

June 14, 2023

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, Third Floor
Annapolis, MD 21401

Re: Letter of Explanation/Variance Application for Alister & Joan Bell/1702 Vineyard Trail, Annapolis, MD 21401/Lots 5,6,7,8,11,12, Block 57, Section B Epping Forest (Tax Account Number: 224090251901) (“Property”)

Dear Ms. Seay:

Alister and Joan Bell are requesting variances to rebuild an existing shed on the same footprint located at 1702 Vineyard Trail in the community of Epping Forest. The Bells seek variance relief from the Administrative Hearing Officer regarding an accessory structure, steep slopes and the front yard setback. David Plott will represent the Bells at the hearing and has guided them through the pre-file process. We are submitting electronic copies of the site plans and drawings with this application.

THE PROPERTY

The Bell Property consists of Lots number 5,6,7,8,11,12 in Block 57, Section B shown on the 1926 subdivision plat of Epping Forest recorded in the land records of Anne Arundel County at Plat Book 1, folio 47. The Property is zoned R1 – Residential District and is located in the Limited Development Area (“LDA”) of the Critical Area. The topography of the Property adjacent to Vineyard Trail is level, then it drops off with 15% and greater steep slopes as defined by the Critical Area regulations.

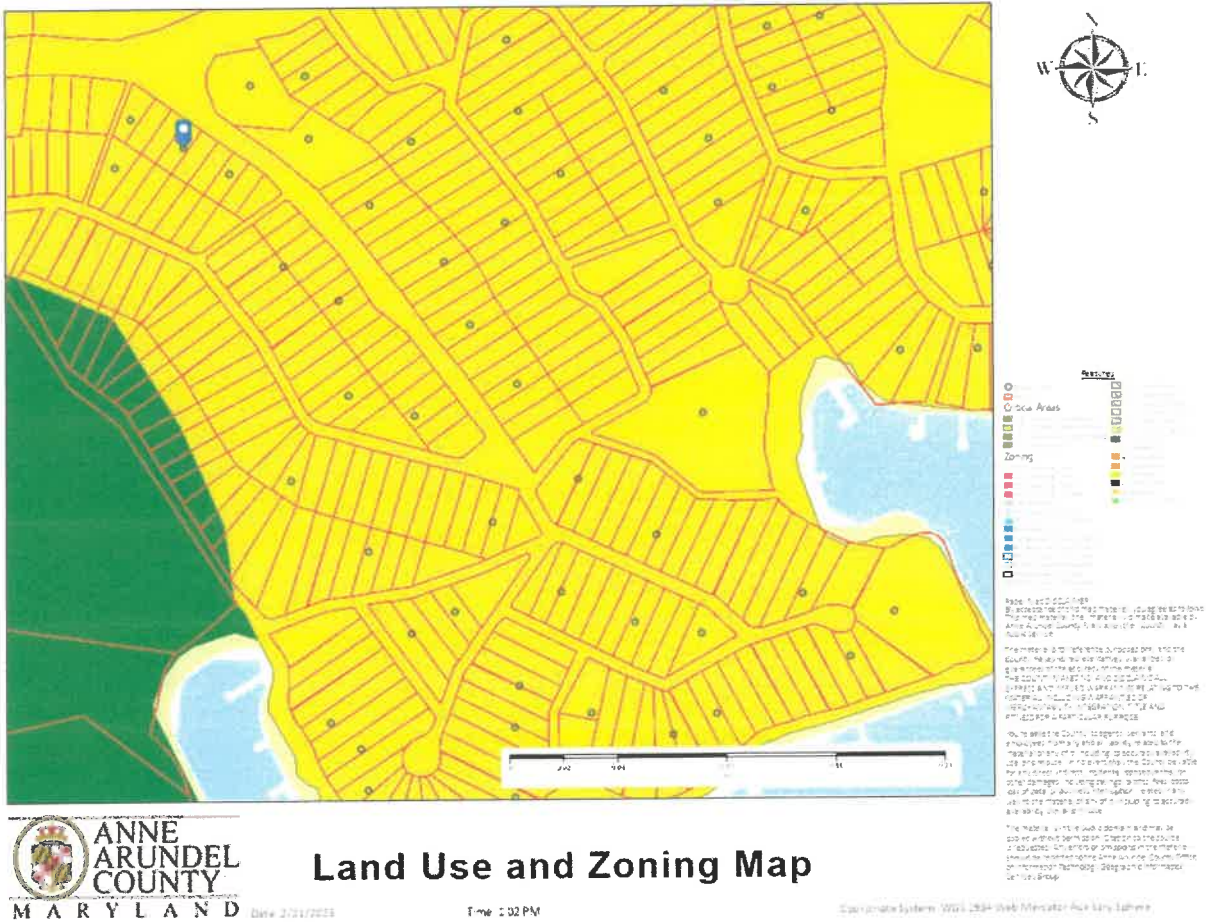
The existing shed, which is in need of reconstruction, is the only structure on the Property. It does not have water or septic.



Shed front



Shed side



Critical Area Map of 1702 Vineyard Trail



Development Activity Map with existing structures

THE PROPOSED SHED RECONSTRUCTION AND REQUIRED VARIANCE RELIEF

The Bells are proposing to improve their Property by reconstructing the run-down shed on the same existing footprint. On 12/5/2022, their contractor, Mark Harpe, submitted a permit application (Record B02413651) to the County on behalf of the Bells. On 1/11/2023, the County posted a Notice of Unsafe Building sign on the shed which served to support the Bells own desire to replace the dilapidated building with a structure that meets the County building code and is an attractive improvement to the community. After securing all entry points with boards and wire mesh to prevent access to the interior of the rundown shed, the inspector removed the sign.

The Bells are confident that Mark Harpe is the ideal contractor for this project to design the new shed and oversee the work. Mark has worked in the County for many years and understands the process and requirements, including for projects in the Critical Area. In fact, the engineering drawings submitted by Mark have been approved during the County review of the permit application.

The following drawings submitted to the County with the permit application show the design of the replacement shed:

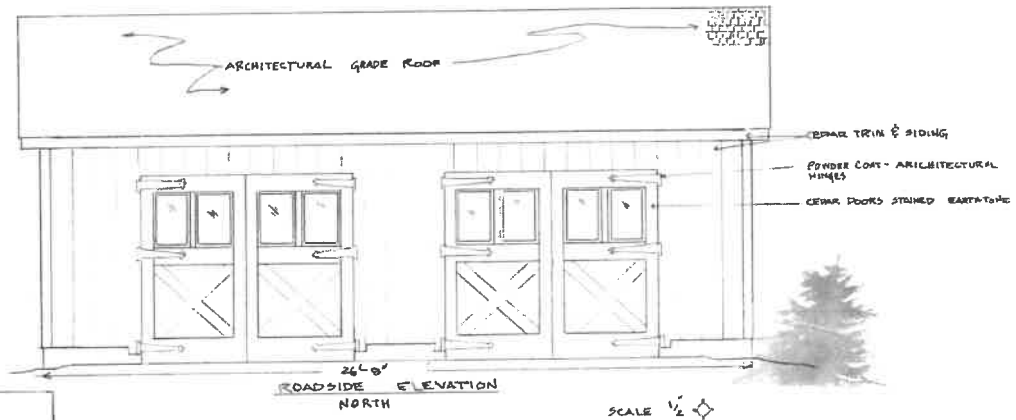
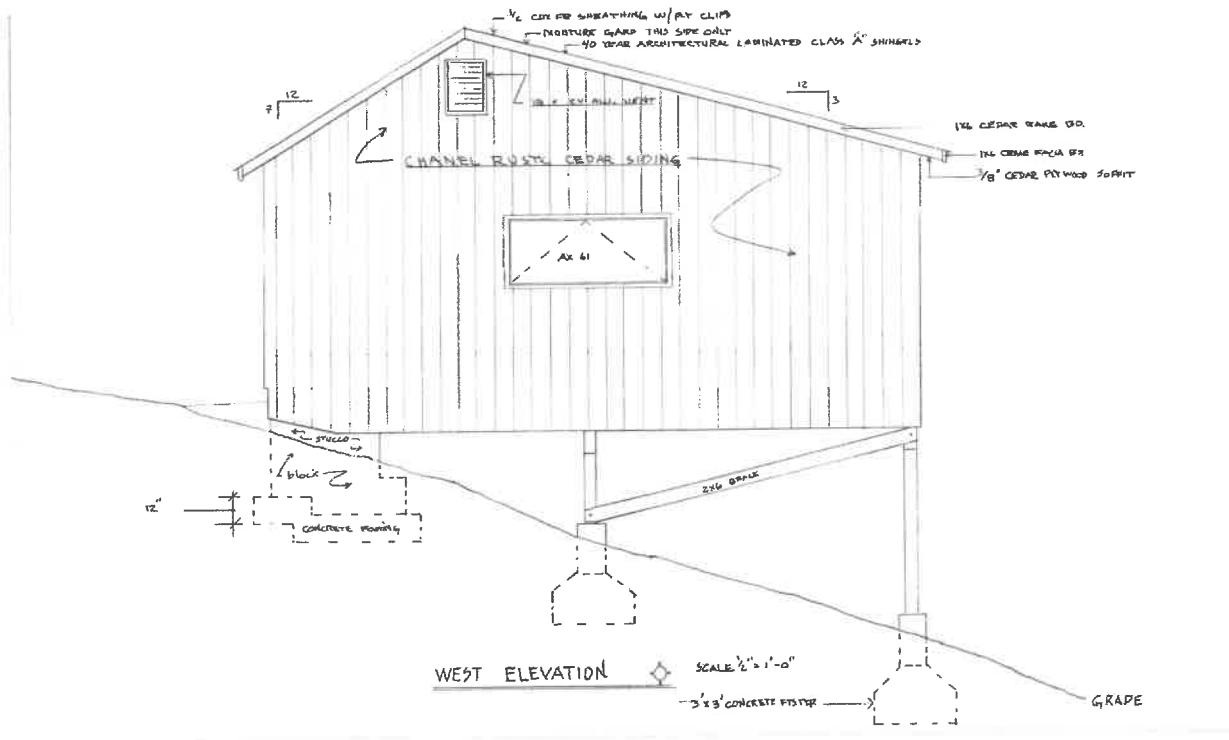
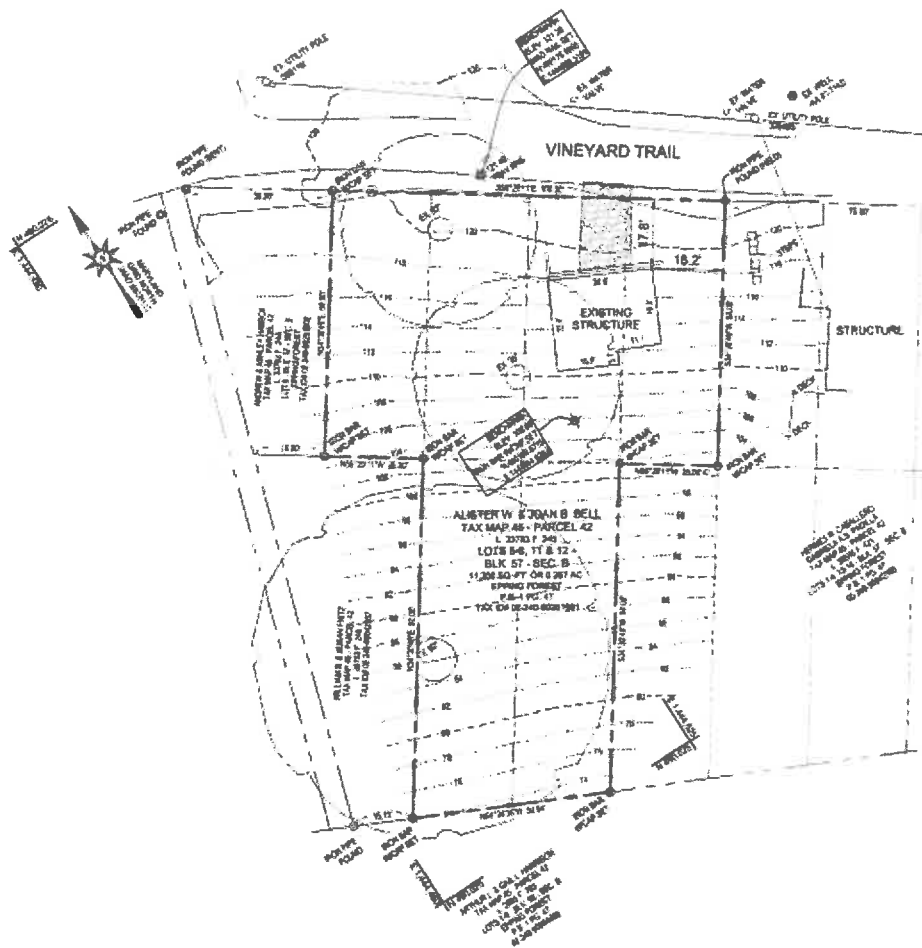


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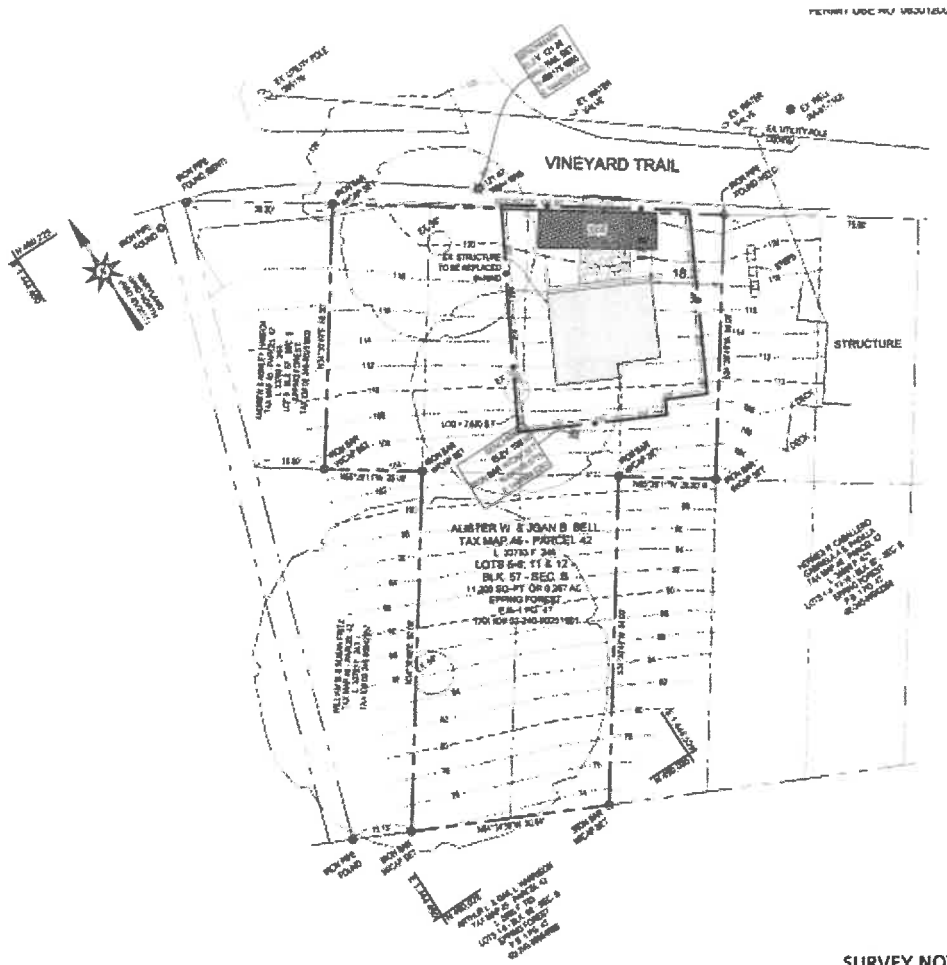
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The replacement shed will be constructed on the same footprint as the existing run-down shed as indicated in the site plans showing the existing and proposed conditions:



EXISTING CONDITIONS PLAN
SCALE: 1"=20'



PROPOSED CONDITIONS PLAN
 SCALE: 1"=20'

OWNER: ALISTER & JOAN BELL
 1704 MARSH HALL COURT
 ANNAPOLIS MD 21401

CONSULTANT: BAY ENGINEERING, INC.
 2881 RIVA RD BLDG 202
 ANNAPOLIS MD 21401
 410 887 8282
 C/O MIKE MEYERS

SURVEY NOTES

- 1 THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK REAL TIME KINEMATIC OBSERVATIONS UTILIZING SMARTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (MAD 822811) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
- 2 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL EASEMENTS, TAXLIES OR OTHER BURDENS THAT MAY AFFECT THE SUBJECT PROPERTY.

The Bells live in nearby Saefern, down the road from Epping Forest in a small deck house with limited storage. They expect to primarily use the shed as a storage facility for Mr. Bell's many hobby projects. These include small boats and outboard engines, antique lawn tractors, mopeds, auto parts, tools and bicycles. The Bells will also take advantage of the additional space to store bulky household items like beach chairs, garden supplies (shovels, rakes, pots), ladders, extra lumber and plywood, and the like.

Before a permit can be issued so that work can begin, the permit application comments by the County reviewers indicate the need for the Administrative Hearing Officer to grant the following variance relief requested by the Bells in this variance application:

- Disturbance of steep slopes in the Critical Area per Article 17-8-201(a);
- Front lot line setback in an R1 District per Article 18-4-501;
- Accessory structure without a principal use per Article 18-2-204(c)(3).

REQUIRED VARIANCE RELIEF AND VARIANCE REQUIREMENTS

Required Variance Relief

A. Disturbance of steep slopes in the Critical Area per Article 17-8-201(a):

§ 17-8-201. Development on slopes of 15% or greater.

(a) Development in the LDA. 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. All disturbance shall be limited to the minimum necessary.

The existing shed was constructed prior to the enactment of Critical Area regulations and utilizes the level ground along the Property's frontage on Vineyard Trail, a paved road, with the back of the shed supported by pilings built into the steep slope. Notably, the steep slope proposed for "disturbance" is located under the existing shed, is not vegetated, and will be more severely disturbed if the existing structure collapses and spreads down the slope toward tidal waters. The plans submitted with the permit application are designed to prevent disturbance that will be caused by the shed's collapse.

The Bells propose to carry out a controlled and systematic deconstruction and replacement of the existing shed. Disturbance to steep slopes will be minimized during reconstruction of the shed by utilizing the existing shed footprint with new support pilings, rather than excavating a traditional foundation for the shed that would be more disruptive to the slopes. Provisions will be taken to protect the slopes, including the use of silt fencing and hand digging footers for the new support pilings. There will be a small gravel pad established on the flat ground adjacent to the road for construction equipment and access to the shed.

The critical area pre-file review comments asked whether the shed could be relocated closer to the road. Not only would this reduce the already less than minimum front setback, but it would result in more extensive excavation to create a new upper foundation to provide clearance for the wooden floor joists. This would require more soil disturbance in order to dig a foundation into the upper part of the slope beyond what is shown in the current

architectural plan. Furthermore, our contractor indicated that we would still have to hand dig the same number of pier footings for the support pilings.

Moving the shed closer to the road would also decrease space for parking vehicles and could result in a safety issue by reducing the ability to pull all the way off the road when parking. It would also reduce the ability to maneuver a vehicle, especially a pick-up truck, when loading and unloading items stored in the shed. The Bells do not want to create unsafe conditions that could block the road.

B. Front lot line setback in an R1 district per Article 18-4-501:

Except as provided otherwise in this article, the following bulk regulations are applicable in an R1 District:

<i>Minimum setbacks for accessory structures other than sheds that do not exceed 64 square feet in area and eight feet in height:</i>	
<i>Front lot line</i>	<i>50 feet</i>
<i>Side and rear lot lines</i>	<i>15 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 10 feet</i>
<i>Corner side lot line</i>	<i>40 feet</i>

To minimize slope disturbance, the existing shed structure was built closer to the front lot line adjacent to the road, which is the most level part of the Property. The proposed reconstruction is on the same footprint with the existing 17.8-foot setback from the front lot line.

C. Accessory structure without a principal use per Article 18-2-204(c)(3):

(c) On a different lot. An accessory structure or use may not be located on a lot other than the lot on which a principal structure is located, except that:

(3) an accessory structure may be located on an unimproved lot abutting a lot improved by a principal structure, provided the lots are under common identical ownership and the accessory structure serves the lot with the principal structure for the exclusive use of the owner or the principal structure on the abutting lot. The Office of Planning and Zoning may require that a structure built pursuant to this subsection be

removed as a condition of issuance of a building permit in the event a principal structure is to be constructed on the same lot as the accessory structure.

The shed is the only structure located on the lots. There is no dwelling or other “principal structure” located on the lots upon which the shed is located. While it may be possible to construct a “small house” on the Property, the Bells do not desire to do so nor do they want to expand the footprint of the existing shed structure.

The Critical Area Variance Requirements

The application complies with the Critical Area requirements of Code § 18-16-305(b):

- (1) *Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship. Code § 18-16-305(b)(1).*

The constraints of the steep slope regulations on the Property create an unwarranted hardship requiring variance relief to rebuild the shed that has existed on this Property prior to enactment of Critical Area regulations. The replacement shed will be built on the same footprint resulting in a minimal amount of disturbance. The Bells are not requesting an increase to the footprint.

The Court of Appeals has stated that a “showing of ‘unwarranted hardship is not whether, without the variance, the Bells are denied ‘all reasonable and significant use’ of the Property, but whether, without the variance, the Bells are denied ‘a reasonable and significant use’ that cannot be accomplished somewhere else on the property.” *Schwalbach*, 448 Md. at 138–39 (emphasis in original). The shed is the only improvement on the Property and is the sole source of the Bells’ reasonable and significant use of their Property. The physical constraints imposed on the Property clearly result in denial of a reasonable and significant use of the Property – i.e., the Bells’ reconstruction of the shed – if variance relief is not granted. Indeed, without variance relief, the Bells will be denied all reasonable use of their Property.

- (2) *A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County’s critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County. Code § 18-16-305(b)(2).*

A literal interpretation of the regulations governing the Critical Area Program will deprive the Bells of rights commonly enjoyed by nearby property owners. Due to the subdivision and development of Epping Forest prior to the enactment of the Critical Area law, many properties

within Epping Forest have obtained critical area variances to allow reasonable use of the properties.

Indeed, on Vineyard Trail and adjacent roads alone, variances have been granted in at least 15 administrative hearings since 2001 (plus several in prior years), most for steep slopes and setbacks, including several that involve tearing down and replacing a house on steep slopes with reduced setbacks. Some required additional disturbance of steep slopes to install a septic system. By contrast, the Bells would only replace a comparatively small structure that involves almost no grading, and no well or septic system.

Therefore, a literal interpretation of the Critical Area program and ordinances would deny the Bells of rights commonly enjoyed by other nearby properties.

- (3) *The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area. Code § 18-16-305(b)(3).*

Granting the Bells a variance to reconstruct an existing shed would not confer on them any special privilege that would be denied to others. Many variances have been granted in Epping Forest which is located almost entirely in the Critical Area, including for another shed on Vineyard Trail that is located in front of a dwelling with less than minimum setbacks.

- (4) *The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property. Code § 18-16-305(b)(4).*

The Bells' variance request is not based on conditions or circumstances that are the result of their action, and they have not begun any work prior to submitting this application. The necessity of the variance is due to existing site conditions and aging of the existing shed. Similarly, the circumstances do not arise from any condition relating to land or building use on any neighboring properties.

- (5) *The granting of the variances will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area and will be in harmony with the general spirit and intent of the County's critical area program. Code § 18-16-305(b)(5).*

The granting of the variances will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area. The shed is located a significant distance from Saltworks Creek. The reconstruction of an existing structure without increasing the existing footprint is in harmony with the general spirit and intent of the Critical Area program.

- (6) *The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code. Code § 18-16-305(b)(6).*

Inapplicable as development is not proposed within a bog area.

- (7) *The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code. Code § 18-16-305(b)(7).*

The Bells' proposed shed reconstruction will be low-impact and will not negatively affect water quality or protected forest conservation areas and habitats on the Property. Indeed, more Critical Area resources will be disturbed if the shed is allowed to collapse and cause greater impacts to vegetated steep slopes. Based on the foregoing, and the evidence and testimony that will be provided at the hearing, the Bells will overcome the presumption in the State Code.

- (8) *The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c). Code § 18-16-305(b)(8).*

The location of the existing shed minimizes the impact on the steep slopes, and likewise rebuilding on the same footprint will reduce any further impact.

The Zoning Variance Requirements

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or
- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The two zoning variances (front yard setback and accessory structure without a principal structure) are the result of the unique topographical and physical constraints of the Property. As described above, moving the shed footprint to meet the front yard setback would create more disturbance to steep slopes and natural features of the Property. There are also exceptional circumstances as this Property does not include a principal structure and construction of one

would create greater impacts and disturbance than simply replacing the existing structure with a new one on the same footprint. Due to the poor condition of the existing shed, variance relief is necessary to avoid practical difficulties or unnecessary hardship and to enable the Bells to redevelop their Property with the same use.

Requirements for All Variances

A variance may not be granted unless it is found that:

- (1) the variance is the minimum variance necessary to afford relief; and
- (2) the granting of the variance will not:
 - (i) alter the essential character of the neighborhood or district in which the lot is located;
 - (ii) substantially impair the appropriate use or development of adjacent property;
 - (iii) reduce forest cover in the limited development and resource conservation areas of the Critical Area;
 - (iv) be contrary to acceptable clearing and replanting practices required for development in the Critical Area or a bog protection area; nor
 - (v) be detrimental to the public welfare.

Code, § 18-16-305(c)

The variance is the minimum variance necessary to afford relief. Code, § 18-17-305(c)(1).

The variance requests are the minimum necessary to afford relief to replace an existing structure on the same footprint in order to provide the Bells with the reasonable use of their Property. The use of support pilings rather than a traditional foundation minimizes disturbance to the steep slopes to the greatest extent feasible.

The variance will not alter the essential character of the neighborhood or district in which the lot is located.

The variance requests will not alter the essential character of the neighborhood. Epping Forest is an eclectic community with a variety of structures. The reconstructed shed will be more attractive and a desirable improvement to the community. Not only will it replace the existing dilapidated building, but its design and high-quality construction will enhance the appearance of the surrounding area.

The variance will not substantially impair the appropriate use or development of adjacent property.

The proposed replacement shed will not affect in any way the appropriate use or development of adjacent properties.

The variances would not be contrary to acceptable clearing and replanting practices required for development in the critical area.

All work will comply with County construction regulations and any stipulations required by the building permit.

The variances will not be detrimental to the public welfare.

The reconstructed shed will not negatively affect the public welfare and will improve the Property and surrounding neighborhood by eliminating an eyesore.

CONCLUSION

The Bells' shed was originally constructed close to the front lot line of the Property to minimize disturbance of steep slopes. The shed will be rebuilt on the same footprint while adhering to the Critical Area guidelines to reduce the environmental impact.

Granting the requested variances will enable the Bells to make the best possible use of their Property and afford them rights that are commonly enjoyed by other properties in Epping Forest, many of which were granted variances. Unlike most properties, the Bells' proposed replacement shed has no septic or well, and therefore will have minimal impacts. The structure will be an attractive improvement to the neighborhood.

We request that the County and State Critical Area Commission recommend approval of the variances as requested.

Very truly yours,

/s/

Alister W. Bell

/s/

Joan B. Bell

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Contact Information:

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Annapolis, MD 21401

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June 26, 2023

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, Third Floor
Annapolis, MD 21401

Re: Supplemental Letter of Explanation/Variance Application for Alister & Joan Bell/1702 Vineyard Trail, Annapolis, MD 21401/Lots 5,6,7,8,11,12, Block 57, Section B Epping Forest (Tax Account Number: 224090251901) (“Property”)

Dear Ms. Seay:

The purpose of this letter is to address your office’s pre-file comment that we should also apply for a use variance in conjunction with this application. Therefore, this letter of explanation supplements the one previously filed.

This application concerns a request to allow the shed on the Property to be reconstructed on the same footprint as exists today. Since a storage shed is typically an accessory structure and use, we have previously requested a variance to allow it to exist without a principal structure (i.e. – a dwelling). Related to that, we are adding this requested “use” variance to allow interior shed storage as the principal use of the Property. We would note that, as previously described in our original letter of explanation, we will primarily use the shed as a storage structure for Mr. Bell’s many hobby projects. These include small boats and outboard engines, antique lawn tractors, mopeds, auto parts, tools and bicycles. We will also use the additional space to store bulky household items like beach chairs, garden supplies (shovels, rakes, pots), ladders, extra lumber and plywood, and the like. As noted, we live just a short distance down Epping Forest Road in the Saefern community and our house (surrounded by trees which we do not want to clear to expand) lacks sufficient storage space. The Property is conveniently situated close to our home and, given its historic use for storage, ideally suited for our proposed use.

In support of our request for a use variance to allow storage as described above, as a principal use in an R1 – Residential District (Article 18-4-106), we note as follows:

The Zoning Variance Requirements

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or

- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

Code, § 18-16-305(a)

Without the variance approval to rebuild the existing storage shed, we will have no viable beneficial use of our Property. We would still have to pay property taxes (including the Epping Forest special community benefit district assessment) but would have no ability to use our property for any reasonable purpose. The topographic and physical constraints of the Property make it impossible to rebuild the shed strictly in conformance with the Code. This also constitutes exceptional circumstances that require variance relief to allow reasonable use of our Property (and prevent the ongoing deterioration on the Property). Given that the shed has existed on the Property for decades and was used for storage, we believe that our request to rebuild the structure in an attractive manner on the same footprint is a reasonable use of our Property.

Requirements for All Variances

A variance may not be granted unless it is found that:

- (1) the variance is the minimum variance necessary to afford relief; and
- (2) the granting of the variance will not:
 - (i) alter the essential character of the neighborhood or district in which the lot is located;
 - (ii) substantially impair the appropriate use or development of adjacent property;
 - (iii) reduce forest cover in the limited development and resource conservation areas of the Critical Area;
 - (iv) be contrary to acceptable clearing and replanting practices required for development in the Critical Area or a bog protection area; nor
 - (v) be detrimental to the public welfare.

Code, § 18-16-305(c)

The variance is the minimum variance necessary to afford relief. Code, § 18-17-305(c)(1).

The use variance request, like the other variances, is the minimum necessary to afford relief to replace an existing structure on the same footprint in order to provide us with reasonable use of our Property. The use of support pilings rather than a traditional foundation minimizes

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disturbance to the steep slopes to the greatest extent feasible. The requested use of the shed is consistent with its historic use for storage of a variety of items including watercraft. All storage will be inside the building so as to have no adverse impacts on our neighbors.

The variance will not alter the essential character of the neighborhood or district in which the lot is located.

The use of the shed for storage will not alter the essential character of the neighborhood. Currently, various items are stored in the shed and its poor condition is causing them to fall through the floor onto the slope. The proposed shed will eliminate the current problems and result in an upgrade to the Property and its compatibility with the surrounding neighborhood. .

The variance will not substantially impair the appropriate use or development of adjacent property.

The proposed replacement shed will not affect in any way the appropriate use or development of adjacent properties.

The variance would not be contrary to acceptable clearing and replanting practices required for development in the critical area.

All work will comply with County construction regulations and any stipulations required by the building permit.

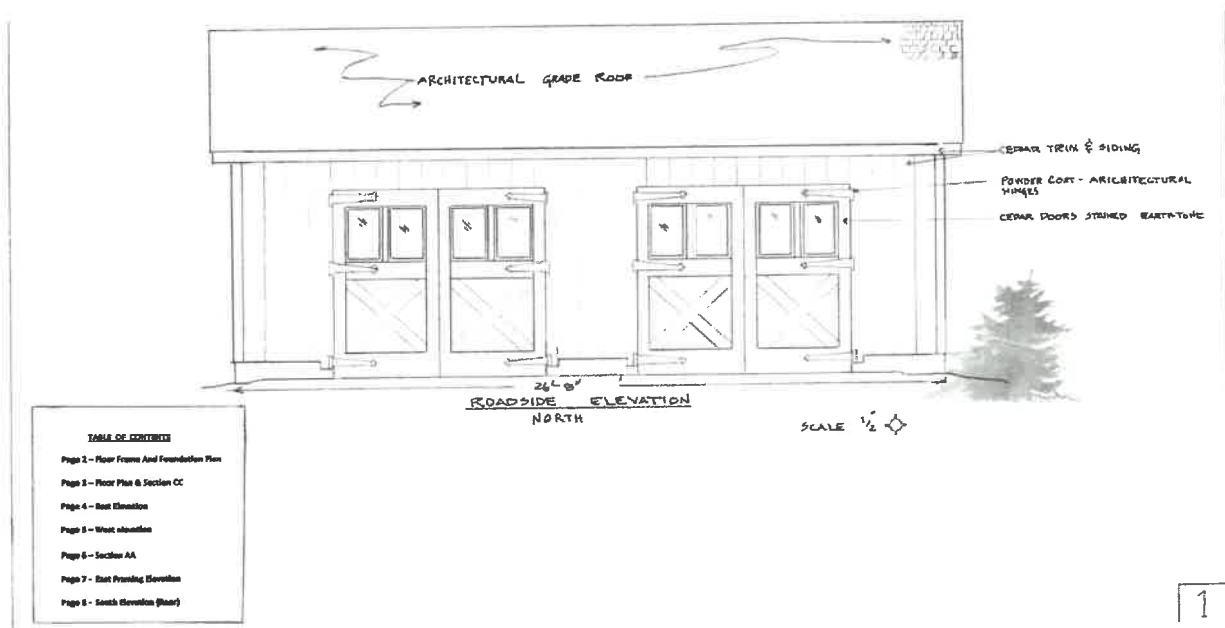
The variance will not be detrimental to the public welfare.

The reconstructed shed will not negatively affect the public welfare and will improve the Property and surrounding neighborhood by eliminating an eyesore. We believe this following photograph of the existing shed next to the plans for the replacement shed graphically demonstrate that variance relief is justified as being in compliance with all relevant variance requirements of the Anne Arundel County Code.

Thank you for your consideration of this supplemental letter of explanation.



Existing Shed front



Proposed Shed front

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Very truly yours,

/s/

Alister W. Bell

/s/

Joan B. Bell

Contact Information:

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Annapolis, MD 21401

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CHESAPEAKE BAY CRITICAL AREA REPORT
Bell Replacement Shed
1702 Vineyard Trail
Lots 5,6,7,8,11,12, Block 57, Section B Epping Forest

INTRODUCTION

The site is an 11,200 square foot wooded property located on the southwest side of Vineyard Trail in the residential community of Epping Forest in Annapolis, MD, 21401. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as a Limited Development Area (LDA). The property is zoned R-1.

EXISTING LAND USE

The property has an existing 589 square foot dilapidated shed structure with a 273 square foot gravel parking area. See photos below.

Existing shed front:



Existing shed side:



PROPOSED LAND USE

The proposal is to replace the run-down shed using the same existing small footprint. The plan is to carry out a controlled and systematic deconstruction of the existing shed with minimum disturbance to steep slopes. The new shed will use support pilings, rather than excavating a traditional foundation that would be more disruptive to the slopes. Provisions will be taken to protect the slopes, including the use of silt fencing and hand digging footers for the new support pilings. There will be a small gravel pad on flat ground adjacent to the road for construction equipment and access to the shed which will later be used for parking.

SURROUNDING LAND USE

The adjacent properties in the subdivision of Epping Forest consist of small vacant lots and one single-family dwelling.

FLOODPLAIN

The property is located on the Federal Emergency Management Agency (FEMA) flood map number 24003C0168F effective 02/18/2015 and lies within zone X, an area of minimal flooding.

TIDAL WETLANDS

There are no tidal wetlands on the site.

NON-TIDAL WETLANDS

There appear to be no non-tidal wetlands on the site.

BODIES OF WATER

The site drains overland via a ravine into Saltworks Creek.

STEEP SLOPES

Other than a level area adjacent to the road, the majority of the property consists of 15% or greater slopes. The shed structure is built close to the front lot line adjacent to the road to reduce the impact on the slopes. Any disturbance of the steep slopes will be the minimum necessary for the proposed work.

RARE AND ENDANGERED SPECIES

There are no federally or state listed species of rare, threatened or endangered plants or animals on this site.

STORMWATER MANAGEMENT

The proposed improvements are exempt from stormwater management in accordance with Anne Arundel County Code Article 16, Section 4-101(C)(2): Development, other than a new single family detached dwelling, that does not disturb over 5,000 square feet of land area. As indicated on the site plan for existing and proposed conditions, the Maryland standards for soil erosion and sediment control will be followed by using silt fencing and a stabilized construction

entrance, along with any other stormwater management methods required by the permitting process.

FOREST COVER

The property is wooded with a small clearing for the shed and parking area. No trees will be removed for this project. Some azaleas and shrubs are located at the front of the property. The following are found on the property:

<u>Common Name</u>	<u>Scientific Name</u>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Dogwood	<i>Cornus florida</i>
White Oak	<i>Quercus alba</i>
Northern Red Oak	<i>Quercus rubra</i>
Hickory	<i>Carya glabra</i>
American Holly	<i>Ilex opaca</i>
Tulip poplar	<i>Liriodendron tulipifera</i>
Ironwood	<i>Ostrya virginiana</i>
White Ash	<i>Fraxinus americana L.</i>
Hemlock	<i>Tsuga canadensis</i>
Forsythia	<i>Forsythia viridissima</i>

WILDLIFE TYPICAL OF THIS AREA

No habitat will be disturbed.

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>
Raccoon	<i>Procyon lotor</i>
Blue Jay	<i>Cyanocitta cristata</i>
Common Crow	<i>Corvus brachyrynchos</i>
Northern Cardinal	<i>Richmondna cardinalis</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
Tufted titmouse	<i>Baeolophus bicolor</i>

AFTER CONSTRUCTION CONDITIONS

On the 11,200 square foot wooded property, the proposed replacement shed will create 589 square feet of impervious surface, the same as the existing shed since it's being built on the same footprint.

The existing 273 square foot gravel parking area will be expanded slightly by approximately 150 square feet for a total of 423 square feet of gravel area to accommodate construction equipment and future parking.

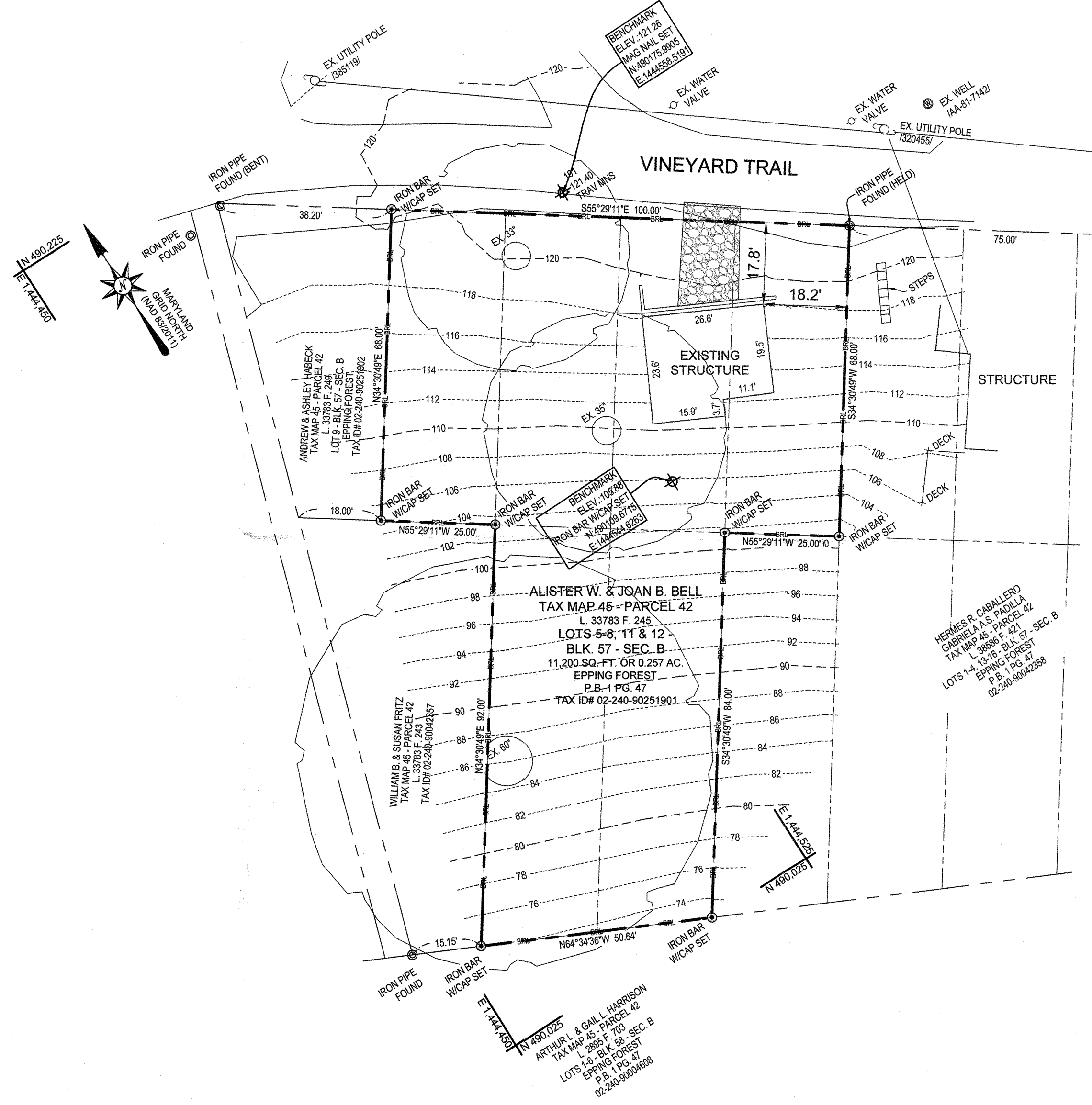
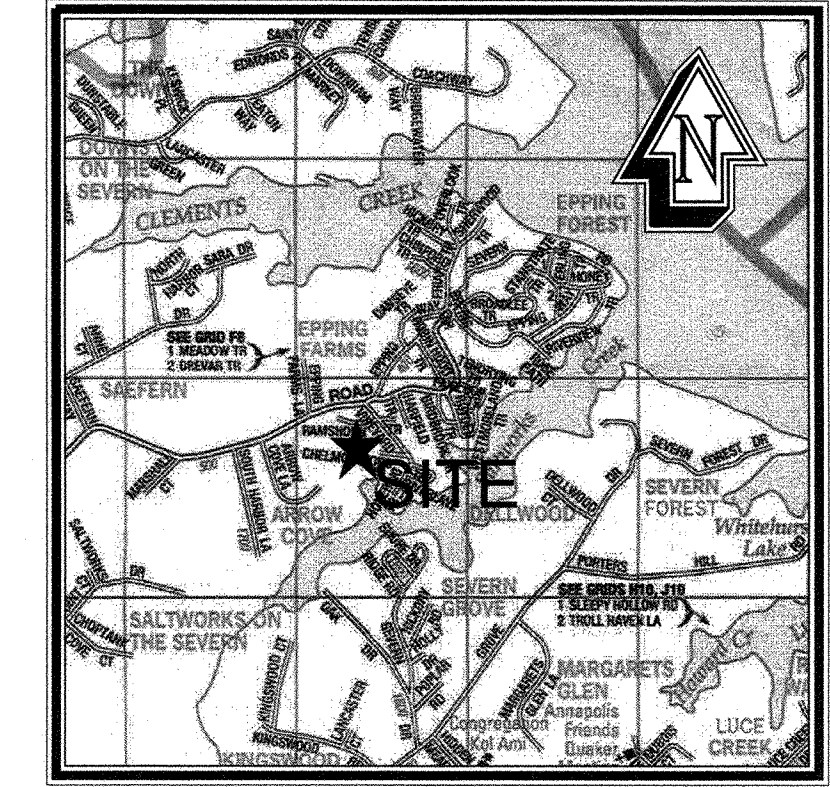
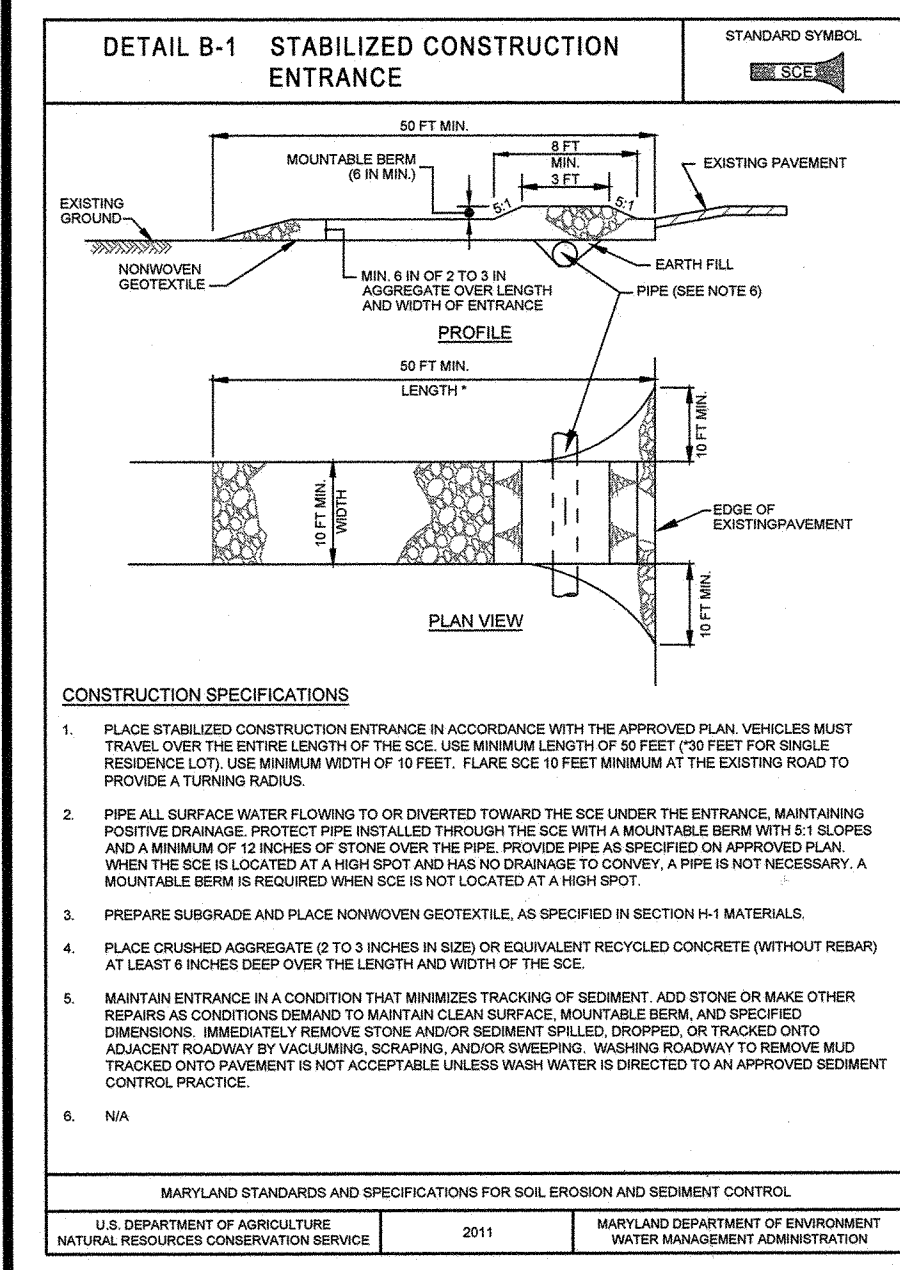
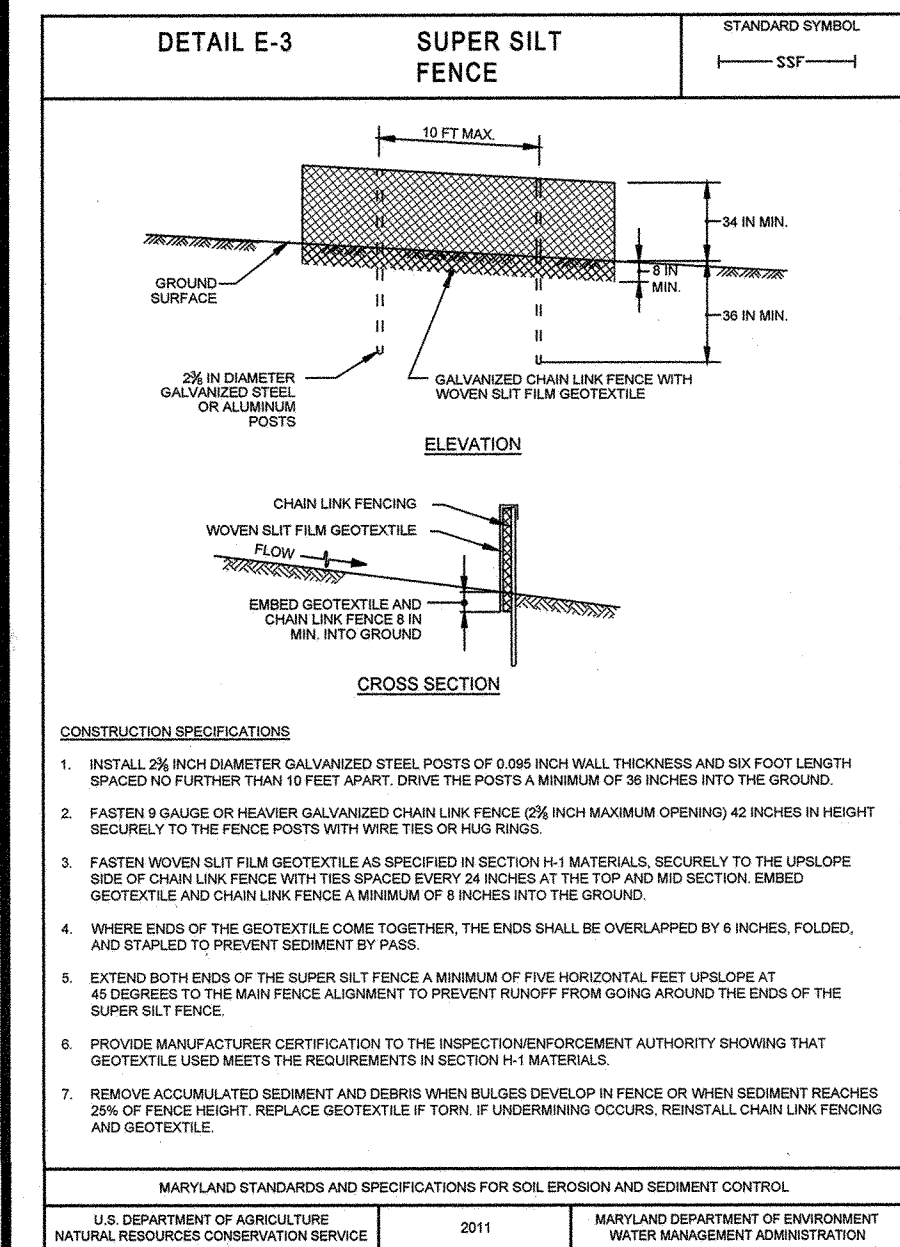
Total impervious area after construction will be approximately 1,012 square feet.

CONCLUSION

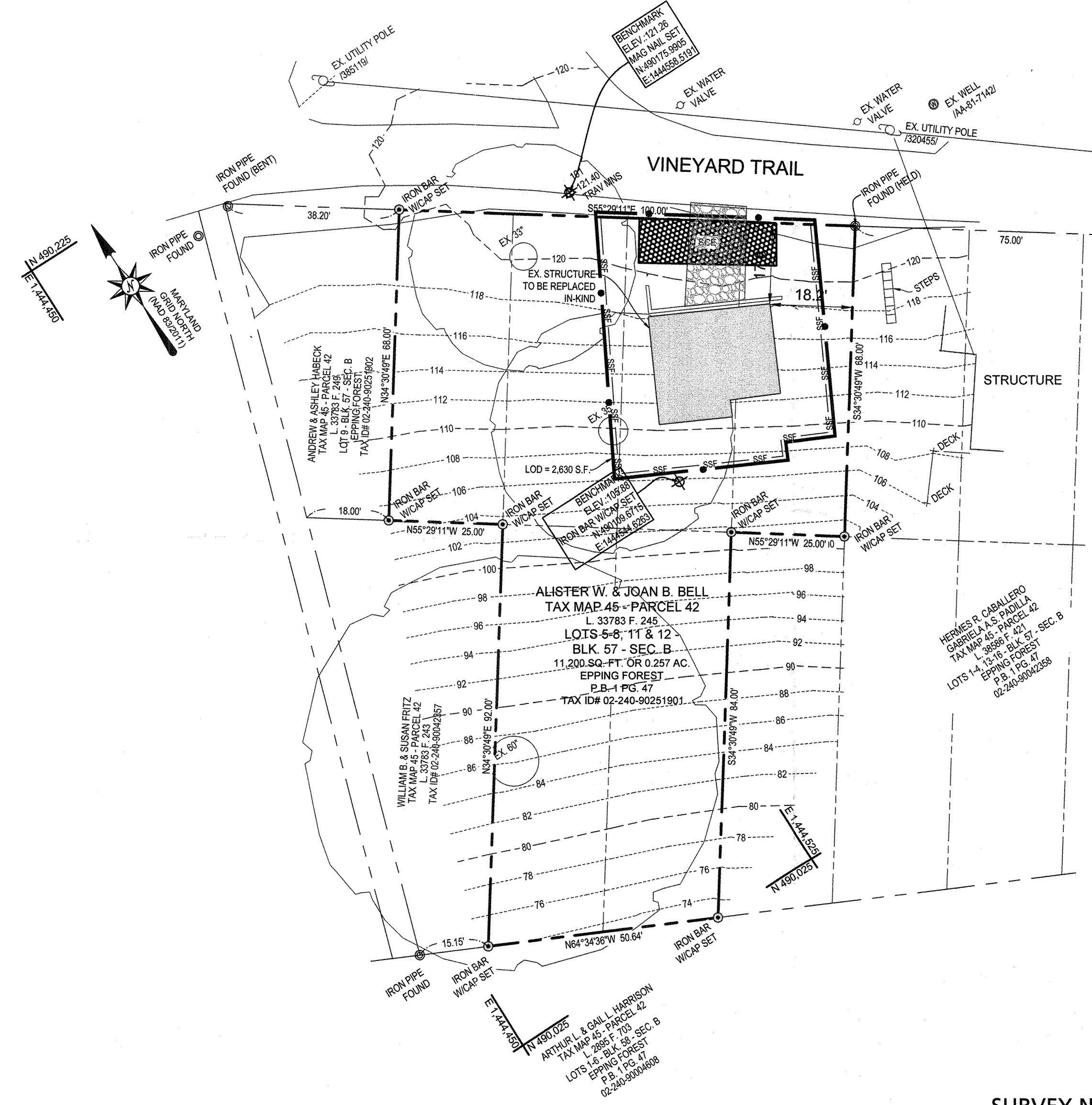
The granting of the variances will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area. The shed is located a significant distance from Saltworks Creek. Unlike most properties in Epping Forest, the Bells' proposed replacement shed has no septic or well, and therefore will have minimal impacts. The reconstruction of an existing structure without increasing the existing footprint is in harmony with the general spirit and intent of the Critical Area program.

Submitted by Alister and Joan Bell for Bell Replacement Shed project

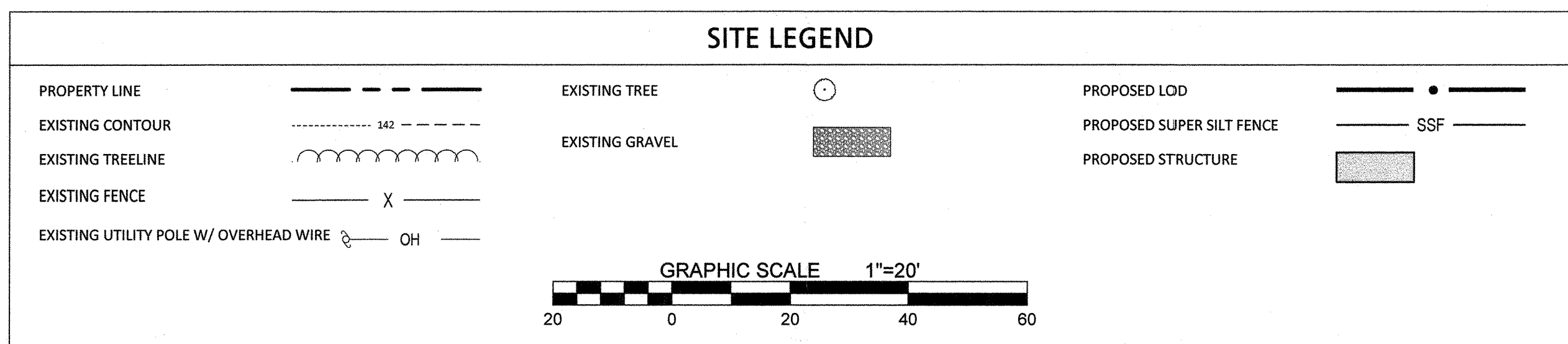
6/14/2023



EXISTING CONDITIONS PLAN
SCALE: 1"=20'



PROPOSED CONDITIONS PLAN
SCALE: 1"=20'



PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA...	11,200 SF OR 0.257 AC
EXISTING LOT COVERAGE...	862 SF OR 0.020 AC
BREAKDOWN OF EXISTING LOT COVERAGE:	
- EXISTING STRUCTURE	= 589 SF
- EXISTING PARKING (GRAVEL)	= 273 SF
TOTAL	= 862 SF OR 0.020 AC

OWNER: ALISTER & JOAN BELL
1704 MARSHALL COURT
ANNAPOLIS, MD 21401

CONSULTANT: BAY ENGINEERING, INC.
2681 RIVA RD, BLDG. 800
ANNAPOLIS, MD 21401
410.897.9290
C/O MIKE MEEKINS

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO RAZE AND REPLACE THE EXISTING STRUCTURE IN-KIND.
 - THE EXISTING ZONING OF THE SITE IS R1 RESIDENTIAL.
 - THE SITE ADDRESS IS VINEYARD TRAIL, ANNAPOLIS, MD 21401.
 - TAX ACCOUNT NO. 02-240-90251901.
 - THE EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY PERFORMED IN BY BAY ENGINEERING, INC. IN NOVEMBER, 2022.
 - THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (LDA).

SURVEY NOTES

- THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING SMARTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 83.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL EASEMENTS, TAKINGS OR OTHER SERVITUDES THAT MAY AFFECT THE SUBJECT PROPERTY

STORMWATER MANAGEMENT STATEMENT

THE PROPOSED IMPROVEMENTS ARE EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY CODE ARTICLE 16, SECTION 4-10(C)(2) DEVELOPMENT, OTHER THAN A NEW SINGLE FAMILY DETACHED DWELLING, THAT DOES NOT DISTURB OVER 5,000 SQUARE FEET OF LAND AREA.

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATION AT
LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

Revisions

Rev. #	By	Date	Description
1	JAM	06/23/22	REVISED PER COMMENTS

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Bay Engineering Inc.
Engineers, Planners and Surveyors

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email: info@bayengineering.com
www.bayengineering.com

Date: DECEMBER, 2022
Job Number: 22-8494
Scale: AS SHOWN
Drawn By: MDM
Approved By: T. MARTIN
Folder Reference:

STANDARD GRADING PLAN

THE LANDS OF
ALISTER W. & JOAN B. BELL
VINEYARD TRAIL
ANNAPOLIS, MARYLAND 21401
TAX ACT. NO. : 02-240-90251901
TAX MAP 45, GRID 3, PARCEL 42, LOTS 5-8, 11 & 12
SECOND DISTRICT, ANNE ARUNDEL COUNTY, MD

Sheet No. 1 OF 1

REPLACE EXISTING SHED

SAME IN SIZE & KIND
AS EXISTING

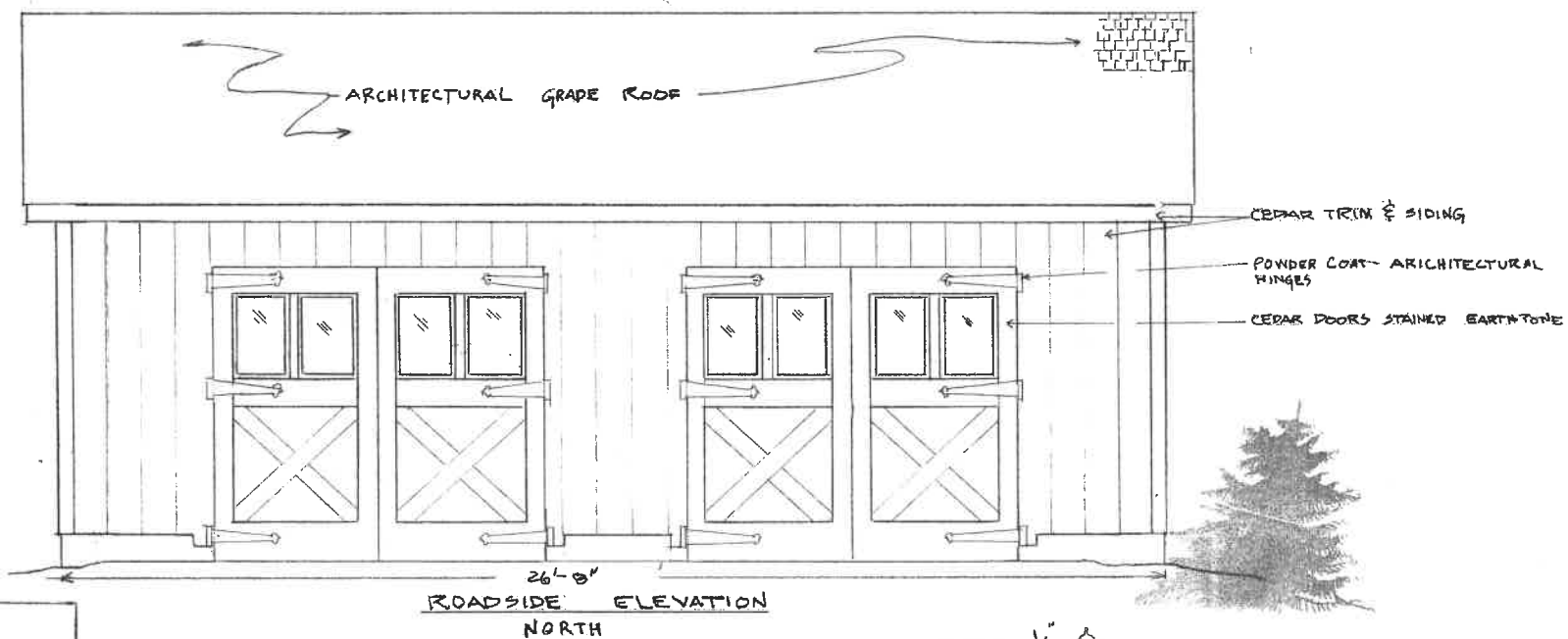
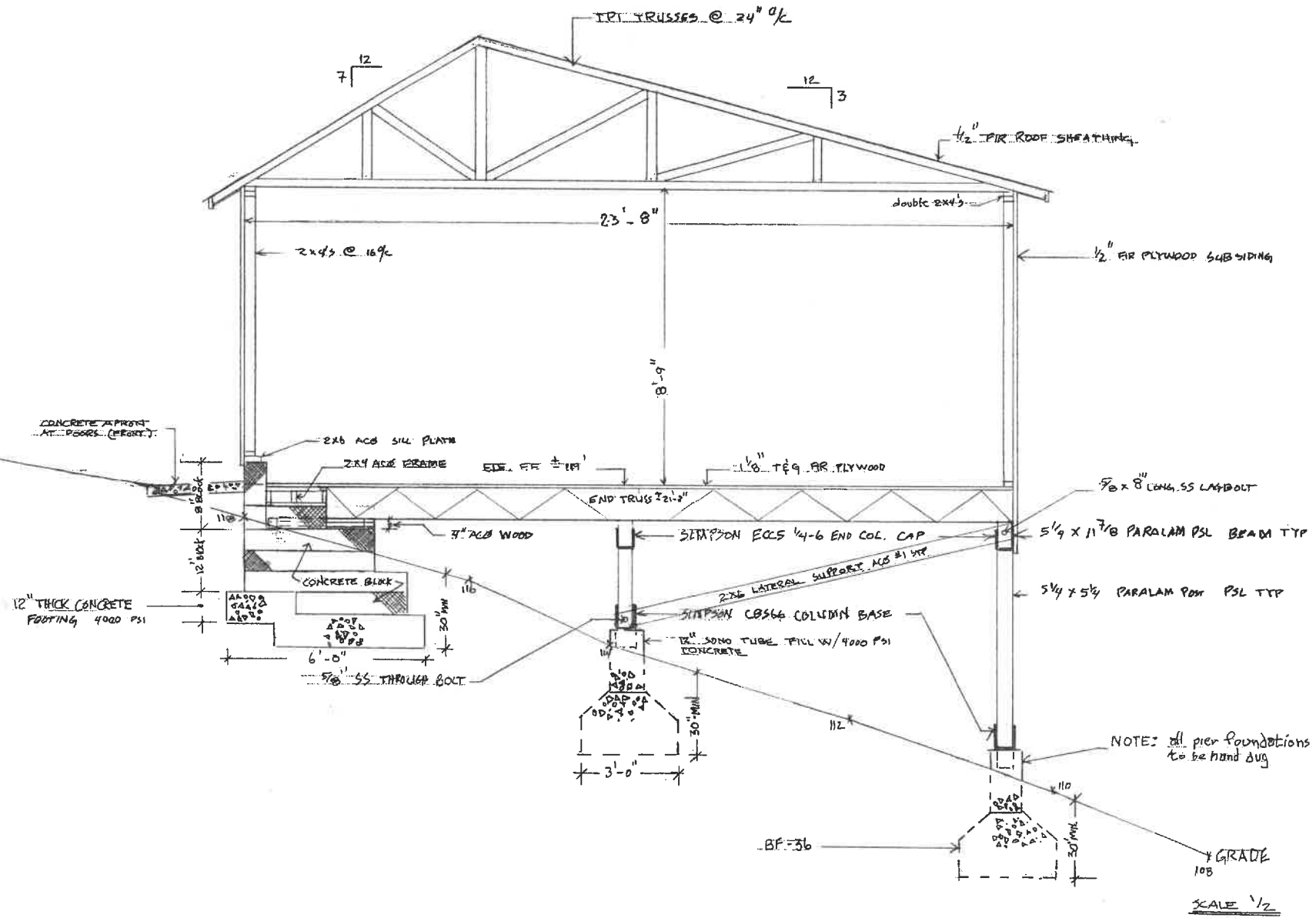
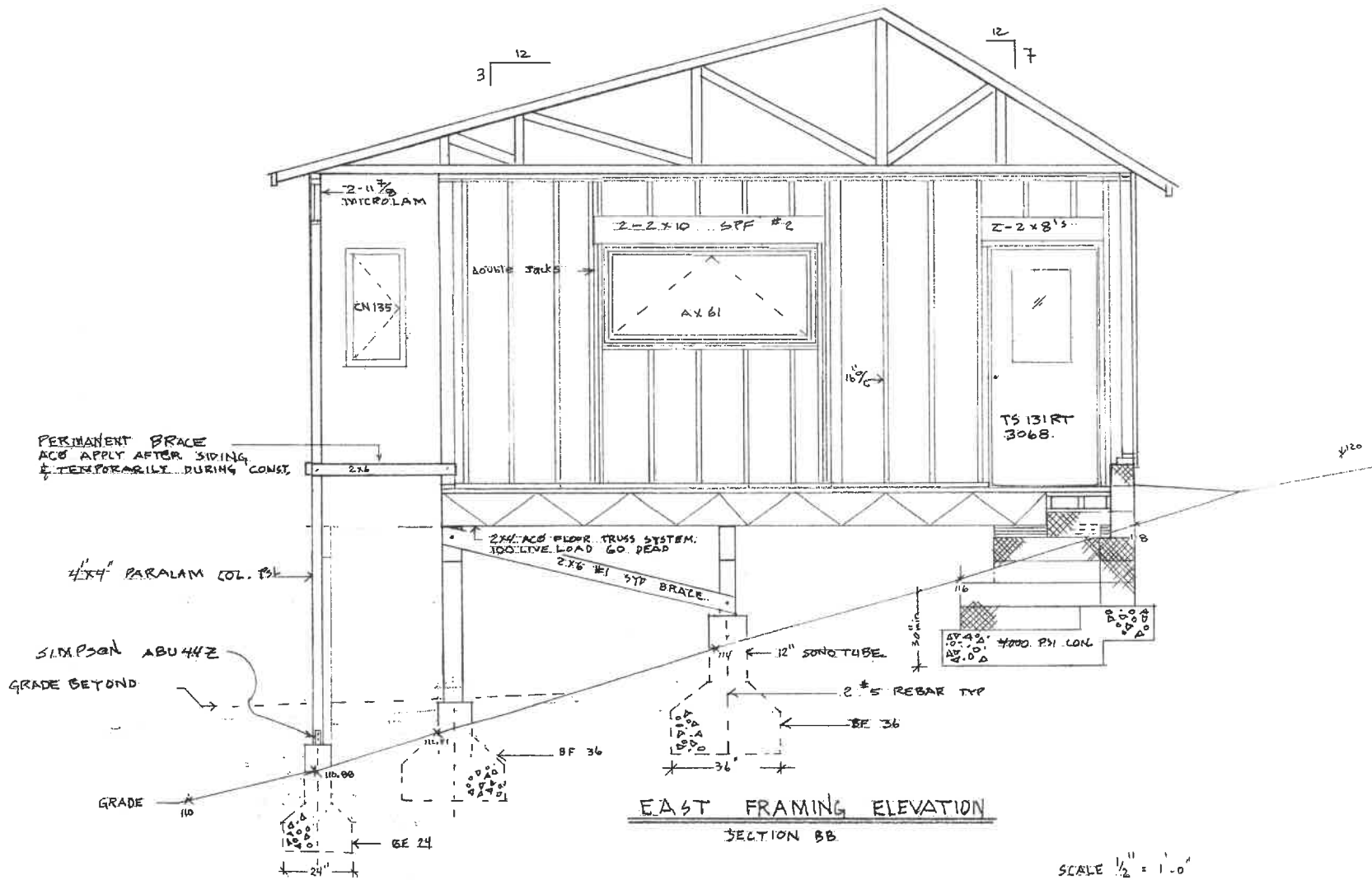


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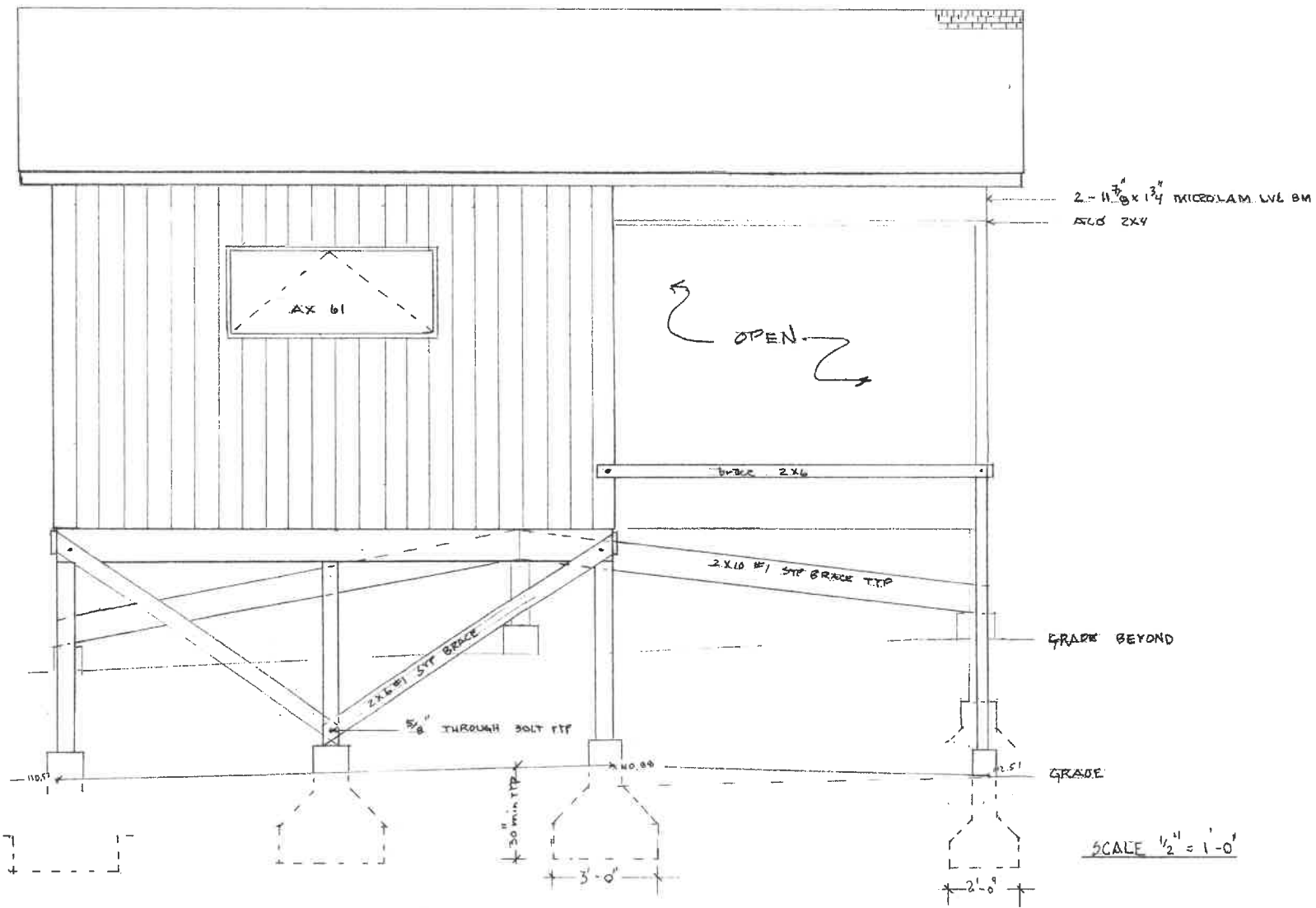
- Page 2 - Floor Frame And Foundation Plan
- Page 3 - Floor Plan & Section CC
- Page 4 - East Elevation
- Page 5 - West elevation
- Page 6 - Section AA
- Page 7 - East Framing Elevation
- Page 8 - South Elevation (Rear)

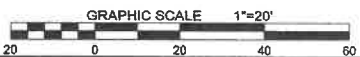
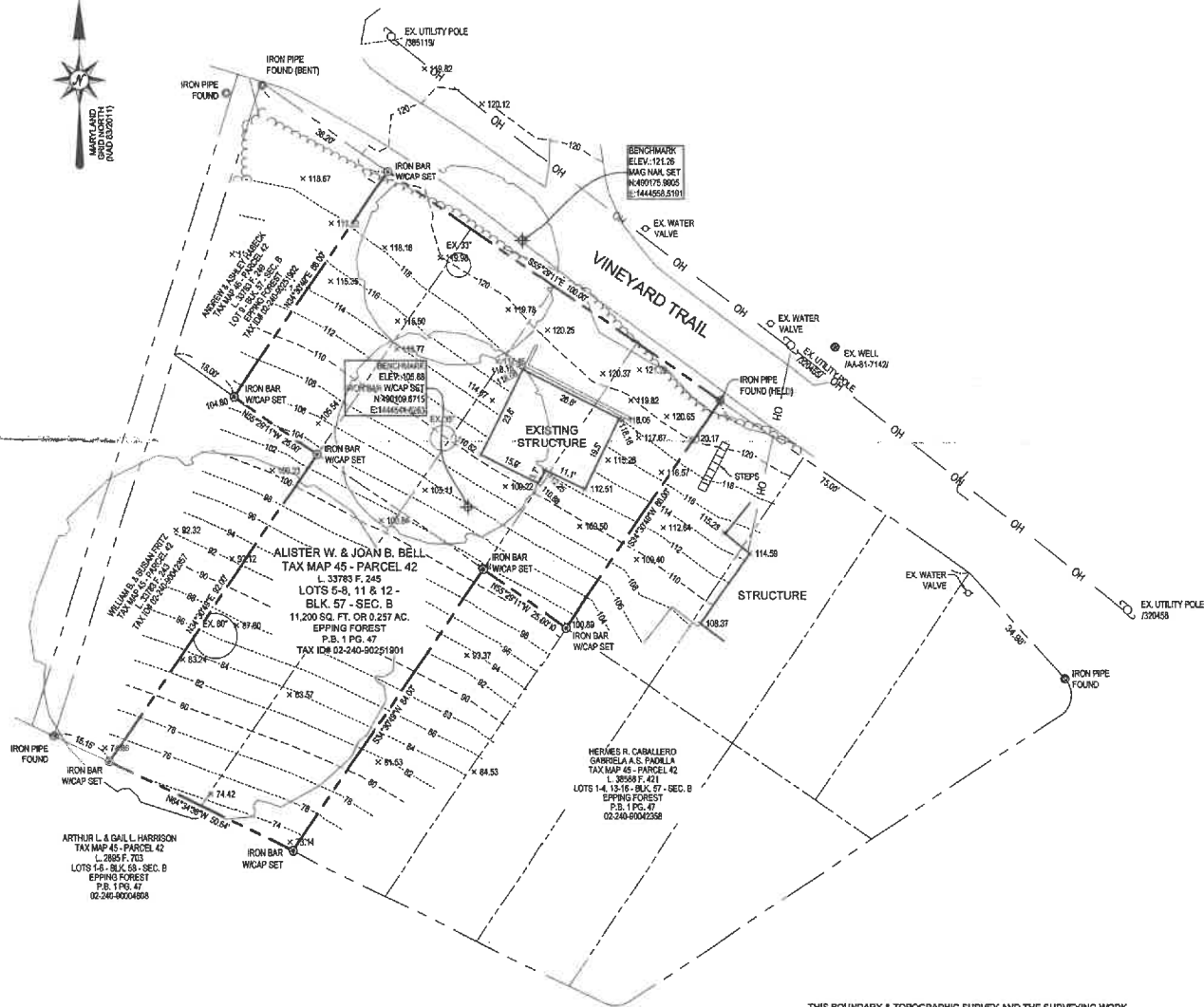
SECTION AA





SOUTH ELEVATION (REAR)





THIS BOUNDARY & TOPOGRAPHIC SURVEY AND THE SURVEYING WORK REFLECTED IN IT WERE PREPARED BY THE SURVEYOR OR THE SURVEYOR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR REGULATION 06.13.06.12.

Mark Frank Powell
 MARK FRANK POWELL, JR.
 DATE 11/29/2022
 MARYLAND PROFESSIONAL LAND SURVEYOR
 REGISTRATION # 21969
 EXPIRATION/RENEWAL DATE: DECEMBER 17, 2023
 DATE OF LATEST FIELD NOTES: 11-10-2022



GENERAL NOTES

1. THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM (MAG NAD 83) REFERENCED TO MARYLAND STATE PLANE (MAG NAD 83) AND THE SURVEYING CONTROL NETWORK. THE HORIZONTAL DATUM IS THE SURVEYING CONTROL NETWORK. THE VERTICAL DATUM IS THE MARYLAND STATE PLANE (MAG NAD 83). THE SURVEYING CONTROL NETWORK IS THE BASIS OF A TITLE REPORT WHICH MAY REVEAL EASEMENTS, EAKINGS OR OTHER SINGULARITIES THAT MAY AFFECT THE SUBJECT PROPERTY.

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2881 Rice Road, Building 800
 Annapolis, Maryland 21401
 410.897.9200
 email: info@BayEngineering.com
 www: BayEngineering.com

DATE: NOVEMBER, 2022
 JOB NUMBER: 22-8494
 SCALE: 1"=20'
 DRAWN BY: J.L.S.
 CHECKED BY: M.F.P. JR.

FOLDER REFERENCE:

BOUNDARY & TOPOGRAPHIC SURVEY

THE LANDS OF
ALISTER W. & JOAN B. BELL
 VINEYARD TRAIL
 TAX MAP 45 ~ GRID 3 ~ PARCEL 42
 ANNAPOLIS, MARYLAND
 2ND DISTRICT ANNE ARUNDEL COUNTY, MD

Sheet No. 1 of 1
 File No.