

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

**APPLICANT:** Thomas and Katie Swope

**ASSESSMENT DISTRICT:** 3<sup>rd</sup>

**CASE NUMBER:** 2023-0111-V

**COUNCILMANIC DISTRICT:** 3<sup>rd</sup>

**HEARING DATE:** August 24, 2023

**PREPARED BY:** Sara Anzelmo  
Planner



**REQUEST**

The applicants are requesting a variance to allow a dwelling addition (screened porch) with new lot coverage nearer to the shoreline than the closest facade of the existing principal structure and that does not comply with the designated location of a principal structure on a waterfront lot on property located at 1910 Cedar Road in Pasadena.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of approximately 21,850 square feet of land and is located with 50 feet of frontage on the north side of Cedar Road, approximately 520 feet west of Pine Road. It is identified as Lot 78 of Parcel 55 in Block 15 on Tax Map 18 in the Poplar Ridge subdivision.

The property is zoned R2 – Residential District, as adopted by the comprehensive zoning for Council District 3, effective January 29, 2012.

This is a waterfront lot on Back Creek that lies within the Chesapeake Bay Critical Area, is designated as LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is currently improved with a two-story single-family detached dwelling with a basement, an accessory structure, a pier, and other associated facilities.

**PROPOSAL**

The applicants propose to construct a 12.4 foot by 19.7 foot screened porch over an existing deck on the waterfront side of the dwelling.<sup>1</sup> Also proposed, but not requiring a variance, is an unspecified dwelling addition on the roadside of the house.

**REQUESTED VARIANCES**

§ 17-8-702(b)(1) of the Anne Arundel County Subdivision and Development Code provides that in a BMA – Buffer Modification Area no new lot coverage shall be placed nearer to the shoreline than the closest façade of the existing principal structure. The proposed screened porch would necessitate a variance to allow approximately 244 square feet of new lot coverage to project 12.4' nearer to the shoreline.

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<sup>1</sup> The letter of explanation describes the proposed porch as projecting four feet beyond the existing deck; however, based on the applicants' site plan and confirmation from the applicants' engineer, this statement is erroneous. The proposed porch would be located within the same footprint as the existing deck.

§ 18-2-402(1) of the Anne Arundel County Zoning Ordinance provides that the location of a principal structure on a waterfront lot is based in part on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another. Because the proposed screened porch would be located closer to the shoreline than the dwelling on the adjacent lot to the immediate west, a variance to this provision is required.

## **FINDINGS**

The subject property is rectangular in shape and is narrow for the district. While the 21,850 square foot lot exceeds the minimum 20,000 square foot area required for a lot not served by public sewer in an R2 District, the 50-foot width is narrower than the minimum 80-foot width currently required for subdivision. The existing critical area lot coverage is shown as 8,634 square feet, which already exceeds the maximum 6,828 (31,25%) square feet of coverage allowed by 1,806 square feet. The post-construction coverage would decrease to 8,259 square feet, which would comply with the 10% reduction of the pre-existing coverage as required by Code. If approved, the actual amount of existing and proposed coverage would be determined at permitting.

A review of the 2023 County aerial photograph shows an eclectic mix of dwellings in this older waterfront community. Most of the homes occupy similarly narrow lots, many of which were developed prior to the enactment of critical area laws. According to State tax assessment records, the subject dwelling was originally constructed in 1951; however, County aerials indicate that the dwelling was significantly renovated and expanded sometime between 2000 and 2002.

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 **Critical Area Commission** commented that, provided that the proposed porch will be constructed over the existing deck and not expanded, appropriate mitigation is required. The Commission advised that they would not support an expansion of the existing footprint shoreward of the existing deck.

The **Development Division (Critical Area Team)** has no objection to the construction of a screen room over the existing deck with no expansion.

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, the applicants hope to make efficient and effective use of an existing outdoor amenity area by covering it and screening it in to provide protection from the elements. Furthermore, the existing developed narrow lot does not provide any opportunity for an alternative location of a screened outdoor amenity area to either side.

A literal interpretation of the Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by denying them a screened porch enclosure for outdoor use and enjoyment. The granting of the variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance requests are not based on conditions or circumstances that are the result of actions by the applicants and do not arise from any condition relating to land or building use on any neighboring property. With proper mitigation and stormwater management, the variance would not adversely affect water

quality or impact fish, wildlife, or plant habitat and would be in harmony with the general spirit and intent of the County's Critical Area Program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the Critical Area law and have evaluated and implemented site planning alternatives by reducing the proposed porch size in accordance with the County's recommendation at the pre-file stage.

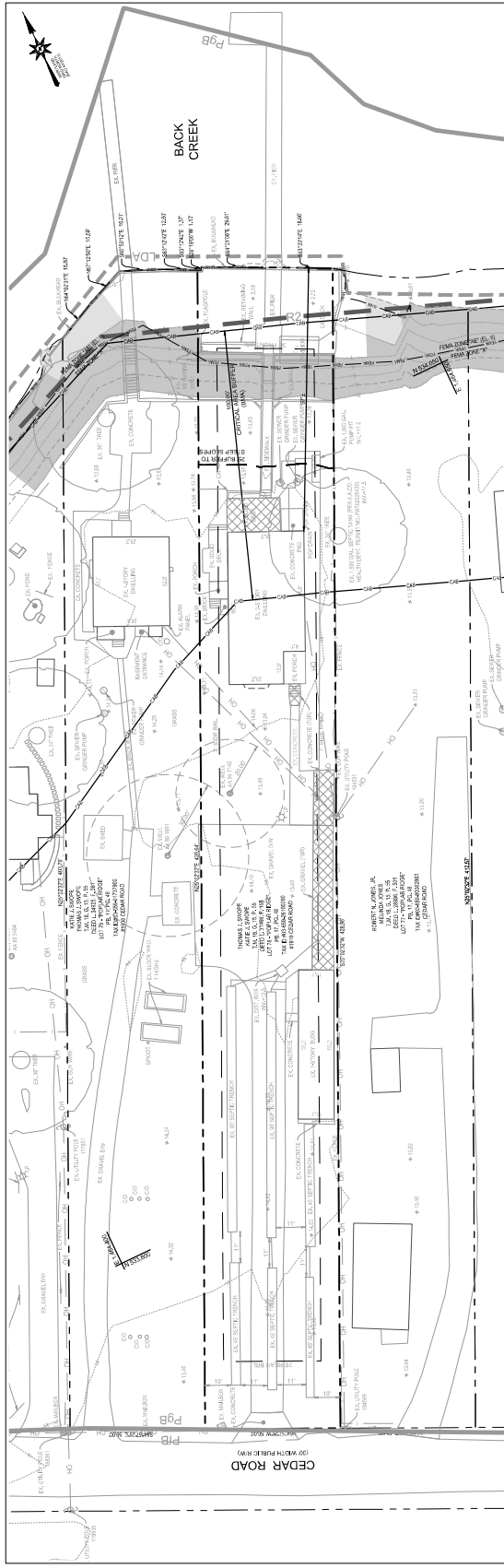
With regard to the requirements for all variances, approval of the variances would not alter the essential character of the neighborhood, as screened porches exist on some (although, not many) nearby waterfront lots. The variance would not impair the appropriate use or development of adjacent properties, as it would exceed the minimum setbacks from both adjacent lots and would be constructed over a long-standing existing outdoor amenity in the same location. The variance would not be detrimental to the public welfare. Given the location of the existing improvements on the adjacent lots, the long-standing location of the existing waterfront amenity area (deck), and the overall neighborhood context, the request for relief is justified and is considered to be the minimum necessary to afford relief in this case.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the proposed zoning and critical area variances.

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.

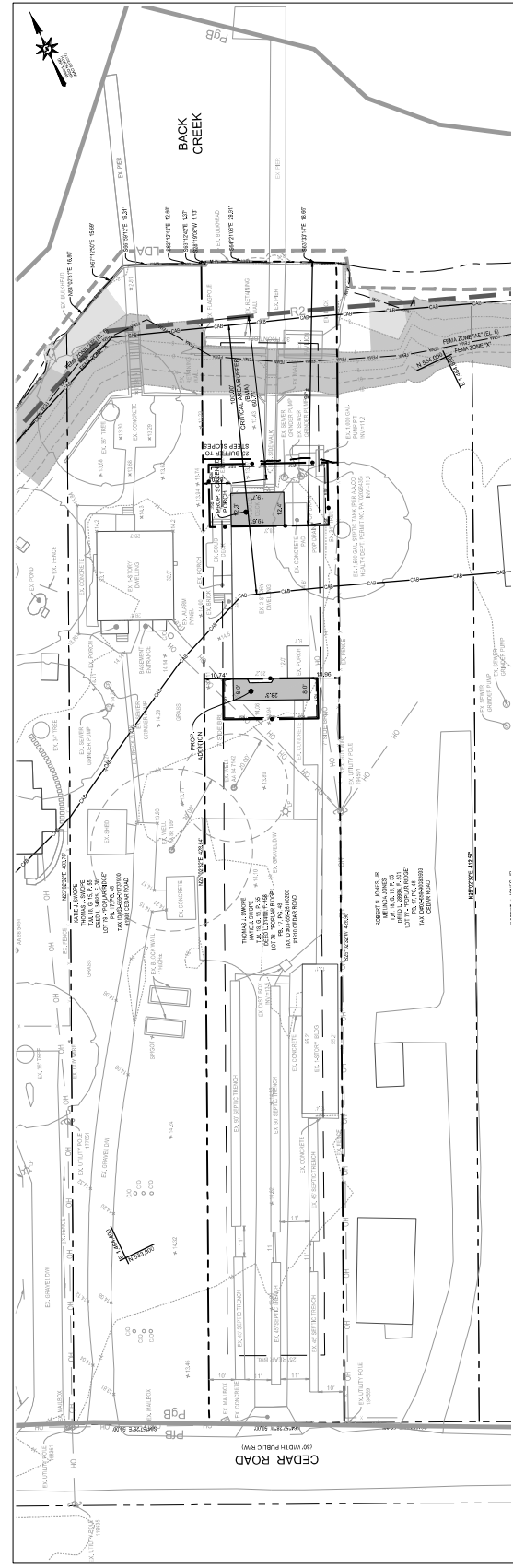




EXISTING CONDITIONS PLAN  
SCALE: 1" = 20'

**SOILS TABLE**

SYMBOL	NAME	HYDROLOGIC SOIL TYPE	PERCENT COVERAGE	HYDROIC SOIL	HIGHLY ERODIBLE SOIL
Pd	PTEROSOLE (PARENT TEROSOL LAMB COMPLEX) (UPTON)	X	100.0%	NO	NO



PROPOSED CONDITIONS PLAN  
SCALE: 1" = 20'

 <p><b>Bay Engineering Inc.</b> Engineering, Surveying and Mapping</p>	<p>261 East Broad Street, 3rd Floor Annapolis, Maryland 21401 Tel: 410.293.7000 Fax: 410.293.7005 www.bayengineering.com</p>	<p>DATE: 2023 JOB NUMBER: 230001 AS SHOWN APPROVED BY: [Signature] DATE: 06/26/23</p>	<p>EXISTING CONDITIONS &amp; PROPOSED CONDITIONS SITE PLAN</p> <p>FOR THE <b>SWOPE PROPERTY</b></p> <p>GRADING PERMIT PLANS</p> <p>1910 CEDAR ROAD, PASKADA, MD 21222 FAX MAP 19 - GRID 15 - PARCEL 55 1.4 ACRES (102,200 SQ. FT.) THIRD DISTRICT - ANNE ARUNDEL COUNTY</p>
<p>2 OF 2 Sheet No.</p>			

**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

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: 3-659-36100200

**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

***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	As of
Land:	333,300	404,800	01/01/2022	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

Snow search results for 1910 C.



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

**Parcels: SWOPE THOMAS J**

Address 1910 CEDAR RD PASADENA MD  
21122

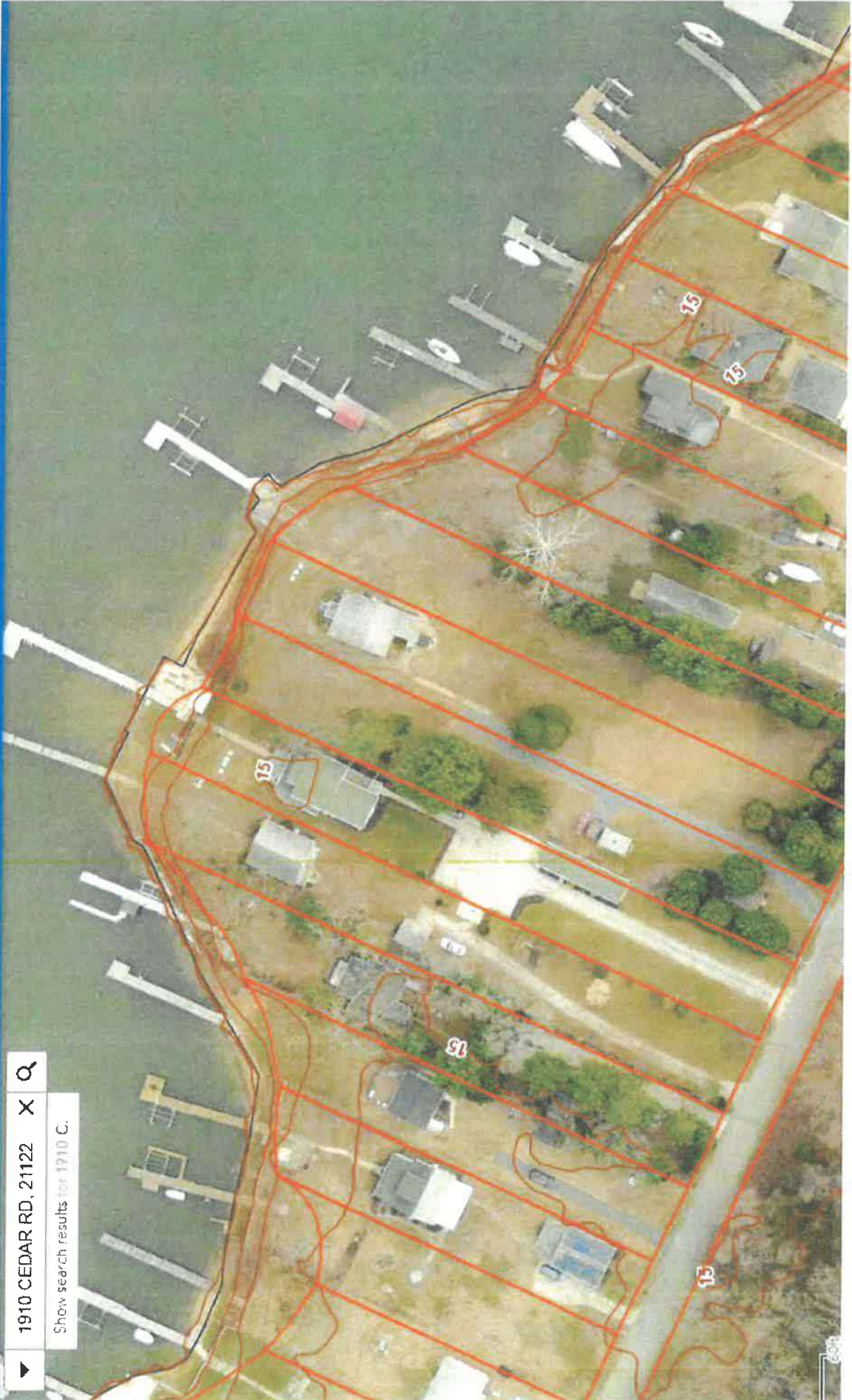
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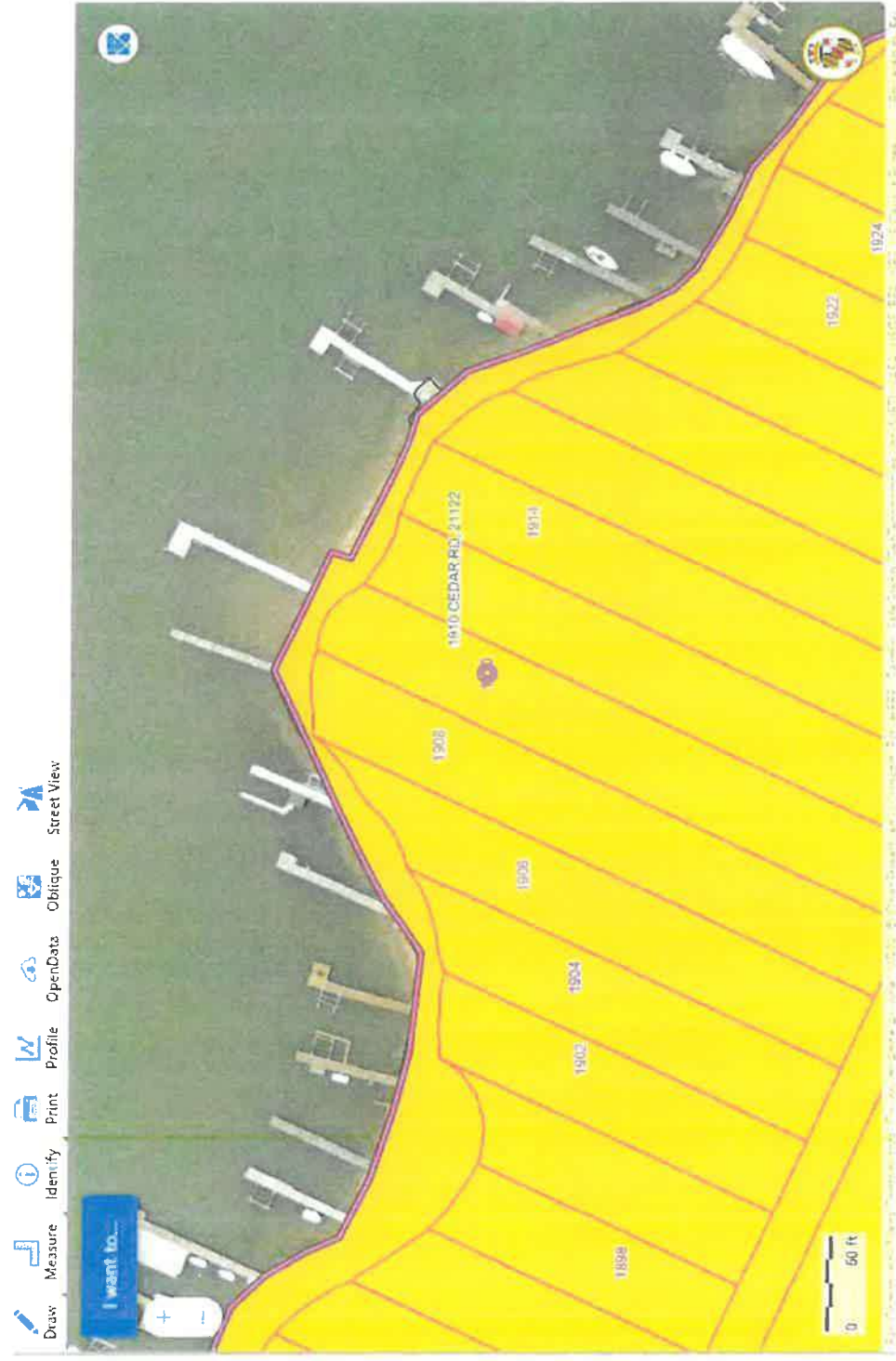
Zoom TO \*\*\*



▼ 1910 CEDAR RD, 21122 X Q

Show search results for 1910 C.



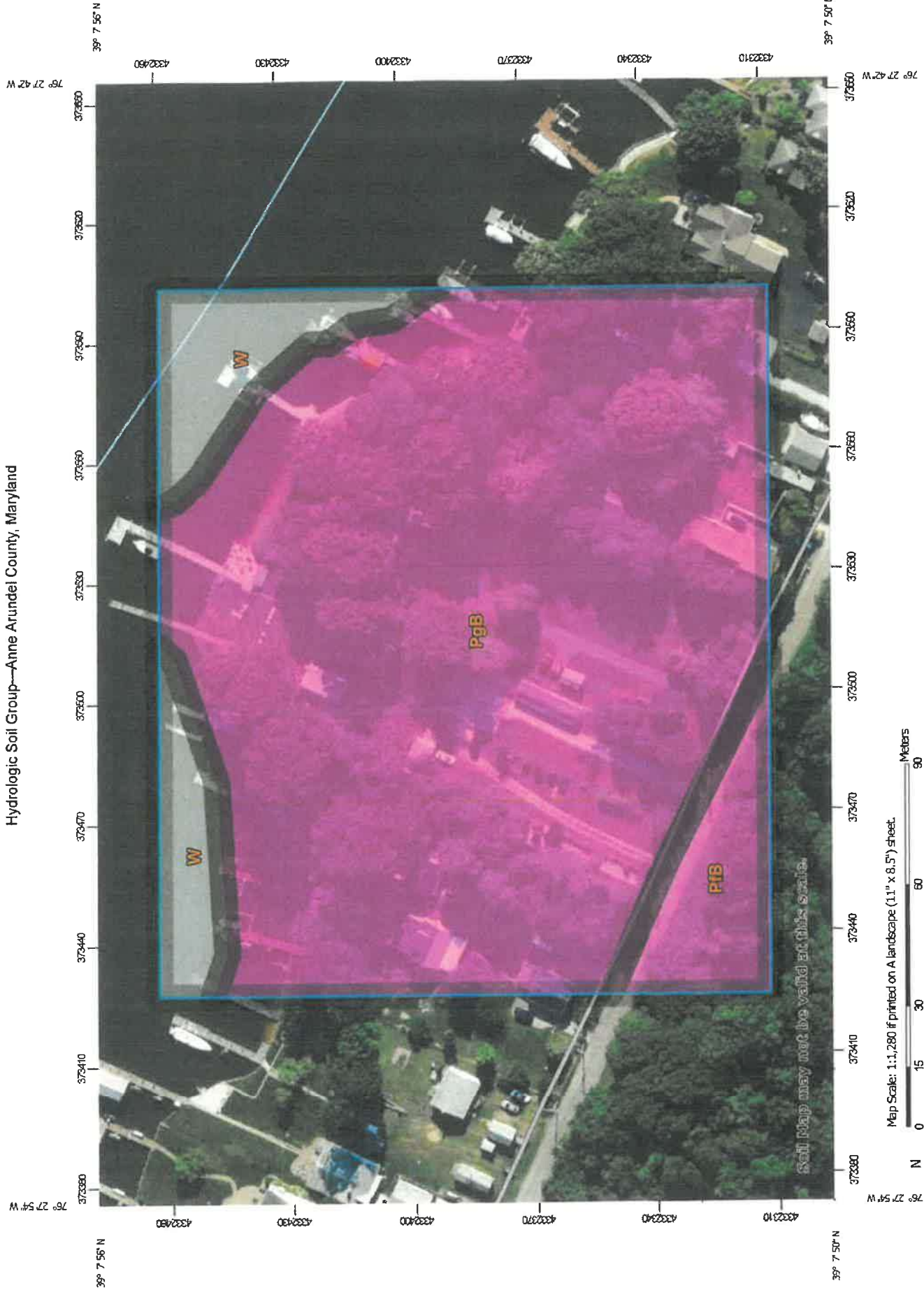


Critical Areas: **MA**  
> Refine

Critical Areas: LDA - Limited Development Area



Hydrologic Soil Group—Anne Arundel County, Maryland





































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



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



## MAP LEGEND

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

## 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



ANNE  
ARUNDEL  
COUNTY

MARYLAND  
DEPARTMENT OF HEALTH

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**  
**Acting 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: July 3, 2023

RE: Thomas & Katie Swope  
1910 Cedar Road  
Pasadena, Md 21122

NUMBER: 2023-0111-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (proposed covered porch) with new lot coverage nearer to the shoreline than the principle structure and that does not comply with the designated location of the principle structure on a waterfront lot.

The Health Department has 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



Jennifer Esposito -DNR-  
<jennifer.esposito@maryland.gov>

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## CAC Comments: Bell and Swope AACO Variances

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Jennifer Esposito <jennifer.esposito@maryland.gov>

Wed, Jul 5, 2023 at 4:18  
PM

To: Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>

Charlotte,

Please let me know if you have any edits. This will be our first submittal through the County's new system.

The Critical Area Commission has reviewed the following variances and we have the following comments:

1. 2023-0101-V; Bell (AA 228-23): The applicant is seeking a variance from the Critical Area development standards to disturb steep slopes in order to replace an existing nonconforming accessory structure within the same footprint and to expand the parking area. In order for the variance request to be granted, the Administrative Hearing Officer must determine that this request meets each and every one of the Critical Area variance standards and that the request has been minimized to the extent possible. Should this request be granted, appropriate mitigation is required.

2. **2023-0111-V; Swope (AA 227-23):** Provided that the proposed porch will be constructed over the existing deck and not expanded, appropriate mitigation is required. This office would not support an expansion of the existing footprint shoreward of the existing deck.



 facebook\_logo.jpg

 twitter\_logo.jpg

[dnr.maryland.gov/criticalarea](http://dnr.maryland.gov/criticalarea)

*Jennifer Esposito*

Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

Office: 410-260-3468

(In office: Mon., Wed., Friday)

Cell: 443-569-1361

(Teleworking: Tues., Thurs.)

[jennifer.esposito@maryland.gov](mailto:jennifer.esposito@maryland.gov)

# 2023-0111-V

<b>Menu</b>	<b>Cancel</b>	<b>Help</b>	
<b>Task</b>	<b>Assigned to Department</b>	<b>Due Date</b>	<b>Assigned Date</b>
OPZ Critical Area Team	OPZ Critical Area	07/21/2023	07/06/2023
<b>Assigned to Department</b>	Kelly Krinetz	<b>Action By</b>	<b>Status</b>
OPZ Critical Area	Kelly Krinetz	Kelly Krinetz	Complete w/ Comments
<b>Action by Department</b>	<b>End Time</b>	<b>Overtime</b>	<b>Status Date</b>
OPZ Critical Area		No	07/24/2023
<b>Start Time</b>	<b>Est. Completion Date</b>	<b>Display Comment in ACA</b>	<b>Hours Spent</b>
		<input checked="" type="checkbox"/> Display Comment in ACA	0.0
<b>Billable</b>	<b>Display E-mail Address in ACA</b>	<input checked="" type="checkbox"/> All ACA Users	<b>Comments</b>
No	No	<input checked="" type="checkbox"/> Record Creator	This Office offers no objection to the construction of a screen room over the existing deck with no expansion.
<b>Time Tracking Start Date</b>	<b>Display Comment in ACA</b>	<input checked="" type="checkbox"/> Licensed Professional	<b>In Possession Time (hrs)</b>
	<input checked="" type="checkbox"/> Display Comment in ACA	<input checked="" type="checkbox"/> Contact	
<b>Estimated Hours</b>	<b>Action</b>	<input checked="" type="checkbox"/> Owner	
0.0	Updated	<b>Workflow Calendar</b>	

Select Date ▾

