

2H  
MC  
4/19/99

MSA - 51829 - 70

AA 174-99 Mark Pullen  
VAR 1999-0126-V

The dwelling is already nonconforming as to the front setback. The enclosure will not increase the degree of encroachment. The property to the northwest enjoys an enclosed front porch at about the same distance from the front property line. In the circumstances, the witness supported the application.

Ms. Pullen testified that the front deck existed at this location when she acquired the property 11 years ago. Her neighbors voiced no objection to the proposal. There are two similar enclosed porches in the neighborhood. Gary Sipes, the applicant's builder, testified that there is no other opportunity to add to the dwelling. There is a driveway to one side, a garage to the rear, and a narrow side yard to the other side.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to relief from the code. This case satisfies the test of unique physical conditions, consisting of the small lot size, such that there is no reasonable possibility of developing the lot in strict conformance with the code. I further find that the variance is the minimum necessary to afford relief. The applicant is enclosing an existing structure. There was nothing to suggest that the granting of the variance will alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare. Rather, the proposal is consistent with enclosures on adjacent properties.

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

April 9, 1999

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

Re: Mark Pullen  
1999-0126-V

Dear Mr. Dooley:

I have received the above-referenced request to permit a sun porch that will require less setbacks. This office has no comment regarding the setback issue. The subject lot is mapped as an Intensely Developed Area, therefore the applicant must demonstrate that the 10% Pollutant Reduction Rule has been met. Native plantings can satisfy this requirement for a lot of this size.

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,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Environmental Specialist

cc: AA 174-99

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



CHESAPEAKE BAY CRITICAL AREA COMMISSION  
 45 CALVERT STREET, 2ND FLOOR  
 ANNAPOLIS, MD 21401

AA174-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel

Date: 3-18-99

Name of Project (site name, subdivision name, or other): Woodland Beach

Local case number: 1999-0126-J Mark Pullen

Project location/Address: 1511 Arundel RD Edgewater MD

Tax map# 56

Block# 7

Lot# 4149-4151 Parcel# 126

Type of application:  
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
- Buffer    Slope
- Imp.Surf.    Other
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- INTRAFAMILY
- GROWTH ALLOCATION
- OTHERS

Type of Project:  
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS
- e.g. PUD

Current Use:  
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT FACILITY/PIER/MARINA
- OTHERS

Describe Proposed use of project site: ERECT SUN PORCH ON EXISTING FRONT DECK  
LESS SID

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA:           

IDA ACRES	<u>137</u>	AREA DISTURBED:	<u>500</u>
LDA ACRES	<u>          </u>	# LOTS CREATED:	<u>0</u>
RCA ACRES	<u>          </u>	# DWELLING UNITS:	<u>          </u>
AGRICULTURAL LAND:	<u>0</u>		

EXISTING FOREST/WOODLAND/TREES: 0 FOREST/WOODLAND/TREES REMOVED: 0

FOREST/WOODLAND/TREES CREATED: 0

EXISTING IMPERVIOUS SURFACE: 2149 PROPOSED IMPERVIOUS SURFACE: 243

TOTAL IMPERVIOUS SURFACE: 2412

GROWTH ALLOCATION DEDUCTED:           

RCA to LDA:            RCA to IDA:            LDA to IDA:           

N/C

RECEIVED

APR 8 1999

Local Jurisdiction Contact person: P.L. TICE AGENT

Telephone number: 760-1919

Response from Commission required by:           

Hearing Date:           

CHESAPEAKE BAY  
 CRITICAL AREA COMMISSION



**RIC-LEE CORPORATION**  
**T/A PATIO ENCLOSURES, INC.**

224 8TH AVENUE, N.W.  
GLEN BURNIE, MARYLAND 21061-2828  
410-760-1919

March 17, 1999

Anne Arundel County  
Office of Planning & Zoning  
2664 Riva Road  
Annapolis, Md. 21404

Subject: Variance Request  
Mark Pullen  
1511 Arundel Road  
Edgewater, Md 21037

This request is for adding a sun porch to the existing front deck with a set back of approximately 15'± in lieu of the required 25' set back in Zone R 5.

An adjacent property has an existing enclosed front sun porch with a set back of approximately 16'0".

Thank you,

R. L. Tice  
Agent

RLT/vm

CRITICAL AREA WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number \_\_\_\_\_

Total Site Area 6000 Square Feet (1 Acre = 43,560 Square Feet).

Total Wooded Area 0 Square Feet - "Wooded" MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

Please Indicate Square Footage of Woodland Removed for the following:

- |                                       |   |
|---------------------------------------|---|
| 1. House _____ Sq. Ft.                | 5. Accessory structures _____ Sq. Ft.                                 |
| 2. Septic or sewer _____ Sq. Ft.      | 6. Additions _____ Sq. Ft.  |
| 3. Well _____ Sq. Ft.                 | 7. Storm water management _____ Sq. Ft.                               |
| 4. Driveway _____ Sq. Ft.             | 8. Other Clearing: work areas; access; stockpiles, etc. _____ Sq. Ft. |
| *Total Woodland Removed _____ Sq. Ft. |   |

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVEL IS CONSIDERED AN IMPERVIOUS SURFACE.

- Please Indicate Square Footage of Impervious Coverage for the Following:

<u>Existing Impervious</u>	<u>Proposed Impervious</u>
1. House (roof area) <u>980</u> Sq. Ft.	1. House (roof area) _____ Sq. Ft.
2. Driveway + sidewalks <u>2109</u> Sq. Ft.	2. Driveway + sidewalks _____ Sq. Ft.
3. Accessory structures <u>838</u> Sq. Ft.	3. Accessory structures _____ Sq. Ft.
	4. Additions <u>293</u> Sq. Ft.
Total Existing and Proposed Impervious Coverage <u>2912</u> Sq. Ft.	

\* PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

Lots 1/2 acre or less are limited to 25% impervious coverage of total lot area.

Lots greater than 1/2 acre are limited to 15% impervious coverage of total lot area.

\* \* \* \* \*

I MARK PULLEN, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 4149-4151, block # 7 of Subdivision Woodland Beach.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

[Signature] (Signature) 2/11/99 (Date)  
 \_\_\_\_\_ (Title)  
 \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date)  
 \_\_\_\_\_ (Title)

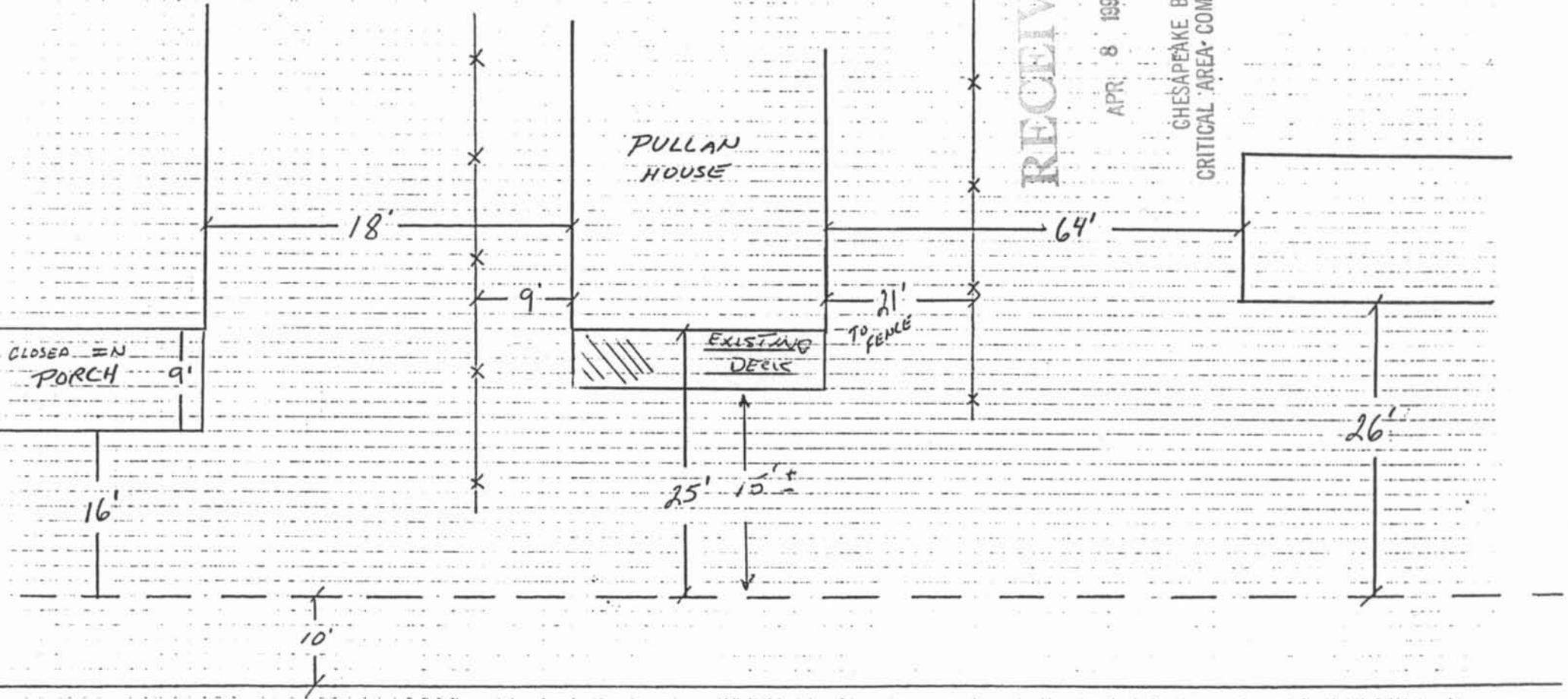
Pullan #7838

**PATIO ENCLOSURES, INC**  
224 8th Avenue, N.W.  
Glen Burnie, MD 21061  
(301) 760-1919  
MHU # 12744

RECEIVED

APR 8 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION



ARUNDEL RD.