

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

APPLICANTS: Sang Koo Han & Hae Young Han,
Trustees

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0184-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: January 27, 2026

PREPARED BY: Joan A. Jenkins
Planner III

REQUEST

The applicants are requesting a variance to allow a dwelling addition (two-story deck with stairs) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 348 Hunner Road in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 1.0 acre of land and is located at the terminus of Hunner Road, southwest of N. Ferry Point Road. The subject property is identified as Lot B on Parcel 133 in Grid 5 on Tax Map 32 in the E.H. Price Property. The property is zoned R1 - Residential District. The property is waterfront on the Magothy River which lies within the Chesapeake Bay Critical Area and is designated primarily LDA - Limited Development Area. The shoreline is mapped primarily as a buffer modified area (BMA) and partly as not buffer modified. The site is encumbered by steep slopes and the buffer. The site is currently improved with a two-story single-family dwelling, a driveway, walkways and a pier.

APPLICANT'S PROPOSAL

The applicants propose to replace in-kind a two-story deck (L-shaped 12' by 65.9 feet) with steps to grade from the upper level and three steps to grade from the lower level, that is located in the non-buffer modified area.

REQUESTED VARIANCES

§ 18-13-104(a) of the Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams and tidal wetlands. § 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). § 27.01.01 (B) (8) (ii) of COMAR states a buffer exists "to protect a stream tidal wetland tidal waters or terrestrial environment from human disturbance." § 27.01.09 E. (1) (a) (ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The deck is within the buffer to tidal waters. Exact buffer disturbance will be determined at the time of permit.

§ 17-8-201(a) of the Anne Arundel Subdivision and Development Code states that development in the LDA and RCA designated areas may not occur on slopes of 15% or greater unless development will facilitate stabilization of the slope, is necessary to allow connection to a public utility, or is to provide direct access to the shoreline. All disturbance shall be limited to the minimum necessary. The deck and the limit of disturbance around the deck during construction will create permanent and temporary disturbance on the steep slopes of 15% or greater. Actual disturbance to be determined at permitting.

This application does not require a variance to setbacks.

FINDINGS

The property is irregularly shaped. The site meets the R1 District area and width requirements. According to State Tax Assessment records the house was built in 1987 prior to the County's enactment of critical area laws.

The existing critical area lot coverage is 7,438 square feet. The lot coverage is greater than the maximum 6,534 square feet allowed by Code, however, the deck is not considered lot coverage, therefore the lot coverage will not change.

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

The **Development Division (Critical Area Team)** commented that there is no objection to the repair/replacement of the existing deck.

The **Critical Area Commission** commented that provided the Administrative Hearing Office finds that all critical area variance standards are met appropriate mitigation is required in the Critical Area Buffer.

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

Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship or practical difficulty. In this case the presence of the steep slopes and the non-modified buffer combine to make in-kind replacement impossible without variance relief. As such some relief is warranted to allow the applicants to replace a longstanding amenity area.

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

County's critical area program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law and have evaluated site planning alternatives.

With regard to the requirements for all variances:

There is no evidence that the replacement of the existing structures will alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare. The proposal will not reduce forest cover in the LDA and will not be contrary to acceptable clearing and replanting practices.

The variances as proposed are considered the minimum necessary to afford relief by this Office. The proposal consists of replacing a prior improvement with the same footprint. The proposed replacement will result in no clearing, keep the lot coverage unchanged and actually result in the least amount of disturbance possible. Finally, the County Critical Area team and the State Critical Area Commission have offered no objection to the proposal and the replacement is considered to represent the minimum variance necessary by OPZ.

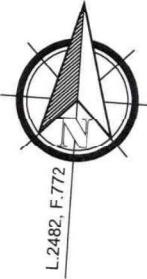
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of variances to construct the two-story deck and stairs with less setbacks and buffer than required and with disturbance to slopes of 15% or greater as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



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



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: $2' \pm$

TO: HUNNER ROAD



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 SET FORTH IN REGULATION 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCED, 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 OF FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY IN FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY TO ACQUIRE TITLE TO PROPERTY WHICH IS BEING TRANSFERRED, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS $2'$. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAME 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 DISPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

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

A Land Surveying Company

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and
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Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

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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 ARUNEL 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 OR THEIR PROVISIONS.



DRAWING INDEX

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

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DECK FLOORING
A-3
DECK ELEVATIONS
A-4
DECK DETAILS
A-5
DECK DETAILS
A-6
DECK DETAILS

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

DESIGNER:
FREDDY MOREL (DRAFTER)
1 MONTFORD COURT
SILVER SPRING, MD 20905
202-764-5488
morel.freddy@norman.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

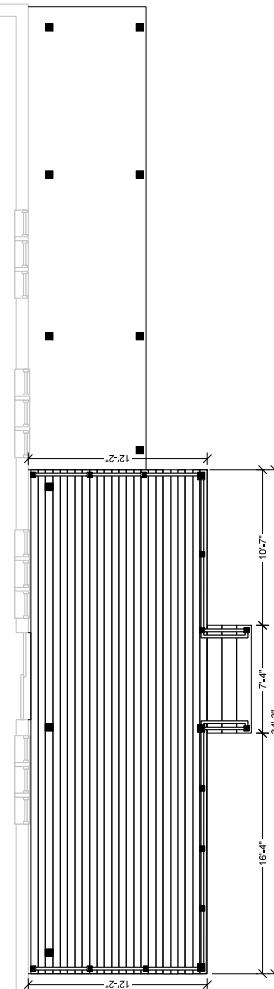
1/4" = 1'-0"

PROJ. MGR

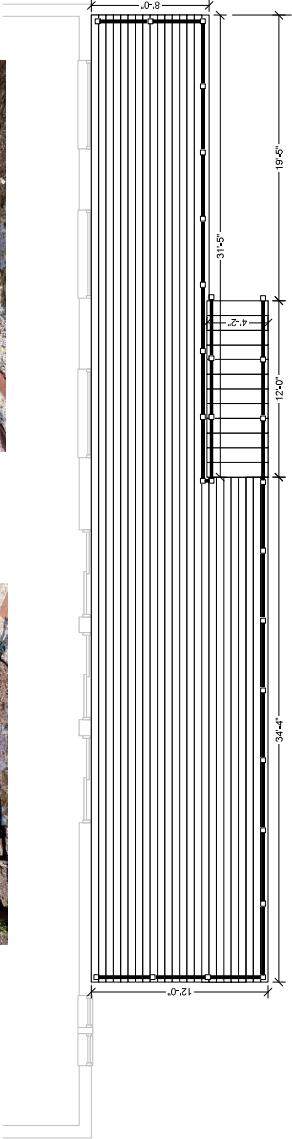
PROJ. #

124152

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



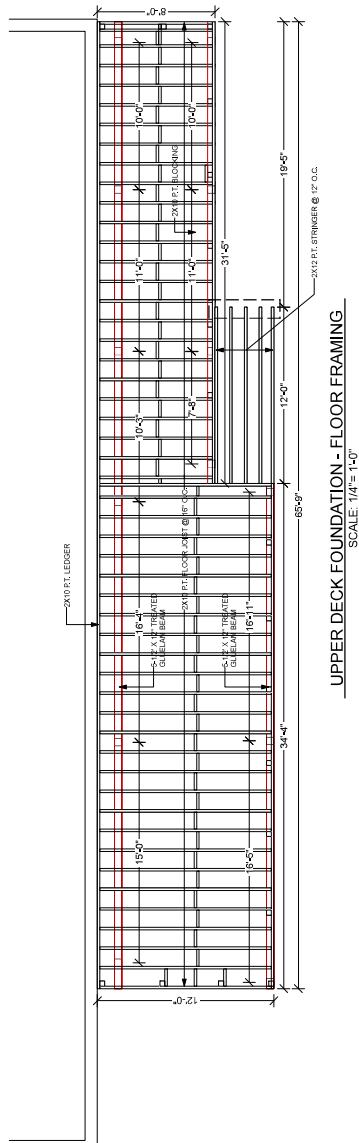
PROPOSED UPPER DECK PLAN
SCALE: 1/4" = 1'-0"



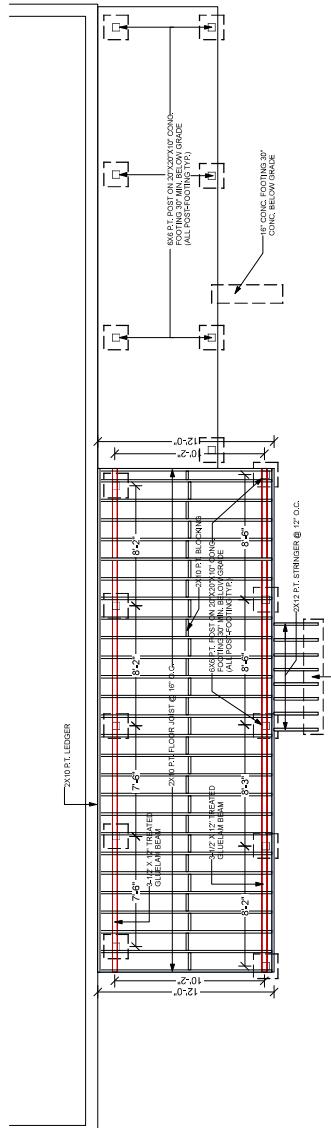
A-1

346 HUNNER ROAD PASADENA, MD 21122

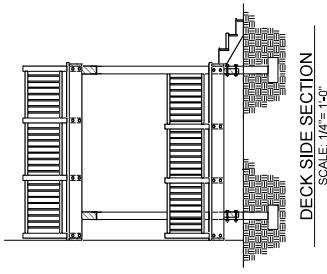
ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HEREIN ARE FROM THE IFC AND IECC AS AMENDED BY ANNE ARUNDEL COUNTY EXECUTIVE REGULATION, ENERGY CONSERVATION CODE (IECC), 2018 EDITION. THIS DOCUMENT CONTAINS AND EXPLAINS ITEMS WRITTEN ON APPROVED PLANS. IT IS NOT INTENDED AS A SUBSTITUTE FOR CODES OF THEIR PROVISIONS.



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



LOWER DECK FOUNDATION - FLOOR FRAMING SCALE: 1/8" - 1'-0"



DECK SIDE SECTION

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

ADDITIONAL 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.



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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).



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.



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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 <i>LMT Blu-Mount</i> 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 <i>LMT Blu-Mount</i> post mount	
Level	96 inch x 36 inch	Aluminum "H" profile with 0.060-inch nominal wall thickness	Conventional 4x4 wood post or <i>LMT Galvanized</i> 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 <i>LMT Galvanized</i> post mount	
Stair	117 inch x 36 inch	Aluminum "A" profile with 0.085-inch nominal wall thickness	Conventional 4x4 wood post or <i>LMT Galvanized</i> 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.

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PCA-101



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 <i>LMT Blu-Mount</i> 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 <i>LMT Blu-Mount</i> post mount	
Level	96 inch x 36 inch	Aluminum "A" profile with 0.060-inch nominal wall thickness	Conventional 4x4 wood post or <i>LMT Galvanized</i> 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.



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PCA-101



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 <i>LMT Blu-Mount</i> 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 <i>LMT Galvanized</i> 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 <i>LMT Galvanized</i> post mount	
	119 inch x 42 inch	Aluminum profile with 0.100-inch nominal wall thickness	Conventional 4x4 wood post or <i>LMT Blu-Mount</i> 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.



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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 <i>LMT Blu-Mount</i> 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 <i>LMT Galvanized</i> 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 <i>LMT Blu-Mount</i> 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.



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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
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws
	Bottom Rail Bracket	to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws
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
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws
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
		to LMT Post	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws
	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
		to LMT Post	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws
	Builders Mark Rail: 2" x 3-1/2" Bottom Rail Bracket	to Rail	#10-16 by 1 inch (0.140-inch minor diameter), pan-head, zinc-coated, self-starting screws
		to Post	#10-10 by 1-1/2 inch (0.121-inch minor diameter), pan-head, zinc-coated, self-drilling screws
		to Rail	#10-16 by 1 inch (0.141-inch minor diameter), pan-head, zinc-coated, self-drilling screws
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



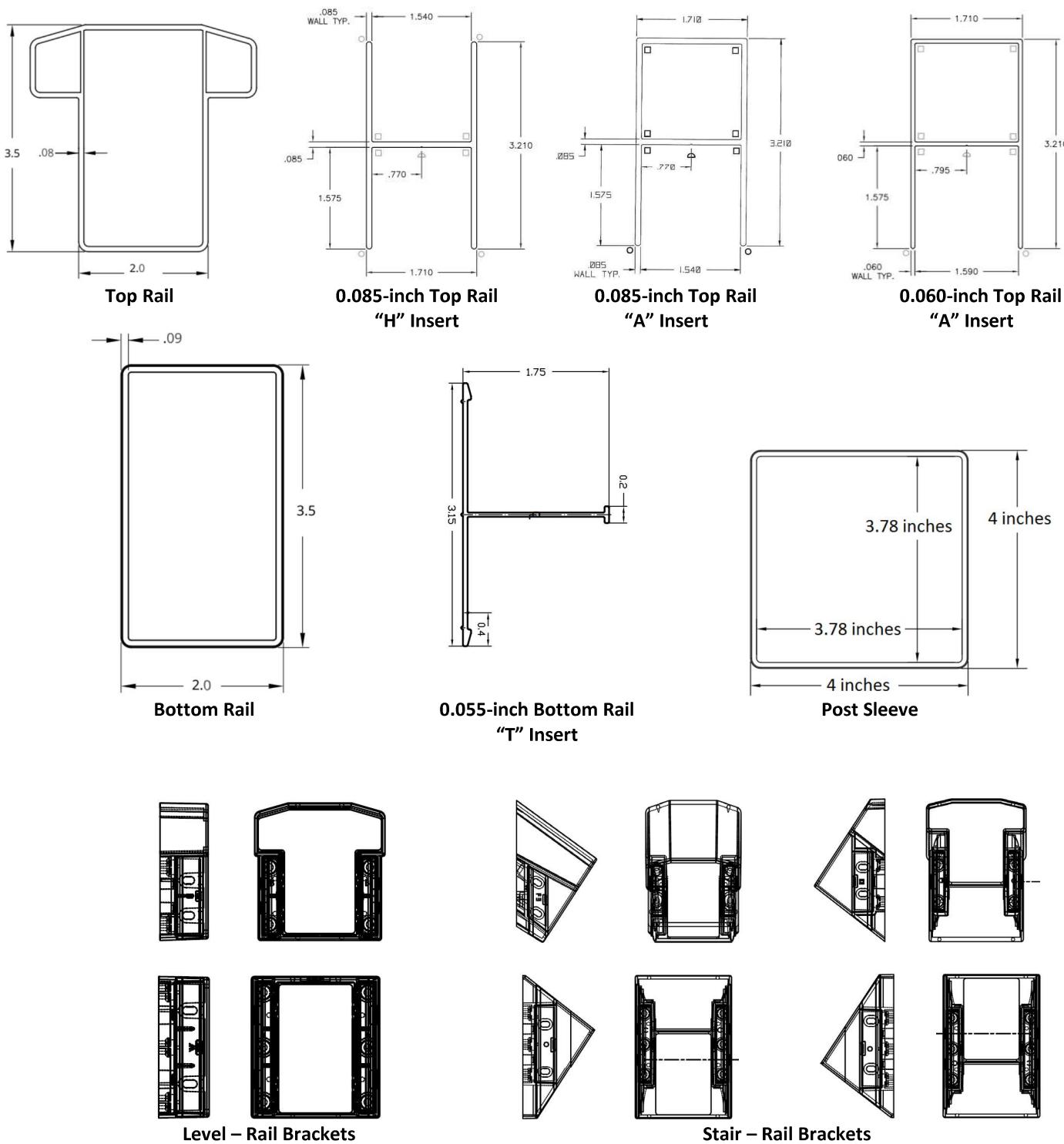


FIGURE 1 – 100 SERIES PVC RAILING PROFILES AND BRACKETS

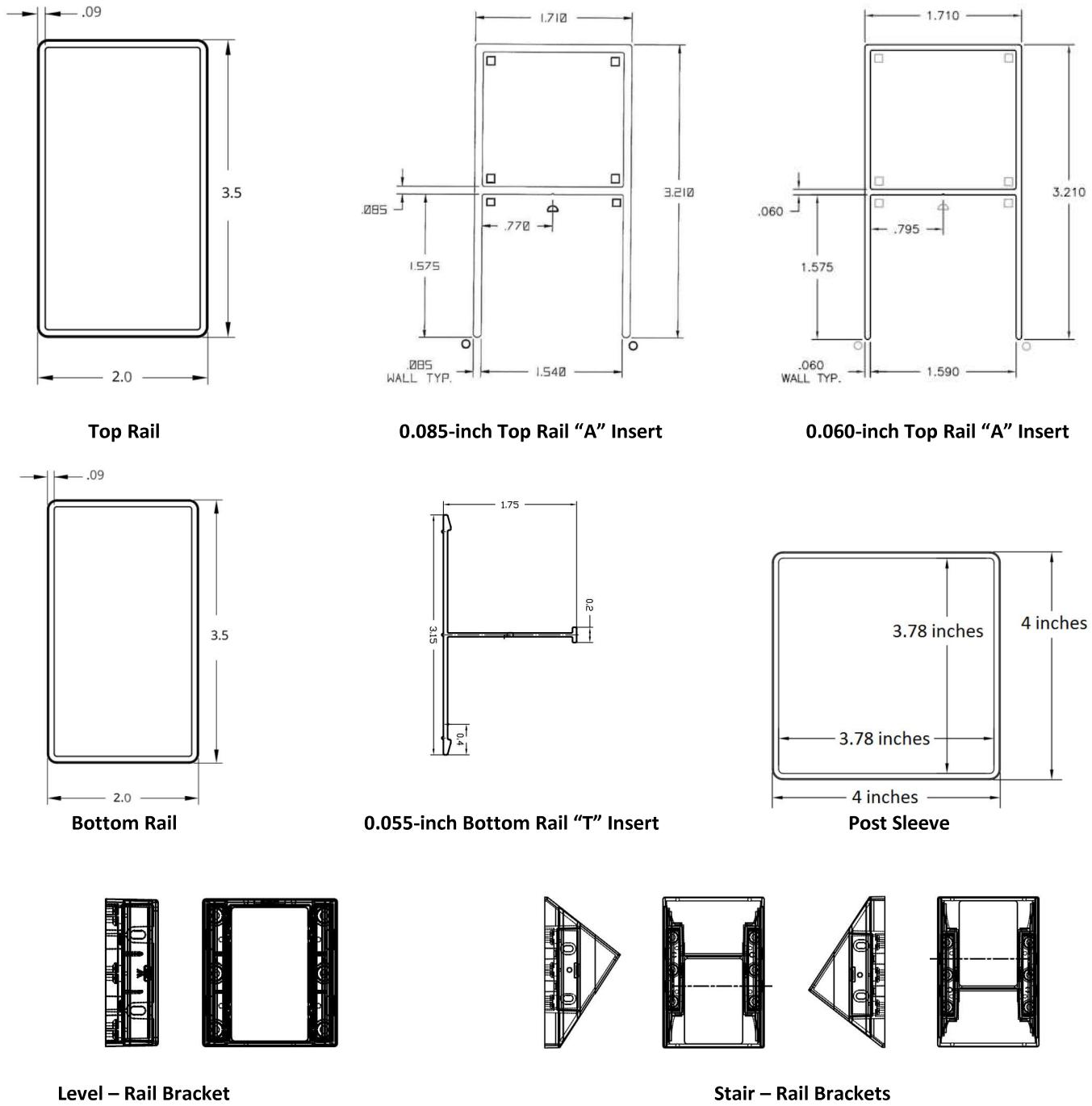


FIGURE 2 – 200 SERIES PVC RAILING PROFILES AND BRACKETS

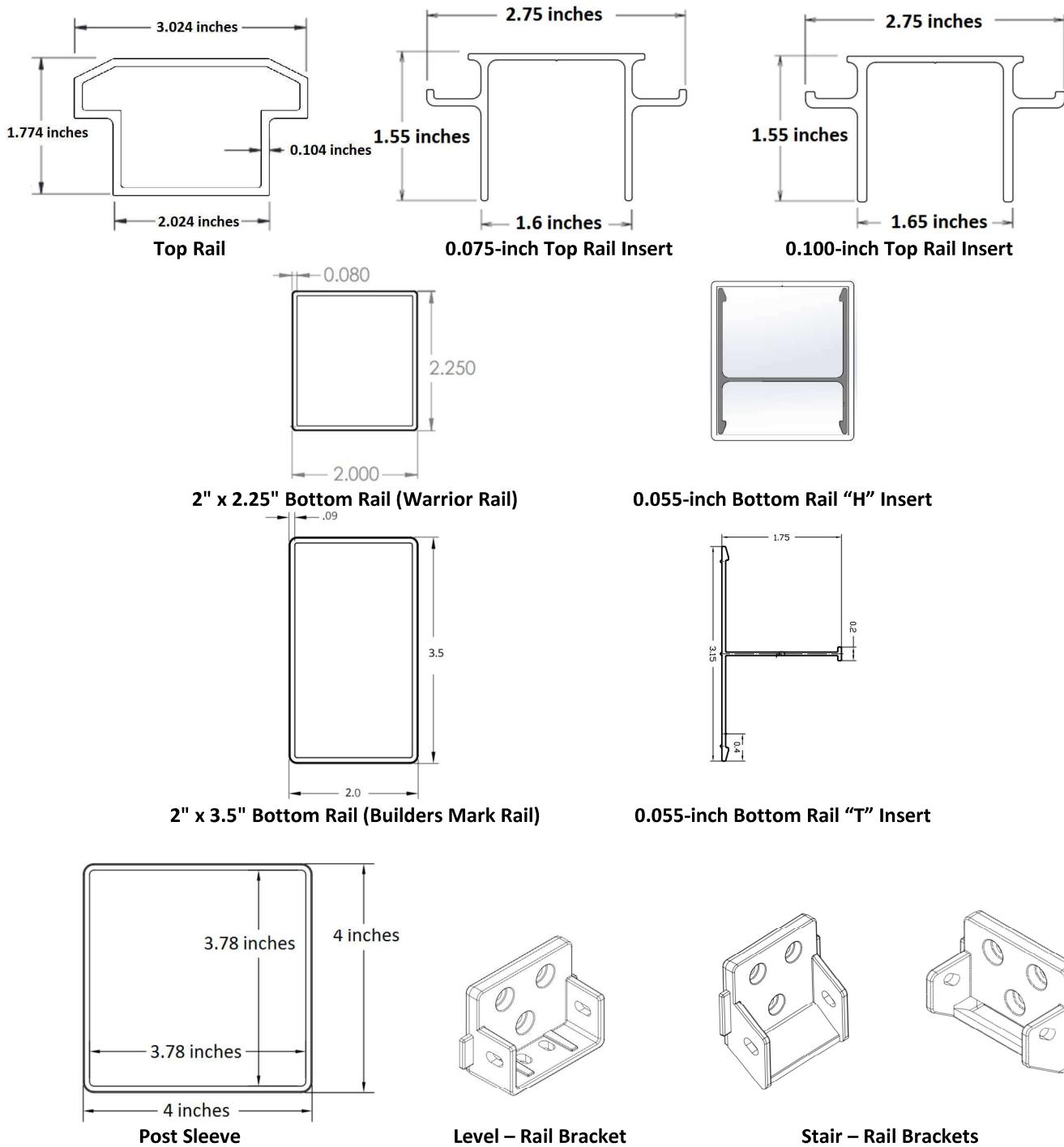


FIGURE 3 – 300 SERIES PVC RAILING PROFILES AND BRACKETS



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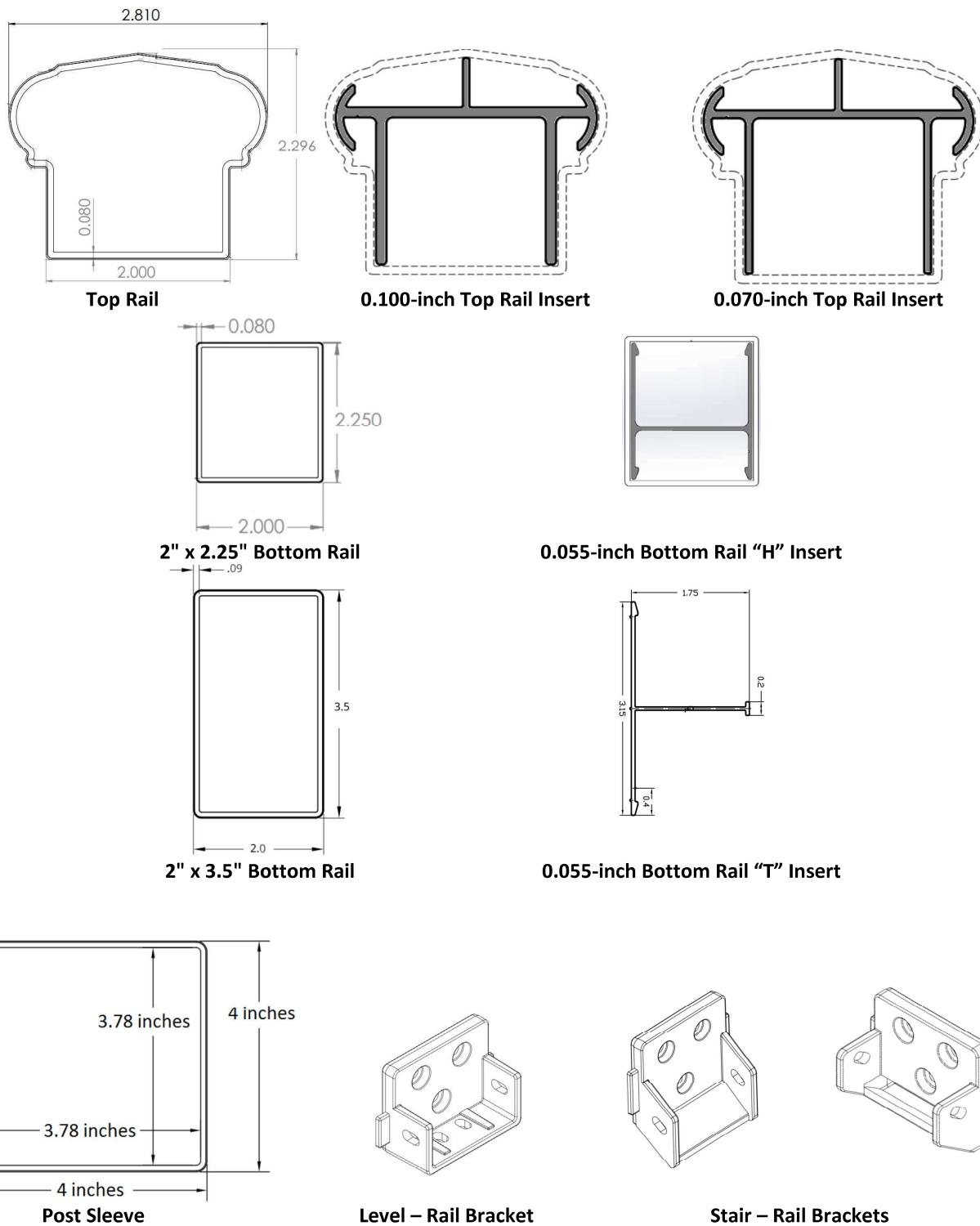
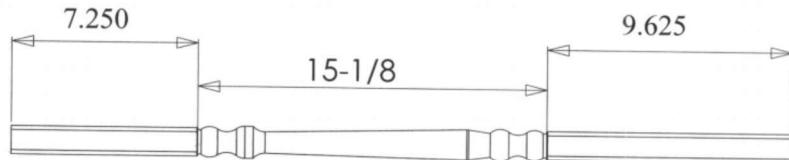
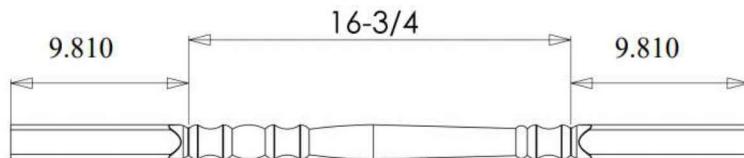


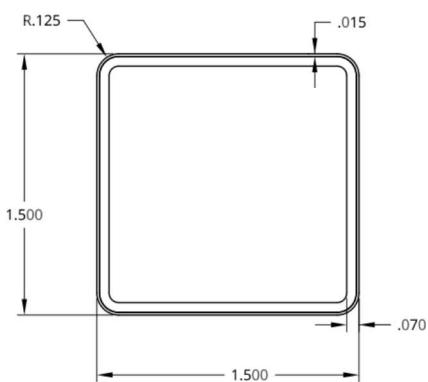
FIGURE 4 – 600 SERIES PVC RAILING PROFILES AND BRACKETS



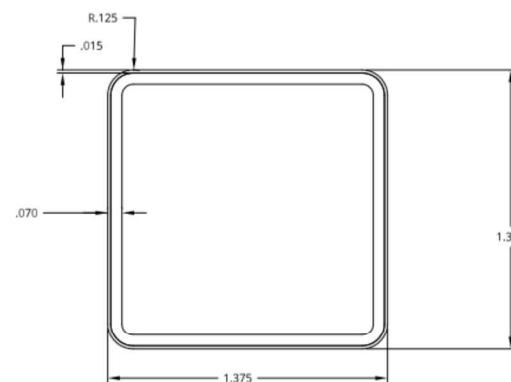
**1-1/4-inch PVC Spindle
(300, 600 Series Only)**



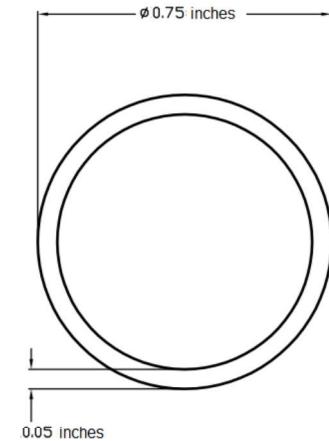
**1-1/2-inch PVC Spindle
(100, 200 Series Only)**



**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



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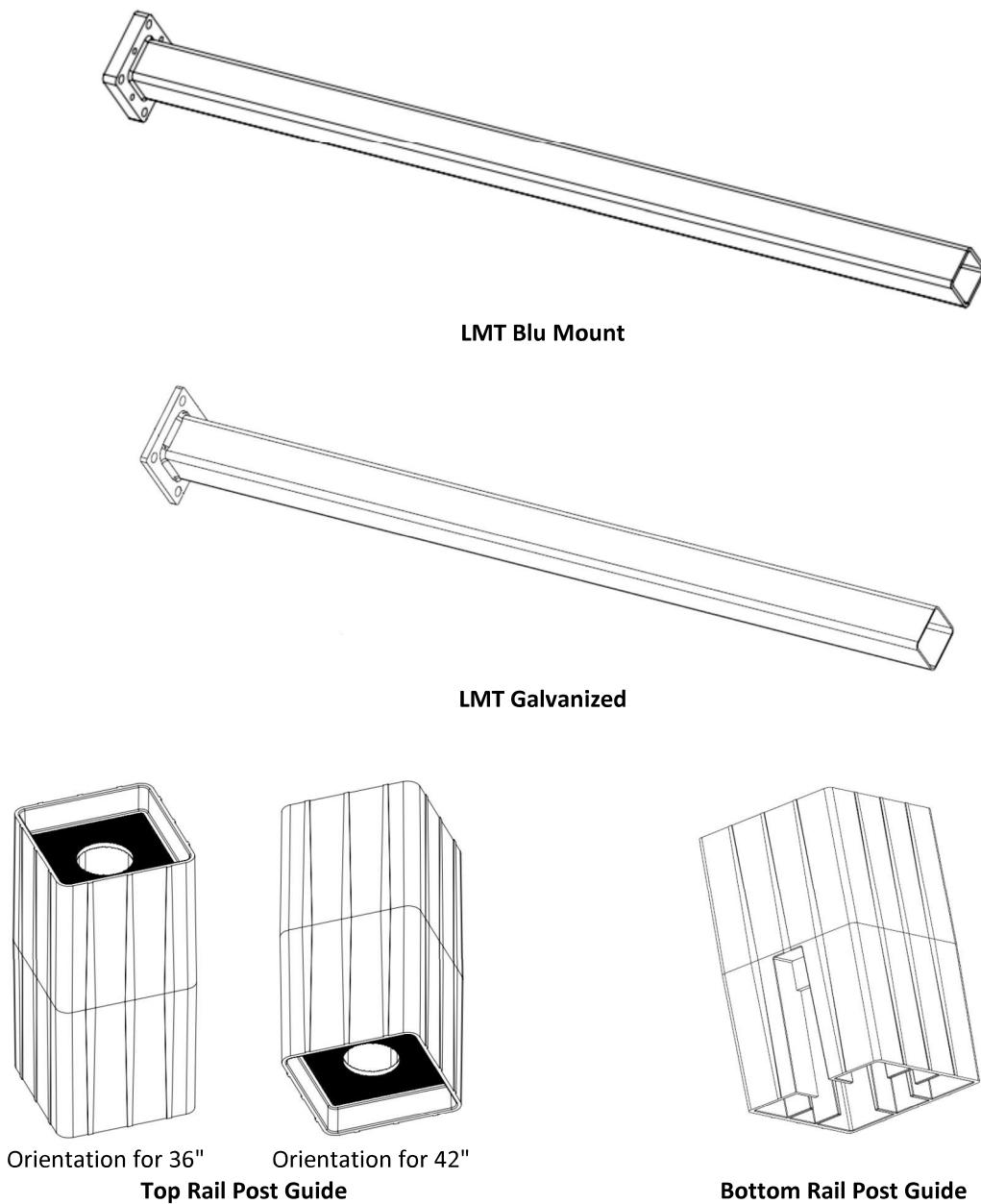


FIGURE 6 – POST MOUNTS



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Product
Certification Agency

PCA-101

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

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)

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:

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 available as Sunset Cove, Rocky Harbor, Foggy Wharf, Toasted Sand, Coastal Bluff, and Calm Water.



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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/ft² 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/ft² 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.



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



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.

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	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>

*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
 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:

in-kind replacement of an existing 2 story deck

Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	1	
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft
 648

of Lots Created

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

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		Ø	Buffer Forest Clearing		Ø
Non-Buffer Disturbance		648	Mitigation		

<u>Variance Type</u>	
Buffer	<input checked="" type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input type="checkbox"/>

<u>Structure</u>	
Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input checked="" type="checkbox"/>
Dwelling	<input type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>

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.

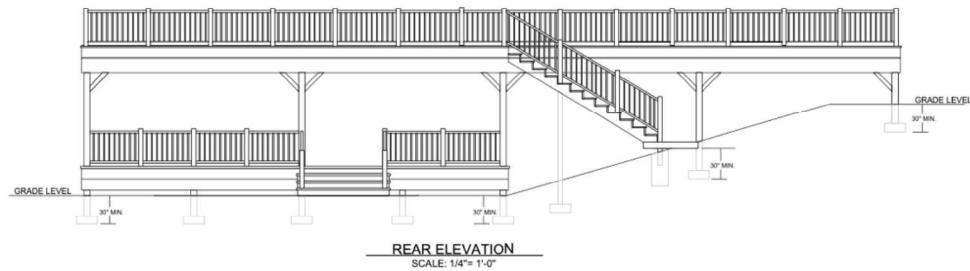
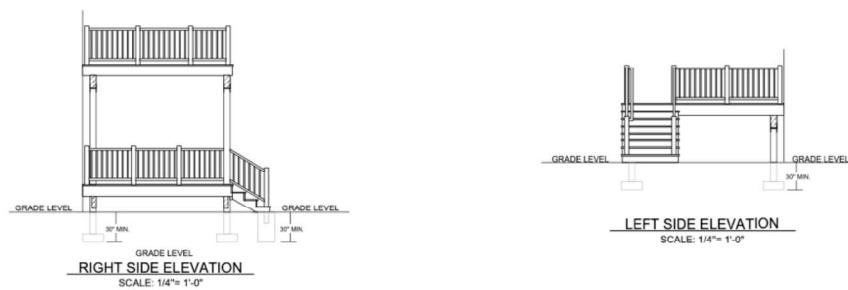
II. Description of Proposed In-Kind Replacement

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.



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 - \pm 4700 square feet
- Deck - 648 square feet
- Driveway - \pm 1100 square feet
- Walkways/gravel surfaces - \pm 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.



Donny K. Han
Anne Arundel County Health Department
HARRY S. TRUMAN PARKWAY
ANNAPOLIS, MARYLAND 21401

CERTIFICATE OF COMPLIANCE
INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC)
FOR PERMIT NO. AD62770-1018318

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: X Remodel: _____

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

Owner: SANG YOO, 180 OLD ORCHARD CIR., MILLERSVILLE 21168

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:

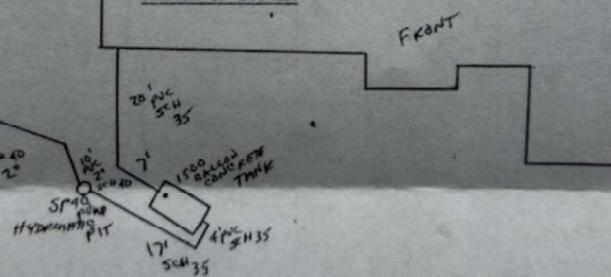
J. Howard Beard
J. Howard Beard, M.D.
Health Officer

INSPECTED BY:

Don Custer
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.

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

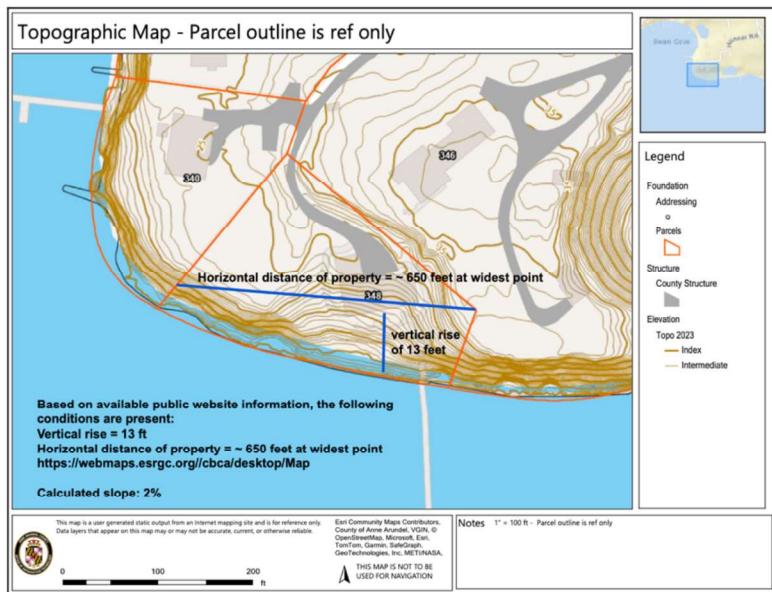
Vertical rise = 13 ft

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

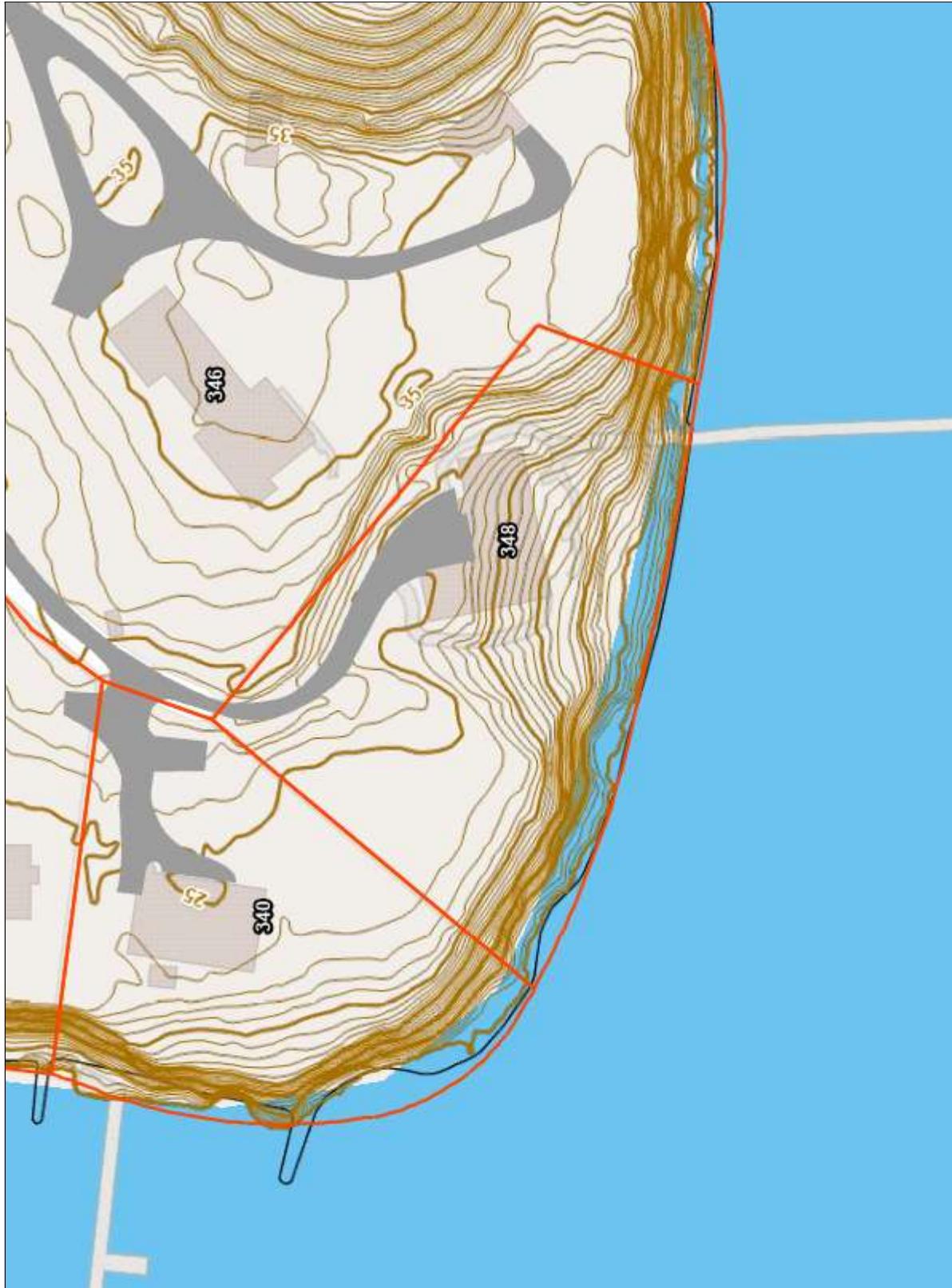




Legend

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

Topographic Map - Parcel outline is ref only



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

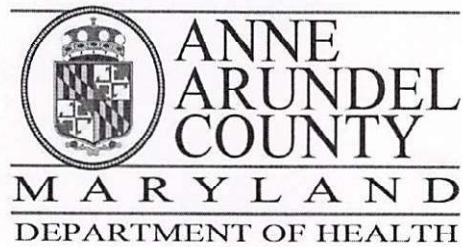
Esri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc., METI/NASA,

THIS MAP IS NOT TO BE
USED FOR NAVIGATION



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager *BC*
Bureau of Environmental Health

DATE: December 1, 2025

RE: Koo Sang Han
348 Hunner Road
Pasadena, MD, 21122

NUMBER: 2025-0184-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance.

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

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

cc: Sterling Seay

2025-0184-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date	Due Date
11/19/2025	12/10/2025
Assigned to	Assigned to Department
Kelly Krietz	OPZ Critical Area
Current Status	Status Date
Complete w/ Comments	11/24/2025
Action By	Overtime
Kelly Krietz	No
Comments	Start Time
No objection to the repair/replacement of the existing deck.	
End Time	
Billable	Hours Spent
No	0.0
Time Tracking Start Date	Action by Department
In Possession Time (hrs)	OPZ Critical Area
Estimated Hours	Est. Completion Date
0.0	
Comment Display in ACA	
<input checked="" type="checkbox"/> All ACA Users	<input type="checkbox"/> Display E-mail Address in ACA
<input checked="" type="checkbox"/> Record Creator	<input checked="" type="checkbox"/> Display Comment in ACA
<input checked="" type="checkbox"/> Licensed Professional	
<input checked="" type="checkbox"/> Contact	
<input checked="" type="checkbox"/> Owner	

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



Ann Sekerak -DNR- <ann.sekerak@maryland.gov>

2025-0184-V, Koo Variance (AA 0312-25)

1 message

Ann Sekerak -DNR- <ann.sekerak@maryland.gov>

Thu, Dec 4, 2025 at 9:45 AM

To: pzmedi22@aacounty.org

Cc: Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Hi Sade -

Critical Area Commission staff has reviewed the above-referenced variance request. Provided the Administrative Hearing Officer finds that all of the Critical Area variance standards have been met, appropriate mitigation is required to be emplaced within the Critical Area Buffer.

Please accept this email as our official comments regarding this variance request.

Best,
Annie



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

Annie Sekerak, AICP

Natural Resources Planner

Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

[410-260-3466](tel:410-260-3466) (office)[667-500-2027](tel:667-500-2027) (cell)ann.sekerak@maryland.gov

BOOK 2482 PAGE 772

This plat approved for recording
with a deed by virtue of a special
exception as to plat size. EXISTING house lots only

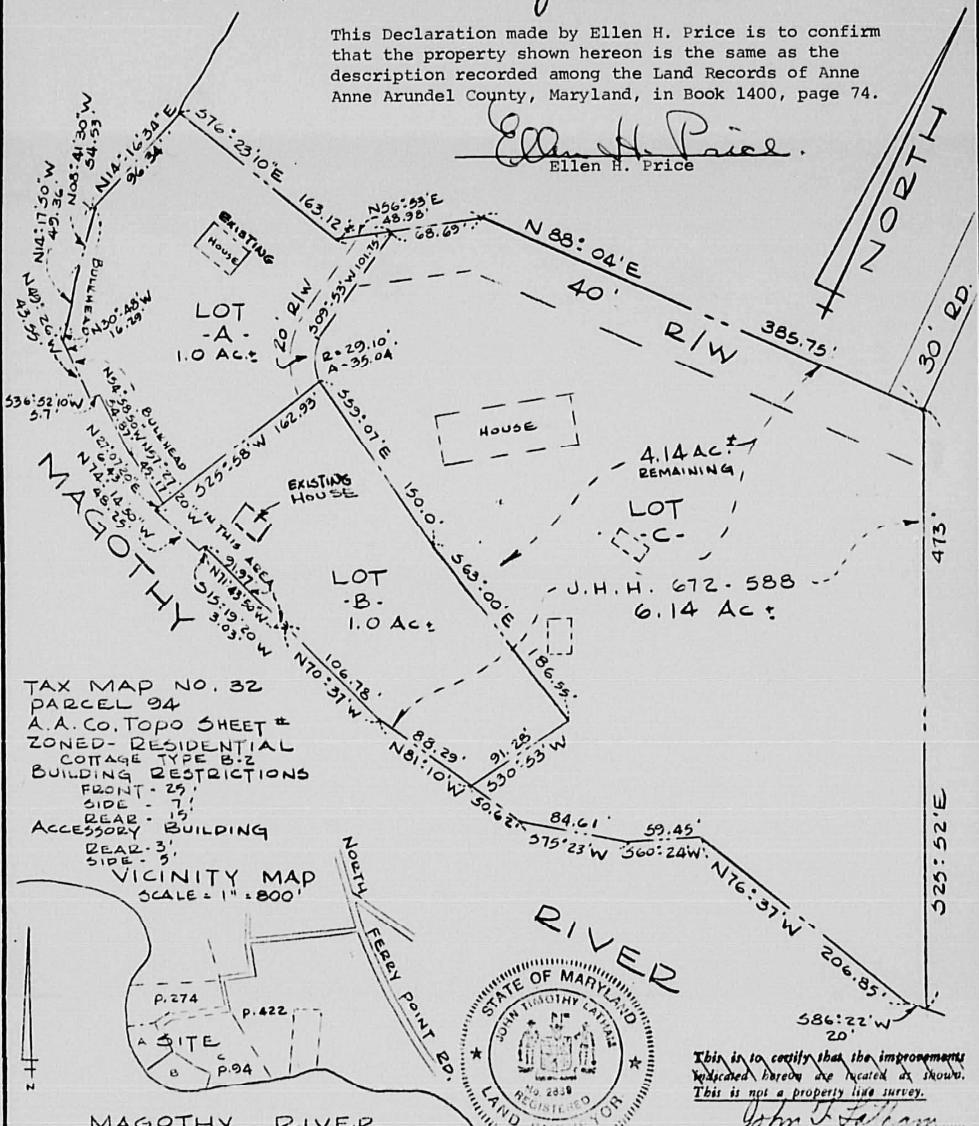
Marion J. McCay 4-17-72
Planning & Zoning Officer of A. A. Co. (Date)

The requirements of the A. A. Co.
Health Department have been met.

J. Howard Beard 3-20-72
Health Officer of A. A. Co. (Date)

This Declaration made by Ellen H. Price is to confirm
that the property shown hereon is the same as the
description recorded among the Land Records of Anne
Anne Arundel County, Maryland, in Book 1400, page 74.

Ellen H. Price
Ellen H. Price



This is to certify that the improvements
described hereby are located as shown.
This is not a property line survey.

John J. Halligan

Registered Surveyor

J. R. McCRONE, JR., INC. REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS ANNAPOLIS, MARYLAND PRINCE FREDERICK UPPER MARLBORO TRAPPE LEONARDTOWN CHESTERTOWN	DRAWN BY <i>J. R. McCrone</i> SCALE 1" = 100 DATE 4-17-72 JOB NO. 9939 FOLDER HUNNELL
---	---

SUBDIVISION PLAT RECORDED IN PLAT BOOK

PAGE

RECEIVED FOR RECORD
CLERK'S COURT, A. A. COUNTY

Mailed to *Ellen H. Price*

1972 APR 20 PM 12:51

MARJORIE S. HOLT, CLERK



Map Title

Legend

- Foundation Addressing
- Parcels
- Parcels - Annapolis City
- Planning
- Environmental Planning
- Buffer
- Modified Buffer



Notes

This map is a user generated static output from an Internet mapping site and is for reference only.
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none

THIS MAP IS NOT TO BE
USED FOR NAVIGATION

35 70 ft

