



**AGENDA
BOARD OF APPEALS
APRIL 25, 2023
7 PM**

- I. Call to order and roll call.

- II. **Case #2023-1** - to consider an application from Collin & Nataly Wannop of real property known as 4010 27th Street, Chesapeake Beach MD for a variance to Article V, Section 290-19G of the Town of Chesapeake Beach Zoning Code to allow for the construction of a shed one (1) foot from the rear and side property lines where the required setback is five (5) feet.

- III. Adjournment

PAID

CK NO. USA #250.00
DATE 2/27/23

**APPLICATION
ZONING BOARD OF APPEALS
TOWN OF CHESAPEAKE BEACH**

- Decision on Interpretation or Alleged Error
- Special Exception
- Variance from Strict Application of Ordinance

PROPERTY INFORMATION TM _____ BLK 8 Parcel _____ Lot 5
 TAX ID# 043509 DEED REFERENCE: LIBER _____ FOLIO _____
 STREET ADDRESS 4010 27th Street
 PRIOR DECISION BY BOARD OF APPEALS _____ YES _____ NO
 IF YES, DECISION NO. _____ DATE _____

PROPERTY OWNER
 NAME Collin & Nataly Wannop PHONE 570-447-9422
 ADDRESS 4010 27th Street
 CITY Chesapeake Beach STATE MD ZIP 20732

AUTHORIZED AGENT
 NAME _____ PHONE _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____

VARIANCE
 APPLICABLE SECTION OF ZONING ORDINANCE Section 290-19G, Zoning Ord.
 DESCRIBE VARIANCE BEING REQUESTED Proposed to build shed up to 1' (one foot) from property line. Requesting a variance to the required 5 foot rear + side yard setbacks.

SPECIAL EXCEPTION
 APPLICABLE SECTION OF ZONING ORDINANCE _____
 DESCRIBE SPECIAL EXCEPTION REQUEST _____

DECISION ON INTERPRETATION OR ALLEGED ERROR
 APPLICABLE SECTION OF ZONING ORDINANCE _____
 DESCRIBE DECISION OR ERROR _____

DESCRIBE CHANGE REQUESTED

FEB 27 2023

PLEASE NOTE

In order for the Board of Appeals to consider this application, the following information must be provided to the Board either with this application or at the time the Board meets to hear this case.

VARIANCE – Reference Article VIII 290-32

Testimony or evidence that shows the requested variance:

- (1) Is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- (2) Will not permit the existence within a District of any use which is not permitted in that District
- (3) Is needed because there are special circumstances or conditions fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood and that said circumstances or conditions are such that strict interpretation of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.
- (4) Is needed because there exists unnecessary hardship. If the hardship is general that is shared generally by land or buildings in the neighborhood, relief shall be properly obtained only by legislative action or by court review of an attack on the validity of the Ordinance.
- (5) Is the minimum necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose. It is not sufficient proof of hardship to show that greater profit would result if the variance were awarded. Furthermore, the hardship complained of cannot be self-created; it cannot be claimed by one who purchases with or without the knowledge of restrictions; it must result from the application of the Ordinance; it must be suffered directly by the property in question; and evidence of greater profitability and of variances granted under similar circumstances shall not be considered.

SPECIAL EXCEPTION

The applicant must provide to the Board information on how the Special Exception request is in accordance with the Town Comprehensive Plan, consistent with the purpose of the Zoning Ordinance, suitable for property including appropriate appearance and in character with neighborhood, suitable in terms of public safety and suitable in terms of traffic, congestion and hazards to the public.

DECISION ON INTERPRETATION OR ALLEGED ERROR – Article VIII 290-32

Provide copies of any applicable correspondence that would help the Board understand the purpose of this application.

Date Submitted: 02/27/2023

By: Collin & Nataly Wannop
Property Owner (Required)

By: _____
Authorized Agent
(If representing the property owner)



TOWN OF CHESAPEAKE BEACH ZONING PERMIT APPLICATION

Permit #:	_____
Issued:	_____
Fee Paid:	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No

PROPERTY INFORMATION

SEE ATTACHED FEE SCHEDULE

Property Street Address: 4010 27th Street, Chesapeake Beach
 Property Tax ID#: 043509
 Specific Use of Property: Residential

Water: Well Municipal Sewerage: Septic System Municipal

Is the above address within the floodplain? Yes No, In the Critical Area Yes No
 (If in Critical Area, please complete page 2 of this application)

Property Owner Information

Name: Collin Wannop
 Address 4010 27th Street
 City, State, Zip Chesapeake Beach, MD 20732
 Day phone 570-447-9422
 E-mail collin.wannop@gmail.com

Applicant Information

Name: Collin Wannop
 Address 4010 27th Street
 City, State, Zip Chesapeake Beach, MD 20732
 Day phone 570-447-9422
 E-mail collin.wannop@gmail.com

Description of Proposed Work: Please submit four (4) hard copies of the proposed site plan and one (1) electronic copy with this application and a Grading Exemption Form for any project that involves grading.

Request to build a 14 feet wide by 8 feet shed in backyard. Shed will be built on a concrete slab 8 inches above grade. No taller than 13 feet tall with roof pitch 2.5/5 and 1 foot roof eaves. Exterior siding or brick. Shed will include electric. Shed will be 1 foot from property line which will require a variance to setback rule. See drawings for more information.

Signature of Owner or Authorized Agent

By signing below, I certify and agree as follows: (1) I am authorized to make this application; (2) all information provided is correct; (3) I will comply with all regulations of the Town of Chesapeake Beach which are applicable hereto; (4) I will perform only the work specifically described in this application and my submitted site plan; (5) I grant Town officials the right to enter onto the property for the purpose of evaluating my plan, inspecting the work permitted and posting notices if applicable; (6) I understand that if I choose to appeal, my appeal shall be in writing stating the grounds for appeal and shall be filed with the Board of Zoning Appeals within 30 calendar days of the date of issuance, decision, determination or order and that the right to appeal is waived if not timely filed.

Owner or Authorized Agent: (print) Collin T Wannop

Signature: Collin Wannop -S Digitally signed by Collin Wannop -S
Date: 2023.01.30 13:01:06 -0500

Date: 2/17/2023

FOR TOWN USE ONLY:

Reviewed by: _____ Date: _____

Final Approval: _____ Date: _____

Planning & Zoning Administrator

Is there a supplemental condition letter or notice to applicant: Yes No

Is this a application for Use & Occupancy: Yes No

Is there a requirement for Public Works to review prior to breaking ground: Yes No

If marked yes, the Public Works Administrator must provide approval prior to breaking ground:

Final Approval Public Works Administrator: _____ Date: 2/17/2023

Critical Area Lot Coverage Worksheet with Zoning Permit

Completion of this form is required for all projects within the Critical Area. If mitigation of any form is required, it shall be noted and/or shown on the site plan. For mitigation in the form of vegetative planting, the site plan or a separate landscape plan must show the location for the proposed planting and include a table that shows the species of the plants and number of each species. Additional information may be required. This form shall accompany a site plan and other relevant plan that shows the proposed work.

Property Information

Property Address: 4010 27th Street
 Critical Area Designation: Circle one: IDA, LDA, RCA
 Within the 100-foot buffer? Yes, No

Total Site Area (square footage): 5730
 Zoning District: 03

Lot Coverage Calculations

EXISTING CONDITIONS (square footage)	PROPOSED CONDITIONS (square footage)
1. Main Building <u>1000</u>	Main Building <u>1000</u>
2. Accessory Structures <u>0</u>	Accessory Structures <u>135</u>
3. Driveway/Parking <u>0</u>	Driveway/Parking <u>0</u>
4. Walkways <u>48</u>	Walkways <u>48</u>
5. Patios <u>216</u>	Patios <u>216</u>
6. Other <u>0</u>	Other <u>0</u>
Total Square footage <u>1264</u>	Total Square footage <u>1376</u>
Percentage of Total Site Area <u>22.05%</u>	Percentage of Total Site Area <u>24.01%</u>

Will trees be removed in the Critical Area?

Yes No If yes, please indicate location and number on the site plan.

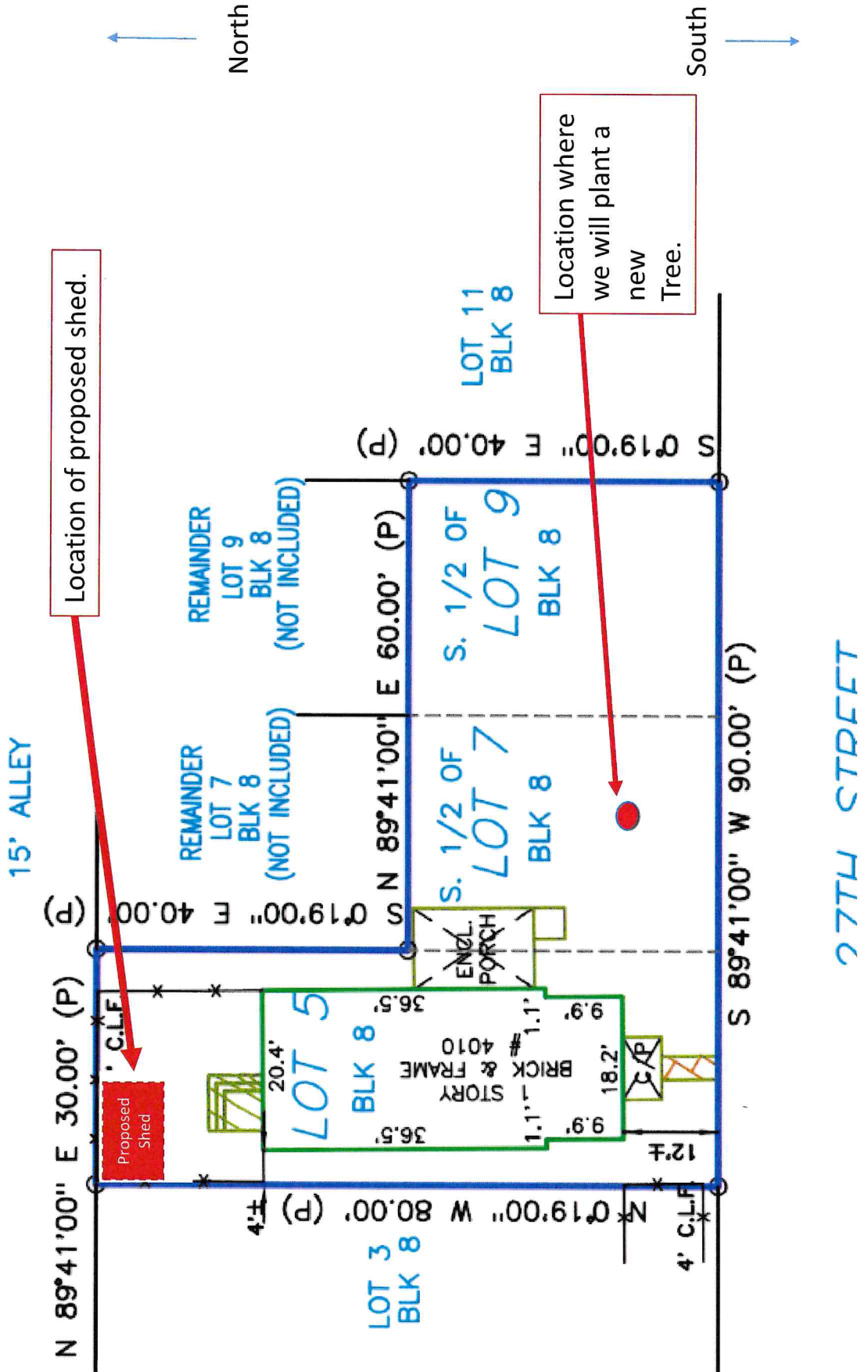
Certification

I certify these statements to be true and accurate and hereby grant the Town of Chesapeake Beach official permission to enter my property to review the plan and conduct inspections.

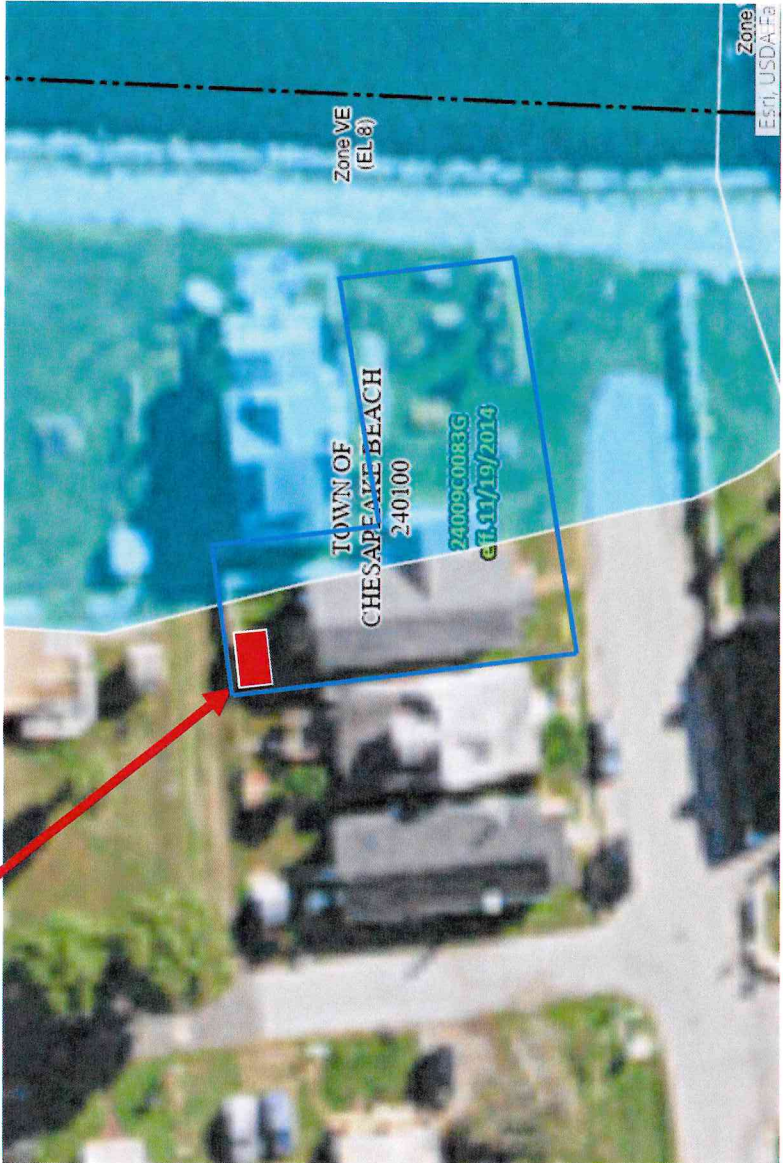
Owner / Authorized Agent: (print) Collin Wannop -S Digitally signed by Collin Wannop -S
Date: 2023.01.30 13:01:57 -05'00'
 Signature: _____

WHAT IS LOT COVERAGE? The following is counted toward lot coverage:

Area coverage by buildings and structures, accessory structures, (e.g. sheds, garages, swimming pools), parking areas, driveways, walkways, patios, or roads. Area covered by gravel, stone, shells, impermeable decking, pavers, or any man-made impervious material. Lot coverage does not include a fence or wall, less than one foot in width, a walkway in the Buffer or expanded buffer including a stairway that provides direct access to a pier, a wood mulch pathway, or a deck with gaps to allow water to pass freely.



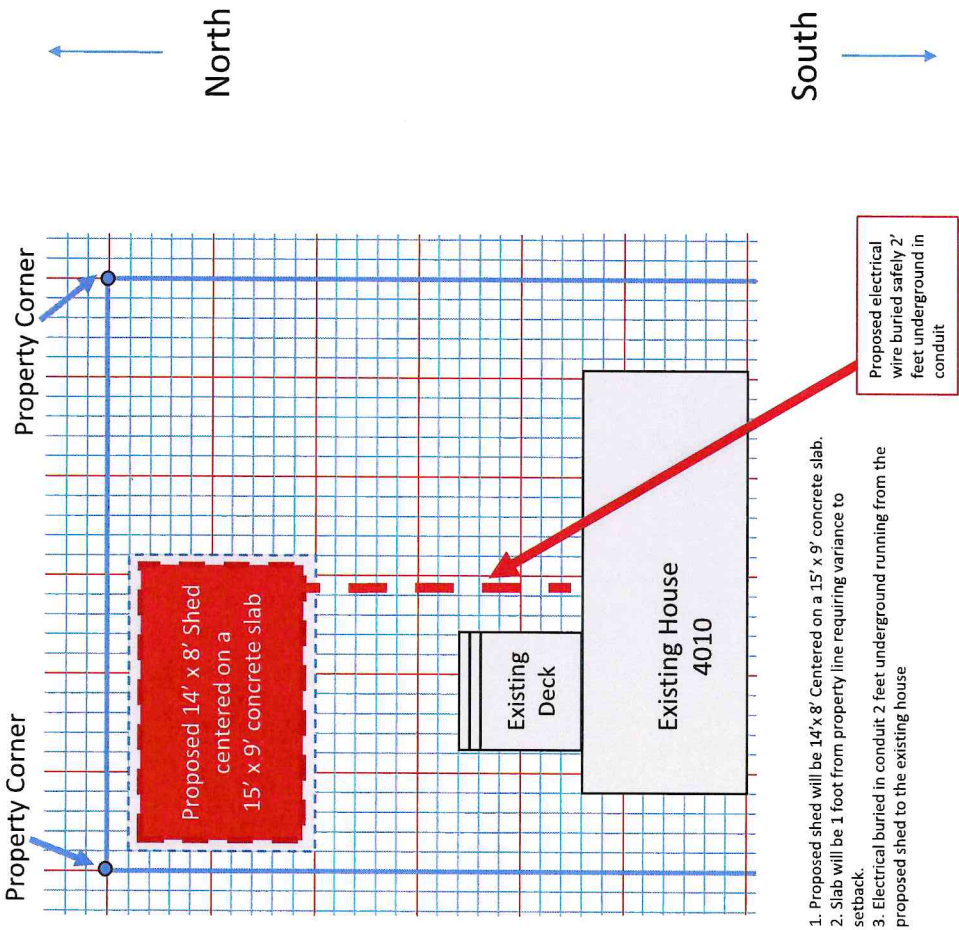
Location of proposed shed
not* on FEMA Floodplane



North

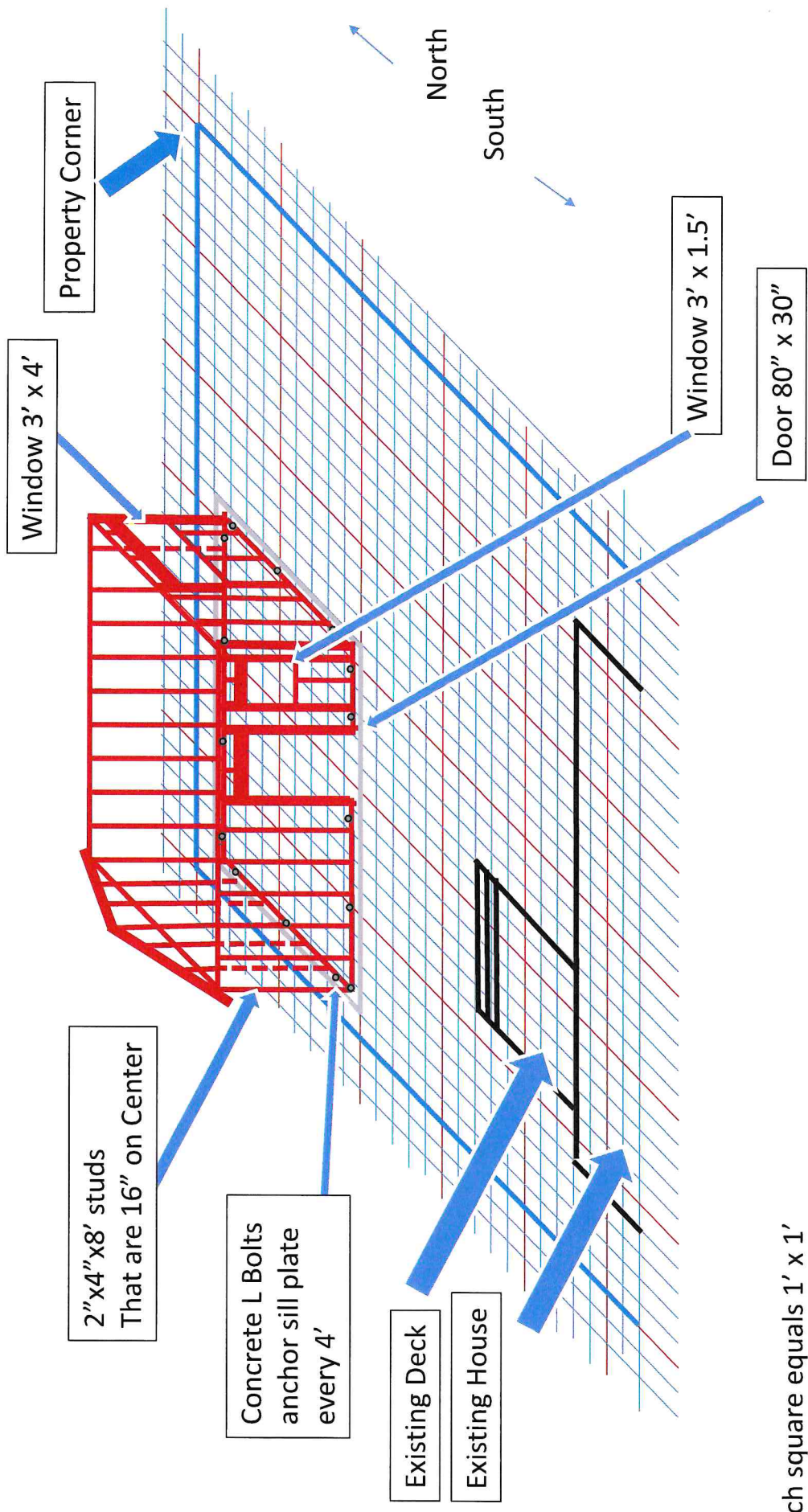
South

Source: <https://msc.fema.gov/portal/search/?AddressQuery=20732#searchresultsanchor>

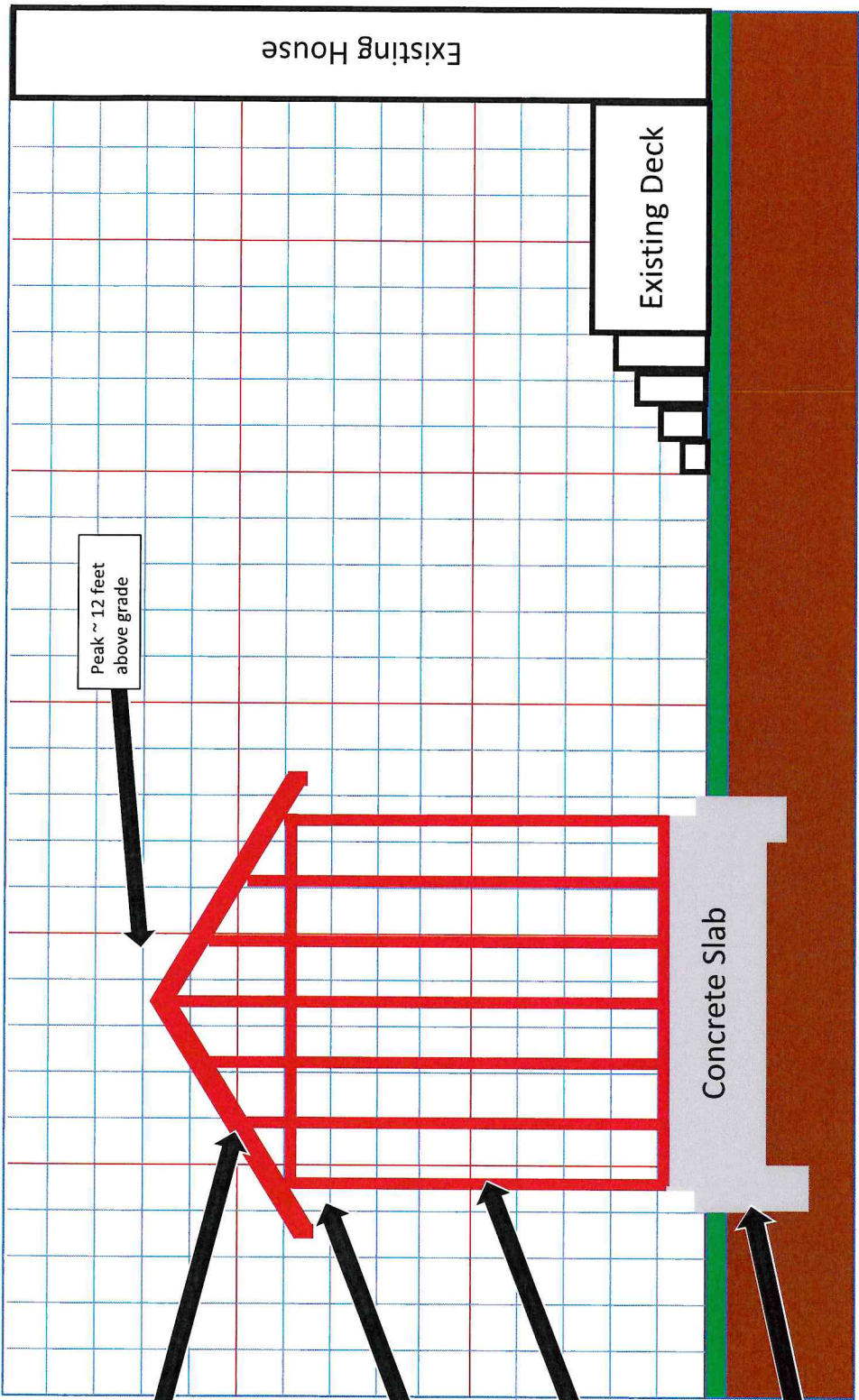


1. Proposed shed will be 14' x 8' Centered on a 15' x 9' concrete slab.
2. Slab will be 1 foot from property line requiring variance to setback.
3. Electrical buried in conduit 2 feet underground running from the proposed shed to the existing house

Proposed electrical wire buried safely 2' feet underground in conduit



Each square equals 1' x 1'



2"x8" x 5.5' rafters.
 16 inches on Center
 Pitch is 2.5' rise over 5'
 run

12 inch roof
 eaves

2"x4"x8' studs
 That are 16" on Center

Slab 8 inches
 above grade

South →

Each square equals 1' x 1'

1. Pressure treated 2" x 4" x 8' shed wall
2. Pressure treated 2" x 4" x 4" sill plate
3. Flashing & termite shield
4. L bolt anchored in concrete every 4 feet
5. Sheathing
6. Weather Barrier
7. Exterior Siding
8. Rebar to reinforce concrete
9. Rigid Insulation
10. Vapor Barrier
11. Crushed rock

