

SILL ENGINEERING GROUP, LLC

16005 Frederick Road, 2nd Floor

Woodbine, MD 21797

Website: www.sillengineering.com

Civil Engineering and Surveying for Land Development

Office: 443-325-5076

Fax: 410-696-2022

Email: info@sillengineering.com

September 6, 2024

Frederick County Board of Appeals

Frederick County, Maryland

30 North Market Street

Frederick, Maryland 21701

Attn: Michael Paone

Re: 3351 Mar lu Ridge Road
Front BRL Variance Justification

Dear Mr. Paone:

Please accept this justification letter to allow a change to Zoning Ordinance 1-19-6.100, design requirements for the Resource Conservation District (RC). The front Building Restriction Line (BRL) is 50' in this district. We are requesting a variance of the front BRL to 25.0' for the proposed house addition.

The house addition is located on the site to sit in an area that was previously disturbed. The primary structure was built in 1991 and the site consists of 23.50 acres. Originally, the site was designed to include a pool house and pool, and the site was excavated to include this. But it was not completed at the time of the house construction. In keeping the addition location in the same disturbed area that was part of the original design, the addition extends 25.0' beyond the front BRL. Because the majority of the site consists of steep slopes, this location prevents encroaching into those areas to the greatest extent possible while still providing the Best Management Practices required for grading and storm water management.

The owner would not be able to build the addition if the variance is not granted, there is no other location on the site that it would be able to be constructed due to steep slopes and the remaining conserved natural resources on site. He has had two total hip replacements and suffers from chronic lung disease. He requires very low impact exercise and daily swimming is ideal. A plan showing the site and a section cut through the site accompanies this letter as a visual representation of the steep slopes just beyond the proposed construction location.

Sincerely,
Sill Engineering Group, LLC

Joanne Carey, PLA

Enclosures:

1. Section and plan view of proposed location of garage and pool area.
2. Photo of scaled model.
3. Owner signed and notarized Affidavit.

3351 Mar Lu Ridge Road
Residential Driveway Justification
September 6, 2024

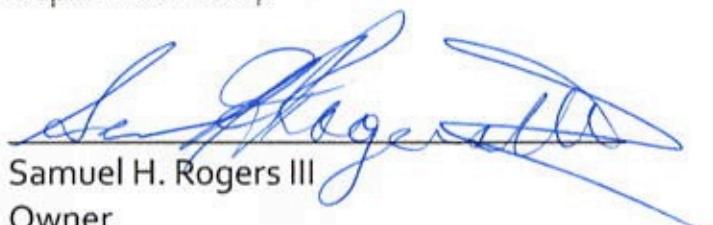
4. Department of Assessments and Taxation documentation of surrounding neighbors.
5. General Criteria letter addressing all comments.
6. Letters from 2 neighbors in favor of the proposed plans.
7. Set of architectural plans for the project.
8. Email from Tolson DeSa with the refusal and direction to appeal to the BOA.
9. Set of the SWM CDI plans.

AFFIDAVIT of OWNERSHIP

TO WHOM IT MAY CONCERN:

I hereby certify that I am the owner ("Owner") of that certain improved real property having the address 3351 Mar Lu Ridge Road, Jefferson, Maryland 21755 ("Property") and in such capacity do hereby authorize Joanne Carey of Sill Engineering Group, LLC and any other representative of Sill Engineering Group, LLC to make and file any appeals (each an "Appeal" and together "Appeals"), and any additions, exhibits, attachments, amendments and/or addenda to such Appeal(s) in connection with such Property, to and with the Frederick County Board of Appeals.

Given under my hand this 12th day of September 2024.



Samuel H. Rogers III
Owner

ACKNOWLEDGMENT

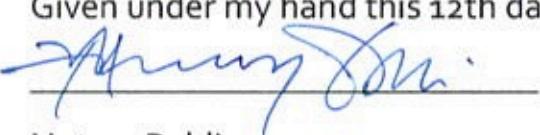
COMMONWEALTH OF VIRGINIA

to wit:

I, Timothy Patrick O'Shea, a Notary Public in the jurisdiction aforesaid, Commonwealth of Virginia, having Registration Number 355587, do hereby certify that **Samuel H. Rogers III**, whose name is signed to the foregoing Affidavit of Ownership, bearing date of the 12th day of September 2024, have acknowledged the same before me in my jurisdiction aforesaid.

My Commission Expires: January 31, 2028

Given under my hand this 12th day of September 2024.



Notary Public

Timothy Patrick O'Shea
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 355587
My Commission Expires 1/31/2028



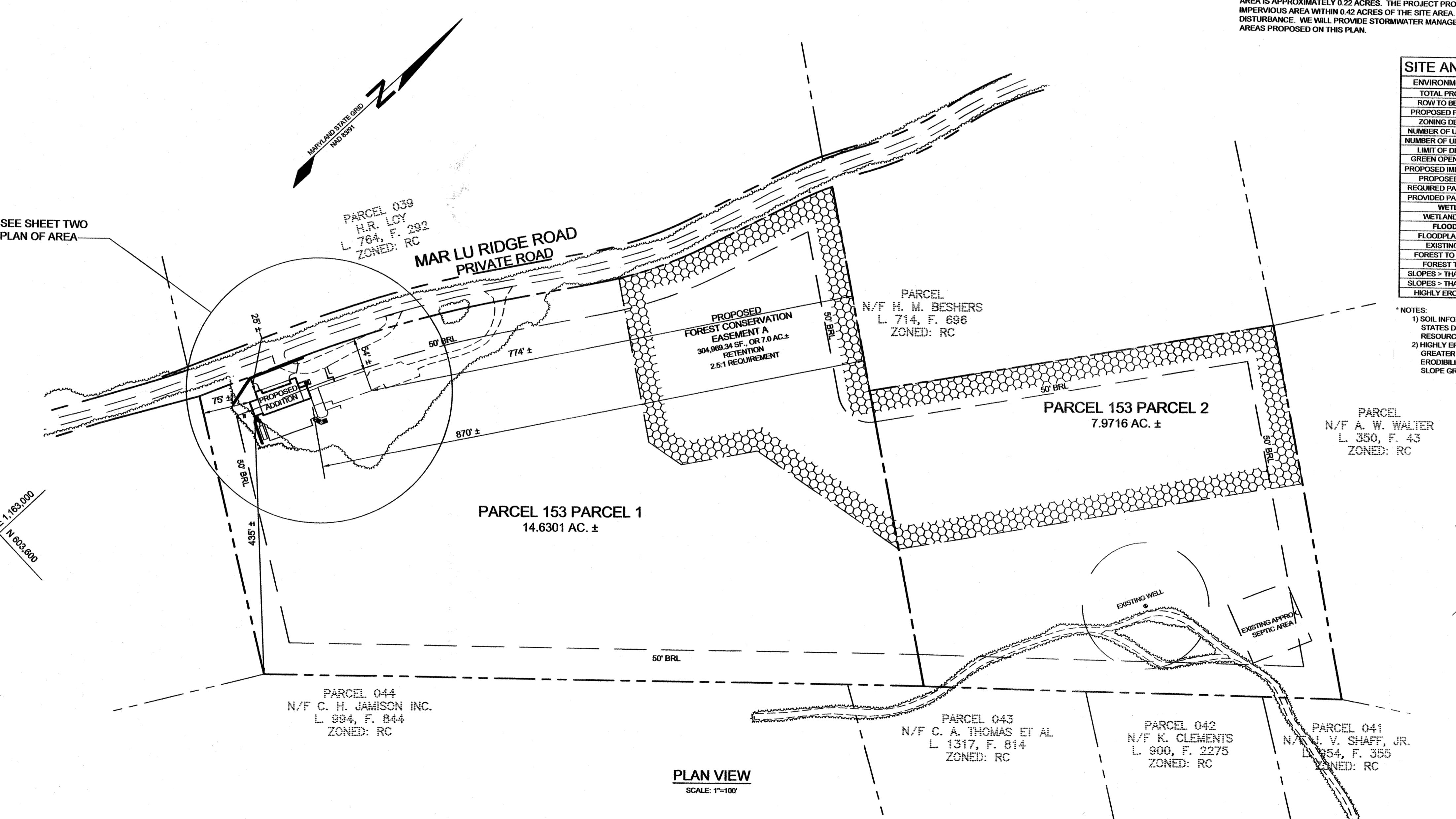
SWM CONCEPT/DEVELOPMENT/IMPROVEMENT PLAN

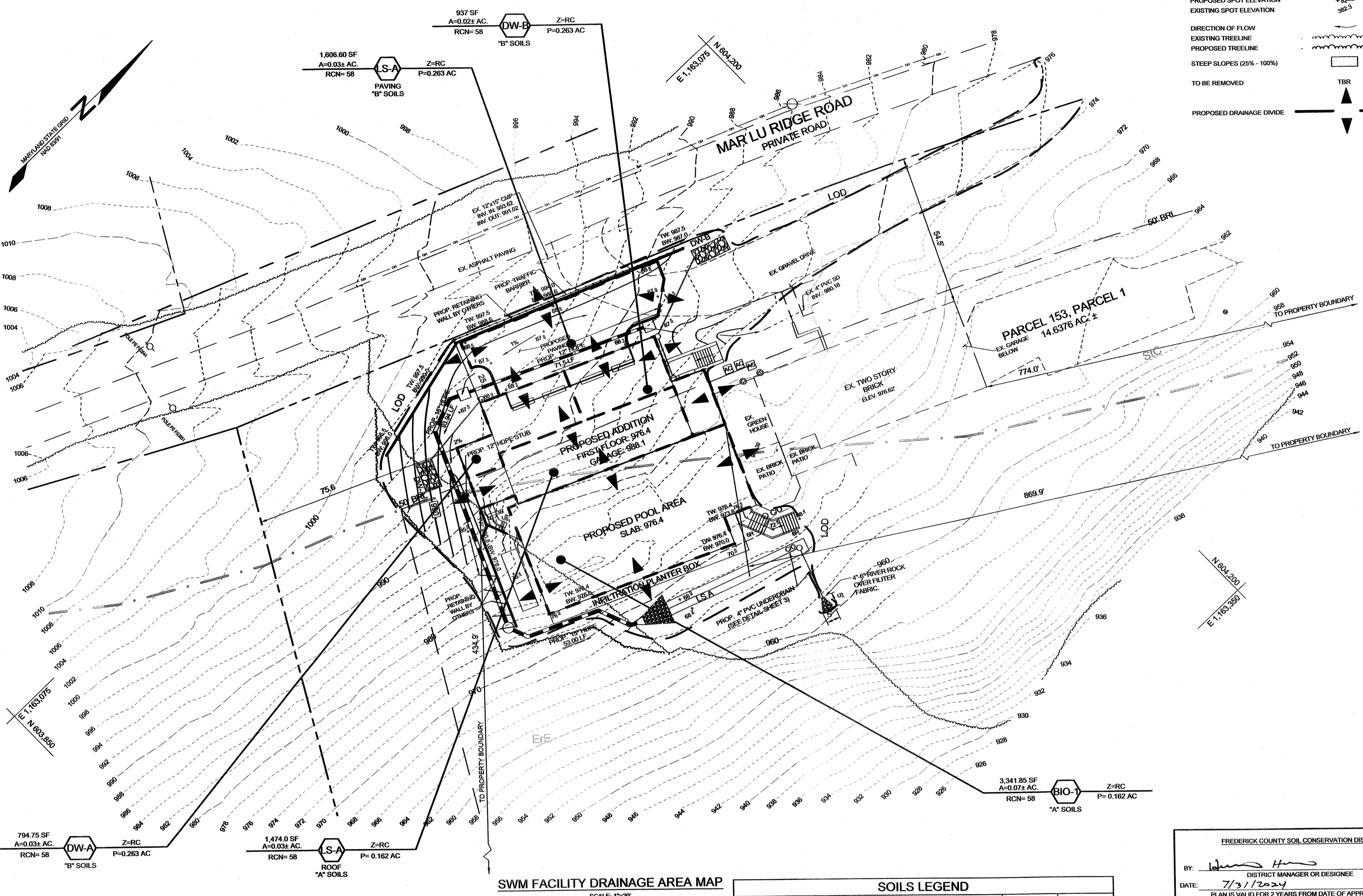
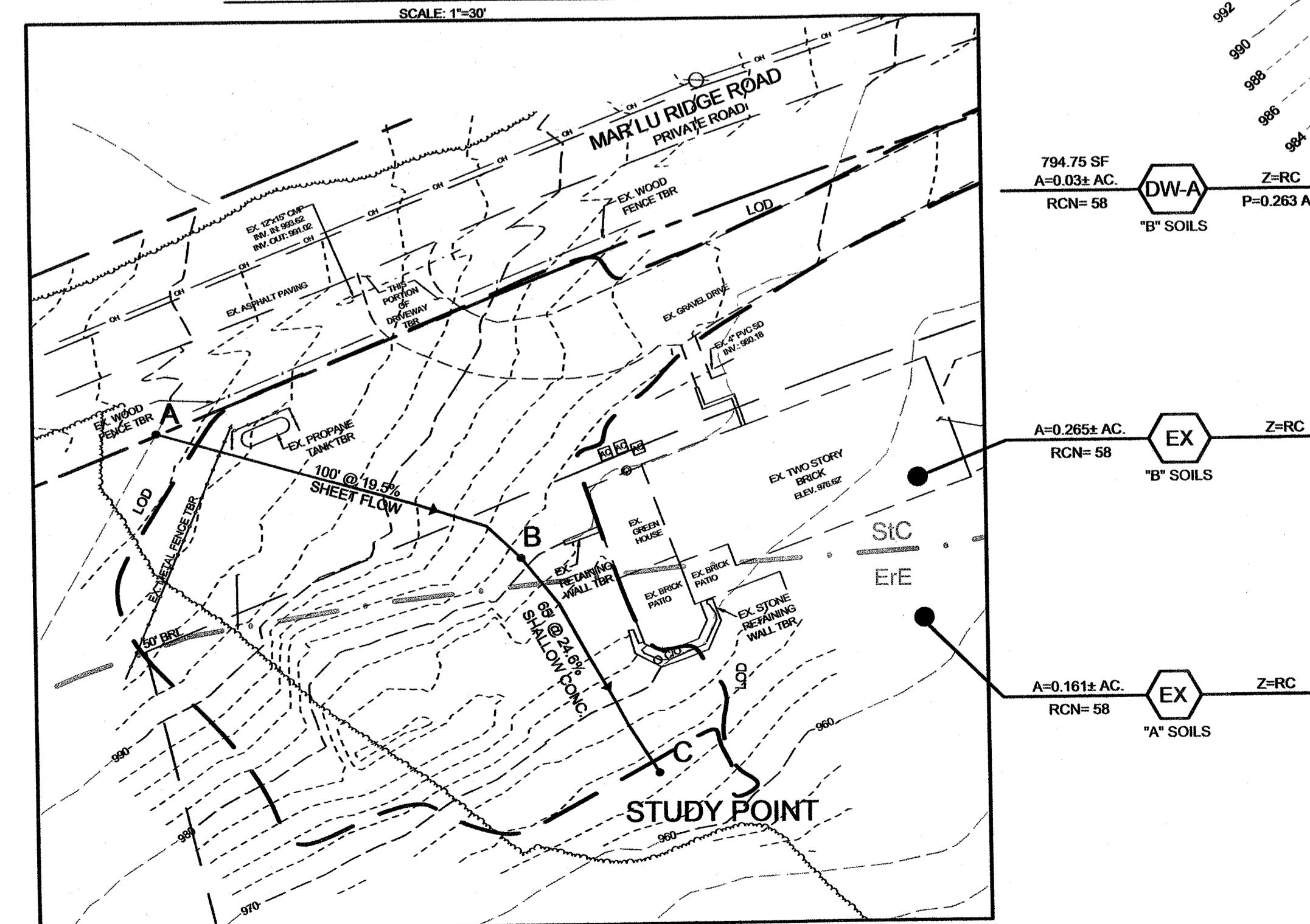
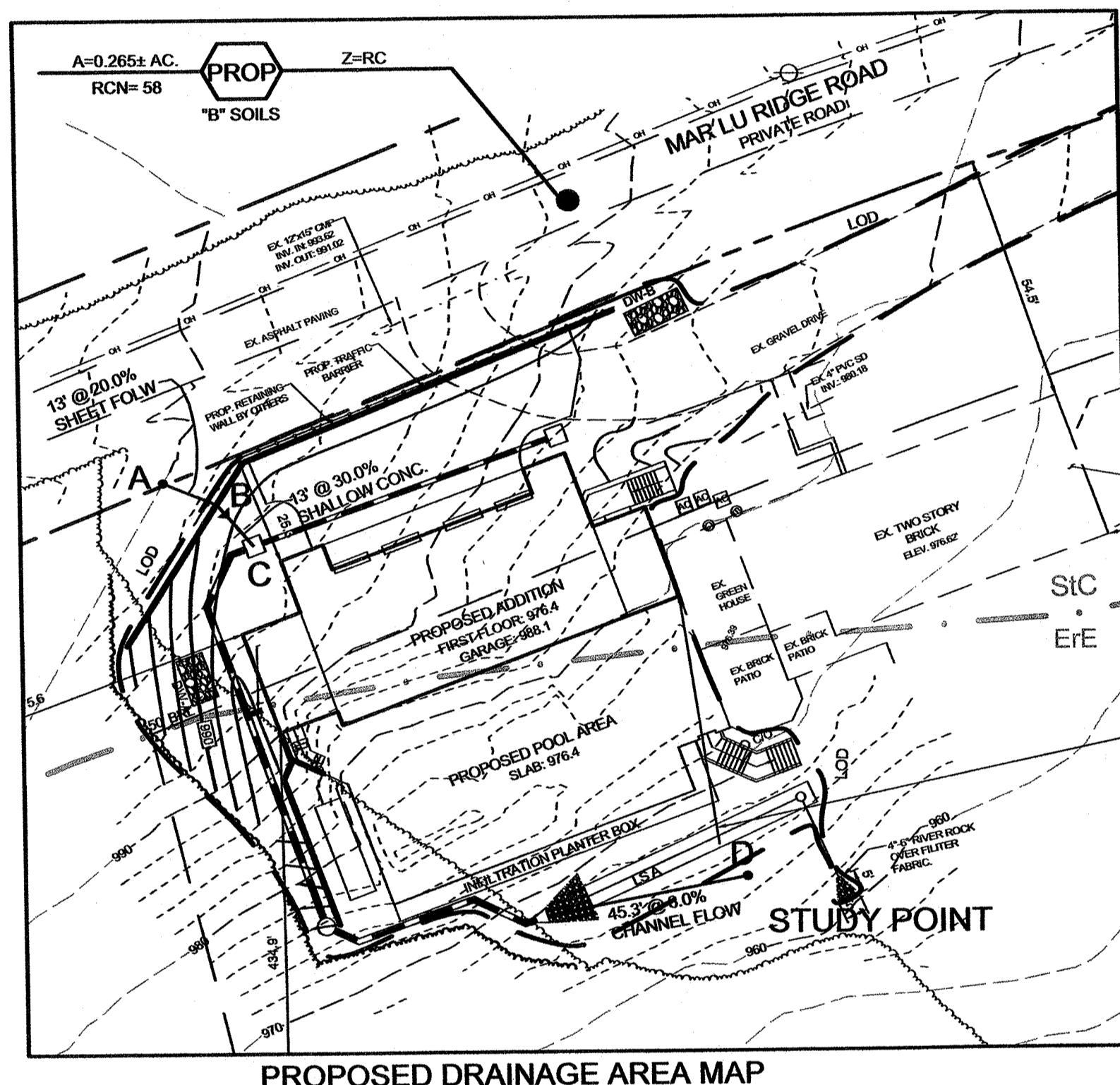
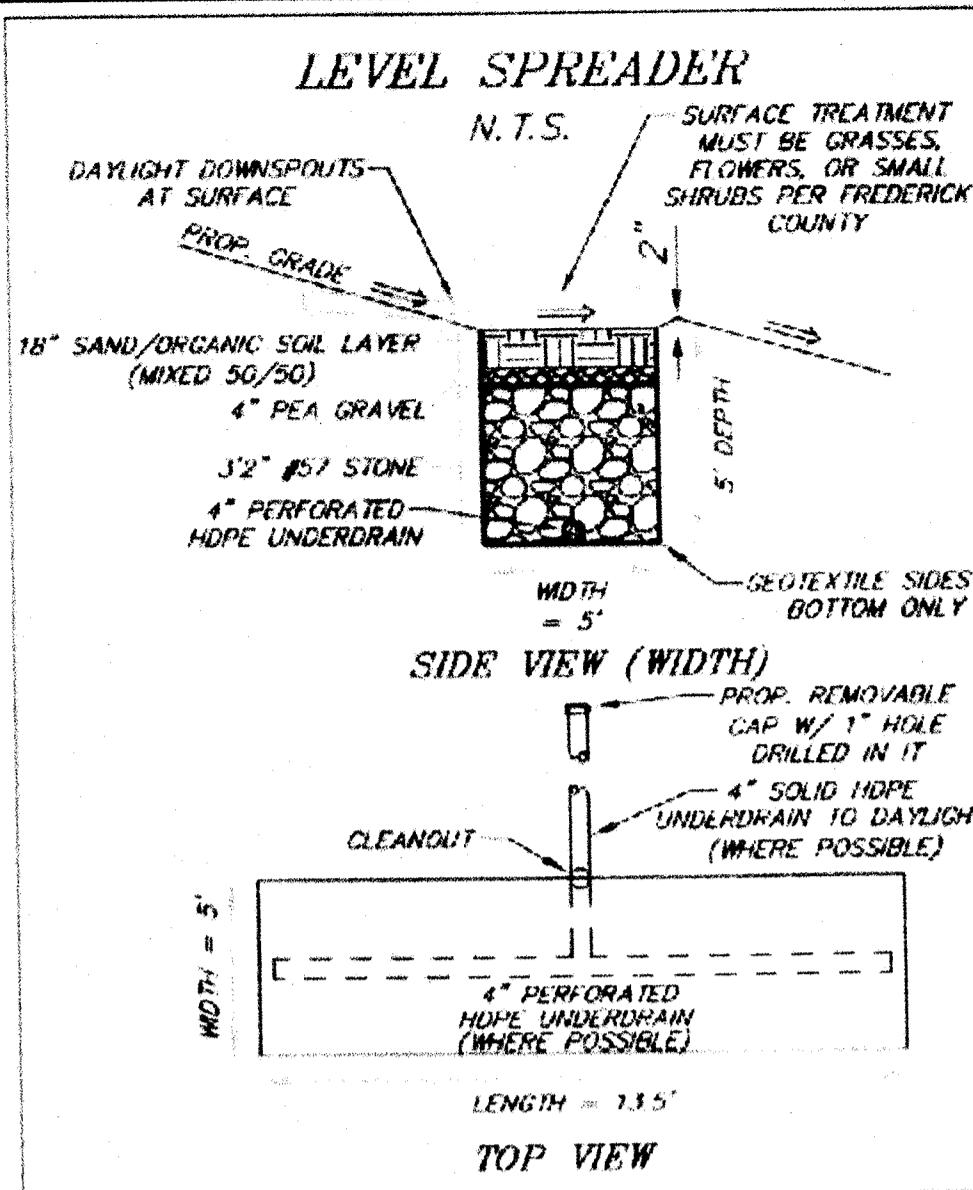
3351 MAR LU RIDGE

TAX MAP 93 GRID 17

FREDERICK COUNTY, MARYLAND

E 163.000 N 685.300





SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	GROUP	"K" FACTOR
StC	STUMPTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.05
WeC	WEVERTON-HAZEL COMPLEX, 8 TO 15 PERCENT SLOPES, VERY STONY	B	0.15
WeE	WEVERTON-HAZEL COMPLEX, 25 TO 45 PERCENT SLOPES, VERY STONY	B	0.15
ErE	EDGEMONT-ROCK OUTCROP COMPLEX, 25 TO 45 PERCENT SLOPES	A	0.17

NOTES:

1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.

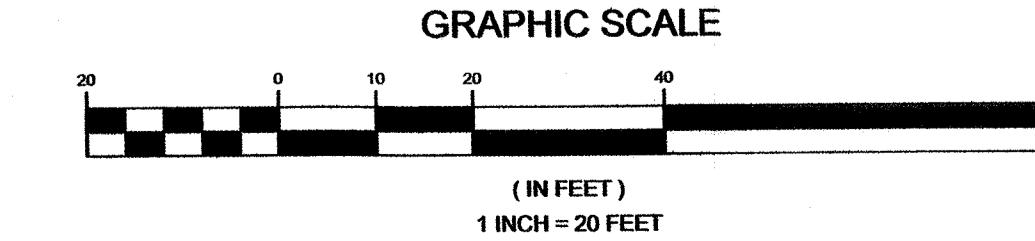
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SLOPE LESS THAN 15 PERCENT, BUT WHERE THE EROSION IS GREATER THAN 6.0 T AND WITH A SLOPE GREATER THAN 5 PERCENT.

SUMMARY OF SITE DEVELOPMENT STRATEGIES TABLE 5.

THIS SECTION DISCUSSES THE VARIOUS SITE DESIGN TECHNIQUES SHOWN IN TABLE 5.2 IN THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME I, AS AMENDED BY THE MARYLAND STORMWATER MANAGEMENT ACT OF 2007, AND HOW THEY ARE UTILIZED OR WHY THEY ARE UNABLE TO BE UTILIZED:

- USING NARROWER, SHORTER STREETS, RIGHTS-OF-WAY, AND SIDEWALKS – NO STREET OR RIGHT-OF-WAY ARE BEING PROPOSED.
- CUL-DE-SACS – NO CUL-DE-SACS AREA PROPOSED.
- OPEN VEGETATED CHANNELS – GRASS SWALES ARE BEING PROVIDED TO DIVERT EXISTING RUNOFF AROUND THE PROPOSED WORK.
- PARKING RATIOS, PARKING CODES, PARKING LOTS, AND STRUCTURED PARKING – NO PARKING IS PROPOSED.
- PARKING LOT RUNOFF – NO PARKING LOT IS PROPOSED.
- OPEN SPACE – NO OPEN SPACE IS BEING PROPOSED.
- SETBACKS AND FRONTAGES – THE PROPOSED WORK DOES NOT EXCEED ANY SETBACKS.
- DRIVEWAYS – NO DRIVEWAYS AREA PROPOSED.
- ROOFTOP RUNOFF – ROOFTOP RUNOFF WILL BE TREATED WITH DRY WELLS, LEVEL SPREADERS AND MICRO BIO RETENTION FACILITIES.
- BUFFER SYSTEMS – NO STREAMS OR WETLANDS ON SITE TO BUFFER.
- CLEARING AND GRADING – GRADING IS LIMITED TO THE EXTENT NEEDED FOR PROPOSED CONSTRUCTION.
- TREE CONSERVATION – FOREST CONSERVATION IS TAKING PLACE ON SITE.
- CONSERVATION INCENTIVES – NO CURRENT INCENTIVES ARE AVAILABLE IN FREDERICK COUNTY.

REV. #	DATE	REVISION DESCRIPTION <u>*FILL IN THESE BLOCKS FOR REVISIONS ONLY</u>	CONSULTANT: DATE AND INITIAL	DEV. REVIEW DATE AND INITIAL



OWNER

SAMUEL H. ROGERS III
& MATTHEW L. HAMBLET
3351 MAR LU RIDGE ROAD
JEFFERSON, MD 21755

STORMWATER MANAGEMENT DRAINAGE AREA MAP ROGERS & HAMBLET PROPERTY

**TAX MAP 93 GRID 17
14TH ELECTION DISTRICT**

OF MARYLAND

STATE LIBRARY M. S. L. B. D.

16005 Free
Washington

Woodone
Phone: 44

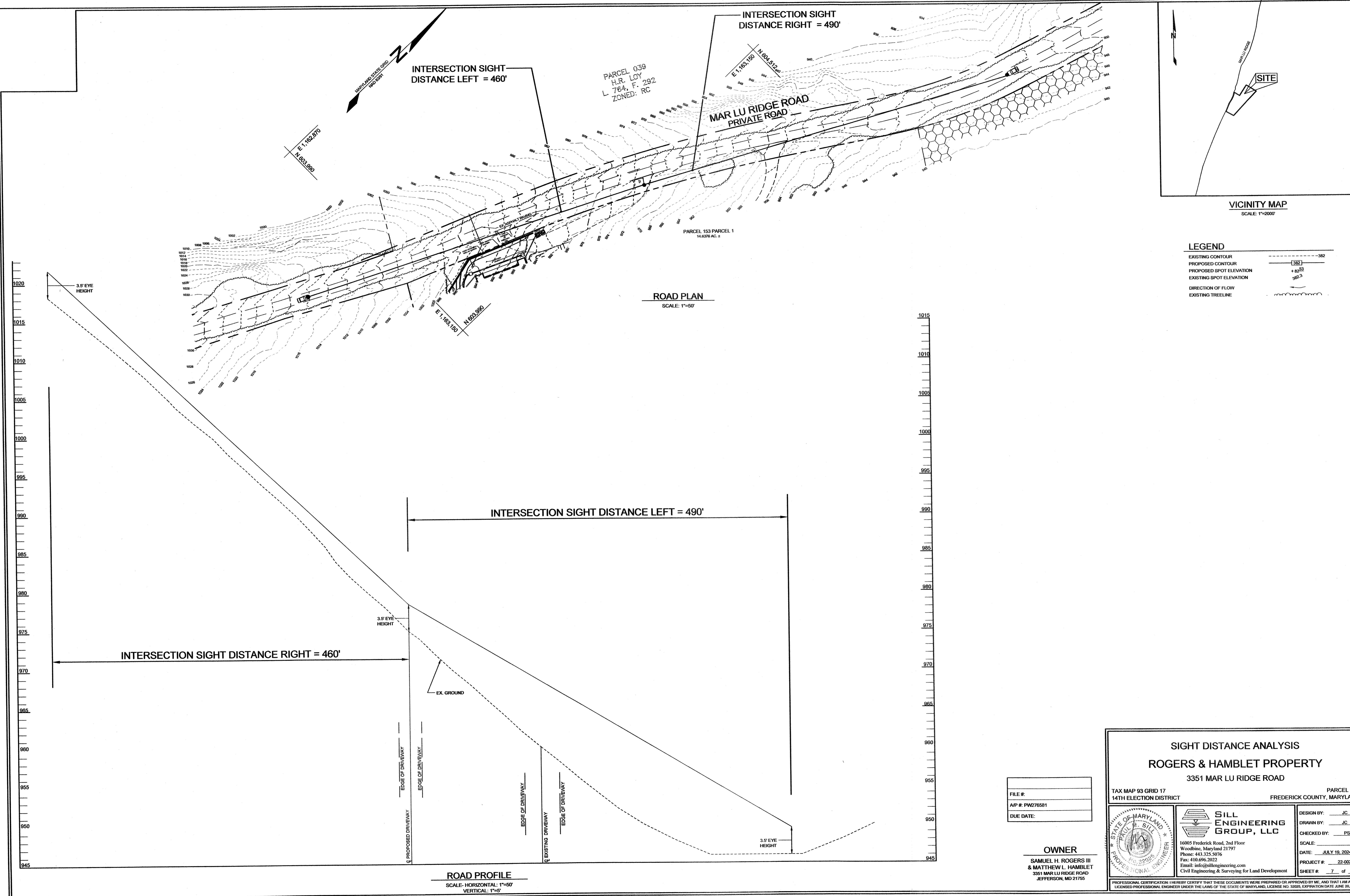
Fax: 410.685.3225
Email: info@judaica.org

Civil Engi

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY

		SILL ENGINEERING GROUP, LLC	DESIGN BY: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ AS SHOWN DATE: JULY 1 2010 PROJECT #: _____ SHEET #: 3
	16005 Frederick Road, 2nd Floor Woodbine, Maryland 21797 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering & Surveying for Land Development		

11. *What is the name of the author of the book you are reading?*



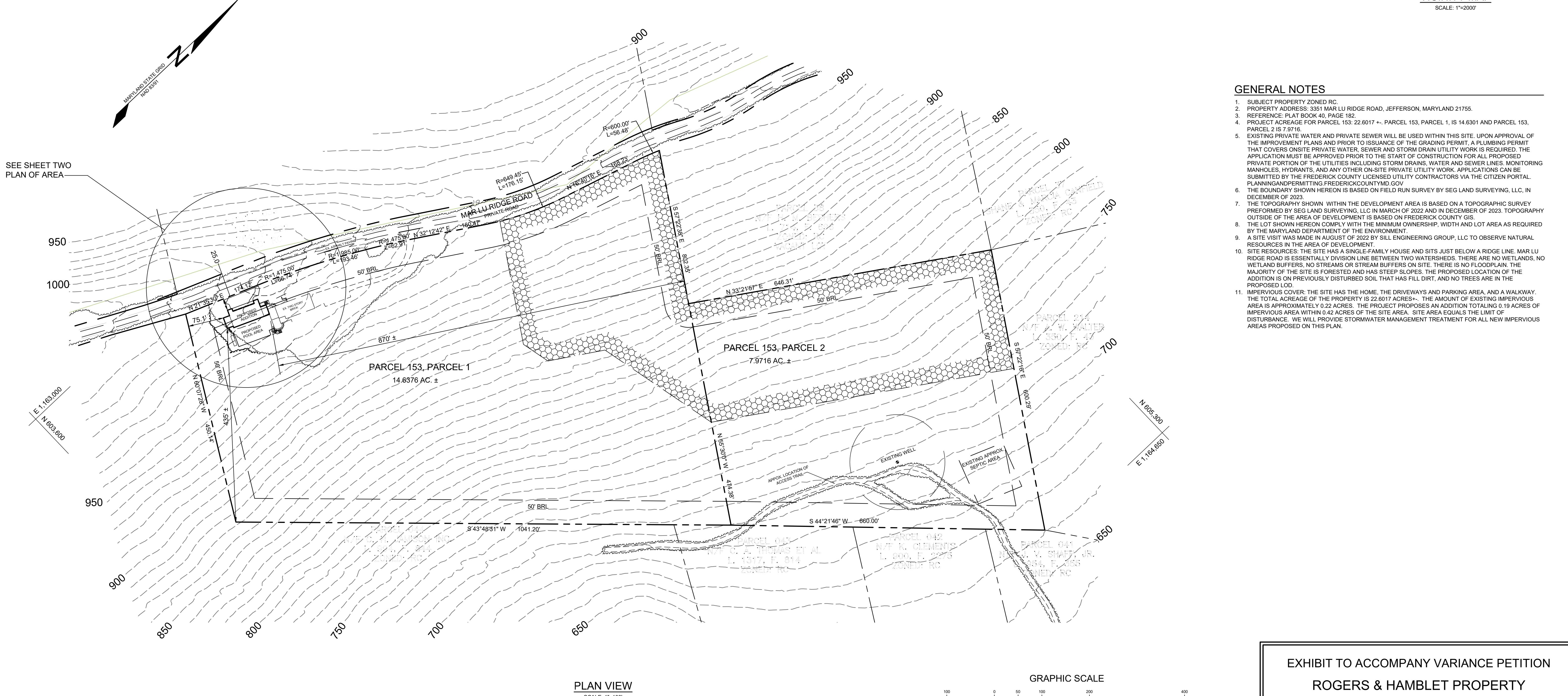
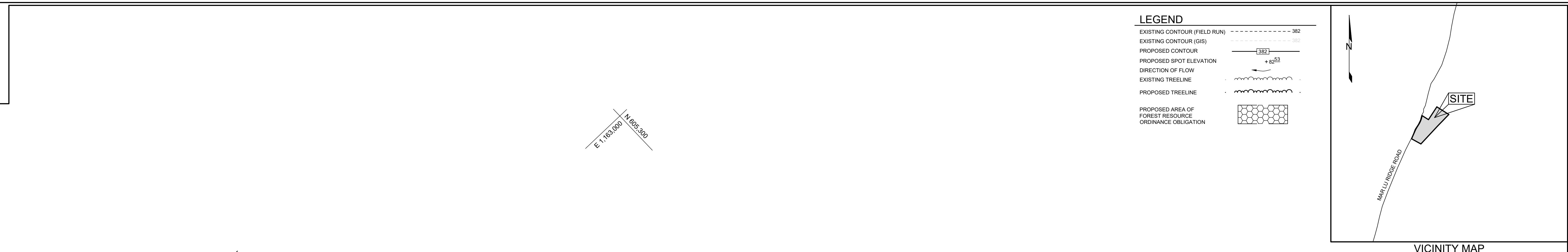


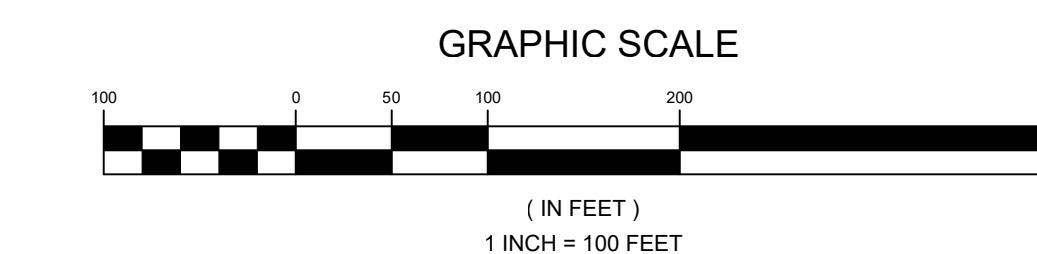
EXHIBIT TO ACCOMPANY VARIANCE PETITION

ROGERS & HAMBLET PROPERTY

3351 MAR LU RIDGE ROAD

TAX MAP 93 GRID 17
14TH ELECTION DISTRICT

PARCEL 153
FREDERICK COUNTY, MARYLAND



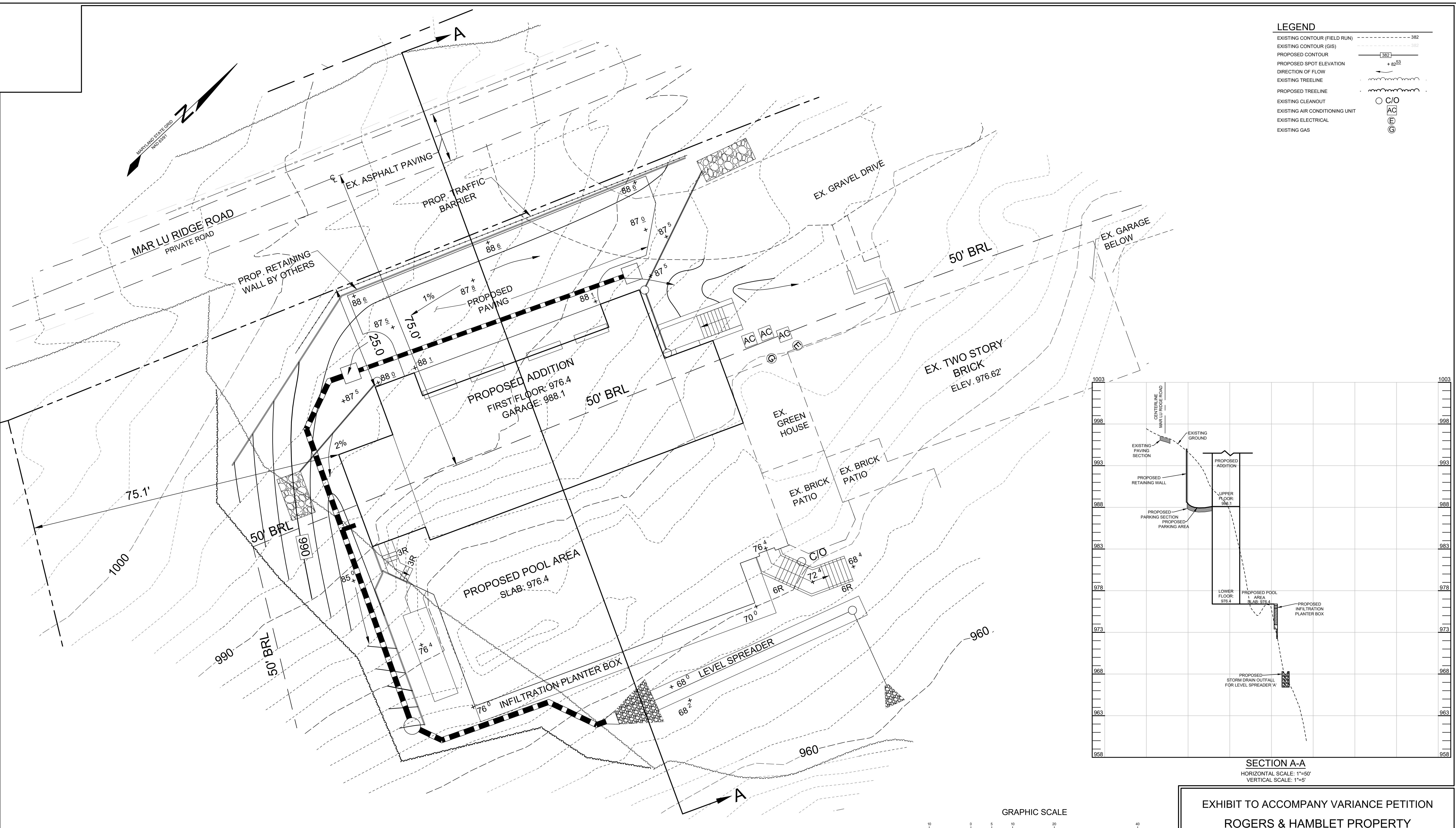
REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

OWNER
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& MATTHEW L. HAMBLET
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JEFFERSON, MD 21755



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16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 410.696.2022
Fax: 410.696.5076
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 20, 2025

DESIGN BY: JC
DRAWN BY: ZS
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 13, 2024
PROJECT #: 22-002
SHEET #: 1 of 2



REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

EXHIBIT TO ACCOMPANY VARIANCE PETITION
ROGERS & HAMBLET PROPERTY
3351 MAR LU RIDGE ROAD

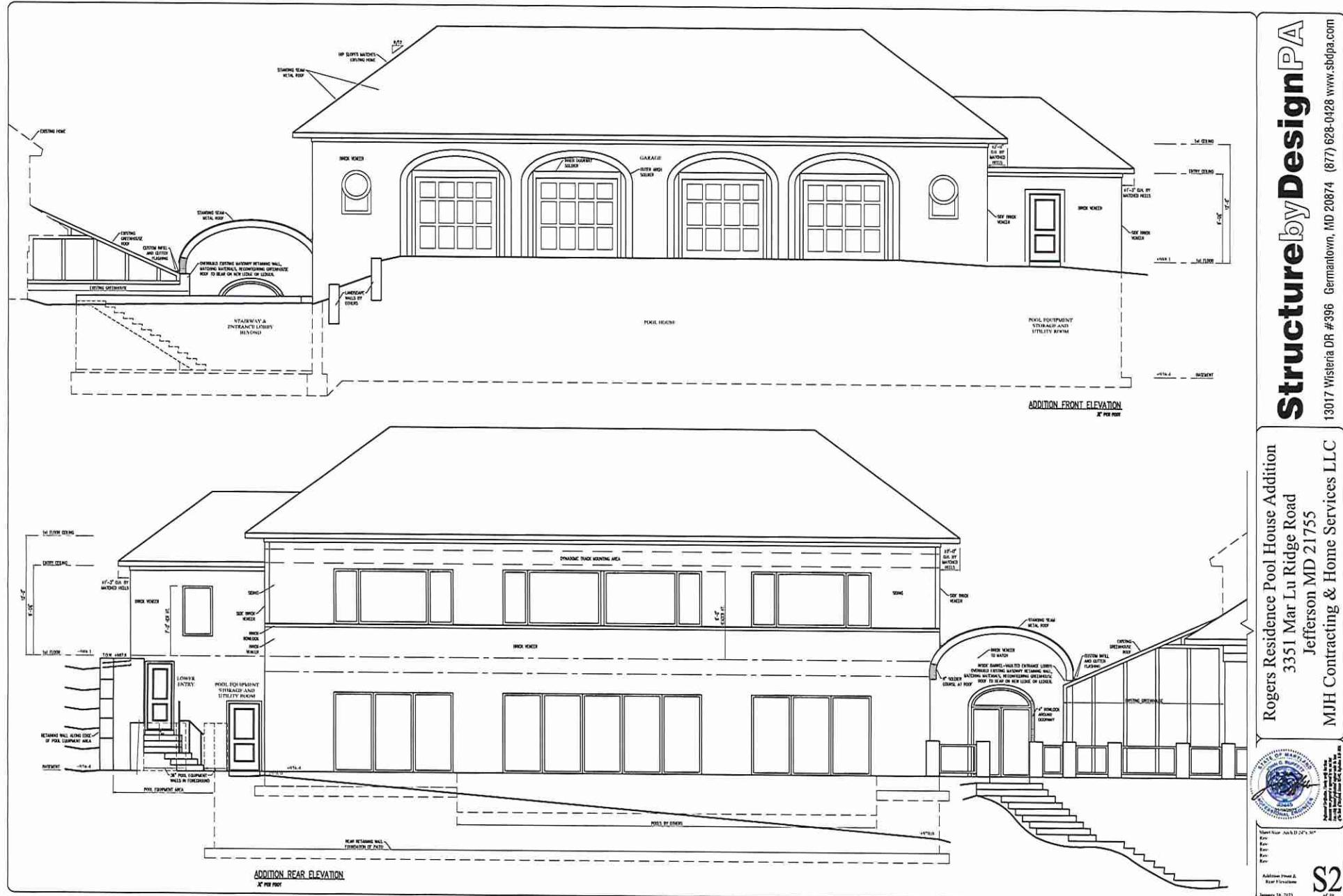
TAX MAP 93 GRID 17
14TH ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
PARCEL 153

OWNER
SAMUEL H. ROGERS III & MATTHEW L. HAMBLET
3351 MAR LU RIDGE ROAD
JEFFERSON, MD 21755

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
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Phone: 410.696.2022
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Civil Engineering & Surveying for Land Development

DESIGN BY: JC
DRAWN BY: ZS
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 13, 2024
PROJECT #: 22-002
SHEET #: 2 of 2

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 20, 2025



Structure by Design PA

Rogers Residence Pool House Addition
3351 Mar [il] Ridge Road

351 Mai Lu Ridge Road
Jefferson MD 21755

MJH Contracting & Home Services LLC 11



Sheet Size: Arch D 24" x 36"
Rev: 1
Rev: 2
Rev: 3
Rev: 4
Rev: 5
Additional Front &
Rear Elevation
January 18, 2013
S2
of 20

S2

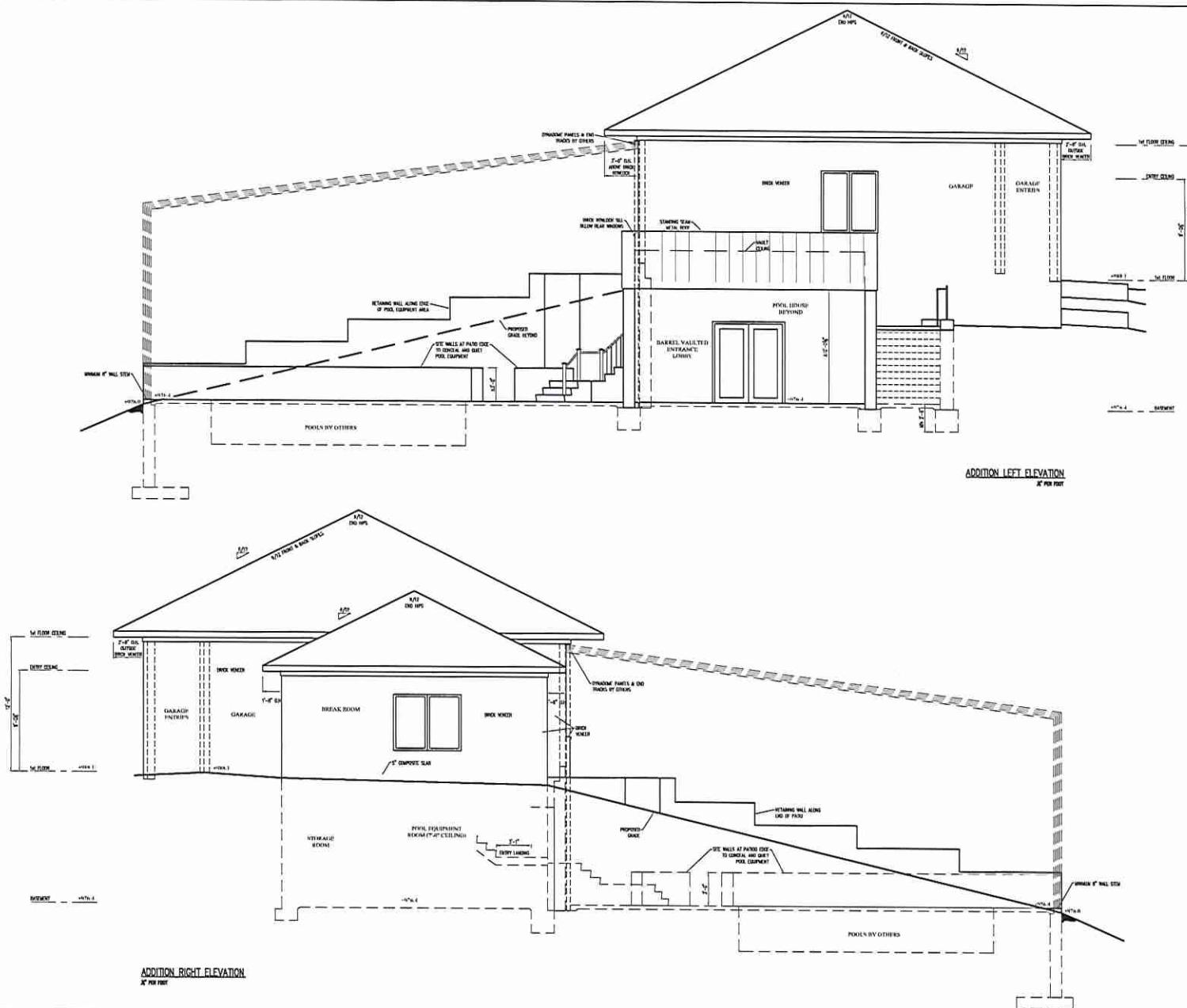
Structure by Design PA

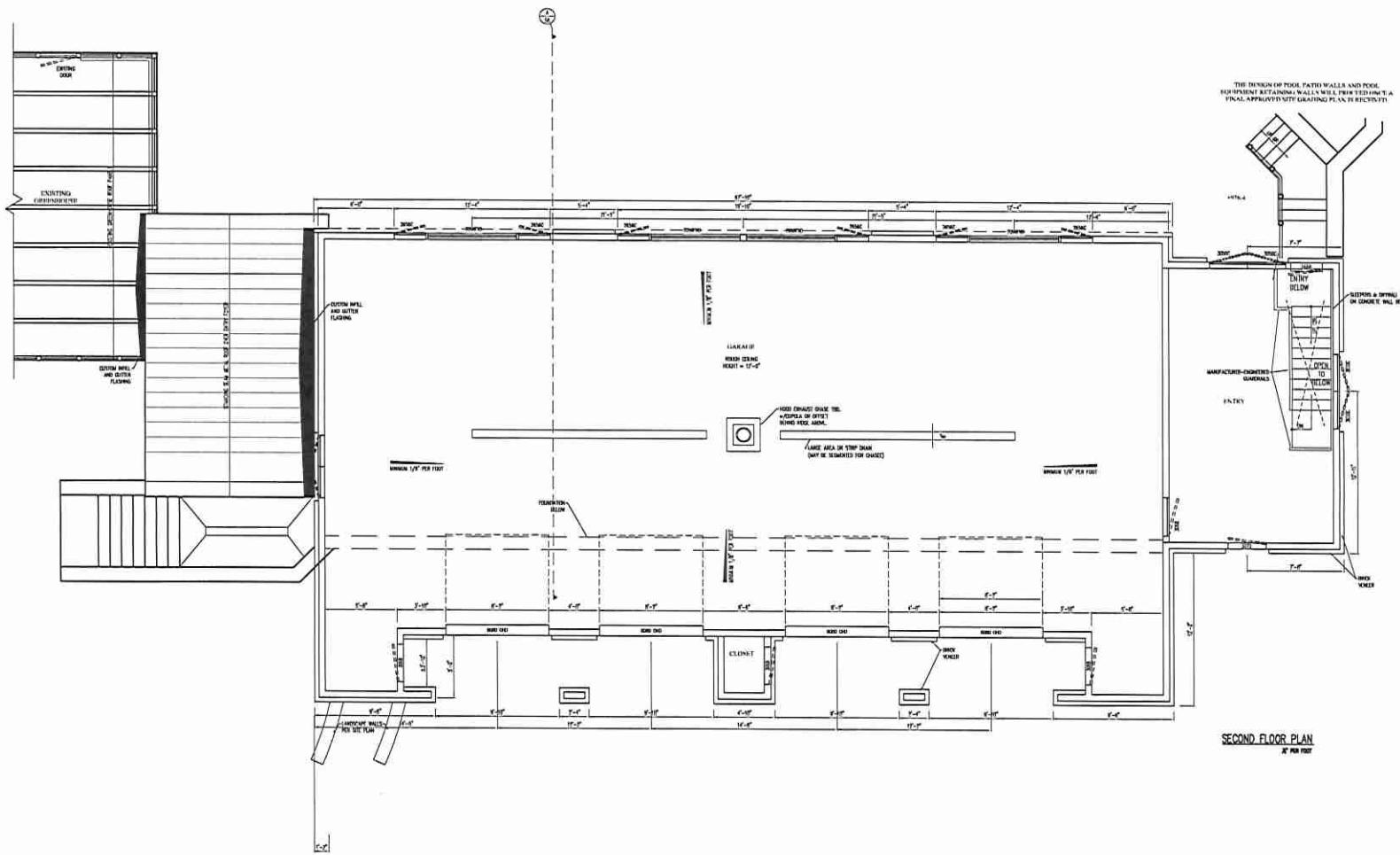
13017 Wistena DR #396 Germantown, MD 20874 (877) 628-0428 www.sbdpa.com

Rogers Residence Pool House Addition
3351 Mar Lu Ridge Road
Jefferson MD 21755
MJH Contracting & Home Services LLC



Sheet No. Arch 112475
Rev. Date
Page No.
Page 18, 10/21
Addition Rate
Elevation
S3
10/21



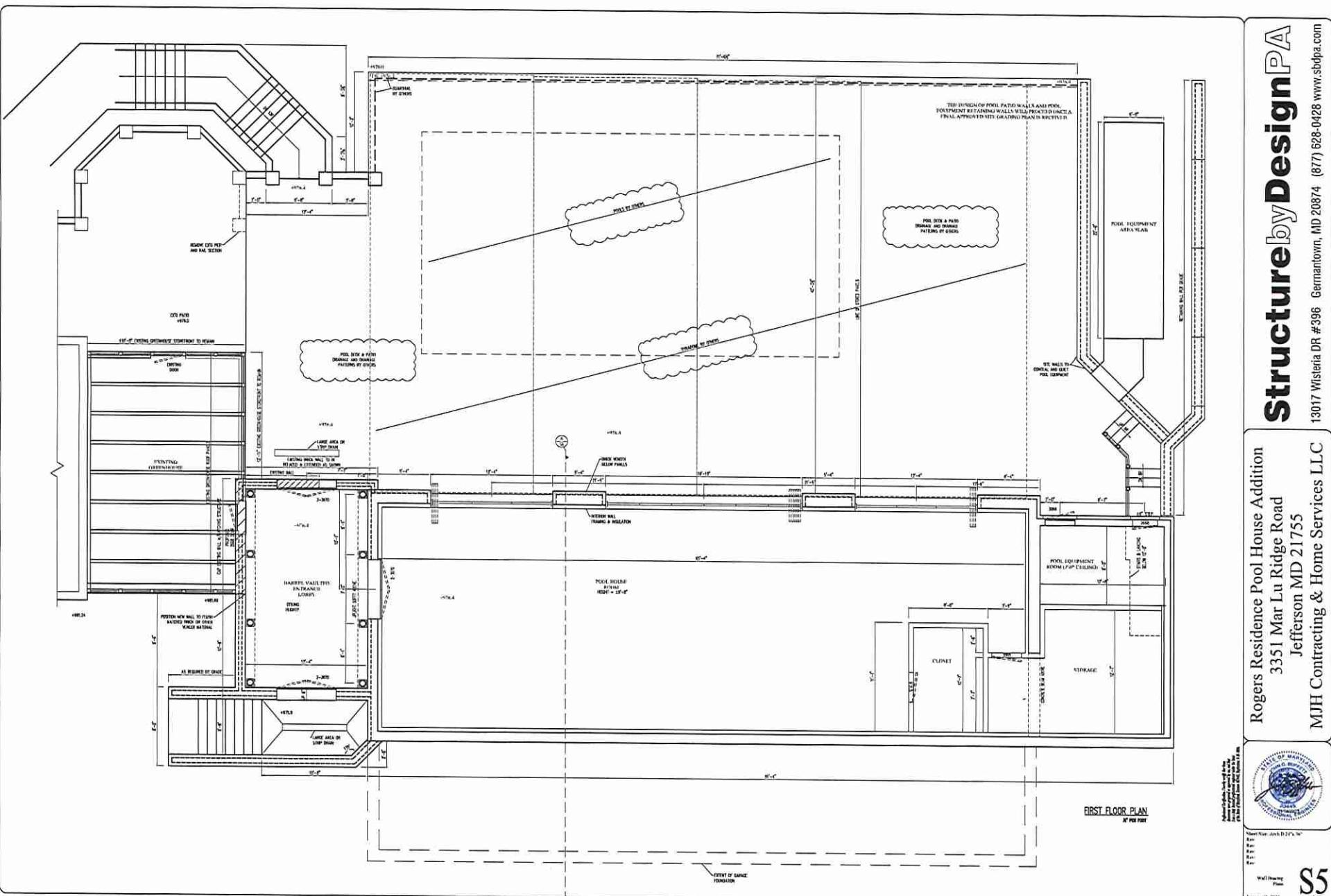


Structure by Design PA

Rogers Residence Pool House Addition
33351 Mar Lu Ridge Road
Jefferson MD 21755
MJH Contracting & Home Services LLC



S4



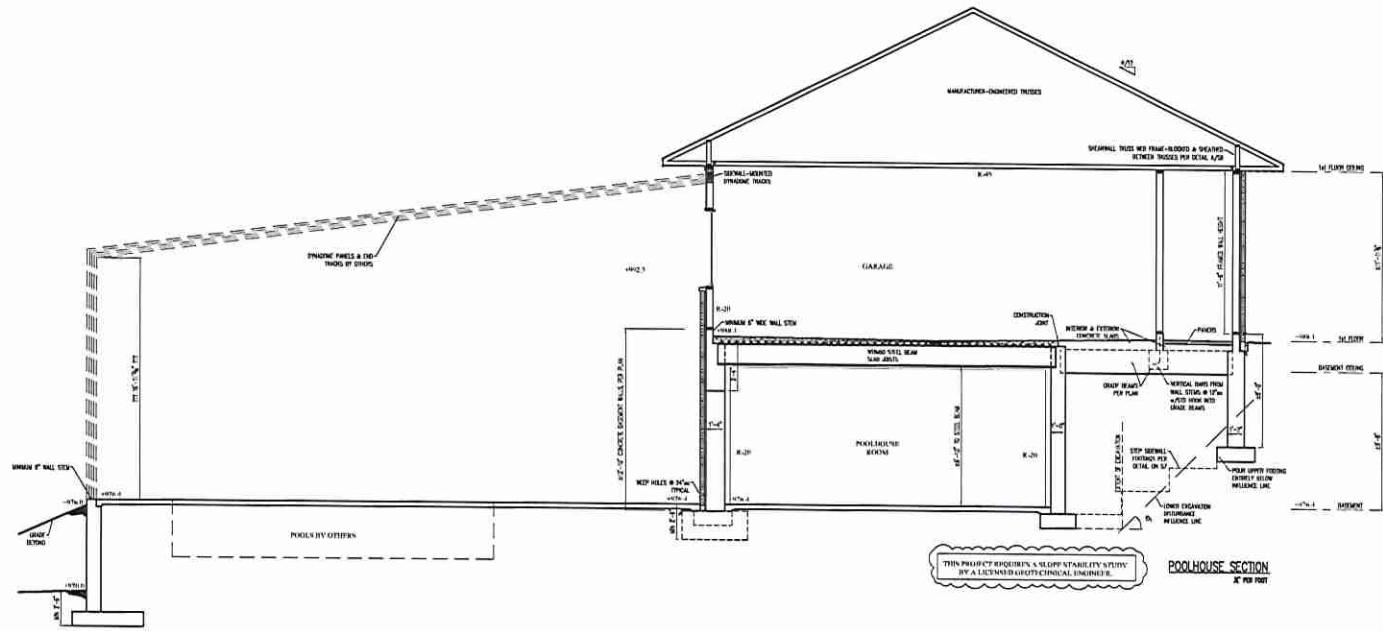
Rogers Residence Pool House Addition
3351 Mar Lu Ridge Road
Jefferson MD 21755
MJH Contracting & Home Services LLC

S5

13017 Wisteria DR #396 Germantown, MD 20874 (877) 628-0428 www.sbdpacom

Structure by Design PA





Rogers Residence Pool House Addition
3351 Mar Lu Ridge Road
Jefferson MD 21755
MJH Contracting & Home Services LLC



S6
of 10

Structure by Design PA

428 www.sbdpa.com

MD 20874

13017 Wisteria DR #396 Germantown, MD

Jefferson MD 21755
MJH Contracting & Home Services LLC

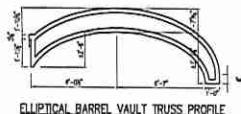
111

A circular notary seal for the State of Maryland. It features a central shield with a blue ribbon banner. The shield contains a plow, a sheaf of wheat, and a sheaf of tobacco. The ribbon banner reads "NOTARY PUBLIC". Around the shield, the words "THE STATE OF MARYLAND" are written in a circular pattern, with "NOTARY PUBLIC" at the bottom. The entire seal is surrounded by a decorative border.

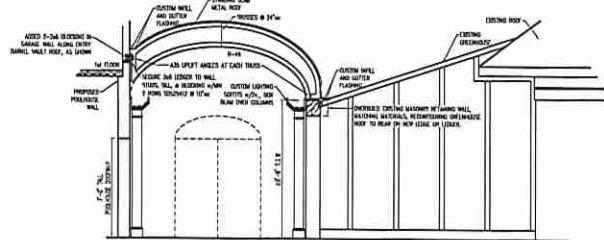
RAIL SPOT LV. GRADE 200 PS - 3000 PS
CROWN F. = 1000 MM
PLATEWORK & GARAGE, LAB SHALL BE 3000 PS. AN
EX. F. = 10.
DECKING F. = 40 KSI

STRUCTURE SHALL REINFORCE AND CONFIRM ALL DIMENSIONS,
COLUMNS & CONCRETE. ALL CONCRETE WORK, TO BE
MADE WITH U.S.A. STANDARDS. THE CONTRACTOR IS
TO PURCHASE, MESTRE, THERM, BRACONIA
ETC. & CONSTRUCTION REINFORCEMENT, TO INSURE
STABILITY & SAFETY AT THE SITE. WORKSHIPS MUST BE
THE PROPERTY OF CONTRACTOR. SET U.S.A.
PS FOR CONSTRUCTION. 25 OZ. PWT. TEST.

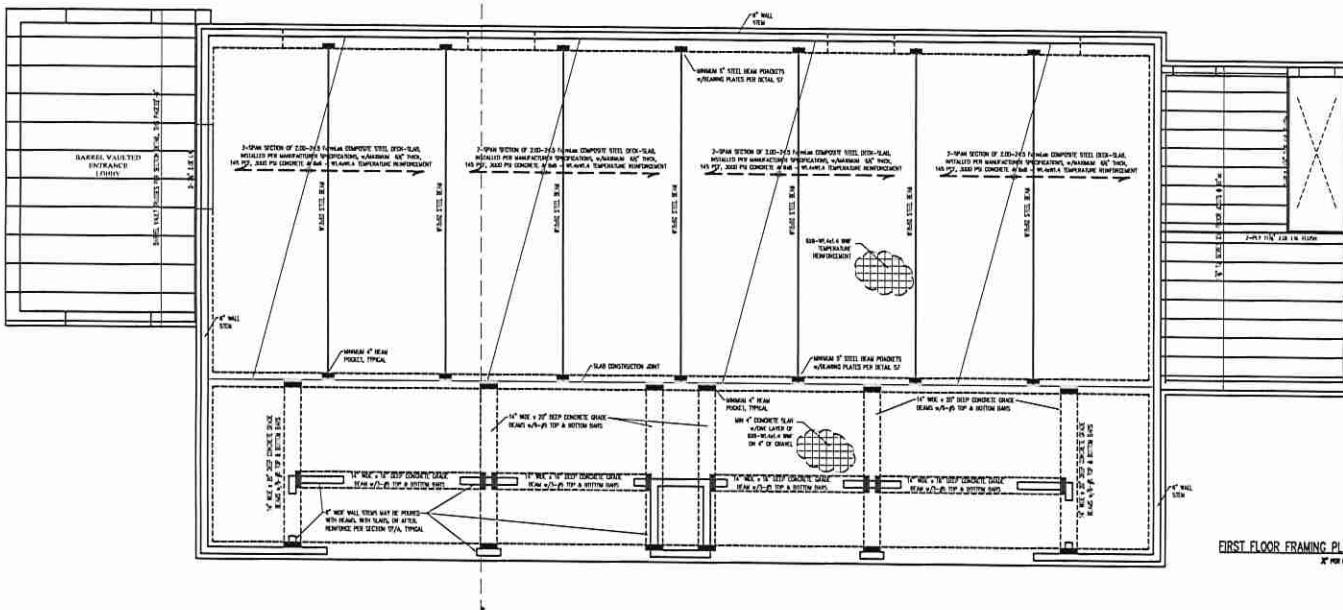
S7



ELLIPTICAL BARREL VAULT TRUSS PROFILE



ENTRANCE LOBBY SECTION



FIRST FLOOR FRAMING PL.

LUMIN DRAFT 100' OF 1/8" CHAIN 23°F = 2100 P.S.
 LUMIN CONCRETE 4" = 1000 P.S.
 EXTERIOR FLAMINGO & GAMA TUBS SHALL BE 3300 P.S. AND
 ESTIMATED BY 4/15.
 MINIMUM REINFORCEMENT 7% = 70 K.S.

THE REINFORCED SLAB SHALL SUPPORT AND STABILIZE ALL ENVIRONMENTAL
 CONFIGURATIONS AND CONDITIONS. ALL CONSTRUCTION IS
 IN ACCORDANCE WITH DULIA STANDARDS. THE CONSTRUCTION IS
 IN ACCORDANCE WITH THE 1995 EDITION OF THE I.C.C. AND
 NECESSARY TO PROVIDE RESISTANCE TO INFLATE
 CONFIGURATIONS & SITUATIONS AT THE TIME THEREABOUT
 THE EXHAUST OF THE PROJECTS CONSTRUCTION. 08/15/96
 REGULATIONS FOR CONSTRUCTION. 08/15/96 PART 192.

Structure by Design PA

Rogers Residence Pool House Addition
3351 Mar Lu Ridge Road
Jefferson MD 21755
MJH Contracting & Home Services LLC



S8

Structure by Design PA

STRUCTURE BY DESIGN
Jefferson MD 21755
MJH Contracting & Home Services LLC
13017 Wisteria DR #396 Germantown, MD 20874 (877) 628-0428 www.sbdpa.com

Rogers Residence Pool House Addition
3351 Mar Lu Ridge Road
Jefferson MD 21755
MJH Contracting & Home Services LLC

A circular official seal with a double-line border. The outer ring contains the text "STATE OF MARYLAND" at the top and "JOHN C. BUFFETT" at the bottom. The inner circle contains the text "JOHN C. BUFFETT" at the top and "GENERAL ENGINEER" at the bottom. A handwritten signature "John C. Buffet" is written across the center of the seal.

=S10

