

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

**APPLICANT:** James and Hanni Monroe

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

**CASE NUMBER:** 2023-0117-V

**COUNCILMANIC DISTRICT:** 5<sup>th</sup>

**HEARING DATE:** September 7, 2023

**PREPARED BY:** Sara Anzelmo  
Planner



**REQUEST**

The applicants are requesting a variance to allow dwelling additions (two-story addition and a covered porch<sup>1</sup>) with less setbacks<sup>2</sup> and buffer than required on property located at 502 Bayberry Drive in Severna Park.

**LOCATION AND DESCRIPTION OF SITE**

The subject property consists of 12,075 square feet of land and is located with 75 feet of frontage on the east side of Bayberry Drive, 125 feet south of Hollyberry Drive. It is identified as Lot 24 of Parcel 73 in Block 12 on Tax Map 31 in the West Severna Park subdivision.

The property is zoned R5 – Residential District, as adopted by the comprehensive zoning for Council District 5, effective January 29, 2012. The site is not waterfront, but it lies entirely within the Chesapeake Bay Critical Area overlay and is designated as LDA – Limited Development Area. The nearby shoreline is not mapped as buffer modified. It is currently improved with a two-story single-family detached dwelling with a basement and associated facilities.

**APPLICANT’S PROPOSAL**

The applicants propose to demolish an existing one-story room and patio from the rear of the dwelling and to construct a new two-story addition and a covered porch in the same general location. The proposed two-story addition would measure 18’-8” by 20’-5” and 25’ high, and the proposed covered porch would measure 17’ by 18’-5” and 15’ high.

**REQUESTED VARIANCES**

§ 18-13-104(a) of the Anne Arundel County Zoning Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams and

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<sup>1</sup> Various documents supplied with the application describe the rear porch addition in multiple ways (i.e. screen porch, covered patio, enclosed patio area, enclosed porch). However, the applicants’ consultant confirmed that the proposed addition will be a covered porch in accordance with the revised site plan submitted on August 28, 2023.

<sup>2</sup> This case was initially advertised as needing a zoning setback variance; however, a review of the bulk regulations for development within an R5 District reveals that a setback variance is not required.

tidal wetlands. § 18-13-104(b) provides for an expanded buffer where there are, among other things, steep slopes. Section 17-8-301 of the Subdivision and Development Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). Section 27.01.01(B)(8)(ii) of COMAR states a buffer exists “to protect a stream, tidal wetland, tidal waters, or terrestrial environment from human disturbance.” Section 27.01.09 E.(1)(a)(ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. In the case of the subject property, the site is encumbered by the expanded buffer due to steep slopes located to the south. The proposed development would disturb approximately 2,165 square feet of the expanded buffer. If approved, the actual amount of disturbance would be determined at the time of permitting.

## **FINDINGS**

The subject site is irregular in shape and easily exceeds the minimum lot area and width required for the R5 District. The existing critical area lot coverage is 2,704 square feet. The proposed development would increase the coverage by 114 square feet to 2,815 square feet (23.3%), which falls well below the maximum 31.25 % of coverage allowed.

The **Development Division (Critical Area Team)** has no objection to this application. The applicants are proposing minimized, temporary disturbance to an expanded buffer due to steep slopes. The disturbance falls outside of the 25' slope buffer, and the applicant has proposed plantings to mitigate any runoff going towards these slopes. The improvements will also be subject to stormwater management requirements for any increases in coverage on the site.

The **Critical Area Commission** took no position on the variance request, but commented that appropriate mitigation is required.

The **Department of Health** commented that the property is served by public water and sewer facilities. The Department has no objection.

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 particular case, a significant portion of the property is encumbered by the expanded buffer, including all but a tiny corner of the existing house. Any alteration to the dwelling would be impossible without variance relief. As such, a literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas, as it would deny a much-needed upgrade to and expansion of the relatively modest house on an existing residentially zoned lot.

The granting of the variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. With proper mitigation, the granting of 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. They have evaluated and implemented site

plan alternatives by keeping the proposed additions within a flat area that is already developed, which is the most environmentally sensitive manner of increasing the livable area of a home that is already located within the expanded buffer.

With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood. The proposed additions would be located to the rear of the existing two-story house, minimizing any visual impact from the street; and, the expanded dwelling size would not substantially exceed what is typical for the neighborhood. The variance would not impair the appropriate use or development of adjacent property, as the proposed additions would exceed the minimum setbacks required from all property lines. The variance would not reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare.

The proposed addition and covered porch are not considered to be excessive. Furthermore, there is no way to perform any improvements on this site without disturbance to the expanded buffer. The additions are proposed in an area that is already developed, minimizing the potential negative impacts. Therefore, the requested variance is deemed 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 a Critical Area variance to § 17-8-301 to allow construction of the proposed two-story dwelling addition and covered porch with disturbance to the expanded buffer as shown on the site plan submitted by the applicant.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.

# MONROE RESIDENCE

502 BAYBERRY DRIVE, SEVERNA PARK, MD 21146

## SITE PLAN

NOT FOR CONSTRUCTION

### GENERAL NOTES

1. CHECK LOCAL DEPARTMENT (INCLUDING BUT NOT LIMITED TO THE BUILDING DEPARTMENT) FOR ANY PERMITS REQUIRED TO CONSTRUCT UTILITY AT THIS SITE.
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND COMPENSATION FROM CONTRACTOR OWNER. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND COMPENSATION FROM CONTRACTOR OWNER.
3. CONTRACTOR SHALL COORDINATE THE ERECTION OF ALL IMPROVEMENTS PERMITTED BY THE DEPARTMENT WITH THE DEPARTMENT AND CONTRACTOR OWNER.
4. CONTRACTOR SHALL COORDINATE THE ERECTION OF ALL IMPROVEMENTS PERMITTED BY THE DEPARTMENT WITH THE DEPARTMENT AND CONTRACTOR OWNER.
5. CONTRACTOR SHALL COORDINATE THE ERECTION OF ALL IMPROVEMENTS PERMITTED BY THE DEPARTMENT WITH THE DEPARTMENT AND CONTRACTOR OWNER.
6. CONTRACTOR SHALL COORDINATE THE ERECTION OF ALL IMPROVEMENTS PERMITTED BY THE DEPARTMENT WITH THE DEPARTMENT AND CONTRACTOR OWNER.
7. CONTRACTOR SHALL COORDINATE THE ERECTION OF ALL IMPROVEMENTS PERMITTED BY THE DEPARTMENT WITH THE DEPARTMENT AND CONTRACTOR OWNER.

### GRADING NOTES (TYPICAL):

1. ANY GRADING (INCLUDING BUT NOT LIMITED TO THE FINISHING OF EXISTING GRADING) SHALL BE DONE IN ACCORDANCE WITH THE DEPARTMENT'S REQUIREMENTS AND SHALL BE DONE TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. ANY GRADING SHALL BE DONE TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. ANY GRADING SHALL BE DONE TO COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
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### SITE INFO

PROPERTY ADDRESS	502 BAYBERRY DRIVE, SEVERNA PARK, MD 21146
LOCAL JURISDICTION	ANNE ARUNDEL COUNTY, MD
APPLICABLE ZONING	RES-100
PROPERTY OWNER	MONROE RESIDENCE
PROJECT OWNER	MONROE RESIDENCE
DATE OF SURVEY	NOVEMBER 2007
SCALE	AS SHOWN
DESIGNED BY	SKAN WILLIAMS CORP.
PROJECT NO.	21108
DATE OF PLAN	MARCH 2008

### SITE TABULATIONS

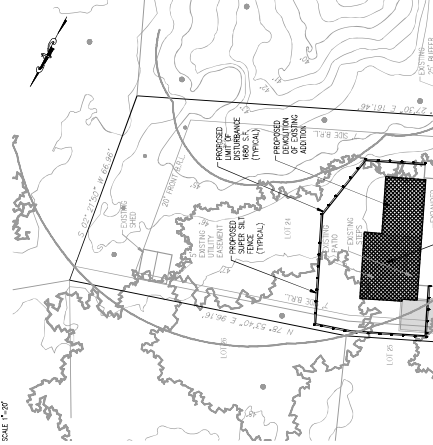
EXISTING LOT INFORMATION	AREA (SQ. FT.)
EXISTING IMPERVIOUS SURFACE	1,194.51
EXISTING OPEN SPACE	189.51
EXISTING WETLANDS	0.00
EXISTING TOTAL	1,384.02
TOTAL IMPERVIOUS SURFACE BEING ADDED	AREA (SQ. FT.)
PROPOSED IMPERVIOUS SURFACE	1,500.00
PROPOSED OPEN SPACE	274.51
PROPOSED WETLANDS	0.00
PROPOSED TOTAL	1,774.51

### FINAL TABULATIONS

FINAL LOT INFORMATION	AREA (SQ. FT.)
EXISTING IMPERVIOUS SURFACE	1,194.51
EXISTING OPEN SPACE	189.51
EXISTING WETLANDS	0.00
EXISTING TOTAL	1,384.02
ADDITIONAL IMPERVIOUS SURFACE	305.49
ADDITIONAL OPEN SPACE	374.51
ADDITIONAL WETLANDS	0.00
ADDITIONAL TOTAL	680.00
TOTAL IMPERVIOUS SURFACE BEING ADDED	AREA (SQ. FT.)
EXISTING IMPERVIOUS SURFACE	1,194.51
ADDITIONAL IMPERVIOUS SURFACE	305.49
TOTAL IMPERVIOUS SURFACE	1,500.00
EXISTING OPEN SPACE	189.51
ADDITIONAL OPEN SPACE	374.51
TOTAL OPEN SPACE	564.02
TOTAL WETLANDS	0.00
TOTAL	2,064.02

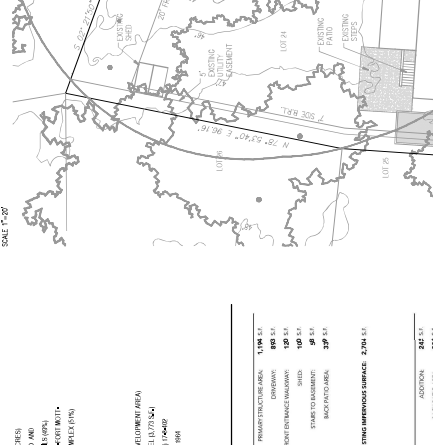


EXISTING SITE PLAN  
SCALE 1" = 40'



EXISTING SITE PLAN  
SCALE 1" = 40'

ESC PLAN AND DEMOLITION PLAN  
SCALE 1" = 40'



ESC PLAN AND DEMOLITION PLAN  
SCALE 1" = 40'

PROPOSED SITE PLAN  
SCALE 1" = 40'



SKAN WILLIAMS CORP.  
502 BAYBERRY DRIVE, SEVERNA PARK, MD 21146  
TEL: 410-588-9800  
WWW.SKANWILLIAMS.COM

SITE PLAN  
MONROE RESIDENCE  
STANDARD GRADING PLAN  
ELECTRONIC PROJECT 08  
DRAWN BY: CHLOE BARNES  
CHECKED BY: KYLE BARNES  
DATE: 03/03/08

DATE	03/03/08
DATE	03/03/08
DATE	03/03/08
DATE	03/03/08
DATE	03/03/08
DATE	03/03/08

PLAN STATUS

DATE: 03/03/08  
SCALE: 1" = 40'  
JOB NO: 21108  
FILE NO: 21108-002

SHEET 1 OF 1



Office of Planning and Zoning  
2664 Riva Road  
P.O. Box 6675  
Annapolis, MD 21401  
P. 410.222.7441 F. 410.222.7752

To Whom It May Concern:

The location of the property address is 502 Bayberry Drive, Severna Park, MD 21146.  
This property address is located within the critical area of the Severn River Watershed.  
This property is not affiliated with any bog protection areas or wetlands.  
This property has zoning designation of R-5 Residential.  
This property has a critical area designation of LDA - Limited Development Area.  
This property is approximately 440' feet away from MHWL and tidal waters.

Our lot measures approximately 170 linear feet in depth and is only 75' in front width, making the lot much longer than wide, and shaped as a traditional rectangle. We are proposing to accommodate these additional extensions by taking advantage of the back extension foot print. Our house size, when compared to other subject properties, is within the smaller size threshold, and is also the smallest width threshold of the surrounding neighborhood character.

Our intent is to replace an existing room with a foundation and upgraded footing/foundation system and add a two story addition, approximately 18'8" wide by 20'5" in depth, measuring approximately 25' in height. We are also proposing an enclosed porch area dimensioning, 18'5" in depth by 17' wide, measuring approximately 15' in height. The proposed two-story addition is approximately 21'3" from the adjacent property line to the south side of the lot. The proposed enclosed porch area is approximately 19'11" from the adjacent property line to the north side of the lot.

We consciously minimized the impacts by removing an existing impervious patio area to replace with an enclosed porch area and by utilizing the existing extension of the house, in the rear of the property, to replace with the addition. This allows us to only have a net increase of 114 S.F. of impervious surface, which still leaves us at a net under of allowable coverage, by 955 square feet.

We recognize the impacts of our lot, as it conveys to the adjacent properties swales, so we have substantially increased the coverage of native landscape planting within this area to mitigate stormwater management runoff. The intent is that the fibrous root systems of these lower story planting, densely planted together, will serve as an attribute to help filter and slow down stormwater before it enters the natural flow pattern of the adjacent swale/sloped areas.

We have provided stormwater management and planting to mitigate temporary disturbance and permanent disturbance.

We have provided scaled plans which delineate the existing conditions of the site including but not limited to; structures, utilities, steep slope setbacks, limits of disturbance, and other sensitive areas, as applicable.

Thank you in advance for your attention and consideration to this project.

Please feel free to contact with any questions and/or comments.

Regards,

Sean Robinson  
Principal

O 202.760.0405

sean@sean-william.com



Office of Planning and Zoning  
2664 Riva Road  
P.O. Box 6675  
Annapolis, MD 21401  
P. 410.222.7441 F. 410.222.7752

To Whom It May Concern:

The proposed use of the existing project is residential.

The site is primarily made up of tulip poplar trees, within ranges of 14" DBA and 26" DBA, with some white oaks interspersed with same diameter thresholds. The existing total property area is 12,075 S.F. of which only 2,704 S.F. consists of lot coverage, making the lot 68% covered in vegetation. The proposed limit of disturbance is 1,680 S.F., of which 581 square feet is existing lot coverage that is proposed to be removed and then replaced with proposed addition and enclosed patio area. The remaining 1,099 S.F. of area will only be increased with 114 s.f., with the remaining area being re-vegetated with landscape planting.

We recognize our site conveys to an adjacent ravine area so we are proposing dense understory planting below the existing tree canopy areas to mitigate stormwater runoff and help absorb stormwater before it conveys into the steep sloped areas. We would like to note that no trees are proposed to be removed for this project and we have orientated the limit of disturbance to be away from the critical root zones of the adjacent trees. We are proposing to install super silt fence within specified areas to make sure that no sediment leaves the project site. These devices will be monitored continuously throughout construction of project.

We consciously minimized the impacts by removing an existing impervious patio area to replace with an enclosed porch area and by utilizing the existing extension of the house, in the rear of the property, to replace with the addition. This allows us to only have a net increase of 114 S.F. of impervious surface, which still leaves us at a net under of allowable coverage, by 955 square feet.

The impervious surfaces before construction equate to approximately 2,704 s.f. of area, and upon completion of project, that will be increased by 114 square feet, totalling 2,818 s.f. of total lot coverage. This final lot coverage amount is still less than 955 square feet of the allowable lot coverage, per code, for this lot.

There are steep slopes adjacent to project that we are stabilizing with woody vegetation and native rhizomes, which will do well in shaded areas and propagate within themselves to create more coverage. There are no known habitat protection areas on-site.

We have provided scaled plans which delineate the existing conditions of the site including but not limited to; structures, utilities, steep slope setbacks, limits of disturbance, and other sensitive areas, as applicable.

Thank you in advance for your attention and consideration to this project.

Please feel free to contact with any questions and/or comments.

Regards,

Sean Robinson  
Principal

○ 202.760.0405

sean@sean-william.com

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: \_\_\_\_\_

Date: \_\_\_\_\_

Tax Map #	Parcel #	Block #	Lot #	Section
0031	0073	M	24	C

Tax ID: 03-900-12803125

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other) 503 Bayberry Drive

Project location/Address 502 Bayberry Drive

City Severna Park, MD Zip 21146

Local case number \_\_\_\_\_

Applicant: Last name Robinson First name Sean

Company Sean William Companies, LLC

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

- |                           |                                     |                   |                                     |
|---------------------------|-------------------------------------|-------------------|-------------------------------------|
| Building Permit           | <input checked="" type="checkbox"/> | Variance          | <input checked="" type="checkbox"/> |
| Buffer Management Plan    | <input checked="" type="checkbox"/> | Rezoning          | <input type="checkbox"/>            |
| Conditional Use           | <input type="checkbox"/>            | Site Plan         | <input checked="" 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:

Residential Single Family Dwelling

Intra-Family Transfer <input type="checkbox"/>	Growth Allocation <input type="checkbox"/>
Grandfathered Lot <input type="checkbox"/>	Buffer Exemption Area <input type="checkbox"/>

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

Commercial <input type="checkbox"/>	Recreational <input type="checkbox"/>
Consistency Report <input type="checkbox"/>	Redevelopment <input type="checkbox"/>
Industrial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>
Institutional <input type="checkbox"/>	Shore Erosion Control <input type="checkbox"/>
Mixed Use <input type="checkbox"/>	Water-Dependent Facility <input type="checkbox"/>
Other <input type="checkbox"/>	

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

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		0	Total Disturbed Area		2,165
LDA Area		12,075			
RCA Area		0	# of Lots Created		
<b>Total Area</b>		<b>12,075</b>			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		7,340	Existing Lot Coverage		2,704
Created Forest/Woodland/Trees		1,640	New Lot Coverage		114
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			<b>Total Lot Coverage</b>		<b>2,818</b>

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		2165	Mitigation		2165

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input checked="" type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input type="checkbox"/>
Dwelling Addition	<input checked="" type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>

Enclosed Patio



Sean William  
Land Strategies  
Annapolis, MD 21404  
www.seanwilliam.com

EMAIL | info@sean-william.com | PHONE | 202.760.0405

502 BAYBERRY DRIVE | TOPOGRAPHY EXHIBIT  
SCALE 1" = 40'



# 2023-0117-V - Monroe

Menu

Cancel

Help

Task Details **OPZ Critical Area Team**

**Assigned Date**

07/19/2023

**Assigned to**

Kelly Krinetz

**Current Status**

Complete w/ Comments

**Action By**

Kelly Krinetz

**Comments**

This Office has no objection to this application. The applicant is proposing minimized, temporary disturbance to an expanded buffer due to steep slopes. The disturbance falls outside of the 25' slope buffer and the applicant has proposed plantings to mitigate any runoff going towards these slopes. The improvements will also be subject to SWM management requirements for any increases in coverage on the site.

**End Time**

**Billable**

No

**Time Tracking Start Date**

**In Possession Time (hrs)**

**Estimated Hours**

0.0

**Comment Display in ACA**

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner



Jennifer Esposito -DNR- &lt;jennifer.esposito@maryland.gov&gt;

**CAC Comments re: Collin AA 237-23 (2023-0107-V), Monroe AA 252-23 (2023-0117-V)**

1 message

Jennifer Esposito &lt;jennifer.esposito@maryland.gov&gt;

Thu, Jul 27, 2023 at 3:22 PM

To: Kelly Krinetz <pzkrin00@aacounty.org>, Sara Anzelmo <pzanze99@aacounty.org>, "Donald Dyott Jr." <pzdyot22@aacounty.org>, Joan Jenkins <pzjenk00@aacounty.org>, Rob Konowal <pzkono00@aacounty.org>, Bonnie Tucker <pztuck00@aacounty.org>, Sumner Handy <pzhand00@aacounty.org>, Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>, Sterling Seay <pzseay16@aacounty.org>, Michael Day <mday@aacounty.org>, Sadé Medina <pzmedi22@aacounty.org>

Good afternoon,

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

- 2023-0107-V; Collin (AA 237-23): We note that the proposed lot coverage will total the exact amount allowed for lots of this size (2,216 square feet). This office recommends further reducing the amount of lot coverage proposed on this site to allow for future improvements. This office will not support any future variance request to increase lot coverage on this site. If this variance is approved, appropriate mitigation is required.
- 23-0117-V; Monroe (AA 255-23): Appropriate mitigation is required.

Please feel free to contact me if you have any questions or concerns.

 facebook\_logo.jpg twitter\_logo.jpg[dnr.maryland.gov/criticalarea](https://dnr.maryland.gov/criticalarea)

*Jennifer Esposito*

Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

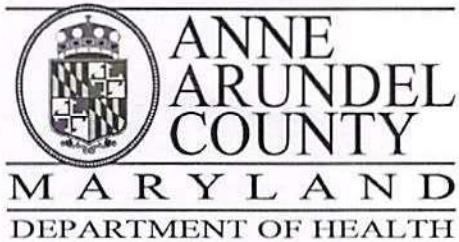
Office: 410-260-3468

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

Cell: 443-569-1361

(Teleworking: Tues., Thurs.)

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



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: Sumner Handy, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health *BC*

DATE: 7/25/2023

RE: James Monroe  
502 Bayberry Dr.  
Severna Park, MD 21146

CASE  
NUMBER: 2023-0117-V

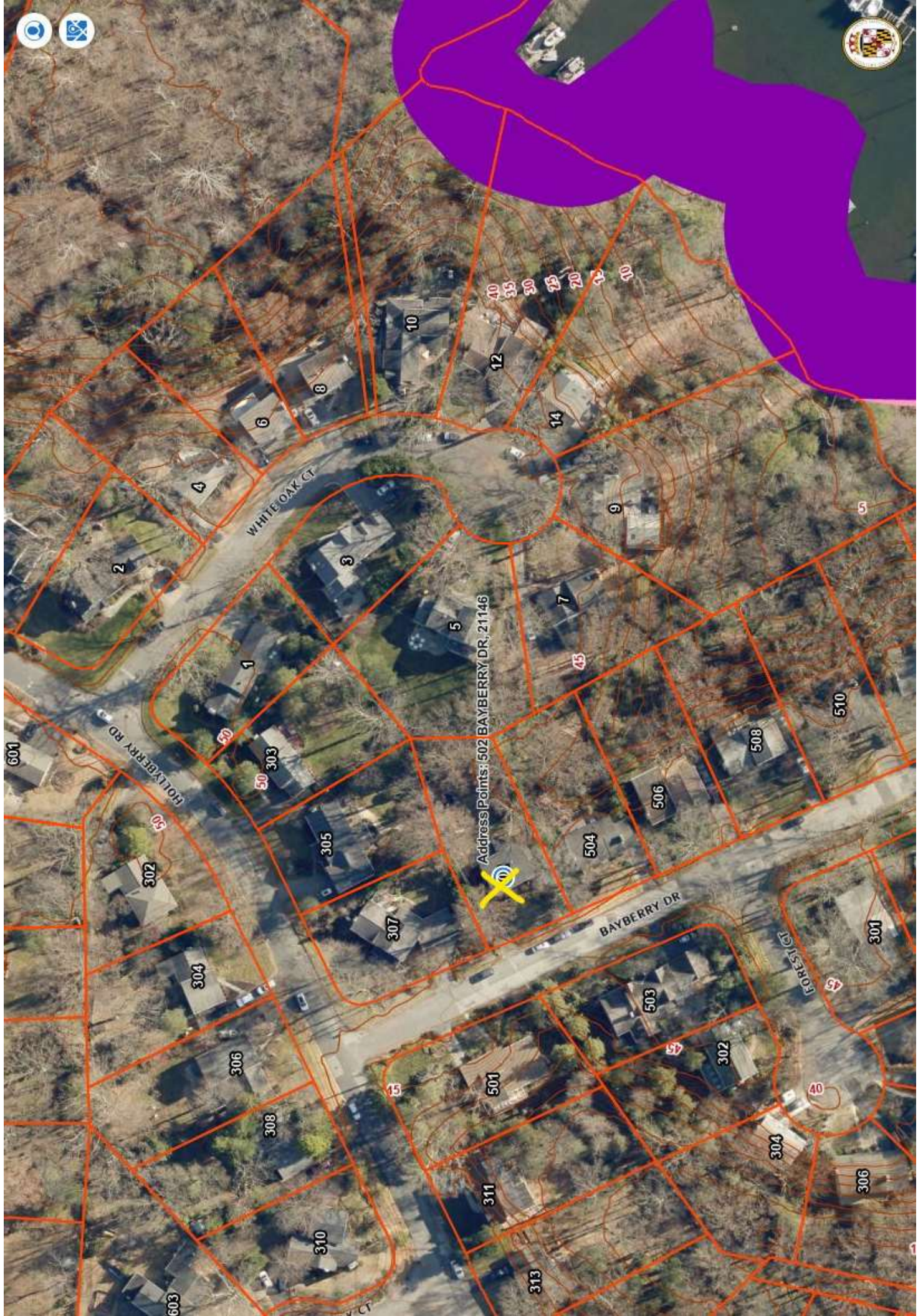
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has received the above referenced variance request to allow a dwelling additions (second story and screened porch) with less setbacks than required and with disturbance to the buffer. The Health Department offers the following comments:

The Health Department has reviewed the above referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Jasmine Baldwin at 410-222-1348.

cc: Sterling Seay



WHITE OAK CT

HOLLIBERRY RD

BAYBERRY DR

FOREST CT

Address Points: 502 BAYBERRY DR, 21146



Map labels for house numbers and street names:

- House numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 15, 20, 25, 30, 35, 40, 45, 50, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700.
- Street names: WHITE OAK CT, HOLLIBERRY RD, BAYBERRY DR, FOREST CT.