

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors



June 26, 2023

Anne Arundel County  
Office of Planning & Zoning  
2664 Riva Road  
Annapolis, Maryland 21401

Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST  
SWOPE PROPERTY  
1910 CEDAR ROAD  
PASADENA, MD 21122

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-702 which states in part that new lot coverage may not be placed closer to the shoreline than the façade of the existing structure. A variance is also requested to Article 18-2-402 which in part requires the waterfront structures to be relatively in line with each other. The lot is developed with a single family dwelling and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The site is served by septic and well, and a paved road Cedar Road, a 30' public right of way. The site drains to Back Creek. The site is located in the LDA (Limited Development Area) of the Critical Area. The site is zoned R2 residential. The waterfront portion of the property has a pier.

The applicant wishes to do some additions and improvements to the existing dwelling. These improvements include constructing an addition to the rear of the dwelling, and adding a covered porch to the waterside of the property, over top of an existing impervious deck, steps, wall and sidewalk.. The existing deck is elevated, but the boards appear to be butted together, not allowing water to run through easily. This covered porch is the subject of this variance request.

There is an existing deck (12'x24') located on the waterfront side of the dwelling.. The proposed covered porch would be placed on top of the existing deck, , and extend approximately 4' towards the water. Steps would be placed at the north end of this patio. The location of the proposed covered porch will not place lot coverage closer to the water than the existing lot coverage, but it will place lot coverage closer to the shoreline than the façade of the existing house. This is the variance request, and the determination of the need for a variance was verified with Planning and Zoning. This placement is being proposed to minimize the impacts on the environment and provide the owners with a protected outdoor amenity. The area over which the largest portion of the addition is to be placed is solid deck. The remainder of the porch will be slightly closer to the water than existing lot coverage, and will, as noted, be closer than the façade of the existing structure. There are steep slopes on the waterfront, but these slopes will not be disturbed.

The proposed additions appear to be in conformance with many of the properties in Poplar Ridge, a neighborhood of eclectic modest dwellings. However the conversion of the existing deck into a screened porch will add bulk to the part of the structure, and push the structure closer to the shoreline, necessitating the approximately in line variance request. This property is located on a point that projects into Back Creek. This addition should not impact the views of neighboring properties, as a review of the aerial of this area shows that while this dwelling is not the closest to the water the natural projection of the land places the house further from Cedar Road than other dwellings. A further review of the aerial will show that this conversion of the existing deck into a screen porch would not cause any issue with the neighboring dwellings. The dwelling affected most would be 1908

Cedar, which is owner by the applicant. The existing house which is the subject of this case would actually screen the screened porch from the neighbors views.

In response to comments generated by the pre file submittal, the screen porch addition has been minimized. The size of the porch is now noted as the same footprint as the existing deck.

This plan meets the intent of 18-16-305(a):.

1. The subject property is relatively small and is served by septic and well, which limits the development potential. It is waterfront, and subject to steep slope and their buffers, and is within the 100' buffer. The property is on a projection into the creek, making the house further from the road than other neighboring properties.

2. The exceptional circumstances and practical difficulties in developing the lot are several. The current development is in place. The proposed additions are generally being placed over top of existing development. The majority of the site is located in the 100' buffer, however, the site is BMA.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. The lot is developed, and the existing dwelling was constructed in the buffer.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others. The proposed work is enclosing an area that is already mostly lot coverage.

The site is not in a bog area.

3. This project will not confer special privileges to the owner, as many properties in Edgewater Beach were constructed in the buffer, and several properties feature similar amenities.

4. The request is not a result of actions of the owner. The need for a variance arose during discussion about application for a permit.

5. This project will not result in a denigration of forest or water quality as stormwater management will be provided as required by the Code, and any clearing must be mitigated for as per the Code. No new lot coverage is being proposed other than the shed. No tree clearing is required or requested.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as this site is in a developed community, requires minimal disturbance and will not cause undue harm to the site, neighbors or the environment.

8. The applicant has tried alternative design. They ultimately decided to limit the expansion to areas that are already generally encumbered by lot coverage instead of over expanding the impervious footprint.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the IDA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is small, and the minimum to allow for an addition comparable to other development in the area. Underlying lot coverage requirements are being met. Overall lot coverage is being reduced.

2. i. This variance will not alter the essential character of the neighborhood. There are many houses in the community with construction such as this.

ii. This variance will not impair the use of adjoining properties. The proposed additions are generally on existing lot coverage. The addition will project further from the dwelling but over an existing deck. As the house is on a point that projects further into the creek, the addition was determined to need a variance

to approximately in line. The addition is pretty far away from the existing dwellings, and will be screened from most of them by the existing house. This should cause no impact to the neighbors.

iii. No tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction of additions and a second floor, a grading permit will be required. It would appear that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

The enclosed plan represents the location of the proposed work to the dwelling. This plan is consistent with other development in the area. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-897-9290.

Sincerely,  
Bay Engineering, Inc.

*Mike Gillespie*

Mike Gillespie  
Designer

cc: owner, File

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors



June 26, 2023

Lori Byrne  
Environmental Review Specialist  
Department of Natural Resources  
Fish, Heritage and Wildlife Administration  
580 Taylor Avenue  
Annapolis, MD 21401

**RE: VARIANCE REQUEST  
SWOPE PROPERTY  
1910 CEDAR ROAD  
PASADENA, MD 21122  
VARIANCE APPLICATION**

Dear Ms. Byrne,

The purpose of this correspondence is to request an environmental review statement on the enclosed project. Our clients, Edward and Julie Hasenfus, are submitting a variance application to Anne Arundel County, Maryland. The variance was submitted for relief to Anne Arundel County Code, Article 17-8-702 which states in part that new lot coverage cannot be placed closer to the shoreline than the façade of the existing structure. They also request a variance to Article 18-2-402 which states in part waterfront properties should be approximately in line. They wish to do a screened porch addition to the waterfront side of the house, and an addition on the rear that does not require variance. The screened porch will be placed over top an existing deck. The site is LDA and the project will reduce the overall lot coverage. The Chesapeake Bay Critical Area Report is enclosed, as well as a cover letter to Anne Arundel County and associated plans.

Should you have any questions, please do not hesitate to call me at 410-897-9290.

Sincerely,

**Bay Engineering**

*Mike Gillespie*

Michael Gillespie  
Project Designer

**GENERAL NOTES**

- OWNER: THOMAS AND KATIE SWOPE  
1910 CEDAR ROAD  
PASADENA, MD 21122  
c/o JERRY DUERBECK, DUERBECK CONSTRUCTION, LLC  
PHONE: (410) 229-4660  
EMAIL: duerbeckconstruction@gmail.com
- ENGINEER: BAY ENGINEERING INC.  
2861 RIVA ROAD, BUILDING 800  
ANNAPOLIS, MD 21401  
410-897-9290  
C/O MIKE GILLESPIE
- THE SITE ADDRESS IS: 1910 CEDAR ROAD, PASADENA, MD 21122
- THE PROPERTY IS KNOWN AS:  
TAX MAP 18, GRID 15, PARCEL 55, TOTAL AREA = 21,470 SQ. FT. OR 0.492 AC., (DEED REF: 31466 / 158)
- TAX ACCOUNT NO.: 03-659-26100200
- TOPOGRAPHICAL INFORMATION SHOWN IS PER A FIELD SURVEY PERFORMED BY BAY ENGINEERING ON 1-26-23. BOUNDARY AND LOCATIONS PER SAME SURVEY AND AUGMENTED WITH GIS DATA.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAYS, OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.
- EXISTING ZONING IS R2 - RESIDENTIAL DISTRICT  
SETBACKS PRINCIPAL STRUCTURE: FRONT = 30'  
SIDE = 7'  
REAR = 25'  
SETBACKS ACCESSORY STRUCTURE: FRONT = 40'  
SIDE = 7'  
REAR = 7'
- PROPOSED SITE UTILITIES ARE PRIVATE WELL (W-3, NO SERVICE PROVIDED - RURAL) AND PRIVATE SEPTIC (S-3, NO SERVICE PROVIDED - RURAL).
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- S15-25% SLOPES ON SITE: 0 SQ. FT. OR 0.000 AC. ; > 25% SLOPES ON SITE: 830 OR 0.019 AC.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONES "AE" (AREA WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN WITH BASE FLOOD ELEVATION OF 8 FEET) AND "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #2406020189F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NOTE: THERE ARE NO PROPOSED DISTURBANCES WITHIN THE STEEP SLOPE AREAS.

**SURVEY CONTROL NOTE**

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING KEYNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE NAD (83/91) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

**LOT COVERAGE SUMMARY**

DESCRIPTION	AREA
EXISTING LOT AREA.....	21,850 SQ. FT. OR 0.501 AC.
ALLOWABLE LOT COVERAGE.....	5,445 SQ. FT. OR 0.125 AC.
EXISTING LOT COVERAGE.....	8,634 SQ. FT. OR 0.198 AC.
ALLOWABLE LOT COVERAGE W/ 10% REDUCTION.....	8,315 SQ. FT. OR 0.190 AC.
EXISTING LOT COVERAGE W/ THE 100' BUFFER.....	1,821 SQ. FT. OR 0.041 AC.
EXISTING LOT COVERAGE OUTSIDE THE 100' BUFFER.....	8,813 SQ. FT. OR 0.199 AC.
LIMIT OF DISTURBANCE.....	1,541 SQ. FT. OR 0.035 AC.
EXISTING DEVELOPED WOODS.....	975 SQ. FT. OR 0.022 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED.....	0 SQ. FT. OR 0.0 AC.

NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS

- EX. DWELLING = 1,600 SF
- EX. ACCESSORY STRUCTURES = 875 SF
- EX. DECKS = 517 SF
- EX. GRAVEL DW = 4,612 SF
- EX. CONC. = 642 SF
- EX. BRICK, WALLS, & WALKS = 388 SF
- TOTAL = 8,634 SF±

EXISTING LOT COVERAGE TO BE REMOVED:

- EX. CONC. = 185 SF
- EX. DECK = 242 SF
- EX. GRAVEL DW = 403 SF
- TOTAL = 830 SF
- TOTAL TO REMAIN = 7,804 SF

PROPOSED ADDITIONAL LOT COVERAGE:

- PR. ADDITION = 213 SF
- PR. SCREENED PORCH = 242 SF
- TOTAL PROPOSED = 455 SF

TOTAL PROPOSED LOT COVERAGE.....	8,259 SQ. FT. OR 0.190 AC.
TOTAL PROPOSED LOT COVERAGE W/ THE 100' BUFFER.....	1,214 SQ. FT. OR 0.028 AC.
TOTAL PROPOSED LOT COVERAGE OUTSIDE THE 100' BUFFER.....	7,045 SQ. FT. OR 0.161 AC.

\*\*NOTE: NO ADDITIONAL PROPOSED LOT COVERAGE W/ THE 100' BUFFER

**DISTURBANCE SUMMARY**

TOTAL PROPOSED DISTURBED AREA = 2,696 SQ. FT. OR 0.062 AC.

15% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES

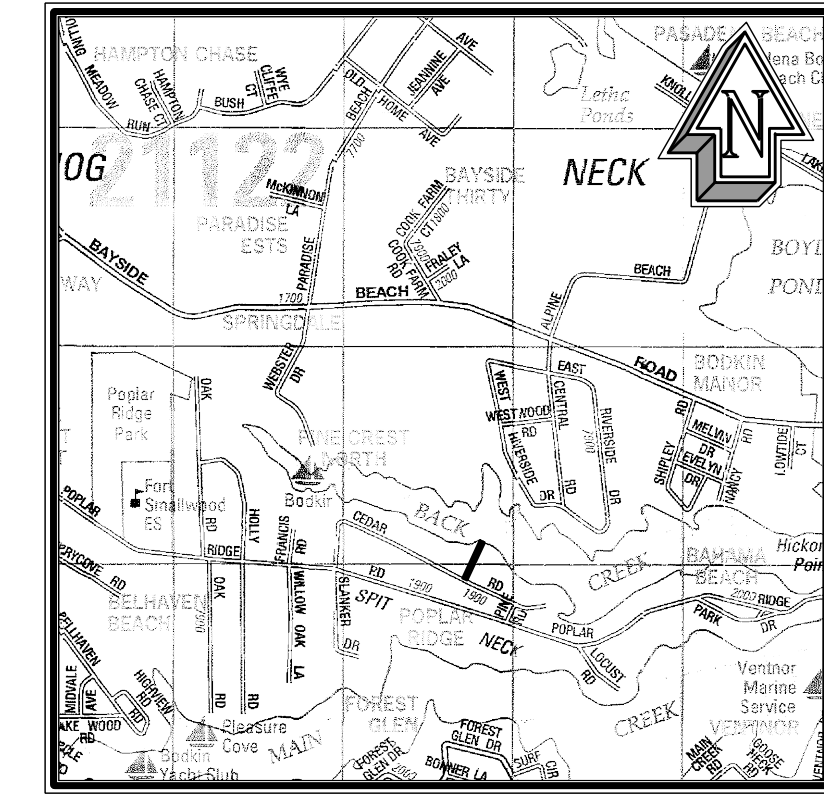
25% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES

**VARIANCE REQUEST**

- § 17-8-702. DEVELOPMENT REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL USES.
- (A) SCOPE. THIS SECTION APPLIES TO ALL SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT IN A BUFFER MODIFICATION AREA.
- (B) EXPANSION OF EXISTING LOT COVERAGE. LOT COVERAGE ADDED DURING EXPANSION OR REPLACEMENT OF AN EXISTING STRUCTURE SHALL MEET THE FOLLOWING CRITERIA:
- (1) NO NEW LOT COVERAGE SHALL BE PLACED NEARER TO THE SHORELINE THAN THE CLOSEST FACADE OF THE EXISTING PRINCIPLE STRUCTURE; LANDSCAPE OR RETAINING WALLS, PERGOLAS, PATIOS, AND SWIMMING POOLS MAY NOT BE CONSIDERED AS PART OF THE PRINCIPLE STRUCTURE.
  - (2) THE STRUCTURE OR EXPANSION SHALL BE DESIGNED AND LOCATED TO MAXIMIZE THE DISTANCE FROM THE SHORELINE AND TO ENHANCE AND PROTECT THE ENVIRONMENTALLY SENSITIVE FEATURES ON THE SITE, TAKING INTO ACCOUNT THE NATURAL FEATURES.
  - (3) VARIANCES TO THE SETBACK REQUIREMENTS OF THE UNDERLYING ZONING SHALL BE CONSIDERED BEFORE BUFFER DISTURBANCE.

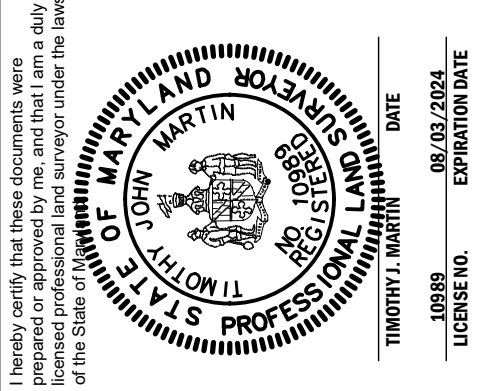


**OVERALL LOCATION MAP**  
SCALE: 1" = 80'



**VICINITY MAP**  
SCALE: 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 08301200

Rev. #	By	Date	Description



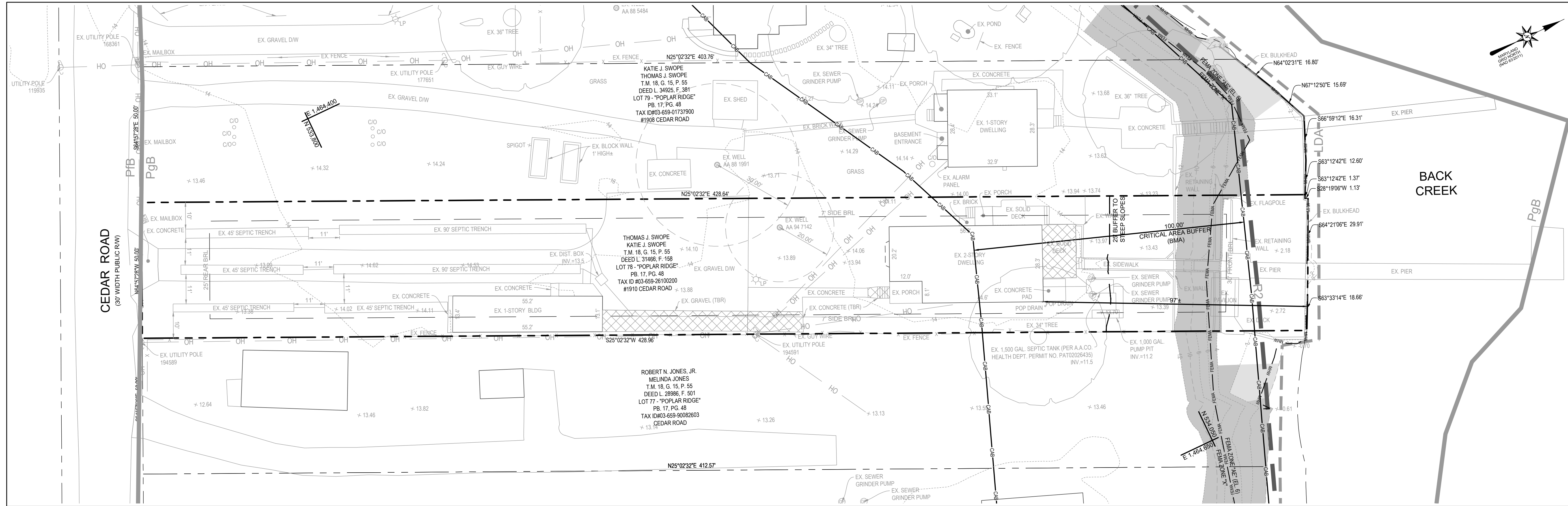
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**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
2861 Riva Road, Building 800  
Annapolis, Maryland 21401  
410.897.9290 fax  
email: info@bayengineering.com  
www.bayengineering.com

<b>Date</b>	MAY, 2023
<b>Job Number</b>	22-8735
<b>Scale</b>	AS SHOWN
<b>Drawn By</b>	J. MARLOWE, M. GILLESPIE
<b>Approved By</b>	T. MARTIN
<b>Folder Reference</b>	SWOPE PROPERTY POPLAR RIDGE

**VARIANCE SITE PLAN**  
GRADING PERMIT PLANS  
FOR THE  
**SWOPE PROPERTY**  
1910 CEDAR ROAD, PASADENA, MD 21122  
TAX MAP 18 - GRID 15 - PARCEL 55  
DEED REFERENCE: 31466 / 158  
T.A. #03-659-26100200 - ZONED: R2 / LDA  
THIRD DISTRICT - ANNE ARUNDEL COUNTY

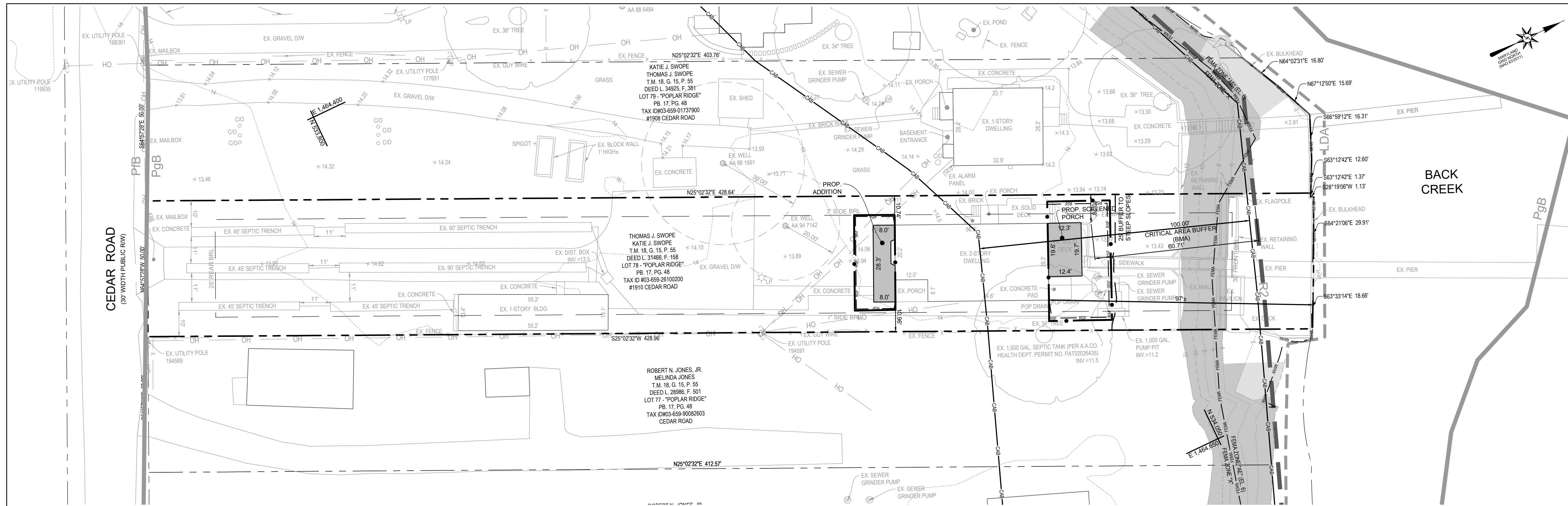




**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 20'

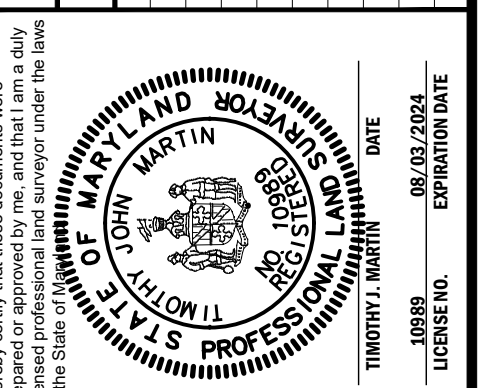
**SOILS TABLE**

SYMBOL	NAME	HYDROLOGIC SOIL TYPE	PERCENT COVERAGE	HYDRIC SOIL	HIGHLY ERODABLE SOIL
PgB	PATAPSCO-FORT-MOTT-URBAN LAND COMPLEX (0-5% SLOPES)	'A'	100.0%	NO	NO

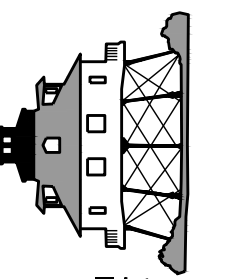


**PROPOSED CONDITIONS PLAN**  
SCALE: 1" = 20'

Rev. #	By	Date	Description



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**Bay Engineering Inc.**  
Engineers, Planners and Surveyors  
2961 Riva Road, Building 800  
Annapolis, Maryland 21401  
410.897.9990  
www.bayengineering.com

Date: MAY, 2023  
Job Number: 22-8735  
Scale: AS SHOWN  
Drawn by: T. MARTIN  
Approved by: J. MARLOWE, M. GILLESPIE  
Folder Reference: SWOPE PROPERTY POPLAR RIDGE

**EXISTING CONDITIONS & PROPOSED CONDITIONS SITE PLAN**  
FOR THE  
**SWOPE PROPERTY**  
1910 CEDAR ROAD, PASADENA, MD 21122  
TAX MAP 18 - GRID 15 - PARCEL 55  
DEED REFERENCE: 31486 / 158  
T.A. #03-659-26100200 - ZONED: R2 / LDA  
THIRD DISTRICT - ANNE ARUNDEL COUNTY

CRITICAL AREA COMMISSION  
 CHESAPEAKE AND ATLANTIC COASTAL BAYS  
 1804 WEST STREET, SUITE 100  
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: AACo

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
<u>18</u>	<u>55</u>	<u>15</u>	<u>78</u>	

Tax ID: 3-659-26100200

**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) Swape Property

Project location/Address 1910 Cedar Rd

City Posadeng MD Zip 21122

Local case number

Applicant: Last name Swape First name Thomas + Katie

Company Owner

**Application Type (check all that apply):**

- |                           |                          |                   |                                     |
|---------------------------|--------------------------|-------------------|-------------------------------------|
| Building Permit           | <input type="checkbox"/> | Variance          | <input checked="" 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 \_\_\_\_\_ First name \_\_\_\_\_

Phone # \_\_\_\_\_ Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Construct a screen porch over ex deck on Waterside of house

Intra-Family Transfer   
 Grandfathered Lot

Growth Allocation   
 Buffer Exemption Area

**Project Type (check all that apply)**

Commercial   
 Consistency Report   
 Industrial   
 Institutional   
 Mixed Use   
 Other

Recreational   
 Redevelopment   
 Residential   
 Shore Erosion Control   
 Water-Dependent Facility

**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft
IDA Area	0	0
LDA Area	0.501	21,850
RCA Area	0	0
Total Area	0.501	21,850

Total Disturbed Area 

Acres	0.062
Sq Ft	2696

# of Lots Created

	Acres	Sq Ft	Acres	Sq Ft	
Existing Forest/Woodland/Trees	0.022	975	Existing Lot Coverage	0.198	8634
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.001	455
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.019	830
			Total Lot Coverage	0.190	8259

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft	Acres	Sq Ft	
Buffer Disturbance	0.023	1015	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.039	1681	Mitigation	TBD	TBD

Variance Type

Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

Structure

Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other





## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING May 22, 2023

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Mike Gillespie EMAIL \_\_\_\_\_

SITE LOCATION 1910 Cedar Road LOT SIZE 21,850 sf ZONING R2

CA DESIGNATION LDA BMA X or BUFFER \_\_\_\_\_ APPLICATION TYPE Variance

Proposed 16 X 20 foot covered porch over existing impervious deck, steps wall and sidewalk. Variance required for new lot coverage near to the shoreline than the facade of the principal structure.

Note: Rear addition(8 x 28) also proposed.

Existing lot coverage of 8,634 sf exceeds allowed lot coverage of 5,445 sf. A 10% reduction in lot coverage provides for 8,315 sf of lot coverage. Total 588 sf of lot coverage to be removed resulting in 8,311 sf afterdeck and addition are constructed.

#### COMMENTS

##### **Critical Area Team**

The waterward portion of the first floor of the existing home is built as a sunroom and provides a protected area from which to enjoy the view and the outdoors. Additional clarification must be provided in terms of minimization and need to justify this application. Please clarify if the porch addition is screened and whether either of the additions contain a second story. Provided the applicant can justify the enclosure, it should be limited to the size of the current deck and not expand even further into the buffer.

A generally in line variance is also required.

##### **Zoning Division**

Applicant needs to provide further info as per above comments and demonstrate 16 by 20 foot porch is minimum necessary.

#### INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

\*\*\* A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR

disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c ) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

***CRITICAL AREA  
REPORT***

**SWOPE PROPERTY  
1910 CEDAR DRIVE  
PASADENA, MD 21122**

**June 2023**

Prepared for:  
Thomas & Katie Swope  
1910 Cedar Road  
Pasadena, MD 21122

Prepared by:  
Bay Engineering, Inc.  
2661 Riva Rd. Building 800  
Annapolis, MD 21401

## INTRODUCTION

This site is a 21,850 square foot property that is located on the northeast side of Cedar Road, a 30' public right of way, in the Poplar Ridge subdivision in Pasadena, MD. The property is Lot 78. The proposal is to construct two additions to the existing dwelling. Only the waterside addition requires a variance. The site is served by septic and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The site is waterfront, and is located in a buffer modification area. The property is zoned residential, R-2.

## EXISTING USE

The property consists of 21,850 square foot property, Lot 78 of the Poplar Ridge subdivision. The site is currently developed with a house, driveway, detached garage and associated improvements. The property is served by Cedar Road, a 30' width public right of way.

## SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots. The general area is developed as single-family lots that are part of the Poplar Ridge subdivision. The site is bounded by a developed property to the northwest and southeast. It is bounded by Cedar Road to the southwest, and the Back Creek to the northeast.

## SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of Pfb – Patapsco-Fort Mott complex 0 TO 5% Slopes (A Soils) and Pgb – Patapsco-Fort Mott Urban Land Complex 0-5% slopes (A Soils)

## FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) and zone 'AE' (elevation 6.0') as delineated on the firm flood insurance map #24003C0089F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

## NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

## TIDAL WETLANDS

There appear to be no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains into the Back Creek.

## STEEP SLOPES

There are steep slopes on the property, defined as 15% or greater in the Critical Area. They are located adjacent to the shoreline and will not be disturbed for this work

## RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

## STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

## FOREST COVER

The existing forest cover is limited to a few overstory trees. The property would be defined as develop woodlands. The understory is mostly ground level, and includes ivy and several invasive species.

The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
White Oak	<i>Quercus alba</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
Yellow Poplar	<i>Liriodendron tulipifera</i>
Mountain Laurel	<i>Kalmia latifolia</i>

## WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Osprey	<i>Pandion haliaetus</i>
Common Crow	<i>Corvus Brachythynchos</i>

Northern Cardinal

*Richmondena Cardinalis*

**SITE CALCULATIONS**

1. Total Site area.....21,850 sq. ft.
2. Site area in Critical area.....21,850 sq. ft
3. Existing lot coverage .....8,634 sq. ft.
4. Existing lot coverage to remain....7,804 sq. ft.
4. Proposed lot coverage .....455 sq. ft.
5. Total Lot Coverage after Construction...8,259 sq. ft.



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 - 03 Subdivision - 659 Account Number - 26100200

**Owner Information**

Owner Name:      SWOPE THOMAS J      Use:      RESIDENTIAL  
                          SWOPE KATIE J      Principal Residence: YES  
 Mailing Address:      1910 CEDAR RD      Deed Reference:      /31466/ 00158  
                          PASADENA MD 21122-3803

**Location & Structure Information**

Premises Address:      1910 CEDAR RD      Legal Description:      LT 78  
                          PASADENA 21122-0000      1910 CEDAR RD  
                          Waterfront      POPLAR RIDGE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0018 0015 0055 3030050.02 659 78 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1951 2,808 SF 480 SF 20,250 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements  
 2 YES STANDARD UNITSIDING/4 2 full/ 1 half

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of 01/01/2022	As of 07/01/2022
Land:	333,300	404,800		As of 07/01/2023
Improvements	419,800	439,300		
Total:	753,100	844,100	783,433	813,767
Preferential Land:	0	0		

**Transfer Information**

Seller: MCKELDIN SR BRUCE F      Date: 10/17/2017      Price: \$775,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /31466/ 00158      Deed2:  
 Seller: RUHLAND, CLAYTON H      Date: 10/18/2000      Price: \$190,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /09998/ 00249      Deed2:  
 Seller:      Date:      Price:  
 Type:      Deed1:      Deed2:

**Exemption Information**

Partial Exempt Assessments:      Class      07/01/2022      07/01/2023  
 County:      000      0.00  
 State:      000      0.00  
 Municipal:      000      0.00|0.00      0.00|0.00

Special Tax Recapture: None

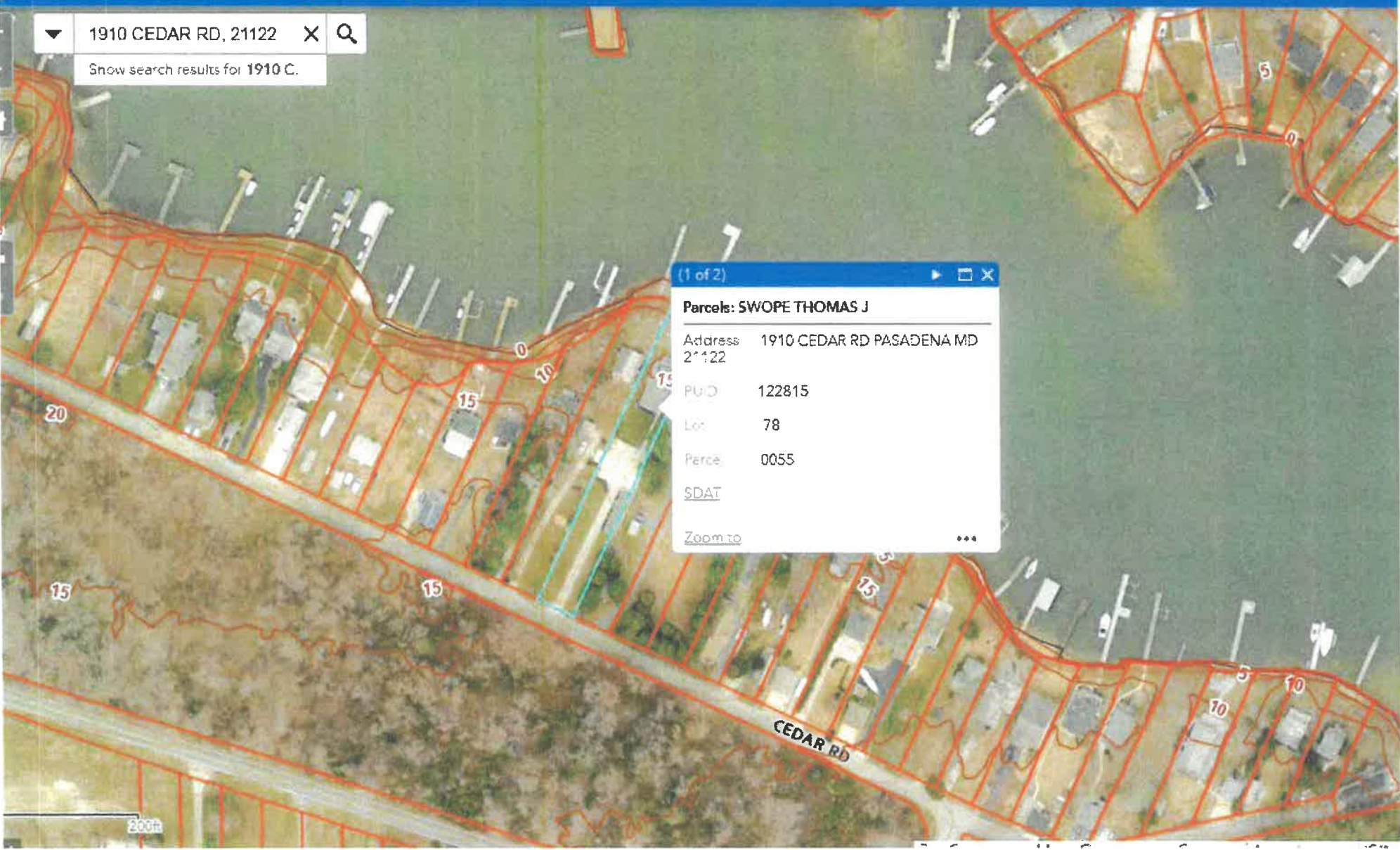
**Homestead Application Information**

Homestead Application Status: Approved 10/16/2018

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:

▼ 1910 CEDAR RD, 21122 X Q  
Show search results for 1910 C.



(1 of 2) [Close] [Maximize] [Refresh]

**Parcels: SWOPE THOMAS J**

Address 1910 CEDAR RD PASADENA MD  
21122

PUID 122815

Lot 78

Perce 0055

[SDAT](#)

Zoom to ...

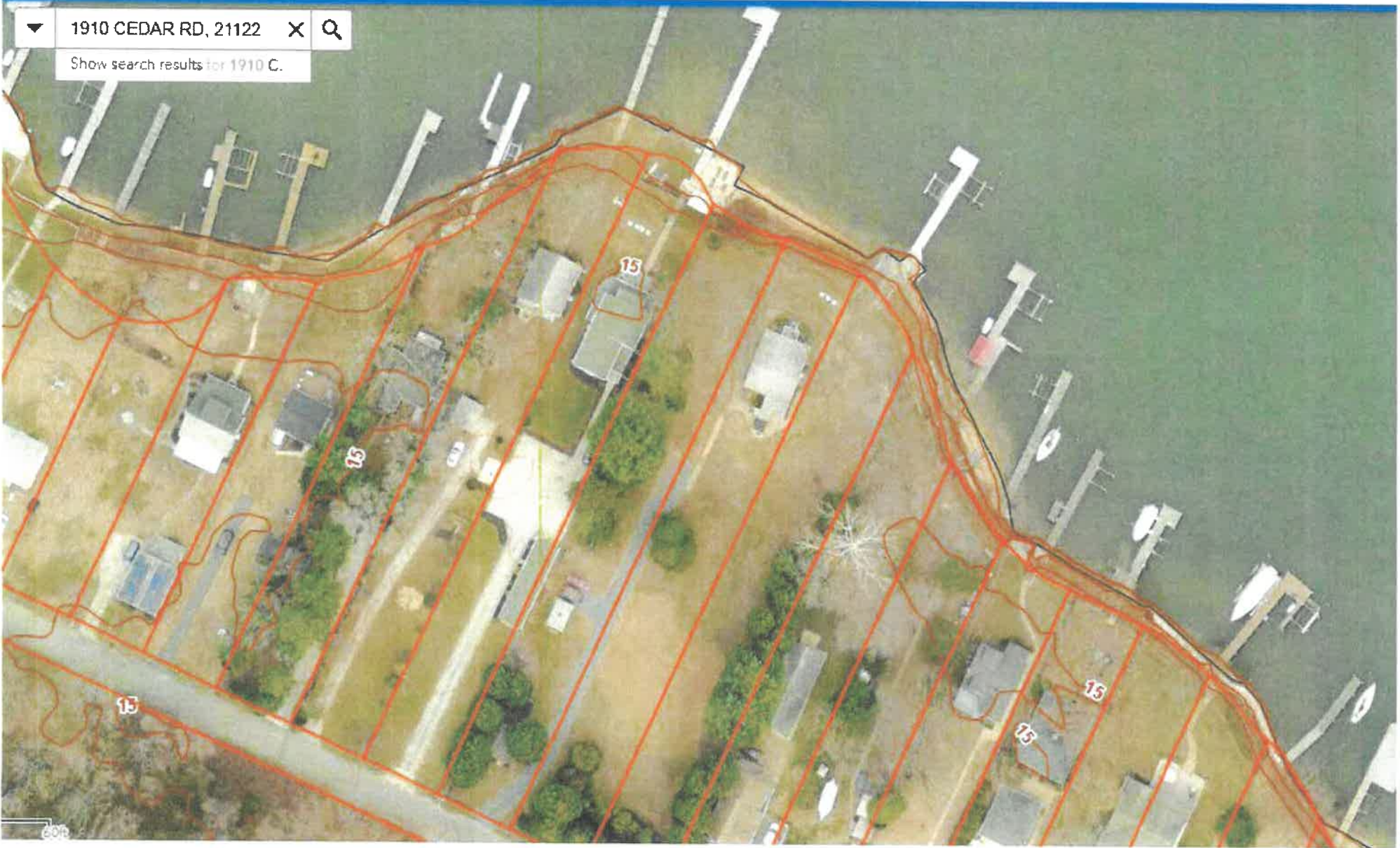






▼ 1910 CEDAR RD, 21122 X 🔍

Show search results for 1910 C.



Draw Measure Identify Print Profile OpenData Oblique Street View

Critical Areas: (1)

> Refine

Critical Areas: LDA - Limited Development Area







ANNE ARUNDEL COUNTY  
UNINCORPORATED AREAS

240008

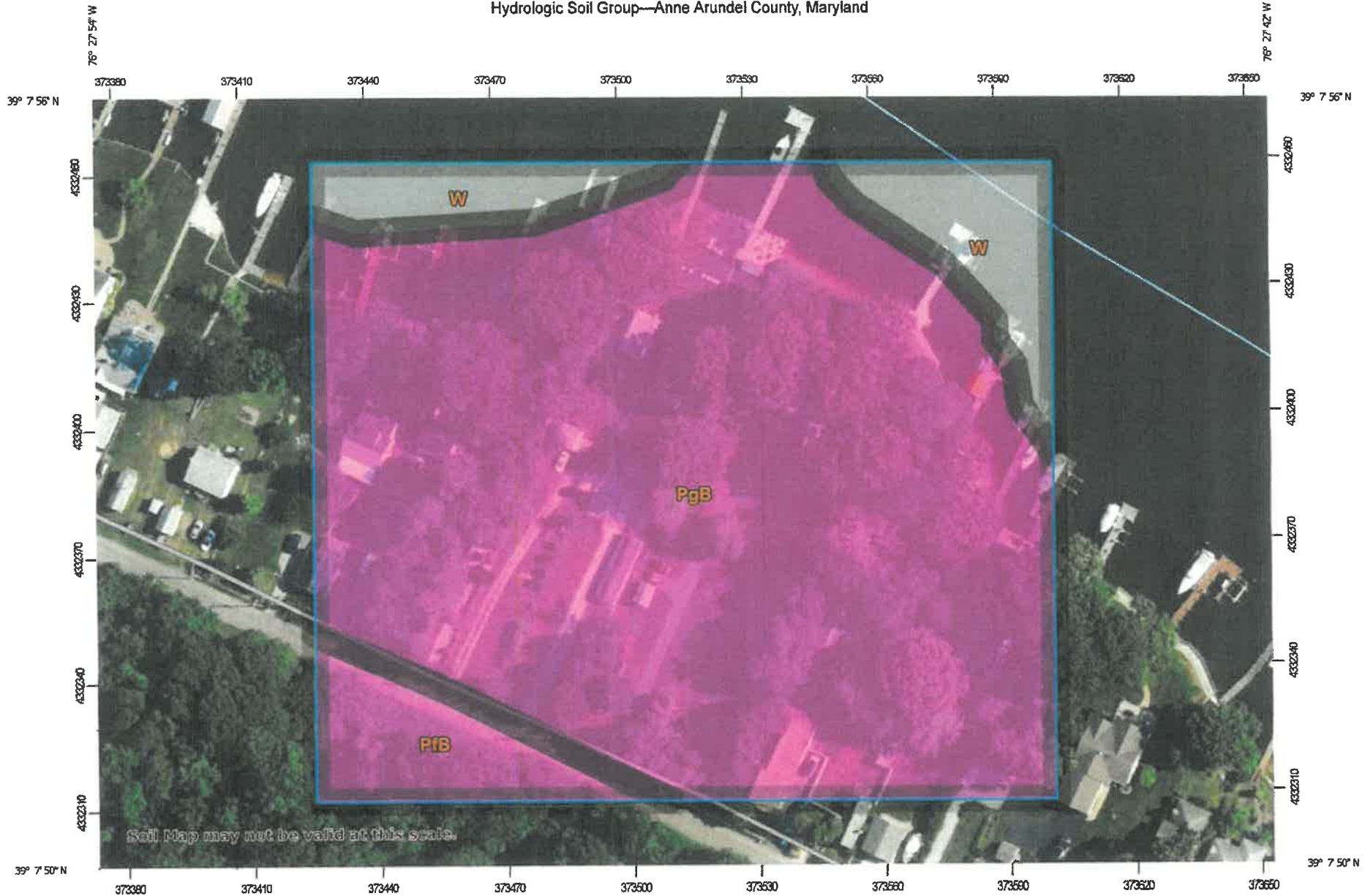
24003C0088F  
eff. 2/18/2015

24003C0089F  
eff. 2/18/2015

- Selected Flood Map Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped



Hydrologic Soil Group—Anne Arundel County, Maryland



































Map Scale: 1:1,280 if printed on A landscape (11" x 8.5") sheet.

0 15 30 60 90 Meters  
0 50 100 200 300 Feet

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

### MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  A
  -  A/D
  -  B
  -  B/D
  -  C
  -  C/D
  -  D
  -  Not rated or not available
- Soil Rating Lines**
-  A
  -  A/D
  -  B
  -  B/D
  -  C
  -  C/D
  -  D
  -  Not rated or not available
- Soil Rating Points**
-  A
  -  A/D
  -  B
  -  B/D
- Water Features**
-  C
  -  C/D
  -  D
  -  Not rated or not available
  -  Streams and Canals
- Transportation**
-  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
-  Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland  
 Survey Area Data: Version 21, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 21, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PfB	Patapsco-Fort Mott complex, 0 to 5 percent slopes	A	0.4	6.4%
PgB	Patapsco-Fort Mott-Urban land complex, 0 to 5 percent slopes	A	5.5	83.6%
W	Water		0.7	9.9%
<b>Totals for Area of Interest</b>			<b>6.6</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher