

To the Zoning Board

My wife and I would like to put an addition on the backside of our house under an existing second-floor overhang. The house was originally built in 1965 by the first owners, and then had a major renovation by the second owners between 2017 and 2020, we are the third owners and purchased the property February 2<sup>nd</sup>, 2024. The lot is 33,106sqft with approximately 9000sqft in the buffer zone, and 3500sqft of steep slope. The 2017-2020 renovation included expanding the footprint, adding a second floor, adding a garage, new well and septic system. The house currently encroaches on the side setbacks for an R1 property, on the north side by 10-13ft and on the south side by 9-12ft(the house doesn't sit square to the lot), the front setback is 75ft and the rear is 165ft. The second floor overhangs the first floor by 8'x22', which we would like to enclose to make some changes to our first-floor bedroom, bathroom and closet. We are asking for a side setback variance to allow us to build the addition, we are not asking to increase the encroachment on the side setbacks, the addition would follow the existing footprint of the house. The setback for the north side of the house, where we are proposing to do the addition, is original to the house in 1965, the side setback requirement for an R1 property is 15 feet, the second-floor overhang has a setback of 12.5-13 feet, and we just want to follow the existing setback, not increase it.

To address the Zoning Code Requirements for Variance Section 18-16-305 Subsection (a)

1. Due to the way the house was built and already encroaches on the side setbacks, it is not possible to build the addition without a variance to the side setback
2. Based on the layout and design of the house there does not exist any other practical way to add an addition to the first-floor bedroom.

Section 18-16-305 of the Zoning Code under Requirements for Variance Subsection (c)

1. The existing footprint of the house will not change.
2. The neighborhood should not be affected by the proposed addition. The addition will be difficult for anyone not on our property to notice because of the location of our house in the neighborhood(we are in the very back), the location of the addition in relation to our house(under second floor overhang) and the neighboring trees around our property. No trees will be affected and we plan to add back in local shrubs around the new addition, where currently there is a pebble patio.

Thank you

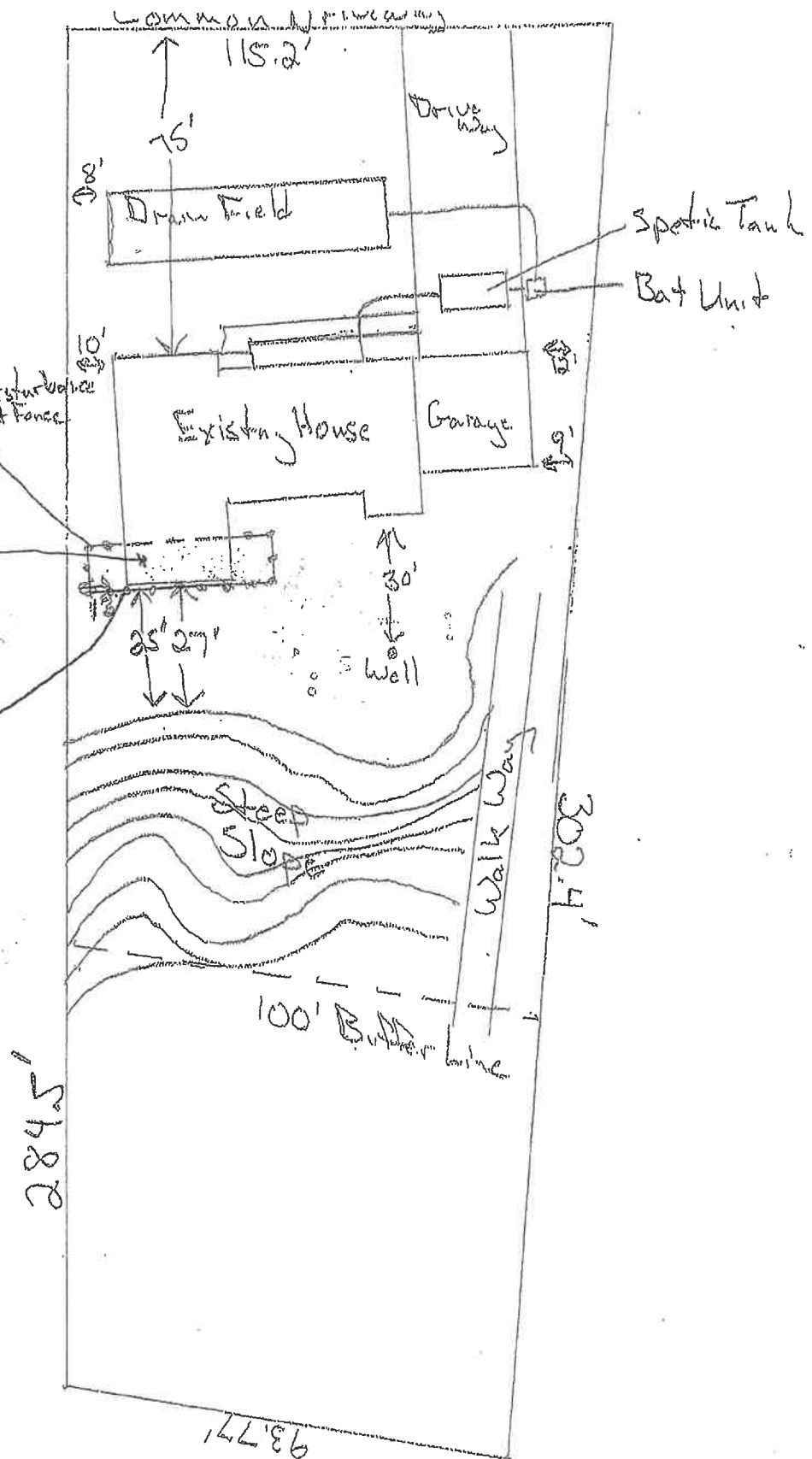
Martin Ticar

1" = 30'



Proposed 8'x22' 1<sup>st</sup> floor addition under existing 2<sup>nd</sup> floor overhang. The footprint of the house will not change.

The line of disturbance will be 7.5' on either side of the addition and 2' from the rear of the addition. It will be 25' from the steep slope and a total of 370 sqft. The reinforced silt fence will be on the three sides of the addition along the line of disturbance. The foundation will be hand dug to minimize disturbance and access will be from the south side of the property.



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:

Tax Map #	Parcel #	Block #	Lot #	Section
0024	0251	22		

Tax ID: 3000-2696-2000

**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) 338 Somerset

Project location/Address 338 Somerset Rd

City Pasadena Zip 21122

Local case number

Applicant: Last name Ticar First name Martin

Company

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

Building Permit ☐  
Buffer Management Plan ☐  
Conditional Use ☐  
Consistency Report ☐  
Disturbance > 5,000 sq ft ☐  
Grading Permit ☐

Variance ☒  
Rezoning ☐  
Site Plan ☐  
Special Exception ☐  
Subdivision ☐  
Other ☐

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Add addition under existing 2nd Floor overhang

Intra-Family Transfer ☐ Yes  
Grandfathered Lot ☐

Growth Allocation ☐ Yes  
Buffer Exemption Area ☐

### Project Type (check all that apply)

Commercial ☐  
Consistency Report ☐  
Industrial ☐  
Institutional ☐  
Mixed Use ☐  
Other ☐

Recreational ☐  
Redevelopment ☐  
Residential ☒  
Shore Erosion Control ☐  
Water-Dependent Facility ☐

## SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area					370
LDA Area					
RCA Area					
Total Area					

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		4290	Existing Lot Coverage		4011
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		4011

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		370	Mitigation		0

### Variance Type

Buffer ☐  
Forest Clearing ☐  
HPA Impact ☐  
Lot Coverage ☐  
Expanded Buffer ☐  
Nontidal Wetlands ☐  
Setback ☒  
Steep Slopes ☐  
Other ☐

### Structure

Acc. Structure Addition ☐  
Barn ☐  
Deck ☐  
Dwelling ☐  
Dwelling Addition ☒  
Garage ☐  
Gazebo ☐  
Patio ☐  
Pool ☐  
Shed ☐  
Other ☐

- We are asking for a zoning variance for our home to put an addition on the back of our house and increase the size of our bedroom, bathroom and closet, by 176sqft. The second floor of our house over hangs the first floor by 8 feet (and 22 feet wide), we would like to enclose this space and make it part of our bedroom. The side of our house currently encroaches on the side setback by 10-13 feet, we would not be increasing this with the addition.
- We have 7066 sqft of Forest Conservation Area in the buffer zone and 4290 sqft of forestation mainly in the steep slope area. The property has several kinds of trees including oak, dogwood, maple, pine, holly, magnolia and locust. Shrubs include: laurel, strawberry bush, azaleas, hydrangea, sumac, high-tide bush and roses.
- We will use reinforced silt fencing around the disturbance area to control sediment, the foundation will be dug by hand to minimize the disturbance area. Storm water management will be controlled with the existing systems, which should not be impacted by construction. Once the foundation is complete, we will remediate the grading for erosion control, the site from that point on will mainly be accessed through the interior.
- Currently the total impervious lot coverage is 4011 sqft; the breakdown is house 2081, garage 576, driveway 965 and sidewalk/stoop/porch 389. Because the second floor already overhangs the first floor, the amount of impervious lot coverage will not change.
- The area of disturbance will be at least 25 feet from the steep slope and the buffer zone.



# Topographic Map - Lot outline ref only NOT exact



## Legend

- Foundation
- Addressing
  -
- Parcels
  - ▭
- Structure
  - ▭
- County Structure
  - ▭
- Elevation
  - Topo 2023
    - Index
    - Intermediate

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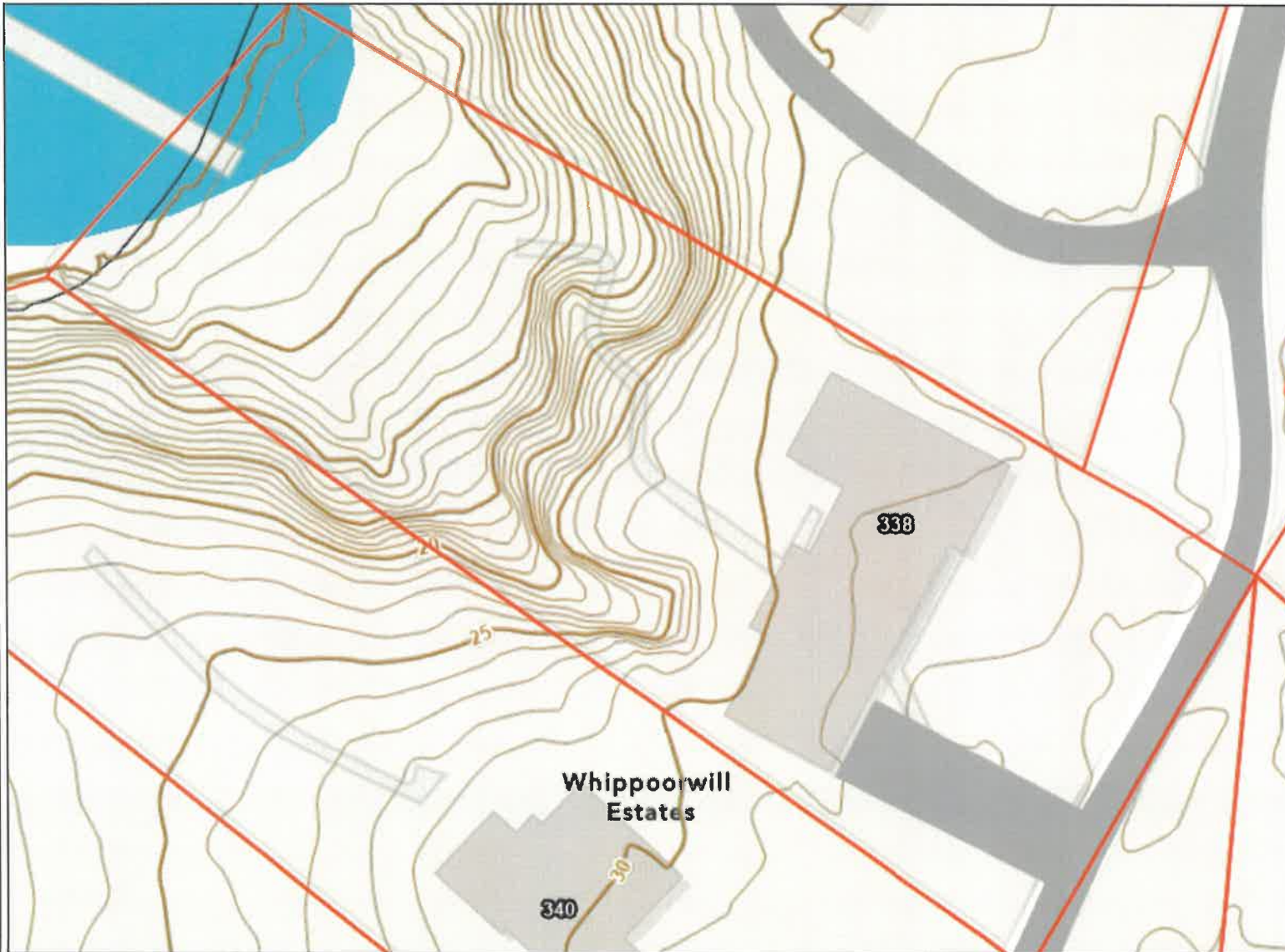
THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes 1" = 100 ft - Lot outline ref only NOT exact



0 100 200  
ft

# Topographic Map - Lot outline ref only NOT exact



## Legend

Foundation  
Addressing



Parcels



Structure

County Structure



Elevation

Topo 2023

Index

Intermediate



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0 50 100  
ft

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