

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors



September 27, 2023

Anne Arundel County  
Office of Planning & Zoning  
2664 Riva Road  
Annapolis, Maryland 21401

Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST  
DONOVAN PROPERTY  
154 BOONE TRAIL  
SEVERNA PARK, MD 21146  
LINSTead ON THE SEVERN  
TM 31, GRID 18 PARCEL 84 LOT 131

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 18-4-601, whereas that title states in part that the principal structure (an addition, screened porch and deck and steps in this case) must be 25' from a rear lot line. The lot is developed with a single family dwelling and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The site is served by public water and sewer, and a paved road Boone Trail, a variable width public right of way. The site drains to the tidal waters of the Severn River. The site is located in the LDA (Limited Development Area) of the Critical Area. The site is zoned R2 residential. The site is developed with a house, driveway and associated improvements. The lot size is 8,735 square feet. The proposed work would take place in the rear of the dwelling.

The dwelling as it is currently developed has an existing deck and stair that encroach on the rear building restriction line. The screened porch will be located in roughly the same area as this deck. The property also has a relatively lengthy driveway on the west side of the property. A large portion of this driveway and the walkway to the rear of the property will be removed resulting in a reduction of lot coverage after development of 66 square feet. There is one tree that will be removed, a 20" tree that is approximately 3' from the side of the house. This tree, while removal to access the new stair would be likely, it is a hazard due to its proximity to the dwelling. The canopy cleared for this tree is approximately 542 square feet.

The proposed additions would be located on the south side of the dwelling as shown on the site plan. The closest point to the rear property line would be 12.32', requiring a variance of 12.68'. it should be noted that the south most corner of the house does not meet the rear setback.

A review of the aerial photography shows many of the houses in this area have either portions of homes, decks and other features that appear to encroach on the rear

setback. Also noted in aerial photography the lot of the subject property appears to be the shallowest from front to back than all other properties on this particular block of Linstead.

No steep slopes are being disturbed, and the 7' side yard setbacks and the 30' front setback is being honored.

This plan meets the intent of 18-16-305(a):

1. The subject property is relatively small, and undersized for its zoning. The lot is 8,735 square feet in size, and the R2 zoning requires a 15,000 square foot lot when served by public sewer, which the property is. The shallowness of the lot and the interior layout of the dwelling preclude adding the additions anywhere other than the rear of the house.

2. The exceptional circumstances and practical difficulties in developing the lot are several. As noted, the property is undersized for its zoning, and the lot is very shallow. The current development is in place, and the variance request is minimal and allows construction of the additions in a similar manner to other properties in the area.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is small, and the minimum to allow for a garage that is comparable to other development in the area. Underlying lot coverage requirements are being met.

2. i. This variance will not alter the essential character of the neighborhood. There are many houses in the community, looking at aerial images, with protuberances dwellings that appear to be located closer to the rear lot line than the required 25'.

ii. This variance will not impair the use of adjoining properties. The proposed additions are in the rear of the dwelling, will meet side yard setbacks and will not impact neighbors.

iii. 542 square feet of tree clearing for a tree next to the dwelling is required and any mitigation necessary during the permit process will increase cover in the LDA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction of additions and removal of a portion of the existing driveway and a walkway, and the disturbance will be less than 5,000 square feet, this

plan should be able to proceed with a single lot sheet (Standard Grading Plan and Building Permit). A grading permit should not be necessary. It would appear that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

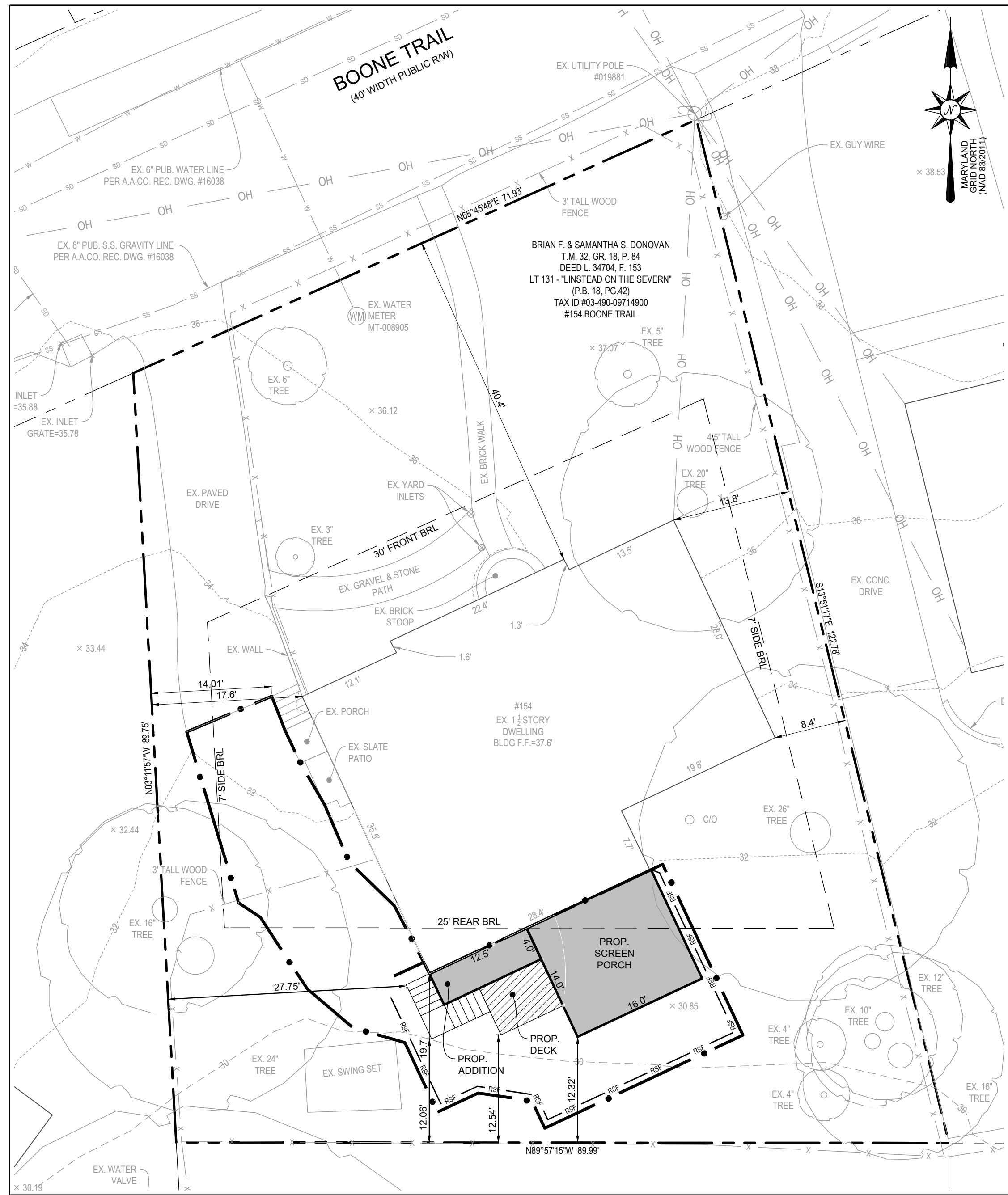
The enclosed plan represents the location of the proposed work to the dwelling. This plan is consistent with other development in Linstead on the Severn. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-897-9290.

Sincerely,  
Bay Engineering, Inc.

*Mike Gillespie*

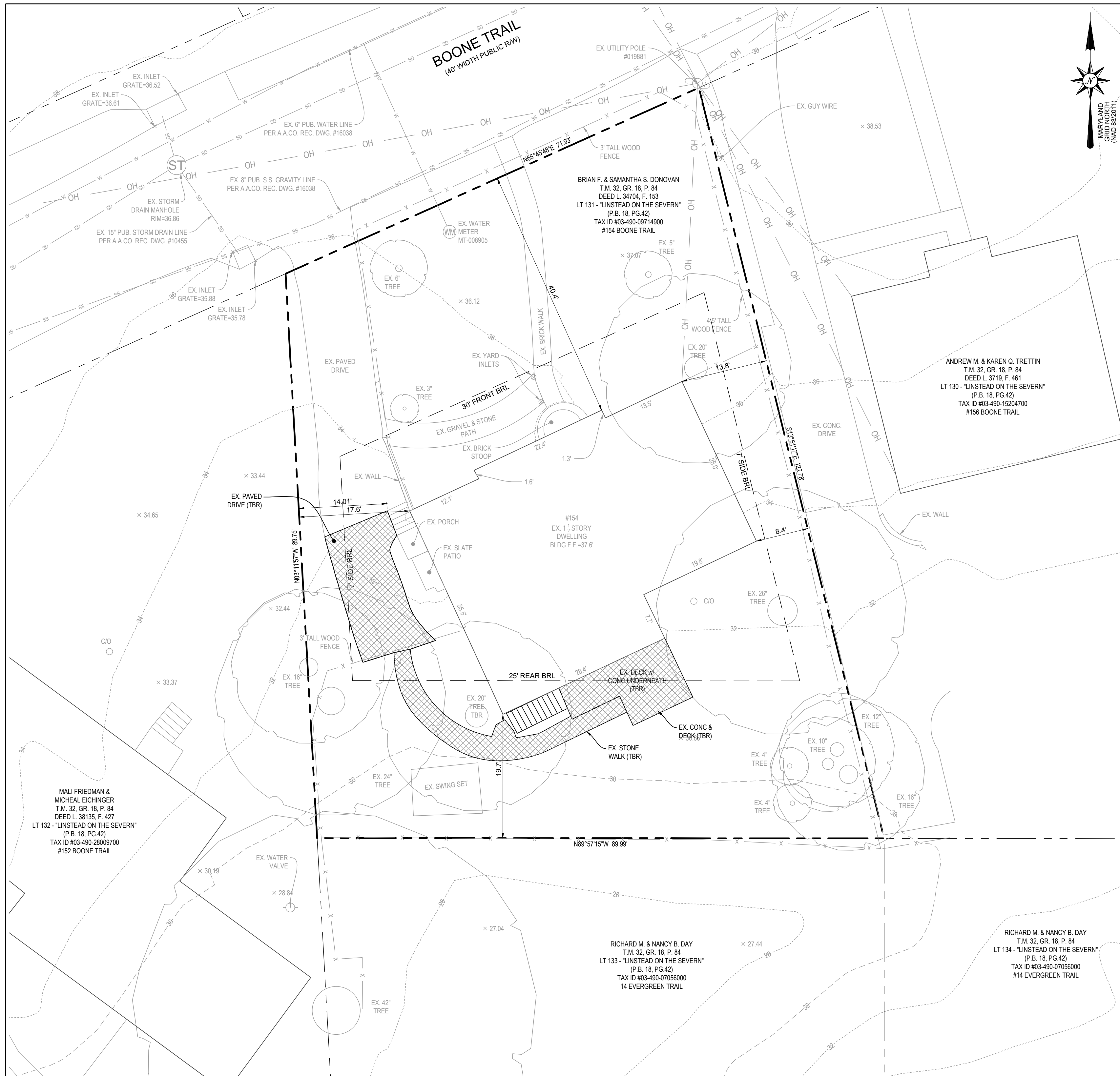
Mike Gillespie



**INSET - PROPOSED CONDITIONS**  
SCALE: 1" = 10'

**SOILS TABLE**

SYMBOL	NAME	HYDROLOGIC SOIL TYPE	PERCENT COVERAGE	HYDRIC SOIL	HIGHLY ERODABLE SOIL
CpB	COLLINGTON-WIST-URBAN LAND COMPLEX (0-5% SLOPES)	"A"	100.0%	NO	NO



**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 10'

Rev. #	By	Date	Description

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional land surveyor under the laws of the State of Maryland.

**TIMOTHY J. MARTIN**  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10898  
EXPIRATION DATE 08/31/2024

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Engineers, Planners and Surveyors

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**Date**  
OCTOBER 2023

**Job Number**  
23-8970

**Scale**  
AS SHOWN

**Drawn by**  
T. MARLOWE & M. GILLESPIE

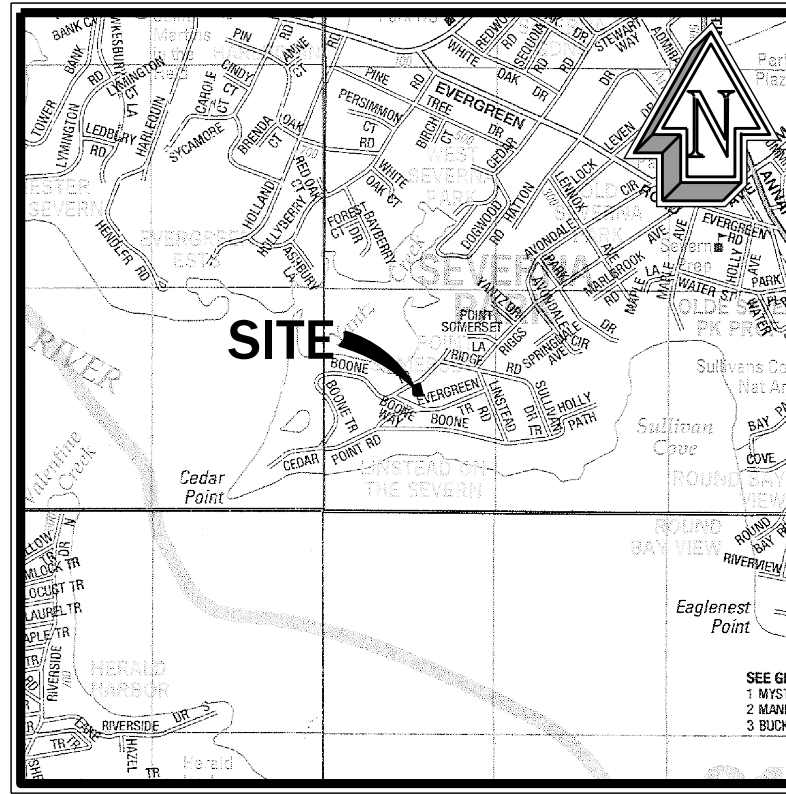
**Approved by**  
T. MARTIN

**Folder Reference**  
DONOVAN  
154 BOONE TRAIL

**SITE PLANS FOR THE DONOVAN PROPERTY**  
154 BOONE TRAIL SEVERNA PARK MD 21146  
TAX MAP 31 - GRID 18 - PARCEL 84 - LOT 131  
DEED REFERENCE: 34704 / 153  
T.A. #03-490-09714600 - ZONED: R2 / LDA  
THIRD DISTRICT - ANNE ARUNDEL COUNTY

**EXISTING & PROPOSED CONDITIONS VARIANCE SITE PLAN**

**Sheet No. 2 OF 2**



**VICINITY MAP**  
SCALE: 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 08301200

**GENERAL NOTES**

- OWNER: BRIAN AND SAMANTHA DONOVAN  
154 BOONE TRAIL, SEVERNA PARK, MD 21146  
PHONE: --  
EMAIL: --
- ENGINEER: BAY ENGINEERING INC.  
2961 RIVA ROAD, BUILDING 800  
ANNAPOLIS, MD 21401  
410 897 9290  
C/O MIKE GILLESPIE
- THE SITE ADDRESS IS: 154 BOONE TRAIL, SEVERNA PARK, MD 21146
- THE PROPERTY IS KNOWN AS:  
TAX MAP 31, GRID 18, PARCEL 84. TOTAL AREA = 8,375 SQ. FT. OR 0.192 AC., DEED REF: 34704 / 153
- TAX ACCOUNT NO. 03-490-09714900
- EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM DEEDS AND PLATS OF RECORD AUGMENTED WITH GIS DATA, AND A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY BAY ENGINEERING INC JUNE 2023.
- 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.
- EXISTING ZONING OF THE SITE IS R2 (RESIDENTIAL DISTRICT).  
SETBACKS PRINCIPAL STRUCTURE: FRONT = 30', SIDE = 7', REAR = 25'.  
SETBACKS ACCESSORY STRUCTURE: FRONT = 40', SIDE = 7', REAR = 7'.
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE CURRENTLY UTILIZES A PUBLIC WATER AND PUBLIC SEWER. CONTRACTOR SHALL UTILIZE THE EXISTING SEWER CONNECTION IF POSSIBLE. IF NOT POSSIBLE, CONTRACTOR IS TO INSTALL A NEW SHC PER ANNE ARUNDEL COUNTY SPECIFICATIONS AND DETAILS.
- WATER AND SEWER CATEGORIES  
WATER - EXISTING SERVICE - (W-S, GLEN BURNIE LOW)  
SEWER - EXISTING SERVICE - (S-S, BROADNECK)
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE"X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0156F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NOTE: THERE ARE NO STEEP SLOPES ON THIS SITE.

**SURVEY CONTROL NOTE**

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATION UTILIZING KEYNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE NAD (83/91) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

**LOT COVERAGE SUMMARY**

DESCRIPTION	AREA
EXISTING LOT AREA.....	8,735 SQ. FT. OR 0.192 AC.
EXISTING LOT COVERAGE.....	2,861 SQ. FT. OR 0.066 AC.
ALLOWABLE LOT COVERAGE (31.25%).....	2,730 SQ. FT. OR 0.063 AC.
ALLOWABLE LOT COVERAGE W/10% REDUCTION....	2,848 SQ. FT. OR 0.065 AC.
EXISTING DEVELOPED WOODS.....	3,098 SQ. FT. OR 0.071 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED.....	542 SQ. FT. OR 0.012 AC.
REMAINING DEVELOPED WOODS.....	2,556 SQ. FT. OR 0.059 AC.
PROPOSED LIMIT OF DISTURBANCE.....	1,217 SQ. FT. OR 0.028 AC.

**NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS**

- EXISTING LOT COVERAGE:
- EX. DWELLING = 1,602 SF
  - EX. PAVED DRIVE = 680 FT
  - EX. BRICK WALK & STOOP = 138 SF
  - EX. STONE WALK = 155 SF
  - EX. STONE PATIO = 17 SF
  - EX. GRAVEL & STONE PATH = 112 SF
  - EX. WALL = 5 SF
  - EX. CONC UNDER DECK = 152 SF
  - TOTAL = 2,861 SF±

- EXISTING LOT COVERAGE TO BE REMOVED:
- EX. PAVED DRIVE = 219 SF
  - EX. STONE WALK = 155 SF
  - EX. CONC UNDER DECK = 152 SF
  - TOTAL = 526 SF±
- TOTAL TO REMAIN = 2,335 SF

- PROPOSED LOT COVERAGE:
- PR. SCREENED PORCH = 224 SF
  - PR. ADDITION = 50 SF
  - PR. STEPS = 34 SF
  - TOTAL = 308 SF

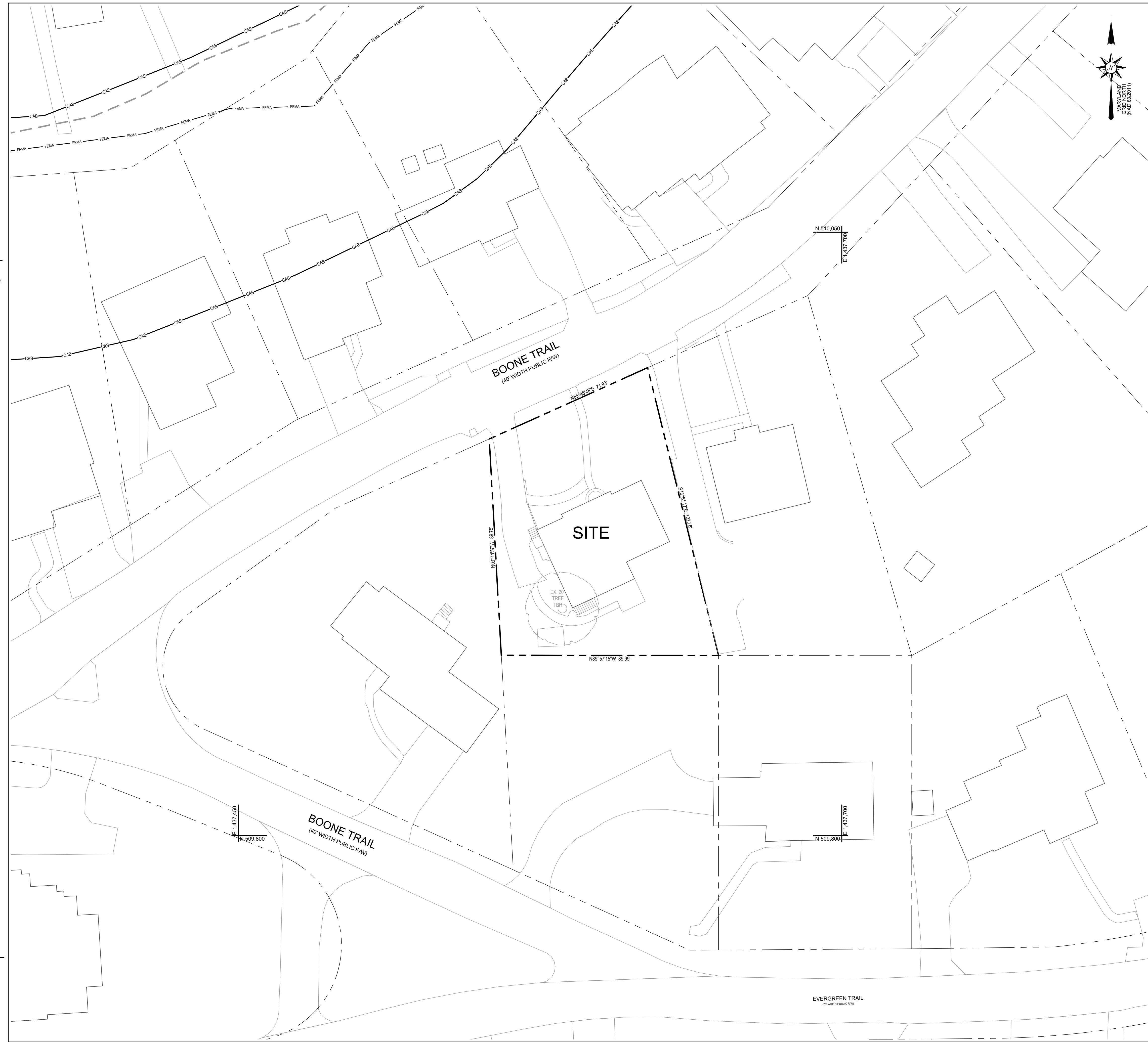
TOTAL PROPOSED LOT COVERAGE = 2,643 SQ. FT. OR 0.061 AC.

**DISTURBANCE SUMMARY**

TOTAL PROPOSED DISTURBED AREA = 730 SQ. FT. OR 0.016 AC.  
15% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES  
25% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES

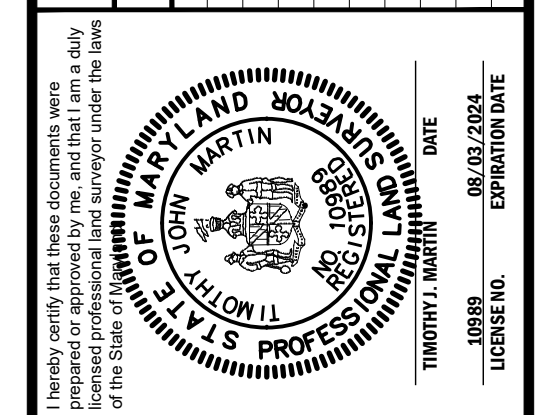
**VARIANCE REQUEST**

§ 18-4-601. BULK REGULATIONS.  
STATES IN PART THAT THE MINIMUM SETBACKS FOR PRINCIPLE STRUCTURES ARE 30' FOR FRONT SETBACKS, 7' FOR SIDE SETBACKS, AND 25' FOR REAR SETBACKS.



**OVERALL LOCATION MAP**  
SCALE: 1" = 100'

Rev. #	By	Date	Description



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<b>Date</b>	OCTOBER 2023
<b>Job Number</b>	23-8970
<b>Scale</b>	AS SHOWN
<b>Drawn By</b>	J. MARLOWE & M. GILLESPIE
<b>Approved By</b>	T. MARTIN
<b>Folder Reference</b>	DONOVAN 154 BOONE TRAIL

**VARIANCE LOCATION MAP**

SITE PLANS FOR THE  
**DONOVAN PROPERTY**  
154 BOONE TRAIL SEVERNA PARK MD 21146  
TAX MAP 31 - GRID 18 - PARCEL 84 - LOT 131  
DEED REFERENCE: 34704 / 153  
T. A. #03-490-09714900 - ZONED: R2 / LDA  
THRD DISTRICT - ANNE ARUNDEL COUNTY

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

*Prop Addition Screened Deck + Access Stair*

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

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

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

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

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	0	0		0.028	1,217
LDA Area	0.192	8735			
RCA Area	0	0	# of Lots Created	0	
Total Area	0.192	8735			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.071	3,098	Existing Lot Coverage	0.066	2,861
Created Forest/Woodland/Trees	780	780	New Lot Coverage	0.007	308
Removed Forest/Woodland/Trees	0.012	512	Removed Lot Coverage	0.012	512
			Total Lot Coverage	0.061	2,643

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.028	1,217	Mitigation	780	780

Variance Type

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

Structure

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

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
291	18	84	131	

**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
- Non-Critical Area

\*Complete Only Page 1  
 General Project Information

Tax ID: 3-990-09714900

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

Project location/Address 1571 Dorcas Trail

City Severna Park Zip 21146

Local case number

Applicant: Last name Donovan First name Orion + Samantha

Company

**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 AACo Zoning Administration Section First name \_\_\_\_\_

Phone # 410-222-7437 Response from Commission Required By TBD

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

***CRITICAL AREA  
REPORT***

**154 BOONE TRAIL  
SEVERNA PARK, MD 21146**

**September 2023**

Prepared for:  
**Biran & Samantha Donovan  
154 Boone Trail  
Severna Park, MD 21146**

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



## INTRODUCTION

This site is a 8,735 square foot property that is located on the south side of Boone Trail in the Linstead on the Severn neighborhood of Severna Park, MD. The property is Lot 131. The proposal is to construct an addition, screened porch, a deck and stairs to the existing dwelling. The site is served by public sewer and water. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The site is not waterfront. The property is zoned residential, R-2.

## EXISTING USE

The property consists of 8,735 square foot property, Lot 131 of the Linstead on the Severn subdivision. The site is currently developed with a house, driveway and associated improvements. The property is served by Boone Trail, a 40' 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 that are part of the Linstead on the Severn subdivision. The site is bounded by a developed property to the east, south and west. It is bounded by Boone Trail to the north.

## SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of CpB – Collington-Wist-Urban Land Complex 0 TO 5% Slopes (A Soils)

## FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) as delineated on the firm flood insurance map #24003C0158F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

## NON-TIDAL WETLANDS

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

## TIDAL WETLANDS

There are no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains ultimately to the Severn River.

## STEEP SLOPES

There are no steep slopes on 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 a few overstory trees. The property would be defined as develop woodlands. The understory is mostly ground level, and includes ivy and several invasive species.

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

<u>Common Name</u>	<u>Scientific Name</u>
White Oak	<i>Quercus alba</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
Yellow Poplar	<i>Liriodendron tulipifera</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>
Osprey	<i>Pandion haliaetus</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

## **SITE CALCULATIONS**

1. Total Site area.....8,735 sq. ft.
2. Site area in Critical area.....8,735 sq. ft
3. Existing lot coverage .....2,861 sq. ft.
4. Proposed lot coverage .....308 sq. ft.
5. Lot Coverage to be Removed.....526 sq. ft.
6. Total Lot Coverage after Construction...2,643 sq. ft.
7. Proposed Disturbed Area.....730 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 - 490 Account Number - 09714900

**Owner Information**

Owner Name: DONOVAN BRIAN F      Use: RESIDENTIAL  
 DONOVAN SAMANTHA S      Principal Residence: YES  
 Mailing Address: 154 BOONE TRL      Deed Reference: /34704/ 00153  
 SEVERNA PARK MD 21146-4535

**Location & Structure Information**

Premises Address: 154 BOONE TRL      Legal Description: LT 131  
 SEVERNA PARK 21146-0000      154 BOONE TRL  
 LINSTEAD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 0031 0018 0084 3320002.02 490 131 2022 Plat Ref: 0018/ 0042

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
 1951 2,123 SF 7,500 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements  
 1 1/2 YES STANDARD UNITSIDING/4 3 full

**Value Information**

	Base Value	Value		
		As of 01/01/2022	Phase-In Assessments As of 07/01/2022	As of 07/01/2023
Land:	543,600	595,300		
Improvements	167,400	177,800		
Total:	711,000	773,100	731,700	752,400
Preferential Land:	0	0		

**Transfer Information**

Seller: GRAVES WILLIAM T JR      Date: 06/09/2020      Price: \$750,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /34704/ 00153      Deed2:  
 Seller: BROWN PATRICIA M C      Date: 03/15/2016      Price: \$670,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /29364/ 00345      Deed2:  
 Seller: MORROW, J TODD      Date: 06/11/1998      Price: \$275,000  
 Type: ARMS LENGTH IMPROVED      Deed1: /08514/ 00075      Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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: Approved 08/05/2020

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application      Date:

154 BOONE TRL, 21148 X Q

Show search results for 154 B



Address Points: BOONE

---

Address: 154 BOONE TRL, 21148

[Zoom to](#) ...





# National Flood Hazard Layer FIRMette



76°33'51"W 39°4'11"N



## Legend

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

- |                                    |                  |   |
|------------------------------------|------------------|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |                  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                                    |                  | With BFE or Depth<br>Zone AE, AO, AH, VE, AR  |
|                                    |                  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |                  | 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<br>Zone |
|                                    |                  | Future Conditions 1% Annual Chance Flood Hazard<br>Zone X   |
|                                    |                  | Area with Reduced Flood Risk due to Levee. See Notes.<br>Zone   |
|                                    |                  | Area with Flood Risk due to Levee<br>Zone   |
| <b>OTHER AREAS</b>                 |                  | NO SCREEN Area of Minimal Flood Hazard<br>Zone X  |
|                                    |                  | Effective LOMRs   |
|                                    |                  | Area of Undetermined Flood Hazard<br>Zone   |
| <b>GENERAL STRUCTURES</b>          |                  | Channel, Culvert, or Storm Sewer  |
|                                    |                  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |                  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    |                  | 17.5  |
|                                    |                  | Coastal Transect  |
|                                    |                  | Base Flood Elevation Line (BFE)   |
|                                    |                  | Limit of Study  |
|                                    |                  | Jurisdiction Boundary   |
|                                    |                  | Coastal Transect Baseline   |
|                                    | Profile Baseline |   |
| <b>MAP PANELS</b>                  |                  | Digital Data Available  |
|                                    |                  | No Digital Data Available   |
|                                    |                  | Unmapped  |



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 8/29/2023 at 8:36 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.

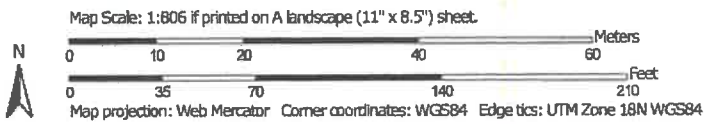
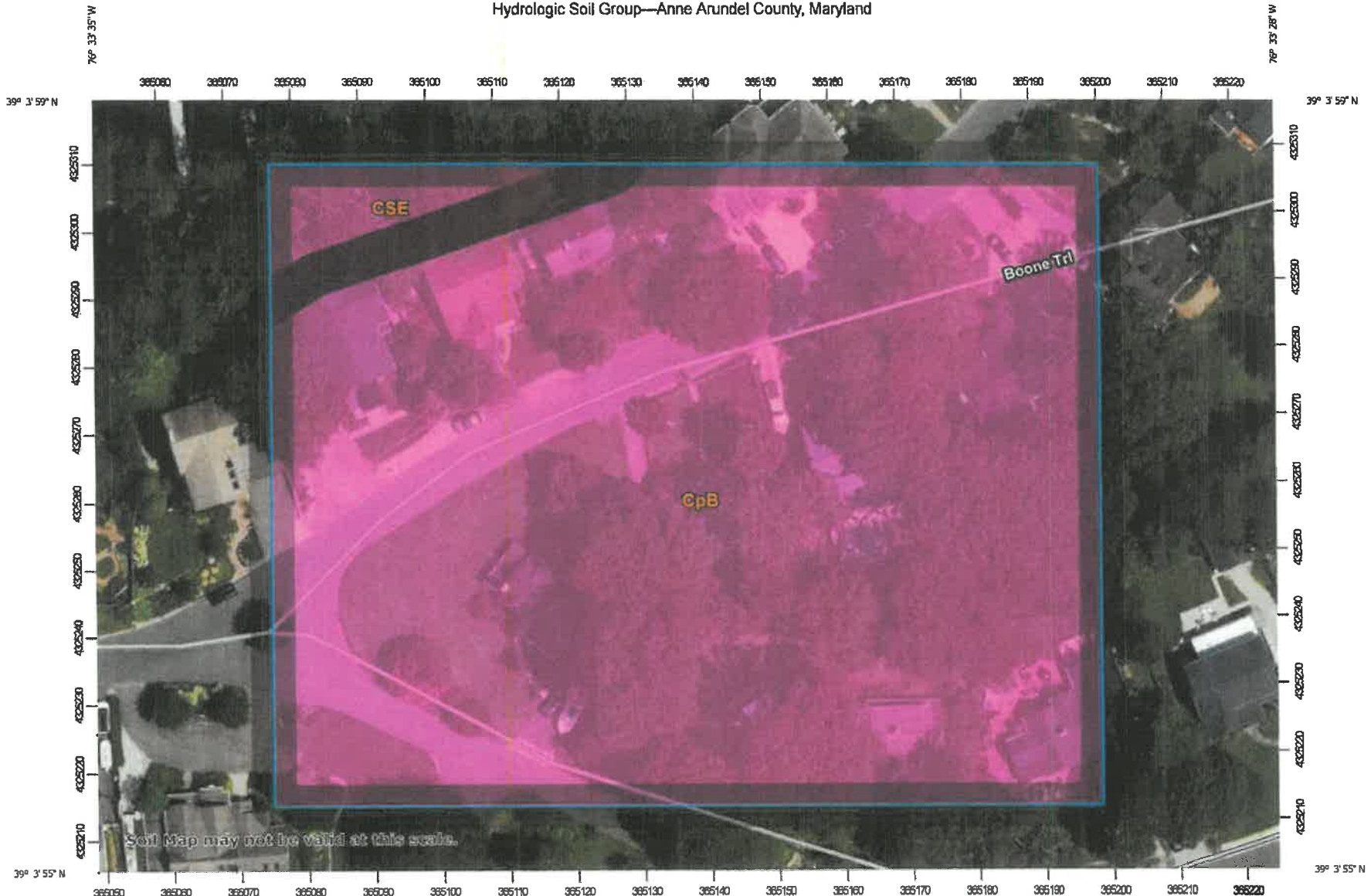
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



76°33'14" W 39°3'43" N



Hydrologic Soil Group—Anne Arundel County, Maryland



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CpB	Collington-Wist-Urban land complex, 0 to 5 percent slopes	A	2.8	95.6%
CSE	Collington, Wist, and Westphalia soils, 15 to 25 percent slopes	A	0.1	4.4%
<b>Totals for Area of Interest</b>			<b>2.9</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.

### MAP LEGEND

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

### 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.

## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

# Bay Engineering Inc.

Engineers, Planners and Surveyors



September 25, 2023

Lori Byrne  
Environmental Review Specialist  
Department of Natural Resources  
Fish, Heritage and Wildlife Administration  
580 Taylor Avenue  
Annapolis, MD 21401

**RE: 154 BOONE TRAIL  
SEVERNA PARK, MD 21146  
VARIANCE APPLICATION**

Dear Ms. Byrne,

The purpose of this correspondence is to request an environmental review statement on the enclosed project. Our clients, Brian and Samantha Donovan, are submitting a variance application to Anne Arundel County, Maryland. The variance will be submitted for relief to Anne Arundel County Code, Article 18-4-601 which requires a principal structure to be 25' from a rear lot line. No Critical Area variances are being requested, and the proposed work will take place on the rear of the property. The proposed work is construction of a deck, screened porch, small addition and access stairs. The Chesapeake Bay Critical Area Report is enclosed, as well as a cover letter to Anne Arundel County and associated plans.

Should you have any questions, please do not hesitate to call me at 410-897-9290.

Sincerely,

**Bay Engineering**

*Mike Gillespie*

Michael Gillespie  
Project Designer