{vertical rise}}{\text{horizontal distance}} \right) \times 100$$

Vertical rise = 13 ft
Horizontal distance of property = ~ 650 feet at widest point

E. Water Features and Buffers
Due to the current placement of the deck, the in-kind replacement will occur approximately 60-70 feet from the shoreline. While within the 100-foot Critical Area Buffer, the deck remains outside the most sensitive zones closest to the water. No grading, tree removal, or footprint expansion is proposed, and the project will not further encroach toward the water.

- Distance to Shoreline: 60-70 feet
- Buffer Zones Present: within 100-foot Critical Area Buffer
- Wetlands/Streams on or Near Property: No



F. Environmental Resource or Sensitive Areas:
The following information was determined using data available from the Maryland Environmental Resource and Land Information Network (MERLIN). The subject property does not contain or lie adjacent to any mapped environmentally sensitive areas. The proposed in-kind deck replacement will have no adverse impacts on mapped environmental features of statewide or local importance.

- Rare or endangered species habitat – Not present
- Anadromous fish propagation waters – Not present
- Colonial waterbird nesting sites – Not present
- Riparian forests or Natural Heritage Areas – Not present
- Local plant and wildlife habitat areas of significance – Not present

IV. Impact Avoidance and Minimization Measures

To reduce environmental impacts during construction, the following methods will be used:

- All construction will be confined to the existing footprint of the structure. No expansion or encroachment into undisturbed areas will occur.
- Ground disturbance will be limited to what is necessary for safe removal and replacement of the boards. No grading or excavation is proposed.
- Ground disturbance will be limited to what is necessary for safe removal and replacement of the structure. No grading or excavation is proposed.
- No mature trees or native vegetation will be removed.
- Temporary erosion and sediment control measures, such as silt fencing, will be used as needed to prevent runoff into adjacent natural areas or waterways. All disturbed soil will be stabilized immediately after construction.
- Work will be scheduled during dry weather to reduce the chance of runoff or erosion.
- Work will be completed with hand tools or light equipment where feasible to minimize ground compaction and site impact.
- The replacement does not increase impervious surface area; the deck is reconstructed with the same dimensions and structure.

Conclusion

This narrative has been prepared to support the application for a Critical Area variance. The proposed project has been designed to minimize impacts to the Critical Area, with consideration for water quality, vegetation, habitat protection, and impervious surface limits. Mitigation measures will be implemented as necessary to ensure environmental compliance and long-term site stability.

Photo 1: Perspective of the front of the home

Photo 2: Left side of residence looking from the front of the home

Photo 3: Left side of residence walking left from the front of the home

Photo 4: Right side of residence looking from the front of the home

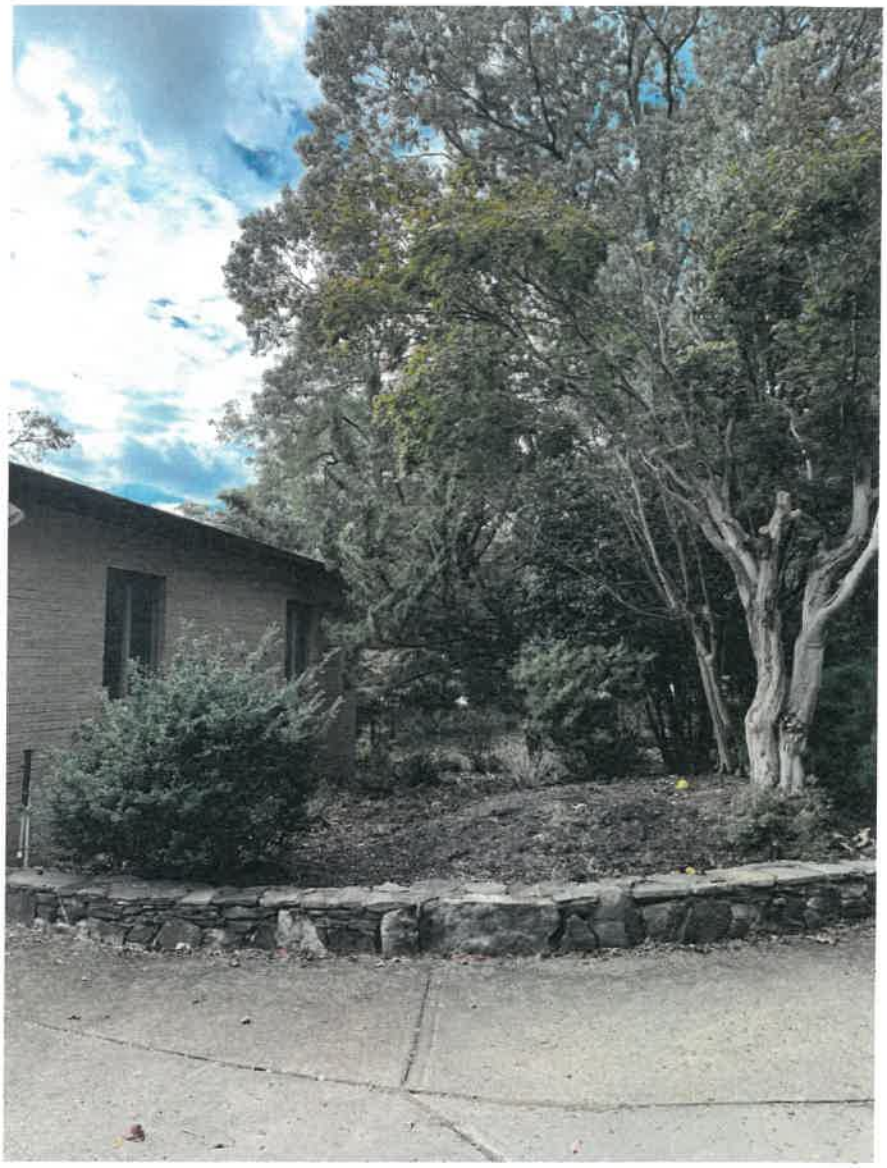


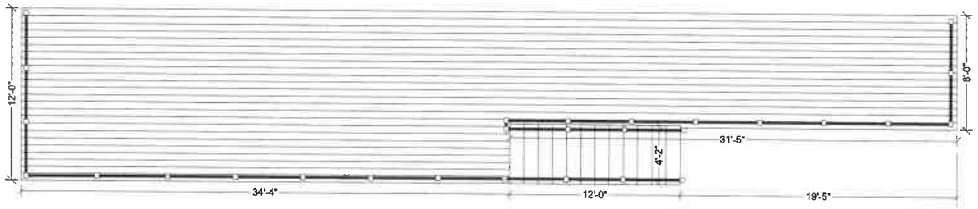
Photo 5: Left side of residence looking from the back of the home

Photo 6: Right side of residence looking from the back of the home

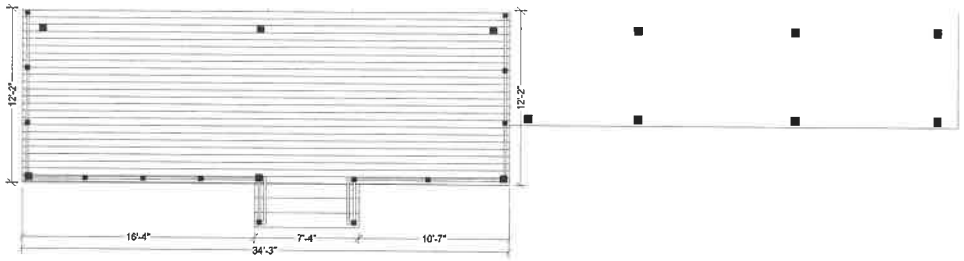
346 HUNNER ROAD PASADENA, MD 21122

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENCE CODE (IRC) AND INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 EDITION, AS AMENDED BY ANNE ARUNDEL COUNTY EXECUTIVE REGULATION.

ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HEREIN ARE FROM THE IRC AND IECC AS AMENDED. THIS DOCUMENT CONTAINS AND EXPLAINS ITEMS WRITTEN ON APPROVED PLANS; IT IS NOT INTENDED AS A SUBSTITUTE FOR CODES OF THEIR PROVISIONS.



PROPOSED UPPER DECK PLAN
SCALE: 1/4"= 1'-0"



PROPOSED LOWER DECK PLAN
SCALE: 1/4"= 1'-0"

DRAWING INDEX:

SCOPE OF WORK

REMOVE AND RE-BUILD TWO STORY WOOD DECK ON REAR. NEW DECK TO BE THE EXACT SAME SIZE AND ON THE SAME LOCATION

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARS, ORDINANCES, REGULATIONS AND LAWS OF THE STATE OF MARYLAND.
2. DO NOT START CONSTRUCTION UNTIL ALL REQUIRED PERMIT APPROVALS ARE OBTAINED.
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS SHOWN OR IMPLIED ON THE DRAWINGS U.N.O.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN IN THE DRAWINGS PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF PROJECT MANAGER PRIOR COMMENCING WORK.
5. ALL DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION U.N.O.
6. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT IN WRITING.
7. CONTRACTOR SHALL PROVIDE ALL SUBS WITH COMPLETE SET OF APPROVED CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
8. CONTACT ARCHITECT IF ANY INFORMATION CONTAINED IN THE DRAWING ARE UNCLEAR.
9. EXCESSIVELY NOISY CONSTRUCTION TASK SHALL NOT BE CARRIED OUT AFTER 7PM.

07-25-2025
TAX ID: 90046380
LOT: D
BLOCK:

DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRING, MD 20905
(202) 760- 9436
morelgc@hotmail.com

JOB ADDRESS:
348 HUNNER ROAD
PASADENA, MD 21122

MARK	REVISION	DATE

OWNER:
348 HUNNER ROAD
PASADENA, MD 21122

PROJECT TITLE:
WOOD DECK ADDITION

DESIGNER	FREDDY MOREL
DRAFTER	FREDDY MOREL
SCALE	1/4"=1'-0"
PROJ. MGR	
PROJ. #	124152

SHEET TITLE:
DECK PLANS

A-1

346 HUNNER ROAD PASADENA, MD 21122

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DRAWING INDEX:

07-25-2025
TAX ID: 90046380
LOT: D
BLOCK:

SCOPE OF WORK

REMOVE AND RE-BUILD TWO STORY WOOD DECK ON REAR

GENERAL NOTES

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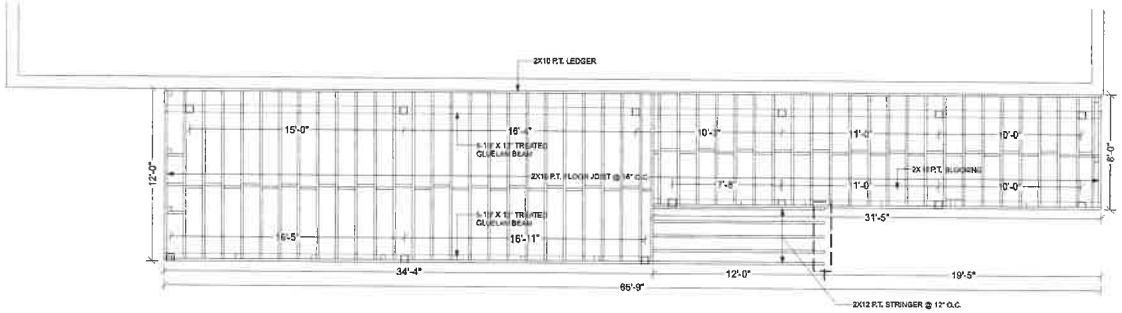
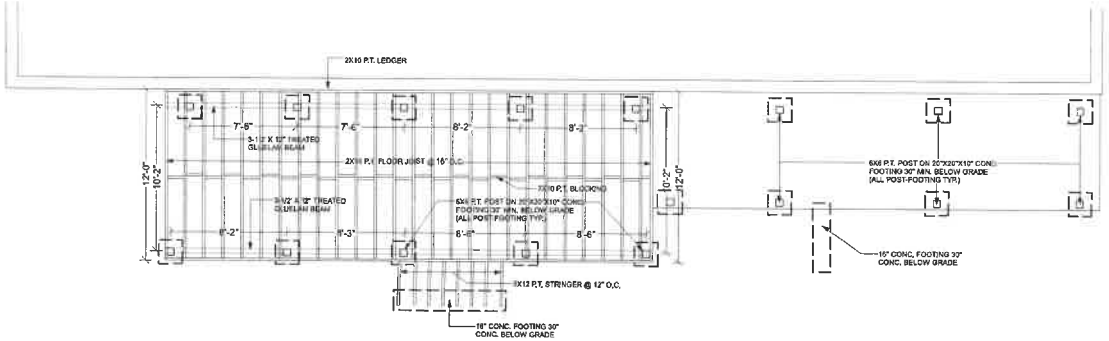
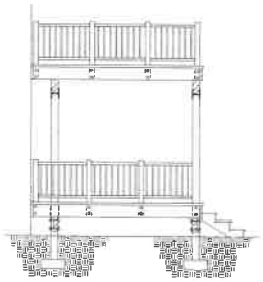
DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRING, MD 20905
(202) 760- 9439
morelgc@hotmail.com



UPPER DECK FOUNDATION - FLOOR FRAMING
SCALE: 1/4"= 1'-0"



LOWER DECK FOUNDATION - FLOOR FRAMING
SCALE: 1/4"= 1'-0"



DECK SIDE SECTION
SCALE: 1/4"= 1'-0"

JOB ADDRESS:
348 HUNNER ROAD
PASADENA, MD 21122

MARK	REVISION	DATE

OWNER:
348 HUNNER ROAD
PASADENA, MD 21122

PROJECT TITLE:
WOOD DECK ADDITION

DESIGNER	FREDDY MOREL
DRAFTER	FREDDY MOREL
SCALE	1/4"=1'-0"
PROJ. MGR	
PROJ. #	124152

SHEET TITLE:
DECK FOUNDATION - FRAMING

A-2

346 HUNNER ROAD PASADENA, MD 21122

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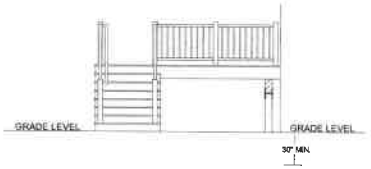
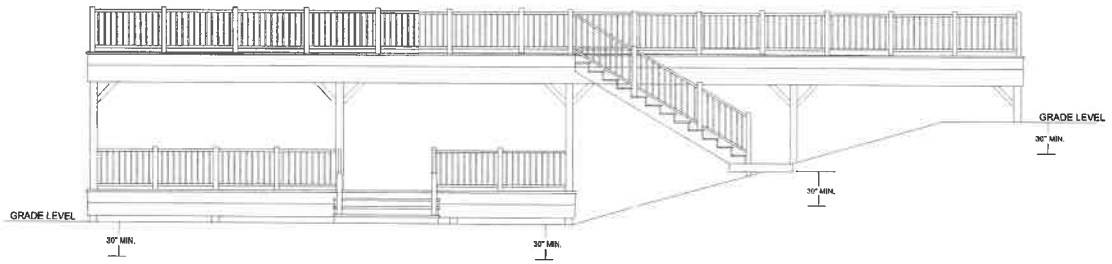
RIGHT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"= 1'-0"



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

DRAWING INDEX:

SCOPE OF WORK

REMOVE AND RE-BUILD TWO STORY WOOD DECK ON REAR

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARS, ORDINANCES, REGULATIONS AND LAWS OF THE STATE OF MARYLAND.
2. DO NOT START CONSTRUCTION UNTIL ALL REQUIRED PERMIT APPROVALS ARE OBTAINED.
3. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS SHOWN OR IMPLIED ON THE DRAWINGS U.N.O.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN IN THE DRAWINGS PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF PROJECT MANAGER PRIOR COMMENCING WORK.
5. ALL DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION U.N.O.
6. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT IN WRITING.
7. CONTRACTOR SHALL PROVIDE ALL SUBS WITH COMPLETE SET OF APPROVED CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
8. CONTACT ARCHITECT IF ANY INFORMATION CONTAINED IN THE DRAWING ARE UNCLEAR.
9. EXCESSIVELY NOISY CONSTRUCTION TASK SHALL NOT BE CARRIED OUT AFTER 7PM.

07-25-2025
TAX ID: 90046380
LOT: D
BLOCK:

DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRING, MD 20905
(202) 760- 9438
morelgc@hotmail.com

JOB ADDRESS:
348 HUNNER ROAD
PASADENA, MD 21122

MARK	REVISION	DATE

OWNER:
348 HUNNER ROAD
PASADENA, MD 21122

PROJECT TITLE:
WOOD DECK ADDITION

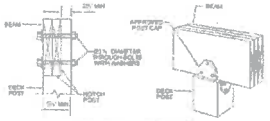
DESIGNER	FREDDY MOREL
DRAFTER	FREDDY MOREL
SCALE	1/4"=1'-0"
PROJ. MGR	
PROJ. #	124152

SHEET TITLE:
ELEVATIONS

A-3

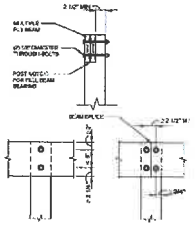
POST TO BEAM CONNECTION

Deck beams shall be attached to deck post in a manner capable of transferring vertical loads and resisting horizontal displacement. Where multiple span beams bear on intermediate posts each ply must have full bearing on the post. Manufactured post to beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut.
Beam to post connection with fasteners only is prohibited. Built-up beams shall be assembled in accordance with details provided. For triple member beams, provide the nailing pattern shown to the outside member on each side; however staggered rows shall be offset so as not to occur in the same location.



POST-BEAM CONNECTION

POST-BEAM CONNECTION AT SPLICE



NOTCHED POST TO BEAM CONNECTION

POST TO BEAM PROHIBITED CONNECTION

Note:
a. Beams must span continuously between posts and shall be spliced at interior post locations only.
b. Spans are measured between the centerline of bearings or supports.

DECK TYPES

Attached Deck: a deck structure that is physically attached to and supported by the house with a ledger board.
Note: Not all decks are permitted to be attached to the house. Ledger Board attachment to brick veneer, stone or cultured stone, house cantilever, bay windows or chimneys, and web floor trusses are not permitted. Band joists supporting attached decks shall be capable of supporting the new deck. Deck joists shall be parallel to the house joists. If the condition can't be verified a free-standing deck or full plan submission will be required

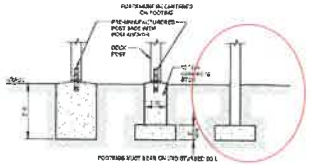
Free-Standing Deck: a self-supporting deck structure built independently from the house, requires two support beams.

Carriage Bolts are not Permitted

Countersunk bolts are not Permitted

3. DECK FOOTINGS

Footings shall be minimum 20 inches square or 22 inches diameter. Bottom of footings shall be a minimum of 30 inches below grade and shall bear on undisturbed soil. Deck footings closer than 5'-0" to an exterior house foundation wall must bear at the same elevation as the existing house foundation. Distances to the edges of the footing and connector's embedment must be in accordance with the manufacturer's recommendations.



DECK FOOTINGS
Figure 5

a. Posts shall be restrained to prevent lateral displacement at the bottom support by manufacturer connectors or by a minimum of 12" in surrounding soils or concrete piers. Where expansible, compressible, shifting or other questionable soils are present, soils shall not be relied on for lateral support.
b. Cut ends of posts shall be field treated with an approved preservative.

4. DECK POSTS

Deck post size shall be in accordance with Table 1. The height of the post is measured from grade or top of foundation (whichever is higher) to the underside of the beam. Post shall be centered on the footing. Cut ends and notches of post shall be field treated with an approved preservative. The post shall be attached to the beam by notching as shown in Figure 7 or by providing an approved post cap to connect the post to the beam as shown in Figure 7. Where post bear on concrete footings lateral restrain shall be provided by manufactured connectors or a minimum post embedment of 12 inches in surrounding soils of concrete piers.

Provide diagonal bracing at each post greater than 2 feet in height (grade to bottom of beam) as shown in Figure 6. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end with ½" dia. Lag screws. One set of diagonal bracing shall be located between posts and beams or parallel to the house. Another set of diagonal bracing shall be located perpendicular to beams and house in the end spans. This bracing shall be bolted to the post and joist above the post location. If the joist spacing is such that a joist does not align over a post location an extra joist shall be added to facilitate connection of the diagonal bracing. For free standing decks (see Figure 4) diagonal bracing may be omitted at the beam and posts adjacent to the house.

DECK POST SIZE	MAXIMUM HEIGHT [a,b] (feet and inches)
4x4	6'-9"
6x6	[illegible]

a. Measured to the underside of the beam
b. Based on 40 psf live load

Table 1

10-10-2024
TAX ID: 90046380
LOT: D
BLOCK:

DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRING, MD 20905
(202) 760- 9438
morelgc@hotmail.com

JOB ADDRESS:
348 HUNNER ROAD
PASADENA, MD 21122

MARK	REVISION	DATE

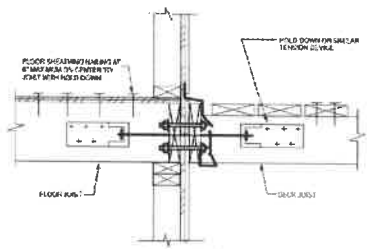
OWNER:
348 HUNNER ROAD
PASADENA, MD 21122

PROJECT TITLE:
WOOD DECK ADDITION

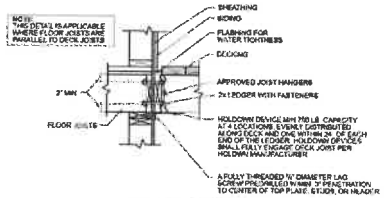
DESIGNER	FREDDY MOREL
DRAFTER	FREDDY MOREL
SCALE	1/4"=1'-0"
PROJ. MGR	
PROJ. #	124152

SHEET TITLE:
DECK DETAILS

A-4



LATERAL LOAD CONNECTION
DECK JOISTS PARALLEL TO HOUSE JOISTS

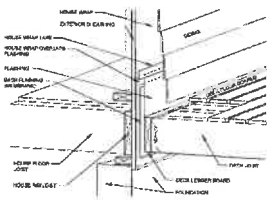


LATERAL LOAD CONNECTION
DECK JOISTS PARALLEL TO HOUSE JOISTS

DECKING

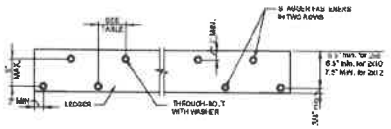
Decking laid perpendicular to joists may consist of 2x6 structural lumber supported by joists spaced at 24" o.c. maximum or 1 ¼ inch thick wood decking supported by joists spaced 16" o.c. maximum. Attach decking to each joist with 2-8d threaded nails or 2-#10 screws. Space decking boards approximately 1/8" apart. See figure 23 for decking connection requirements to rim joist. Decking placement may range from an angle perpendicular to the joist to an angle of 45 degrees to the joist. Each segment of decking must bear on a minimum of 3 joist.

Plastic composite deck boards and stair treads will be accepted if they are labeled to indicate compliance with ASTM D7032. A complete current code evaluation report for the manufactured decking system that includes the maximum allowable load and span must be provided to the building inspector at the time of framing inspection. Manufactured decking systems must be installed in accordance with the code evaluation report and manufacturer's specifications.



ATTACHED DECK FLASHING DETAIL
Figure 15

LEDGER BOARD FASTENERS



LEDGER FASTENER SPACING AND CLEARANCES

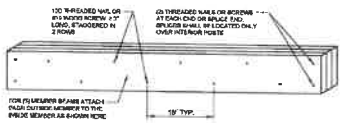
Connection	On-Center Spacing of Fasteners						
Max. Joists Span	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
½" dia. bolt	24"	18"	14"	12"	10"	9"	8"

FASTENER SPACING

Through-Bolts
Through-Bolts shall have a diameter of ½". Pilot holes for through-bolts shall be 17/32" to 9/16" in diameter. Through-Bolts require washers at the bolt head and nut.

DECK LATERAL LOAD CONNECTION

Decks shall be positively anchored to the primary structure. The lateral connection shall be permitted in accordance with details. For conditions where the house joists are parallel to the deck joists hold-down devices shall be provided not less than two locations within two feet of the edge of the deck and shall have an allowable design capacity of not less than 1,500lbs or hold down devices shall be connected to the base of the deck to house structure at not less than 4 locations, evenly distributed along deck and within 2 ft of each end and shall have an allowable design capacity of not less than 750 lbs each.



BUILT-UP BEAM CONNECTION

DECK JOIST

Maximum allowable span for deck joists to be as per Table 3. The maximum cantilever shall be limited to one-fourth of the actual adjacent joist span or the maximum cantilevered length shown on table 3. Whichever is less. The ends of joists shall have not less than 1 ½" bearing on wood or metal. Joist framing into the side of a beam or ledger shall be supported by approved joists hangers. Joist ends and bearings shall be provided with lateral restrainse to prevent rotation by joists hangers or blocking and their depth shall not be less than 69% of the joist depth. Rim joists shall be secure to the end of each joist with no less than three 10d (3-in x 0.128in) nails or three No. 10 x 3-in long wood screws.

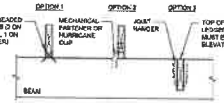
SPECIES	SIZE	ALLOWABLE JOIST SPAN SPACING OF DECK JOISTS (inches)			MAXIMUM CANTILEVER SPACING OF DECK JOISTS WITH CANTILEVER (inches)		
		12	16	24	12	16	24
Southern Pine No. 2	2x6	9'-11"	9'-0"	7'-3"	1'-3"	1'-4"	1'-6"
	2x8	13'-1"	11'-10"	9'-8"	2'-1"	2'-3"	2'-5"
	2x10	16'-2"	14'-6"	11'-8"	3'-4"	3'-6"	3'-10"
	2x12	18'-0"	16'-6"	13'-6"	4'-8"	4'-2"	3'-4"

JOIST TO BEAM CONNECTION

Each joist shall be attached to the beam as shown on details. Joist may bear on an overhang past the beam face when Option 1 or Option 2 is used, and backing is provided between joists at beam bearing. Option 2 mechanical fasteners of hurricane clips must have a minimum uplift and lateral load capacity of 100 lbs in both uplift and lateral load directions. Joists may also be attached to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the beam. Joist hangers shall be at least 80% of the ledger of beam depth. Inside flange hangers can be used at edge conditions. Clip angles or brackets to support deck joists are prohibited.

JOIST SIZE	MIN. CAPACITY
2x6	400 lbs
2x8	500 lbs
2x10	600 lbs
2x12	700 lbs

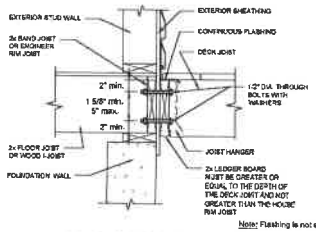
JOIST HANGER VERTICAL CAPACITY



JOIST TO BEAM CONNECTION

LEDGER DECK ATTACHMENT

The ledger board shall be equal to or greater than the deck joist depth but equal or less than the house band or rim joist. Ledger board attachments to the exterior wall shall be constructed as indicated in details. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist the connection shall be to a 2" nominal lumber band joist or LVL rim joist bearing on a sill plate or wall plate and it shall be constructed with ½" bolts with washers. The band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, a free-standing deck or full plan submission will be required. Prohibited ledger board attachments are attachment to or through exterior veneers (Brick, Masonry, Stone), cantilever floor overhangs, open web trusses, as they are not intended or designed to support a new deck.



Note: Flashing is not shown for clarity

LEDGER BOARD TO RIM JOIST ATTACHMENT

10-10-2024
TAX ID: 90046380
LOT: D
BLOCK:

DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRING, MD 20905
(202) 760- 9438
morelgc@hotmail.com

JOB ADDRESS:
348 HUNNER ROAD
PASADENA, MD 21122

MARK	REVISION	DATE

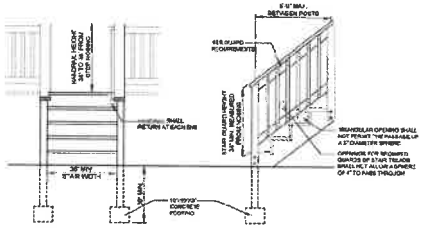
OWNER:
348 HUNNER ROAD
PASADENA, MD 21122

PROJECT TITLE:
WOOD DECK ADDITION

DESIGNER	FREDDY MOREL
DRAFTER	FREDDY MOREL
SCALE	1/4"=1'-0"
PROJ. MGR	
PROJ. #	124152

SHEET TITLE:
DECK DETAILS

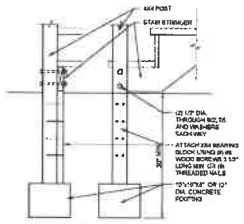
A-5



STAIR AND GUARDRAIL REQUIREMENTS

STAIR FOOTING REQUIREMENTS
Where the stair meets the grade, attach the stringers to the stair guard post as shown on details. Post shall bear on footings. All footing shall bear on solid ground at least 30" below grade. Stringers shall bear on 2x4 bearing block attached to the post as shown.

STAIR LIGHTING REQUIREMENTS
Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from the inside of the house. Motion detected or timed switches are acceptable



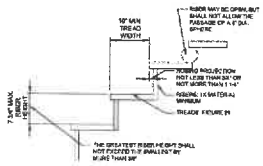
FRONT VIEW SIDE VIEW

STAIR FOOTING DETAIL

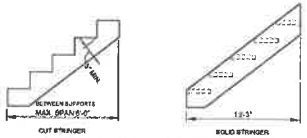
STAIR REQUIREMENTS

Stair, stair stringers, and guards shall meet the requirements shown on details. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown. An intermediate landing may also be provided to shorten the stringer span. If the total vertical height for a stairway exceeds 12'-0" and intermediate landing will be required.

At intermediate stair landings must be constructed as a non-ledger deck using the details in this document. Stair shall be a minimum of 36" in width. If only cut stringers are used, a minimum of 3 stringers are required. For **stairs** greater than 36" in width, a combination of cut and solid stringers can be used but shall be placed at a maximum spacing of 18" on center. Stair stringers must be fully supported or connected to the deck structure. The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and not less than the width of the stair served.

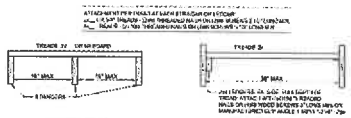


TREAD AND RISER DETAIL



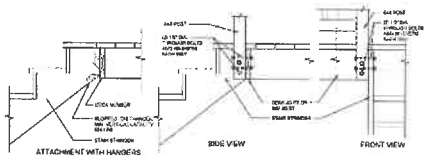
CUT STRINGER SOLID STRINGER

STAIR STRINGER REQUIREMENTS



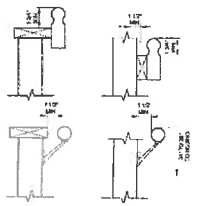
CUT STRINGER SOLID STRINGER

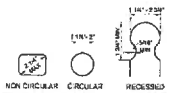
TREAD CONNECTION REQUIREMENTS



ATTACHMENT WITH HANGERS SIDE VIEW FRONT VIEW

STAIR STRINGER ATTACHMENT

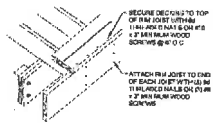




NON CIRCULAR CIRCULAR RECESSED

HANDRAIL GRIP SIZE

HANDRAIL MOUNTING EXAMPLES

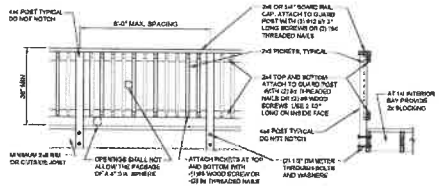


RIM JOIST CONNECTION DETAIL

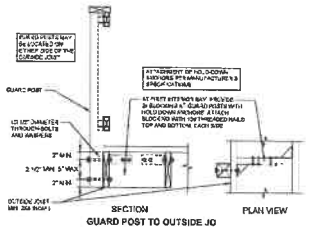
DECK GUARDRAIL

All decks greater than 30" above grade are required to have a guard constructed as shown in Figure 24. Deck guard posts shall be a minimum 4x4 (nominal). Joists and rim joists to which guards post are attached shall be a minimum of 2x6 (nominal). Guard post which run parallel to the deck joist shall be attached to the outside joist as shown. Guard post that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Hold down anchors shall have a minimum allowable tension load of 1,800 lbs for a 36" maximum guard height and shall be installed in accordance with manufacturer's instructions.

Manufactured railing systems will be accepted only if they are labeled to indicate compliance with ASTM D7032 and listed by an approved code agency in a current code evaluation report. A complete current code evaluation report for the manufactured railing system to be installed must be provided to the building inspector at the time of framing inspection. Manufactured railing systems must be installed in accordance with the report and manufacturer's specifications. Wood post spacing and connections, if used for supporting manufactured rails, balusters or pickets, must follow the conditions specified by the code evaluation report.

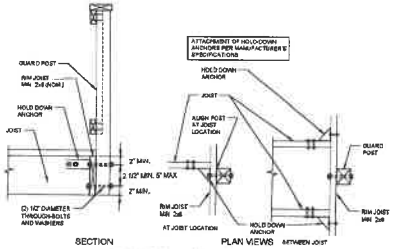


DECK GUARD DET



SECTION PLAN VIEW

GUARD POST TO OUTSIDE JO



SECTION PLAN VIEWS

GUARD POST TO RIM JOIST

10-10-2024
TAX ID: 90046380
LOT: D
BLOCK:

DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRINGS, MD 20905
(202) 760- 9438
morelgc@hotmail.com

JOB ADDRESS:
348 HUNNER ROAD
PASADENA, MD 21122

MARK	REVISION	DATE

OWNER:
348 HUNNER ROAD
PASADENA, MD 21122

PROJECT TITLE:
WOOD DECK ADDITION

DESIGNER	FREDDY MOREL
DRAFTER	FREDDY MOREL
SCALE	1/4"=1'-0"
PROJ. MGR	
PROJ. #	124152

SHEET TITLE:
DECK DETAILS

A-6

Code Compliance Research Report
CCRR-0326

Issue Date: 07-27-2020
Revised Date: 08-12-2021
Renewal Date: 08-31-2022

DIVISION: 06 00 00 – WOOD, PLASTICS AND COMPOSITES
Section: 06 63 00 – Plastic Railings

REPORT HOLDER:
Shoreline Vinyl Systems
1114 Park Lane
Denton, Maryland 21629
410-364-9050
www.shorelinevinyl.com

ADDITONAL LISTEES:

TW Perry
8101 Snouffer School Road
Gaithersburg, Maryland 20879
888-897-3779
twperry.com

Wolf Home Products
20 West Market Street
York, Pennsylvania 17401
800-388-9353
wolfhomeproducts.com

REPORT SUBJECT:
Shoreline PVC Railing Assemblies
100 Series (Traditional Rail)
200 Series (Deckboard Rail)
300 Series (Warrior Rail, Builders Mark Rail)
600 Series (Breadloaf Rail)

1.0 SCOPE OF EVALUATION

1.1 This Research Report addresses compliance with the following Codes:

- 2021, 2018 *International Building Code®* (IBC)
- 2021, 2018 *International Residential Code®* (IRC)

1.2 The *Shoreline PVC Railing Assemblies* has been evaluated for the following properties:

- Structural Performance
- Durability
- Surface Burning

1.3 The *Shoreline PVC Railing Assemblies* have been evaluated for the following uses:

- The *Shoreline PVC Railing Assemblies* are guards (aka. guardrails) under the definitions of the referenced codes and are intended for use on elevated walking areas in buildings and walkways, including stairs and ramps, as required by the referenced codes.
- Guard assemblies are provided as level guards for level walking areas such as decks, balconies and porches, and sloped guards for open sides of stairways.
- Guard assemblies recognized in this report may be used in One- and Two-Family Dwellings regulated by the IRC and all construction types regulated by the IBC in accordance with IBC Section 705.2.2 and 705.2.3.1 [1406.3], Exception 2 and 3. Guards less than 42 inches high are limited to use in One- and Two-Family Dwellings (IRC). See Tables 1 through 4 for additional restrictions based upon Use and Occupancy Classification

2.0 STATEMENT OF COMPLIANCE

The *Shoreline PVC Railing Assemblies* complies with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.

3.0 DESCRIPTION

3.1 The *Shoreline 100 Series, Traditional Rail* is an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 1.

3.1.1 Top rails are nominally 3-1/2 inches high by 3-1/2 inches wide with 0.08-inch nominal wall thickness, "T" shaped extruded PVC rail profile, reinforced with an aluminum "H" or "A" insert.

3.1.2 Bottom rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.2 The *Shoreline 200 Series, Warrior Rail and Builders Mark Rail* are an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 2.

3.2.1 Top rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "A" insert.

3.2.2 Bottom rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.3 The *Shoreline 300 Series, Traditional Rail* is an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 3.

3.3.1 Top rails are nominally 3 inches high by 1-3/4 inches wide with 0.104-inch nominal wall thickness, "T" shaped extruded PVC rail profile, reinforced with an aluminum insert.

3.3.2 Bottom rails for the Warrior Rail are nominally 2-1/4 inches high by 2 inches wide, extruded PVC rail profile, reinforced with an aluminum "H" insert. The Builders Mark Rail bottom rails are nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.4 The *Shoreline 600 Series, Breadloaf Rail* is an assemblage of white co-extruded and molded components, with aluminum reinforcements and nylon mounting brackets. See Figure 4.

3.4.1 Top rails are nominally 2-1/4 inches high by 2-13/16 inches wide with 0.08-inch nominal wall thickness, bread loaf shaped extruded PVC rail profile, reinforced with an aluminum insert.

3.4.2 Bottom rails are nominally 2-1/4 inches high by 2 inches wide, extruded PVC rail profile, reinforced with an aluminum "H" insert, or alternatively a nominally 2 inches high by 3-1/2 inches wide, extruded PVC rail profile, reinforced with an aluminum "T" insert.

3.5 Infill for *Shoreline PVC Railing Assemblies* are provided in three styles; square PVC pickets, PVC spindles, and round aluminum pickets. Rails are routed to the shape of the infill profile to receive the infill. See Figure 5.

3.5.1 Square PVC pickets are hollow, extruded PVC of 1-3/8 inch or 1-1/2-inch square, with 0.07-inch nominal wall thickness.

3.5.2 PVC spindles are hollow, thermoformed PVC with 1-1/4 inch or 1-1/2-inch square ends, and 0.06-inch nominal wall thickness.

3.5.3 Round aluminum pickets are hollow, extruded aluminum of 3/4 inch diameter and 0.05-inch nominal wall thickness.

3.6 Top and bottom rails are connected to support posts using nylon brackets, as defined in Table 5. Support posts may be sleeved conventional wood posts, *LMT Galvanized* post mounts or *LMT Blu-Mount* post mounts. The LMT post mounts include PVC post guides (mounting blocks) for securing the rail brackets.

3.6.1 *LMT Galvanized* post mounts consist of a 2-inch square galvanized steel tube with a 0.073-inch-thick wall, continuously fillet welded to a 3-1/2-inch square, 0.300-inch-thick steel base plate. Four 0.40-inch diameter holes are located at each corner of the plate, with the center of the holes 0.40 inches from each edge.

3.6.2 *LMT Blu-Mount* post mounts consist of a 2-inch square steel tube with 0.152-inch-thick wall, continuously fillet welded to a 3-1/2-inch square, 0.623-inch-thick steel base plate. Four 0.38-inch diameter holes are located at each corner of the plate, with the center of the holes 0.38 inches from each edge.

4.0 PERFORMANCE CHARACTERISTICS

4.1 The *Shoreline PVC Railing Assemblies* described in this report has demonstrated the capacity to resist the design loads specified in Chapter 16 of the IBC, as well as Section R301 of the IRC when tested in accordance with ICC-ES AC174.

4.2 Structural performance has been demonstrated for a temperature range from -20°F to 125°F.

4.3 Materials used are deemed equivalent to preservative treated or naturally durable wood for resistance to weathering effects, decay, and attack from termites.

4.4 Materials used in the railing assemblies have a flame spread index not exceeding 200 when tested in accordance with ASTM E84.

5.0 INSTALLATION

5.1 The *Shoreline PVC Railing Assemblies* must be installed in accordance with the manufacturer's published installation instructions, the applicable Code, and this Research Report. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.2 Railing assemblies consist of top and bottom rails with pre-routed holes to receive infill. Aluminum railing reinforcements are inserted in the rails during assembly as specified for the type and length of railing (see Tables 1 through 4). Aluminum insert lengths must be the same length as the PVC railings to assure bracket screws penetrate the aluminum inserts.

5.3 Railings are secured to sleeved 4x4 wood posts, *LMT Galvanized* post mounts, or *LMT Blu-Mount* post mounts with nylon brackets and stainless-steel screws. The wood in the supporting structure shall have a specific gravity of 0.50 or greater (Southern Yellow Pine or better) and a minimum thickness to allow full penetration of the bracket mounting screws. Rail attachment shall be in accordance with Table 5.

5.4 The *LMT Galvanized* and *LMT Blu-Mount* post mounts may be surface mounted to concrete utilizing four anchor bolts. The type and length of the anchor bolts is dependent upon the material and condition of the supporting structure and is not within the scope of this report. See Section 6.0, Conditions of Use for additional requirements.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 See Section 1.3 for construction type(s) and use classifications.

6.3 Conventional wood railing supports including 4x4 posts, and framing are not within the scope of this report and are subject to evaluation and approval by the building official. Supports must satisfy the design load requirements specified in Chapter 16 of the IBC. Supports and framing must provide suitable material for anchorage of the rail brackets and post mount, respectively. Where required by the building official, engineering calculations and details shall be provided.

6.4 Concrete anchors and anchoring systems for use with the *LMT Galvanized* and *LMT Blu-Mount* post mounts are not within the scope of this report and are subject to evaluation and approval by the building official. Anchors must satisfy the design load requirements specified in Chapter 16 of the building code and must meet the following minimum requirements:

6.4.1 A minimum of four anchor bolts must be used and located in the four pre-drilled holes in the post base plate.

6.4.2 The anchors must be stainless steel, galvanized steel or other approved material compatible with the steel post mount system.

6.4.3 The anchor bolts must have a minimum diameter of 3/8 inches and utilize flat washers. The type and length of the anchor bolts is dependent upon the material and condition of the supporting structure and is not within the scope of this report.

6.4.4 When the supporting structure is a wood framed deck, installation must include anchorage to suitable structural framing. Decking is not considered structural framing, and anchorage to decking alone is not an approved installation method.

6.4.5 Where required by the building official, engineering calculations and details shall be provided. The calculations shall verify that the anchorage and supporting structure complies with the building code for the type and condition of the supporting construction.

6.5 Any component or configuration not identified in this report has not been evaluated for performance and/or compliance to the referenced codes. Identification of such components with the CCRR program mark or number is prohibited.

6.6 Only those types of fasteners and fastening methods described in this report have been evaluated for the installation of the Shoreline Vinyl Railing Assemblies; other methods of attachment are outside the scope of this report.

6.7 Compatibility of fasteners and other installation hardware with the supporting construction including treated wood is not within the scope of this report.

6.8 The *Shoreline PVC Railing Assemblies* is manufactured under a quality control program with inspections by Intertek Testing Services NA, Inc.

7.0 SUPPORTING EVIDENCE

7.1 Manufacturer's drawings and installation instructions.

7.2 Reports of testing demonstrating compliance with ICC-ES AC174, Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails), revised December 2014.

7.3 Reports of testing and engineering analysis demonstrating compliance with the performance requirements of ASTM D7032-17 [-14], Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails.

7.4 Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

8.0 IDENTIFICATION

The *Shoreline PVC Railing Assemblies* are identified with the manufacturer's name (Shoreline Vinyl Systems), address and telephone number, the product name, the statement "See CCRR-0326 at www.intertek.com/building/ccrr for uses and performance levels.", the phrase "For Use in One- and Two-Family Dwellings Only" for the applicable railing assemblies (See Tables 1 through 4), the Intertek Mark as shown below, and the Code Compliance Research Report number (CCRR-0326).

CODE COMPLIANCE
Intertek
CCRR-0326

9.0 OTHER CODES

This section is not applicable.

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to the https://bpdirectory.intertek.com is recommended to ascertain the current version and status of this report.

TABLE 1 – 100 SERIES (TRADITIONAL RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	96 inch x 42 inch	Aluminum "H" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	94 inch x 42 inch	Aluminum "H" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	
Level	96 inch x 36 inch	Aluminum "H" profile with 0.060-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings
	120 inch x 36 inch	Aluminum "H" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	
Stair	117 inch x 36 inch	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports.

[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 2 – 200 SERIES (DECKBOARD RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	120 inch x 42 inch	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	94 inch x 42 inch	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	
Level	96 inch x 36 inch	Aluminum "A" profile with 0.060-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports. Stair heights indicate minimum allowed height as measured vertically from the leading edge of the stair nose.

[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 3 – 300 SERIES (WARRIOR RAIL, BUILDERS MARK RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	96 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	89-1/2 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness		
Level	96 inch x 42 inch	Aluminum profile with 0.070-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings
	120 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness		
Stair	95-1/2 inch x 42 inch	Aluminum profile with 0.070-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	
	119 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports. Stair heights indicate minimum allowed height as measured vertically from the leading edge of the stair nose.

[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are one of two options:

- Warrior Rail: 2-inch x 2.25-inch profile reinforced with aluminum "H" profile with 0.055-inch nominal wall thickness
- Builders Mark Rail: 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 4 – 600 SERIES (BREADLOAF RAIL) PVC RAILING ASSEMBLIES FOR USE GROUP CLASSIFICATIONS

Type	Maximum Railing Dimensions [1]	Top Rail Aluminum Reinforcement	Support Post [2]	Use Group Classification
Level	96 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	IBC – All Use Groups IRC – One and Two-Family Dwellings
Stair	94 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness		
Level	96 inch x 42 inch	Aluminum profile with 0.070-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Galvanized* post mount	IRC – One and Two-Family Dwellings
	120 inch x 42 inch	Top rails: aluminum profile with 0.100-inch nominal wall thickness		
Stair	118-1/2 inch x 42 inch	Top rails: aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or *LMT Blu-Mount* post mount	

[1] Level rail lengths are maximum clear length between supports. Railing height is the minimum installed height from walking surface to top of top rail. Stair rail lengths are the sloping clear distance between supports. Stair heights indicate minimum allowed height as measured vertically from the leading edge of the stair nose.

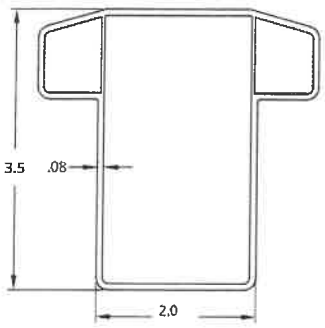
[2] Anchorage of wood posts and post mounts to the supporting structure is not included in the scope of this report. See Section 6.4 for conditions of use.

[3] Bottom rails are one of two options:

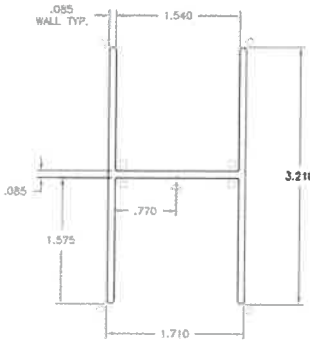
- 2-inch x 2.25-inch profile reinforced with aluminum "H" profile with 0.055-inch nominal wall thickness
- 2-inch x 3.5-inch profile reinforced with an aluminum "T" profile with 0.055-inch nominal wall thickness.

TABLE 5 – FASTENING SCHEDULE

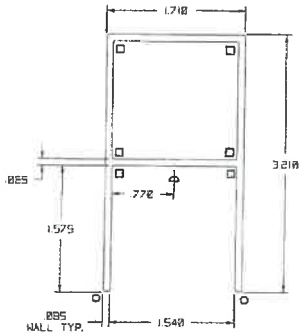
CONNECTION			FASTENER	QUANTITY
100 Series	Top Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
	Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	6
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
200 Series	Top / Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	6
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
300 Series 600 Series	Top Rail Bracket	to Wood Post	#10-10 by 1-1/2 inch (0.118-inch minor diameter), pan-head, zinc-coated, self-drilling screws	3
		to LMT Post	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	3
	Warrior Rail: 2" x 2-1/4" Bottom Rail Bracket	to Wood Post	#10-10 by 1-1/2 inch (0.118-inch minor diameter), pan-head, zinc-coated, self-drilling screws	3
		to LMT Post	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	3
		to Rail	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	2
	Builders Mark Rail: 2" x 3-1/2" Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws	6
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws	4
100 Series 200 Series 300 Series 600 Series	Baluster to Top/Bottom Rail		Slip fit into routing - No mechanical connection	-
	Support Block to Bottom Rail		Slip fit into routing - No mechanical connection	-
	Post Mount to Top Stabilizer (internal component)		#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screw	1
	Top Stabilizer (internal component) to Top Stabilizer		1/4-20 by 1-1/4-inch hex head stainless steel bolt with nut, plate washer and lock washer	1
	Bottom PVC Post Stabilizer to Post Mount		#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws	1



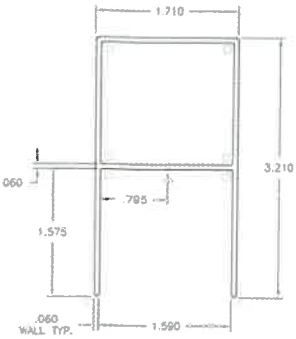
Top Rail



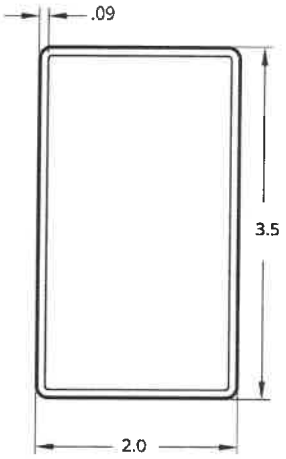
0.085-inch Top Rail
"H" Insert



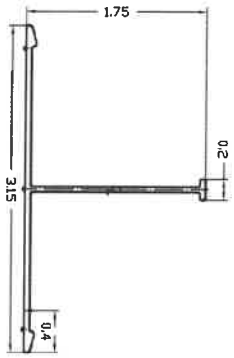
0.085-inch Top Rail
"A" Insert



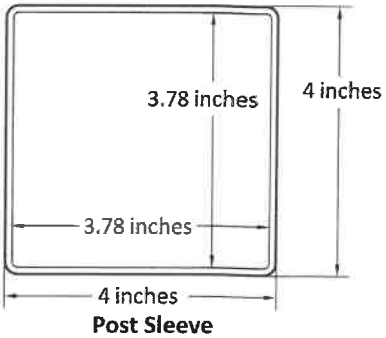
0.060-inch Top Rail
"A" Insert



Bottom Rail

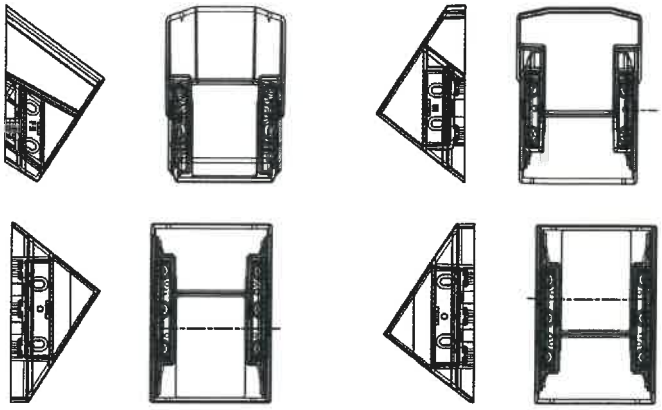


0.055-inch Bottom Rail
"T" Insert



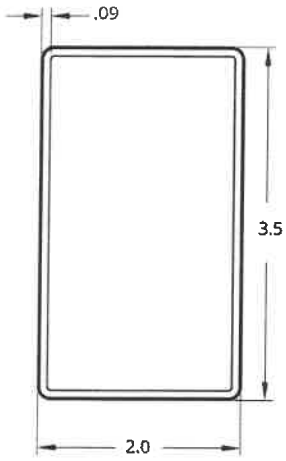
Post Sleeve

Level – Rail Brackets

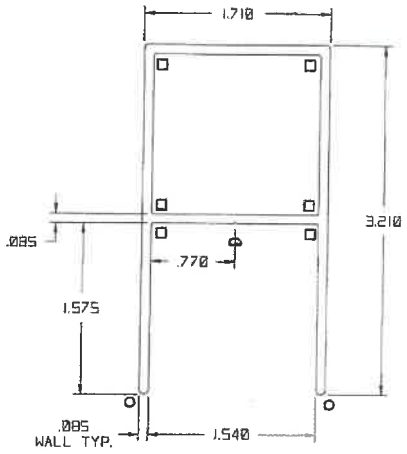


Stair – Rail Brackets

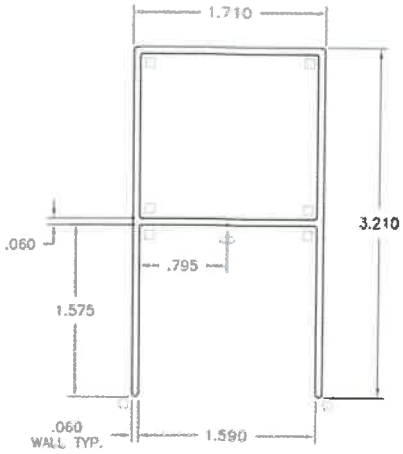
FIGURE 1 – 100 SERIES PVC RAILNG PROFILES AND BRACKETS



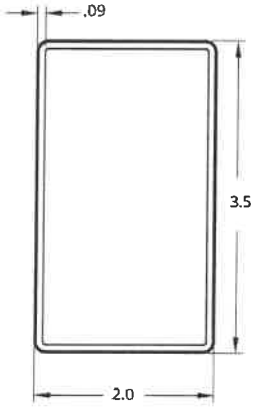
Top Rail



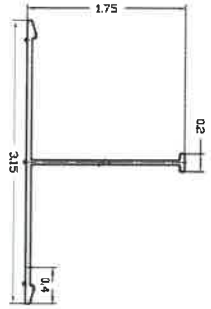
0.085-inch Top Rail "A" Insert



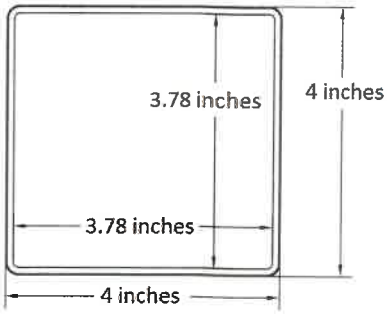
0.060-inch Top Rail "A" Insert



Bottom Rail

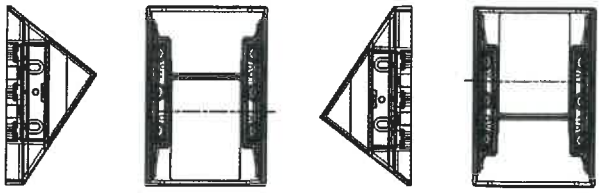


0.055-inch Bottom Rail "T" Insert



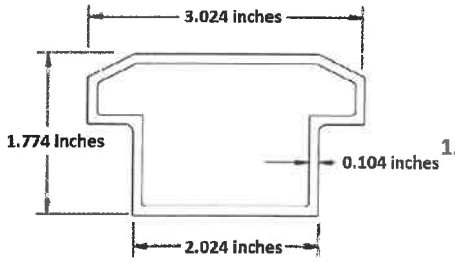
Post Sleeve

Level – Rail Bracket

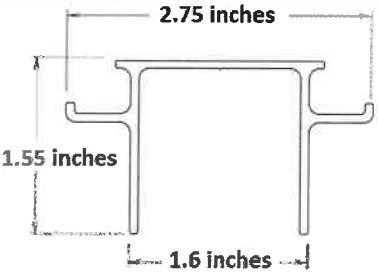


Stair – Rail Brackets

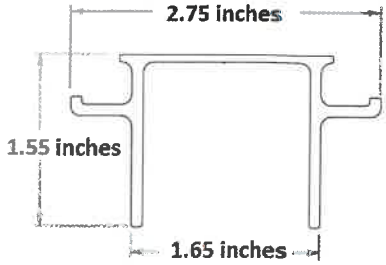
FIGURE 2 – 200 SERIES PVC RAILING PROFILES AND BRACKETS



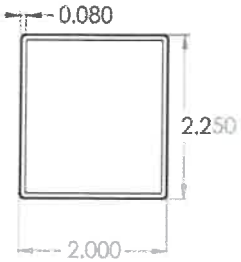
Top Rail



0.075-inch Top Rail Insert

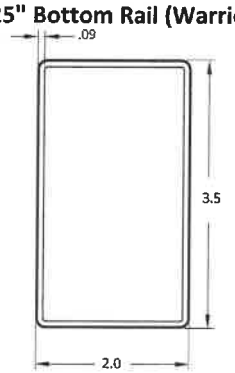


0.100-inch Top Rail Insert

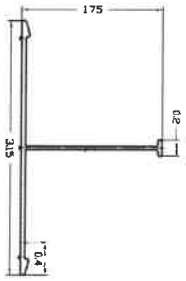


2" x 2.25" Bottom Rail (Warrior Rail)

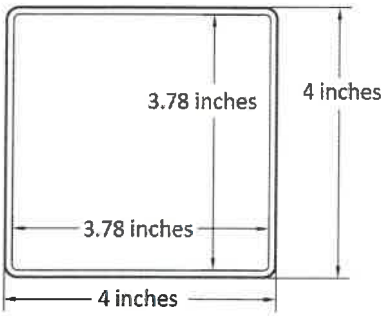
0.055-inch Bottom Rail "H" Insert



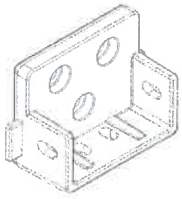
2" x 3.5" Bottom Rail (Builders Mark Rail)



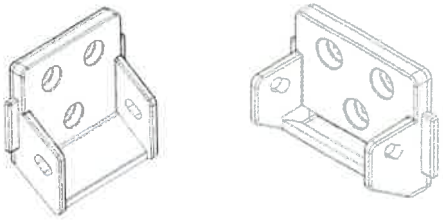
0.055-inch Bottom Rail "T" Insert



Post Sleeve

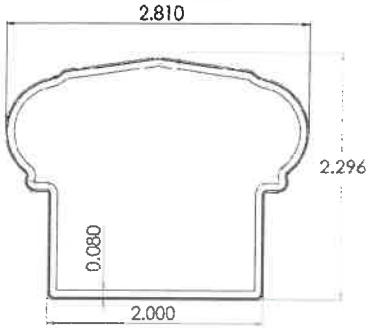


Level – Rail Bracket

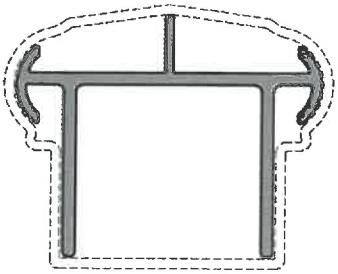


Stair – Rail Brackets

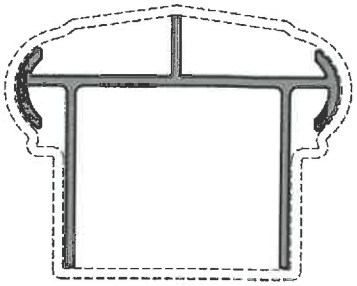
FIGURE 3 – 300 SERIES PVC RAILING PROFILES AND BRACKETS



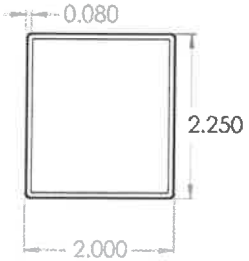
Top Rail



0.100-inch Top Rail Insert

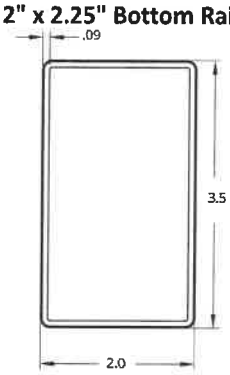


0.070-inch Top Rail Insert

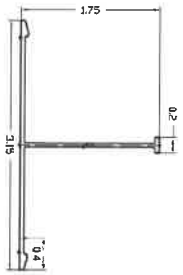


2" x 2.25" Bottom Rail

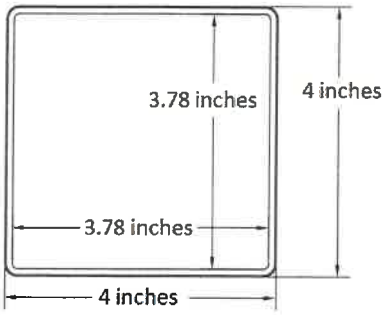
0.055-inch Bottom Rail "H" Insert



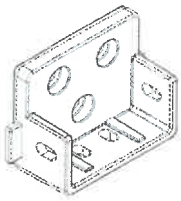
2" x 3.5" Bottom Rail



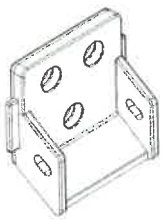
0.055-inch Bottom Rail "T" Insert

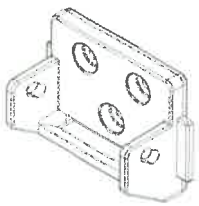


Post Sleeve



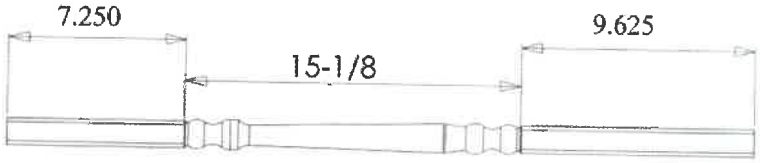
Level – Rail Bracket



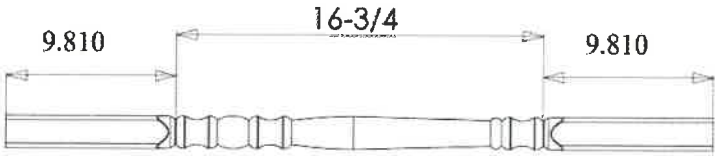


Stair – Rail Brackets

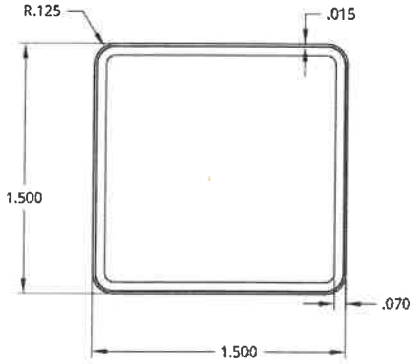
FIGURE 4 – 600 SERIES PVC RAILING PROFILES AND BRACKETS



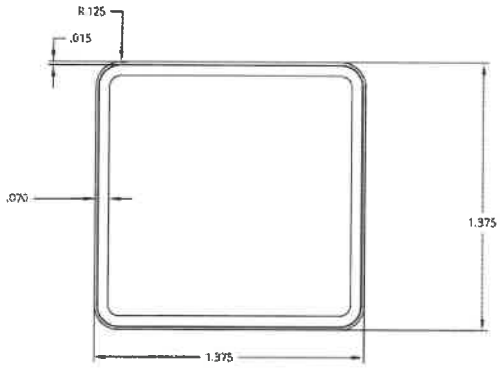
1-1/4-inch PVC Spindle
(300, 600 Series Only)



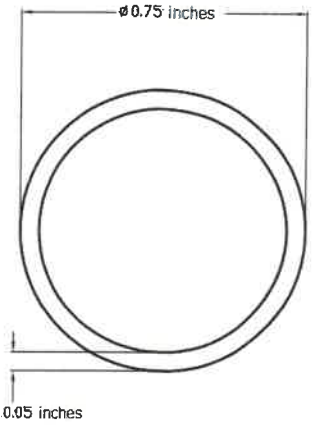
1-1/2-inch PVC Spindle
(100, 200 Series Only)



1-1/2-inch Square PVC Picket
(100, 200 Series Only)

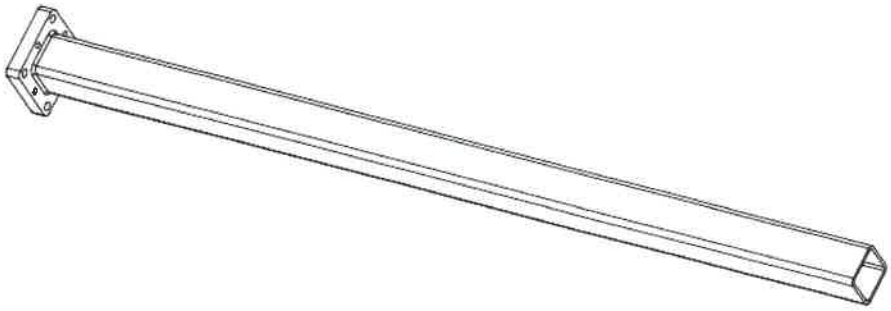


1-3/8-inch Square PVC Picket
(300, 600 Series Only)

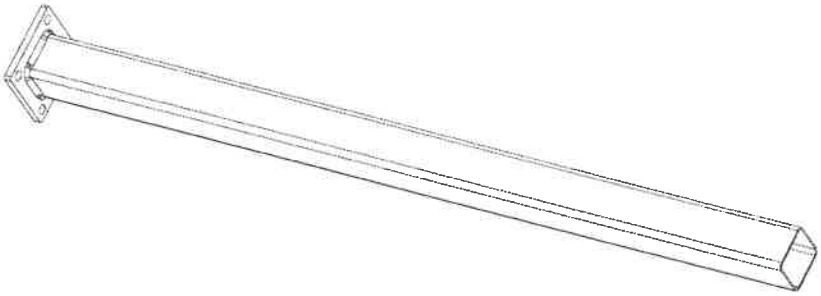


3/4-inch Diameter Aluminum Picket

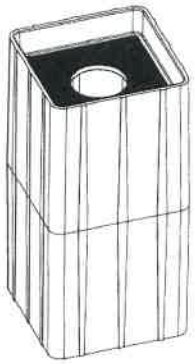
FIGURE 5 – INFILL



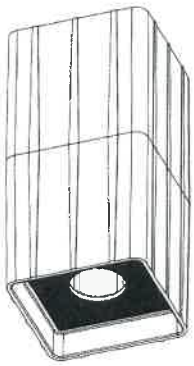
LMT Blu Mount



LMT Galvanized

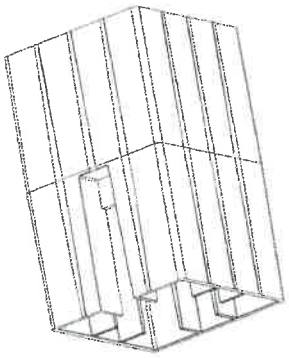


Orientation for 36"



Orientation for 42"

Top Rail Post Guide



Bottom Rail Post Guide

FIGURE 6 – POST MOUNTS

intertek
Total Quality. Assured.

Code Compliance Research Report CCRR-0301

Issue Date: 03-20-2019
Revision Date: 03-20-2019
Renewal Date: 03-20-2020

DIVISION: 06 00 00 – WOOD, PLASTICS AND COMPOSITES
Section: 06 53 00 - Plastic Decking

REPORT HOLDER:
TREX COMPANY, INC.
160 Exeter Drive
Winchester, VA 22603
www.trex.com

REPORT SUBJECT:
TREX Enhance® Basics and Naturals composite deck boards

1.0 SCOPE OF EVALUATION

1.1 This Research Report addresses compliance with the following Codes:

- 2018 and 2015 *International Building Code®* (IBC)
- 2018 and 2015 *International Residential Code®* (IRC)

NOTE: This report references 2018 Code sections with [2015] Code sections shown in brackets where they differ.

1.2 *TREX Enhance® Basics and Naturals* deck boards have been evaluated for the following properties:

- Structural performance
- Durability
- Surface Burning
- Decay Resistance
- Termite Resistance
- Wind Uplift

1.3 *TREX Enhance® Basics and Naturals* deck boards have been evaluated for the following uses:

- Exterior walking surface on exterior decks, balconies, porches walkways and stair tread.
- The deck boards identified in this report may be used in One- and Two-Family Dwellings regulated by the IRC and other construction types regulated by the IBC in accordance with IBC Section §705.2.3.1 [§1406.3] as follows:

  Construction Type IIB, IIIB & VB per IBC §705.2.3.1 [§1406.3] and Table 601 (No fire resistance rating required for floors)

  Construction Type IIIA, IV & VA per IBC §705.2.3.1 [§1406.3], Exception 3 (Sprinkler protection required)

2.0 STATEMENT OF COMPLIANCE

TREX Enhance® Basics and Naturals deck boards comply with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.0.

3.0 DESCRIPTION

3.1 *TREX Enhance® Basics and Naturals* deck boards are co-extruded and semi-capped composite material composed of polyethylene and wood fiber.

3.2 Solid and Grooved Edged boards measure a nominal 1 in. thick and 5-1/2 in. wide and have five 9/16 in. high flutes running the entire length along the bottom of the deck board. Grooved edge deck boards additionally include 5/16 in. deep by 1/8 in. high grooves on each of the long edges. See Figures 1 and 2.

3.3 The top surface has an embossed simulated wood-grain pattern. *TREX Enhance® Basics and Naturals* are available in nine colors:

3.3.1 Basics are solid colors available as Saddle, Clam Shell and Beach Dune.

3.3.2 Naturals are a solid base color with streaks to available as Sunset Cove, Rocky Harbor, Foggy Wharf, Toasted Sand, Coastal Bluff, and Calm Water.

4.0 PERFORMANCE CHARACTERISTICS

4.1 *TREX Enhance® Basics and Naturals* deck boards are rated for a Span/Load Rating of 16/100 (16.0 in. Span and 100 psf Live Load) installed on support framing spaced 16 in on center.

4.2 Deck Boards used as stair treads are rated for the code-prescribed concentrated load equal to 300 lbs. when installed with a maximum 9" support spacing. Deck boards used as stair treads shall be installed in a minimum two-span condition.

4.3 *TREX Enhance® Basics and Naturals* solid edge deck boards have a wind uplift resistance rating of 150 lb/f^{t2} when face-fastened to support framing spaced 16 in. on center.

4.4 *TREX Enhance® Basics and Naturals* grooved edge deck boards have a minimum wind uplift resistance rating of 139 lb/ft^2 when installed using the Trex Hideaway Hidden Fastener system on support framing spaced 16 in. on center.

4.5 *TREX Enhance® Basics and Naturals* deck boards have a flame spread index of less than 200 when tested in accordance with ASTM E84.

4.6 Materials are deemed equivalent to preservative treated or naturally durable wood for resistance to weathering effect, attack from termites, and fungus decay.

4.7 Structural performance has been demonstrated for a temperature range from -20 °F to 125 °F.

5.0 INSTALLATION

5.1 *TREX Enhance® Basics and Naturals* deck boards must be installed in accordance with the manufacturer's published installation instructions, the applicable Code, and this Research Report. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.2 Decking can be installed on full runs or uniformly staggered on the deck support structure. For all but stairs, install deck boards on substructures built on 16" center maximum support spacing.

5.3 Face fastening of the *TREX Enhance® Basics and Naturals* solid edge deck board shall be two #8 x 2-1/2 in. stainless steel screws.

5.4 The grooved edge decking shall be attached at each joist, regardless of joist spacing with the Trex® Hideaway® Universal Hidden Fastener system using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. See Figure 3.

5.5 The stainless steel Trex® Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" square drive stainless screw. See Figure 3.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 Deck board placed at an angle other than 90 degrees to the supporting joist will require support framing at a reduced spacing such that the span of the deck board does not exceed 16 in.

6.3 The wind uplift resistance rating recognized in this report is based on attachment to treated Southern Pine framing (specific gravity, G=0.55). Installation on wood framing with a lesser specific gravity may result in a lower wind uplift rating

6.4 Where required by the building official, engineering calculations and details shall be provided. The calculation shall verify that the anchorage complies with the building code for the type of framing and condition of the supporting construction.

6.5 Compatibility of the supporting construction materials with all metal fasteners are subject to approval by the code official.

6.6 The deck board has not been evaluated for use in areas subject to Formosan termite attack.

Topographic Map - Parcel outline is ref only

Legend

Foundation

Addressing

Parcels

Structure

County Structure

Elevation

Topo 2023

Index

Intermediate

0 100 200 ft

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes 1" = 100 ft - Parcel outline is ref only

ANNE ARUNDEL COUNTY MARYLAND

Sara Anzelmo <pzanze99@aacounty.org>

A request letter for Variance approval Part 2

Sara Anzelmo <pzanze99@aacounty.org> Wed, Oct 22, 2025 at 12:20 PM
To: Judy Kee <jkee301@gmail.com>

Good morning. I spoke with the Critical Area Team's Planning Administrator about your application this morning. Because it is crystal clear that the decks are being reconstructed entirely within the buffer and within steep slopes of 15% or greater, she is willing to accept the site plan without the required buffer line and the steep slope areas shown. You do not need to make any revisions to the site plan.

Therefore, the only outstanding item is the Critical Area Project Notification form, which was incomplete with the initial application. You should be able to transfer the coverage numbers that you listed in your Critical Area Narrative into the Site Inventory on that form. If you have any questions, please let me know. Once received, we can accept the application and route it to the Administrative Hearing Office for scheduling. Thank you.

[Quoted text hidden]

OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0033-P)

DATE OF MEETING: 05/12/2025

P&Z STAFF: Sara Anzelmo, Kelly Krinetz

APPLICANT/REPRESENTATIVE: Hae Young Han / Francis Ramos EMAIL: ramos.services@yahoo.com

SITE LOCATION: 348 Hunner Road LOT SIZE: 1 acre ZONING: R1

CA DESIGNATION: LDA BMA: Partial or BUFFER: Partial APPLICATION TYPE: Critical Area Variance

The applicant proposes to demolish the existing two-story deck and to construct a new two-story deck in generally the same general location on the waterfront side of the existing dwelling. The proposed upper level deck would measure 13' by 65'-9". The proposed lower level deck would measure 12'-2" by 34'-3".

The proposal would necessitate a variance to allow construction of the deck with disturbance within steep slopes of 15% or greater and with disturbance within the 100-foot buffer.

COMMENTS

The **Critical Area Team** reviewed the proposal and commented that they would have no objection to the in-kind replacement of the existing deck.

The **Zoning Administration Section** notes that the current proposal appears to exceed the area of the existing deck being removed. In order to allow for proper review, the applicant should submit an existing conditions site plan and a proposed conditions site plan, and both levels of deck should be shown on the site plan with dimensions for each level. The site plan should also be updated to show the slopes of 15% or greater, the buffer, and the limit of disturbance (LOD) required for access during construction. The property already has the luxury of extensive decking that far exceeds that which is typical of most waterfront lots in sloped areas. Any expansion of the existing deck would not be supported. In fact, redevelopment allows the opportunity for minimization and to improve upon the existing conditions. The applicant is advised that, in order for the proposed Critical Area variances to be approved, the applicant must demonstrate and the Hearing Officer must find that the proposal complies with each and every one of the Critical Area variance standards provided under Section 18-16-305(b) and (c), including demonstrating that the variances are the minimum necessary to afford relief. Therefore, the variance letter of explanation should be revised to specifically address each standard.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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.