

APP. EXHIBIT# 1  
CASE: 2023-0129-V  
DATE: 9/19/23

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO  
ALLOW A DWELLING AND ASSOCIATED  
FACILITIES WITH LESS SETBACKS AND BUFFER  
THAN REQUIRED AND WITH DISTURBANCE  
TO SLOPES OF 15% OR GREATER.

LOCATION: 103 WALLACE MANOR ROAD EDGEWATER

CASE NO: 2023-0129-V

ALFRED & GLYNIS LISIEWSKI

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM](http://WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM)



**NOTICE**

1. 2021 2021 2021 2021  
 2. 2021 2021 2021 2021  
 3. 2021 2021 2021 2021  
 4. 2021 2021 2021 2021  
 5. 2021 2021 2021 2021

LOCATION 2021 2021 2021 2021  
 CASE NO. 2021 2021 2021 2021  
 RANGE 2021 2021 2021 2021  
 PENDING & PUBLIC NOTICE FOR CONTACT  
 THE ZONING DIVISION AT 410-222-7637 OR WWW.WESTVA.COM  
 WWW.WESTVA.COM/ADMINISTRATIVE/2021

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AN APPLICATION HAS BEEN FILED FOR VARIANCE TO  
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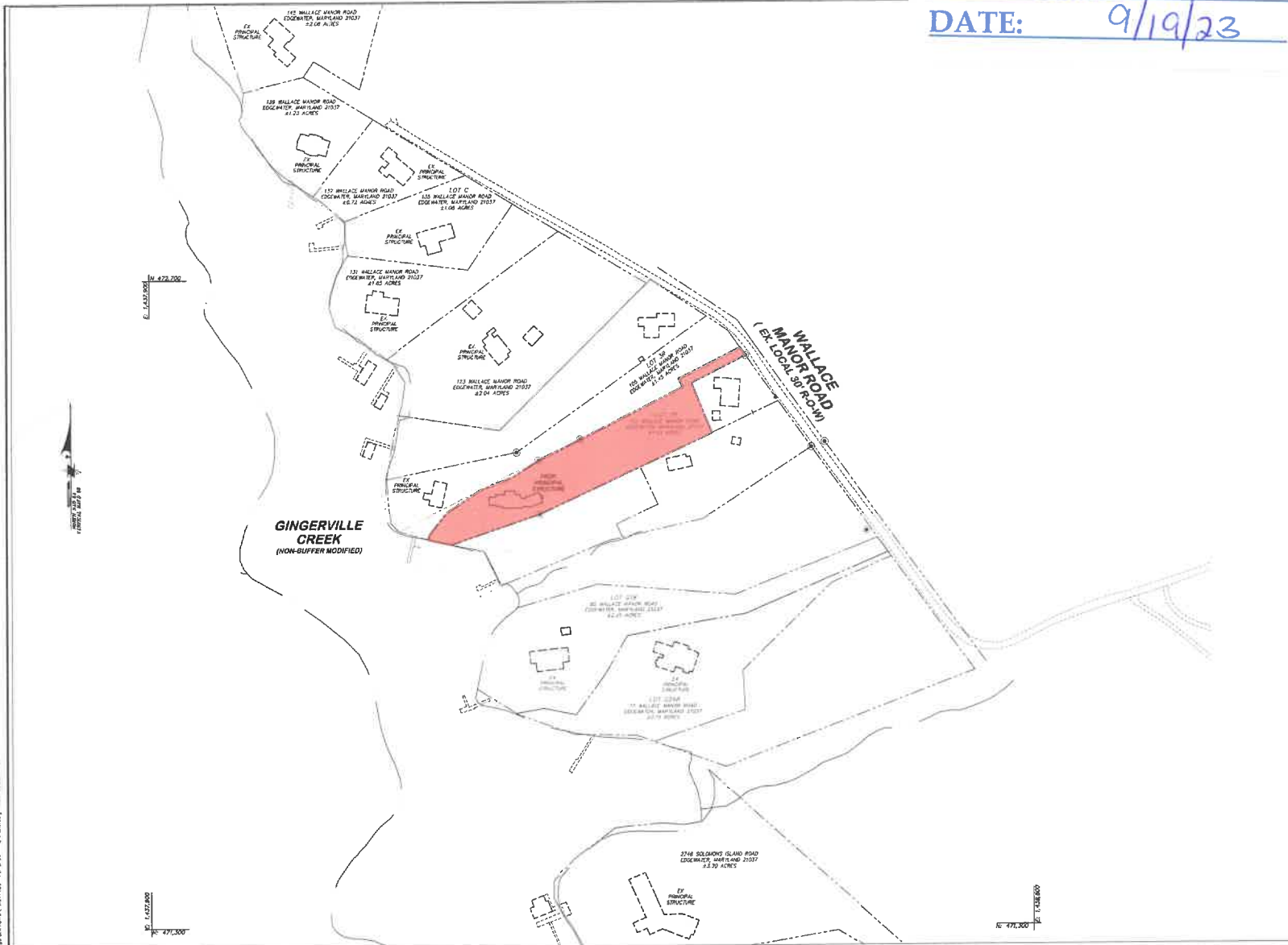
LOCATION: 103 WALLACE MANOR ROAD EDGEWATER  
CASE NO: 2023-0129-V

ALFRED & GLYNIS LISIEWSKI

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
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APP. EXHIBIT# 2  
CASE: 2023-0129-V  
DATE: 9/19/23



**NATURE OF VARIANCE**  
-Requesting a variance to Article 17, Section 8-201(a) of the Anne County Code for development on slopes 15% or greater in the LDA.  
-Requesting a variance in Article 17, Section 8-201(h) of the Anne County Code related to COMAR, Title 21 to clear within the expanded buffer in the critical area.

**SUBJECT PROPERTY & ADJACENT PROPERTIES  
PRINCIPAL STRUCTURES LOT COVERAGE TABULATIONS**

Lot #	Area (S.F.)
2748 Solomons Island Road	6,161 S.F.
77 Wallace Manor Road	4,328 S.F.
86 Wallace Manor Road	3,153 S.F.
<b>2R</b>	<b>3,487 S.F.</b>
105 Wallace Manor Road	1,700 S.F.
123 Wallace Manor Road	2,367 S.F.
131 Wallace Manor Road	2,865 S.F.
136 Wallace Manor Road	3,045 S.F.
137 Wallace Manor Road	2,893 S.F.
138 Wallace Manor Road	2,878 S.F.
145 Wallace Manor Road	3,438 S.F.
<b>Avg. Square Footage of Adjacent Structures:</b>	<b>3,487 S.F.</b>

\*Subject Property

DESIGNED: RED  
DRAWN: GOM  
DATE: 7/20/23  
PROJECT: ML11420-VARIANCE EXHIBIT  
PROJECT # ML11420

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: 410-260-3122 • Fax: 410-260-1852  
www.drumloyka.com | engineering@drumloyka.com

**\*Professional Certification:** I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, license no. 18521, expiration date 12-09-23.

**OWNER**  
ALFRED A. LISIEWSKI JR. & GLYNIS D. LISIEWSKI  
384 OLD TRAIL  
EDGEWATER, MARYLAND 21037

**PRINCIPAL STRUCTURES VARIANCE EXHIBIT  
VARIANCE PLAN  
WALLACE MANOR LOT 2R**  
103 WALLACE MANOR ROAD, EDGEWATER, MARYLAND 21037  
TAX ACCT. NO. 02-885-0963200 PERC. NO. T02047451  
TAX MAP 51 GRID 13 PARCEL 94 DISTRICT 2ND  
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 9/15/2023 PROJ. NO. ML11420 SHEET 1 OF 1

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