

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

**APPLICANT:** Benjamin & Jessica Taylor

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2023-0147-V

**COUNCIL DISTRICT:** 5

**HEARING DATE:** October 19, 2023

**PREPARED BY:** Sumner Handy  
Planner

**REQUEST**

The applicants seek variances to allow the construction of a new dwelling, pool, driveway, detached garage and associated facilities with less setbacks and planted buffer than required and with disturbance to slopes of 15% or greater at 1828 Milvale Road in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site measures about 53,677<sup>1</sup> square feet in area, and has about 215 feet of road frontage on the west side of Milvale Road. It is identified as Lot 13 of Parcel 174 in Grid 10 of Tax Map 46 in part of the William Davidson Property, Saint Margaret's, subdivision (Book 19, Page 9).

The subject property is zoned RLD - Residential Low Density and has been since the adoption of comprehensive zoning for the Fifth Council District, effective January 29, 2012. This waterfront lot lies entirely within the Chesapeake Bay Critical Area overlay, is designated as LDA – Limited Development Area, and is mapped in the BMA - Buffer Modification Area. The lot is currently improved by a single-family dwelling, pool, pier, driveway, and associated facilities, and is served by well water and a private septic system.

**APPLICANTS' PROPOSAL**

The applicants propose to raze the existing dwelling and associated improvements and to construct a new two-story dwelling with a basement, pool, driveway, detached garage, and associated facilities. The height of the dwelling would be 30'-8 $\frac{7}{8}$ " high.

**REQUESTED VARIANCES**

*Critical Area Variance*

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<sup>1</sup> There is a discrepancy between the square footage measurement provided on the site plan and that provided in the Letter of Explanation and on the Critical Area Project Notification Form. (There is yet a third square footage figure quoted in the Critical Area Report Narrative, but it is snugly between the two other figures and seems likely to have been a typographical error, and so was ignored.) For the purposes of this report, the value found on the site plan (53,677 square feet) was used to verify lot coverage calculations.

Section 17-8-201(a) of the Anne Arundel County Subdivision Article stipulates 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. The proposed development requires a variance to allow an estimated 727 square feet of disturbance to slopes of 15% or greater.

### *Zoning Variances*

Section 18-4-401(b) of the Code requires that a 50-foot planted buffer be located and maintained between the principal structure and the crest of steep slopes. The proposal would not maintain this buffer, and so a variance is required to this provision.

A review of the bulk regulations for the RLD District reveals that no setback variances are required.

### **FINDINGS**

The subject property is of sufficient area and width at the front building restriction line when compared to the requirements of new lots located in the RLD District. Existing lot coverage exceeds that which is allowable, but the applicants have demonstrated that the final lot coverage of the proposal will comply with the lot coverage limits and reduction requirements of 17-8-402 and 17-8-403 of the Code. The applicants note that the existing dwelling is built into the existing slope in a manner that results in water flowing from Milvale Road toward and into contact with the dwelling, which has therefore experienced issues with water over the years. The applicants note that the existing dwelling's floors are no longer level, and the dwelling's foundation and the existing pool are sinking. The earth around the proposed dwelling will be regraded as part of this project to address the flow of water and avoid these issues in the future. The applicants state that this regrading is limited to only that which is necessary, and note that most slope disturbance is between the existing dwelling and Milvale Road; where the new dwelling is larger than the existing dwelling is largely in that area already disturbed by a walkway between the dwelling and the slope, toward Milvale Road. The applicants stress that disturbance to steep slopes at the subject property is unavoidable in the redevelopment of this property as the existing improvements are built into these slopes, requiring disturbance for their removal.

The **Critical Area Commission** commented that appropriate mitigation shall be required, including mitigation for the removal of developed woodland/forest on-site.

The **Critical Area Team**, Development Division, offered no objection to the variance request.

The **Health Department** commented that it does not have an approved plan for this project, but that that department has no objection so long as a plan is submitted and approved by the Health Department. The Department noted that the limited home addition option precludes detached accessory structures and significant changes to the horizontal footprint of the principal structure.

The **Soil Conservation District** offered no comment at this juncture, and will review the proposal during sediment control review.

The **Department of Inspections and Permits, Engineering Division**, commented that it does not have an objection to the request so long as several comments (included in appended comments) are addressed with the grading permit submission, assuming this variance application is successful.

#### *Variances to Critical Area Program*

For the granting of a Critical Area variance, a determination must be made as to whether, because of unique physical conditions, strict implementation of the County's critical area program would result in an unwarranted hardship to the applicant. In this case, the location of the existing dwelling, which is slated for demolition due at least in part to damage related to water flows as they interact with the dwelling and the existing slopes, comprises a physical condition wherein any work related to the dwelling's removal and replacement would require disturbance to steep slopes within the Limited Development Area. The applicants have proposed to replace the existing dwelling with a dwelling in roughly the same location, and reconstruction of the dwelling in a manner that discourages water-dwelling interactions, including via the proposed grading, is appropriate. The applicants presently enjoy a nonconforming right to the lot coverage currently in existence at the lot, less the reduction requirements as laid out in Section 17-8-403 of the Subdivision Code; that lot coverage reduction requirement has been satisfied. This Office judges that denial of a variance to allow disturbance to steep slopes in the LDA to permit construction of the new dwelling, pool (outside of the Critical Area buffer modification area), and associated facilities in roughly the same location as they are today would constitute an unwarranted hardship in the development of the lot.

This Office finds that a literal interpretation of the Critical Area Program and denial of the variance to disturb steep slopes to redevelop this residential property would cause an unwarranted hardship. The granting of this variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27, and with proper stormwater management and mitigation, granting of these variance requests will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat. 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. This Office finds that the applicants, having modified the site plan in response to pre-file comments, have evaluated and implemented site planning alternatives and have overcome the presumption that the proposal is not in harmony with the spirit and intent of the Critical Area program.

#### *Zoning Variance*

For the granting of a zoning variance, a determination must be made that, because of unique physical conditions, there is no reasonable possibility of developing the lot in strict conformance with the Code, or, because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship in the development of the lot. The location of the existing dwelling, and the plan to replace it with a new

dwelling in roughly the same location (also inlaid to the slope) and requiring grading to avoid in the future the water flow issues of today, comprise unique physical conditions that preclude as a reasonable possibility redevelopment of this property without variance relief to the requirement to maintain a 50-foot planted buffer between the principal structure and the crest of steep slopes. Further, there exists a tradeoff between the amount of planted buffer that can be maintained between the principal structure and the crest of steep slopes, and the distance between the residence and Mill Creek. This design alternative maximizes the distance of the residence from Mill Creek.

Reconstruction of the dwelling as shown on the site plan will not alter the essential character of the neighborhood; substantially impair the appropriate use or development of adjacent property; reduce forest cover in the Resource Conservation Area; be contrary to acceptable clearing and replanting practices; or be detrimental to the public welfare. This Office finds the requested variances, for steep slope disturbance and for less planted buffer than required, to be the minimum necessary to afford relief.

### **RECOMMENDATION**

Based upon the standards set forth under Section 18-16-305 under which a variance may be granted, this Office recommends **approval** of a Critical Area variance to Section 17-8-201(a) to allow disturbance to slopes of 15% or greater, and **approval** of a zoning variance to Section 18-4-401(b) to allow less planted buffer than required, as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



Sumner Handy &lt;pzhand00@aacounty.org&gt;

**Fwd: CAC Comments re: Mullins 2023-0141-V, Taylor 2023-0147-V, Vaughn 2023-0149-V, Katz 2023-0153-V**

2 messages

Sadé Medina <pzmedi22@aacounty.org>  
 To: Sumner Handy <sumner.handy@aacounty.org>

Thu, Sep 21, 2023 at 2:54

----- Forwarded message -----

From: **Jennifer Esposito** <jennifer.esposito@maryland.gov>  
 Date: Tue, Sep 12, 2023 at 3:07 PM  
 Subject: CAC Comments re: Mullins 2023-0141-V, Taylor 2023-0147-V, Vaughn 2023-0149-V, Katz 2023-0153-V  
 To: Sadé Medina <pzmedi22@aacounty.org>

Good Afternoon,

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

- 2023-0141-V; Mullins (AA 291-23): Appropriate mitigation is required.
- 2023-0147-V; Taylor (AA 292-23): Appropriate mitigation is required, including the required mitigation for the removal of developed woodland/forest on the site.
- 2023-0149-V; Vaughn (AA 296-23): Appropriate mitigation is required, including at a 3:1 ratio for the square footage of Buffer disturbance, plus at an additional 1:1 ratio for the square footage of tree canopy removed from the site. Additionally, Buffer establishment is required for the amount of lot coverage proposed outside of the Buffer. Further, at the time of grading permit the applicant shall provide an updated site plan that separately lists out the existing and proposed lot coverage by Critical Area land designation as the lot coverage is limited to 15% of the land located within the LDA, and separately, the amount of land located within the RCA.
- 2023-0153-V; Katz (AA 297-23): Appropriate mitigation is required, including at a 3:1 ratio for the square footage of Buffer disturbance, plus at an additional 1:1 ratio for the square footage of tree canopy removed from the site. Additionally, Buffer establishment is required for the amount of lot coverage proposed outside of the Buffer. Further, at the time of grading permit the applicant shall provide an updated site plan that separately lists out the existing and proposed lot coverage by Critical Area land designation as the lot coverage is limited to 15% of land located within the LDA, and separately, the amount of land located within the RCA. It appears the proposed lot coverage will total 7,973 square feet or 14.2% of the site area located within the LDA.

Please let me know if you have any questions.

The above comments have also been submitted to the County's project-review portal.



facebook\_logo.jpg

twitter\_logo.jpg

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



**The Best Place  
 For All**

**Sadé Medina**

Secretary II, Zoning Administration Section  
 Office of Planning and Zoning  
 MS 6301

p: (410) 222-7437

f: (410) 222-4483



www.aacounty.org



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**Sumner Handy** <sumner.handy@aacounty.org>  
To: Sadé Medina <pzmedi22@aacounty.org>

Thu, Sep 21, 2023 at 3:29 PM

Terrific. Thanks!

Sumner Handy, AICP  
Planner III

Zoning Administration Section  
2664 Riva Road  
Annapolis, MD 21401

410-222-7437  
[www.aacounty.org](http://www.aacounty.org)

[Quoted text hidden]



ANNE  
ARUNDEL  
COUNTY


MARYLAND  
DEPARTMENT OF HEALTH

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

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

**MEMORANDUM**

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

FROM: Brian Chew, Program Manager   
Bureau of Environmental Health

DATE: September 19, 2023

RE: Benjamin J. Taylor  
1828 Milvale Road  
Annapolis, MD 21409

NUMBER: 2023-0147-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling and associated facilities with less setbacks and buffer than required and with disturbance to slopes of 15% or greater.

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. Please note that a limited home addition is the only available option and that precludes any detached accessory structures or significant changes to the horizontal footprint of the main structure.

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

cc: Sterling Seay



Mark Wedemeyer, Director

## Memorandum

TO: Sade Medina, Zoning Administration Section, Office of Planning and Zoning

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

SUBJECT: Taylor Property  
1828 Milvale Road, Annapolis 21409  
2023-0147-V  
Allows disturbance to Steep Slopes/Buffers

DATE: September 8, 2023

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**Project Information:** The site address is 1828 Milvale Road, Annapolis, MD. The site is a 53,655-square-foot lot served by a well and septic and front Milvale Road, a 30-foot wide public right of way. The site drains to the tidal waters of Mill Creek and is waterfront. The site is located in the Chesapeake Bay Critical Area (LDA) and the BMA (i.e., not subject to expanded buffer. The applicant wishes to raze the existing house (76 x 37'), pool, and all other existing improvements and construct a new dwelling (83' x 44'). The new construction will disturb the 25% or greater slopes between the dwelling and Milvale Road.

### **Engineering and Utility Review**

The above-referenced variance request(s) has/have been reviewed and the comments issued with the prefile were not addressed and are included below for addressing with the grading permit approval.

- 1- In order to meet the intent of ESDv, the overflow and/or underdrain from MB-2 must follow the existing drainage pattern and discharge directly and not be connected to MB-1 as currently shown.
- 2- Soil borings are required to confirm the siting and suitability of the chosen facilities.
- 3- A SWM report is required to demonstrate how ESDv is addressed for the site.

**Determination:** This office has no objection to the subject request as long as the comments above are addressed with the grading permit review.





# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS 7/25/23

P&Z STAFF Joan Jenkins/ Kelly Krinetz

APPLICANT/REPRESENTATIVE Kehyanna Hayley EMAIL khayley@bayengineering.com

SITE LOCATION 1828 Milvale Rd LOT SIZE 54,841 sf ZONING RLD

CA DESIGNATION LDA BMA X or BUFFER \_\_\_\_\_ APPLICATION TYPE VAR

Applicant is requesting a variance to 17-8-201(a) and 18-4-401(b), steep slopes and RLD 50' planted buffer to top of steep slopes.

### COMMENTS

#### Critical Area Team:

No objection to the variance request.

The site plan incorrectly shows a 25' buffer to the bottom of the steep slope. The buffer is only required to the top.

The following comments are for the overall development of the property:

The disturbance to the steep slope buffer along the northern property line would require modification approval. This disturbance should be removed.

The LOD and grading along the southern property line should be reduced in order to protect the existing vegetation in that area.

#### Engineering:

1- In order to meet the intent of ESDv, the overflow and/or underdrain from MB-2 must discharge directly and not be connected to MB-1 as currently shown.

2- Soil borings are required to confirm the siting and suitability of the chosen facilities.

#### Zoning:

1. Add the height of the house (in feet) to the site plan in the location of the house.
2. You may submit your variance application via LUN once the site plan has been corrected.

**Note: The Zoning Division is paperless. All applications should be submitted online through the Land Use Navigator. <https://www.aacounty.org/departments/planning-and-zoning/land-use-navigator/>**

### 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.

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: AACo

Date: 8-14-23

Tax Map #	Parcel #	Block #	Lot #	Section
46	164	10	13	-

**FOR RESUBMITTAL ONLY**

Corrections

Redesign

No Change

Non-Critical Area

*\*Complete Only Page 1  
 General Project Information*

Tax ID: 3-552-27819405

Project Name (site name, subdivision name, or other) Taylor Property

Project location/Address 1828 Milvale Rd

City Annapolis Zip 21409

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

Applicant: Last name Taylor, Benjamin + Jessica First name \_\_\_\_\_

Company OWNER

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

- |  |  |
|--|--|
| Building Permit <input type="checkbox"/>           | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/>    | Rezoning <input type="checkbox"/>            |
| Conditional Use <input type="checkbox"/>           | Site Plan <input type="checkbox"/>           |
| Consistency Report <input type="checkbox"/>        | Special Exception <input type="checkbox"/>   |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/>         |
| Grading Permit <input type="checkbox"/>            | Other <input type="checkbox"/>               |

**Local Jurisdiction Contact Information:**

Last name \_\_\_\_\_ First name \_\_\_\_\_

Phone # \_\_\_\_\_ Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

*Raze existing structure & Pool Construct New Dwelling pool & Detached Garage*

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

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

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

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

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	<i>0</i>	<i>0</i>		<i>1.583</i>	<i>25,412</i>
LDA Area	<i>1.232</i>	<i>58,655</i>			
RCA Area	<i>0</i>	<i>0</i>	# of Lots Created	<i>0</i>	
Total Area	<i>1.232</i>	<i>58,655</i>			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>0.349</i>	<i>15,120</i>	Existing Lot Coverage	<i>0.236</i>	<i>10,302</i>
Created Forest/Woodland/Trees	<i>TBD</i>	<i>TBD</i>	New Lot Coverage	<i>0.228</i>	<i>9,960</i>
Removed Forest/Woodland/Trees	<i>0.094</i>	<i>4,115</i>	Removed Lot Coverage	<i>0.236</i>	<i>10,302</i>
	<i>TBD</i>	<i>TBD</i>	Total Lot Coverage	<i>0.228</i>	<i>9,960</i>

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	<i>0</i>	<i>0</i>	Buffer Forest Clearing	<i>0</i>	<i>0</i>
Non-Buffer Disturbance	<i>0.583</i>	<i>25,412</i>	Mitigation	<i>TBD</i>	<i>TBD</i>

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input checked="" type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input checked="" type="checkbox"/>
Setback	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input checked="" type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input checked="" type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>

***CRITICAL AREA  
REPORT***

**TAYLOR PROPERTY  
1828 MILVALE ROAD  
ANNAPOLIS, MD 21409**

**August 2023**

Prepared for:  
Benjamin & Jessica Taylor  
1828 Milvale Road  
Annapolis, MD 21409

Prepared by:  
Bay Engineering, Inc.  
2661 Riva Rd. Building 800  
Annapolis, MD 21401

## INTRODUCTION

This site is a 53,665 square foot property that is located 1828 Milvale Road in Annapolis, MD. The property is lot 13 of the Milvale William Davidson subdivision. The proposal is to raze an existing dwelling and construct a new dwelling. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zoned RLD.

## EXISTING USE

The site is currently developed with a house, driveway pool and associated improvements. The property is served by septic and well. The property is waterfront. The site is in a buffer modification area. The site contains steep slopes, and drains to Nukk Creek, a tributary of the Severn River. The site is served by Milvale Road, a variable width public right of way.

## SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots. The general area is developed as single-family lots. The site is bounded by a developed property to the north and south, Mill Creek to the west and Milvale Road to the east.

## SOILS

The U.S. Department of Agriculture Soil Survey defines the property to have a soil type of Ase – Annapolis fine sandy loam, 15-25% slopes (C Soils) and a small portion of CxA – Cumberstone-Mattapex complex, 0-2% slopes (C/D Soils)

## FLOODPLAIN

The property is located on the Federal Emergency Management Agency Map (FEMA), panel #24003C0189F Dated February 18, 2015 and lies within zone X, area of minimal flooding, and Zone AE Elevation 6.0'.

## NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

## TIDAL WETLANDS

There appear to be no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains overland to Mill Creek.

## STEEP SLOPES

The site has steep slopes, which occur on throughout the site. The variance request is to disturb steep slopes. The disturbance to the steep slopes is the minimum necessary for the proposed work, and provide adequate drainage for the property.

## RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

## STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

## FOREST COVER

The existing forest cover is limited to over story trees which occur through out the site. The understory is mostly lawn.

The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacaia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

## WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

## **SITE CALCULATIONS**

1. Total Site area.....53,655 sq. ft.
2. Site area in Critical area.....53,655 sq. ft
3. Existing Lot Coverage .....10,302 sq. ft.
4. Proposed Impervious area ...9,960 sq. ft.
5. Total Impervious Coverage Allowed ..... 10,077 sq. ft.



Real Property Data Search ( )  
 Search Result for ANNE ARUNDEL COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Subdivision - 552 Account Number - 27819405

**Owner Information**

Owner Name: TAYLOR BENJAMIN J      Use: RESIDENTIAL  
 TAYLOR JESSICA R      Principal Residence: YES  
 Mailing Address: 1828 MILVALE RD      Deed Reference: /37621/ 00235  
 ANNAPOLIS MD 21409-5923

**Location & Structure Information**

Premises Address: 1828 MILVALE RD      Legal Description: LT 13  
 ANNAPOLIS 21409-0000      1828 MILVALE RD  
 Waterfront      MILVALE WM DAVIDSON SUB

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0046 0010 0174 3110050.02 552 13 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1979 2,136 SF 1292 SF 54,841 SF

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements  
 1 YES STANDARD UNITFRAME/5 2 full/ 1 half 1 Attached

**Value Information**

	Base Value	Value		
		As of	Phase-in Assessments	
		01/01/2022	07/01/2023	As of
				07/01/2024
Land:	974,700	1,209,700		
Improvements	439,500	366,200		
Total:	1,414,200	1,575,900	1,522,000	1,575,900
Preferential Land:	0	0		

**Transfer Information**

Seller: MANGAN EDMUND L      Date: 09/28/2021      Price: \$2,000,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /37621/ 00235      Deed2:  
 Seller: BAIN JR-TRUSTEE, EDWIN C      Date: 03/18/1997      Price: \$550,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /07826/ 00122      Deed2:  
 Seller: BAIN, EDWIN C JR      Date: 10/06/1992      Price: \$0  
 Type: NON-ARMS LENGTH OTHER      Deed1: /05778/ 00677      Deed2:

**Exemption Information**

Partial Exempt Assessments: Class      07/01/2023      07/01/2024  
 County: 000      0.00  
 State: 000      0.00  
 Municipal: 000      0.00|0.00      0.00|0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Application received

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No ApplicationDate:



1828 MILVALE RD. 21409 X Q

Show search results for 1828 M...



400'

RA Rural  
Agricultural

1828 MILVALE RD, 21409

103

RLD Residential  
Low Density

1832

60 ft



Critical Areas: (1)

> Refine



Critical Areas: LDA - Limited Development Area



# National Flood Hazard Layer FIRMette



76°27'35"W 39°0'37"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

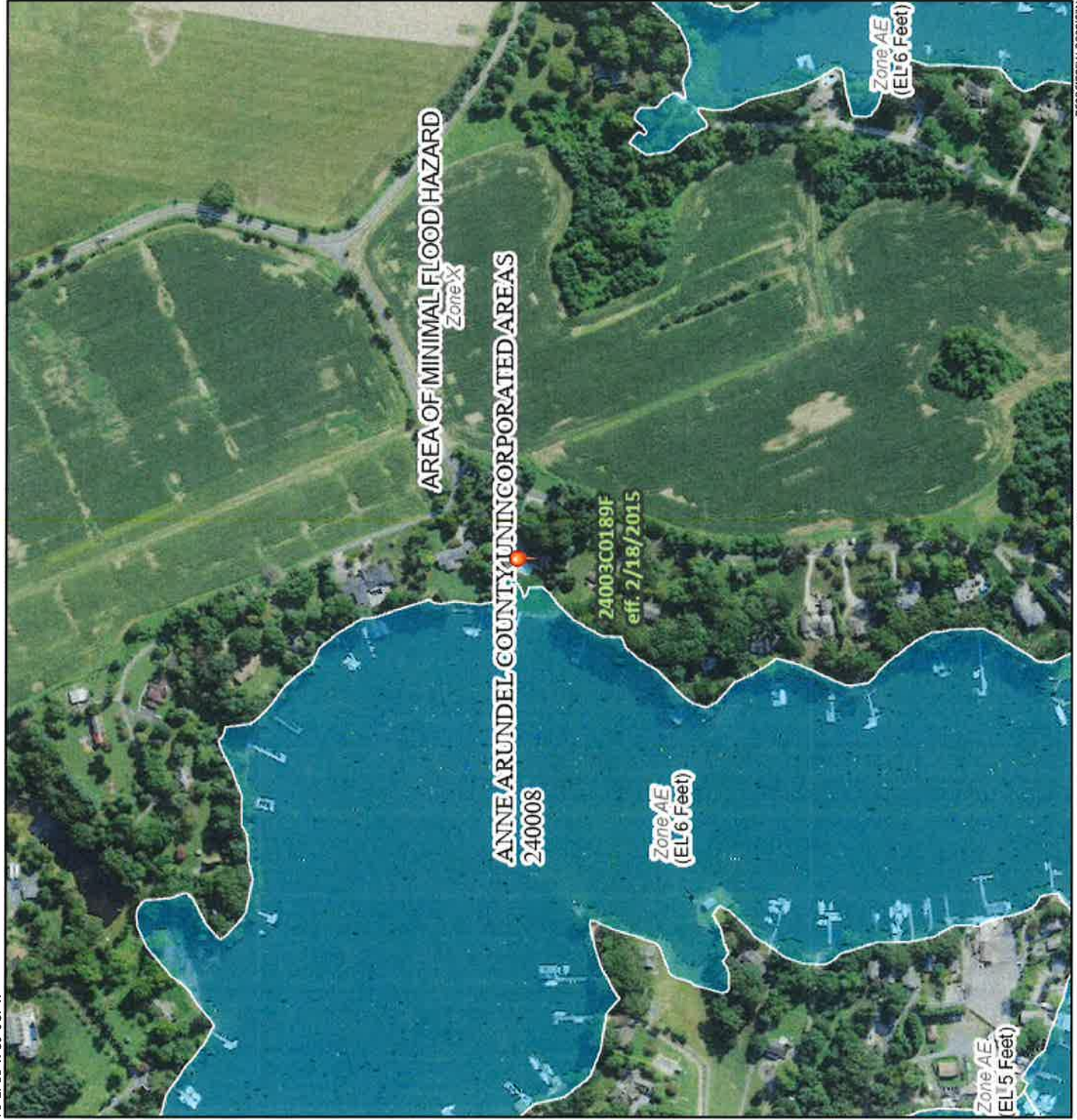
<b>SPECIAL FLOOD HAZARD AREAS</b>	<p>Without Base Flood Elevation (BFE) Zone A, V, AGG</p> <p>With BFE or Depth Zone AE, AO, AH, VE, AR</p> <p>Regulatory Floodway</p>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<p>0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)</p> <p>Future Conditions 1% Annual Chance Flood Hazard (Zone X)</p> <p>Area with Reduced Flood Risk due to Levee. See Notes: Zone X</p> <p>Area with Flood Risk due to Levee (Zone D)</p>
<b>OTHER AREAS</b>	<p>NO SCREEN</p> <p>Area of Minimal Flood Hazard (Zone X)</p> <p>Effective LOMRS</p> <p>Area of Undetermined Flood Hazard (Zone X)</p>
<b>GENERAL STRUCTURES</b>	<p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>
<b>OTHER FEATURES</b>	<p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>
<b>MAP PANELS</b>	<p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

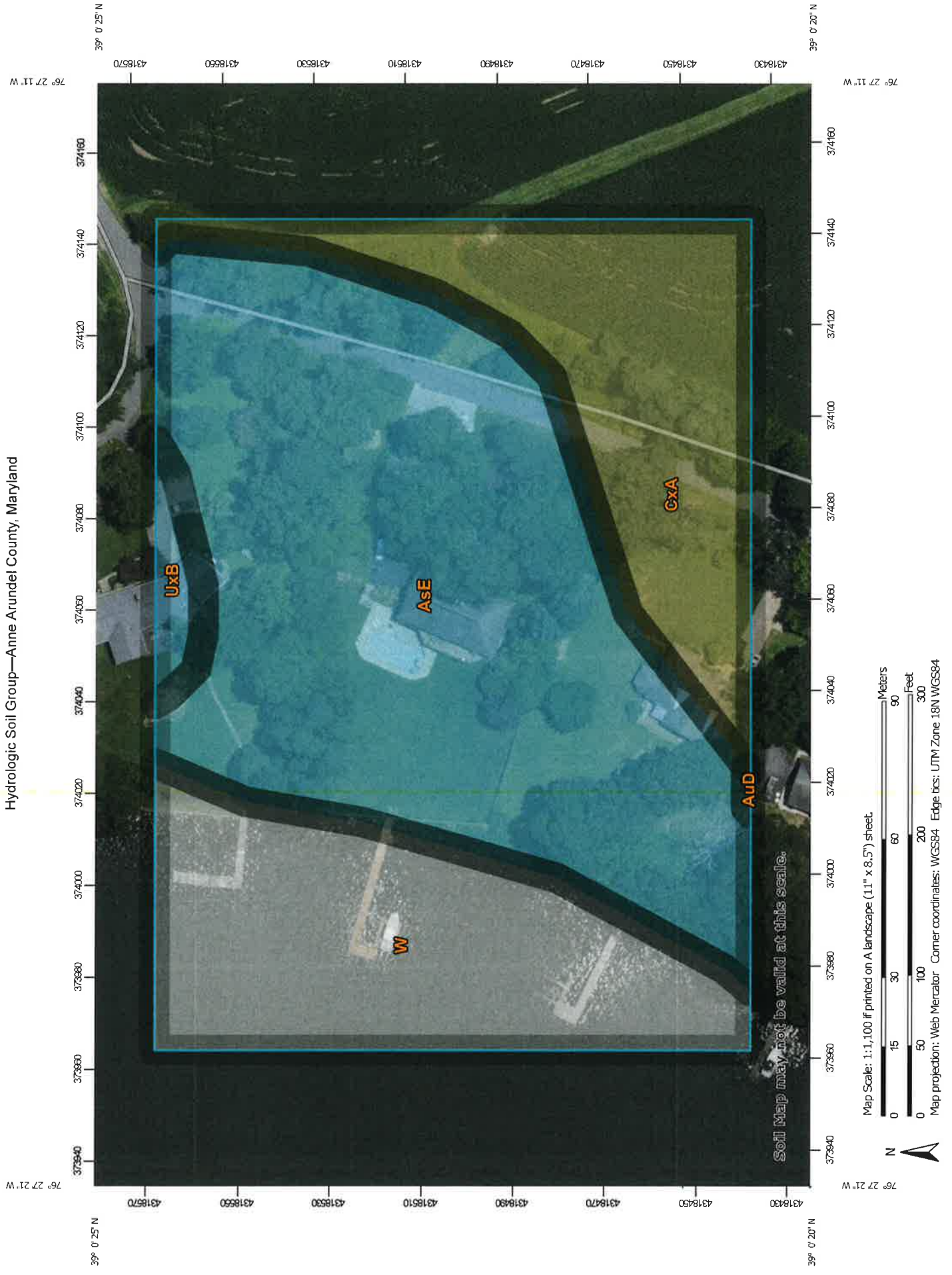
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/8/2023 at 11:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



76°26'58"W 39°0'9"N

Hydrologic Soil Group—Anne Arundel County, Maryland




































Soil Map may not be valid at this scale.

Map Scale: 1:1,100 if printed on A landscape (11" x 8.5") sheet.



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

## MAP LEGEND

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

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland  
 Survey Area Data: Version 21, Sep 14, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsE	Annapolis fine sandy loam, 15 to 25 percent slopes	C	3.2	54.4%
AuD	Annapolis-Urban land complex, 5 to 15 percent slopes	C	0.0	0.0%
CxA	Cumberstone-Mattapex complex, 0 to 2 percent slopes	C/D	1.2	20.8%
UxB	Udorthents, loamy, sulfidic substratum, 0 to 5 percent slopes	C	0.1	1.8%
W	Water		1.3	23.0%
<b>Totals for Area of Interest</b>			<b>5.8</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

12/20/2021

< 1 of 70 >

Select Date ▾



...ALE RD

...RD

MILVALE RD

MILVALE RD

