

AA 72-99  
VAR

Dumsha, Joseph  
99-0033

MSA-S1829-23

LH  
Comment  
2/18/99

Comments  
7/12/02  
JL

Comments  
8/26/04 JL

**RECEIVED**

OCT 27 2004

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

**CASE NUMBER 2004-0345-V**

---

**IN RE: JOSEPH AND CHRISTOPHER DUMSHA**

THIRD ASSESSMENT DISTRICT

DATE HEARD: OCTOBER 19, 2004

---

ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

ZONING ANALYST: **PATRICIA A. COTTER**

---

DATE FILED: OCTOBER 21<sup>st</sup>, 2004

## **PLEADINGS**

Joseph and Christopher Dumsha, the applicants, seek a variance (2004-0345-V) to exceed the allowed height of an accessory structure established under a previously approved variance. The property is located along the north side of Locust Grove Road, west of Long Cove Road, Glen Burnie.

## **PUBLIC NOTIFICATION**

The case was advertised in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Christopher Dumsha testified that the property was posted for more than 14 days prior to the hearing. However, Beulah Holtz indicated that the sign was actually affixed to a boat on the property. Other witnesses (Charles Franz and Deborah Falter) suggested that the posting achieved a greater exposure as compared to installing the sign along the abutting private road. Given that the hearing was well attended, the failure to follow the letter of the required posting is of lesser consequence. I find and conclude that there has been substantial compliance with the requirements of public notice.

## FINDINGS AND CONCLUSIONS

This case concerns the same property the subject of a decision by this office in Case No. 1999-0033-V (March 29, 1999). The prior Order granted a modified, conditional variance to permit a garage with less setbacks than required on a lot without a principal structure. (The applicants sought to construct a garage measuring 32 by 42 feet by 25 feet. They were approved for a garage measuring 32 by 30 feet by 16 feet. The height restriction is set forth in Condition No. 1. The other conditions forbid plumbing, commercial activities and the conversion of the structure to a habitable dwelling.)

The present request is to perfect a roof height of 24 feet.<sup>1</sup> Accordingly, the request is for a variance of 8 feet to the height restriction in the amount of 16 feet set forth in Condition 1 of the prior Order.

Patricia A. Cotter, a planner with the Office of Planning and Zoning, indicated that the request is a result of an enforcement action in the District Court for Anne Arundel County. The witness disputed the hardship and also denied that there are any exceptional circumstances in support of the application.

Additionally, the relief has not been minimized, and the variance might alter the character of the neighborhood and impair the use and development of adjacent property. In sum, she opposed the request.

---

<sup>1</sup> The present request is identical to Case No. 2002-0241-V, which was scheduled for hearing on September 3, 2002. By letter dated August 15, 2002, Joseph Dumsha advised this office as follows: "Due to resolution of the building permit issues, I am not proceeding with the variance hearing and are requesting a cancellation of this hearing. Please notify me of the confirmation of the cancellation". Case No. 2002-0241-V was dismissed on August 19, 2002 in accordance with Section 11-106 for lack of prosecution.

Christopher Dumsha testified that the approved permit authorized a 4/12 roof pitch and a height of 16 feet for the garage. County Inspector John Herbert responded to a complaint that a second floor is to be added but found no violation on February 13, 2001. The witness stated that the inspector gave verbal approval for a rafter roof (10/12 pitch) with collar ties. When the applicants changed the roof pitch, another complaint was filed. By field notice dated April 24, 2001, the work was stopped. The applicants filed a revised permit on April 27, 2001. Ultimately, the County initiated an enforcement action. The District Court case was scheduled for July, 2004 but has been continued pending this variance application. The witness submitted photographs of the garage and several homes in the community to support his contention that the garage is consistent with the character of the neighborhood. He also supplied three pages of signatures in support of the application. He insisted that there is no adverse impact. Finally, in response to my inquiry, he acknowledged that he never told the inspector that the approved variance restricted the height of the garage to 16 feet.

Joseph Dumsha (Christopher's father) testified that family members have four homes in the community and have always followed permitting requirements. The witness indicated that the garage is used for storage of boats and tractors and the applicants have cleaned up the property.

Ms. Holtz testified that the height is excessive and the applicants continued the construction after the stop work order was issued. She suggested that the applicants are planning to convert the garage to habitable living space. Finally,

she submitted photographs depicting the garage and the dwelling across the private right-of-way.

John Pawlowicz, who owns a summer cottage within a hundred feet with his brother, testified that the applicants are running a business tuning up boats out of the garage.

Gary Zimmerman, who also lives within 100 feet of the property, considers the structure an aesthetic improvement as compared to many of the houses in the community.

Mr. Franz and Ms. Falter both stated that the applicants own the boats they work on, so they are not operating a business at the premises.

Gary Berge, who resides across from the property, testified that the structure has a commercial appearance and the height exceeds his dwelling and is objectionable.

James Stanton, another resident within 100 feet, disputed that the structure is an eyesore.

Finally, Joseph Dumsha denied any commercial activity at the premises, stating that the only boats being worked on belong to family members.

This is not a particularly difficult matter. After careful consideration, including a site visit, I imposed a height restriction in the prior case. The decision recites: "I also believe it would be appropriate to limit the structure to a height of 16 feet." Opinion at 3,4. If the applicants did not like the height restriction that was imposed by Condition 1 of the prior Order, then the time to complain was

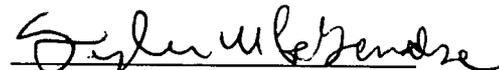
within 30 days of the prior Order. The record is clear that the applicants are in violation of the approved variance. The purported verbal authorization is a nullity. In any event, if the applicants had informed Inspector Herbert of the height restriction of the previous variance, I have absolutely no doubt that he would have made them comply. There is no justification for further delay in what should be a straightforward matter of enforcement.<sup>2</sup>

### ORDER

PURSUANT to the application of Joseph and Christopher Dumsha, petitioning for a variance to permit an accessory structure with greater height than allowed under a previously approved variance; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 21<sup>st</sup> day of October, 2004,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants' request is hereby **denied**.

  
Stephen M. LeGendre  
Administrative Hearing Officer

---

<sup>2</sup> Case No. 2002-0534-V presented similar circumstances. This office rescinded a previously approved variance where the approved garage addition did not comply with a condition limiting the construction to one-story. (The matter was appealed to the County Board of Appeals, which affirmed the rescission of the variance; BA 20-04 (October 20, 2004).)

**NOTICE TO APPLICANT**

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

72-99

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

**CASE NUMBER 1999-0033-V**

---

**IN RE: JOSEPH AND CHRISTOPHER DUMSHA**

**THIRD ASSESSMENT DISTRICT**

**DATE HEARD: MARCH 18, 1999**

---

**ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER**

**ZONING ANALYST: SUZANNE SCHAPPERT**

---

**DATE FILED: MARCH 29, 1999**

**RECEIVED**

**MAR 31 1999**

**CHESAPEAKE BAY  
CRITICAL AREA COMMISSION**

## **PLEADINGS**

Joseph and Christopher Dumsha, the applicants, seek a variance (1999-0033-V) to permit an accessory structure with less setbacks than required and on a lot without a principal structure on property located along the north side of Locust Grove Road, west of Long Cove Road, Glen Burnie.

## **PUBLIC NOTIFICATION**

The case was advertised in accordance with the provisions of the County Code. Joseph Dumsha testified that the property was posted for 14 days prior to the hearing.

## **FINDINGS AND CONCLUSIONS**

The applicants own unimproved property with a street address of 948 Long Cove Road, in the subdivision of Old Glory Beach, Glen Burnie. The property comprises 7,250 square feet and is zoned R-2 residential. The applicants propose to construct a 32' X 42' garage without a principal structure. The garage will be 20 feet from the front property line and 15 feet from the side property line abutting a 10-foot right-of-way.

The Anne Arundel County Code, Article 28, Section 10-106(a) prohibits an accessory structure without a principal structure. Section 2-406(a)(3) requires an accessory structure in the R-2 district to be located at least 40 feet from the front lot line. Finally, Section 2-406(b) requires an accessory structure on a corner lot

to be not less than 20 feet from any side street line. Accordingly, the proposal necessitates a variance to permit the accessory structure without a principal structure; a variance of 20 feet to the front setback; and a variance of five feet to the side street setback.

Suzanne Schappert, a zoning analyst with the Department of Planning and Code Enforcement, testified that the site is a grandfathered property with less than the minimum area for the R-2 district. She opposed all aspects of the request. In her view, any hardship is self-created; the request is out of character with the neighborhood; and a smaller accessory structure could be built in compliance with setbacks.

Dick Parrish, the applicants' engineer, testified that the site is too small to support a dwelling. He indicated that the applicants own waterfront property across from the alley. He stated that it is not uncommon for garages for waterfront properties to be located on separate parcels. It was his contention that the proposal will not alter the essential character of the neighborhood. The witness conceded that it might be possible to meet the side setback but not the front setback.

Joseph Dumsha testified that the purpose of the accessory structure is for boat and truck storage. The structure is proposed with a roof height of 25 feet.

I visited that site and the neighborhood. There are a variety of nonconforming structures proximate to the location. Nevertheless, I did not observe any accessory structures absent a principal use close to the dimensions proposed here.

The standards for granting variances are contained in Section 11-102.1. Under subsection (a), a zoning variance may be granted only after determining either (1) unique physical conditions, peculiar to the lot, such that there is no reasonable possibility of developing the lot in strict conformance with the code; or (2) exceptional circumstances such that the grant of a variance is necessary to avoid an unnecessary hardship, and to enable the applicants to develop the lot. Under subsection (c), any variance must be the minimum necessary to afford relief; and its grant may not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to modified, conditional relief to the code. This property satisfies the test of unique physical conditions, consisting of a triangle shaped corner lot which is below the standards for the district with respect to area. In the circumstances, there is no reasonable possibility of developing the lot in strict conformance with the code. However, I am unable to determine that the proposal represents the minimum variance necessary to afford relief. While it may be that the lot will not support a principal structure, still the accessory structure must conform to setbacks to the extent possible. My primary concern in this regard is the front setback. The applicants propose to reduce it by half. By reducing the long side of the structure from 42 feet to 30 feet, the corner of the structure will be 30 feet from the front property line. I also believe it would be appropriate to limit

the structure to a height of 16 feet. With these modifications, I find and conclude that the granting of the variance will not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property or be detrimental to the public welfare. The approval shall be subject to the conditions in the Order.

### ORDER

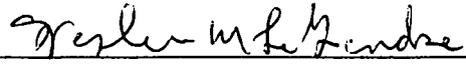
PURSUANT to the application of Joseph and Christopher Dumsha, petitioning for a variance to permit an accessory structure with less setbacks than required and on a lot without a principal structure; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 29<sup>th</sup> day of March, 1999,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are hereby **granted** a *modified* variance of 10 feet to the 40-foot front setback and a variance of five feet to the 20-foot side street setback to permit a garage 32' X 30'. The foregoing variance is subject to the following conditions:

1. The structure shall not exceed a height of 16 feet.
2. The structure shall not be served by plumbing.
3. The structure shall not be utilized for commercial activities.

4. The structure shall not be eligible for conversion to a habitable dwelling.

  
Stephen M. LeGendre  
Administrative Hearing Officer

### **NOTICE TO APPLICANT**

Within thirty (30) days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further, Section 11-102.2 of the Anne Arundel County Code states:

A variance granted under the provisions of this Article shall become void unless a building permit conforming to the plans for which the variance was granted is obtained within one year of the grant and construction is completed within two years of the grant.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this order, otherwise they will be discarded.



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

February 18, 1999

Mr. Kevin Dooley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Joseph Dumsha  
1999-0033-V

Dear Mr. Dooley:

I have received the above-referenced request to permit an accessory structure with less setbacks and without a principal structure. Provided no Habitat Protection Areas will be impacted, this office has no comment regarding setbacks and the principal structure issues.

However, we are concerned that the impervious surface limitations of this site comply with current State law. The information provided concerning the total site area was confusing; therefore it was difficult to determine whether the impervious surface limitations were being met. The County should ensure this before final approvals are obtained.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case.

Sincerely,

Lisa A. Hoerger  
Environmental Specialist

cc: AA 72-99

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093



NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel Date: 11/10/98

Name of project (site name, subdivision name, or other):  
CARIS DUMSHA OLD Glory Beach Glen Burnie

Name of applicant (landowner, developer, or other):  
Joseph Dumsha

Local case number 1.9.99-0033-V

Project location:

Address or location description 948 Long Cove Rd  
Glen Burnie, MD 21060

Tax map X 17 Block 191 Lot 71-73 Parcel 39 283

Type of application (check one and describe, if necessary):

- Site plan \_\_\_\_\_
  - Subdivision \_\_\_\_\_
  - Variance X \_\_\_\_\_
  - Rezoning \_\_\_\_\_
  - Special Exception or Conditional Use \_\_\_\_\_
  - Proposed Use \_\_\_\_\_
  - Grading Permit \_\_\_\_\_
  - Other \_\_\_\_\_
- Number of lots created \_\_\_\_\_
- Type Accessory Structure
- Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Description of project and site:

Proposed use GARAGE/STORAGE

Current use OUTSIDE STORAGE OF BOATS & BLDG MAT'L.

Acreage(s) of Development Area(s):

Total acreage of property 0.21 7,250 #

Total acreage in Critical Area 0.21 7,250 #

Acreage in: IDA \_\_\_\_\_

LDA 0.21 7,250

RCA \_\_\_\_\_

*w/ less 1/2 & 1/2 of  
principal structure*

Local jurisdiction contact requirements:

Contact person \_\_\_\_\_

Telephone number \_\_\_\_\_

Response from Commission required by \_\_\_\_\_

DICK PARRISH DESIGN  
22 CARROLL ROAD  
PASADENA, MD 21122  
410-544-3615

**NARRATIVE FOR CRITICAL AREA  
CHRISTOPHER DUMSHA  
OLD GLORY BEACH, GLEN BURNIE**

The subject property contains three odd shaped lots in the subdivision of Old Glory Beach, recorded in the 1930's and is approximately <sup>7,250</sup>13,308 square feet. The site is cleared and in lawn and bare ground excepting for several mature, hardwood trees along the roadway in the eastern and southern part of the lot. The site is nearly level with less than a 5% slope to the southeast.

There exist no wetlands, animal habitat or other sensitive areas within or adjacent to the site. No trees or shrubs will be removed to construct the garage.

RECEIVED

FEB 11 1993

CHESTER COUNTY  
CRITICAL AREA REGULATION

LDA, 2-2

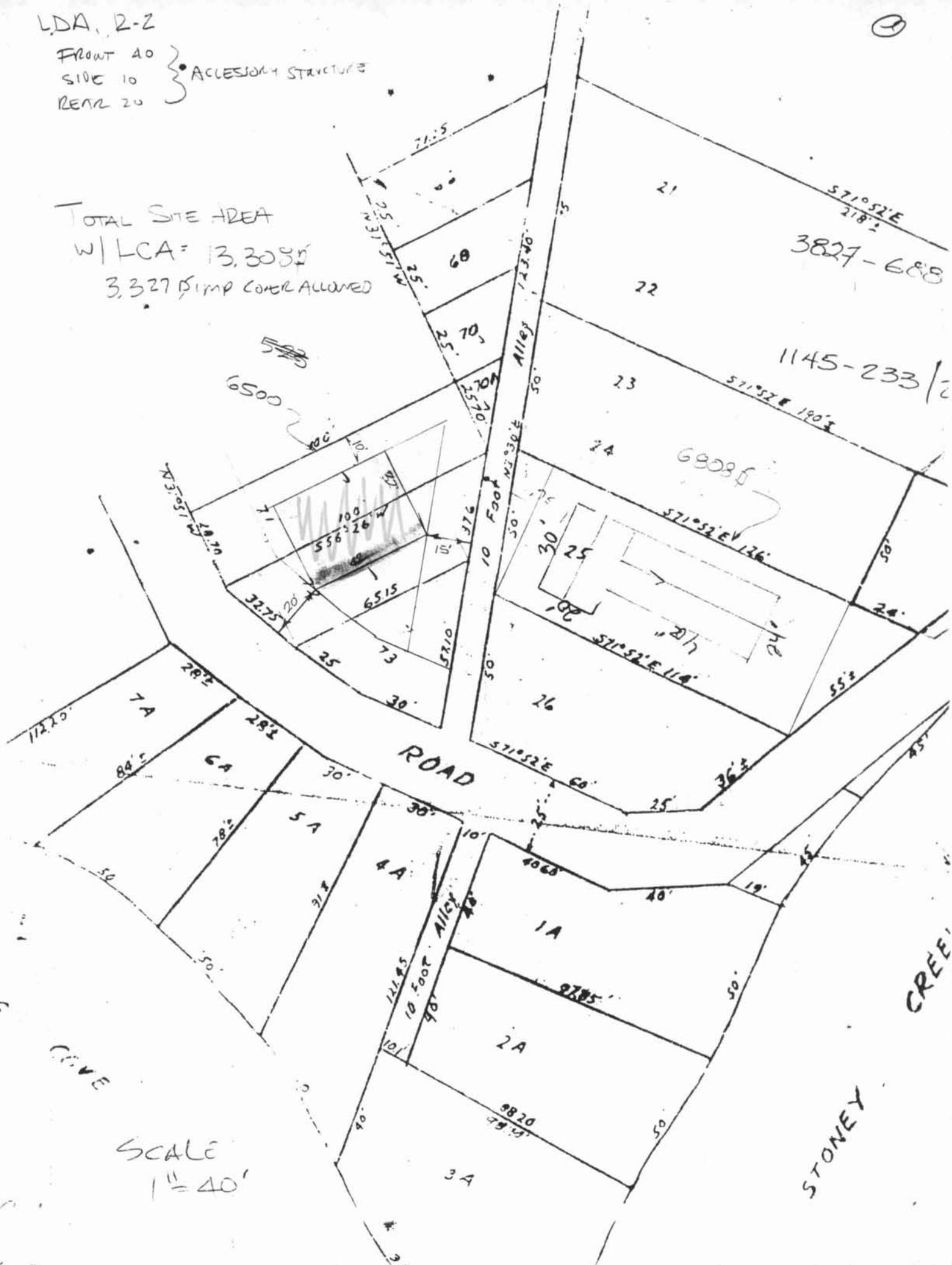
FRONT 40  
SIDE 10  
REAR 20

} ACCESSORY STRUCTURE

TOTAL SITE AREA

W/LCA = 13,308.0

3,327 Sump Cover Allowed



1905

1905

1905

AA 72-99

DATE: 07/22/2004 ANNE ARUNDEL COUNTY, MARYLAND PROGRAM ID: PNZ020C  
TIME: 09:13:03 PACE ZONING APPLICATION SYSTEM SCREEN ID: PNZMS20  
CREATE APPLICATION REQUEST

APPLICATION TYPE VARIANCE  
CASE NUMBER TAX ACCT NBR MAP BLK PARCEL LOT ACRES TYPE  
2004-0345-V 3497-0860-4404 17 01 0283 71 0.000 R  
APPLICANT NAME DUMSHA, JOSEPH AND CHRISTOPHER APPLICATION DATE 07/21/4004  
CLASS RESACS STANDARD TYPE APPLICATION FEE 180.00  
ANALYST ERW STATUS OPEN DECISION COURT APPEAL  
OWNER NAME/ADDRESS/PHONE PROPERTY DESCRIPTION  
DUMSHA, JOSEPH A LTS 71 72 73 70A BK  
948 LONG COVE RD LOCUST GROVE RD  
LOCUST GROVE  
GLEN BURNIE MD 21060 TELEPHONE  
PROPERTY LOCATION 100 FEET OF FRONTAGE ON N SIDE OF LOCUST ROAD  
0 FEET W OF LONG COVE ROAD IN GLEN BURNIE  
TAX DIST 3 COUNCIL DIST 3 ZONING R2  
WATERFRONT N CORNER LOT N CRITICAL AREA: IDA N LDA Y RCA N  
MAPS: 200 ALEX DEED: LIBER 04683 FOLIO 821

DATE: 07/22/2004 ANNE ARUNDEL COUNTY, MARYLAND PROGRAM ID: PNZ021C  
TIME: 09:20:25 PACE ZONING APPLICATION SYSTEM SCREEN ID: PNZMS21  
CREATE DESCRIPTION AND RECOMMENDATION DATA

CASE NUMBER 2004-0345-V APPLICATION TYPE VARIANCE  
DESCRIPTION  
A VARIANCE TO PERMIT AN ACCESSORY STRUCTURE WITH GREATER HEIGHT THAN PERMITTED.

RECOMMENDATIONS

\* same proposal as previous variances, Case No. 1999-0033 - granted  
Case No. 2002-0241 (no decision in file)

DICK PARRISH DESIGN  
22 CARROLL ROAD  
PASADENA, MD 21122  
410-544-3615

**NARRATIVE FOR CRITICAL AREA  
CHRISTOPHER DUMSHA  
OLD GLORY BEACH, GLEN BURNIE**

The subject property contains three odd shaped lots in the subdivision of Old Glory Beach, recorded in the 1930's and is approximately 13,308 square feet. The site is cleared and in lawn and bare ground excepting for several mature, hardwood trees along the roadway in the eastern and southern part of the lot. The site is nearly level with less than a 5% slope to the southeast.

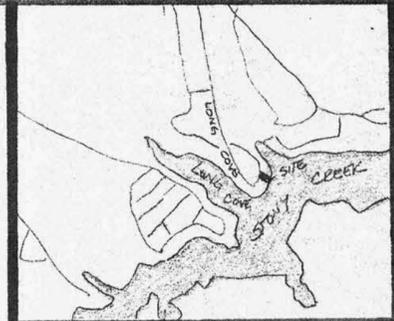
77,250 SF

There exist no wetlands, animal habitat or other sensitive areas within or adjacent to the site. No trees or shrubs will be removed to construct the garage.

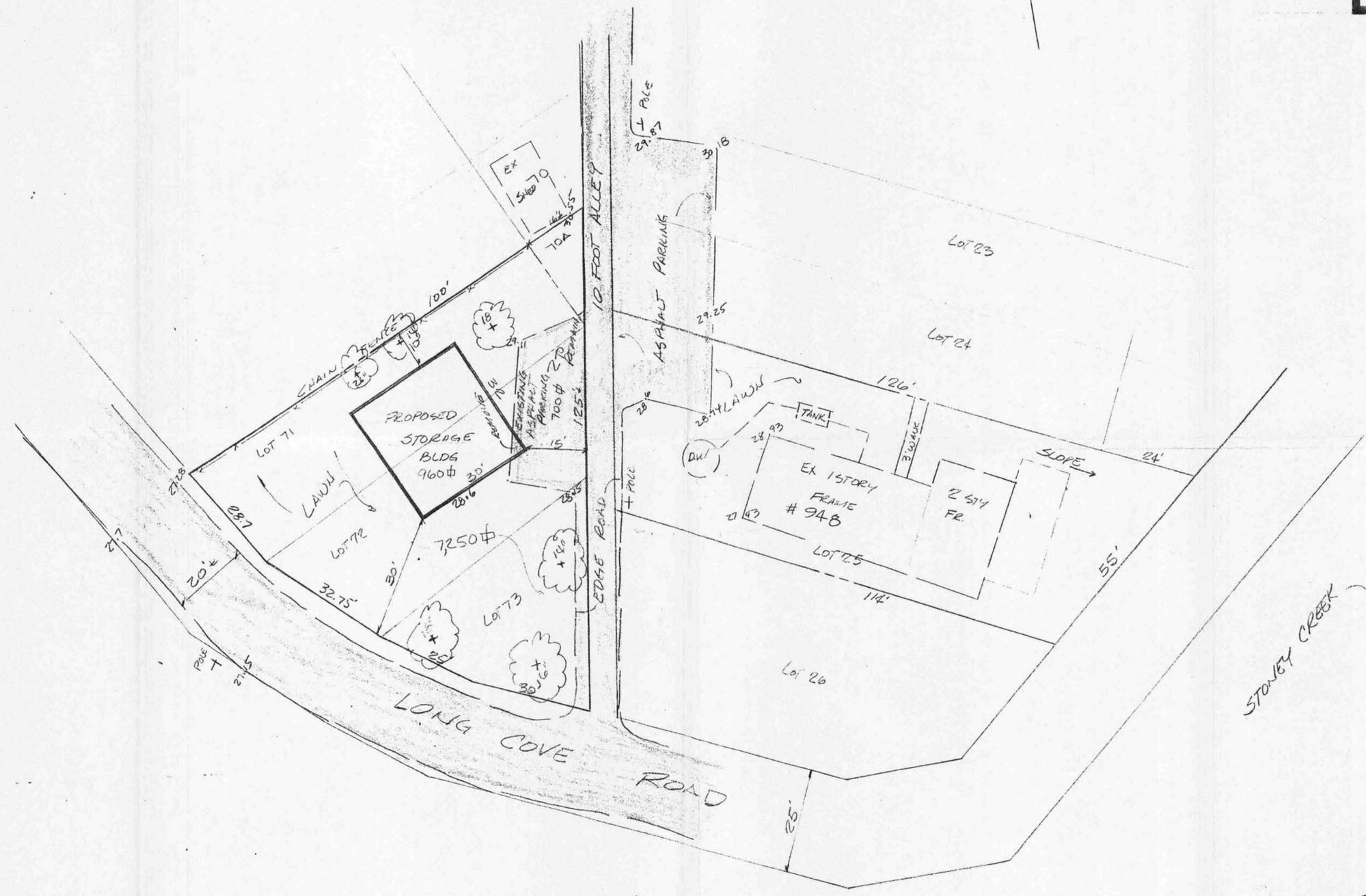
Prior Variance  
1999-0033V

CRITICAL AREA NOTES:

1. TOTAL SITE AREA: 7250 SF
2. FOREST AREA: -0-
3. EXISTING IMPERVIOUS: 700 SF
4. PROPOSED IMPERVIOUS: 960 SF
5. EX & PROP IMPERVIOUS = 1660 SF = 22.7%



VICINITY MAP 1/2000



SCALE 1" = 20'

SITE PLAN

DULISHA PROPERTY  
 948 LONG COVE ROAD  
 GLEN BURNIE, MD 21066

1999-0033V B02145634

MAY, 2000  
 OCT, 2001  
 JULY, 2004

Dick Parrish  
 Design  
 22 Carroll Road  
 Pasadena, MD 21122

IN RE: \* ANNE ARUNDEL COUNTY  
 JOSEPH DUMSHA \* ADMINISTRATIVE HEARINGS  
 THIRD ASSESSMENT DISTRICT \* CASE NO. 2002-0241-V

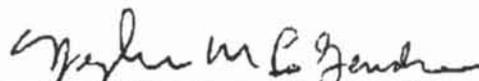
\* \* \* \* \*

**ORDER**

The captioned case having been scheduled for public hearing on September 3, 2002; the applicant having notified this office by letter dated August 15, 2002, that he wishes to withdraw his application;

IT is, therefore, this 19<sup>th</sup> day of August, 2002,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the captioned application for a variance be and the same is hereby **dismissed** in accordance with Article 28, Section 11-106 of the Anne Arundel County Code for lack of prosecution.

  
 Stephen M. LeGendre  
 Administrative Hearing Officer

Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338

July 12, 2002

Ramona Plociennik  
Anne Arundel County  
Office of Planning and Code Enforcement  
2664 Riva Road  
Annapolis, Maryland 21404

Re: Variance 2002-0241, Joseph Dumsha

Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to construct a storage building within the Critical Area with less setbacks than required and on a lot without a principal structure. The property is designated a Limited Development Area (LDA) and is currently developed with a paved parking area.

Providing the lot is properly grandfathered, we would not oppose this variance. Based on the information provided, we understand that no clearing is necessary to construct the storage building and the proposed development complies with impervious surface limitations for a lot of this size (7,250 square feet). Mitigation, at a ratio of 1:1 for disturbance outside the Buffer, should be required. Mitigation plantings, consisting of a mix of native species, should be directed to non-forested areas of the property. Storm water runoff from the new structure should discharge to a stable, vegetated area of the property.

Thank you for the opportunity to provide comments on this variance request. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "Julie V. LaBranche".

Julie V. LaBranche  
Natural Resource Planner

cc: AA 72-99

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

TTY For The Deaf:  
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

DATE: 05/24/2002  
TIME: 10:59:07

ANNE ARUNDEL COUNTY, MARYLAND  
PACE ZONING APPLICATION SYSTEM  
CREATE APPLICATION REQUEST

PROGRAM ID: PNZ020C  
SCREEN ID: PNZMS20

AA 72-99

APPLICATION TYPE	VARIANCE							
CASE NUMBER	TAX ACCT NBR	MAP	BLK	PARCEL	LOT	SQFT	TYPE	
2002-0241-V	3497-0860-4404	17	01	0283	71	7250.0	R	
APPLICANT NAME	DUMSHA, JOSEPH					APPLICATION DATE	05/24/2002	
CLASS RESACS	STANDARD					APPLICATION FEE	150.00	
ANALYST	KAS STATUS OPEN					COURT	APPEAL	
OWNER NAME/ADDRESS/PHONE						PROPERTY DESCRIPTION		
DUMSHA, JOSEPH A						LTS 71 72 73 70A BK		
948 LONG COVE RD						LOCUST GROVE RD		
						LOCUST GROVE		
GLEN BURNIE	MD 21060			TELEPHONE				
PROPERTY LOCATION	116 FEET OF			FRONTAGE ON N				
	0 FEET W			OF LONG COVE ROAD				
TAX DIST	3			COUNCIL DIST	3			
WATERFRONT	N			CORNER LOT	Y			
MAPS: 200				ALEX				
						ZONING R2		
						CRITICAL AREA: IDA N LDA Y RCA N		
						DEED: LIBER 04683 FOLIO 821		

DATE: 05/24/2002  
TIME: 10:57:17

ANNE ARUNDEL COUNTY, MARYLAND  
PACE ZONING APPLICATION SYSTEM  
CREATE DESCRIPTION AND RECOMMENDATION DATA

PROGRAM ID: PNZ021C  
SCREEN ID: PNZMS21

CASE NUMBER	2002-0241-V	APPLICATION TYPE	VARIANCE
DESCRIPTION	VARIANCE TO PERMIT AN ACCESSORY STRUCTURE WITH LESS SETBACKS THAN REQUIRED AND ON A LOT WITHOUT A PRINCIPAL STRUCTURE.		

*(Underlying Co. Zoning req.)*

RECOMMENDATIONS

7/12

CLEAR-MENU RECORD SUCCESSFULLY UPDATED

PF1-MST	PF2-HEA	PF3-SIG	PF6-COM	PF11-FWD	PF12-BCK
4-©	2 Sess-1	189.9.9.4		PA76	DOC» 7/5

\*BEA? ✓ Yes

\* Milig. at 1:1 outside Buffer

\* No clearing nec.

\* SWM

RECEIVED

JUN 20 2002

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

\* Not on the AA Co. hearing schedule yet.

DICK PARRISH DESIGN  
22 CARROLL ROAD  
PASADENA, MD 21122  
410-544-3615

**NARRATIVE FOR CRITICAL AREA  
CHRISTOPHER DUMSHA  
OLD GLORY BEACH, GLEN BURNIE**

The subject property contains three odd shaped lots in the subdivision of Old Glory Beach, recorded in the 1930's and is approximately ~~13,308~~<sup>11,250</sup> square feet. The site is cleared and in lawn and bare ground excepting for several mature, hardwood trees along the roadway in the eastern and southern part of the lot. The site is nearly level with less than a 5% slope to the southeast.

There exist no wetlands, animal habitat or other sensitive areas within or adjacent to the site. No trees or shrubs will be removed to construct the garage.

RECEIVED

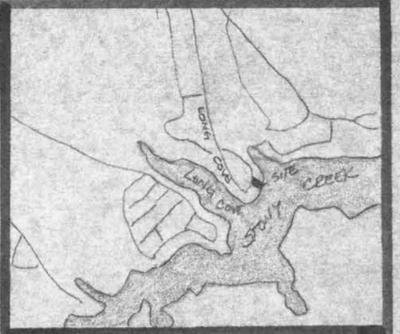
JUN 20 2002

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

CRITICAL AREA Notes:

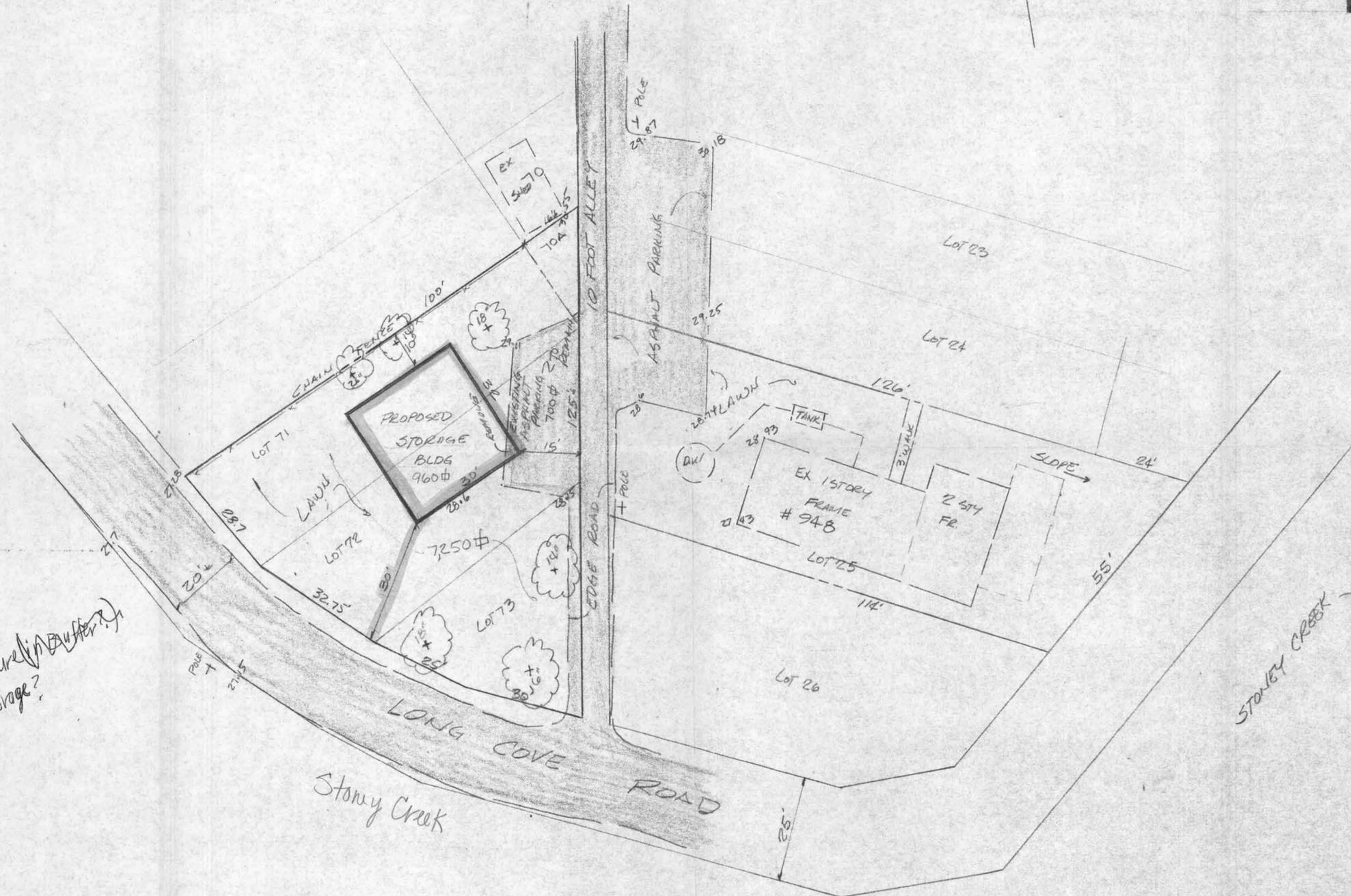
1. TOTAL SITE AREA: 7250 SF
2. FOREST AREA: -0-
3. EXISTING IMPERVIOUS: 700 SF
4. PROPOSED IMPERVIOUS: 960 SF
5. EX + PROP IMPERVIOUS = 1660 SF = 22%

(2,312.5 SF allowed)



VICINITY MAP 1"=2000'

\* Accessory structure  
 \* Purpose for storage?  
 \* BEA ✓



SCALE 1"=20'

**RECEIVED**

JUN 20 2002  
 GRESHAM-GUY  
 CRITICAL AREA COMMISSION

SITE PLAN

DUMSHA PROPERTY  
 948 LONG COVE ROAD  
 GLEN BURNIE MD 21060  
 1999-0033V B02145634  
 MAY, 2000  
 OCT, 2001

Dick Parrish  
 Design  
 22 Carroll Road  
 Pasadena, MD 21122

160