August 1, 2023

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

RE: Variance Request Article 17, Section 8-301(b) Buffer Disturbance
LINDAMOOR ON THE SEVERN, P/O LOT 6 & ACCRETION LAND
1829 Cove Point Road
Annapolis, Maryland 21401
Tax Account #02-485-11240900

Dear Sir/Madam:

On behalf of the owners Mr. Thomas Heyer and Mrs. Deborah Odell, please find the enclosed proposed development Variance Plan dated August 1, 2023. The applicant/owners are seeking a variance to **Article 17, Section 8-301(b)** to allow disturbance in the expanded buffer to reconstruct the existing single-family dwelling utilizing the existing foundation to remain, a proposed front porch expansion and new screened porch within the footprint of the existing east patio.

The subject waterfront property's shoreline is mapped non-buffer modified with steep slopes and wetlands; the existing dwelling is almost entirely located within the expanded buffer to tidal waters. Improving the older existing dwelling and expansion is not possible without disturbing the buffer to tidal waters. Therefore, it appears that a variance to Article 17, Section 8-301(b) will be required to allow disturbance to the buffer. The owners have worked diligently with the project Architect to propose improvements mostly atop the existing dwelling foundation to remain and over existing lot coverage, minimizing the area of new permanent buffer disturbance. Most of the existing driveway within the buffer is proposed to be removed and vegetatively stabilized, significantly reducing the amount of lot coverage in the buffer.

Property Description

The subject property is grandfathered lot located in the subdivision of Lindamoor On The Severn, in Annapolis, which was recorded in the land records of Anne Arundel County in March, 1947. The property is an irregular shaped waterfront property improved with a one story single-family detached dwelling with a basement attached basement level garage, and other associated improvements. The subject property is approximately 60,884 square feet (1.4 Ac) in area, zoned mostly R-2 with small portions near the waterfront zoned Open Space, and is entirely within the Chesapeake Bay Critical Area with mostly an LDA land use designation, and a small portion of the norther property corner located within the RCA. The sites shoreline along Cove of Cork is designated as Non-Buffer Modified. Steep slopes are present along the shoreline, causing the tidal water buffer to expand 50 feet from the crest of the steep slopes. The expanded buffer encumbers most of the existing dwelling and loop driveway. The modestly sized existing 1,712 square foot aging dwelling was constructed in 1961 according to the Maryland State Department of Assessments and Taxation and appears to not have been improved or expanded from its original footprint. The dwelling is currently served with private

septic system comprised of two 6-foot diameter drywells, a distribution box, and an existing tank per T02038470. The dwelling is served by a private well for potable water.

Proposed Conditions

The Owners propose a first-floor expansion onto the south dwelling façade, outside the buffers, a screened porch overtop of the existing patio area on the east side, and a porch expansion onto the south main entrance façade. The foundation for the east porch will be comprised of piers to be hand dug to minimize buffer disturbance. The existing dwelling first floor will be reconstructed upon the existing foundation which is to remain. The house will remain as a 1-story dwelling with basement and crawl space area. As part of the proposed development the driveway is being reconfigured to both reduce the overall sites lot coverage but also reduce the lot coverage in the buffer. A new BAT unit nitrogen reducing septic tank is proposed to replace the existing tank and two sets of septic replacement drywells are designated for the future. The majority of the proposed new impervious improvements are located either overtop existing impervious or outside the expanded buffer with the exception of the south entry porch expansion.

Stormwater management is addressed via an infiltration trench with a pretreatment trench to manage the dwellings rooftop runoff to meet environmental site design requirements. The roof downspouts, including the downspouts on the eastern portion of the dwelling and porches capture runoff and are directed toward the west to the pretreatment and infiltration trenches to eliminate any roof runoff from reaching the slopes and buffers. With the existing site conditions and steep slopes, associated buffers and expanded buffers non-structural practices are not feasible. We have reviewed the existing soil conditions from the onsite and surrounding perc test and septic drywell installations that show a coarse tan sand with a minimum infiltration of at least 0.52 inches per our and increasing up to 2.41-8.27 for that coarse sand. ESD computations are included on Sheet 2 of 2 of the Variance plan along with the site outfall drainage areas and Pre & Post Development TR-55 computations that show a decrease in flows from 2.98 cfs to 2.88 cfs based on the reduction in lot coverage for this project. A full stormwater management report and geo-technical data will be submitted with the grading permit if the variance is approved. The proposed stormwater management is located in the only available portion of the site which is not encumbered by buffers, steep slopes, while maintaining their respective setbacks from the proposed septic system, and the existing well. The proposed septic drywells and tank are laid out in the only available area between the existing dwelling and the neighboring unconfined well serving 1833 Cove Point Road, and outside any 25% slopes and their associated 25-ft buffer.

A previous variance case #2020-0081-V was sought by the prior property Owner to disturb the expanded buffer to construct an addition on the south side of the existing dwelling and reconfigure the existing driveway and septic system. The variance to allow relief to Article 17, Section 8-301 was granted for 170 square of permanent buffer disturbance for the proposed addition as well as disturbance to reconfigure the associated site improvements and utilities.

Most of the proposed new impervious area is located entirely outside the expanded buffer and entirely outside the steep slopes. The proposed disturbance is the minimum necessary to expand the existing dwelling while also minimizing the impact to the sensitive environmental features due to the unique topography, the irregular shape of the lot, the proximity of the existing dwelling to the tidal waters and steep slopes. Thus, the need for the requested variance to **Article 17, Section 8-301(b)** to allow approximately 3,736 square feet of disturbance in the buffer. Much of which is temporary disturbance

Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403
Phone (410) 280-3122 • Fax (410) 280-1952 • www.drumloyka.com

(2,069 SF) for construction access and removal of large portions of the existing driveway located within the buffer. Of that area, nearly half of the temporary disturbance is for the removal of existing driveway areas (1,061 SF) in the buffer and fine grading which will be vegetatively stabilized. With the reconfiguration of the driveway a net reduction of 825 square feet of lot coverage in the buffer will occur with this redevelopment and an overall reduction of 1,397 square feet of lot coverage in the Chesapeake Bay Critical Area, bringing the site within conformance and 1,313 square feet below the current allowable lot coverage requirements within the Limited Disturbance Area designation.

Pre-File

A pre-file review of the proposed plan was performed by the Office of Planning & Zoning Ms. Joan Jenkins and Kelly Krinetz. Pre-File comments were issued on July 11, 2023, the Critical Area Team noted that the proposed development is considered a demo/rebuild which provides more design flexibility in terms of the proposed expansion. It was also noted that the proposed screened porch expansion to the east must be redesigned, at minimum shall not expand beyond the existing patio.

The applicant and their design professionals considered the pre-file comments and previously worked with their project design team to present a design which minimizes the permanent disturbance and reduced lot coverage within the buffer. The proposed screened porch is design such that it does not extend outside the limits of the existing patio. A dimensioned existing conditions inset plan has now been provided as well as architectural elevations and plan for further clarity. The dwelling is proposed to be reconstructed overtop the existing foundation which is to remain to minimize the overall site disturbance and to avoid disturbance to the surrounding steep slopes entirely. The proposed front porch on the south façade has been sited such that it the entry way and roof lines are symmetrical the roof lines of the dwelling, portions of the porch and walk are sited overtop areas in the buffer which are already permanently disturbed. The proposed front porch is set further back from the tidal waters and further outside the buffer than what was granted with the previous variance.

Pre-file comments were also issued by Hala Flores, Department of Inspections and Permits requesting soil boring be provided with the variance application to validate the use of the proposed stormwater management infiltration trench with pretreatment. Environmental site design computations and a stormwater management (SWM) report shall be provided and all existing SWM shall be marked on the plan, existing and proposed drainage area maps and site outfall locations are to be provided. It was also noted that a right to discharge may be required. A copy of the comments issued are included with this variance request for review.

Although the previous variance 2020-00081 was granted for development that included a micro-bioretention area to treat site runoff, a grading permit was never issued and the site continues to remain without any existing stormwater management. As previously noted, the property has since changed ownership, a new well was drilled to serve the dwelling with potable water in the vicinity of the micro-bioretention previously proposed with the prior variance site design. Thus, the new proposed design utilizes an infiltration trench with pre-treatment while maintaining the minimum setback from the new well location and the designated future septic replacement drywells. A stormwater management report, drainage and outfall mapping, and a recent soil boring provided by the geotechnical consultant are included with this variance submittal for review. The Lindamoor On The Severn community riparian access path does not follow the platted 10' path right-of-way, a substantial portion of it meanders toward the east onto the subject property and conveys stormwater from Cove Point Road onto the lot

Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403
Phone (410) 280-3122 • Fax (410) 280-1952 • www.drumloyka.com

rather than the community path. If necessary, the Owner may consider granting a right-to-discharge from the community during the permitting phase of the project.

Conclusion

This variance request represents the minimum buffer disturbance necessary to construct the improvements and reduces lot coverage in the Chesapeake Bay Critical Area, particularly within the buffer. A buffer management plan will be provided for on-site mitigation plantings in accordance with code requirements. The implementation of onsite stormwater management, sediment and erosion controls, and plantings will not adversely affect water quality, impact fish, wildlife or plant habitat and be in harmony with the critical area program. We believe that this request meets all the requirements for a Critical Area variance:

Code Article 18-16-305

(b) Requirements for Critical Area Variances.

(1) Unwarranted Hardship- This is an uncharacteristically small ~1700 sq ft house tightly bound by critical area buffers. The applicants propose a 64 square foot addition (no variance required) and two porches: a south (street side) main entry porch addition and an east side porch addition over an existing patio. Unique physical conditions including topography, the irregularly shaped lot, enveloping curved shoreline, the presence of steep slopes requiring the buffer expansion, coupled with the required dwelling and steep slope buffer septic setback's and unconfined neighboring property well setback, present significant constraints. The modest street side entry porch is only six feet wide and centered on the principal section of the house where the grade aligns with the first floor. Anywhere else would deny a significant and reasonable use that is commonly enjoyed by homeowners elsewhere and does not expand the structure toward the shoreline or steep slopes. The portion of the south facing porch that is within the buffer is just 126 square feet. (The applicants proposed porch addition is 44 square feet less than the 170 square foot buffer incursion approved for the prior owner in case #2020-081-V.) The proposed east side screened porch will be built over an existing flagstone patio, leaving the porch structure in place and require only the installation of supporting footers. The screened porch would cover a deteriorated flagstone patio and add an amenity not present. The current house is burdened by extreme noise and light pollution from the adjacent heavily trafficked Route 50 bridge and one reason why the property has remained unimproved for the past 60 years. Any attenuation of sound and light pollution provided by the addition would contribute to the use of the entire house and is a use that could not be achieved elsewhere.

(2) Rights commonly enjoyed - the proposed improvements are in character with other dwellings in the neighborhood and even smaller than surrounding properties. An entry porch and screened porch are features commonly found throughout the neighboring properties. To deny applicants the ability to have these modest improvements to a waterfront house with less than 1800 interior square feet severely deprives applicants of rights commonly enjoyed by other property owners in the area with comparable sized lots of 60,000 feet that have been developed with structures two and three times larger.

(3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. Nearby properties enjoy improvements larger in scale and are greater than what is proposed for this project. The applicants appreciate that the constraints of the critical area law do not allow for development of much more than what they have proposed. They have made extensive efforts to lay this proposed project out in a responsible manner that (i)

Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403
Phone (410) 280-3122 • Fax (410) 280-1952 • www.drumloyka.com

considers surrounding environmental features, (ii) holds tight to the existing structure and associated disturbances, (iii) cuts back significantly from the scale of the development reflected in the prior owner's plans for which a variance was granted and further reduces the size of the driveway to remove 68% of the incursion of the existing driveway within the steep slopes buffer.

(4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on topography, the irregular shape of the site, the enveloping shoreline, the presence of steep slopes, the septic system, and the reality that today nearly the entire existing dwelling is located within the expanded buffer. The dwelling's construction in 1961 pre-dates the current Chesapeake Bay Critical Area code. It remains largely as originally constructed and unchanged since the applicants purchased the property in 2021.

(5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, wildlife or plant habitat and be in harmony with the critical area program. Disturbance is minimized to only what is necessary to complete the project. The porch additions will be built over existing patios/grade and not require any consequential demolition. The majority of the buffer disturbance is only temporary and in harmony with the general spirit and intent of the County's Critical Area Program by removing existing driveway impervious coverage from the buffer and replacing some 1,061 square feet of driveway with vegetative cover. Mitigation will occur in accordance with county regulations at a 3:1 ratio for buffer disturbance and will be addressed during the permitting process via a Buffer Management Plan. Sediment and erosion controls including a stabilized construction entrance and super silt fence will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. The proposed project will provide the site with stormwater management where none currently exists. The stormwater management is being addressed per county and state regulations via infiltration trenches to treat and safely convey stormwater runoff. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.

(6) Presumption Sec 8-1808(d)(2)(ii) – In light of all the factors discussed above, it is evident that the applicants have overcome the presumption that the use for which the variances were requested were not in conformity with the purpose and intent of the Critical Area Program.

The distance between the shoreline and the proposed porch is maintained such that the improvements are no closer to the tidal water than what already exists, and takes into account natural features and the future replacement of the septic system, and has met the requirements of § 17-9-208 of the Code. There are no bogs present on the subject property.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variances allow for modest uses that not only meets the "significant and reasonable standard" but also are the minimal necessary development to afford relief. Even with the improvements, there is less than 1800 interior square feet and the addition of front and side porches are in keeping with the size and scale of the 1961 development. The proposed south entry porch expansion is further from the shoreline than the existing dwelling façade and the proposed east screened porch is within the footprint of the existing raised patio. The proposed size of the dwelling and additions

Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403
Phone (410) 280-3122 • Fax (410) 280-1952 • www.drumloyka.com

are far more modest than neighboring properties in the community. Disturbance to the buffer is the minimum necessary to construct the proposed improvements and to greatly reduce the impervious surface area within the buffer for the driveway removal.

2. The granting of the variance will not:
   i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
   ii. substantially impair the appropriate use or development of adjacent properties.
   iii. reduce forest cover in the LDA. Vegetative clearing is reduced to the minimum necessary to construct the proposed improvements and will be mitigated appropriately during the permit process with a buffer management plan.
   iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area. Clearing is minimal and only for what is necessary for construction and access, and the property is not located within a Bog Protection Area.
   v. be detrimental to the public welfare as constructing a first-floor expansion and porches on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variances and a strict implementation of the County's Zoning and Critical Area Program would constitute an unwarranted hardship on the applicant and deprive them of the right to develop, and deny reasonable and significant use of the entire property. The proposed expansion is sited equal distance from the shoreline as the existing dwelling. Reforestation and stormwater management will be provided on-site to the maximum extent practical.

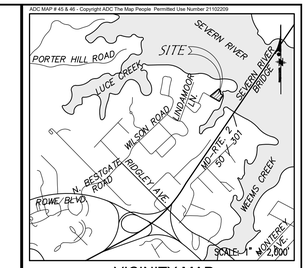
We appreciate your consideration of the enclosed variance request and we remain available to answer any questions you may have.

Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC

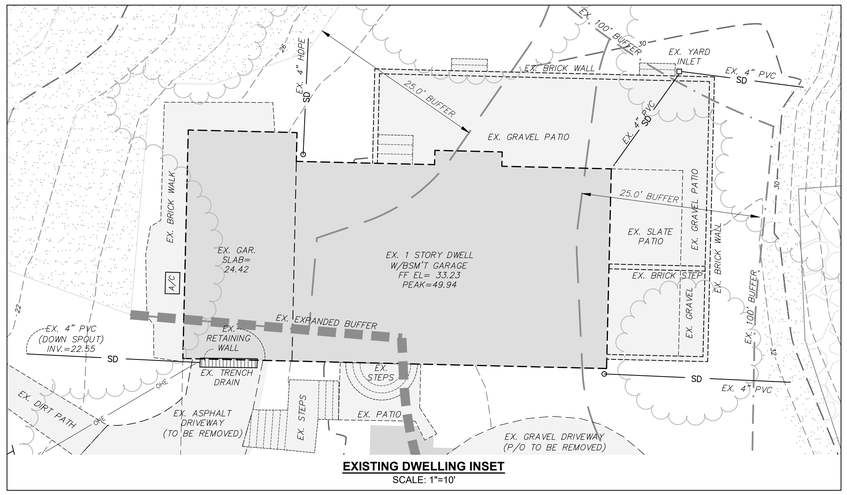
Lisette Groen
Civil Engineering Senior Designer

Cc: Thomas Heyer

Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403
Phone (410) 280-3122 • Fax (410) 280-1952 • www.drumloyka.com



VICINITY MAP



EXISTING DWELLING INSET
SCALE: 1"=10'

LOT 8
N/F JAMES G. CHACONAS & PAMELA J. CHACONAS
LIBER EAC 04172 FOLIO 00027
"LINDAMOOR ON THE SEVERN"
PLAT BOOK 0002, PAGE 0011,
PLAT NO. 0846
TAX MAP 045F, GRID 0002, PARCEL 0100
TAX ACCT. NO. 02-485-11396000
1832 COVE POINT ROAD
ANNAPOLIS, MARYLAND 21401

LOT 7
N/F THOMAS N. HEYER & DEBORAH A. ODELL
LIBER LNP 08460 FOLIO 00308
"LINDAMOOR ON THE SEVERN"
PLAT BOOK 0002, PAGE 0011,
PLAT NO. 0846
TAX MAP 045F, GRID 0002, PARCEL 0100
TAX ACCT. NO. 02-485-10092600
1828 COVE POINT ROAD
ANNAPOLIS, MD 21401

100 FT BUFFER TO TIDAL WATERS
N 487,800 E 1,452,000
S 41°11'00" E 81.69'
N 49°40'00" E 175.20'
(COMMUNITY WATER ACCESS)
S 24°46'00" W 72.56'
S 54°05'34" E 85.14'
N 487,800 E 1,452,300
EX. POND
EX. WATER LEVEL AT TIME OF SURVEY
EX. MEAN HIGH WATER LEVEL
EX. METAL FENCE
BOTTOM OF SLOPE
CRITICAL AREA - RCA
CRITICAL AREA - LDA
FEMA MAPPED ZONE AE EL=7.0' (NAVD 88) (FIRM 24003C0169F)
ZONE OS
ZONE R2
100' BUFFER TO TIDAL WATERS
TOP OF SLOPE
P/O LOT 6 & ACCRETION LAND
60,883 S.F.
(1.40 Ac.)
EX. GAR SLAB= 24.42
EX. 1 STORY DWELL W/BSM'T GARAGE FF EL= 33.23 PEAK=49.94
RECONSTRUCT EX. DWELLING ON OF EXISTING FOUNDATION F.F. EL.=34.0 PEAK EL.=56.85 HEIGHT=19.6
PROP STEPS
PROP 14'x26' PORCH (OVER EX. PATIO) EL. 34.0
EX. 71'X6' RAISED TIMBER WALKWAY (SEE B#2329292)
PROP PORCH EL.34.0 25'-9"x6'-0"
EX. PIER (SEE B#2329292)
PROP. REPLACEMENT 6'øx27' DEEP SEPTIC DRYWELLS, MIN. SEPARATION 18' (T02047132)
PROP WALK
EX. 6'x24.5' SEPTIC DRYWELL (T02038470) TO BE REMAIN FOR WATER TREATMENT BACKWASH
APPROXIMATE LOCATION OF 1,000 GAL. SEPTIC TANK, & D-BOX. (T02038470) TO BE REMOVED
FEMA MAPPED ZONE AE EL=7.0' (NAVD 88) (FIRM 24003C0169F)
PROPERTY LINE FOLLOWS APPROXIMATE MEAN HIGH WATER
EX. MEAN HIGH WATER LEVEL
N 487,500 E 1,452,300
COVE OF CORK
(BUFFER AREA)

10' PATH R/W
PER PLAT NO. 0846
EX. DIRT PATH
EX. WELL AA-20-0869 (CONFINED)
N 51°31'00" E 139.95'
EX. PP #3377776
PROP ADD. 16.2'x4.67'
PROP. 12'x12'x7' INFILTRATION TRENCH
PROP. 7'x7'x7' PRETREATMENT TRENCH
PROP. 4" P.V.C.
PROP. 1,500 GAL. "BAL" SEPTIC TANK, & PUMP TANK
EX. ASPHALT DRIVEWAY (TO BE REMOVED)
EX. GRAVEL DRIVEWAY
PROP. (T02038470)
PROP. (T02038499)
PROP. REPLACE #1 6'øx27' DEEP SEPTIC DRYWELL, MIN. SEPARATION 18'
EX. 6'x24.5' SEPTIC DRYWELL (T02038470)
N 60°35'00" W 297.85'
EX. DWELLING F.F.E.=40.95 PEAK=58.13
EX. PAVER DRIVEWAY
EX. UNCONFINED WELL (AA-74-2440)
LOT 5 & P/O LOT 6
N/F DOROTHY W. HOCH, TRUSTEE
LIBER RPD 27238 FOLIO 00001
"LINDAMOOR ON THE SEVERN"
PLAT BOOK 0002, PAGE 0011
PLAT NO. 0846
TAX MAP 045F, GRID 0008, PARCEL 0100
TAX ACCT. NO. 02-485-06233500
1833 COVE POINT ROAD
ANNAPOLIS, MARYLAND 21401
NO SEPTIC RECORDS LOCATED FOR PROPERTY
EX. 1,500 GAL. SEPTIC TANK, D-BOX, & 2-6'Ø DRYWELLS (T02012404)
LOT 4
N/F CHAS P. BOYLE & JOAN T. BOYLE
LIBER LNP 01822 FOLIO 00459
"LINDAMOOR ON THE SEVERN"
PLAT BOOK 0002, PAGE 0011,
PLAT NO. 0846
TAX MAP 045F, GRID 0008, PARCEL 0100
TAX ACCT. NO. 02-485-01644100
11837 COVE POINT ROAD
ANNAPOLIS, MARYLAND 21401
EX. WELL GREATER THAN 100' FROM SUBJECT PROPERTY (AA-81-9203)
COVE POINT ROAD
(EX. PERMANENT 20' PRIVATE R/W, BITUMINOUS LOCAL ROAD, NOT SCENIC, NOT HISTORIC)
IPF/CONC.
IPF
EX. 6'x24.5' SEPTIC DRYWELL (T02038470)
50' BUFFER
100' BUFFER
TOP OF SLOPE
EX. GRAVEL DRIVEWAY
PROPERTY LINE FOLLOWS APPROXIMATE MEAN HIGH WATER
EX. PIER (SEE B#2329923)
CRITICAL AREA - LDA
CRITICAL AREA - RCA
EX. MEAN HIGH WATER LEVEL
N 487,500 E 1,452,300

PERC TEST 101 BORING LOG

Project Location:
1829 Cove Point Road,
Annapolis, MD 21401
Date: 04-7-00
Existing Ground Elev. = 31.0+/-

Brown Loam (0.52 infil rate)
15.0' — Elev. 16.0
Tan Coarse Sand (2.41-8.27 infil rate)
31.0' — Elev. 0.0

Bottom Elev. = 0.0
(H_2O Encountered)
Left open 24 hrs no change

OUTFALL STATEMENT

A field investigation of the site outfall was performed by Drum, Loyka, & Associates, LLC on January 9th, 2020. Site topography allows the site to drain radially along the shoreline. However, the majority of the property, including all of the temporary disturbance resulting from this permit, drain to the Northwest portion of the property. For this reason, a single site outfall in this region was selected for analysis. Specifically, the site outfall is a tidal outfall into the Severn River. On-site topography disperses runoff by shallow concentrated flow to the site outfall. The shoreline appears and will remain in stable condition after development. The shoreline has been further stabilized by a series of breakwaters in combination with various wetland, shoreline vegetation.

STORMWATER MANAGEMENT REGULATION NOTE

This plan was prepared under the 2010 regulations for stormwater management. Stormwater management practices will be provided for this site in accordance with Article 16, Section 4 of the Anne Arundel County Code. ESD to the MEP is achieved through: Infiltration trenches.

- EXISTING CONTOUR
- EXISTING CANOPY
- EXISTING FEMA MAPPED FLOODPLAIN (NAVD 88)
- EXISTING 100' TO TIDAL WATERS
- EXISTING STEEP SLOPE BUFFER
- EXISTING EXPANDED BUFFER
- CRITICAL AREA LINE / CLASSIFICATION (LDA / RCA)
- SOIL DELINEATION LINE
- EXISTING COUNTY ZONING LINES (R2 / OS)
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STEEP SLOPES
- LIMIT OF DISTURBANCE
- IMPERVIOUS TO BE REMOVED

SITE TABULATIONS

• CRITICAL AREA DESIGNATION:	LDA & RCA
• TOTAL SITE AREA:	60,884 S.F. (1.40 Ac.)
-LDA SITE AREA:	51,411 S.F. (1.18 Ac.)
-RCA SITE AREA:	9,473 S.F. (0.22 Ac.)
• TOTAL LOT COVERAGE (LDA ONLY):	
-EXISTING LOT COVERAGE:	8,544 S.F. (0.20 Ac.)
-FIFTEEN PERCENT (15%) OF LDA SITE AREA:	7,711 S.F. (0.18 Ac.)
-ALLOWABLE LOT COVERAGE [PER §17-8-403 (2)]:	8,460 S.F. (0.19 Ac.)
-PROPOSED LOT COVERAGE:	7,147 S.F. (0.16 Ac.)
• TOTAL LOT COVERAGE (RCA ONLY):	
-EXISTING LOT COVERAGE:	0 S.F. (0.20 Ac.)
-FIFTEEN PERCENT (15%) OF RCA SITE AREA:	1,421 S.F. (0.03 Ac.)
-PROPOSED LOT COVERAGE:	0 S.F. (0.00 Ac.)
• PROPOSED TOTAL DISTURBANCE:	10,020 S.F. (0.23 Ac.)
-PROP DISTURBANCE TO 100' TIDAL BUFFER:	0 S.F. (0.00 Ac.)
-PROP DISTURBANCE TO EXISTING STEEP SLOPES:	0 S.F. (0.00 Ac.)
-PROP. DISTURBANCE TO EXPANDED BUFFER:	3,736 S.F. (0.09 Ac.)
• ZONING R2 RESIDENTIAL:	
-PRINCIPAL STRUCTURE FRONT=30', REAR=25', SIDE=7', CORNER SIDE=20'	
-ACCESSORY STRUCTURE FRONT=40', REAR/SIDE=7', CORNER SIDE=20'	
• PROPOSED HEIGHT = 19.6 FT	

DESIGNED: LG DRAWN: WES
ORIG. DATE: 01/07/2020
MODIFIED BY/DATE:
CADD DWG #: LV21117
DLA PROJECT #: LH12922

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

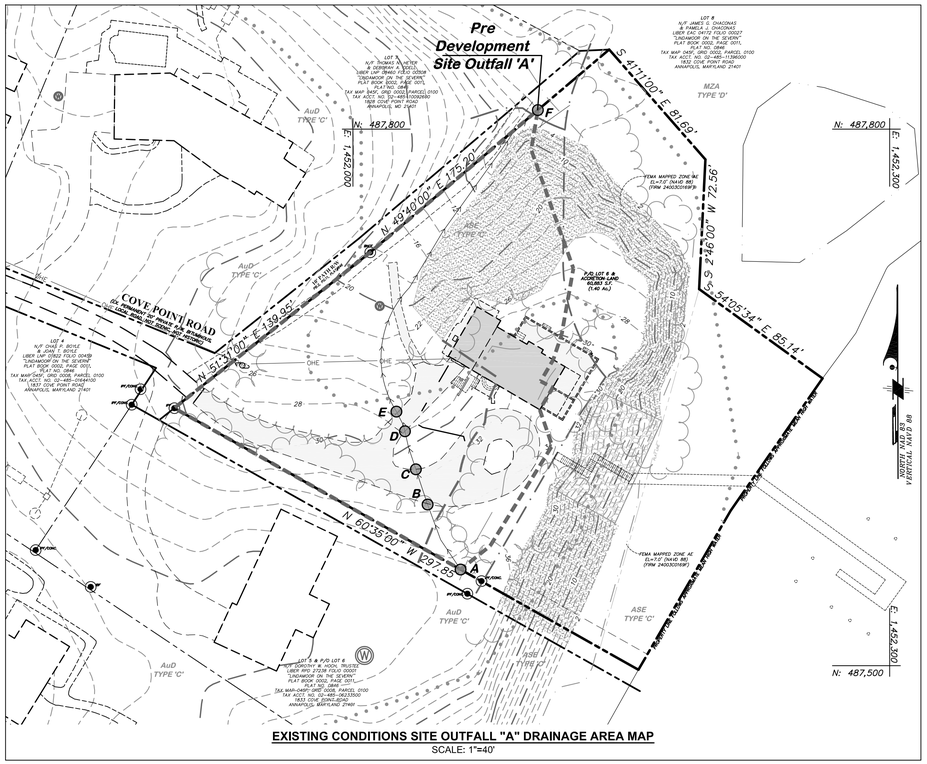
Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 • Fax: 410-280-1952
www. drumloyka.com

OWNER:
THOMAS HEYER & DEBORAH ODELL
1828 COVE POINT ROAD
ANNAPOLIS, MD 21401

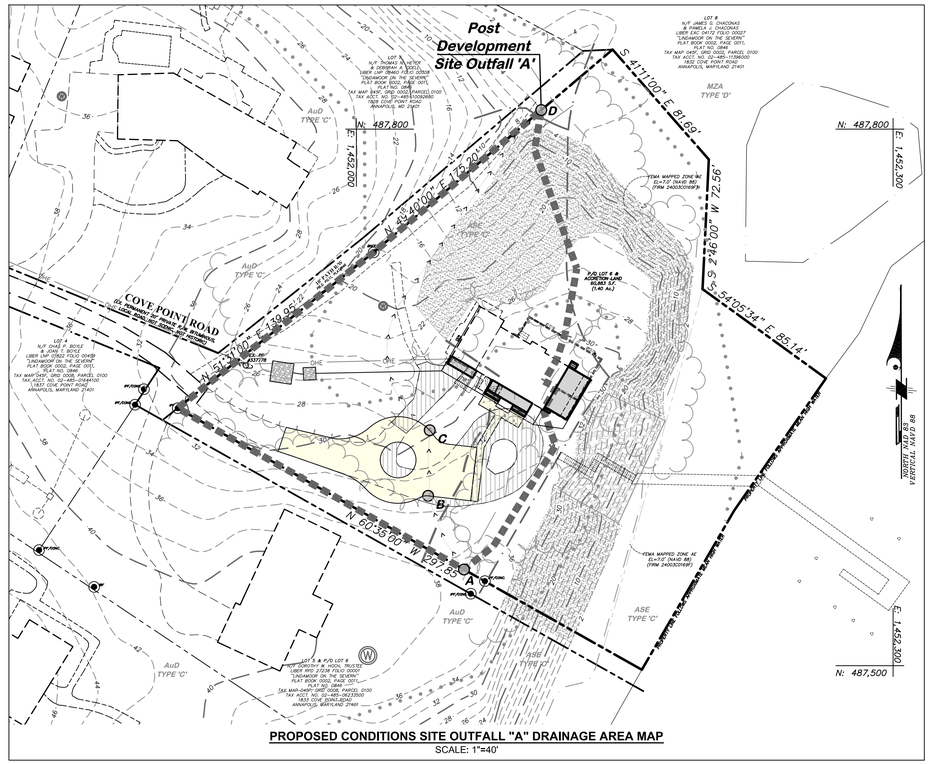
VARIANCE PLAN
LINDAMOOR ON THE SEVERN, p/o LOT 6
1829 COVE POINT ROAD, ANNAPOLIS, MD 21401
TAX ACCT. NO. 02-485-11240900 PERC NO. T02047132 GRADING PERMIT NO. G02018357
TAX MAP 45F GRID 08 PARCEL 100 DISTRICT 2nd
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' | DATE: AUGUST 1, 2020 | PROJ. NO: LH12922 | SHEET 1 OF 2

C:\Users\mevans\appdata\local\temp\AcPublish_114392\ LH12922-Variance Plan.dwg 08/01/23-17:40



EXISTING CONDITIONS SITE OUTFALL "A" DRAINAGE AREA MAP
SCALE: 1"=40'



PROPOSED CONDITIONS SITE OUTFALL "A" DRAINAGE AREA MAP
SCALE: 1"=40'

PRE DEVELOPMENT CONDITIONS SITE OUTFALL "A"
DRAINAGE AREA = 0.65 Ac.
RCN = 78
A-B = 41' SHEETFLOW GRASS @ 8.5%
B-C = 21' SHEETFLOW SMOOTH @ 10%
C-D = 22' SHEETFLOW GRASS @ 13%
D-E = 12' SHALLOW CONCENTRATED FLOW PAVED @ 8%
E-F = 200' SHALLOW CONCENTRATED FLOW UNPAVED @ 12%
T_C = 0.10
Q_{P10} = 2.98 CFS

POST DEVELOPMENT CONDITIONS SITE OUTFALL "A"
DRAINAGE AREA = 0.65 Ac.
RCN = 78
A-B = 57' SHEETFLOW GRASS @ 7%
B-C = 37' SHEETFLOW SMOOTH @ 11%
C-D = 227' SHALLOW CONCENTRATED FLOW UNPAVED @ 12%
T_C = 0.11
Q_{P10} = 2.88 CFS

E. Compute PE Value & ESDv for Drainage Area: ("A")

Drainage Area "A"						
DA Name	ESD Practice	Drainage Area	Total Storage	ESD Volume	Recharge Volume	PE Achieved
IT-01	25% Pre-Treat. Infiltration Trench	2326 sf	157 cf	157 cf	157 cf	0.85 in
IT-01	"I-1" Infiltration Trench	2326 sf	461 cf	461 cf	461 cf	2.50 in
Totals:	Total Roof Area split (25% + 75%)	2326 sf	618 cf	618 cf	618 cf	1.05 in
Targets:				589 cf	77 cf	1 in

Target PE = 1 in Achieved PE = 1.05 in

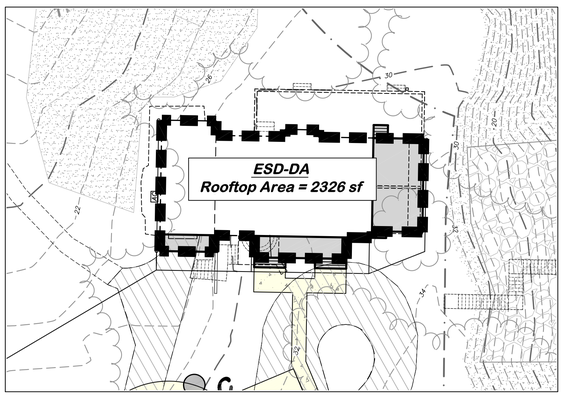
Target ESDv = 589 cf Achieved ESDv = 618 cf

Target Rev = 77 cf Achieved Rev = 618 cf

ESD Storage Provided is less than the target volume. ESD has been applied to the MEP
An additional 0 cf of Peak Management storage has been provided.

ESD DESIGN COMPUTATIONS FOR SITE OUTFALL "A"

ESD to the MEP is required to be addressed via non-structural practices. Due to limited surface area, steep slopes, the 100-foot buffer and existing septic system components, the ESD volume of 589 cu. ft. is being addressed for the entire roof area via (1) 25% Pretreatment and (1) "I-1" Infiltration Trench. Water Quality (WQv), Recharge (Rev) and Channel Protection (Cpv) Volume requirements have been adequately addressed. (Qp10) Peak Management volume is being addressed with the initial reduction in post development lot coverage within the developed drainage area resulting in a reduction of post development flows from 2.98 cfs to 2.88 cfs at Site Outfall "A".



ESD DRAINAGE AREA MAP
SCALE: 1"=20'

LEGEND

- EXISTING CONTOUR
- EXISTING CANOPY
- EXISTING FEMA MAPPED FLOODPLAIN (NAVD 88)
- EXISTING 100' TO TIDAL WATERS
- EXISTING STEEP SLOPE BUFFER
- EXISTING EXPANDED BUFFER
- IMPERVIOUS TO BE REMOVED
- EXISTING SITE OUTFALL DRAINAGE AREA
- EXISTING SITE OUTFALL TIME OF CONCENTRATION
- PROPOSED SITE OUTFALL DRAINAGE AREA
- PROPOSED SITE OUTFALL TIME OF CONCENTRATION

DESIGNED: STU DRAWN: WES
ORIG. DATE: 01/07/2020
MODIFIED BY/DATE:
CADD DWG #: LV21117-GRADING PERMIT
DLA PROJECT #: LV21117

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 · Fax: 410-280-1952
www. drumloyka.com | engineering@drumloyka.com

OWNER:

THOMAS HEYER & DEBORAH O'DELL
1829 COVE POINT ROAD
ANNAPOLIS, MD 21401
18521
12-6-21

PRE & POST DEVELOPMENT SITE OUTFALL DRAINAGE AREA MAPS
SWM CONCEPT VARIANCE EXHIBIT

LINDAMOOR ON THE SEVERN, p/o LOT 6

1829 COVE POINT ROAD, ANNAPOLIS, MD 21401
TAX ACCT. NO. 02-485-11240900
TAX MAP 45F GRID 08 PARCEL 100 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=40' | DATE: AUGUST 1, 2023 | PROJ. NO: LH12922 | SHEET 2 OF 2

P:\LH12922\CADD-22-LH12922\Eng Dwgs\ LH12922-Variance Plan.dwg 08/01/23_17:41

Chesapeake Bay Critical Area Report

Lindamoor On The Severn ~ P/O Lot 6

Tax map 45F, Grid 0008, Parcel 100

Tax Account # 02-485-11240900

Property Address: 1829 Cove Point Road, Annapolis, MD

Owner & Variance Applicant: Mr. Thomas Heyer and Mrs. Deborah Odell

Critical Area Designation: LDA & RCA **Zoning:** R-2 **Lot Area:** 1.4 Ac.

Site Description

The subject property is grandfathered lot located in the subdivision of Lindamoor On The Severn, in Annapolis, which was recorded in the land records of Anne Arundel County in March, 1947. The property is an irregular shaped waterfront property improved with a one story single-family detached dwelling with a basement attached basement level garage, and other associated improvements. The subject property is approximately 60,884 square feet (1.4 Ac) in area, zoned mostly R-2 with small portions near the waterfront zoned Open Space, and is entirely within the Chesapeake Bay Critical Area with mostly an LDA land use designation, and a small portion of the norther property corner located within the RCA. The sites shoreline along Cove of Cork is designated as Non-Buffer Modified. Steep slopes are present along the shoreline, causing the tidal water buffer to expand 50 feet from the crest of the steep slopes. The expanded buffer encumbers most of the existing dwelling and loop driveway. The modestly sized existing 1,712 square foot aging dwelling was constructed in 1961 according to the Maryland State Department of Assessments and Taxation and appears to not have been improved or expanded from its original footprint. The dwelling is currently served with private septic system comprised of two 6-foot diameter drywells, a distribution box, and an existing tank per T02038470. The dwelling is served by a private well for potable water.

Proposed Conditions

The Owners propose a first-floor expansion onto the south dwelling façade, outside the buffers, a screened porch overtop of the existing patio area on the east side, and a porch expansion onto the south main entrance façade. The foundation for the east porch will be comprised of piers to be hand dug to minimize buffer disturbance. The existing dwelling first floor will be reconstructed upon the existing foundation which is to remain. The house will remain as a 1-story dwelling with basement and crawl space area. As part of the proposed development the driveway is being reconfigured to both reduce the overall sites lot coverage but also reduce the lot coverage in the buffer. A new BAT unit nitrogen reducing septic tank is proposed to replace the existing tank and two sets of septic replacement drywells are designated for the future. The majority of the proposed new impervious improvements are located either overtop existing impervious or outside the expanded buffer with the exception of the south entry porch expansion.

Stormwater management is addressed via an infiltration trench with a pretreatment trench to manage the dwellings rooftop runoff to meet environmental site design requirements. The dwelling and porches rooftop runoff is being captured and directed to the west via below grade pvc piping into the pretreatment and infiltration trenches to ensure that all roof stormwater is directed away from the steep slopes and buffers. A buffer management plan will address

mitigation requirements during the permitting. A copy of the Concept Stormwater Management Narrative and Computations is included with this submittal package. The proposed stormwater management is located in the only available portion of the site which is not encumbered by buffers, steep slopes, while maintaining their respective setbacks from the proposed septic system, and the existing well. The proposed septic drywells and tank are laid out in the only available area between the existing dwelling and the neighboring unconfined well serving 1833 Cove Point Road, and outside any 25% slopes and their associated 25-ft buffer.

A previous variance case #2020-0081-V was sought by the prior property Owner to disturb the expanded buffer to construct an addition on the south side of the existing dwelling and reconfigure the existing driveway and septic system. The variance to allow relief to Article 17, Section 8-301 was granted for 170 square of permanent buffer disturbance for the proposed addition as well as disturbance to reconfigure the associated site improvements and utilities.

Most of the proposed new impervious area is located entirely outside the expanded buffer and entirely outside the steep slopes. The proposed disturbance is the minimum necessary to expand the existing dwelling while also minimizing the impact to the sensitive environmental features due to the unique topography, the irregular shape of the lot, the proximity of the existing dwelling to the tidal waters and steep slopes. Thus, the need for the requested variance to **Article 17, Section 8-301(b)** to allow approximately 3,736 square feet of disturbance in the buffer. Much of which is temporary disturbance (2,069 SF) for construction access and removal of large portions of the existing driveway located within the buffer. Of that area, nearly half of the temporary disturbance is for the removal of existing driveway areas (1,061 SF) in the buffer and fine grading which will be vegetatively stabilized. With the reconfiguration of the driveway a net reduction of 825 square feet of lot coverage in the buffer will occur with this redevelopment and an overall reduction of 1,397 square feet of lot coverage in the Chesapeake Bay Critical Area, bringing the site within conformance and 1,313 square feet below the current allowable lot coverage requirements within the Limited Disturbance Area designation.

Description and Purpose of Variance Request

On behalf of the property owners, we request Critical Area variance to **Article 17, Section 8-301(b)** On behalf of the owners Mr. Thomas Heyer and Mrs. Deborah Odell, please find the enclosed proposed development Variance Plan dated July 18, 2023. The applicant/owners are seeking a variance to **Article 17, Section 8-301(b)** to allow disturbance in the expanded buffer to reconstruct the existing single-family dwelling utilizing the existing foundation to remain, a proposed front porch expansion and new screened porch within the footprint of the existing east patio; resulting in approximately 3,736 square feet of disturbance in the buffer.

The need for the requested Critical Area variance arises from the unique nature, topography, and existing constraints of the property. Specifically, the irregular shape of the lot and location of the existing dwelling to the shoreline and steep slopes, proximity to the neighbors unconfined well, subject property existing well, and existing septic drywell locations.

Buffers

The shoreline is mapped entirely Non-Buffer Modified, steep slopes 15% or greater boarder the shoreline from the northwest to the east, the buffer is expanded 50 feet from the crest of the steep slopes. Nearly the entire existing dwelling is located within the expanded buffer. No disturbance is proposed within the 100' buffer to tidal waters however, approximately 3,736

square feet of disturbance in the buffer. Much of which is temporary disturbance (2,069 SF) for construction access and removal of large portions of the existing driveway located within the buffer. Of that area, nearly half of the temporary disturbance is for the removal of existing driveway areas (1,061 SF) in the buffer and fine grading which will be vegetatively stabilized. With the reconfiguration of the driveway a net reduction of 825 square feet of lot coverage in the buffer will occur with this redevelopment and an overall reduction of 1,397 square feet of lot coverage in the Chesapeake Bay Critical Area, bringing the site within conformance and 1,313 square feet below the current allowable lot coverage requirements within the Limited Disturbance Area designation. A 25 foot buffer to the steep slopes also encumbers portions of both the east and west sides of the existing dwelling.

Vegetative Coverage

The property is mostly developed woodland with sparse ornamental shrubs and creeping ivy. Steep slope areas are mostly stabilized with mature trees and ivy. Large areas of Phragmites boarder the shoreline. The existing tree canopy area is approximately 31,261 s.f. (0.71 ac.). Tree canopy removal proposed for the redevelopment is approximately 3,249 s.f. (0.07 ac.).

Lot Coverage

The site currently has approximately 8,544 s.f (0.20 Ac.) of lot coverage, all of which is within the Chesapeake Bay Critical Area Limited Development Area (LDA) portion of the property. The proposed impervious coverage is 7,147 s.f. (0.16 Ac.), buffer slightly below the allowable lot coverage of 8,460 s.f. (0.19 Ac). The proposed developed conditions result in an overall reduction of 1,397 square feet of lot coverage in the Chesapeake Bay Critical Area, 825 s.f. of that reduction is within the expanded buffer due to the removal of most of the driveway.

Steep Slopes (slopes > 15%)

Approximately 22% (13,558 s.f.) of the subject property is encumbered with steep slopes of 15% or greater. These steep slopes are mostly wooded, and extend up from the shoreline. There is no disturbance to the steep slopes proposed for the redevelopment. Portions of the eastern and western sides of the existing dwelling are located within the 25 ft buffer to steeps slopes, and the existing loop driveway. Most of the slope buffer disturbance is within areas which are already developed.

Predominant Soils

The predominant soil types in the area are of Annapolis fine sandy loam soils, 15 to 25 percent slopes (AsE), Annapolis-Urban land complex 5 to 15 percent slopes (AuD), and Mispilliom and Transquaking soils, 0 to 1 percent slopes (MZA). MZA soils have type "D" hydrologic classifications however these soils are primarily located along the shoreline with in the areas encumbered by Phragmites. AsE soils can be considered Highly Erodible when located in areas with slopes greater than 15%, these soils are located primarily within the area of the expanded buffer to tidal waters and steep slopes.

FEMA Floodplain

The subject property appears on FEMA Firm panel no. 24003C0169F. The property is located in floodplain Zone AE with a base flood elevation of 7.0-ft (NAVD88). No disturbance is proposed within the flood zone.

Drainage and Rainwater Control

There does not appear to be any existing stormwater management on site. Stormwater management will be addressed via a pre-treatment and infiltration trench capturing roof-top runoff. Sediment and Erosion control is achieved through perimeter controls, which are adequate to handle the small drainage areas to them. The development will have no adverse effect on the sensitive environmental features of the site and surrounding areas and site disturbance and woodland clearing will be mitigated onsite per the Mitigation Planting and Buffer Management plan during the permitting process in order to meet Anne Arundel County and MDE design criteria.

Conclusions – Variance Standards

The applicant proposes to reconstruct the existing single-family dwelling utilizing the existing foundation to remain, a proposed front porch expansion and new screened porch within the footprint of the existing east patio, associated site and utility improvements, and reconfigure the existing driveway; resulting in approximately 3,736 square feet of disturbance in the buffer. The need for the requested Critical Area Variance arises from the existing unique nature and constraints of this property, specifically the irregular shape of the lot, and the location of the existing dwelling and utilities in relation to the shoreline and steep slopes causing majority of the property to be encumbered by buffers. It is not possible to complete this project without disturbance to the expanded buffer. The proposed improvements are lesser in size than and amenities than other homes in the Lindamoor On The Severn subdivision and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to the public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of stormwater management, mitigation, and sediment and erosion control practices, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, Critical Area Map

Anne Arundel County Office of Planning & Zoning, Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, Critical Area Map

Federal Emergency Management Agency, 2016. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, August 2023 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County Date August 1, 2023

Tax Map #	Parcel #	Block #	Lot #	Section
045F	0100	0008	p/o 6	

Tax ID 02-48511240900

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) Lindamoor On The Severn P/O Lot 6

Project location/Address 1829 Cove Point Road

City Annapolis, Maryland Zip 21401

Local case number

Applicant: Last name Heyer and Odell First name Thomas and Deborah

Company n/a

Application Type (check all that apply):

Building Permit		Variance	X
Buffer Management Plan		Rezoning	
Conditional Use		Site Plan	
Consistency Report		Special Exception	
Disturbance > 5,000 sq ft	X	Subdivision	
Grading Permit	X	Other	

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:

To reconstruct a 1-story dwelling utilizing the existing foundation, new basement and first floor expansion, new front porch, a new porch overtop existing patio, reconfigured driveway, replace septic tank and pump pit.

	Yes		Yes
Intra-Family Transfer		Growth Allocation	
Grandfathered Lot	X	Buffer Exemption Area	

Project Type (check all that apply)

Commercial		Recreational	
Consistency Report		Redevelopment	X
Industrial		Residential	X
Institutional		Shore Erosion Control	
Mixed Use		Water-Dependent Facility	
Other			

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0.00	
LDA Area	1.18	
RCA Area	0.22	
Total Disturbed Area	0.23	

	Acres	Sq Ft
Total Disturbed Area	0.23	
# of Lots Created	n/a	

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.71		Existing Lot Coverage	0.20	
Created Forest/Woodland/Trees	TBD		New Lot Coverage	0.01	
Removed Forest/Woodland/Trees	0.07		Removed Lot Coverage	0.05	
			Total Lot Coverage	0.16	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.09		Buffer Forest Clearing	0.3	
Non-Buffer Disturbance	0.14		Mitigation	TBD	

Variance Type		Structure	
Buffer		Acc. Structure Addition	
Forest Clearing		Barn	
HPA Impact		Deck	
Impervious Surface		Dwelling	X
Expanded Buffer	X	Dwelling Addition	
Nontidal Wetlands		Garage	
Steep Slopes		Gazebo	
Setback		Patio	
Other		Pool	
		Shed	
		Other	

OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS 7/11/23

P&Z STAFF Joan Jenkins/ Kelly Krinetz

APPLICANT/REPRESENTATIVE Lisette Groen/Drum Loyka EMAIL lgroen@drumloyka.com

SITE LOCATION 1829 Cove POint Rd LOT SIZE 60,884sf ZONING R2/OS

CA DESIGNATION LDA/RCA BMA _____ or BUFFER X APPLICATION TYPE Var

Applicants propose a first-floor addition onto the south dwelling facade, outside the buffers, a screened porch overtop of the existing patio area on the east side, and a porch addition onto the south main entrance facade. The driveway is being reconfigured. A new BAT unit nitrogen reducing septic tank is proposed to replace the einstein tank and two sets of septic replacement dry wells are designated for the future. The majority of the proposed new impervious improvements are located either overtop existing impervious or outside the expanded buffer with the exception of the south entry porch addition.

COMMENTS

Zoning: Variance required to the expanded buffer. Include disturbance calculations outside the expanded buffer.

I & P Engineering: See attached document

Critical Area Team: The application refers to the improvements as additions when in fact this is a demo/rebuild with an expansion of the existing footprint. The fact that it is a demo rebuild provides more design flexibility in terms of the location of the proposed expansions.

The site is buffer with significant environmental features including steep slope with a wetland at the base.

The expansion to the east must be redesigned. At a minimum it shall not be expanded beyond the existing patio. Architectural drawings must be submitted with the variance application to justify the location of the porch. Additional comments may be made once the variance application has been submitted. This in no way should be viewed as an approval of the proposed location.

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.

Mark Wedemeyer, Director

Memorandum

To: Planner, Office of Planning and Zoning

From: Hala Flores, P.E., Engineer Manager, Department of Inspections and Permits

Date: July 7, 2023

Subject: Lindamoor on the Severn, P.O lot 6 and accretion land
1829 Cove Point Road, Annapolis MD 21401
Pre-file Request – 2023-0006 - P

Variance Request – Allow relief from the required lot setbacks

Description - The applicant proposes a first-floor addition onto the south dwelling façade; a screened porch overtop of the existing patio area on the east side, and a porch addition onto the south main entrance façade. The foundation for the east porch will be comprised of piers to be hand dug to minimize buffer disturbance. The existing dwelling's first floor will be reconstructed upon the existing foundation, which is to remain. The house will remain as a 1-story dwelling with a basement and crawl space area. As part of the proposed conditions, the driveway is being reconfigured to reduce the overall site overall lot coverage and coverage within the buffer.

Review - This office has reviewed the prefile request for the subject property. The following comments must be addressed with the variance request for I&P Engineering to have a "no objection" determination:

1- An infiltration trench with a pretreatment trench is proposed to manage the rooftop runoff. The submitted variance application will need to include soil borings to validate the suitability and siting of the practice. The trench, as shown, drains to a swale that flows to the adjacent private property. It is unclear if the trench is sized for the ESDv or the 10-year flow. A right to discharge permission may be required if the drainage quantity, velocity, and pattern to the swale is altered. The phreatic line from the overflow of the practice must be shown and shall not intersect the steep slopes.

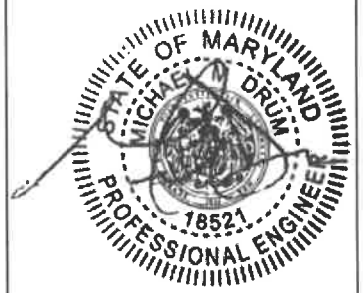
2- Existing and proposed drainage area maps are required with the variance application. The site outfalls (all points where proposed drainage leaves the property) must be marked clearly on the plan.

3- Submit a SWM report and discuss/locate the existing SWM for the home. All existing SWM must be clearly marked on the plan. Specifically, discuss the SWM provided for the previous variance case 2020-0081, to disturb the expanded buffer to construct an addition and reconfigure the driveway.

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineerng Review Checklist

Project Name-Number	Lindamoor On The Severn - P/O Lot 6
Design Professional	Michael M. Drum, PE #18521, Exp. 12/06/2023

Seal



Instructions:
1. The checklist must be submitted with the first submittal.
2. Packages submitted without the completed checklist will not be reviewed and will be returned to the applicant.
3. Design Professional **(Des.)** should insert into each box either of the following:
   a. √ This item has been addressed
   b. N This item does not apply to this project
4. All boxes must be checked.
5. The review engineer **(Rev.)** will upon review of the plans verify by inserting either of the following:
   a. √ This item has been adequately addressed or agree that it does not apply.
   b. X This item has not been adequately addressed. (Use the remarks column to indicate via letter designation, which item needs to be addressed or if a more detailed response is required then indicate in the remarks column that the item is addressed in the comment letter).
6. **A copy of the checklist will be returned to the applicant with the comment letter.**
7. **The checklist must be returned with the second submittal utilizing the same check format indicated in item 3 above**.

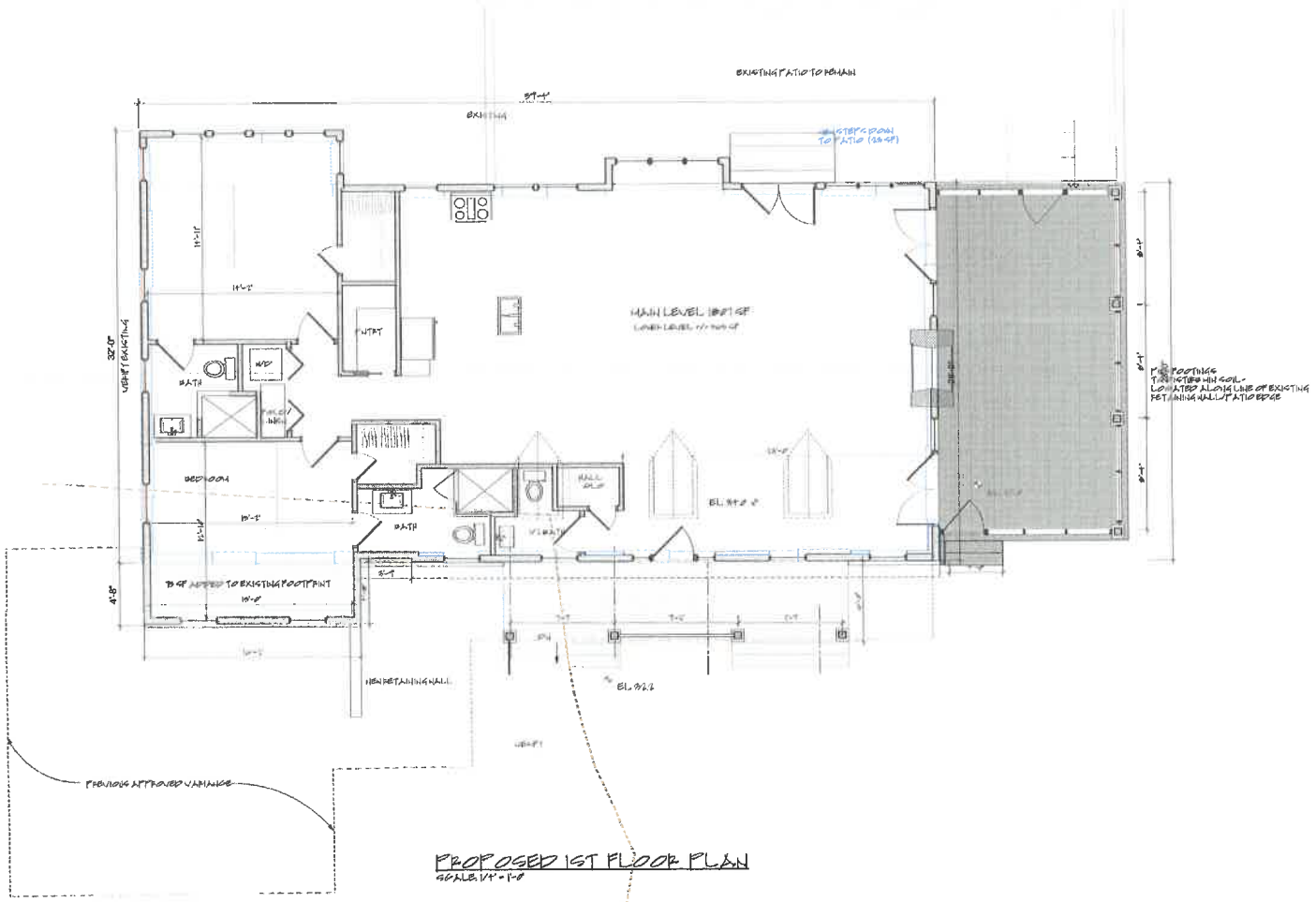
►	This checklist is being provided as a general guide for identifying the minimum features that should be addressed prior to submitting the plans for engineering review**. It is to be used in conjunction with the site development plan checklist for Single Family Dwellings (SFD).**
►	The design consultant by assigning his/her seal and signature certifies that the plans were completed in accordance with all currently applicable design standards.
►	**Plans that are incomplete as per the checklist items will result in an incomplete review and will be returned to the consultant. The resubmittal will be considered a first submittal in the review process.**
►	The Stormwater Management Concept items will be reviewed with the first submittal. If based on the review, this office determines that SWM is being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will be completed.
►	If this office determines that SWM is NOT being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will NOT be completed. The applicant will then address the comments that are required to demonstrate that ESD to the MEP has been addressed prior to commencement of final plan review.

	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
					Stormwater Management Concept Review	
1					**Drainage Area Maps**	
2	Y				Provide the following drainage area maps: A) Entire drainage area to site and or affecting site. B) On site drainage areas to SWM devices	
3	Y				**All Drainage area maps**: **A)** Contours numbered with legible lettering **B)** contour lines extend at least 200' beyond drainage area boundaries **C)** Travel path for Tc shown with segments labeled (distance, slope and "n" factor) **D)** Hydrologic soil groups delineated and shaded **E)** Acreage shown for entire drainage area and each sub area used in computations for curve number or "C" factor **F)** North arrow shown **G)** Scale shown.	
4	Y				Soils: **A)** Labeled and shaded **based on Hydrologic Soil Group (A, B, C, D)**. **B)** Indicate highly erodible soils by separate shading.	
5	N				If all of the required information required to be shown, such as soil and zoning etc. cannot be shown on the overall map then the information may be shown on a separate map. These maps must be shown at same scale as overall map.	
6	N				Scale shall be 1" = 100' for sites with acreage $\leq$ 25 acres, or 1" = 200' for sites with acreage > 25 acres.	
7					**On Site Plans**	
8	Y				North arrow/NAD 83;	
9	Y				Benchmark- BM NO., description and elevation. (Indicate vertical control used, NAVD 1929 or NAVD 1988);	
10					**Pre Development**	
11	Y				Site outline showing bearings and distances.	
12	Y				**Resource Mapping:** Provide a composite map **which allows clear depiction of the existing site resources and conditions.**	
13	Y				Site resources include but are not limited to: A) Mature trees B) Tidal and Non tidal Wetlands (based on report) C) Floodplains D) Streams labeled as (Perennial, Intermittent, etc.), E) Slopes greater than 25% (15% in critical areas), F) Buffers to streams and wetlands, G) Historical and or archaeological resources	
14	Y				**Highlight and shade the areas that should be protected from development:** This includes site resources listed above and sensitive features such as steep slopes, flood plains, etc.	

	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
15	N				**Certification Note:** Provide a note certifying that the location of features shown on the **Resource map** has been field verified. Note must be signed by design consultant.	
16	N				Pre and Post development discharge points from the site shown and labeled	
17	Y				Indicate if site is within any Bog Drainage or impact areas	
18	N				Provide a tabulation of sub drainage areas that provides a linkage with information used in computations. (i.e. any number used in curve number computations should be included in this table and clearly shown on the map.)	
19	Y				Provide the names of public or private roads that abut or traverse the site. B) Show right of way limits C) Indicate if road is on the scenic and historic road inventory.	
20	Y				Location of existing structures, septic areas, and water wells within 100 feet of site located on abutting and adjacent properties, as applicable; labeled "remain:, "to be removed", or "to be abandoned".	
21	Y				Property ownership and info- including the tax # for abutting and adjacent properties.	
22	Y				Limits of Critical Area designations- LDA, RCA, IDA;	
23		**Proposed Development Plan**				
24		**Site layout meets the criteria listed below:**				
25	Y				Proposed imperviousness and disturbance is minimized to the maximum extent practicable	
26	Y				Protects conservation areas, **and areas delineated in line 14 above,** to the maximum extent practicable	
27	Y				SWM is addressed by utilizing non structural practices, natural areas, landscape features and micropractices to manage runoff from impervious surfaces.	
28	Y				Site graded so that runoff flows from impervious areas directly to pervious areas or natural conveyance systems	
29	Y				Natural flow paths between the site and upstream and downstream systems are maintained	
30	Y				Sheet flow and natural overland flow processes maintained wherever it is feasible	
31	Y				Stable conveyance of runoff provided to offsite areas.	
32	N				Structural BMPs are used only where absolutely necessary	
33	Y				Show and label proposed contour lines.	
34	N				Easements provided for any work proposed on private offsite properties.	
	End of Preliminary Plan Review					

	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
	Final Plan Review					
36	**Reports, Computations and Attachments**					
37	Y				All computations are provided in a booklet that is A) Bound B) Sheets numbered C) Signed and Sealed by design professional D) Contains a table of contents.	
38	Y				Provide a narrative that describes A) How natural features are protected and enhanced, B) How natural flow patterns are maintained, C) Measures taken to reduce impervious coverage.	
39	Y				Address how the 10% pollutant reduction will be achieved if required.	
40	Y				**Study points:** Provide pre and post development runoff for all study points.	
41	Y				The same method of computation used when comparing runoff (i.e. if TR-55 used for post development runoff, it must be used for pre development as well)	
42	Y				Compute rainfall amount treated in each facility and provide a table that shows the volume treated for each nonstructural method, micro practice and structural device and includes a summary of the total volume required and provided.	
43	**Roads**					
44	N				Road plan checklist included for any proposed road improvements.	
45		**Use this section of the checklist only for plans where road improvements are not required.**				
46	N				If road is not improved based on current classification and no improvements are proposed, then provide modification decision information on the plan.	
47	N				Bearing and distances shown on plan and plat	
48	N				Right of way bearing and distances shown on ***both*** sides of each proposed or existing road that is part of contract shown in plan view; Limits defined via bearings and distance and/or complete curve information; Show maximum and minimum widths if ROW is variable.	
49	N				Existing roads that abut or traverse the site (improved and unimproved) show: A) Road name; classification of road; B)Ownership (SHA, County, Private; C) Surface type: D) Show curb and gutter or edge of pavement E) Indicate if road is scenic and historic.	
50	N				ROW labeled A) As Temporary or Permanent B) Public or Private	
51	N				Proposed right of way widths shown if applicable	
52	N				Clear sight triangle at intersections	
53	N				Existing substandard roads: Based on road classification, either provide right-of-way dedication and/or frontage road improvements (as applicable) or, submit for a modification to current Article 17, Section 2-103;	

	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
54					**Storm Drainage - Stormwater Management**	
55	N				Storm Drainage checklist is required for any proposed public storm drainage improvements.	
	N				**Right to Discharge:** Determine if any rights-to-discharge, on-site or off-site, are required.	
	N				Provide all necessary computations and plans to show how SWM is addressed. If disconnections are used, show the flow path on a plan that includes labeled contours.	
56	N				All SWM treatments must be covered under a Private SWM agreement to be executed with the grading permit.	
57					**Water and Sewer**	
58	N				If public water and or sewer is being extended then please supply the completed water and sewer checklist with the necessary public plans.	
59					**This portion of the checklist is to be used only if water and or sewer system extensions are not proposed**	
60	N				Label all existing mains along the property frontage showing A) Sizes and types, B) As-built tracing numbers.	
61	N				Meters, cleanouts etc. located outside of driveways.	
62	N				Easement provided where: A) Water meter, B) Cleanout, C) Fire hydrant, D) Grinder pump, and or E) Mayo tank, is not located within public right-of-way.	
63	N				Indicate current water and sewer service areas and category (existing, panned, no-planned service, etc.).	
64	N				Mains extended to limits of property and through the property frontage, if lot is located within the required extension distance (RED) as per the current water and sewer master plan.	
65	N				If site is within existing or planned service and utilities are not being extended, indicate the distance between the property line and the closest public utility.	
66	N				Show location of water and sewer connections to public utilities.	
67					**Flood Plain**	
68	N				**Flood plain: A**) Determine if flood plain exists on site. B) If flood plain exists use simplified method to determine water surface elevations on site.	
69	N				For previously platted flood plain: Flood plain limits shown, and flood plain source referenced.	
70	N				**For flood plains computed with this project:** A) Cross sections shown and labeled on the site development plan B) Q100, Elevation and station shown for each cross section	
71	N				Floodplain drainage area information used in computations clearly depicted on drainage area maps.	
72	N				Runoff computations for flood plains based on ultimate development of the drainage area based on zoning. No reductions based on storage in ponds, oversized pipes and undersized culverts.	
73	N				**Miscellaneous**	
74					Provide any necessary plats for easements, dedication etc.	



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10831, EXP. DATE: 06-30-2022.

ARCHITECT LIC # 10831 TERRENCE T. AVERILL STATE OF MARYLAND

T. AVERILL ARCHITECT, LLC
185 CONDUIT STREET
ANNAPOLIS, MD 21401

HETER RESIDENCE

1871 COVE POINT ROAD ANNAPOLIS, MARYLAND

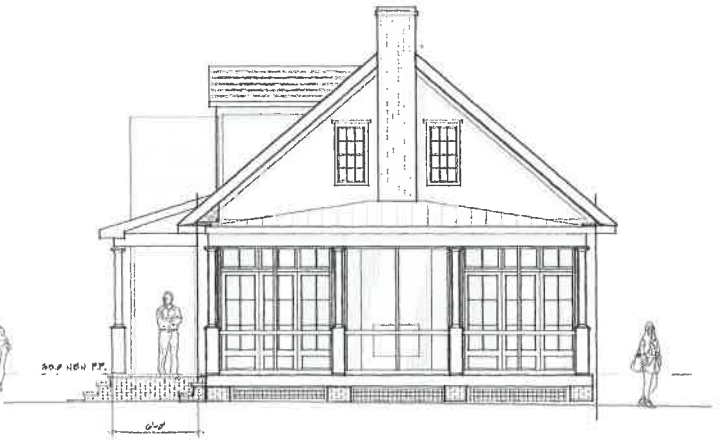
PROPOSED FIRST FLOOR PLAN

JOB # 2219 DRAWING 01-04-2019 T. Averill- MD Architect #10831

SHEET A-2

1 OF 2

PROPOSED FRONT
SCALE 1/4" = 1'-0"



PROPOSED SIDE (SOUTHEAST) ELEVATION
SCALE 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10831, EXP. DATE: 08-20-2022.

ARCHITECT 10831 TERRENCE T. AVERILL STATE OF MARYLAND

T. AVERILL ARCHITECT, LLC
165 CONDUIT STREET
ANNAPOLIS, MD 21401
410-295-0178

HEYER RESIDENCE

1067 COVE POINT ROAD ANNAPOLIS, MARYLAND

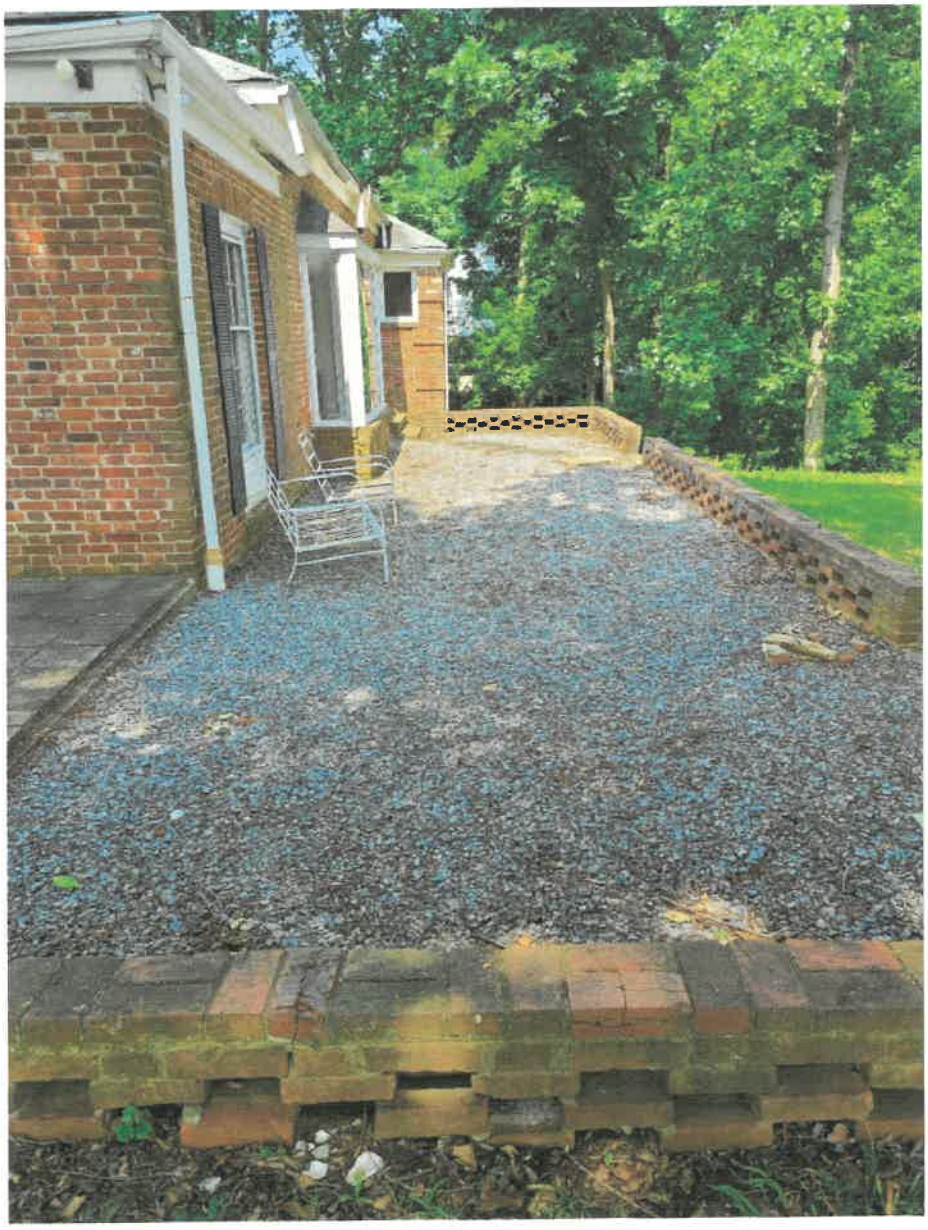
ELEVATIONS

SCALE 1/4" = 1'-0" DRAWING 01-07-2022 T. Averill-MD Architect #10831

SHEET A-2 2 OF 2

LOOKING SOUTH AT EXISTING EAST SIDE LAWN, BRICK WALL AND GRAVEL SLATE PATIO EAST OF TOP OF SLOPE

EXISTING EAST SIDE BRICK WALL AND GRAVEL SLATE PATIO



LOOKING NORTHEAST AT EXISTING NORTH SIDE BRICK WALL AND GRAVEL PATIO

LOOKING SOUTHWEST AT NORTHEAST SIDE OF THE EXISTING HOUSE & PATIOS

LOOKING NORTH AT SOUTH SIDE OF THE EXISTING HOUSE & DRIVEWAY

Mark Wedemeyer, Director

Memorandum

To: Planner, Office of Planning and Zoning

From: Hala Flores, P.E., Engineer Manager, Department of Inspections and Permits

Date: August 9, 2023

Subject: Lindamoor on the Severn, P.O lot 6 and accretion land
1829 Cove Point Road, Annapolis MD 21401
Variance request: 2023-0130-V

Variance Request – Allow relief from the required lot setbacks

Description - The applicant proposes to reconstruct existing single-family dwelling utilizing existing foundation with a new south front porch and a new porch within foot print of existing patio on east side of dwelling. Variance requested to Article 17, Section 8-301(b) to allow disturbance in the expanded buffer for the proposed redevelopment.

Review - This office has reviewed the variance request for the subject property.

1- An infiltration trench with a pretreatment trench is proposed to manage the rooftop runoff. The submitted variance application will need to include soil borings to validate the suitability and siting of the practice. The trench, as shown, drains to a swale that flows to the adjacent private property. It is unclear if the trench is sized for the ESDv or the 10-year flow. A right to discharge permission may be required if the drainage quantity, velocity, and pattern to the swale is altered. The phreatic line from the overflow of the practice must be shown and shall not intersect the steep slopes.

2- Submit a SWM report and discuss/locate the existing SWM for the home. All existing SWM must be clearly marked on the plan. Specifically, discuss the SWM provided for the previous variance case 2020-0081, to disturb the expanded buffer to construct an addition and reconfigure the driveway.

3- A photo tour and a statement regarding the stability is needed for the steep slopes.

4- Submit the private R/W private easement for cove point road.

Determination – This office has no objection to the request as long as the comments shown above are addressed with the grading permit application.