

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

APPLICANT: Patricia & David Jackson

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2024-0033-V

COUNCILMANIC DISTRICT: 6th

HEARING DATE: April 30, 2024

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicant is requesting a variance to allow an accessory structure (detached garage) with less setbacks than required¹ and with disturbance to slopes of 15% or greater on property located at 1754 Severn Forest Drive in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 5.19 acres of land and is located with frontage on the northwest side of Severn Forest Drive, approximately 300 feet northeast of Dellwood Court. It is identified as Lot 3 and 0.78 acres of Parcel 86 in Block 9 on Tax Map 45 in the Severn Forest subdivision.

The property is zoned R1 – Residential District, as adopted by the comprehensive zoning for Council District 6, effective October 7, 2011. This waterfront site lies within the Chesapeake Bay Critical Area overlay, is designated as part RCA – Resource Conservation Area and part LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a single-family dwelling with a basement and associated facilities including two piers, walkways/stairs, a driveway, a shed, an undefined accessory structure, and a detached garage.

PROPOSAL

The applicants propose to remove an existing shed and to construct a one-story detached garage, measuring 28' by 28' (784 square feet), with a height of 18 feet.

REQUESTED VARIANCES

§ 17-8-201(a) of the Anne Arundel County Zoning Ordinance provides that development in the limited development area (LDA) or in the resource conservation area (RCA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. Construction of the garage would necessitate a variance to disturb an unspecified area of slopes of 15% or greater. If approved, the actual amount of slope disturbance would be calculated at the time of permitting.

¹ The variance was initially advertised for a setback variance; however, a review of the bulk regulations for development within an R1 District reveals that a setback variance is not required.

FINDINGS

The subject property is irregular in shape and far exceeds the minimum 40,000 square foot area and 125 foot width required for a lot in an R1 District. The existing critical area lot coverage is 13,481 square feet. The post-construction coverage would increase to 14,216 square feet, which falls well below the maximum 33,911 (15%) of coverage allowed.

A review of the County 2024 aerial photograph shows that the subject property and many of the nearby waterfront lots are heavily encumbered with steep slopes. The flattest areas of the subject lot are where the existing house sits and near the shoreline. The applicants' letter explains that the new garage is needed to provide storage and covered parking. They own two automobiles, a pickup truck, a garden tractor, and a plethora of tools. Two automobiles and the recycling bin just barely fit into the existing garage; tools are stored in the shed that is scheduled for demolition; and the truck, tractor, and some of the tools sit outside. The applicants attest that they need the truck not only for the many maintenance chores demanded by their five acres, but also for the weekly trash and recycling pickup. Their home is on a County road, but they are required to take their trash and recycling bins to a point over a quarter of a mile from their house, which would be impossible without the use of their truck.

The **Development Division (Critical Area Team)** took no position of the variance, but provided the following comment. Approval was granted under Case No. 2003-0523-V to allow a dwelling addition with less setbacks and buffer than required and to allow a detached garage with less setbacks and with disturbance to slopes of 15% or greater. The dwelling was built but not the garage. Approval was also granted under Case No. 2005-0414-V to allow an extension in time for the previously approved variances. In 2016, Case 2016-0186-V was granted to allow the 24' x 24' two car garage. These variances were granted for Parcel 86, which consisted of 33,783 square feet. Since that time, the owners acquired the adjacent Lot 3 and merged it with Parcel 86 for a site equal to over five acres. Lot 3 could have been developed with a new single family home with all of the associated clearing and development. Instead, the applicants propose to remove an existing shed and replace it with a two-car garage, thereby minimizing the development that could have occurred on Lot 3 as a separate site.

The **Critical Area Commission** took no position on the variance, but provided the following comment. Should the Administrative Hearing Officer find that this request, or a modified version of this request that reduces impacts to the Buffer and steep slopes, may be approved, the required mitigation ratio is 3:1 for permanent impacts, plus 1:1 for any tree canopy removed.

The **Engineering Division of the Office of Inspections and Permits** noted that it appears that the property is served by private well and septic. Given the disturbance to sensitive resources (25 foot steep slopes buffer) the proposed design would adversely affect the water quality within the Critical Area. The proposed improvement, including impervious areas (garage and pavement), shall need to be mitigated. Additional information is required to show how the site meets Environmental Site Design. The stormwater management, utility/Engineering design review approval for the site shall occur at the grading permit stage. Based on the provided information, the Division does not support this request and recommends denial of the variance application.

The **Health Department** does not have an approved plan for this project, but has no objection to the request as long as a plan is submitted and approved by the Department.

The **Soil Conservation District** reviewed the variance proposal and provided no comment.

For the granting of a critical area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's critical area program would result in an unwarranted hardship. In this case, steep slopes are present throughout the property, and further development would be difficult without variance relief. The applicants are proposing to construct the garage in a relatively flat area, with only a small corner of the footprint located directly within the steep slopes. Most of the slope disturbance would be temporary disturbance around the structure necessary for access during construction.

However, a literal interpretation of the County's critical area program would not deprive the applicants of rights that are commonly enjoyed by other properties in similar areas, as they already have the benefit of a two-car garage that was recently constructed within steep slopes via a prior variance approval. The granting of a critical area variance for a second two-car garage would confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. Based on the Engineering comments, the variance may adversely affect water quality or impact fish, wildlife, or plant habitat and would not be in harmony with the general spirit and intent of the County's critical area program. The applicants have not overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law and have not evaluated and implemented site planning alternatives.

With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood or substantially impair the appropriate use or development of adjacent property. The garage would be located far from the road and far from the shoreline, minimizing potential visual impacts, and it would exceed the minimum setbacks from all property lines. The variance would not reduce forest cover in the LDA - Limited Development Area or RCA - Resource Conservation Area, would not be contrary to acceptable clearing and replanting practices, and would not be detrimental to the public welfare.

However, alternative options exist that could minimize or eliminate the steep slope variance. For example, the garage could be reduced to a standard 24' by 24' size and shifted slightly west into the area that is currently graveled/proposed to be paved. While the garage would still be located within the 25-foot buffer to steep slopes and would still require a Modification, it would be further from the steep slopes, minimizing the impacts. In fact, reducing and shifting the garage may bring the limit of disturbance completely out of the steep slopes, eliminating the variance altogether. As such, the request cannot be considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***denial*** of a critical area variance to § 17-8-201(a).

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.

Request for Variance

We, David and Patricia Jackson, the owners of the property at 1754 Severn Forest Drive, Annapolis MD 21401, request a variance to construct a detached two car garage on our property.

The proposed garage will be 500 feet from water's edge of the Salt Works Creek. The total area of our lot is 5.19 acres. The area of the proposed garage is 0.018 acres. Thus the garage will cover 0.3% of the lot. However, an old wooden shed located within the proposed garage footprint is scheduled for demolition as part of the proposed project. The shed has a roof area of 0.0025 acres. Hence, the project will result in a net increase in roof area of only 0.0156 acres or 0.30%. We submit this is a very small increase in roof area.

Our lot is mostly woodlands with slopes in of 15% or greater. However, existing slope in the footprint of the proposed garage is only 6% and contains no trees. There are slopes of 15% within 25 ft of the proposed garage. Due to this I have been advised by the County Permit Dept. that a variance is required, even though the land with 15% or greater slope will not be disturbed during construction.

The new garage is needed to provide storage and covered parking. We own 2 automobiles, a pickup truck, a garden tractor, and a plethora of tools. Two automobiles and the recycling bin just barely fit into the existing garage. Tools are stored in the shed that is scheduled for demolition. The truck, tractor and some of the tools sit outside.

We need the truck not only for the many maintenance chores demanded by our 5 acres, but also for the weekly trash and recycling pickup. Our home is on a county road, but we are required by the County to take our trash and recycling bins to a point over a quarter of a mile from our house. I do not know how we would be able to take out the trash and recycling and bring back the empty bins without using the truck.

The proposed garage will have minimal visual impact. It will not be visible from Severn Forest Dr and just barely visible from the Salt Works Creek. Only one neighbor will be able to see the garage.

Accordingly, we respectfully request the County to grant us the proposed variance.



David B Jackson

Jan. 3, 2024



Patricia K Jackson

1754 SEVERN FOREST DRIVE

CRITICAL AREA REPORT

Prepared For:

David Jackson

1754 Severn Forest Drive,
Annapolis, MD 21401

McCrone Job #C2230092

- ◆ Engineering
- ◆ Environmental Sciences
- ◆ Construction Services
- ◆ Land Planning & Surveying

Prepared by:

Thomas Lanyon

McCRONE

20 Ridgely Avenue
Annapolis, MD 21401

February 2024

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I PROJECT NOTIFICATION APPLICATION FORM

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:

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| □□ | □□ | □ | | |
| | | | | |
| | | | | |

Tax ID: □□□□□□□□□□□□

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) □□□□so□ Property

Project location/Address □□□□ Se□er□ □orest Drive

City □□□□polis Zip □□□□□

Local case number

Applicant: Last name □□□□so□ First name D□□□d

Company □□□□ □

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input type="checkbox"/> | Variance <input type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

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

2 CRITICAL AREA REPORT NARRATIVE

Introduction

The subject property is located at 1754 Severn Forest Drive Annapolis, Maryland 21401 as shown in Anne Arundel County as Parcel 86 and Former Lot 3 of the Hopper Family Subdivision, Tax Map 45 , Block 9. (Refer to Lot Merger Agreement Liber 39106 Folio 115). The site consists of ±226,076 square feet (5.19 acres) of land and is zoned R-1 residential.

Critical Area Classification

The site is located within the Chesapeake Bay Critical Area (CBCA). The criterial area designation of the site is classified as Limited Development Area (LDA), which is 15% of the site, and as Resource Conservation Area (RCA), which is 85% of the site.

Existing Description and Features

The property is improved with a single-family residential dwelling with an access egress to the site, accessory structures, paved parking area, access stairs to the waterfront, and is on a private well and septic system. The existing egress is a common shared access from Severn Forest Drive, a public road. This access is located within the abutting Dellwood Subdivision. All existing improvements will remain, except for a shed that is being replaced with the proposed garage within an existing area not wooded.

The site includes approximately 192,293 square feet (4.88 acres) (94% of the site) of contiguous wooded area and is encumbered with steep slopes greater than 15 percent. This is typical for the neighboring and adjacent lots. Due to the environmental constraints such as steep slopes, any improvements are limited. The existing improved development is within areas that are not wooded. Thus, no clearing is proposed.

Soil

The property's runoff drains to Salt Work Creek. Soils survey for the property consist of Annapolis fine sandy loam (2 to 5 percent slopes) (AsB), Annapolis fine sandy loam (40 to 80 percent slopes) (AsG), Collington and Annapolis Soils (10 to 15 percent) (CRD), and Collington, and Wist and Westohalia Soils (25 to 40 percent) (CSF). These soils are not considered hydric (having a high water table) or highly erodible (having an erodibility factor of greater than 0.35).

Proposed Description and Features

The applicant is seeking a variance to remove an existing shed and construct a new garage within its place within steep slopes and their buffers, and within critical area designation of LDA and RCA. The proposed disturbance is 1,572 square feet (0.04 acres). There is not clearing of woodlands proposed.

Potential impact and mitigation

The location of the proposed garage has been chosen to minimize the impact on the environment. Stormwater management, if required, shall be provided to mitigate all new impervious surfaces. The impervious area and clearing is significantly less than the maximum limitations in the critical area overlay areas.

There will be no negative impact to the environment.

Wildlife

Wildlife observed during the site visit included common birds and gray squirrels.

Critical Area Tabulation

Critical Area Data

| | | |
|--|---------------|------------|
| Total Site Area | 226,076 sq ft | 5.19 ac |
| LDA site Area | 33,783 sq ft | 0.78 ac |
| RCA Site Area | 192,293 sq ft | 4.41 ac |
| Existing Coverage within the LDA | 7,061 sq ft | 0.16 ac |
| % Lot Coverage within LDA | | 3.1% |
| Existing Coverage within the RCA | 6,420 sq ft | 0.15 ac |
| % Lot Coverage within RCA | | 2.8% |
| Existing Woodland | 212,595 sq ft | 4.88 ac |
| Proposed Coverage within (LDA) | 25 sq ft | 0.001 ac |
| Proposed Coverage within (RCA) | 805 sq ft | 0.02 ac |
| Allowed Coverage per 17-8-402 (b)(1) (Allowed: 15% of site) | 33,911 sq ft | 0.78 ac |
| Existing Coverage | | 5.96% |
| Proposed Coverage | | 6.29% |
| Proposed Clearing | | 0.00 sq ft |

Site Investigation

The site investigation for this critical area report was conducted by Thomas Lanyon of McCrone in December of 2023.

3 APPENDIX

Real Property Data Search ()

Search Result for ANNE ARUNDEL COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None**Account Identifier:** District - 02 Subdivision - 000 Account Number - 90041137**Owner Information**

Owner Name: JACKSON DAVID BRADLEY **Use:** RESIDENTIAL
 HUNTER JACKSON PATRICIA KAY **Principal Residence:** YES
Mailing Address: 1754 SEVERN FOREST DRIVE **Deed Reference:** /35496/ 00396
 ANNAPOLIS MD 21401-

Location & Structure Information

Premises Address: 1754 SEVERN FOREST DR **Legal Description:** LOT 3 & .78 ACRE
 ANNAPOLIS 21401-0000 1754 SEVERN FOREST DR
 Waterfront SEVERN FOREST

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0045 0009 0086 2230050.02 000 3 2023 **Plat Ref:** 0232/ 0408

Town: None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1991 | 2,310 SF | 450 SF | 5,1900 AC | |

| Stories | Basement Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|---------------|-----------------------|----------------|------------|-----------------------------------|
| 1 1/2 | YES | STANDARD UNIT FRAME/6 | 3 full | 1 Detached | |

Value Information

| | Base Value | Phase-in Assessments | | |
|---------------------------|------------|------------------------------|---------------------|---------------------|
| | | Value As of 01/01/2023 | As of 07/01/2023 | As of 07/01/2024 |
| Land: | 907,000 | 1,363,000 | | |
| Improvements | 530,000 | 667,400 | | |
| Total: | 1,437,000 | 2,030,400 | 1,634,800 | 1,832,600 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|--|-----------------------------|-------------------|
| Seller: JACKSON DAVID B TRUSTEE | Date: 10/28/2020 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /35496/ 00396 | Deed2: |
| Seller: JACKSON DAVID B | Date: 01/16/2019 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /32814/ 00066 | Deed2: |
| Seller: JACKSON DAVID B | Date: 01/16/2019 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /32814/ 00061 | Deed2: |

Exemption Information

| | | | |
|--|-----|------------|------------|
| Partial Exempt Assessments: Class | | 07/01/2023 | 07/01/2024 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None**Homestead Application Information****Homestead Application Status:** Approved 05/19/2020**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application **Date:**

THIS DEED

| | |
|--------------------------|------------|
| Anne Arundel Cty Cir Crt | |
| IMP FD SURE | \$40.00 |
| RECORDING FEE | \$20.00 |
| TR TAX STATE | \$5,750.00 |
| TOTAL | \$5,810.00 |
| SAP CGC | |
| Mar 30, 2021 | 09:12 am |

02-000-90251954 and 02-000-90251954

Tax Account No./Parcel Identifier

Made this 12th day of February, 2021, by and between

Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999

party(ies) of the first part, and

David Bradley Jackson and Patricia Kay Hunter Jackson, as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns

party(ies) of the second part:

WITNESSETH, that in consideration of the sum of One Million One Hundred Fifty Thousand And No/100 Dollars (\$1,150,000.00) receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns all that property situate in Anne Arundel County, State of Maryland, described as:

All that lot of ground situate and lying in Anne Arundel County, State of Maryland, and described as follows that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 3, as shown on the Plat Entitled "Plat 2 of 2 Amended Plat - HOOPER FAMILY SUBDIVISION - Lots 3 and 4" as recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 367 page 16 at Plat No. 18892.

Being part of the same lot of ground which by deed dated February 15, 2000 and recorded February 22, 2000 among the Land Records of Anne Arundel County, Maryland in Liber RPD 9639 folio 690 was granted and conveyed by Madeline Cadwell Hooper unto Madeline Cadwell Hooper, Trustee under The Madeline C. Hooper Living Trust dated May 24, 1999.

Being part of the same lot of ground which by deed dated May 15, 1970 and recorded June 8, 1970 among the Land Records of Anne Arundel County, Maryland in Liber 2345 folio 749 was granted and conveyed by Emily E. Cadle, Single, Trustee unto Madeline Cadwell Hooper.

Being also the same lot of ground which by deed dated May 15, 1970 and recorded June 8, 1970 among the Land Records of Anne Arundel County, Maryland in Liber 2345 folio 746 was granted and conveyed by Vivien Marguerite Cadwell, widow and Madeline Cadwell Hooper, under the Last Will and Testament of Cardiff L. Cadwell, deceased; Zenus B. Hooper, husband of Madeline Cadwell Hooper unto Emily E. Cadle, single, Trustee.

Tax/Map ID(s): 02-000-90251954

Being commonly known as 1748 Severn Forest Drive, Annapolis, Maryland 21401

which has an address of 1748 Severn Forest Dr, Annapolis, MD 21401

SUBJECT to covenants, easements and restrictions of record.

ACCT. 02-000-90251954
ALL LIENS ARE PAID AS
OF 03-12-2021 A.A. COUNTY
BY: LO

Deed
MDD1019.doc / Updated: 05.14.20

Page 1

Printed: 02.10.21 @ 02:02 PM by
MD-CT-FLTE-07113.266040-MDE21002256

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0017, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

Anne Arundel Cty Finance Office
County Transfer Tax \$11,500.00
County Recordation Tax \$8,050.00
03/12/2021 12:39 PM LO

DEED
(continued)

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple, as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns.

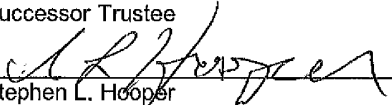
AND the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WITNESS:

Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999

BY: _____
Carol H. McKelvie
Successor Trustee

BY: 
Stephen L. Hooper
Successor Trustee

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0018, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple, as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns.

AND the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WITNESS:

Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999

BY: Carol H. McKelvie
Carol H. McKelvie
Successor Trustee

BY: _____
Stephen L. Hooper
Successor Trustee

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0019, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

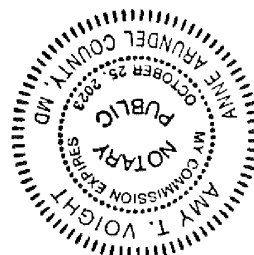
STATE OF MARYLAND
COUNTY OF Anne Arundel, to wit:

I hereby certify that on this 12th day of February, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Stephen L. Hooper Co-Successor Trustee under "The Madeline C. Hooper Living Trust dated May 24, 1999, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amy T. Voight

Notary Public
My Commission Expires:



[SEAL]

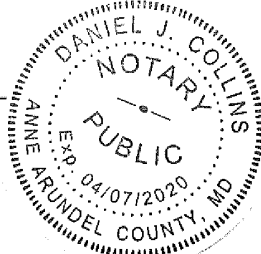
STATE OF MARYLAND
COUNTY OF Anne Arundel, to wit:

I hereby certify that on this 12th day of February, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Carol H. McKelvie, Co-Successor Trustee under "The Madeline C. Hooper Living Trust dated May 24, 1999, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Daniel J. Collins

Notary Public
My Commission Expires:



[SEAL]

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Daniel J. Collins

Daniel J. Collins, Esq.

Grantors' Address:
Grantees' Address: 1748 Severn Forest Dr, Annapolis, MD 21401
Title Insurer: Chicago Title Insurance Company

File No.: MDE21002256

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0020, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

REMIT TO:
Liberty Title and Escrow Company
3168 Braverton Street, Suite 400
Edgewater, MD 21037

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0021, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Madeline C. Hooper Living Trust dated May 24, 1999

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1748 Severn Forest Dr, Annapolis, MD 21401

3. Reasons for Exemption

Resident Status [] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[X] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name **Date

Signature

3b. Entity Transferors

Witness/Attest

The Madeline C. Hooper Living Trust dated May 24, 1999 Name of Entity

By [Signature] 2/12/2021

Stephen L. Hooper Name **Date

Successor Trustee Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0022, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Madeline C. Hooper Living Trust dated May 24, 1999

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1748 Severn Forest Dr, Annapolis, MD 21401

3. Reasons for Exemption

Resident Status [] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[X] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

The Madeline C. Hooper Living Trust dated May 24, 1999 Name of Entity

By

Handwritten signature: Carol H. McKelvie 02/11/2021

Carol H. McKelvie

Name

**Date

Successor Trustee

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0024, MSA_CE59_36884, Date available 04/06/2021, Printed 01/02/2024.

| State of Maryland Land Instrument Intake Sheet | | | | | | | | | |
|--|---|---|--|---|--|--------------------------|--|--------------------------------|---------------------------------|
| <input type="checkbox"/> Baltimore City <input type="checkbox"/> County: <u>Anne Arundel</u> Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only-All Copies Must Be Legible) | | | | | | | | | |
| 1 | Type(s) of Instruments | <input type="checkbox"/> Check box if addendum Intake Form is Attached. | | | | | | | |
| | | 1 | Deed | Mortgage | Other | Other | | | |
| | | | Deed of Trust | Lease | | | | | |
| 2 | Conveyance Type Check Box | <input type="checkbox"/> | Improved Sale Arms-Length [1] | <input type="checkbox"/> | Unimproved Sale Arms-Length [2] | <input type="checkbox"/> | Multiple Accounts Arms-Length [3] | <input type="checkbox"/> | Not an Arms- Length Sale [9] |
| 3 | Tax Exemptions (if applicable) | Recordation | | | | | | | |
| | Cite or Explain Authority | State Transfer | | | | | | | |
| | | County Transfer | | | | | | | |
| 4 | Consideration and Tax Calculations | Consideration Amount | | | Finance Office Use Only | | | | |
| | | Purchase Price/Consideration | \$1,150,000.00 | Transfer and Recordation Tax Consideration | | | | | |
| | | Any New Mortgage | \$0.00 | Transfer Tax Consideration | \$ | | | | |
| | | Balance of Existing Mortgage | \$0.00 | X ()% | = | \$ | | | |
| | | Other: | \$ | Less Exemption Amount | - | \$ | | | |
| | | Other: | \$ | Total Transfer Tax | = | \$ | | | |
| | Full Cash Value: | \$ | Recordation Tax Consideration | \$ | | | | | |
| | | | X () per \$500 | = | \$ | | | | |
| | | | TOTAL DUE | \$ | | | | | |
| 5 | Fees | Amount of Fees | | Doc. 1 | | Doc. 2 | | Agent: | |
| | | Recording Charge | \$60.00 | \$ | | | Tax Bill: | | |
| | | Surcharge | \$ | \$ | | | C.B. Credit: | | |
| | | State Recordation Tax | \$8050.00 | \$ | | | Ag.Tax/Other: | | |
| | | State Transfer Tax | \$5750.00 | \$ | | | | | |
| | | County Transfer Tax | \$11,500.00 | \$ | | | | | |
| | | Other | \$ | \$ | | | | | |
| | | Other | \$ | \$ | | | | | |
| 6 | Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(f). | District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG | | |
| | | | 02-000-90251954 | / | | | | <input type="checkbox"/> (5) | |
| | | Subdivision Name | Lot (3a) | Block (3b) | Sect/AR(3c) | Plat Ref. | Sq Ft/Acreage (4) | | |
| | | HOOPER FAMILY SUB | 3 | | | / | | | |
| | | Location/Address of Property Being Conveyed (2) | | | | | | | |
| | | 1748 Severn Forest Dr, Annapolis, MD 21401 | | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | | | Water Meter Account No. | |
| | | Residential <input checked="" type="checkbox"/> or Non Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: | | | | | | | |
| | | Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: | | | | | | | |
| | | If Partial Conveyance, List Improvements Conveyed: | | | | | | | |
| 7 | Transferred From | Doc. 1 – Grantor(s) Name(s) | | | Doc. 2 – Grantor(s) Name(s) | | | | |
| | | Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999 | | | | | | | |
| | | Doc. 1 – Owner(s) of Record, if Different from Grantor(s) | | | Doc. 2 – Owner(s) of Record, if Different from Grantor(s) | | | | |
| 8 | Transferred To | Doc. 1 – Grantee(s) Name(s) | | | Doc. 2 – Grantee(s) Name(s) | | | | |
| | | David Bradley Jackson and Patricia Kay Hunter Jackson | | | | | | | |
| | | New Owner's (Grantee) Mailing Address | | | | | | | |
| | 1748 Severn Forest Dr, Annapolis, MD 21401 | | | | | | | | |
| 9 | Other Names To Be Indexed | Doc. 1 – Additional Names to be Indexed (Optional) | | | Doc. 2 – Additional Names to be Indexed (Optional) | | | | |
| | | | | | | | | | |
| 10 | Contact/Mail Information | Instrument Submitted By or Contact Person | | | | | <input checked="" type="checkbox"/> Return to Contact Person | | |
| | | Name: Jane Garvin | | | | | <input type="checkbox"/> Hold for Pickup | | |
| | | Firm: Liberty Title & Escrow of Maryland, LLC. | | | | | <input type="checkbox"/> Return Address Provided | | |
| | | Address: 3168 Braverton Street, Suite 400, Edgewater, MD 21037 Phone: 410-990-1720 | | | | | | | |
| 11 | IMPORTANT: BOTH THE ORIGINAL AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | | | | | | |
| | Assessment Information | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Will the property being conveyed be the grantee's principal residence? | | | | | |
| | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does the transfer include personal property? If yes, identify: | | | | | |
| | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Was property surveyed? If yes, attach a copy of survey (if recorded, no copy required). | | | | | |
| | Assessment Use Only – Do Not Write Below This Line | | | | | | | | |
| | Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification | | | | |
| | Transfer Number: | Date Received: | Deed Reference: | | Assigned Property No.: | | | | |
| | Year | 20 | 20 | Geo. | Map | Sub | Block | | |
| | Land | | | Zoning | Grid | Plat | Lot | | |
| | Buildings | | | Use | Parcel | Section | Occ. Cd. | | |
| | Total | | | Town Cd. | Ex. St. | Ex. Cd. | | | |
| | REMARKS: | | | | | | | | |

Distribution: White – Clerk's Office Pink – Office of Finance Canary – SDAT Goldendrod – Preparer AUC-CC-500 (3/2007)

Order No.: MDE21002256

LOT MERGER AGREEMENT

THIS LOT MERGER AGREEMENT, is made this 17th day of August, 2022 by and between David Bradley Jackson & Patricia Kay Hunter Jackson, ("Property Owner"), and ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic of the State of Maryland, (the "County").

WHEREAS, Property Owner owns two or more contiguous lots located in a residential zoning district of the County and desires to use the lots to serve a single principal use, as provided in Subtitle 2, Title 4 of Article 18 of the Anne Arundel County Code (2005, as amended) (the "Lot Merger Law"); and

WHEREAS, the Lot Merger Law requires contiguous residential lots serving a single principal use to be merged by agreement as a condition precedent to approval of a grading or building permit or resolution of an enforcement action under Article 17 of the County Code; and

WHEREAS, Property Owner has applied for Building or Grading Permit Number N/A or is resolving a enforcement action under Article 17, and intends this Agreement to satisfy the requirements of the Lot Merger Law.

NOW, WITNESSETH, THAT the County and Property Owner agree as follows:

- 1. The Property Owner and the County agree that the contiguous lots described as Lot 3 and .78 acres 1754 Severn Forest Drive and as more fully described in a deed from Stephen L. Hooper & Carol H. McKelvie, Successor Trustees under the Madeline C. Hooper Living Trust to David Bradley Jackson & Patricia Kay Hunter Jackson, dated February 12, 2021, and as more fully described in deed from David B. Jackson of the David B. Jackson Trust to David Bradley Jackson and Patricia Kay Hunter Jackson, and recorded among the Land Records of Anne Arundel County in Book 36442, Page 17 and Book 35496, Page 396 (the "Lots"), are subject to the terms and conditions of this Agreement.

LR - Agreement
Recording Fee 20.00
Name: Jackson
Ref:
LR - Agreement
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 60.00
09/12/2022 06:19
CC02-WD
#16597368 CC0501 -
Anne Arundel
County/CC05.01.08 -
Fiscal Year 08

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0115, MSA_CE59_39548. Date available 09/20/2022. Printed 01/02/2024. 09/02/22 09:53 AM C 0017 R 0001
Val #: 0001-036889 \$0.00
Agreement - Record, Tax - Exempt - Mail
Inst Type: Agreement

{00167284.DOC; 1}

No Taxes Necessary
1.ates 9-1-22
Controller [Nov. 2016]
Tax Division



ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0116, MSA_CE59_39548. Date available 09/20/2022. Printed 01/02/2024.

2. Upon execution of this Agreement, the Lots shall be merged for the purpose of serving a single principle use. Hereafter the Lots shall be treated as a single lot for the purposes of Article 18 of the County Code and may not be unmerged except in compliance with the laws of Anne Arundel County.

3. This Agreement shall be recorded in the Land Records of Anne Arundel County at the expense of the Property Owner.

4. The terms of this Agreement shall constitute a covenant running with the land and said covenant shall be binding upon and inure to the benefit of the parties to this Agreement, their legal representatives, successors, and assigns.

5. Other than as provided herein, the merger of the Lots shall not affect the legal description or title to the Lots.

IN WITNESS WHEREOF, the parties do hereunto set their hands on the date and year first above written.


PROPERTY OWNER SIGNATURE

David Bradley Jackson
PRINT NAME


PROPERTY OWNER SIGNATURE

Patricia Kay Hunter Jackson
PRINT NAME

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

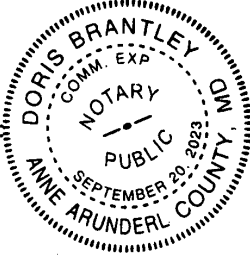
I HEREBY CERTIFY, that on this 1 day of April, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0117, MSA_CE59_39548, Date available 09/20/2022. Printed 01/02/2024.

David Bradley Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Agreement and acknowledged that he/she executed the same for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



[Signature]

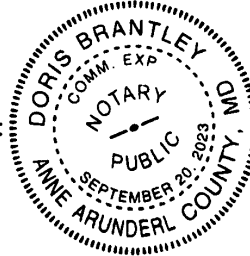
Notary Public

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 1 day of April, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Patricia Kay Hunter Jackson**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Agreement and acknowledged that he/she executed the same for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



[Signature]

Notary Public

REVIEWED FOR FORM AND LEGAL SUFFICIENCY:

APPROVED FOR FORM AND LEGAL SUFFICIENCY
GREGORY J. SWAIN, COUNTY ATTORNEY

BY *[Signature]* 8/16/22
Date

Lauren K. Troxell
Assistant County Attorney

ANNE ARUNDEL COUNTY, MARYLAND

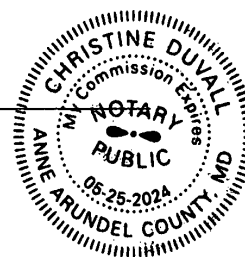
By: SKZ
Steve Kaii-Ziegler, AICP,
Planning & Zoning Officer
for Steuart Pittman, County Executive

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 17th day of August, 2022, before me,
the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared
STEVE KAII-ZIEGLER, AICP, Planning and Zoning Officer for **STEUART PITTMAN**,
County Executive of Anne Arundel County, Maryland, a political subdivision of the State of
Maryland, that he, on behalf of the County Executive, has been authorized to execute this
Agreement for the purposes herein contained.

AS WITNESS my Hand and Notarial Seal.

CD
Notary Public



My commission expires:

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0118, MSA_CE59_39548. Date available 09/20/2022. Printed 01/02/2024.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: ANNE ARUNDEL

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees
Doc. 1
Doc. 2
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information.
District: 02
Property Tax ID No. (1): 000-90041137-90251954
Grantor Liber/Folio: 3
Map: 45
Parcel No.: 86 + 404
Subdivision Name: Severn Forest
Location/Address of Property Being Conveyed (2): 1754 + 1748 Severn Forest Dr. Annapolis Junction

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: ANNE ARUNDEL COUNTY
Firm: OFFICE OF PLANNING & ZONING - DEVELOPMENT DIVISION
Address: MS 6305
Phone: ()
Return to Contact Person
Hold for Pickup
Return Address Provided

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number Date Received: Deed Reference: Assigned Property No.:
Year 20 20 Geo. Map Sub Block
Land Zoning Grid Plat Lot
Buildings Use Parcel Section
Total Town Cd. Ex. St. Ex. Cd.

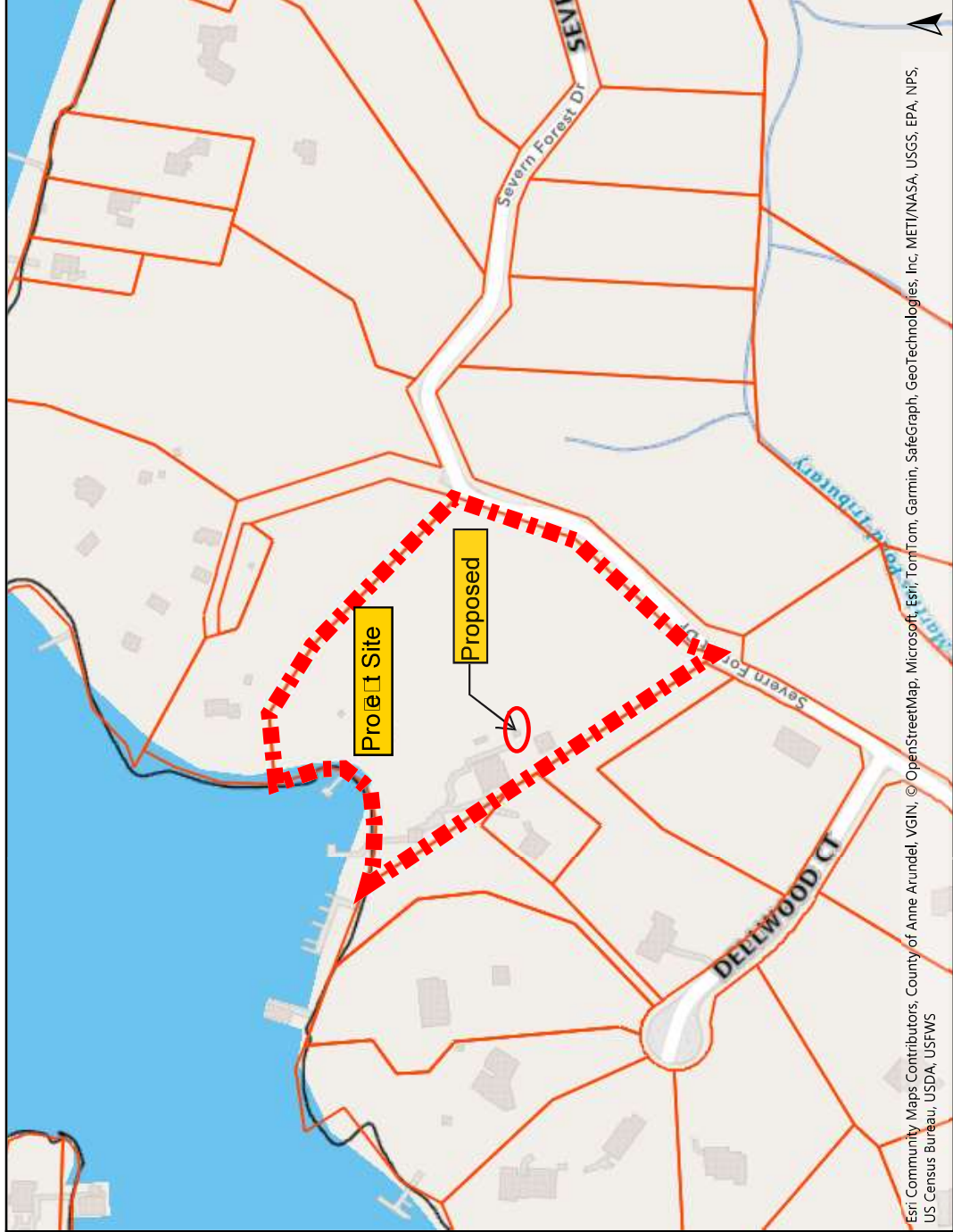
REMARKS:

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0119, MSA_CES9_39548, Date available 09/20/2022, Printed 01/02/2024.

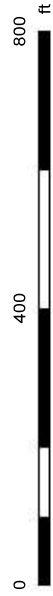
Space Reserved for County Validation



1754 Severn Forest Dr



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Foundation



Parcels

City of Annapolis Parcels



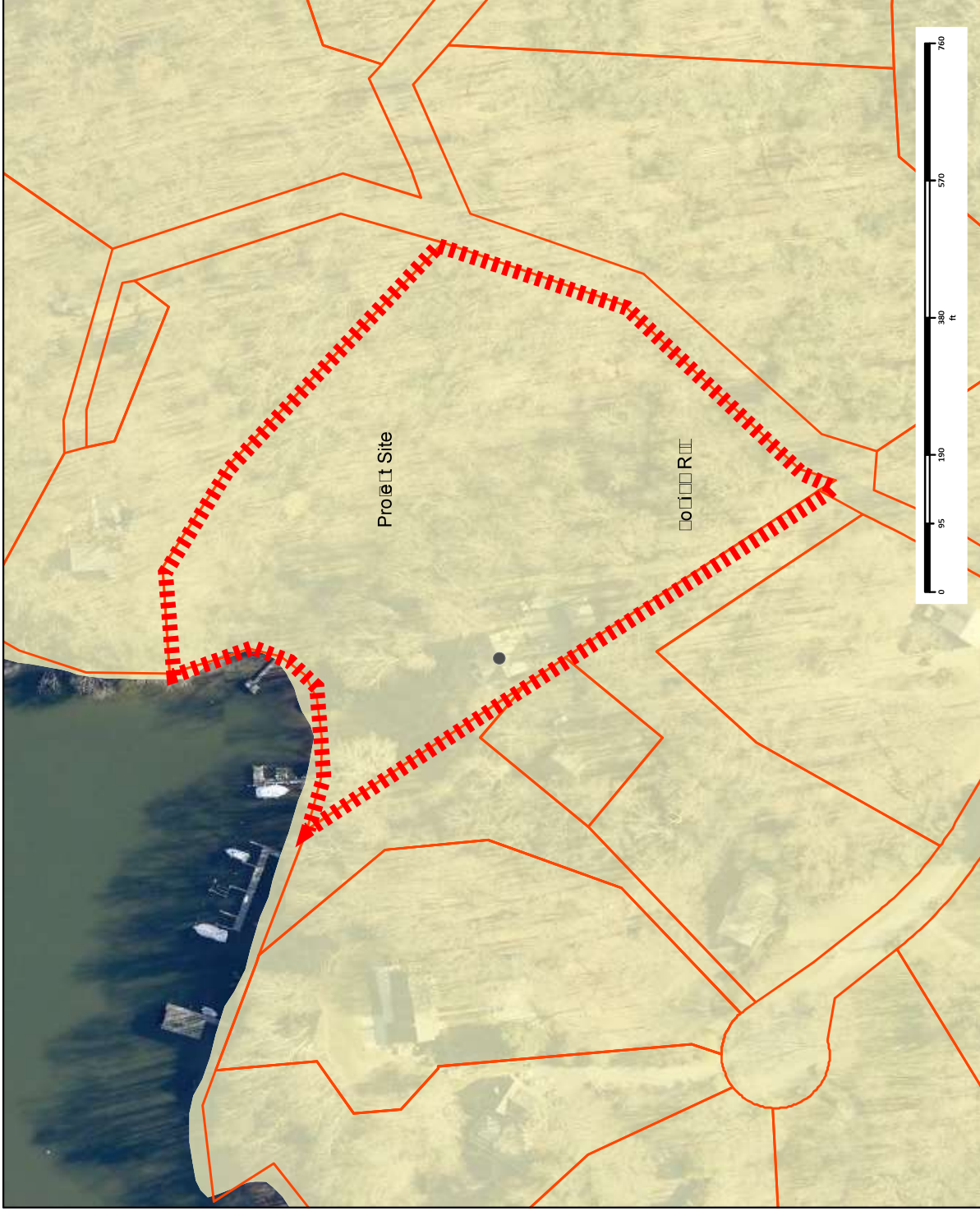
Notes



- Ortho 2021**
- Red: Red
 - Green: Green
 - Blue: Blue
 - Orange: Parcels
- Features**
- HOV-2 Mixed Use Transit
 - HOV-2 Mixed Use
 - HOV-2 Core
 - HOV-2 East Odenton
 - HOV-2 Odenton Historic
 - HOV-2 Odenton Industrial
 - HOV-2 North Odenton
 - HOV-2 Odenton Transition
 - HOV-2 Open Space
 - R1 Residential
 - R2 Residential
 - R3 Residential
 - R4 Residential
 - R5 Residential
 - R6 Residential
 - R7 Residential
 - R8 Residential
 - R9 Residential
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 - R98 Residential
 - R99 Residential
 - R100 Residential
- Zoning**
- C1 Commercial - Local
 - C2 Commercial - Office
 - C3 Commercial - General
 - C4 Commercial - Highway
 - City of Annapolis
 - MA-Community Marina
 - MA-2-Light Commercial Marina
 - MA-3-Boat Club
 - MA-4-Boat Club
 - MA-5-Boat Club
 - MA-6-Boat Club
 - MA-7-Boat Club
 - MA-8-Boat Club
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 - MA-97-Boat Club
 - MA-98-Boat Club
 - MA-99-Boat Club
 - MA-100-Boat Club

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Land Use and Zoning Map

Date: 1/2/2024

Time: 10:05 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



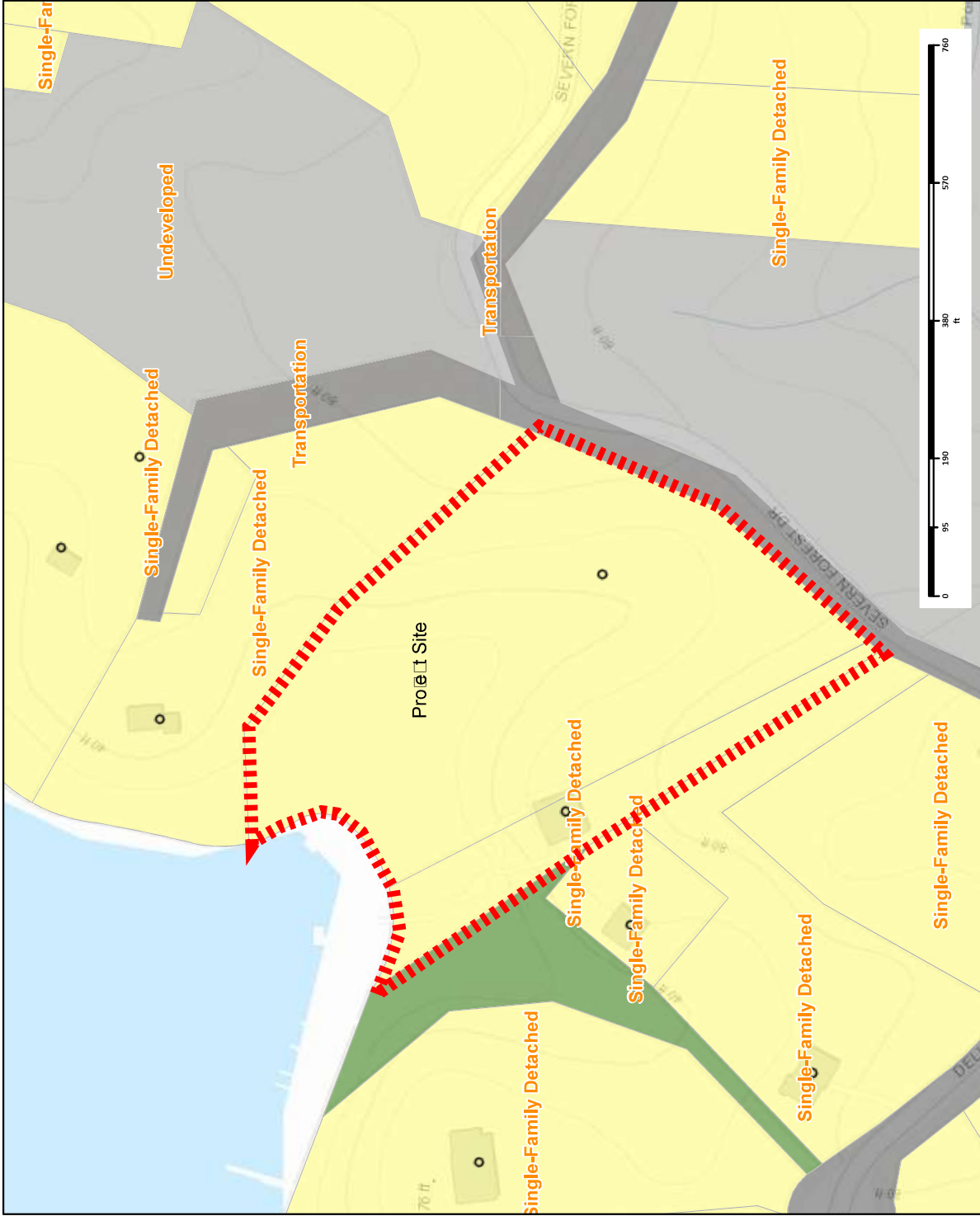
Features

- Address Points
- 2017 Existing Land Use
- Agriculture
- City
- Industrial
- Marina
- Mixed Use
- Mobile Home Park
- Multi-Family Residential
- Natural Resource & Passive Park Lands
- Office
- Other Institutional
- Public Institutions
- Recreation and Entertainment
- Residential, Accessory
- Retail Commercial
- Service Commercial
- Single-Family Detached
- Single-Family Semi-Detached
- Townhouse Residential
- Transportation
- Undeveloped
- Utility

Paper Map DISCLAIMER: This map material was prepared by the County of Anne Arundel, Maryland (the "County") as a public service. The material is for reference purposes only, and the County makes no representations, warranties, or guarantees of the accuracy of the material. THE COUNTY MAKES NO, AND DISCLAIMS ALL, EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

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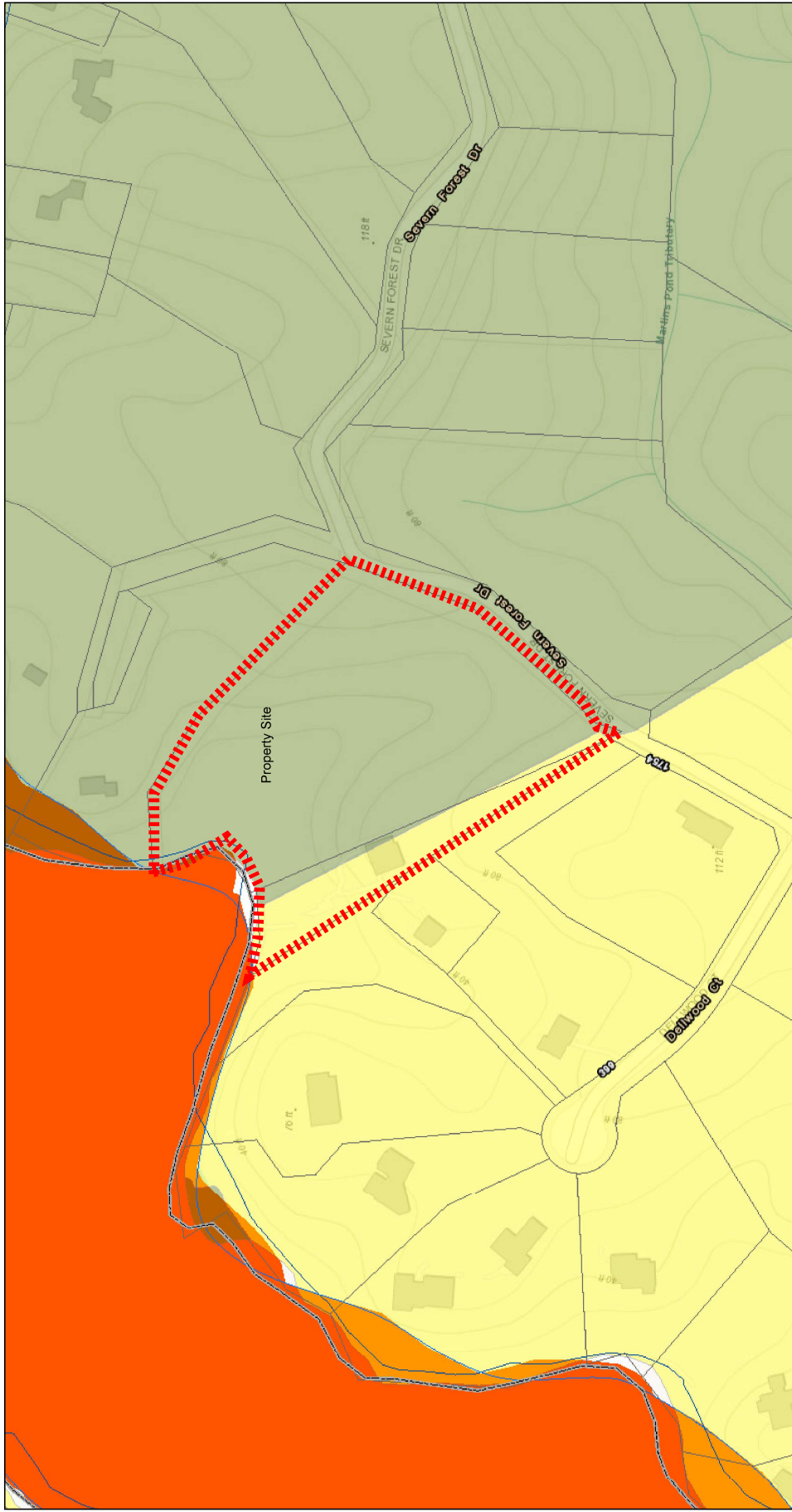
Land Use and Zoning Map

Date: 1/2/2024

Time: 10:09 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

MERLIN Online



1/2/2024, 10:01:19 AM

| | | | |
|--|--|---|--|
| <input type="checkbox"/> World Transportation | <input type="checkbox"/> Chesapeake Bay Watershed | <input type="checkbox"/> Federal Lands | <input type="checkbox"/> Lacustrine |
| <input type="checkbox"/> Parcel Boundaries | <input type="checkbox"/> 12 Digit Watersheds | <input type="checkbox"/> Intensely Developed Area | <input type="checkbox"/> Marine |
| <input type="checkbox"/> County Boundaries - Generalized | <input type="checkbox"/> 8 Digit Watersheds | <input type="checkbox"/> Limited Development Area | <input type="checkbox"/> Palustrine |
| <input type="checkbox"/> County Boundaries - Detailed | <input type="checkbox"/> Federal Watersheds - HUC 11 | <input type="checkbox"/> Resource Conservation Area | <input type="checkbox"/> Riverine |
| <input type="checkbox"/> Shoreline | <input type="checkbox"/> Lakes - Detailed | <input type="checkbox"/> Wetland Area | <input type="checkbox"/> Wetlands - Linear - Department of Natural Resources |
| <input type="checkbox"/> Tributary Strategy Basins | <input type="checkbox"/> Rivers and Streams - Detailed | <input type="checkbox"/> Wetlands - Linear - Special State Concern | <input type="checkbox"/> Estuarine |
| <input type="checkbox"/> Maryland Coastal Zone | <input type="checkbox"/> Critical Areas Counties | <input type="checkbox"/> Wetlands - Polygon - Special State Concern | <input type="checkbox"/> Palustrine |
| | <input type="checkbox"/> Corporate Limit | <input type="checkbox"/> Estuarine | <input type="checkbox"/> Riverine |

Wellands - National Wetlands Inventory

| | |
|-------------------------------------|--|
| <input type="checkbox"/> Estuarine | <input type="checkbox"/> Lacustrine |
| <input type="checkbox"/> Marine | <input type="checkbox"/> Palustrine |
| <input type="checkbox"/> Riverine | <input type="checkbox"/> Wetlands - Linear - Department of Natural Resources |
| <input type="checkbox"/> Estuarine | <input type="checkbox"/> Estuarine |
| <input type="checkbox"/> Palustrine | <input type="checkbox"/> Palustrine |
| <input type="checkbox"/> Riverine | <input type="checkbox"/> Riverine |
| <input type="checkbox"/> Estuarine | <input type="checkbox"/> Estuarine |

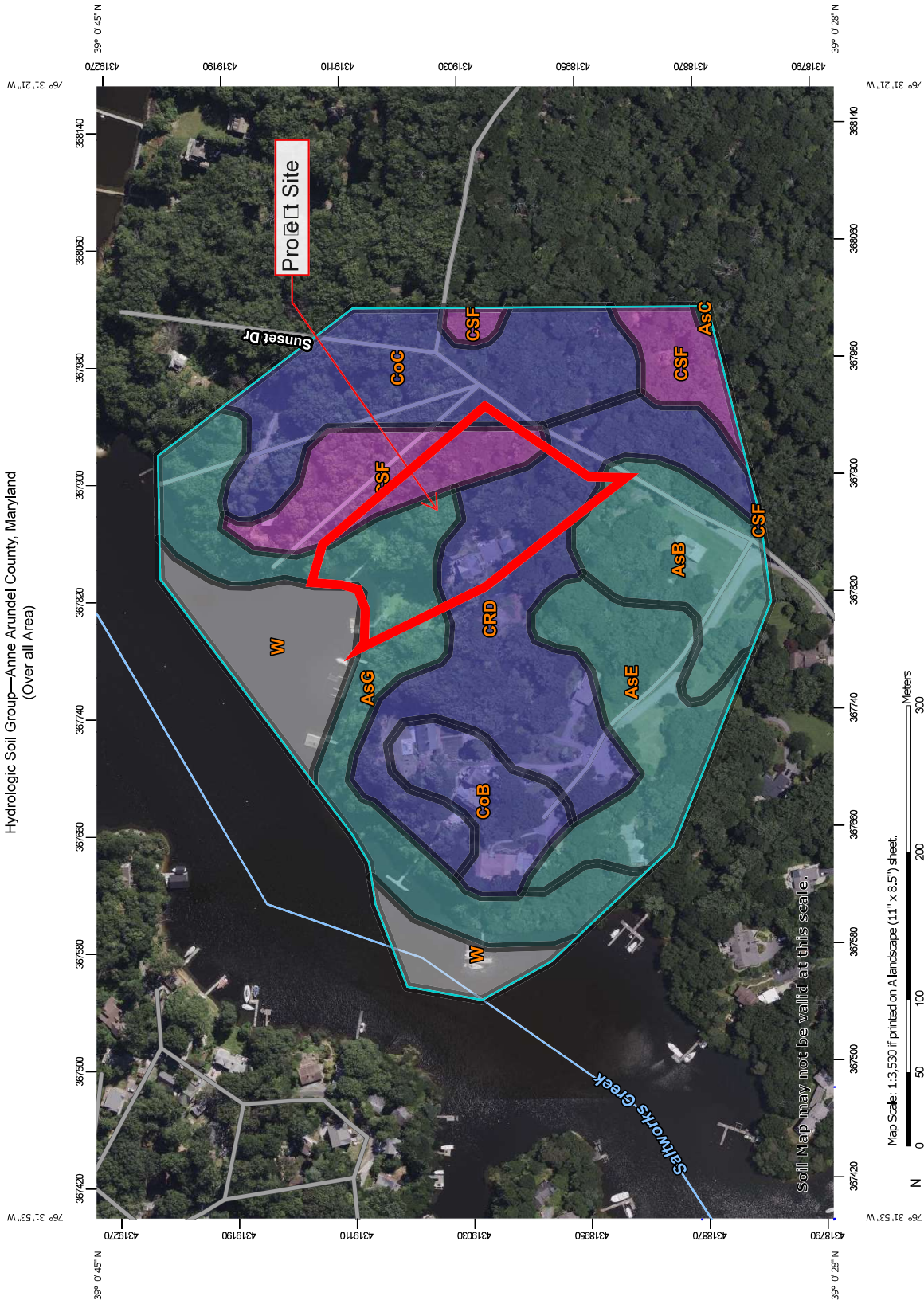
Scale: 1:2,257

0 120 240 480 ft
0 35 70 140 m

MD IMAP, MDP, SDAT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, MD IMAP, DNR, MD IMAP, DNR, USFV, MD IMAP, DNR MGS, NOAA, Maryland Coastal Zone

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD IMAP, DoIT | MD IMAP, USGS | MD IMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT SHA, USDOT, FHWA, DoIT | MD IMAP, MDP, MHT, NPS | MD IMAP, MDP |

Hydrologic Soil Group—Anne Arundel County, Maryland
(Over all Area)



Soil Map may not be valid at this scale.

Map Scale: 1:3,530 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Web Soil Survey
National Cooperative Soil Survey

Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| AsB | Annapolis fine sandy loam, 2 to 5 percent slopes | C | 3.1 | 9.1% |
| AsC | Annapolis fine sandy loam, 5 to 10 percent slopes | C | 0.0 | 0.1% |
| AsE | Annapolis fine sandy loam, 15 to 25 percent slopes | C | 3.7 | 10.7% |
| AsG | Annapolis fine sandy loam, 40 to 80 percent slopes | C | 5.9 | 17.2% |
| CoB | Collington-Wist complex, 2 to 5 percent slopes | B | 1.9 | 5.6% |
| CoC | Collington-Wist complex, 5 to 10 percent slopes | B | 5.1 | 14.9% |
| CRD | Collington and Annapolis soils, 10 to 15 percent slopes | B | 7.4 | 21.4% |
| CSF | Collington, Wist, and Westphalia soils, 25 to 40 percent slopes | A | 3.7 | 10.8% |
| W | Water | | 3.5 | 10.2% |
| Totals for Area of Interest | | | 34.4 | 100.0% |

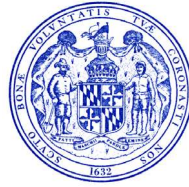
2024-0033-V

| | | |
|--|---|--|
| Menu | Cancel | Help |
| Task OPZ Critical Area Team | Due Date 03/08/2024 | Assigned Date 02/16/2024 |
| Assigned to Department OPZ Critical Area | Assigned to Kelly Krinetz | Status Complete w/ Comments |
| Action by Department OPZ Critical Area | Action By Kelly Krinetz | Status Date 02/22/2024 |
| Start Time | End Time | Hours Spent 0.0 |
| Billable No | Overtime No | Comments Critical Area Team - Case No. 2003-0523-V was granted to allow a dwelling addition with less setbacks and buffer than required and to allow a detached garage with less setbacks and with disturbance to slopes of 15% or greater. The dwelling was built but not the garage. Approval was also granted under Case No. 2005-0414-V to allow an extension in time for the previously approved variances. In 2016, Case 2016-0186-V was granted to allow the 24'X24' two car garage. These variances were granted for Parcel 86 which consisted of 33,783 square feet. Since that time, the owners acquired the adjacent Lot 3 and merged it with Parcel 86 for a site equal to over 5 acres. Lot 3 could have been developed with a new single family home with all of the associated clearing and development. Instead, the applicant proposes to remove an existing shed and replace it with a 2 car garage thereby minimizing the development that could have occurred on Lot 3 as a separate site. |
| Time Tracking Start Date | Est. Completion Date | In Possession Time (hrs) |
| Display E-mail Address in ACA No | <input checked="" type="checkbox"/> Display Comment in ACA | Comment Display in ACA <input checked="" type="checkbox"/> All ACA Users <input checked="" type="checkbox"/> Record Creator <input checked="" type="checkbox"/> Licensed Professional <input checked="" type="checkbox"/> Contact <input checked="" type="checkbox"/> Owner |
| Estimated Hours 0.0 | Action Updated | Workflow Calendar |
| Task Specific Information | | |

| | | |
|-----------------------|----------------------|------------------------------|
| Review Notes | Reviewer Name | Reviewer Phone Number |
| Reviewer Email | | |

Wes Moore
Governor

Aruna Miller
Lt. Governor



Erik Fisher
Chair

Katherine Charbonneau
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

February 27, 2024

Ms. Sade Medina
Anne Arundel County Government
Department of Planning and Zoning
2664 Riva Rd # 3,
Annapolis, MD 21401

Re: 1754 Severn Forest Drive (Tax Map 45, Parcel Number 86)

Dear Ms. Medina:

Thank you for providing the information for the above-referenced variance application. The applicant is proposing to construct a one-story 784 square foot garage, and 20 square foot concrete pad. The property is 5.19 acres and resides within the Limited Development Area (LDA) and Resource Conservation Area (RCA). There is also Critical Area Buffer on the property, which has been expanded for steep slopes. The property has an allowable lot coverage limit of 33,911 square feet with the overall proposed work totaling 14,216 square feet. The applicant is requesting a variance to Anne Arundel County Code 18-13-104 in order to build on steep slopes of more than 15%.

Should the Administrative Hearing Officer find that this request, or a modified version of this request that reduces impacts to the Buffer and steep slopes, may be approved, the required mitigation ratio is 3:1 for permanent impacts, plus 1:1 for any tree canopy removed.

Thank you for the opportunity to provide comments. Please include this letter as part of the record file and provide us with a copy of the Administrative Hearing Officer's decision. If you have any questions about these comments, please feel free to contact me at (410) 260-3481 or jonathan.coplin@maryland.gov

Sincerely,

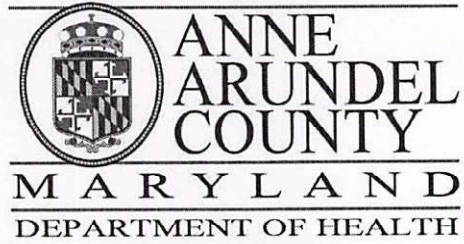
A handwritten signature in black ink, appearing to read "Jonathan Coplin".

Jonathan Coplin
Natural Resource Planner

2024-0033-V

| | | |
|--|---|--|
| Menu | Cancel | Help |
| Task I and P Engineering | Due Date 03/08/2024 | Assigned Date 02/16/2024 |
| Assigned to Department Engineering | Assigned to Habtamu Zeleke | Status Complete w/ Comments |
| Action by Department Engineering | Action By Habtamu Zeleke | Status Date 03/07/2024 |
| Start Time | End Time | Hours Spent 0.0 |
| Billable No | Overtime No | Comments Variance comments 2024-0033-V, 1754 Severn Forest Drive 1. Based on the plan provided, it appears that the property is served by private well and septic. 2. Given the disturbance to sensitive resources (25feet steep slopes buffer the proposed design adversely affects the water quality within the Critical Area. Please clarify. 3. The proposed improvement including impervious areas (garage and pavement) shall need to be mitigated. 4. Additional information is required to show how the site meets Environmental Site Design. 5. The stormwater management, utility/Engineering design review approval for the site shall occur at the grading permit stage. 6. Based on the provided information, this office does not support this request and recommends denial of the variance application. |
| Time Tracking Start Date | Est. Completion Date | In Possession Time (hrs) |
| Display E-mail Address in ACA | <input checked="" type="checkbox"/> Display Comment in ACA | Comment Display in ACA |
| No | | <input checked="" type="checkbox"/> All ACA Users <input checked="" type="checkbox"/> Record Creator <input checked="" type="checkbox"/> Licensed Professional <input checked="" type="checkbox"/> Contact <input checked="" type="checkbox"/> Owner |
| Estimated Hours 0.0 | Action Updated | Workflow Calendar |
| Task Specific Information | | |

| | | |
|------------------------------|-----------------------|----------------------|
| Expiration Date | Review Notes | Reviewer Name |
| Reviewer Phone Number | Reviewer Email | |



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
Bureau of Environmental Health *BC*

DATE: February 23, 2024

RE: Bradley David Jackson
1754 Severn Forest Drive
Annapolis, MD 21401

NUMBER: 2024-0033-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (detached garage) with less setbacks than required and with disturbance to slopes of 15% or greater.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay

