

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

**APPLICANT:** Diane & Stephen Collins

**ASSESSMENT DISTRICT:** 2nd

**CASE NUMBER:** 2023-0107-V

**COUNCILMANIC DISTRICT:** 6th

**HEARING DATE:** August 29, 2023

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicants are requesting variances to allow a dwelling (demo/rebuild) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 648 Maid Marion Hill in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 6,862 square feet of land and is located with approximately 0 feet of road frontage on the east side of Maid Marion Hill, approximately 550 feet south of Sherwood Forest Road. The property is identified as Lot 648 of Parcel 295 in Block 19 on Tax Map 39 in the Sherwood Forest subdivision.

The property is zoned R2 – Residential District, as adopted by the comprehensive zoning for Council District 6, effective October 7, 2011. This site lies entirely within the Chesapeake Bay Critical Area, and is designated LDA – Limited Development Area. It is currently improved with a two-story dwelling and associated facilities.

**APPLICANT'S PROPOSAL**

The applicants are proposing to remove the existing dwelling and rebuild a new two story dwelling with a basement. The proposed work will encroach into the minimum front setback and disturb steep slopes.

**REQUESTED VARIANCES**

§ 18-4-601 of the County Code states that the minimum setbacks for principal structures is 30 feet from the front lot line. The proposed new dwelling will be as close as 8 feet from the front property line, necessitating a variance of 22 feet.

§ 17-8-201(a) of the County Code states that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate

stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline; and, all disturbance shall be limited to the minimum necessary. The proposed demo/rebuild will disturb approximately 1,870 square feet of slopes of 15% or greater, necessitating a variance.

## **FINDINGS**

This Office finds that the subject property is irregularly shaped and undersized with regard to the minimum area requirement of 20,000 square feet and the minimum width requirement of 80 feet for a lot in the R2 District not served by public sewer. The property is encumbered by steep slopes to the north and to the east of the existing dwelling. The existing critical area lot coverage of the site is 1,899 square feet. The proposed post-construction lot coverage is 2,216 square feet, which is equal to the allowed lot coverage under § 17-8-402. The existing coverage by structures is 1,575 square feet. The proposed post-construction coverage by structures is 1,864 square feet, which is below the 30% (2,058 square feet) maximum coverage by structures allowed under §18-4-601. A review of the County 2023 aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

The applicants' letter states that they propose to completely remove the existing cottage and construct a new single family detached dwelling (cottage). The primary need is due to its age, as well as the architecturally obsolete nature of the cottage for practical use. The applicants state that the family needs have expanded, and that physical mobility requires that the halls, baths and rooms within the house be updated. The applicants' letter further states that the existing home sustained storm damage on January 20, 2023 leaving the cottage uninhabitable. The applicants are seeking a variance that will allow the new house to be built farther back from the steep slopes.

## **Agency Comments**

The **Engineering Section** has reviewed the above-referenced request for Engineering and Utility issues and offered the following comments.

The pre-file comments shown below were not addressed in the variance request submittal.

- A geotechnical report is required to demonstrate the condition of the steep slopes under existing conditions, identify the need for slope stabilization, and needs for retaining structures.
- The designer needs to provide information showing how the site's drainage and risk from erosion on the steep slope are being addressed.
- Due to the increased impervious coverage, permeable pavement should be considered in lieu of the proposed impervious cover for the sidewalks and driveway.

Determination – Since this proposal is for a demo/rebuilt versus a “new single-family home” and the LOD is less than 5000 SF, the site is exempt from the SWM regulations and will be required to provide SWM planting per Code Section 17-8-405. This office supports this variance request on the condition that the comments above are addressed with the grading or building permit approval.

The **Health Department** has reviewed the above referenced variance to remove and replace the existing cottage, disturb steep slopes and install new septic on and off site. Their Department does not have an approved plan for this project, but has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

The **Cultural Resource Section** commented that the subject property is located within Sherwood Forest (AA-941) which is listed in the Maryland Inventory of Historic Properties (MIHP). Proposed demolitions must comply with *Section 105.8 of the Construction and Property Maintenance Codes Supplement*, which says that a permit to demolish or remove a historic structure may not be issued, unless the applicant demonstrates compliance with Article 17-6-501 of the County Code. As Sherwood Forest is on the MIHP, all demolitions must be reviewed as per 17-6-501 of the Code. Their office will need to conduct a review for the demolition of the existing structure, once the permit application is submitted.

The **Critical Area Commission** noted that the proposed lot coverage will total the exact amount allowed for lots of this size (2,216 square feet). Their office recommends further reducing the amount of lot coverage proposed on this site to allow for future improvements, and will not support any future variance request to increase lot coverage on this site. If this variance is approved, appropriate mitigation is required.

The **Critical Area Team** commented that the proposed home sits at the top of a 55% slope. The applicant has indicated that the reason for the setback request is to allow the home to be placed as far from the slope as possible when in fact, the home is at the top of the slope and the rear setback. The proposed home has 5 bedrooms, 4 full baths, 2 half baths; a garage; a sitting room, family room and a living room; an Office and a Library and an Art Room. While it is true that a large portion of the lot is encumbered by steep slopes, that should not be the basis for the variance but an indication that the lot will only support a home of a certain size. This proposal does not meet the requirements for variance approval. Mitigation and SWM must be addressed with the permit application. A modification will be required for the disturbance of the required slope buffer. Approval of a variance does not guarantee the approval of the modification. The modification decision will be subject to the requirements of 17-2-108.

### Variance Criteria

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. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

In this particular case, the property is unique due to the shape and size of the lot, which makes conforming to the minimum front setback, while also avoiding the steep slopes, virtually impossible. The proposed new house appears to have been designed to avoid the steep slopes to the east, however, the expanded footprint doubles the permanent disturbance to the steep slopes to the north. The proposed dwelling is generously sized at approximately 3,200 square feet,

spread over 2 floors, not including the finished basement.

While encroaching into the front setback may be unavoidable, there appears to be an opportunity to design the proposed dwelling to avoid the steep slope disturbance to the north. The granting of the variance as proposed would confer on the applicants special privileges 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 mitigation, the granting of the variance should not adversely affect water quality or impact fish, wildlife or plant habitat, and will be in harmony with the general spirit and intent of the County's critical area program.

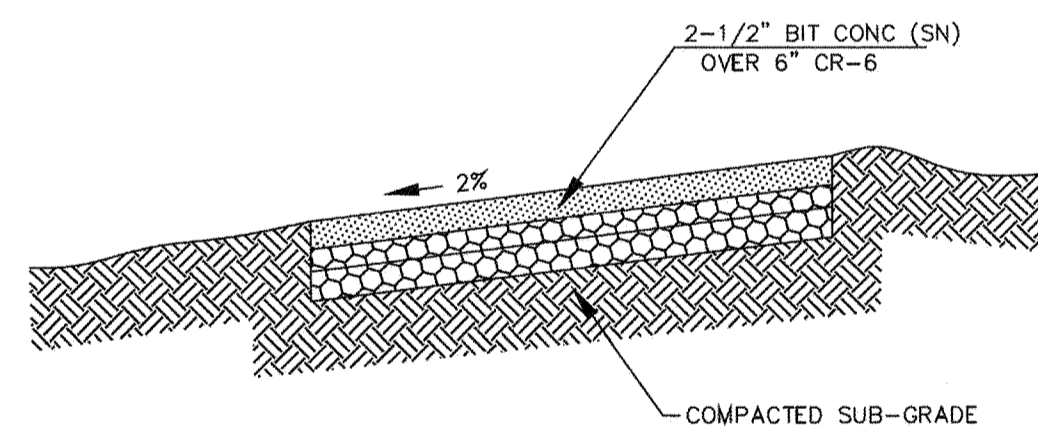
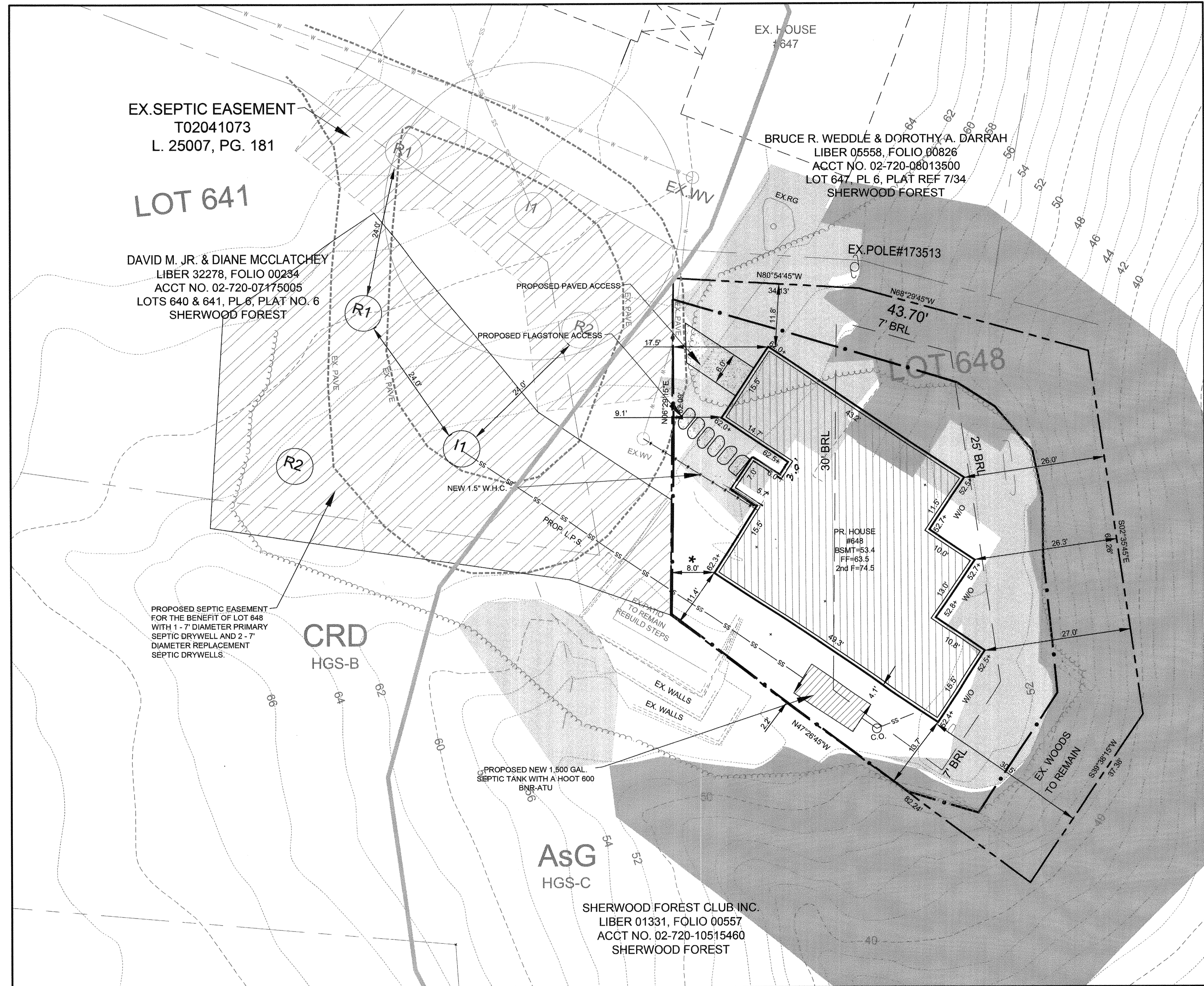
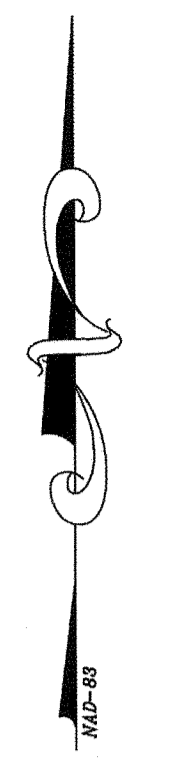
With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, be contrary to acceptable clearing and replanting practices, reduce forest cover in the limited development area, or be detrimental to the public welfare.

However, the request is not considered to be the minimum necessary to afford relief as there is opportunity to reduce the proposed footprint in order to reduce the disturbance to the steep slopes. As such, this Office would support the variance to § 18-4-601 to reduce the front setback, but would not support a variance to § 17-8-201(a) to disturb steep slopes.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the County Code under which a variance may be granted, as proposed, this Office recommends ***approval*** of a zoning variance to §18-4-601 to allow a principal structure as close as eight feet to the front property line, and ***denial*** of the Critical Area variance to § 17-8-201(a) to disturb steep slopes.

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.



**DRIVEWAY X-SECTION A-A'**  
NO SCALE

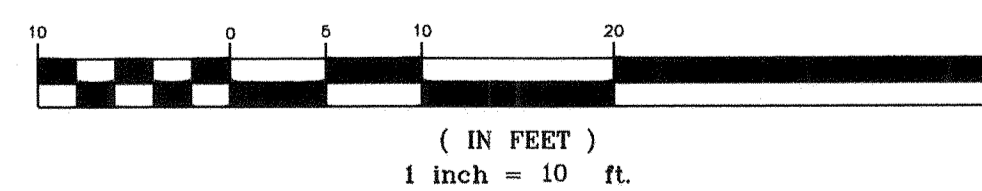
**LEGEND**

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONTOUR	--- 32 ---
EXISTING WOODS	~~~~~
EXISTING SOILS DESIGNATION	AsG
EXISTING ZONING DESIGNATION	R 2
EXISTING EDGE OF PAVE	-----
PROPOSED GRADE	--- 30 ---
PROPOSED ELEVATION SPOT SHOT	+30.2
PROPOSED HOUSE	▨
15-25% SLOPES	▨
25% AND GREATER SLOPES	▨

SOIL TYPE			
SYMBOL	NAME	HSG	AREA
AsG	ANNAPOLIS FINE SANDY LOAM	C	0.158 ACRES

**GRADING PLAN:**

SCALE: 1" = 10'  
GRAPHIC SCALE



**PR. IMPERVIOUS SUMMARY**

PR. HOUSE = 1,864 SF  
PR. DRIVE/WALK = 122 SF  
EX. PATIO = 230 SF  
TOTAL = 2,216 SF  
ALLOWED = 2,216 SF

PERC. NO. # PAT 02050479  
BUILDING PERMIT # B  
GRADING PERMIT # G020

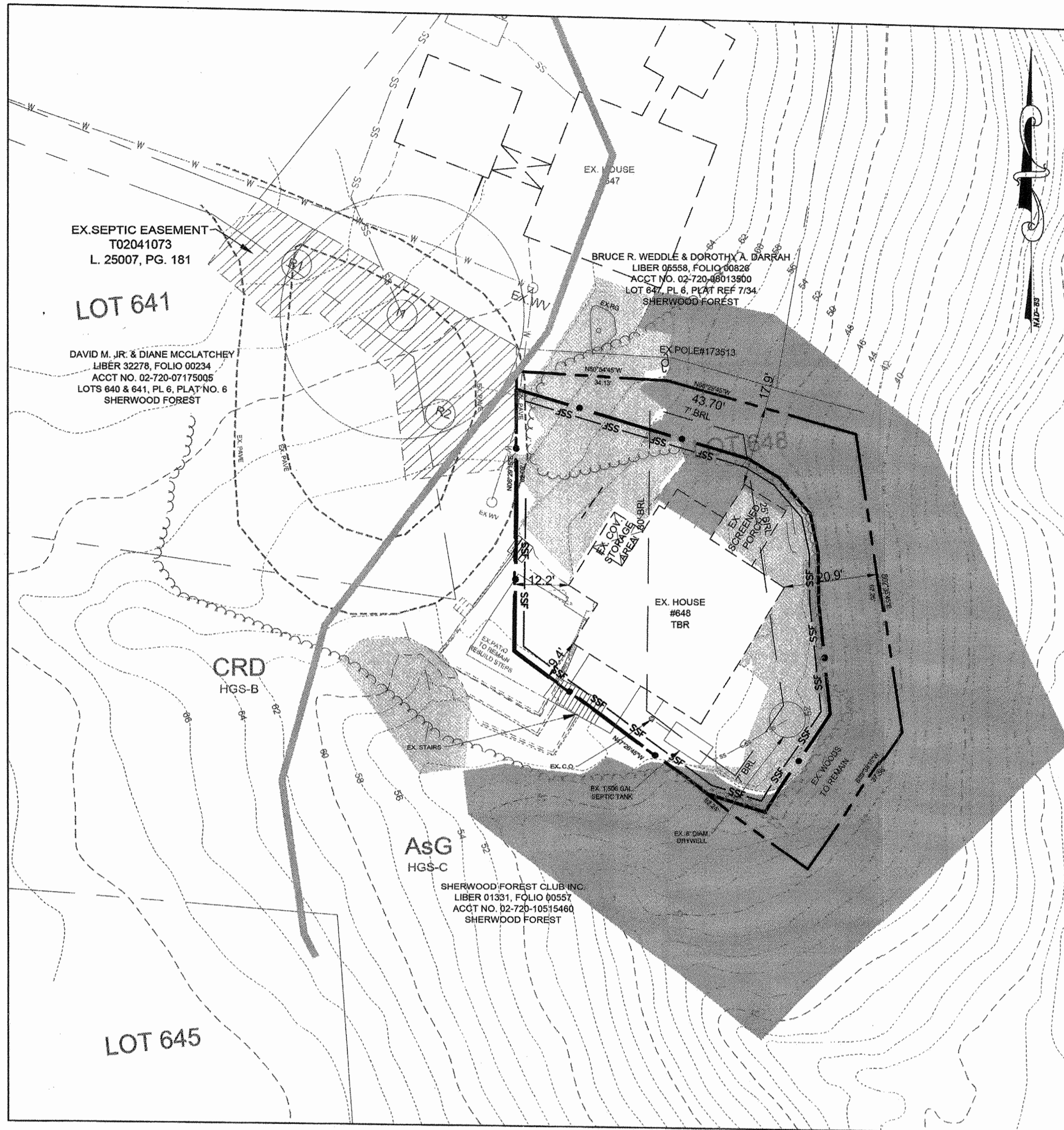
REVISIONS		
#	DESCRIPTION	APPROVED BY DATE

PROFESSIONAL CERTIFICATION: I, JOHN E. SCOTT, III, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #16084, EXPIRATION DATE JUNE 25, 2024

**BUCKHARDT ENGINEERING, LLC**  
LAND DEVELOPMENT CONSULTING  
P.O. BOX 6307  
ANNAPOLIS, MARYLAND 21401  
PHONE 443-871-3584 (GARY)  
Email: gmetsc@gmail.com

SCALE: AS SHOWN  
DATE: MAY, 2023  
DRAWN BY: L.K.C.  
CHECKED BY: J.E.S.  
JOB: 648 MAID MAR  
SHEET NO: 3 OF 5

**GRADING PLAN**  
**648 MAID MARION HILL**  
SHERWOOD FOREST, PLAT 6  
TAX MAP 39, GRID 19, PARCEL 295, LOT 648  
TAX ID#: 02-720-02352000  
DEED REF.: 38045/249, ZONING R-2, ZIP CODE 21405  
SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

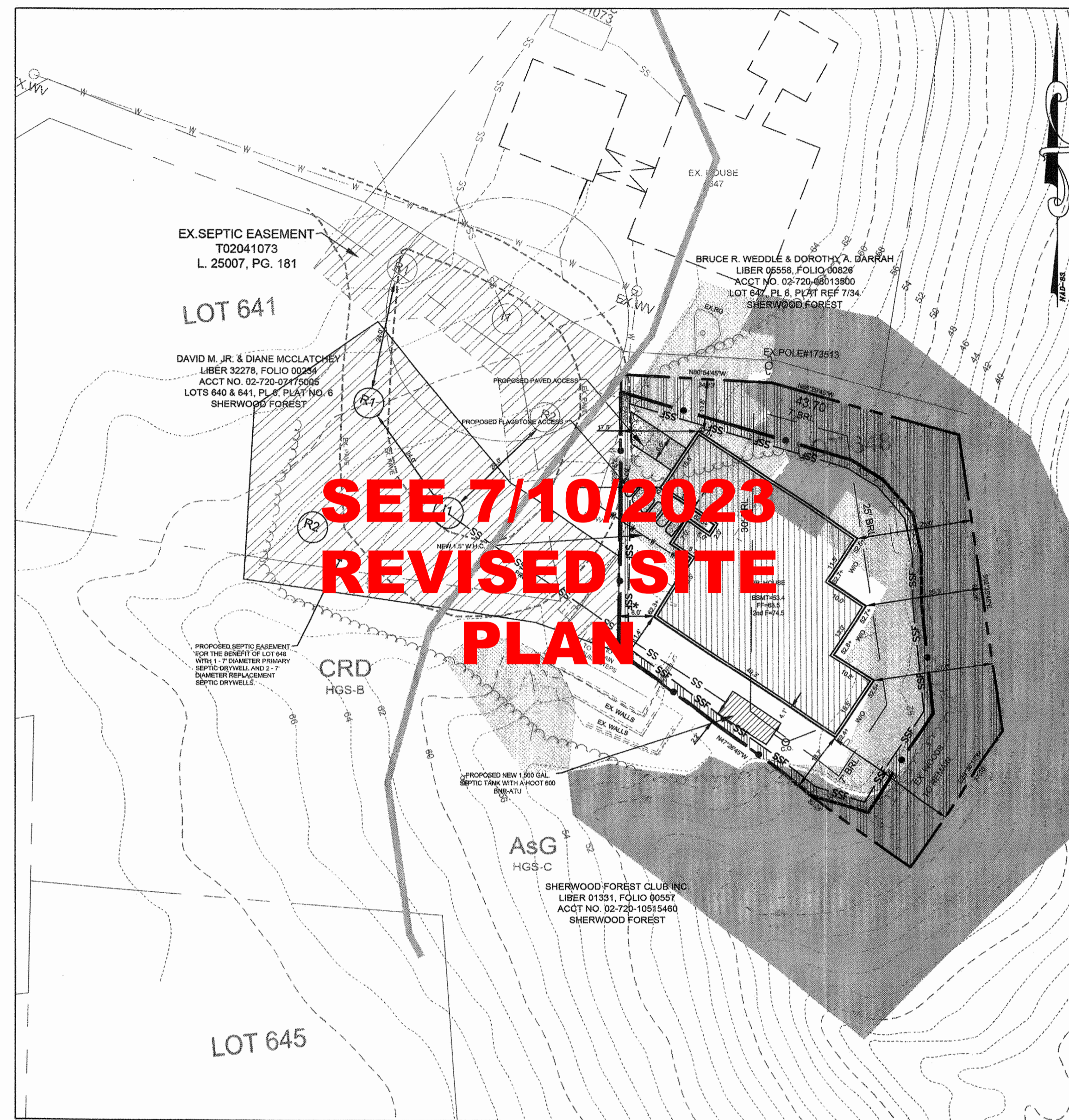


**EX. IMPERVIOUS SUMMARY**

EX. HOUSE	= 1,575 SF
STAIRS	= 16 SF
EX. PATIO/STEPS	= 257 SF
SIDEWALK	= 51
<b>TOTAL</b>	<b>= 1,899 SF</b>

**LEGEND**

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONTOUR	80
EXISTING SOILS DESIGNATION	CoC
EXISTING ZONING DESIGNATION	R2
25% AND GREATER SLOPES	[Hatched pattern]
15 - 25% SLOPES	[Dotted pattern]
PROPOSED HOUSE	[Vertical line pattern]
PROPOSED CONCRETE	[Horizontal line pattern]



**PR. IMPERVIOUS SUMMARY**

PR. HOUSE	= 2,216 SF
PR. SIDEWALK	= 51 SF
PR. PATIO/STEPS	= 257 SF
<b>TOTAL</b>	<b>= 2,524 SF</b>
<b>ALLOWED</b>	<b>= 2,216 SF</b>

**CANOPY COVER**

EXISTING SITE AREA	= 6,862 SF
EXISTING FOREST AREA	= 2,350 SF
FOREST REMOVED	= 360 SF

**REVISIONS**

#	DESCRIPTION	APPROVED BY	DATE

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**BUCKHARDT ENGINEERING, LLC**  
LAND DEVELOPMENT CONSULTING  
P.O. BOX 6307  
ANNAPOLIS, MARYLAND 21401  
PHONE 443-871-3584 (GARY)  
Email: gmetsc@gmail.com

PERC. NO. # \_\_\_\_\_ BUILDING PERMIT # \_\_\_\_\_ GRADING PERMIT # \_\_\_\_\_  
**PAT 02050479 B G020**

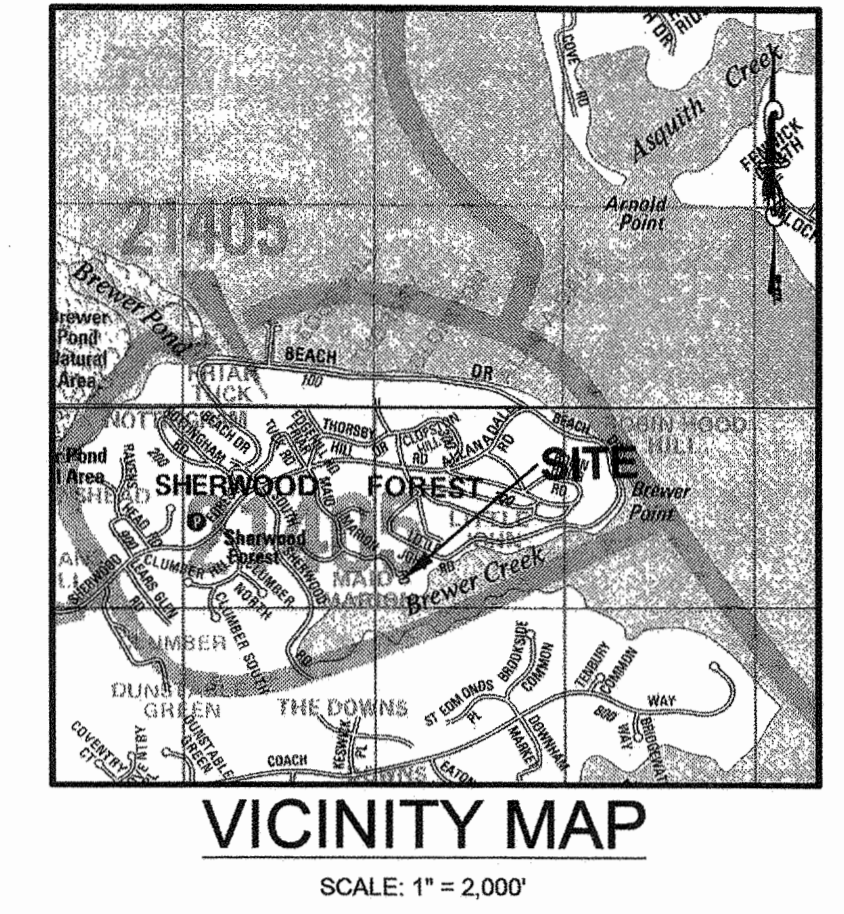
SCALE: AS SHOWN

DATE: FEBRUARY, 2023  
DRAWN BY: L.K.C.  
CHECKED BY: G.M.E.  
JOB NO: 648 MAID MARION  
SHEET NO: 1 OF 1

**VARIANCE PLAN**

**648 MAID MARION HILL**  
SHERWOOD FOREST, PLAT 6  
TAX MAP 39, GRID 19, PARCEL 295, LOT 648

TAX ID#: 02-720-02352000  
DEED REF.: 38045/249, ZONING R-2, ZIP CODE 21405  
SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



**GENERAL NOTES:**

- PURPOSE STATEMENT: THE PURPOSE OF THIS PLAN IS TO REFLECT THE EXISTING AND PROPOSED CONDITIONS FOR LOT 648 TO REPLACE A STORM DAMAGED HOUSE.
- PROPERTY OWNERS: STEPHEN O. COLLINS & DIANE V. DAUUTOLO COLLINS  
5613 ENDERLY ROAD  
BALTIMORE, MD 21212-2958  
TELE: 410-371-0815
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ANNE ARUNDEL CO. DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS UNLESS OTHERWISE DETAILED OR SPECIFIED ON THE PLANS.
  - THE SITE IS SERVED BY COMMUNITY WATER AND PRIVATE SEPTIC. # PAT02050479
  - ALL STRUCTURAL FILL MATERIALS SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T-180 METHOD. THE CONTRACTOR SHALL USE CLASS 1 SELECT MATERIALS FOR ALL BACKFILL.
  - THE TOPOGRAPHIC AND BUILDING LOCATION INFORMATION SHOWN ON THE SITE PLAN WAS FIELD RUN SURVEY PER STEVEN JURITZ SURVEYS, INC. ON OCTOBER 7, 2022
  - THE SITE NOT LOCATED WITHIN A FEMA FLOOD ZONE, MAP 24003C0168 F ZONE 'X' DATED FEBRUARY 18, 2015
  - THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY REVIEWED ON FILE WITH ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT INDICATED THAT THE MAJOR SOIL CLASSIFICATION IS ASG, ANNAPOLIS FINE SANDY LOAM, 40 TO 80 PERCENT SLOPES, HSG 'C' & CoC, COLLINGTON-WIST COMPLEX, 5 TO 10 PERCENT SLOPES, HSG 'B'.
  - ZONING IS R2.
  - YARD SETBACKS ARE: FRONT 30', REAR 25', SIDES 7'
  - SITE PLAN TABULATIONS: GROSS SITE AREA: 6,862 SF OR 0.158 AC. NON-CONFORMING LOT
  - THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT-OF-WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
  - THE SITE IS ENTIRELY WITHIN THE LDA CHESAPEAKE BAY CRITICAL AREA DESIGNATION PER MAP 16, GRID U20
  - BENCHMARK: A.A.COUNTY MON. 251, N. 493,628.166, E. 1,437,404.976, ELEV. 124.04 NGVD 29
  - THIS SITE IS WITHIN THE SEVERN RIVER WATERSHED.

**VARIANCE SCHEDULE**

- A VARIANCE TO 25' BUFFER AND EXPANDED BUFFER TO SLOPES 15% OR GREATER PER 17.8.201(A).
- A VARIANCE OF 22.0 FEET TO THE REQUIRED 30-FOOT FRONT YARD SETBACK PER 18.4.601.

**PERMIT HISTORY**

PERC.# PAT02050479  
BUILDING PERMIT NO. B02  
GRADING PERMIT NO. G02

**LAND DISTURBANCE**

- L.O.D. AREA = 4,705 SQ. FT.
- 15-25% STEEP SLOPES IN L.O.D. = 1,870 SQ. FT.

**A.A.Co. CODE 17-8-402 LOT COVERAGE RESTRICTIONS**

EXISTING SITE AREA = 6,862 SF  
ALLOWABLE LOT COVERAGE = 25% + 500 OR 2,216 SF

BUCKHARDT ENGINEERING, LLC

POST OFFICE BOX 6307

ANNAPOLIS, MARYLAND 21401

443.871.3584

GMETSC@GMAIL.COM

**VIA HAND DELIVERY TO GREY MAIL BOX**

MAY 30, 2023

ANNE ARUNDEL COUNTY

OFFICE OF PLANNING AND ZONING

ZONING DIVISION, CRITICAL AREA TEAM

2662 RIVA ROAD, THIRD FLOOR

HERITAGE OFFICE COMPLEX

ANNAPOLIS, MARYLAND 21401

***RE: VARIANCE APPLICATION FOR: 648 MAID MARION TRAIL – SHERWOOD FOREST ANNAPOLIS, MARYLAND 21405***

***TAX ID # 2-720-02352000***

***SHERWOOD FOREST COMMUNITY – LOT 648, PLAT 6***

DEAR ZONING:

ON BEHALF OF THE APPLICANTS/OWNERS, MR. STEPHEN P. COLLINS AND MRS. DIANE V. D'AUTOLO COLLINS, WE ARE PRESENTING THIS VARIANCE APPLICATION FOR YOUR FAVORABLE REVIEW AND SUPPORT PRIOR TO AND DURING THE VARIANCE HEARING WITH THE ADMINISTRATIVE HEARING OFFICE.

***REQUEST:***

THE APPLICANTS REQUEST IS TO COMPLETELY REMOVE THE EXISTING COTTAGE AND CONSTRUCT A NEW SINGLE FAMILY DETACHED DWELLING (COTTAGE). THE PRIMARY NEED IS DUE TO ITS AGE AND ITS ARCHITECTURALLY OBSOLETE NATURE OF THE COTTAGE FOR PRACTICAL CURRENT USES AS WELL AS FUTURE USES AS THE FAMILY NEEDS HAVE EXPANDED AND PHYSICAL MOBILITY REQUIRES UPDATED HALLS, BATHS AND ROOMS WITHIN THE HOME.

THE APPLICANT IS SEEKING RELIEF FROM STRICT COMPLIANCE WITH ARTICLE 18-4-601 FOR A 22 FOOT SETBACK VARIANCE FROM THE REQUIRED 30 FOOT FRONT SETBACK, THE GRANTING OF THIS REQUEST ALLOWS FOR THE NEW COTTAGE BE PLACED FARTHER FROM THE BANK TO STEEP SLOPES.

THE APPLICANT IS SEEKING RELIEF FROM STRICT COMPLIANCE WITH ARTICLE 17-8-201 (A) SLOPES 15% OR GREATER AS THE LOT IS 87% INUNDATED BY SLOPES AND ENTIRELY WITHIN THE SLOPE BUFFER. ARTICLE 17-8-301 (B).

THE SECONDARY NEED TO REPLACE THE HOME IS DUE TO A STORM EVENT WHICH OCCURRED ON JANUARY 20, 2023 LEAVING THE COTTAGE UNINHABITABLE WITH STRUCTURAL DAMAGE TO THE ROOF AND INTERIOR ROOMS.

THE APPLICANT SEEKS RELIEF FROM STRICT COMPLIANCE TO THE BULK REGULATIONS OF ARTICLE 18-4-601 SETBACKS AND ARTICLE 17-8-201 (A) DISTURBANCE TO SLOPES 15% OR GREATER WITHIN THE CHESAPEAKE BAY CRITICAL AREA LIMITED DEVELOPMENT AREA OVERLAY ZONE.

THE LOT SIZE IS 6,862 SQUARE FEET, AS SURVEYED AND IS NON-CONFORMING TO THE REQUIRED 15,000 SQUARE FEET LOT SIZE; AS SUCH UNDER ARTICLE 18-2-301 WITHIN THE LDA OVERLAY THE USE MAY BE EXPANDED IF THE DWELLING MEETS THE REQUIRED 25 FOOT REAR YARD, THE 7 FOOT SIDE YARDS, FAVORING A REDUCTION IN THE FRONT YARD AREA, SIMILAR TO MANY NEW DWELLINGS IN THE COMMUNITY.

THE APPLICANT PROPOSES A VARIANCE OF 22 FEET TO THE REQUIRED 30 FOOT SETBACK.

REPLACING THE STRUCTURE REQUIRES DISTURBANCE TO SLOPES 15% AND GREATER, THE SITE PLAN PROPOSAL SHOWS A 10 FOOT LIMIT OF DISTURBANCE ALONG THE PERIMETER OF THE EXISTING COTTAGE AND THE REPLACEMENT COTTAGE.

MITIGATION PROPOSED AT 3:1 RATIO, STORMWATER SYSTEM(S) AND A NEW SEPTIC SYSTEM WILL OFFSET TEMPORARY IMPACTS TO THE ENVIRONMENT AND ENHANCE WATER QUALITY.

#### **FINDINGS:**

THE LOT WAS PLATTED DECEMBER 6, 1929, THE EXISTING DETACHED DWELLING "COTTAGE" WAS BUILT IN ROUGHLY 1940. THE COTTAGE HAS THREE SMALL BEDROOMS ON THE TOP FLOOR, TWO OF WHICH ARE CONSTRUCTED ON THE FORMER PORCH, AND HAS 2 SMALL BEDROOMS ON THE BASEMENT FLOOR. ONE OF THE BATHROOMS IS ON THE BASEMENT LEVEL; THE SECOND IS ON THE FLOOR ABOVE. THERE ARE FIVE BEDROOMS EXISTING AND FIVE BEDROOMS PROPOSED.

THE SITE CONTAINS AND AREA OF SLOPES 15% OR GREATER 5,929 SQUARE FEET OF THE LOT AREA OR 87.5 %



THE PROPERTY HAS VEHICULAR ACCESS FROM MAID MARION HILL AN OFFSHOOT OF SHERWOOD FOREST ROAD NEAR THE CLUBHOUSE. THERE IS A CIRCULAR PAVED DRIVE FRONTING THE PROPERTY, WITH SEVERAL OFF LOT PARKING SPACES LOCATED ALONG THE TRAIL WHERE TOPOGRAPHY ALLOWS FOR THOSE SPACES. THE NEW DWELLING PROPOSES AN INTERNAL SPACE FOR UTILITY EQUIPMENT AND A 6 FOOT WIDE PAVED ACCESS TO THAT SPACE.

LOT 648 DOES NOT HAVE PARKING SPACES ON THE LOT, AS MANY DO NOT.

THE COTTAGE IS CONNECTED TO THE COMMUNITY WATER SYSTEM AND IS SERVED BY AN OPERATIONAL PRIVATE SEPTIC SYSTEM ON THE LOT.

THIS PROPOSAL CONTAINS PROVISIONS FOR REPLACEMENT OF THE SEPTIC TANK TO A "BAT" TANK WITH A "HOOT" TREATMENT AND EJECTION SYSTEM TO A NEW DRYWELL LOCATED OFF SITE IN CIRCULAR DRIVE AREA.

PEN MAR ENVIRONMENTAL SERVICES, LLC PERFORMED A SIMPLIFIED FOREST STAND DELINEATION OF THE LOT TO IDENTIFY THE WOODLAND LIMITS AND VEGETATIVE COVERINGS. THE EXISTING WOODLAND COVER ON THE LOT IS 2,350 SQUARE FEET. THE COTTAGE WAS DAMAGED BY OFFSITE TREES DURING A STORM EVENT

ENVIRONMENTAL IMPACTS OCCURRING TO REMOVE AND REPLACE THE EXISTING COTTAGE, CLEAN UP THE STORM DEBRIS AND RECONNECT TO UTILITIES ARE THE MINIMUM NECESSARY. THE ENTIRE LOT AREA IS SUBJECT TO ARTICLE 17-8-301.

EXHIBITS:

- SITE PLAN
- VARIANCE CHECKLIST
- RECORD PLAT
- DEED OF OWNERSHIP AND TAX MAP

IF YOU HAVE ANY QUESTIONS OR WISH TO MEET AND CONSULT ON THIS SUBMISSION, PLEASE CONTACT ME DIRECTLY AT 443.871.3584 OR [GMETSC@GMAIL.COM](mailto:GMETSC@GMAIL.COM).

SINCERELY



GARY M. EVANS

CC: MR. & MRS. STEPHEN P. COLLINS

# CRITICAL AREA REPORT

***Pen Mar Environmental Services, LLC***

P.O. Box 6809  
Annapolis, MD 21401  
2dmusser1@gmail.com  
443.875.3955

**CHESAPEAKE BAY CRITICAL AREA REPORT with NARRATIVE  
DESCRIPTION**

PROPERTY: Lot 648, Plat 6, Sherwood Forest Subdivision  
648 Maid Marion Hill, Annapolis, MD 21405

CURRENT OWNER: Diane and Stephen Collins  
648 Maid Marion Hill  
Towson, MD 21405

DESCRIPTION: 6,862 Square Feet  
Tax Map 39, Grid 19, Parcel 295  
Tax ID#2720-0235-2000

ZONING: R2 – Residential

CRITICAL AREA: LDA – Limited Development Area

DATE: February 15, 2023

**Introduction and Site Description:**

This Chesapeake Bay Critical Area Report is being prepared to meet Anne Arundel County standards for development in the Chesapeake Bay Critical Area. The 6,862 sq. ft. (0.16 ac) site is located in the Sherwood Forest community of Annapolis, Maryland in central Anne Arundel County (Fig. 1). The subject property is currently zoned as R2 – Residential (Fig. 2) and is located within the Severn River Watershed (8 Digit #02131002). The site is currently developed with a single family home and gravel driveway. Existing impervious area is 1,857 square feet and it is forested with several mature trees with limited/sparse understory. The entire 6,862 sq. ft. site has been designated as a Limited Development Area (LDA) within the Chesapeake Bay Critical Area (Fig. 3).

The property is located along the northeast side of the eastern bend of Maid Marion Hill (Road). It is bordered on the north by a residential property and by undeveloped community property in all other directions. The property lies at the end of a ridge and is surrounded on the southeast half by steep slopes, draining towards the Idle River, a direct tributary of the Severn River. Onsite topographic elevations range from 68' above sea level (a.b.s.) along the north property line down to 35' a.b.s. along the south corner of the property (Fig. 4).

Public sewer and water service is not available in this area so any proposed new residential structures would be served by private well and septic.

**Existing Vegetation:**

Excluding the house, driveway and a small yard, the property is entirely forested. The 2,350 square feet of forested area that exists on the property (Fig. 5) is dominated by mature, lone standing upland trees with a few trees scattered throughout the understory. The overstory trees on the property include northern red oak (*Quercus rubra*), chestnut oak (*Quercus prinoides*), red maple (*Acer rubrum*) and choke cherry (*Prunus virginiana*). The understory is sparse and includes American holly (*Illex opaca*), flowering dogwood (*Cornus florida*), pignut hickory (*Carya glabra*) and hackberry (*Celtis occidentalis*). In total, 2,350 square feet (34%) of wooded area exists on the site.

**Environmental Features and Habitat Protection Areas:**

According to a review of Maryland's Environmental Resources and Land Information Network (MERLIN), the site is considered to be within Forest Interior Bird Dwelling species (FIDs) habitat which is considered to be a habitat protection area (Fig. 6). Additionally, 25% steep slopes are located on the property. No non-tidal wetlands or their associated 25-foot buffer were found to exist on the subject property (Fig. 7 and Fig. 8). The property is not waterfront and the 100-foot buffer does not extend onto the site. The 100-year floodplain is not located on this property (Fig. 9). Additionally, the review identified no historic waterfowl staging areas or colonial water bird nesting sites.

**Soils:**

The USDA Natural Resources Conservation Service identifies one soil type on site which is the Annapolis fine sandy loam (AsG) on 40-80% slopes (Fig.10). The Annapolis fine sandy loam is a sandy loam down to 8-inches where it becomes a channery sandy clay loam to 27-inches. It is well drained and does not have a hydric soil rating. The Annapolis fine sandy loam has a "K" factor soil erosion factor of 0.24 and is not considered to be highly erodible.

**Proposed Use:**

The property owner is proposing to remove the existing single-family home and driveway, totaling 1,857 square feet of impervious area (27% of site area), and develop the site with a new single-family home and gravel driveway totaling 2,216 square feet of impervious surface (32% of site area). This will result in an increase of 359 square feet of impervious area as identified on the attached Pre-File Variance Plan prepared by Buckhardt Engineering, LLC (Fig. 11). Parking will be in the same location off Maid Marion Hill. Proposed access to the home will require 430 square feet of forest clearing which is 18% of the existing 2,350 square feet of on-site forest. On-site reforestation is being proposed.

Stormwater management will be in compliance with the AACO Stormwater Management Practices and Procedures Manual updated 10-1-2017 and will utilize Environmental Site Design (ESD) to the Maximum Extent Possible (MEP).

**Minimization of Impacts:**

As the property is an existing, undersized, developed residential lot within a mature forest area surrounded by residential development, impacts from the project should be considered minimal as the increase in impervious surface is 359 square feet. The proposed structure is generally located in the footprint of the previous structure, however proposed access to the structure will require the removal of 430 square feet of vegetation.

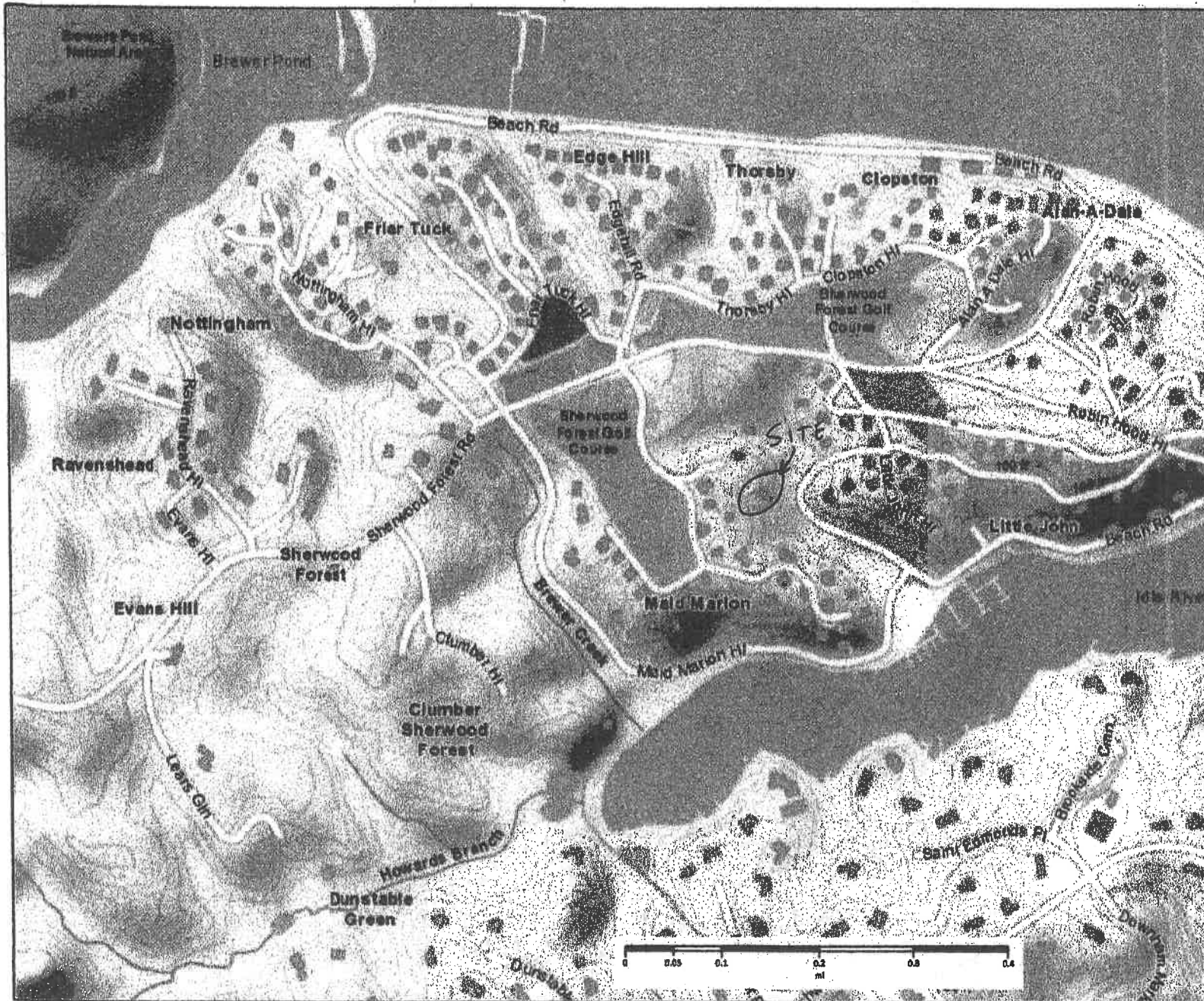
**Conclusions:**

Based upon the field review it was determined the no significant or endangered vegetation exists on the property. While steep slopes exist on the site, the proposed new structure is generally within the existing footprint with minor intrusion into the steep slopes. No hydric soils are mapped on the project area. Other than the LDA Critical Area and FIDs habitat, no other habitat protection areas were found to exist.

Existing impervious area totals 1,857 square feet in the form of a residential structure and gravel driveway. Proposed new impervious area within the LDA Critical Area is 2,216 square feet for a new single-family home and driveway which is the maximum permitted. The proposed increase in impervious area is equal to 359 square feet. Currently there is no onsite stormwater management on the site and modern stormwater management techniques will be implemented, limiting the amount of stormwater exiting the property.

List of Figures

- Fig. 1 – Vicinity Map
- Fig. 2 - AACO Zoning Map
- Fig. 3 – Critical Areas Map
- Fig. 4 – Topography Map
- Fig. 5 - Aerial Photo
- Fig. 6 – MD MERLIN Habitat Protection Areas
- Fig. 7 – MD MERLIN Wetland Areas
- Fig. 8 - USFWS – NWI Map
- Fig. 9 – MD MERLIN 100-Year Floodplain
- Fig. 10 – USDA Soil Survey
- Fig. 11 – Pre-File Variance Plan



### Features

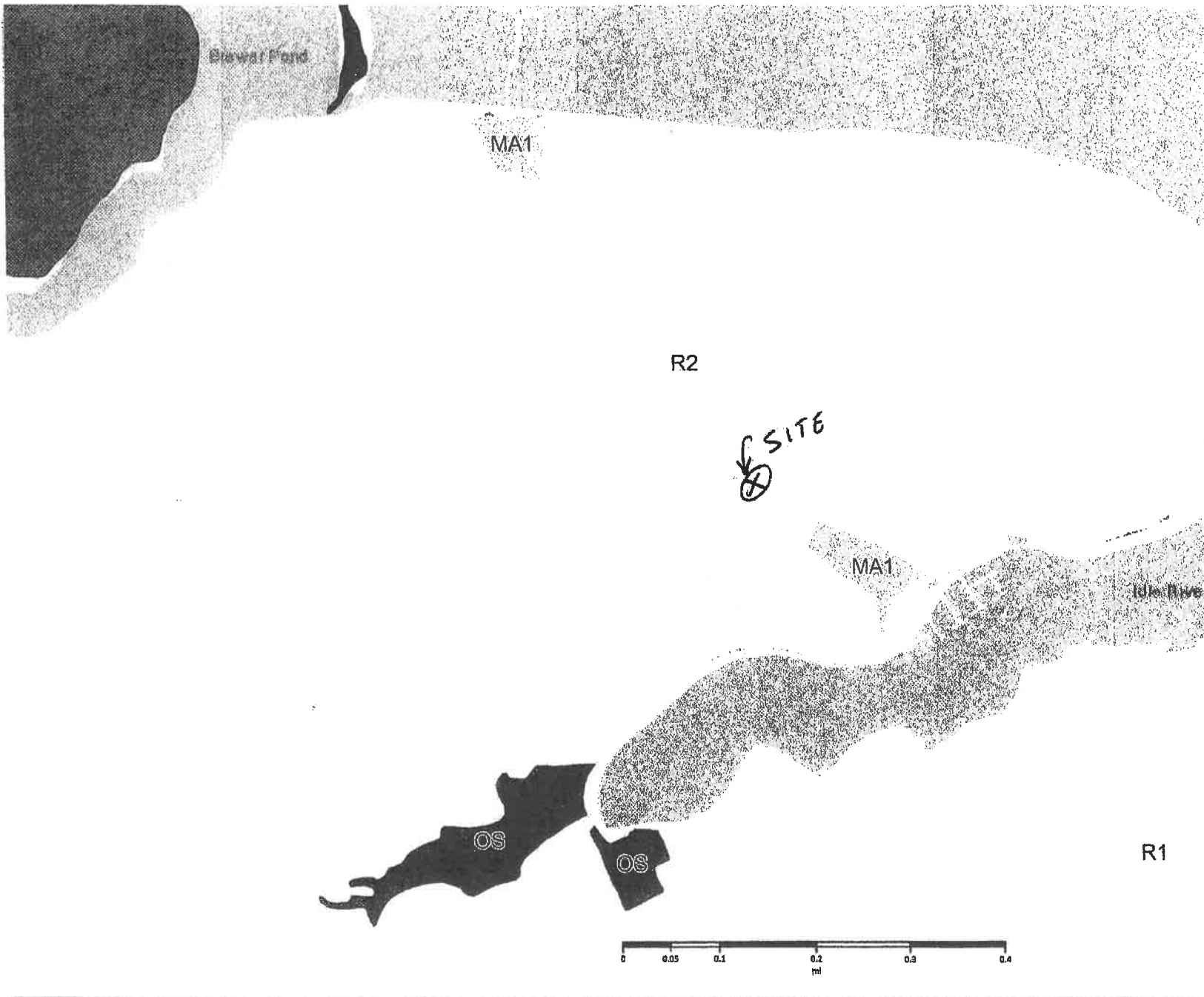
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Fig. 1



**Features**

**Zoning**

- ☐ C1 Commercial - Local
- ☐ C2 Commercial - Office
- ☐ C3 Commercial - General
- ☐ C4 Commercial - Highway
- ☐ City of Annapolis
- ☐ MA1-Community Marina
- ☐ MA2-Light Commercial Marina
- ☐ MA3-Yacht Club
- ☐ MB-General Commercial Marina
- ☐ MC-Heavy Commercial Marina
- ☐ MCD-C Mixed Use Commercial
- ☐ MCD-R Mixed Use Residential
- ☐ MVD-T Mixed Use Transit
- ☐ MVD-E Mixed Use Employment
- ☐ O-CDR Odenton Core
- ☐ O-EOD East Odenton
- ☐ O-HIS Odenton Historic
- ☐ O-IND Odenton Industrial
- ☐ O-NOD North Odenton
- ☐ O-TRA Odenton Transit
- ☐ OS Open Space
- ☐ R1 Residential
- ☐ R10 Residential
- ☐ R15 Residential
- ☐ R2 Residential
- ☐ R22 Residential
- ☐ R3 Residential
- ☐ RA Rural Agricultural
- ☐ RLD Residential Low Density
- ☐ SB Small Business
- ☐ TC Town Center
- ☐ W1 Industrial - Park
- ☐ W2 Industrial - Light
- ☐ W3 Industrial - Heavy
- ☐ Water

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Fig. 2



# Zoning Map - 648 Maid Marion

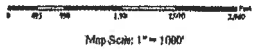
# Anne Arundel County Critical Area Map

## Legend

- Road Edge
- Building Foot Print
- Water
- Critical Areas**
  - ▨ RCA - Resource Conservation Area
  - LDA - Limited Development Area
  - ▨ IDA - Intensely Developed Area

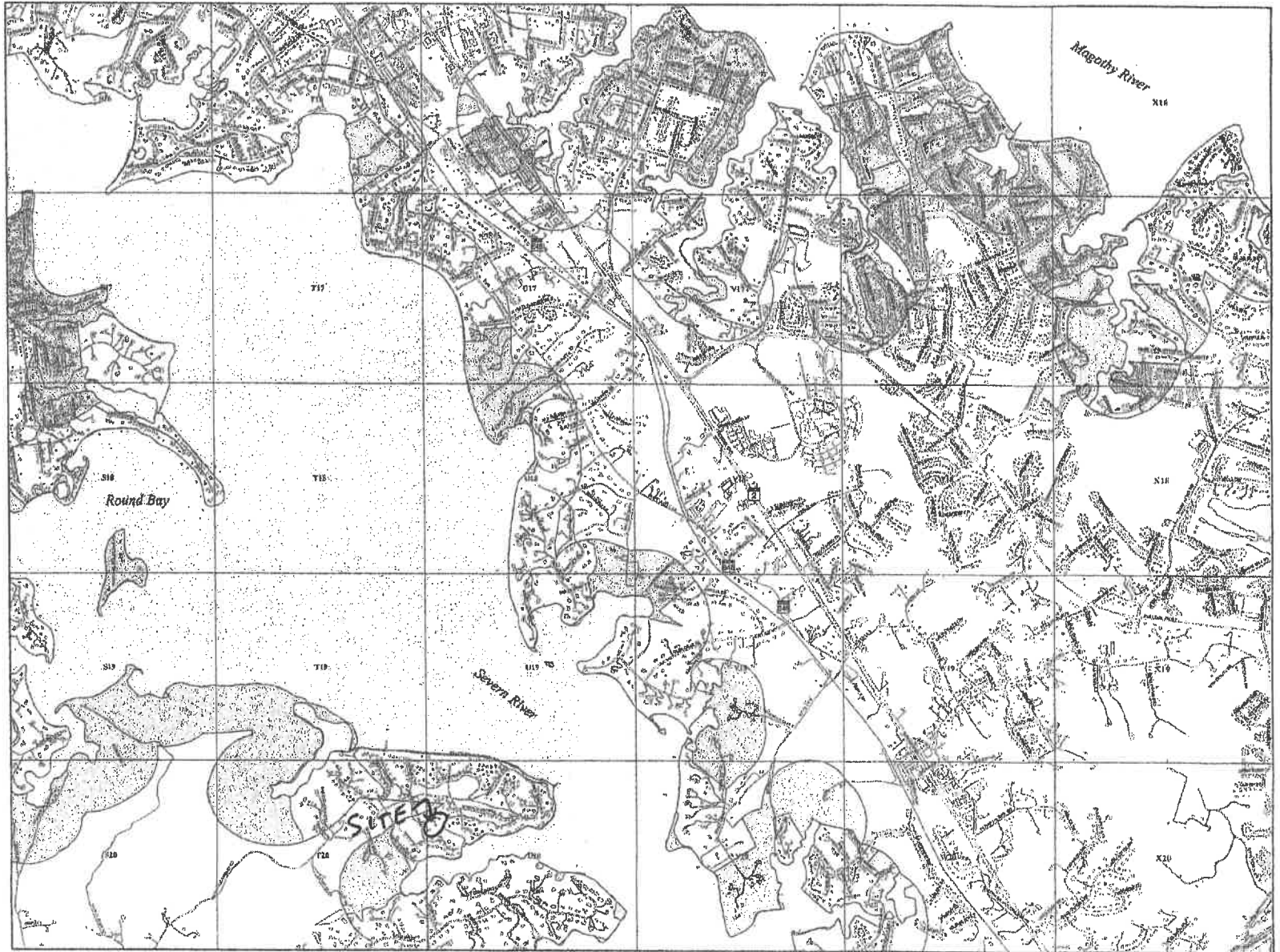


Sheet No. 35



Date: January 23, 2007  
 File Path: \\GIS\Projects\Map Development\0606\Critical Area Map\Print\CAMap10.ppt  
 Map Production: D/Bo of Environmental and District Resources  
 Copyright 2007

2004 Platteville Revised Best 2002 edition. Copyright: Davis February 27, 2002  
 \*Digital camera available to GIS users for use through the Office of Planning and Zoning.

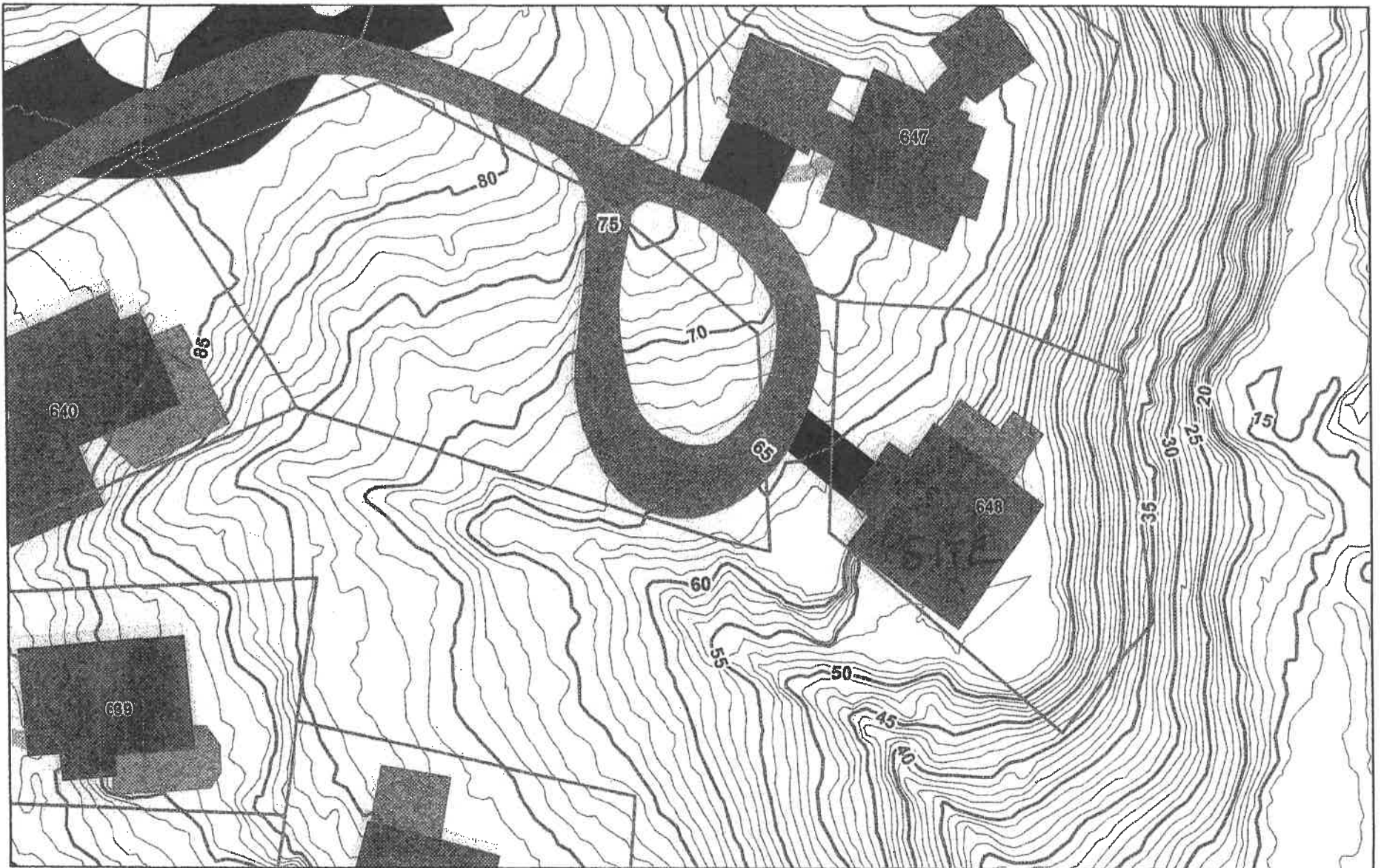


CRITICAL AREA MAP  
 648 Maid Marion Hill

Fig. 3

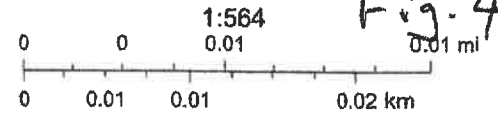


# Topo Map - 648 Maid Marion

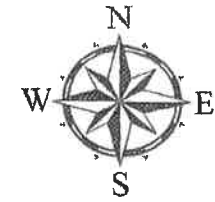
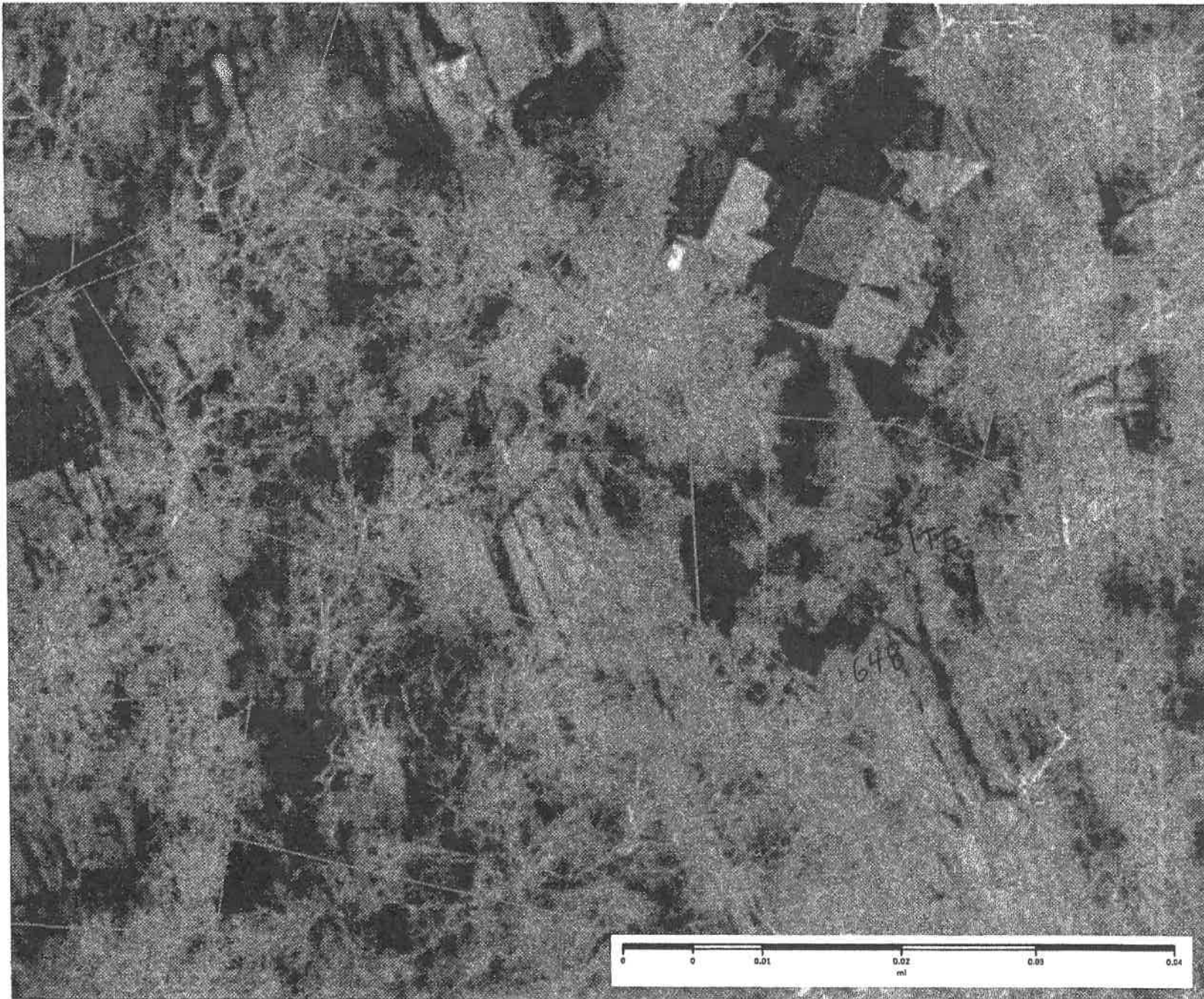


2/13/2023, 4:31:26 PM

- Structure Address
- ▭ Parcels
- Topography 2017 - 1ft contours
- Index
- Intermediate
- Topo 2017 Labels
- Impervious Surfaces 2020
- BUILDING
- DECK
- DRIVEWAY
- PATIO
- ROAD
- SIDEWALK






Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodetastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,



**Features**

**Ortho 2021**

-  Red: Red Red
-  Green: Green Green
-  Blue: Blue Blue

 **Parcels**

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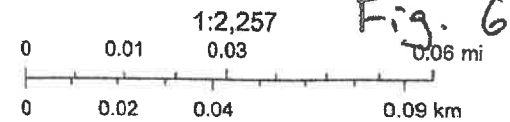
Fig. 5

# MD MERLIN Living Resources Map - 648 Maid Marion



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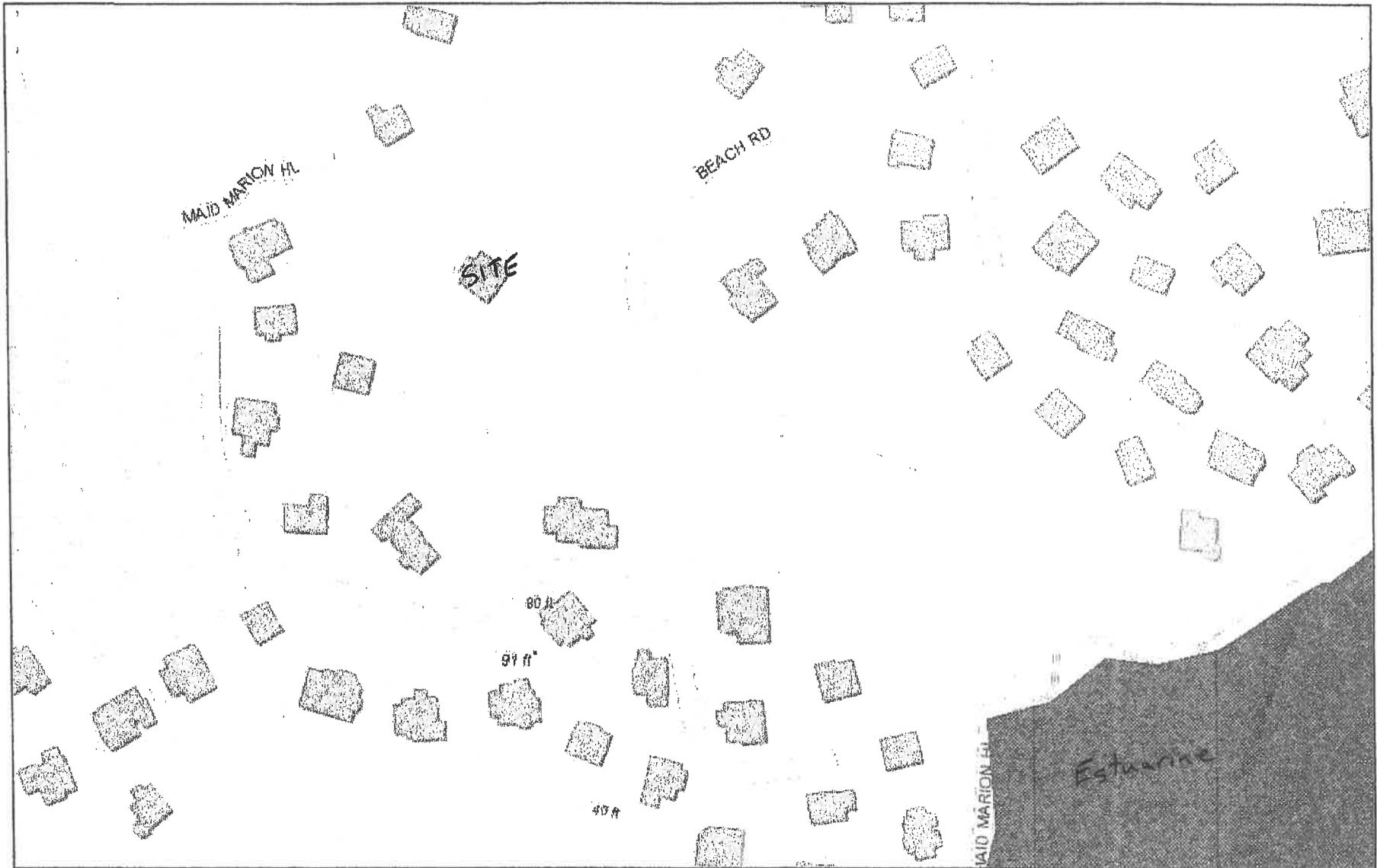
- |                                  |                         |  |
|----------------------------------|-------------------------|--|
| Parcel Boundaries                | Coastal Bays Shorebirds | Sensitive Species Project Review Areas |
| State Boundary Mask              | Natural Heritage Areas  | MD Amphibian and Reptile Atlas Grid    |
| Forest Interior Dwelling Species | Waterfowl Areas         | Coastal Bays Horseshoe Crab Habitat    |



MD IMAP, MDP, SDAT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, DNR, MD IMAP, ESRI

Maryland Department of Natural Resources

# MD MERLIN Wetlands Map - 648 Maid Marion



2/13/2023, 4:42:59 PM

- |                     |   |  |  |           |            |        |            |          |
|---------------------|---|--|--|-----------|------------|--------|------------|----------|
| State Boundary Mask | Wetlands - Linear - Special State Concern | Wetlands - Polygon - Special State Concern | Wetlands - National Wetlands Inventory | Estuarine | Lacustrine | Marine | Palustrine | Riverine |
|---------------------|---|--|--|-----------|------------|--------|------------|----------|

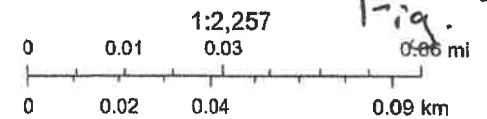


Fig. 7

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, DNR, USFV, MD IMAP, ESRI

Maryland Department of Natural Resources

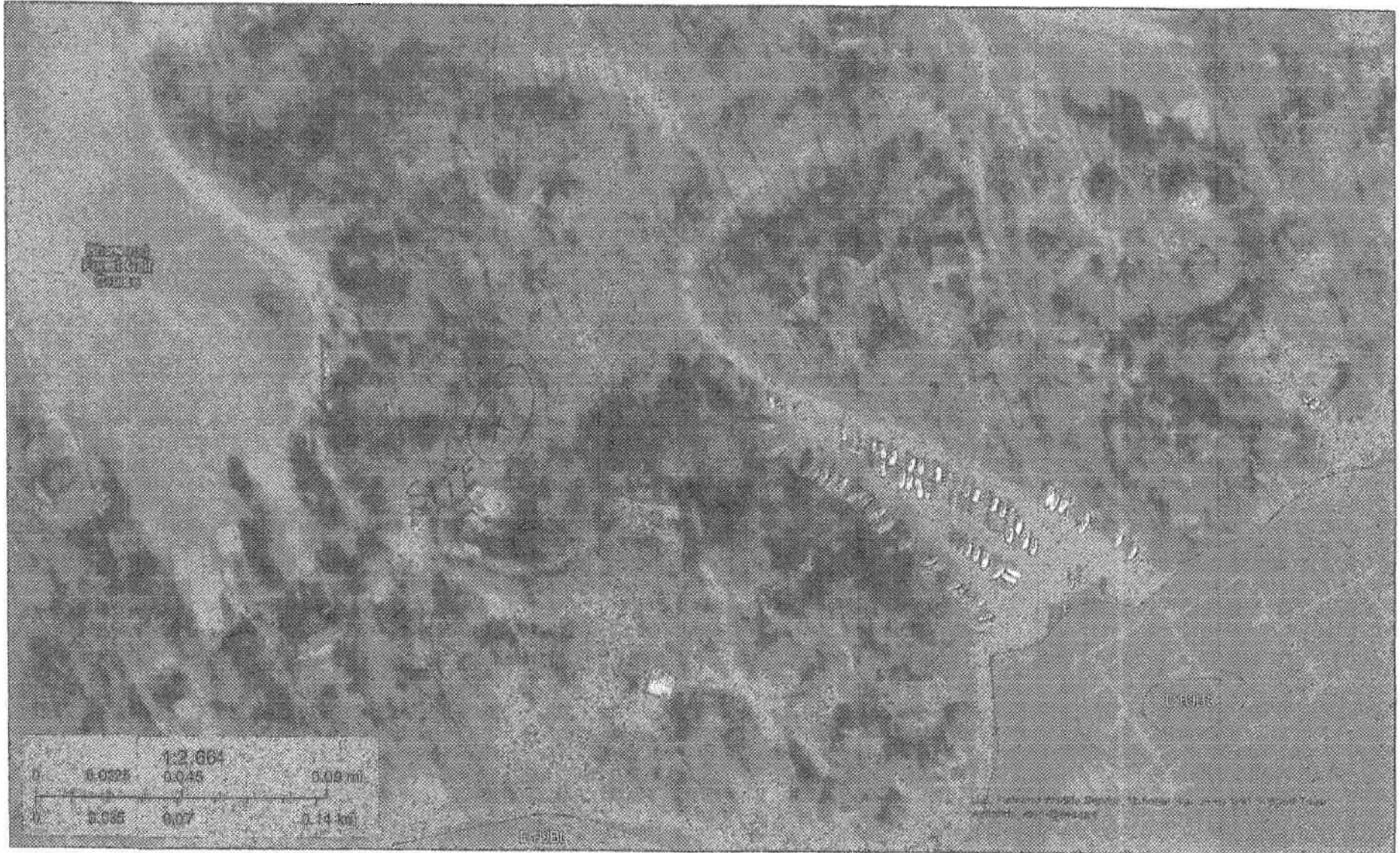
County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD IMAP | MD IMAP, DoIT | MD IMAP, USDA | MD IMAP, USGS | MD IMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOIT SHA, USDOT, FHWA, DoIT | MD IMAP, MDP,



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## NWI Map - 648 Maid Marion



February 13, 2023

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

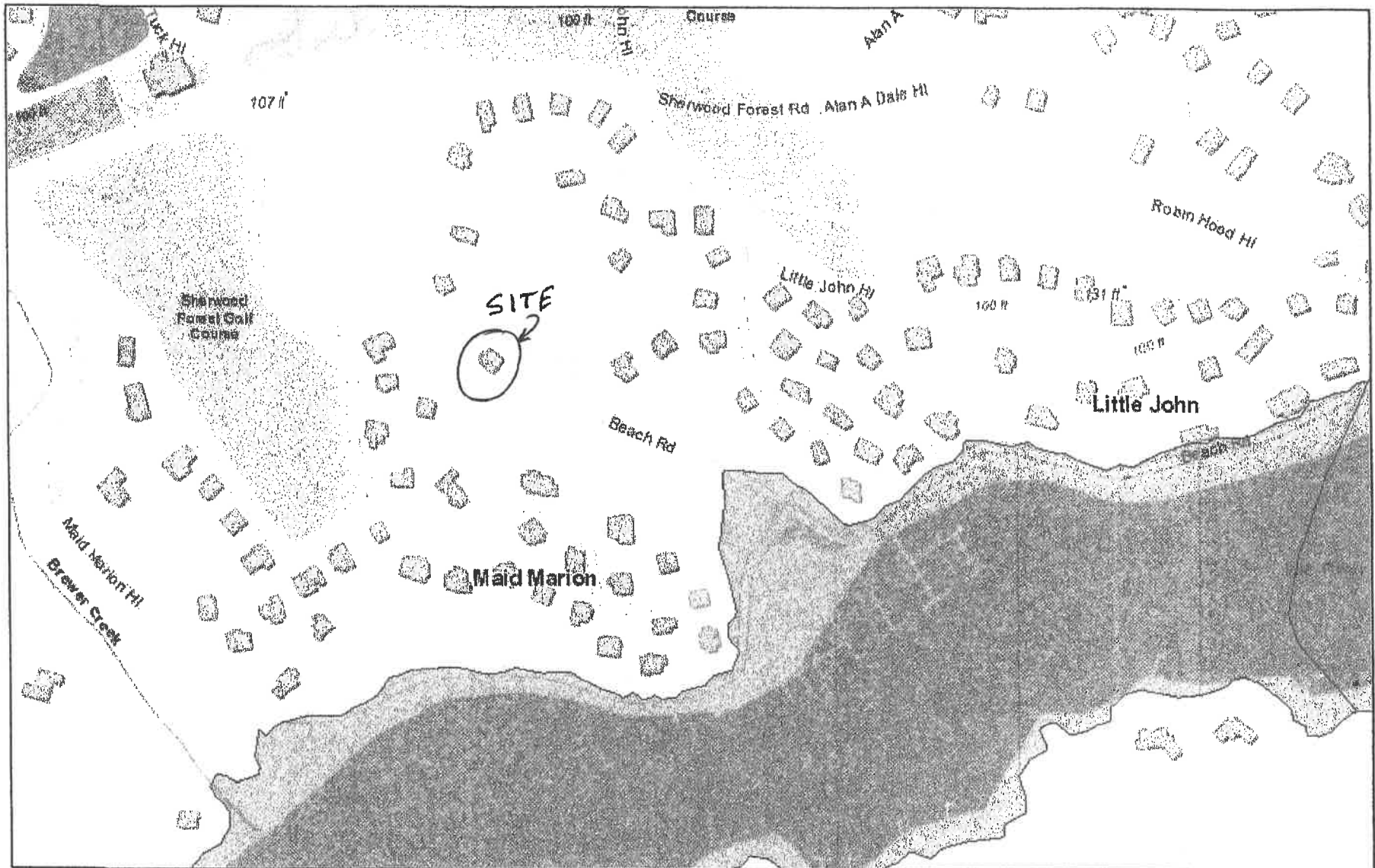
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Fig 8

# MERLIN Floodplain Map -648 Maid Marion



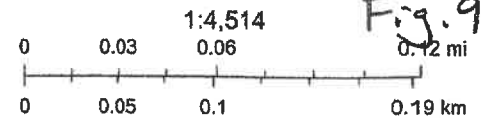
3/4/2023, 10:18:36 AM

Preliminary FEMA Floodplain

- 100 Year Floodplain (1% Chance)
- 500 Year Floodplain (0.2% Chance)

- Floodway (1% Chance)
- Upland (Zone X)

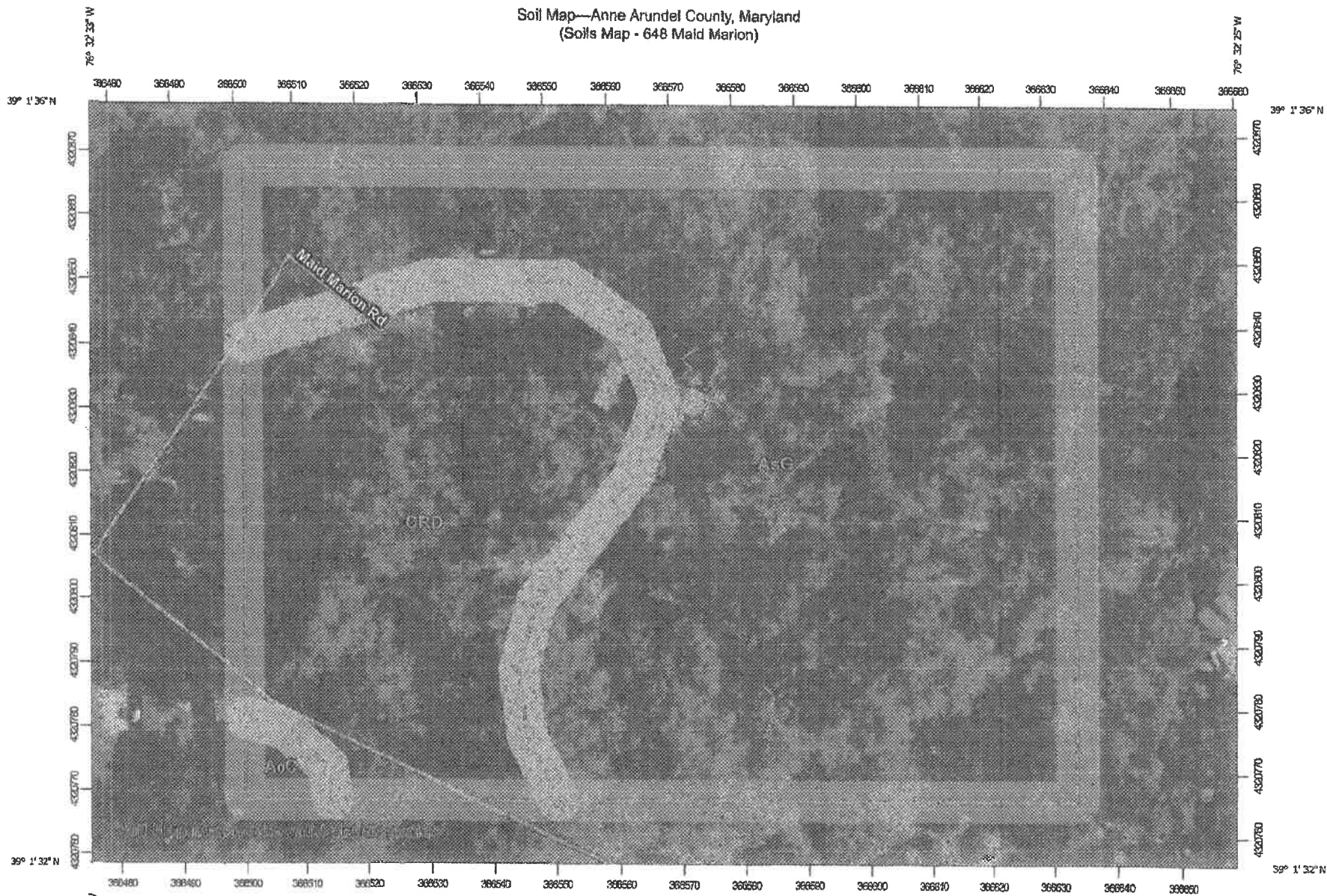
- Effective FEMA Floodplain
- 100 Year Floodplain (1% Chance)
  - 500 Year Floodplain (0.2% Chance)



County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, MDE

Maryland Department of Natural Resources

Soil Map—Anne Arundel County, Maryland  
(Soils Map - 648 Maid Marion)



Map Scale: 1:841 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 40 80 160 240 Feet

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



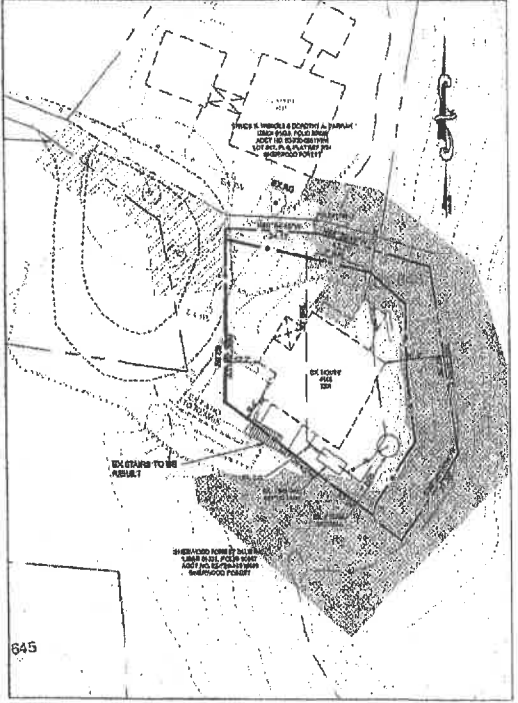
Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

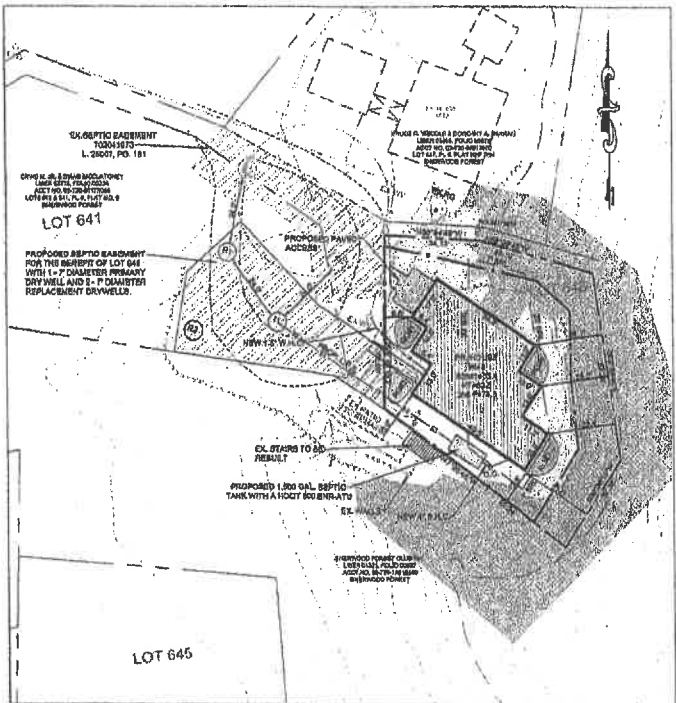
2/13/2023  
Page 1 of 3

*Fig. 10*

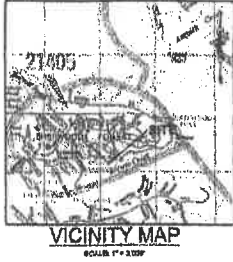
DATE: 04/16/2024 10:52AM



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



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



**GENERAL NOTES:**

- THESE STATEMENTS AND PURPOSES OF THIS PLAN IS TO REFLECT THE EXISTING AND PROPOSED CONDITIONS FOR LOT 644 TO REPLACE A STORM DAMAGED HOUSE.
- PROPERTY OWNERS: STEPHEN G. COLLINS & DANIE V. DANUCCI COLLINS  
848 MAID MARION HILL  
ANAPOLIS, MD 21403  
TELE: 410-271-0618
1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ANNE ARUNDEL CO. DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS UNLESS OTHERWISE DETAINED OR SPECIFIED ON THE PLANS.
  2. THE SITE IS SERVED BY COMMUNITY WATER AND PRIVATE SEPTIC. PATENTED OR REGISTERED ON THE PLANS.
  3. ALL STRUCTURAL P.M. MATERIALS SHALL BE PLACED IN 6" LOOSE LAYERS AND COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 METHOD. THE CONTRACTOR SHALL USE CLASS 1 SELECT MATERIALS FOR ALL ENDFILL.
  4. THE TOPOGRAPHIC AND BUILDING LOCATION INFORMATION SHOWN ON THE SITE PLAN WERE FIELD SURVEYED BY STEVEN RUPPE SURVEY, INC. ON OCTOBER 7, 2022.
  5. THE SUBJECT LOT(S) WITHIN A FEMA FLOOD ZONE MAP 8405030007 ZONE "C" DATED FEBRUARY 15, 2018.
  6. THE LANDS DEPARTMENT OF AGRICULTURE SOIL SURVEY REVIEWED ON FILE WITH ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT INDICATED THAT THE MAJOR SOIL CLASSIFICATION IS ANA, ANAPOLIS FINE SANDY LOAM, 40 TO 30 PERCENT SLOPES, H80 "C" & D60, COLLINOTON-HARTY COMPLEX, 8 TO 10 PERCENT SLOPES, 1800 "P".
  7. ZONING IS PER USE VARIANCE SCHEDULE YARD SETBACKS ARE: FRONT 30', REAR 30', SIDES 7'.
  8. SETBACKS SHALL BE FROM THE GRASS STRIPS AREA: 0.5% OR 0.10% AC. NON-CORNERING LOT.
  9. THIS PLAN HAS BEEN PREPARED WITHOUT DEDUCT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL COVENANTS, EASEMENTS, COVENANTS, RESTRICTIONS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
  10. THE SITE IS WITHIN THE LCA CHEAPCHASE DAY CRITICAL AREA DESIGNATION PER MAP 15, DRD L2D.
  11. ORDINANCE: A COUNTY ORD. 99, N. 473.02.186, § 1.437.04.01.1.EV. 15.04.18.02.20.
  12. THE SITE IS WITHIN THE GREEN RIVER WATER BEDD.

**VARIANCE SCHEDULE**

1. A VARIANCE TO 10' BUFFER AND EXPANDED BUFFER TO SLOPES 15% OR GREATER PER 17.20.01A.
2. A VARIANCE OF 30' FEET TO THE REQUIRED 30-FOOT FRONT YARD SETBACK PER 16.1.01.

**PERMIT HISTORY**

PUBLIC PLACEMENTS  
BUILDING PERMIT NO. 002  
GRADING PERMIT NO. 002  
MISPLACEMENT NO.

**LAND DISTURBANCE**

1. L.D. AREA = 4,914 SQ. FT.
2. 15-20% STEEP SLOPES IN L.D. = 4,914 SQ. FT.

**A.A.Co. CODE 17-8-402  
LOT COVERAGE  
RESTRICTIONS**

EXISTING SITE AREA = 8,855 SF  
ALLOWABLE LOT COVERAGE = 25% + 800 OR 2,215 SF

**CANOPY COVER**

EXISTING SITE AREA = 8,855 SF  
EXISTING FOREST AREA = 2,550 SF  
FOREST REMOVAL = 435 SF

#	REVISIONS	DATE	APPROVED BY	DATE

**BUCKHARDT ENGINEERING, LLC**  
LAND DEVELOPMENT CONSULTING  
P.O. BOX 8307  
ANAPOLIS, MARYLAND 21401  
PHONE 443-471-8386 (CALL)  
Email: gary@buckhardt.com

SCALE: AS SHOWN  
DATE: FEBRUARY 2023  
DRAWN BY: LJC  
CHECKED BY: DJE  
JOB NO: 818 MAID MARION  
SHEET NO: 1 OF 1

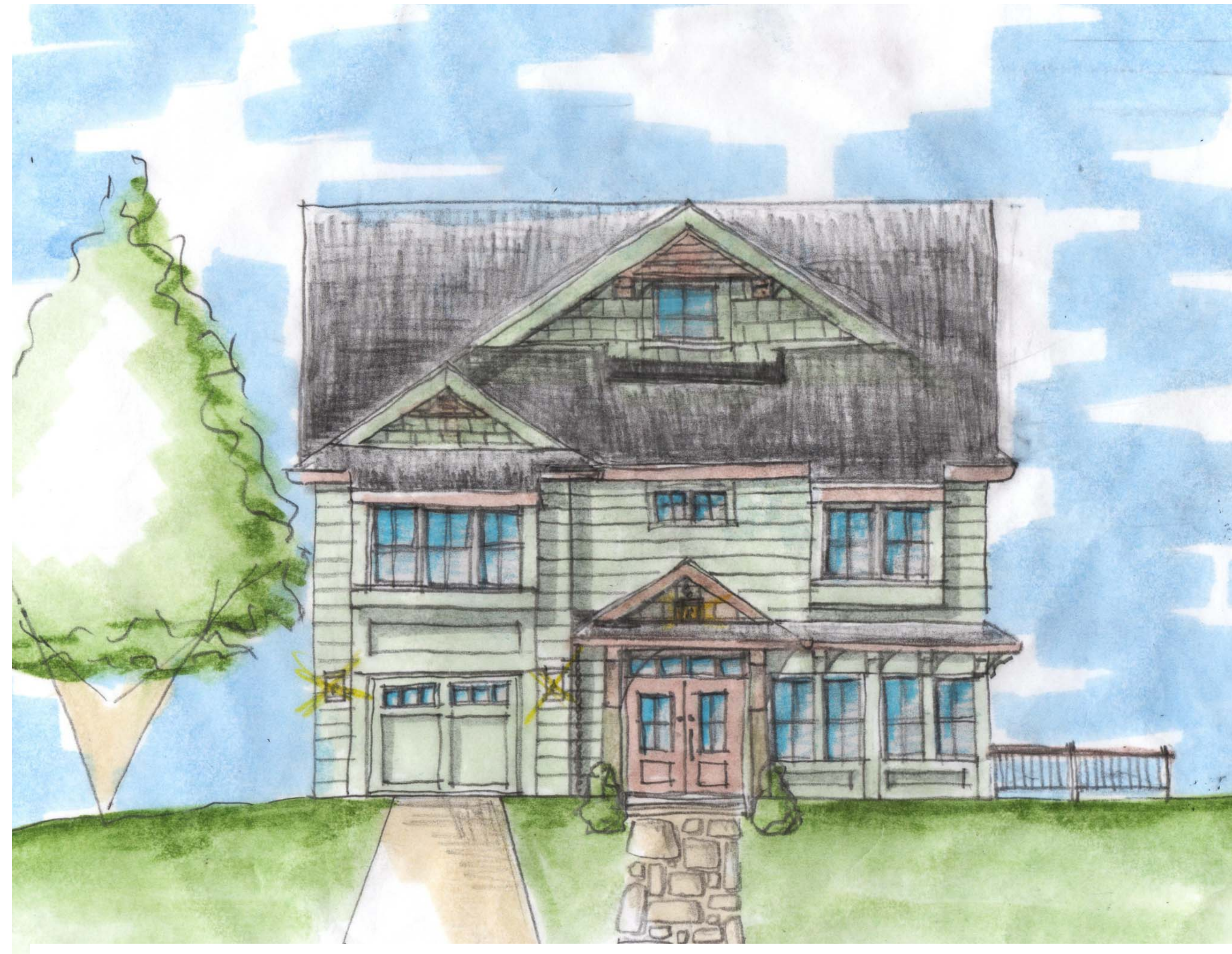
**PRE-FILE VARIANCE PLAN**  
**648 MAID MARION HILL**  
SHERWOOD FOREST, PLAT 6  
TAX MAP 39, GRID 19, PARCEL 298, LOT 648  
TAX ID#: 02-720-02352000  
SHEET NO: 1 OF 1

**LEGEND**

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONDUIT	---
EXISTING SOILS DEMONSTRATION	---
EXISTING ZONING DEMONSTRATION	---
25% AND GREATER SLOPES	---
10 - 25% SLOPES	---
PROPOSED HOUSE	---
PROPOSED CONCRETE	---
PROPOSED SWIMMING POOL	---
LIMITS OF DISTURBANCE	---

Fig-11





# 648 Maid Marion Road Sherwood Preliminary Design Review

**Architects**

Diane D'Aiutolo Collins

5613 Enderly Road  
Baltimore, Maryland 21212  
ddaiutolo@tydings.com

**Client**

**Contractor**

648 Maid Marion -  
Alteration / New Construction

648 Maid Marion  
Annapolis, Maryland 21405

**Project**

**Key Plan**

Issue / Revisions

No.	Date	Item
10/05/22		Schematic Progress
11/23/22		Schematic Progress
12/19/22		Schematic Progress
1/18/23		Schematic Design
1/26/23		Schematic Design
4/16/23		Reduction of Lot Coverage
4/18/23		Final Site Footprint
4/21/23		Revised Schematic Design
6/02/23		Prelim Design Review
6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

**DESIGN TEAM**

**CLIENTS**

Diane D'Aiutolo Collins  
Steve Collins

5613 Enderly Road  
Baltimore, Maryland 21212  
ddaiutolo@tydings.com

**ARCHITECTS**

**Studio 50 Design, LLC**

Kris Wilson, AIA

**Gormley Designs, LLC**

Stacie Gormley, RA

326 First Street, Suite 21  
Annapolis, Maryland 21401

p.410-263-0049

f.410-263-4922

kwilson@studio50design.com  
sgormley@gormleydesignsllc.com

**DRAWING LIST**

**ARCHITECTURAL**

CS	COVER SHEET
A001	CODE ANALYSIS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	BASEMENT FLOOR PLAN
A201	FRONT ELEVATION
A202	SOUTH SIDE ELEVATION
A203	REAR WATER SIDE ELEVATION
A204	NORTH SIDE ELEVATION

COVER

Sheet No.

**CS**

# CODE ANALYSIS

**LIST OF REGULATORY CODE AND AUTHORITIES:**

ANNE ARUNDEL COUNTY, MARYLAND

**BUILDING REQUIREMENTS:**

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE

**ZONING AND PLANNING REQUIREMENTS:**

Steve Collins  
Diane V. D'Aiutolo Collins  
648 Maid Marion Hill  
Annapolis, Maryland 21405

PROPERTY LAND AREA - 6,862 SF

**ZONING DISTRICT:**

CRITICAL AREA - LDA

**17-8-203 SEPTIC REQUIREMENTS**

A new or replacement private septic system in the critical area shall include the best available technology as required by the Health Department.

**17-8-702 DEVELOPMENT REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL USES**

- (b) Expansion of existing lot coverage. Lot coverage added during an expansion or replacement of an existing structure shall meet the following criteria:
  - (1) No new lot coverage shall be placed nearer to the shoreline than the closest facade of the existing principal structure; landscaping or retaining walls, pergolas, patios, and swimming pools may not be considered as part of the principal structure.
- (c) In-kind replacement. In-kind replacement of existing lot coverage shall meet the following criteria:
  - (1) In-kind replacement of existing lot coverage is allowed when reconstruction occurs on the same foundation or within the same footprint as previously existing development and meets the criteria for reconfiguration specified under 17-8-403.
  - (2) In-kind replacement or reconstruction of the existing foundation is allowed when necessary for structural stability.

**R2 - RESIDENTIAL DISTRICT**

**SETBACKS**

FRONT - 30 FEET  
SIDE - 7 FEET  
REAR - 25 FEET

HEIGHT - 35 FEET

**AVERAGE ELEVATION CHART**

1. 62.1
2. 61.2
3. 59.7
4. 53.2
5. 51.7
6. 53.5
7. 62.7

$$404.1 / 7 = 57.7 + 35' = 92.7'$$

"Height" when used in reference to a structure means the vertical distance from the average height of the highest roof surface for a structure with a roof or from the highest point of a structure without a roof to the grade plane. For purposes of this definition, "grade plane" means the average of the finished ground levels between the structure and a point six feet from the structure or, if the lot line is closer than six feet from the structure, the lot line.

DRAWINGS WERE CREATED ON 24 X 36 INCH SHEETS. DRAWINGS PRINTED ON 12 X 18 SHEETS ARE HALF SCALE.

Studio 50 Design, LLC



Gormley Designs, LLC

326 First Street, Unit 21  
Annapolis, Maryland 21401  
kwilson@studio50design.com  
sgormley@gormleydesignsllc.com  
phone-410-263-0049  
fax - 410-263-4922

**Architects**

Diane D'Aiutolo Collins

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Baltimore, Maryland 21212  
ddauiutolo@tydings.com

**Client**

**Contractor**

648 Maid Marion -  
Alteration / New Construction

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**Key Plan**

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12/19/22		Schematic Progress
1/18/23		Schematic Design
1/26/23		Schematic Design
4/16/23		Reduction of Lot Coverage
4/18/23		Final Site Footprint
4/21/23		Revised Schematic Design
6/02/23		Prelim Design Review
6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

**CODE ANALYSIS**

Sheet No.

**A001**

Project No. 21.0818

Architects

Diane D'Aiutolo Collins

5613 Enderly Road  
Baltimore, Maryland 21212  
ddauiutolo@tydings.com

Client

Contractor

648 Maid Marion -  
Alteration / New Construction

648 Maid Marion  
Annapolis, Maryland 21405

Project

Key Plan

Issue / Revisions

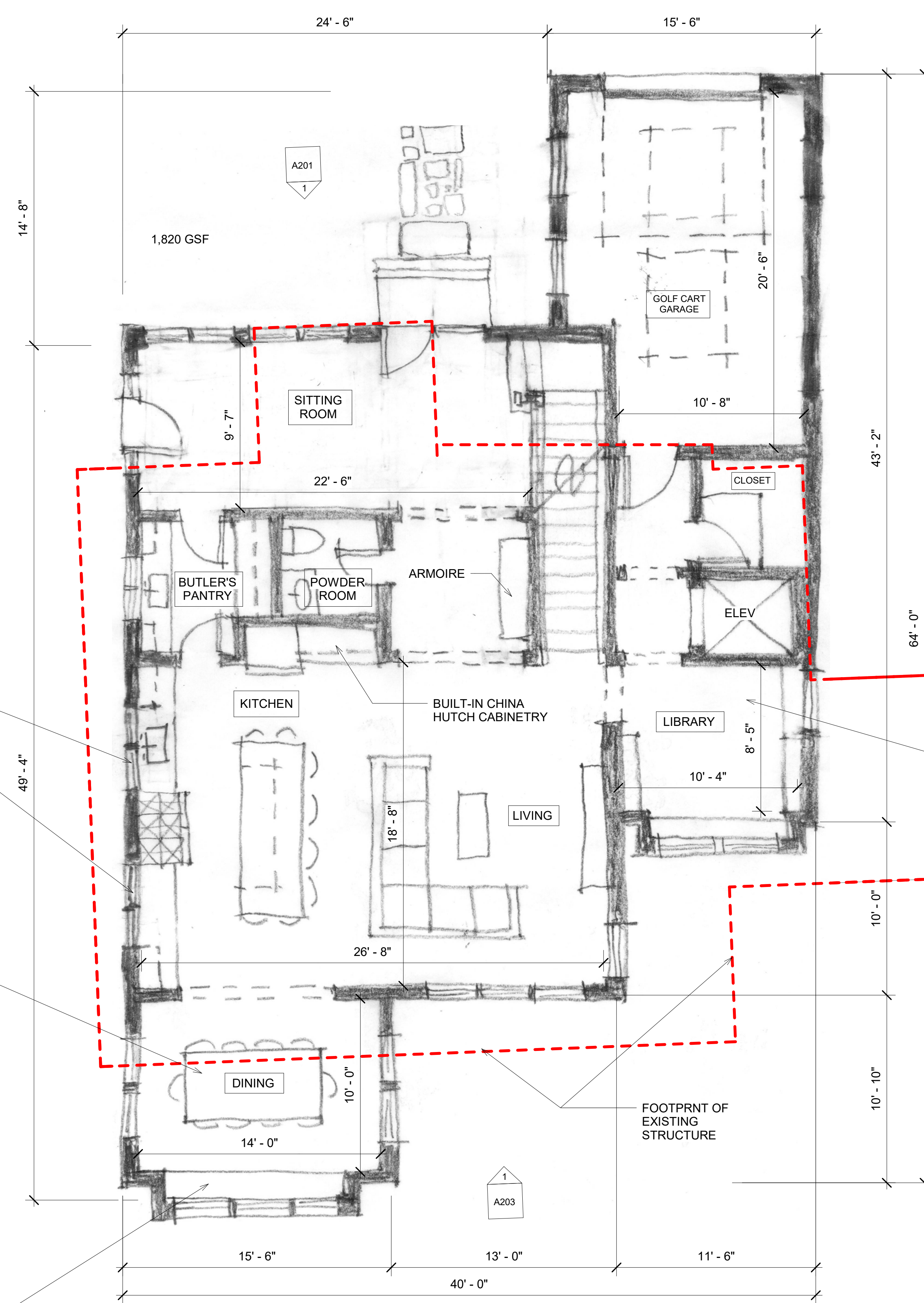
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6/30/23		Sherwood Set

FIRST FLOOR  
PLAN

Sheet No.

A101

Project No. 21.0818



KITCHEN WINDOW OPTION



DINING ROOM TABLE



WINDOW SEAT



LIBRARY

1 FIRST FLOOR PLAN  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X  
36 INCH SHEETS. DRAWINGS PRINTED  
ON 12 X 18 SHEETS ARE HALF SCALE.



Architects

Diane D'Aiutolo Collins

5613 Enderly Road  
Baltimore, Maryland 21212  
ddaiutolo@tydings.com

Client

Contractor

648 Maid Marion -  
Alteration / New Construction

648 Maid Marion  
Annapolis, Maryland 21405

Project

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6/02/23		Prelim Design Review
6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

SECOND FLOOR PLAN

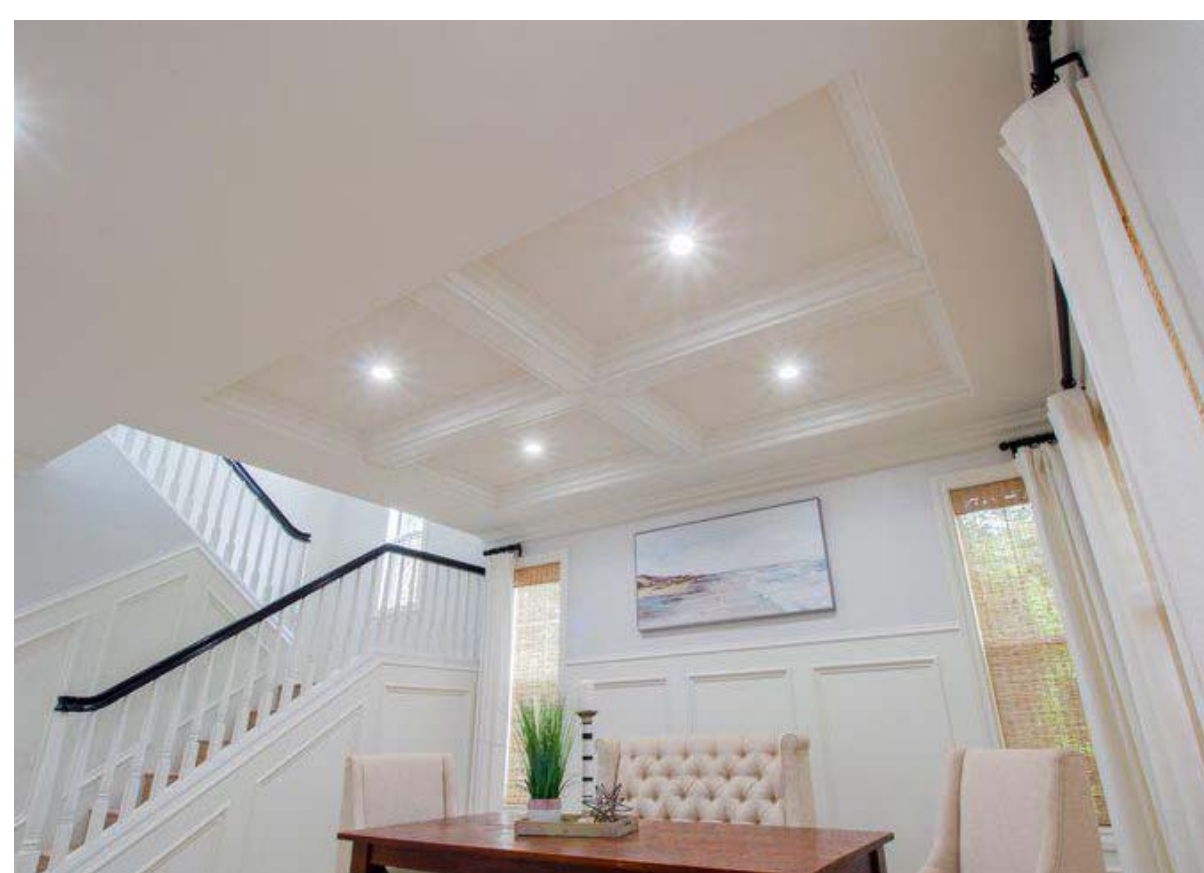
Sheet No.

A102

Project No. 21.0818



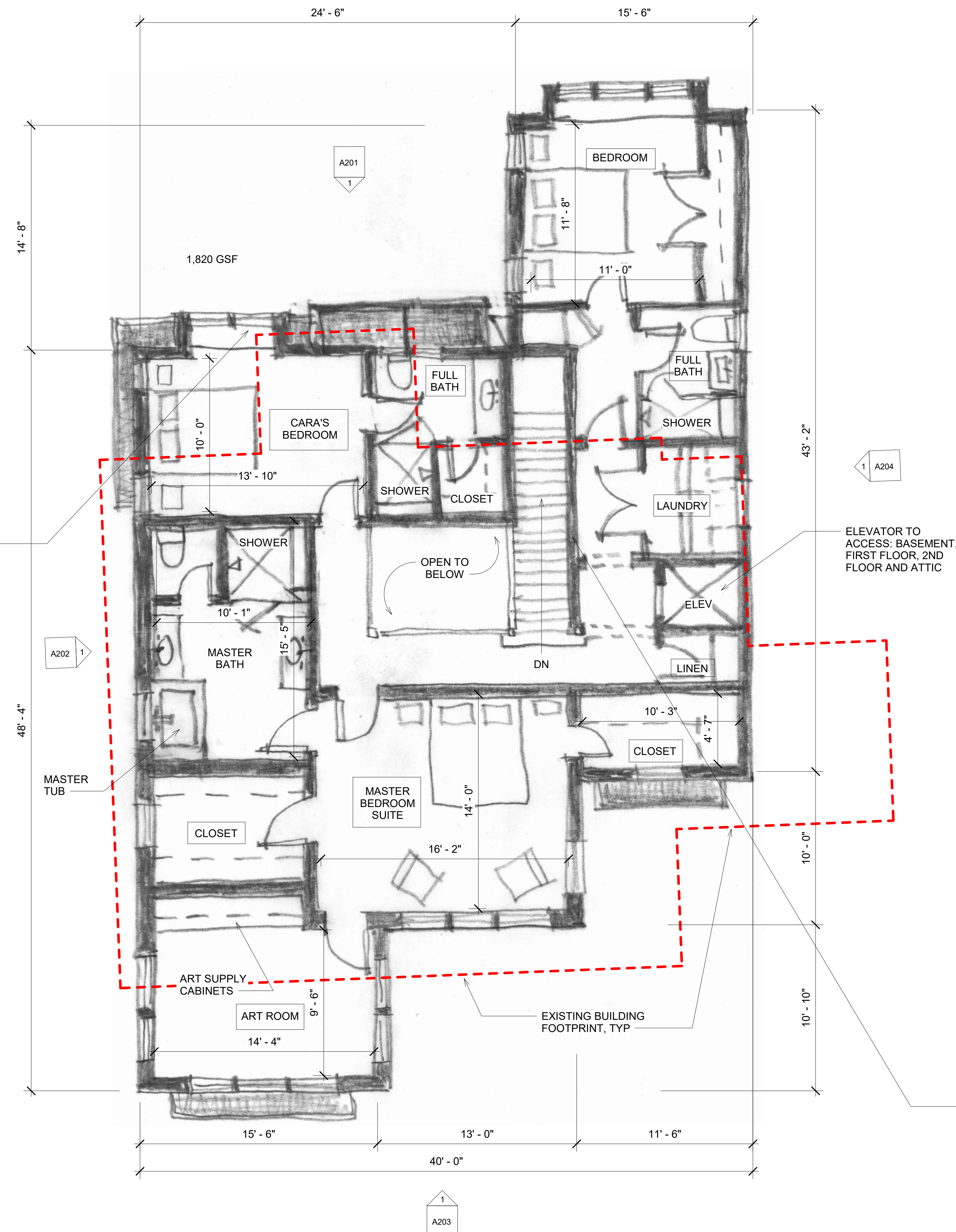
WINDOW SEAT, TYP



OPEN STAIR AND COFFERED CEILING



ART GALLERY



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X 36 INCH SHEETS. DRAWINGS PRINTED ON 12 X 18 SHEETS ARE HALF SCALE.

Architects

Diane D'Aiutolo Collins

5613 Enderly Road  
Baltimore, Maryland 21212  
ddaiutolo@tydings.com

Client

Contractor

648 Maid Marion -  
Alteration / New Construction

648 Maid Marion  
Annapolis, Maryland 21405

Project

Key Plan

Issue / Revisions

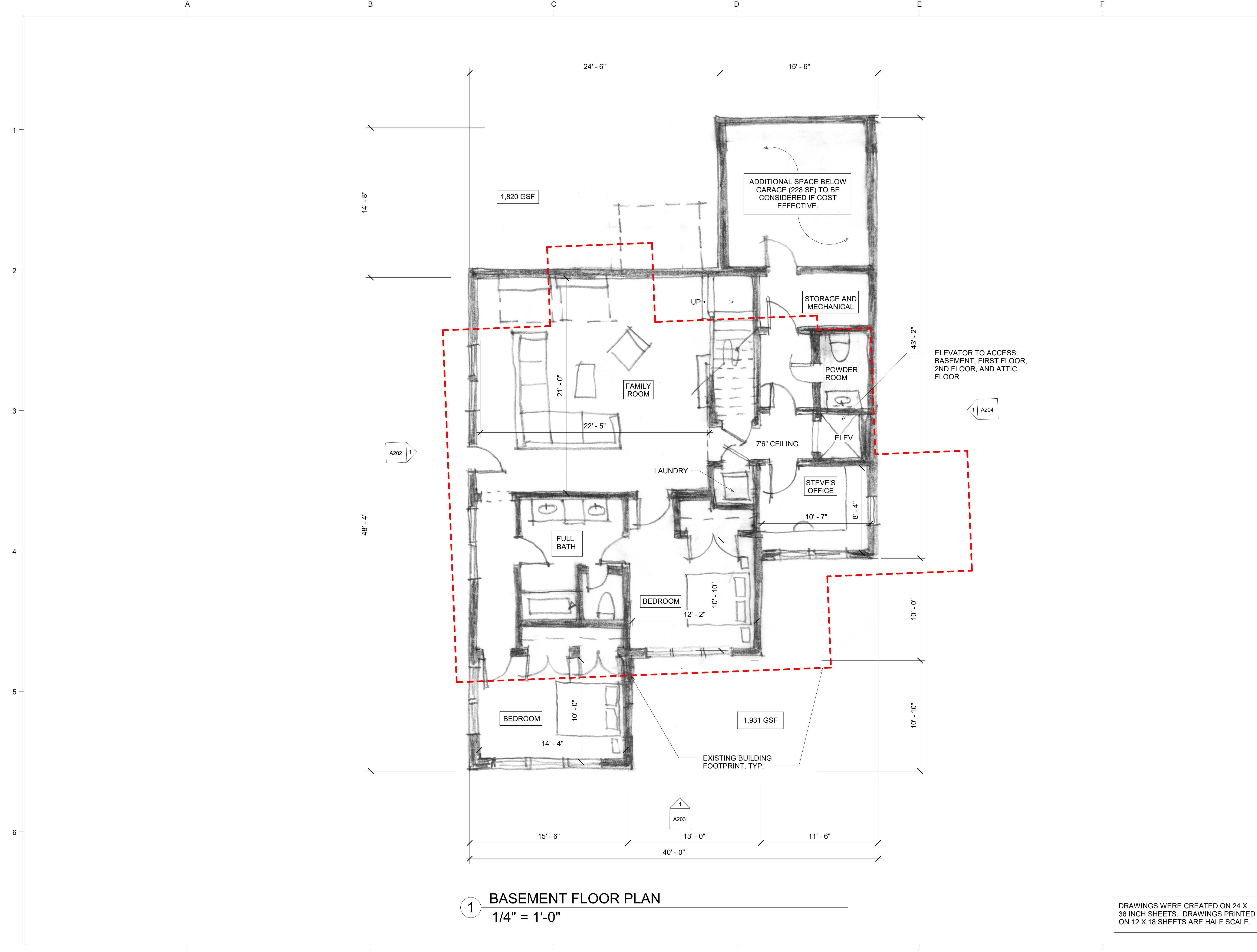
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6/02/23		Prelim Design Review
6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

BASEMENT  
FLOOR PLAN

Sheet No.

A103

Project No. 21.0818

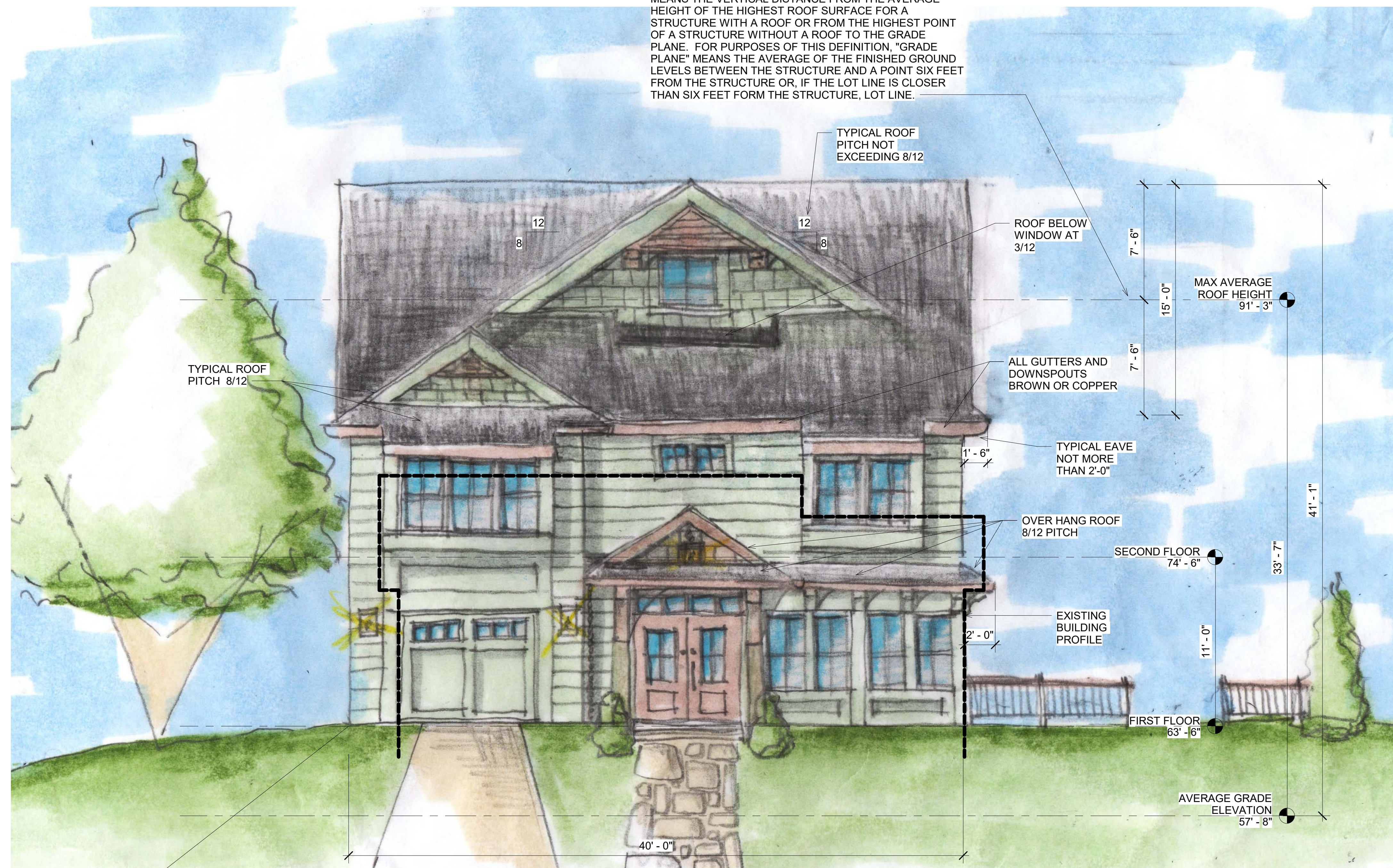


1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X 36 INCH SHEETS. DRAWINGS PRINTED ON 12 X 18 SHEETS ARE HALF SCALE.

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6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

"HEIGHT" WHEN USED IN REFERENCE TO A STRUCTURE MEANS THE VERTICAL DISTANCE FROM THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE FOR A STRUCTURE WITH A ROOF OR FROM THE HIGHEST POINT OF A STRUCTURE WITHOUT A ROOF TO THE GRADE PLANE. FOR PURPOSES OF THIS DEFINITION, "GRADE PLANE" MEANS THE AVERAGE OF THE FINISHED GROUND LEVELS BETWEEN THE STRUCTURE AND A POINT SIX FEET FROM THE STRUCTURE OR, IF THE LOT LINE IS CLOSER THAN SIX FEET FROM THE STRUCTURE, LOT LINE.

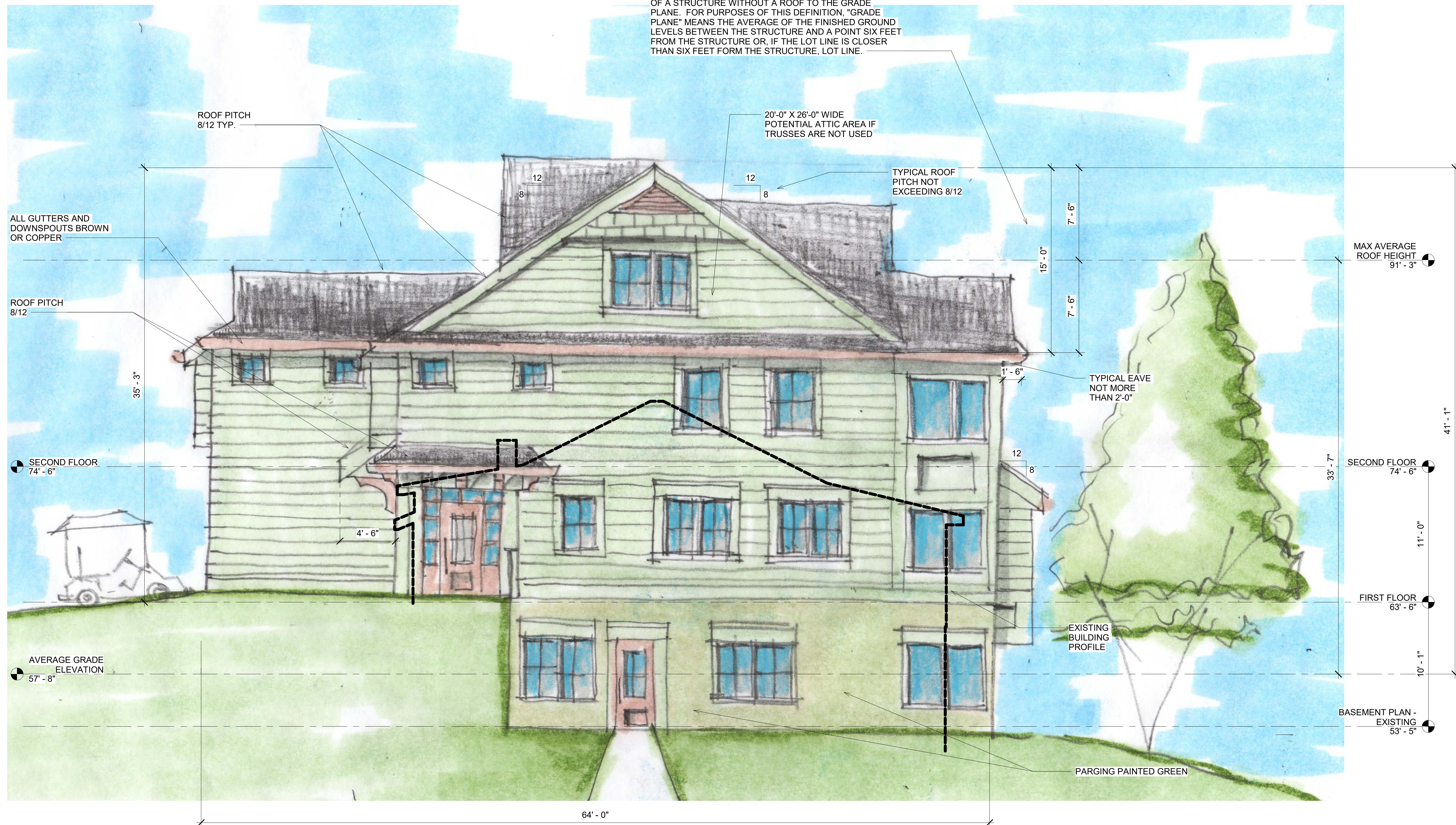


1 FRONT ELEVATION  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X 36 INCH SHEETS. DRAWINGS PRINTED ON 12 X 18 SHEETS ARE HALF SCALE.

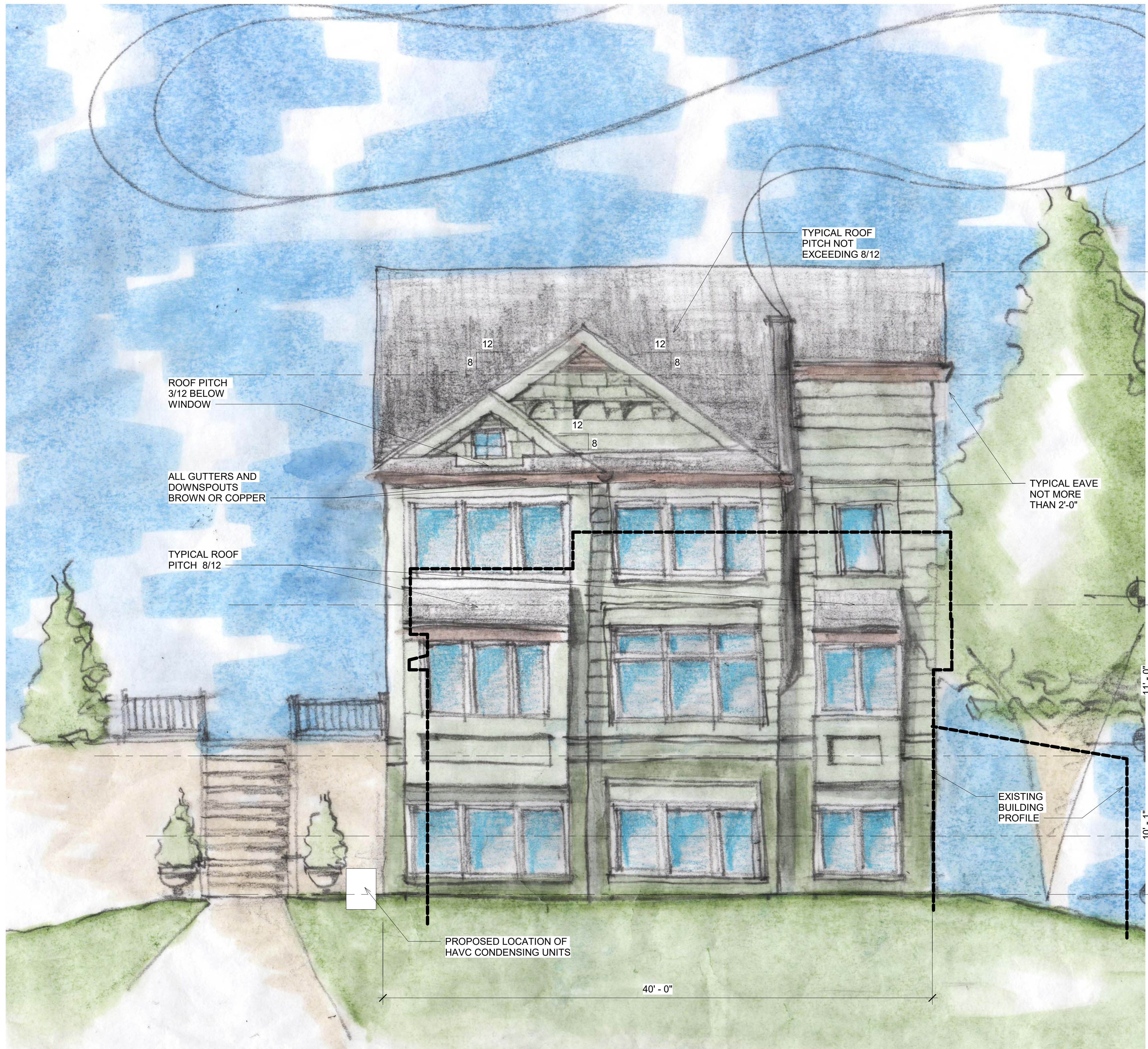
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"HEIGHT" WHEN USED IN REFERENCE TO A STRUCTURE MEANS THE VERTICAL DISTANCE FROM THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE FOR A STRUCTURE WITH A ROOF OR FROM THE HIGHEST POINT OF A STRUCTURE WITHOUT A ROOF TO THE GRADE PLANE. FOR PURPOSES OF THIS DEFINITION, "GRADE PLANE" MEANS THE AVERAGE OF THE FINISHED GROUND LEVELS BETWEEN THE STRUCTURE AND A POINT SIX FEET FROM THE STRUCTURE OR, IF THE LOT LINE IS CLOSER THAN SIX FEET FROM THE STRUCTURE, LOT LINE.



1 SIDE ELEVATION - SOUTH  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X 36 INCH SHEETS. DRAWINGS PRINTED ON 12 X 18 SHEETS ARE HALF SCALE.



1 WATER SIDE ELEVATION  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X 36 INCH SHEETS. DRAWINGS PRINTED ON 12 X 18 SHEETS ARE HALF SCALE.

**Client**

**Contractor**

648 Maid Marion -  
Alteration / New Construction  
648 Maid Marion  
Annapolis, Maryland 21405

**Project**

**Key Plan**

Issue / Revisions		
No.	Date	Item
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6/02/23		Prelim Design Review
6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

**REAR WATER ELEVATION**

Sheet No.

**A203**



Architects

Diane D'Aiutolo Collins

5613 Enderly Road  
Baltimore, Maryland 21212  
ddaiutolo@tydings.com

Client

Contractor

648 Maid Marion -  
Alteration / New Construction

648 Maid Marion  
Annapolis, Maryland 21405

Project

Key Plan

Issue / Revisions

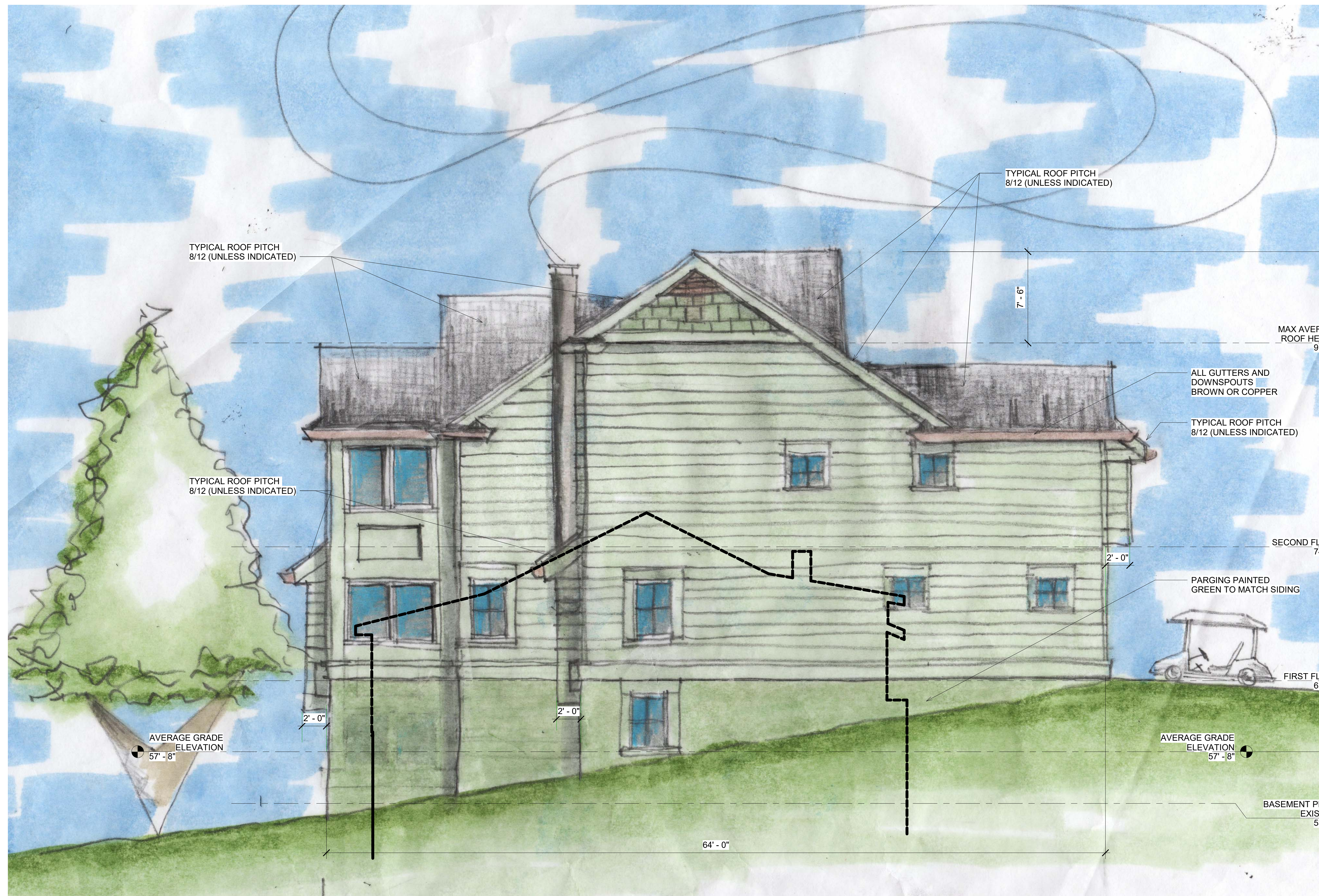
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6/02/23		Prelim Design Review
6/20/23		Plan and Elev Revisions
6/30/23		Sherwood Set

SIDE ELEVATION -  
NORTH

Sheet No.

A204

Project No. 21.0818



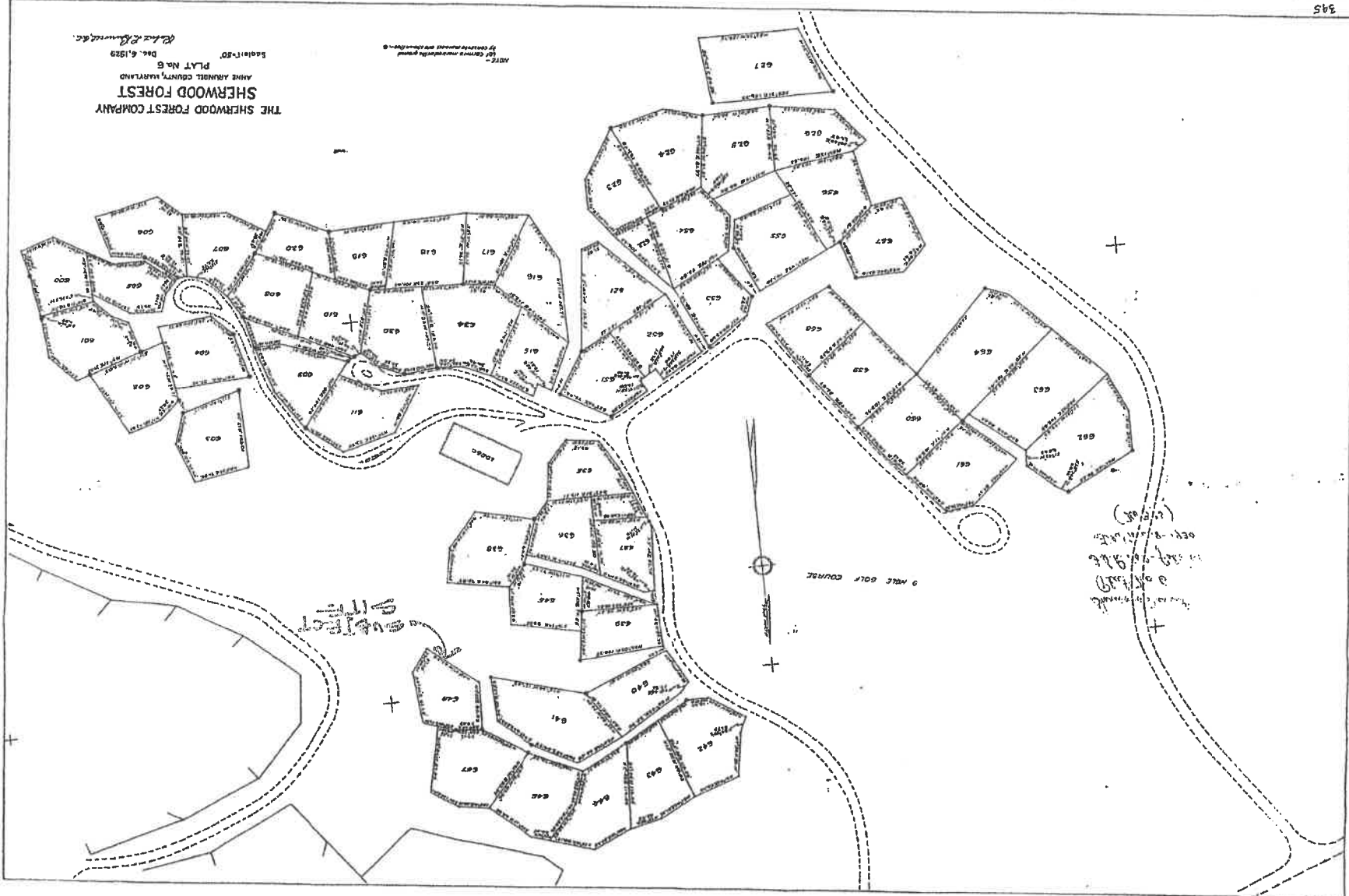
1 SIDE ELEVATION - NORTH  
1/4" = 1'-0"

DRAWINGS WERE CREATED ON 24 X  
36 INCH SHEETS. DRAWINGS PRINTED  
ON 12 X 18 SHEETS ARE HALF SCALE.

RECORD PLAT :

NOTE -  
 IF CERTAIN AMOUNTS ARE PAID TO  
 THE SHERWOOD FOREST COMPANY

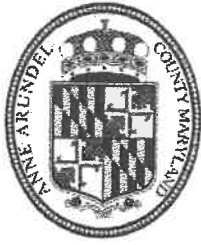
THE SHERWOOD FOREST COMPANY  
 SHERWOOD FOREST  
 PLAT No. 6  
 DATE 6, 1929  
 THE SHERWOOD FOREST COMPANY



Printed and Published by the Sherwood Forest Company, 1929.

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## PRE-FILE RESPONSE



# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS March 7, 2023

P&Z STAFF Joan Jenkins/ Kelly Krinetz/ Hala Flores (I&P Eng)

APPLICANT/REPRESENTATIVE Gary Evans EMAIL ametsc@gmail.com

SITE LOCATION 648 Maid Marion Hill LOT SIZE 6,862 sf ZONING R2

CA DESIGNATION LDA BMA \_\_\_\_\_ or BUFFER \_\_\_\_\_ APPLICATION TYPE Var

Applicants propose a demo/rebuild of a dwelling on the property. Applicants note variance to 25' buffer and expanded buffer to slopes 15% or greater and 20.5 ft to the required 30-foot front setback. See comments below.

### COMMENTS

CA Team: The proposed lot coverage exceeds the allowable amount by 95 square feet and must be reduced.

A modification is required for the 25' buffer to steep slopes, not a variance.

The buffer on this site is not expanded.

The variance needed is for the disturbance of steep slopes.

As the applicant has mentioned, the site is only 6862 square feet. The footprint that is proposed is 1899 square feet for a total of 5697 square feet between three floors. Although this office recognizes the need for certain features when one plans to age in place with an expanded family, the applicant will need to demonstrate compliance with the approval standards necessary to support the variance. A floor plan should be included and the applicant should look for areas where disturbance and coverage can be minimized.

Engineering: See attached

### Zoning:

Revise the site plan accordingly:

1. Per CA Team comments the variance is NOT to the 25' buffer and expanded buffer to slopes but is simply a variance to steep slopes.
2. The dwelling is 9.5 feet from the front lot line which makes the variance a 21 foot variance request.
3. Add the height of the proposed dwelling onto the site plan in the middle of the proposed structure.
4. LOD disturbance to slopes has been noted on the site plan. Include the permanent disturbance to slopes as well.
5. Provide lot coverage calculations on the site plan.
6. The R2 District allows a maximum coverage by structures of 30%. Provide the Coverage by Structure calculations. If the Coverage by Structure is greater than 30% then a variance is required.

### 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:** Donald Dyott, Senior Planner, Office of Planning and Zoning

**From:** Hala Flores, Engineer Manager, Department of Inspections and Permits

**Date:** February 24, 2023

**Subject:** 648 Maid Marion Hill (Sherwood Forest, Plat 6, Tax ID 02-720-02352000)  
Pre-file

---

**Request – Provide a Pre-File Review of variance plan to allow disturbance within the expanded buffer and steep slopes - article 17.8.201A and variance of the required 30 feet front yard setback per 18.4.601**

**Review -** This office has reviewed the submitted information provided for the subject pre-file and has the following comments. These comments will need to be addressed under the formal variance request application:

The submitted plan proposes a demolition/rebuild for a single family home with minor variation to the original footprint. The total limit of disturbance is shows as 4,914 square feet. All of the disturbance is within the steep slopes and critical area expanded buffer (LDA designation).

A geotechnical report is required to demonstrate the condition of the steep slopes under existing conditions, needs for slope stabilization, and needs for retaining structures.

The designer needs to provide information that shows how the drainage for the site and risk from erosion on the steep slope is being addressed. Further, an explanation of why the impervious area is being increased from 1,899 to 2,216, efforts to minimize this increase, and how the increased runoff will be mitigated on the steep slopes.

Permeable pavement should be considered in lieu of the proposed impervious for the sidewalks and driveway. Permeable pavement are allowed in HSG soils (A-C).

This proposal is for a demo/rebuilt versus "new single family home" and the LOD is less than 5000 SF, thus SWM plantings will be required per code 17-8-405. Show the SWM plantings on the plan.



Mark Wedemeyer, Director

## Memorandum

TO: Planner, OPZ Development Division

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

SUBJECT: 648 Maid Marion Hill (Sherwood Forest, Plat 6, Tax ID 02-720-02352000)  
Variance Number – 2023-0107-V, Pre-file Comments on February 24, 2023

DATE: August 1, 2023

---

### **Engineering and Utility Review**

The above-referenced modification request(s) has/have been reviewed for Engineering and Utility issues and the following comments apply:

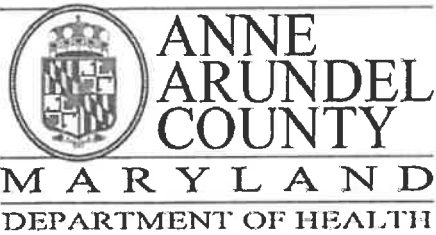
**Project Information:** The applicant is proposing a demolition/rebuild for a single-family home with minor variations to the original footprint. The total limit of disturbance is shown as 4,914 square feet. The disturbance is within the steep slopes and critical area expanded buffer (LDA designation).

### **Review of variance plan to allow disturbance within the expanded buffer and steep slopes – article 17.8.201A and variance of the required 30 feet front yard setback per 18.4.601**

The pre-file comments shown below were not addressed in the variance request submittal.

- A geotechnical report is required to demonstrate the condition of the steep slopes under existing conditions, identify the need for slope stabilization, and needs for retaining structures.
- The designer needs to provide information showing how the site's drainage and risk from erosion on the steep slope are being addressed.
- Due to the increased impervious, permeable pavement should be considered in lieu of the proposed impervious cover for the sidewalks and driveway.

**Determination** – Since this proposal is for a demo/rebuilt versus a “new single-family home” and the LOD is less than 5000 SF. The site is exempt from the SWM regulations and will be required to provide SWM planting per code 17-8-405. This office supports this variance request on the condition that the comments above are addressed with the grading or building permit approval.



J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
Acting Health Officer

**MEMORANDUM**

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

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

DATE: July 13, 2023

RE: Stephen & Diane Collins  
648 Maid Marion Trail  
Annapolis, MD 21401

NUMBER: 2023-0107-V

SUBJECT: Variance/Special Exception/Rezoning

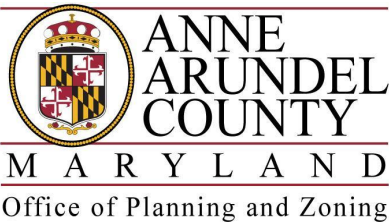
The Health Department has reviewed the above referenced variance to remove and replace the existing cottage disturb steep slopes and install new septic on and off site.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay





*Jenny B. Jarkowski*  
*Planning and Zoning Officer*

## MEMORANDUM

TO: Zoning Administration

FROM: Darian Beverungen, Cultural Resources Section, OPZ

SUBJECT: **2023-0107-V (648 Maid Marion Hill)**

DATE: July 20, 2023

---

The subject property is located within Sherwood Forest (AA-941) which is listed in the Maryland Inventory of Historic Properties (MIHP). Proposed demolitions must comply with ***Section 105.8 of the Construction and Property Maintenance Codes Supplement***, which says that a permit to demolish or remove a historic structure may not be issued, unless the applicant demonstrates compliance with Article 17-6-501 of the County Code. As Sherwood Forest is on the MIHP, all demolitions must be reviewed as per 17-6-501 of the Code. Our office will need to conduct our review for the demolition of the existing structure, once the permit application is submitted.



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

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

1 message

**Jennifer Esposito** <jennifer.esposito@maryland.gov>

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)

**Critical Area Variance Guidance  
Critical Area Review Team/Development Division**

**Applicant:** Diane and Stephen Colling  
**Case #:** 2023-0107-V

**Date:** 8/8/23

**For a property located in the critical area, a variance to the requirements of the County's Critical Area Program may be granted if the Administrative Hearing Officer makes the findings based on the following criteria.**

- Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness or shallowness of lot size and shape, strict implementation would result in an unwarranted hardship.
- A literal interpretation of the Critical Area Laws would deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provision of the critical area program.
- The granting of a variance will not confer on an applicant any special privilege that would be denied by the County's Critical Area program to other lands or structures within the Critical Area.
- The request is not the result of actions by the applicant including the commencement of development before an application for a variance was filed and does not rise from any condition relating to land or building use on any neighboring property.
- The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Critical Area and will be in harmony with the general spirit and intent of the County's Critical Area program.
- The applicant, by competent and substantial evidence, has overcome the presumption contained in Natural Resources Article, 8-1808, of the state Code.
- The applicant has evaluated and implemented site planning alternatives in accordance with 18-16-201.

The proposed home sits at the top of a 55% slope.

The applicant has indicated that the reason for the setback request is to allow the home to be placed as far from the slope as possible when in fact, the home is at the top of the slope and the rear setback.

The proposed home has 5 bedrooms, 4 full baths, 2 half baths; a garage; a sitting room, family room and a living room; an Office and a Library and an Art Room.

While it is true that a large portion of the lot is encumbered by steep slopes, that should not be the basis for the variance but an indication that the lot will only support a home of a certain size.

This proposal does not meet the requirements for variance approval.

Mitigation and SWM must be addressed with the permit application.

A modification will be required for the disturbance of the required slope buffer. Approval of a variance does not guarantee the approval of the modification. The modification decision will be subject to the requirements of 17-2-108.



# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS March 7, 2023

P&Z STAFF Joan Jenkins/ Kelly Krinetz/ Hala Flores (I&P Eng)

APPLICANT/REPRESENTATIVE Gary Evans EMAIL gmetsc@gmail.com

SITE LOCATION 648 Maid Marion Hill LOT SIZE 6,862 sf ZONING R2

CA DESIGNATION LDA BMA \_\_\_\_\_ or BUFFER \_\_\_\_\_ APPLICATION TYPE Var

Applicants propose a demo/rebuild of a dwelling on the property. Applicants note variance to 25' buffer and expanded buffer to slopes 15% or greater and 20.5 ft to the required 30-foot front setback. See comments below.

### COMMENTS

CA Team: The proposed lot coverage exceeds the allowable amount by 95 square feet and must be reduced.

A modification is required for the 25' buffer to steep slopes, not a variance.

The buffer on this site is not expanded.

The variance needed is for the disturbance of steep slopes.

As the applicant has mentioned, the site is only 6862 square feet. The footprint that is proposed is 1899 square feet for a total of 5697 square feet between three floors. Although this office recognizes the need for certain features when one plans to age in place with an expanded family, the applicant will need to demonstrate compliance with the approval standards necessary to support the variance. A floor plan should be included and the applicant should look for areas where disturbance and coverage can be minimized.

Engineering: See attached

### Zoning:

Revise the site plan accordingly:

1. Per CA Team comments the variance is NOT to the 25' buffer and expanded buffer to slopes but is simply a variance to steep slopes.
2. The dwelling is 9.5 feet from the front lot line which makes the variance a 21 foot variance request.
3. Add the height of the proposed dwelling onto the site plan in the middle of the proposed structure.
4. LOD disturbance to slopes has been noted on the site plan. Include the permanent disturbance to slopes as well.
5. Provide lot coverage calculations on the site plan.
6. The R2 District allows a maximum coverage by structures of 30%. Provide the Coverage by Structure calculations. If the Coverage by Structure is greater than 30% then a variance is required.

### 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:** Donald Dyott, Senior Planner, Office of Planning and Zoning

**From:** Hala Flores, Engineer Manager, Department of Inspections and Permits

**Date:** February 24, 2023

**Subject:** 648 Maid Marion Hill (Sherwood Forest, Plat 6, Tax ID 02-720-02352000)  
Pre-file

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**Request – Provide a Pre-File Review of variance plan to allow disturbance within the expanded buffer and steep slopes - article 17.8.201A and variance of the required 30 feet front yard setback per 18.4.601**

**Review** - This office has reviewed the submitted information provided for the subject pre-file and has the following comments. **These comments will need to be addressed under the formal variance request application:**

The submitted plan proposes a demolition/rebuild for a single family home with minor variation to the original footprint. The total limit of disturbance is shown as 4,914 square feet. All of the disturbance is within the steep slopes and critical area expanded buffer (LDA designation).

A geotechnical report is required to demonstrate the condition of the steep slopes under existing conditions, needs for slope stabilization, and needs for retaining structures.

The designer needs to provide information that shows how the drainage for the site and risk from erosion on the steep slope is being addressed. Further, an explanation of why the impervious area is being increased from 1,899 to 2,216, efforts to minimize this increase, and how the increased runoff will be mitigated on the steep slopes.


Permeable pavement should be considered in lieu of the proposed impervious for the sidewalks and driveway. Permeable pavement are allowed in HSG soils (A-C).

This proposal is for a demo/rebuilt versus “new single family home” and the LOD is less than 5000 SF, thus SWM plantings will be required per code [17-8-405](#). Show the SWM plantings on the plan.




**Legend**

- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City

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0 35 70 ft

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Notes: