



August 10, 2023  
Revised October 2, 2023

Anne Arundel County  
Department of Planning and Zoning  
2664 Riva Road  
Annapolis, MD. 21401

**RE: Variance Application – Explanatory Letter  
366 Friar Trail, Annapolis MD, 21401  
Map of Epping Forest, Block 36, Section A, Lots 4-6  
Tax Map 45 Block 3, Parcel 41**

To whom it may concern.

Please find submitted herewith the variance application and associated required submittal materials requesting a variance to permit an addition to a primary structure, a deck and screen porch with less setbacks than required for a dwelling on a non-conforming R1 lot; and to permit disturbance to 15% slopes or greater in the Chesapeake Bay Critical Area; and to permit disturbance to the Expanded Buffer in the Chesapeake Bay Critical Area.

The site is identified as 366 Friar Trail, Annapolis, Maryland, also known as Lots 4-6, Block 36 on the recorded plat of “Map of Epping Forest, Section A”. This site is a 0.20-acre lot, zoned R1. This lot is non-conforming as it does not meet the minimum lot size of 40,000 SF or a width of 125’ of an R1 lot. The site is located within the Chesapeake Bay Critical Area (LDA). The property fronts a Private 25’ foot improved right-of-way, known as Friar Trail and (2) existing 25’ Private unimproved right of ways known as Overlook Trail and Hickory Trail.

This site is currently developed with an existing two-level single-family home, driveway, walkways, staircases, retaining walls, and two-level deck. The site contains steep slopes and their 25’ buffers, the expanded buffer and is mostly wooded lot in the Chesapeake Bay Critical area (LDA).

The site is served by an existing private waterline and private onsite sewer disposal system. This site utilizes an existing B.A.T. septic tank as required for development in the Chesapeake Bay Critical Area. Please note, the septic site plan for this development has been **approved** by the Health Department.

#### **Slopes over 15% or greater in the Critical Area**

The applicant is seeking a variance to permit disturbance to 15% or greater slopes in the Chesapeake Bay Critical Area, LDA, (Article 17-8-201 (a)). The proposed site plan indicates **1,074 square feet** of disturbance to slopes over 15% or greater. About 64% of the site is encumbered by 15% slopes or greater, there is a small portion of the site not encumbered by

slopes 15% or greater but this is where the existing septic and driveway are located. The disturbance to the steep slopes is for the removal of the upper-level deck and existing stairs, which are being replaced with a new upper level addition (partially over the lower deck and partially over a portion of the existing home on the lower level), a new screen porch, a new smaller deck, and a new set of stairs leading from the new upper deck to the existing lower-level deck. All of the new upper-level additions to the home are located entirely within the footprint of the existing upper deck or lower level of the existing home, even the existing footings are being utilized from the deck for the addition as to not create any actual disturbance to the ground. A majority of the new deck, new screen porch and new steps are within the same location as the existing deck and stairs that are being removed. The new steps to the lower level will require new footing as well as one side of the new screen porch due to how they shifted. But some of the existing footings are being utilized for these also, to lessen the disturbance to the actual ground/grade.

We feel this relief is minimal, as the contractor has designed the addition to utilize as many of the existing footers as possible and is necessary to construct the proposed addition, screen porch and deck on this existing lot and while utilizing the spaces that are already technically disturbed by existing features onsite. Epping Forest is a subdivision where a majority of the lots fight the same battle with the steep slopes, steep slope buffers, and Variances are often required due to this issue.

#### **Expanded Buffer in the Critical Area**

The applicant is also seeking a variance to permit disturbance to the Expanded Buffer per Article 18-13-104(b). The 100' buffer is not shown on this site plan but has been expanded to include the many natural features of this site, including the Slopes of 15% or greater, and the 25' Buffer to 15% Slopes or greater. Therefore, the entire site is within the expanded buffer. The proposed site plan indicates **1,659 square feet** of disturbance to Expanded Buffer which is only 19.4% of the total Expanded Buffer on this site. Please note, 100% of the site is encumbered by the expanded buffer and the site could not be redeveloped or improved in any way without some relief to disturbance to the expanded buffer. The expanded buffer is being disturbed for the removal of the upper-level deck and stairs, which are being replaced with a 2<sup>nd</sup> level addition (partially over the lower deck and partially over a portion of the existing home on the lower level), a new screen porch, a new smaller deck, and a new set of stairs leading from the new upper deck to the existing lower-level deck. All of the new upper-level additions to the home are located entirely within the footprint of the prior deck or lower level of the home, even the existing footings are being utilized from the deck for the addition as to not create any actual disturbance to the ground. A majority of the new deck, new screen porch and new steps are within the same location as the existing deck and stairs that are being removed. The new steps to the lower level will require new footing as well as one side of the new screen porch due to how they shifted. But some of the existing footings are being utilized for these also, to lessen the disturbance to the actual ground/grade. The existing home is entirely in the expanded buffer at this time, the upper-level deck and screen porch only expands past the existing upper-level deck of the house for very small portion. We feel this relief is minimal, as the contractor has designed the addition to utilize as many of the existing footers as possible and is necessary to construct the proposed addition, screen porch and deck on this existing lot and while utilizing the spaces that

are already technically disturbed by existing features onsite. Epping Forest is a subdivision where a majority of the lots fight the same battle with being within the expanded buffer, and Variances are often required due to this issue.

### **Setbacks (Dwellings on Nonconforming Lots)**

The applicant is also seeking a variance to permit a structure to have less front yard setback than required. The required setback for this particular lot comes from Article 18.2.301(d) Dwellings on non-conforming lots, from a front (Overlook Trail, Side Street, Unimproved) is 25 feet. We are requesting a variance of **24.1' feet to the front yard setback**, allowing the new screen porch to be constructed as close as **1.1' to the Northwest to the property line**, and the new upper-level deck and steps to be constructed as close as **0.9' to the Northwest to the property line**. This property line abuts a 25' unimproved private right of way, which contains improvements (ie. walkway and retaining walls) that were assumed to be associated with this home when the owners purchased it until such time that the survey was prepared and revealed those improvements were actually in the unimproved right of way, and then on the opposite site of this right of way the portion of the adjacent property abutting this right of way is entirely preserved under a Forest Conservation Easement. Therefore, even with the proposed additions being close to the front property line (Overlook Trail, side street), this variance would have no bearing on the neighboring property in this location as there is a 25' right of way between them and the property adjacent is under Forest Conservation. We feel this relief is minimal, as the contractor has designed the addition to utilize as many of the existing footers as possible and is necessary to construct the proposed addition, screen porch and deck on this existing lot and while utilizing the spaces that are already technically disturbed by existing features onsite. This lot is very unique due to the slopes and the existing home already being very close to the property line.

We feel that the variances requested above will not alter the essential character of the existing neighborhood, but in fact will mimic the existing character of the neighborhood and provide for a home that is suited for the neighborhood. We feel that granting these variances will not confer on the applicant any special privileges, as the Epping Forest consist of Lots of the same uniqueness throughout the community. We also feel that denial of the variances will deprive the applicant of the rights commonly enjoyed by other properties in the neighborhood and cause unwarranted hardship that would deny the applicant reasonable and significant use of the lot. The owner is not requesting these variances based on conditions or circumstances that are the result of actions by the applicant. Lastly, the granting of these variances will not adversely affect water quality or adversely impact fish, wildlife or plant habitat in the Chesapeake Bay Critical Area, as all new lot coverage is providing stormwater management by way of plantings.

Below are a few Variances granted for similar issues in the nearby area for reference and to show that this is a common occurrence in this neighborhood:

- 2012-0197-V, 371 Friar Trail, Setback and Slope Variances for additions and porches.
- 2016-0200-V, 1656 Chinford Trail, Setbacks, expanded buffer and slopes for dwelling, garage and shed.
- 2007-0316-V, Friar Trail, Setback for deck and porches.
- 2015-0099-V, 357 Sherwood Trail, Setback for addition.

- 2015-0190-V, Overlook Trail, Setbacks and slopes for a deck and screen porch.
- 2008-0287-V, 365 Friar Trail, Setback for Deck.
- 2008-0280-V, 360 Sherwood Trail, Setbacks and Slope Disturbance for deck addition.

Calculations for lot coverage, existing woods / clearing and disturbances to the buffers onsite are provided on the site plan. The site is served by private water and a private onsite sewage disposal system.

The existing and proposed lot coverage will total 2,559 square feet, which equates to 29.9% of the site, which is well under the permitted lot coverage of 31.25% of the site or 2,670 square feet.

Thank you for your consideration of this request and please do not hesitate to contact me if you have any questions or if you require any additional information.

Sincerely,  
**Development Facilitators, Inc.**

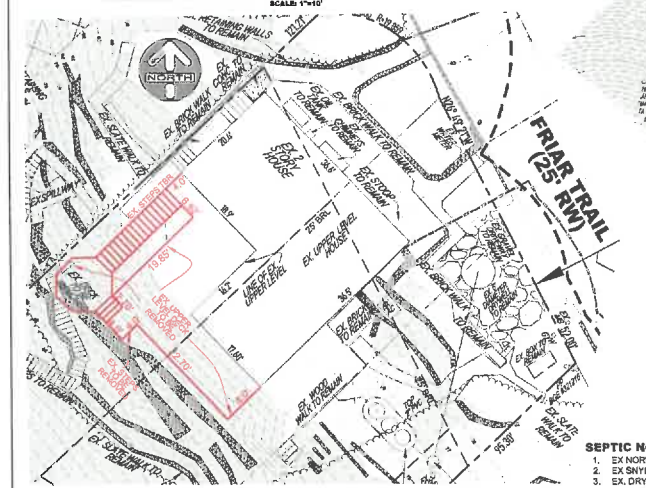


**Candice Bateman**  
Project Manager

Cc: *Steve Andraka, P.E., DFI*  
*Stephen and Suzanne Mazer, Owner*



**EXISTING LOWER LEVEL SITE CONDITIONS DETAIL**  
SCALE: 1"=10'



**EXISTING UPPER LEVEL SITE CONDITIONS DETAIL**  
SCALE: 1"=10'

**SEPTIC NOTES**

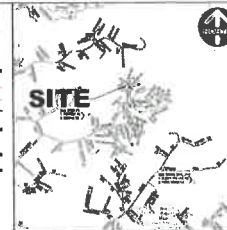
- EX NORWECO GREEN SINGULAR TNY PLASTIC SEPTIC TANK TO BE REMAIN
- EX SNYDER 500 GALLON PLASTIC SPHERE PUMP/TANK TO REMAIN
- EX DRYWELL TO REMAIN (1) REPLACEMENT SHOWN
  - NUMBER OF PITS 1
  - DIAMETER 6'
  - DEPTH 20'
- EXISTING HOUSE
  - TOTAL = 1,097 SF
  - 3 BEDROOMS
- PROPOSED HOUSE
  - ALLOWED UP TO 2,086 SF
  - 3 BEDROOMS

**SEPTIC SITE PLAN**  
SCALE: 1"=20'

**NOTE:**  
TOPOGRAPHY SHOWN IS A COMBINATION OF ONSITE FIELD RUN DATA COLLECTED BY DFI IN FEBRUARY 2022 AND OFFSITE AERIAL TOPO 2020 WHICH IS IN NAD 83. THESE PLANS WERE PREPARED USING A LOCATION SURVEY BY DFI IN MARCH 2023.

**LEGEND**

- EXISTING CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- TO BE REMOVED
- PROPOSED
- 25' BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER
- 25' BUFFER TO TOP OF 9-14% SLOPES 25%
- 100' STREAM BUFFER
- 25% STEEP SLOPES
- 15% STEEP SLOPES



**VICINITY MAP**  
SCALE: 1"=200'  
COPYRIGHT AND THE MAP REPRODUCED PERMITTED USE NUMBER B42713

**GENERAL NOTES:**

- SETBACKS SHOWN ARE FROM ARTICLE 18-301-SETBACKS. AS THIS IS AN R-1 LOT THAT DOES NOT MEET THE MINIMUM LOT SIZE OR MINIMUM LOT WIDTH FOR R-1 ZONING.
- COORDINATES AND DIRECTIONS SHOWN HEREIN ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 AS DETERMINED FROM REAL TIME KINEMATIC SURVEYING AS BROADCAST BY THE LELICA SMARTNET NETWORK.
- ELEVATIONS SHOWN HEREIN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY R.T.K. G.P.S. OBSERVATIONS AS BROADCAST BY THE LELICA SMARTNET NETWORK (GEOID18).

**SITE CALCULATIONS**

LOT 4, 5 & 6 R1 ZONING	8,544 SF / 0.19 AC. 8,544 SF / 0.19 AC.
<b>EXISTING LOT COVERAGE</b>	
EX. HOUSE	1,318 SF.
EX. SLATE WALKS	287 SF.
EX. BRICK WALLS	378 SF.
EX. DRIVEWAY	108 SF.
EX. CONC. PAD	18 SF.
<b>TOTAL EXISTING LOT COVERAGE</b>	<b>2,111 SF. / 0.48 AC.</b> (24.6% OF THE SITE)
<b>PROPOSED LOT COVERAGE</b>	
PR. UPPER LEVEL ADDITION	209 SF.
PR. UPPER LEVEL SCREENED PORCH	177 SF.
<b>TOTAL NEW LOT COVER</b>	<b>386 SF.</b>
<b>TOTAL LOT COVERAGE AFTER DEVELOPMENT</b>	<b>2,497 SF. / 0.56 AC.</b> (29.2% OF THE SITE)
<b>PERMITTED LOT COVERAGE</b>	<b>2,076 SF.</b> (24.3% OF THE SITE)
EX. WOODS ONSITE	3,614 SF.
PR. CLEARING	(11.2% OF SITE) 0 SF.
<b>TOTAL DISTURBANCE</b>	<b>1,088 SF. / 0.24 AC.</b>
STEEP SLOPES ON SITE (15% OR GREATER)	8,407 SF. / 0.19 AC.
STEEP SLOPES DISTURBANCE	1,074 SF. / 0.23 AC.
25% STEEP SLOPES DISTURBANCE	976 SF. / 0.22 AC.
25' TO 25% STEEP SLOPES BUFFER ON SITE	1,121 SF. / 0.25 AC.
25' TO 25% STEEP SLOPES BUFFER DISTURBANCE	331 SF. / 0.07 AC.
25' TO 10% STEEP SLOPES BUFFER ON SITE	988 SF. / 0.22 AC.
25' TO 10% STEEP SLOPES BUFFER DISTURBANCE	351 SF. / 0.08 AC.
25' STREAM BUFFER ON SITE	423 SF. / 0.01 AC.
TIDAL WATERS BUFFER DISTURBANCE	0 SF. / 0.00 AC.
EXPANDED BUFFER ONSITE	8,544 SF. / 0.20 AC.
EXPANDED BUFFER DISTURBANCE	1,088 SF. / 0.24 AC.
EXISTING USE: SINGLE FAMILY DWELLING	
PROPOSED USE: SINGLE FAMILY DWELLING	
THE SITE IS WITHIN THE CRITICAL AREA (CA)	
PROPOSED HEIGHTS: MAX HEIGHT 30.0'	

**CALL MISS UTILITY OR 811 BEFORE YOU DIG!**

**PAT02046099**

**SEPTIC SITE PLAN**

**366 FRIAR TRAIL**

MAP OF EPPING FOREST

LOTS 4, 5 & 6; BLOCK 38 SECTION A

ZONING R1

TAX MAP 45 BLOCK 3 PARCEL 41

SCALE: AS SHOWN DATE: OCTOBER, 2023

ZIP CODE: 21401

2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**SHEET**  
1  
OF  
2

**OWNER:** STEPHEN A. MAZER  
SUZANNE K. MAZER  
366 FRIAR TRAIL,  
ANNAPOLIS, MD 21401

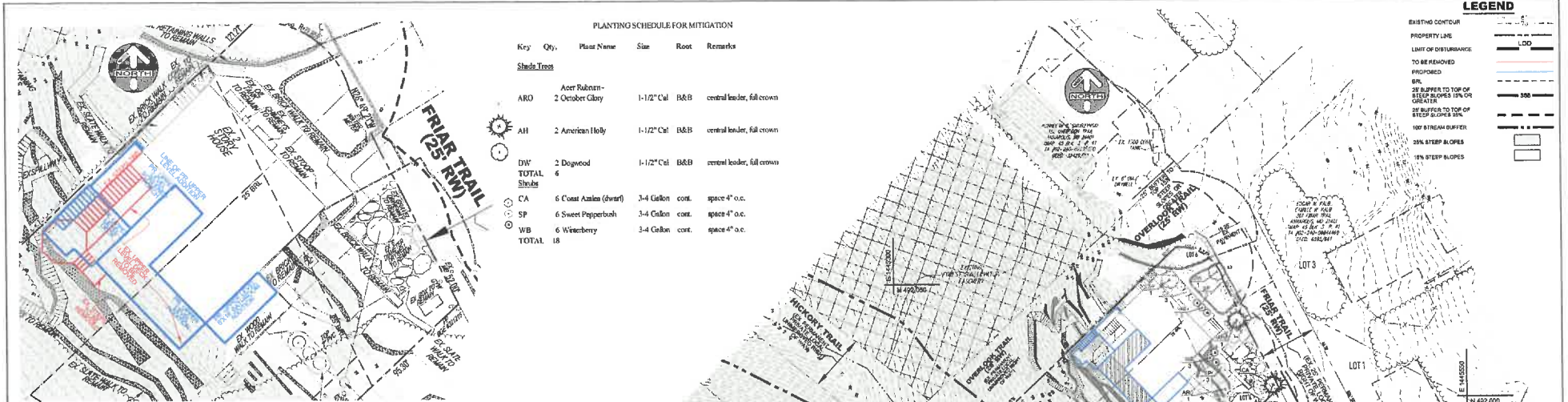
**DEVELOPER:** CREATIVE SPACES REMODELING  
RICH GAIN  
818 E. COLLEGE PARKWAY  
ANNAPOLIS, MD 21408  
443-771-2559  
RICHARD@REMODEL.THEBYA.COM

DESIGNED	CMB	10/23	DATE	BY	DESCRIPTION
DRAWN	CMB <td>10/23</td> <td></td> <td></td> <td></td>	10/23			
CHECKED	CMB <td>10/23</td> <td></td> <td></td> <td></td>	10/23			
APPROVED	STA <td>10/23</td> <td></td> <td></td> <td></td>	10/23			

DATE	BY	DESCRIPTION



ENGINEERS-SURVEYORS-PLANNERS  
CONSTRUCTION MANAGERS  
197 BUSINESS PARK  
1127 BENFIELD BLVD, SUITE K  
MILLERSVILLE, MD 21108  
WWW.DFIENGINEERING.COM  
443-308-2100 FAX 443-309-2108



**EXISTING UPPER/ PROPOSED UPPER LEVEL SITE OVERLAY DETAIL**  
SCALE: 1"=10'

**2018 VEGETATIVE ESTABLISHMENT**

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTRIBUTION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL PERMETERS CONTAINING EXPOSED SHOULDER, DITCHES, PERMETER SLOPES, AND ALL SLOPES GREATER THAN 1:1 HORIZONTAL TO 1 VERTICAL (3:1) AND SEVEN FEET OR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

**1. PERMANENT SEEDING.**  
A. SOIL TESTS: LIME AND FERTILIZER WILL BE APPLIED PER SOIL TESTS RESULTS FOR SITES GREATER THAN 5 ACRES. SOIL TESTS WILL BE DONE AT COMPLETION OF INITIAL ROUGH GRADING OR AS RECOMMENDED BY THE SOILS REPORT. INSPECTOR MUST BE NOTIFIED AND SOIL TESTS SHALL BE PROVIDED TO THE GRADING INSPECTOR AS WELL AS THE CONTRACTOR.  
B. OCCURRENCE OF ACID SULFATE SOILS (GAYLOR'S BLACK CLAYS) WILL REQUIRE COVERING WITH A MINIMUM OF 12 INCHES OF CLEAN SOIL WITH 8 BUCKETS MINIMUM COVERING OF TOP SOIL. NO STOCKPILING OF MATERIAL IS ALLOWED. IF REDUCED SOIL TESTS THROUGH BECOME BEFORE AND AFTER A THREE-MONTH PERIOD TO ALLOW ORIGINATOR OF SOILS.  
C. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:  
1. SOIL PH SHALL BE BETWEEN 6.0 AND 7.0  
2. SOILS SHALL CONTAIN LESS THAN 40% CLAY BUT THROUGH THE UNMIXED MATERIAL 0-30% SILT PLUS CLAY TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS IN LOESS AREAS OR BENEATH LEMINGDALE IS TO BE PLANTED. THEN A SANDY SOIL (30% SILT PLUS CLAY) WOULD BE ACCEPTABLE.  
3. SOIL SHALL CONTAIN 1% TO 3% HUMUS OR ORGANIC MATTER BY WEIGHT.  
4. SOIL SHALL CONTAIN 1% TO 3% HUMUS OR ORGANIC MATTER BY WEIGHT.  
5. IF SOIL CONDITIONS CANNOT BE MET BY SOILS ON SITE, ADDITIONAL SOILS IS REQUIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SOIL PREPARATION, TOPSOIL AND SOIL ENRICHMENT FROM THE 2011 MARYLAND STANDARD SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL, OR MANUFACTURED SOILS AS RECOMMENDED BY A CERTIFIED AGRICULTURIST.  
6. SEEDING PREPARATION AREA TO BE SEEDING SHALL BE LOOSE AND FRABLE TO A DEPTH OF 12" AT LEAST 30 INCHES. THE TOP LAYER SHALL BE LOOSELY BY RAKING, DIGGING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 1 ACRE, APPLY 100 POUNDS SOIL ORGANIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HAYMOW OR OTHER LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 12 INCHES OR DEEPER FASTER THAN 12 INCHES.

**2. TEMPORARY SEEDING.**  
A. SEEDING APPLY 54 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN FEBRUARY 15 AND APRIL 30 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A 40 FT FROM SEEDING WITH A CYCLONE SEEDER, COUNTER-BLEEDER OR HYPODRIZER BURSTER INCLUDE SEED AND FERTILIZER. RECOMMENDED ON STEEP SLOPES (4%+), MAXIMUM SEED DEPTH SHOULD BE 2 INCHES. CLAYEY SOILS AND SLOPES BY SANDY SOILS SHOULD BE OTHER THAN 1:1 TO 2:1. SEEDING SHOULD BE COMPLETED WITHIN 14 DAYS OF THE END OF CONSTRUCTION. VEGETATION IS FINALLY ESTABLISHED IF OTHER SEEDS ARE TO BE USED. SELECT FROM TABLE B AND USE THE SEEDING METHOD AND SEEDING RATE.  
B. SEEDING PREPARATION AREA TO BE SEEDING SHALL BE LOOSE AND FRABLE TO A DEPTH OF 12" AT LEAST 30 INCHES. THE TOP LAYER SHALL BE LOOSELY BY RAKING, DIGGING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 1 ACRE, APPLY 100 POUNDS SOIL ORGANIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HAYMOW OR OTHER LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 12 INCHES OR DEEPER FASTER THAN 12 INCHES.  
C. SEEDING PREPARATION AREA TO BE SEEDING SHALL BE LOOSE AND FRABLE TO A DEPTH OF 12" AT LEAST 30 INCHES. THE TOP LAYER SHALL BE LOOSELY BY RAKING, DIGGING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 1 ACRE, APPLY 100 POUNDS SOIL ORGANIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HAYMOW OR OTHER LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 12 INCHES OR DEEPER FASTER THAN 12 INCHES.

**3. MULCHING.**  
A. MULCHING SHALL BE APPLIED TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING. MULCHING IS NOT PERMITTED. MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. MULCH SHALL BE UNPROCESSED, UNCHIPPED, SMALL GRAM STRAW APPLIED AT A RATE OF 3 TONS PER ACRE OR 20 POUNDS PER 1,000 SQUARE FEET (2 SALES). APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH TO THE SOIL. MULCHING IS NOT PERMITTED IN A HEALTHY OR PROTECTED TOOLS. LIME SHALL BE APPLIED TO STEEP SLOPES. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED WEEDS. MULCH SHALL BE APPLIED UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 12 INCHES.  
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B. SEEDING PREPARATION AREA TO BE SEEDING SHALL BE LOOSE AND FRABLE TO A DEPTH OF 12" AT LEAST 30 INCHES. THE TOP LAYER SHALL BE LOOSELY BY RAKING, DIGGING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING OCCURS. FOR SITES LESS THAN 1 ACRE, APPLY 100 POUNDS SOIL ORGANIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HAYMOW OR OTHER LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 12 INCHES OR DEEPER FASTER THAN 12 INCHES.

**8. PERMANENT SEEDING.**  
A. SEEDING APPLY 54 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN FEBRUARY 15 AND APRIL 30 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A 40 FT FROM SEEDING WITH A CYCLONE SEEDER, COUNTER-BLEEDER OR HYPODRIZER BURSTER INCLUDE SEED AND FERTILIZER. RECOMMENDED ON STEEP SLOPES (4%+), MAXIMUM SEED DEPTH SHOULD BE 2 INCHES. CLAYEY SOILS AND SLOPES BY SANDY SOILS SHOULD BE OTHER THAN 1:1 TO 2:1. SEEDING SHOULD BE COMPLETED WITHIN 14 DAYS OF THE END OF CONSTRUCTION. VEGETATION IS FINALLY ESTABLISHED IF OTHER SEEDS ARE TO BE USED. SELECT FROM TABLE B AND USE THE SEEDING METHOD AND SEEDING RATE.  
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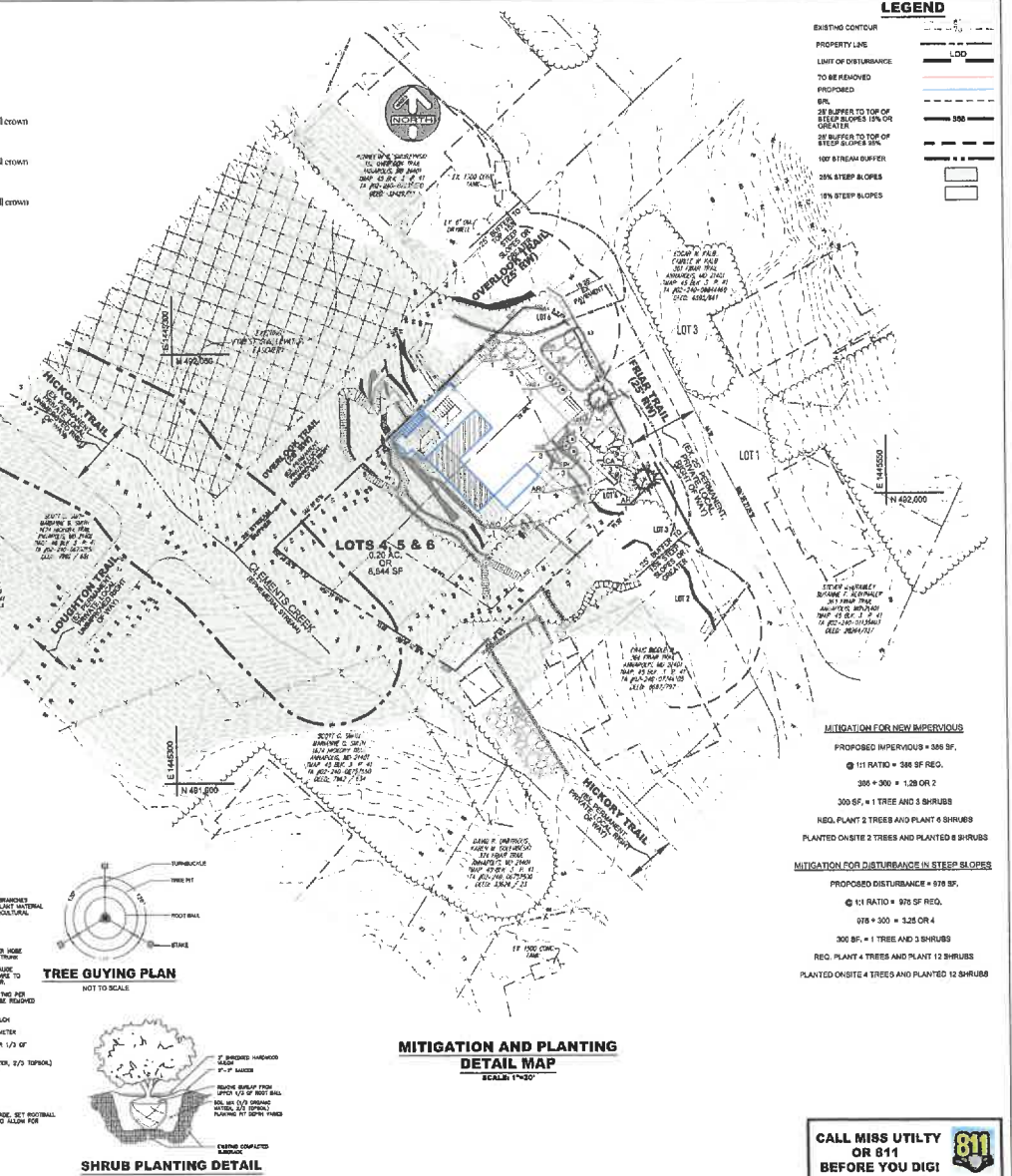
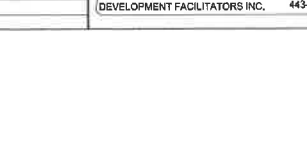
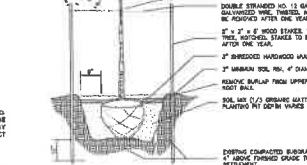
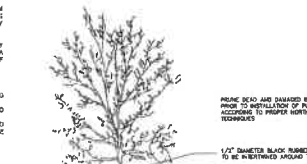
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**PLANTING SCHEDULE FOR MITIGATION**

Key	Qty	Plant Name	Size	Root	Remarks
<b>Shade Trees</b>					
ARO	2	Acer Rubrum - October Glory	1-1/2" Cal	B&B	central leader, full crown
AH	2	American Holly	1-1/2" Cal	B&B	central leader, full crown
DW	2	Dogwood	1-1/2" Cal	B&B	central leader, full crown
TOTAL	6				
<b>Shrubs</b>					
CA	6	Coast Azalea (shrub)	3-4 Galton	cont.	space 4" o.c.
SP	6	Sweet Pepperbush	3-4 Galton	cont.	space 4" o.c.
WB	6	Winterberry	3-4 Galton	cont.	space 4" o.c.
TOTAL	18				



**MITIGATION AND PLANTING DETAIL MAP**  
SCALE: 1"=10'

**LEGEND**

- EXISTING CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- TO BE REMOVED
- PROPOSED
- 25' BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER
- 25' BUFFER TO TOP OF STEEP SLOPES 5% TO 14%
- 100' STREAM BUFFER
- 25% STEEP SLOPES
- 15% STEEP SLOPES

**MITIGATION FOR NEW IMPERVIOUS**

- PROPOSED IMPERVIOUS = 389 SF.
- 1:1 RATIO = 348 SF. REQ.
- 300' x 300' = 1.28 CR 2
- 300 SF, 1 TREE AND 3 SHRUBS
- REQ. PLANT 2 TREES AND PLANT 6 SHRUBS
- PLANTED ON SITE 2 TREES AND PLANTED 8 SHRUBS

**MITIGATION FOR DISTURBANCE IN STEEP SLOPES**

- PROPOSED DISTURBANCE = 678 SF.
- 1:1 RATIO = 976 SF. REQ.
- 078' x 300' = 3.25 CR 4
- 300 SF, 1 TREE AND 3 SHRUBS
- REQ. PLANT 4 TREES AND PLANT 12 SHRUBS
- PLANTED ON SITE 4 TREES AND PLANTED 12 SHRUBS

**OWNER:** STEPHEN A. MAZER, SUZANNE K. MAZER, 308 FRIAR TRAIL, ANNAPOLIS, MD 21401

**DESIGNED:** CMB 10/23/19

**DRAWN:** CMB 10/23/19

**CHECKED:** CMB 10/23/19

**APPROVED:** STA 10/23/19

**DEVELOPER:** CREATIVE SPACES REMODELING, RICH CABR, 8116 COLLEGE PARKWAY, ANNAPOLIS, MD 21409, 443-71259, RICH@CREATIVEDESIGN.COM

**REVISIONS:**

DATE	BY	DESCRIPTION

**DFI ENGINEERS-SURVEYORS-PLANNERS CONSTRUCTION MANAGERS**  
147 BUSINESS PARK, 1127 BENFIELD BLVD, SUITE K, MILLERSVILLE, MD 21109, WWW.DFIENGINEERING.COM, 443-308-2100, FAX 443-308-2108

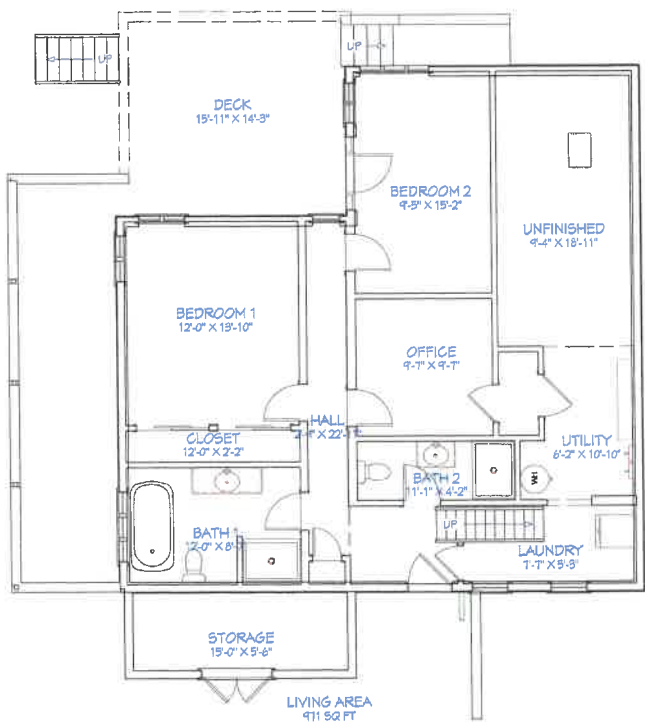
**PAT02046099 SEPTIC SITE PLAN**

**366 FRIAR TRAIL**  
MAP OF EPPING FOREST, LOTS 4, 5 & 6; BLOCK 36 SECTION A, ZONING R1, TAX MAP 45; BLOCK 3; PARCEL 41, SCALE: AS SHOWN, DATE: OCTOBER, 2023, ZIP CODE: 21401

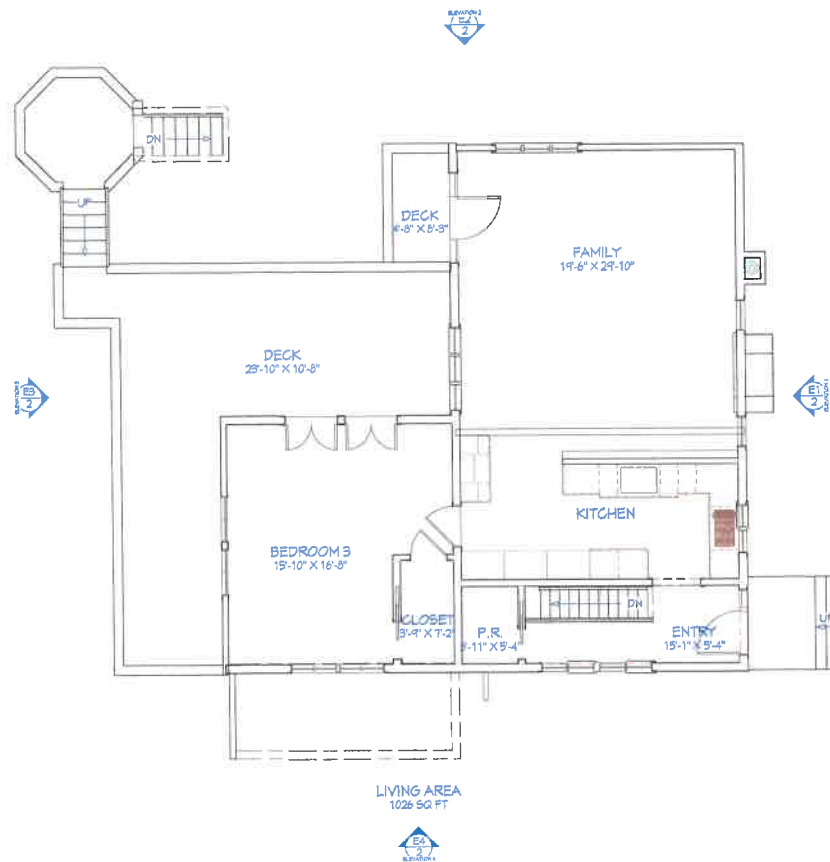
**2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND**

**CALL MISS UTILITY OR 811 BEFORE YOU DIG!**

**SHEET 2 OF 2**



AS-BUILT LOWER LEVEL PLAN 1/4" = 1'-0"



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

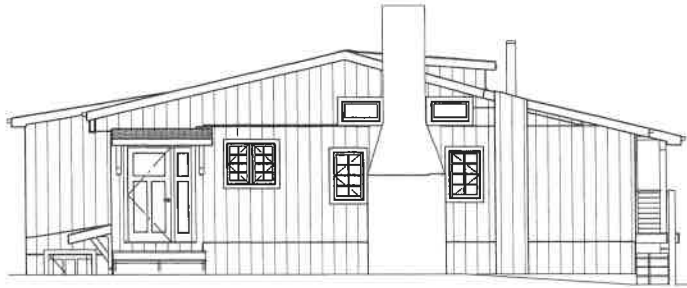
PROJECT INFORMATION PROJECT: Mazer Residence ADDRESS: 366 Fair Trail CITY: Annapolis, Maryland 21401	
DATE:	8.17.2025
SCALE:	AS SHOWN
SHEET:	D1.1

These drawings are the property of Creative Spaces Remodeling and are to be used only for the project listed. They shall not be used for any other project without the written consent of Creative Spaces Remodeling. In addition, any changes or alterations to these drawings shall be made in writing and signed by the Designer. All dimensions are shown in feet and inches. All conditions on plans and elevations shall not be construed as a contract. All construction shall conform to the applicable building codes and regulations.





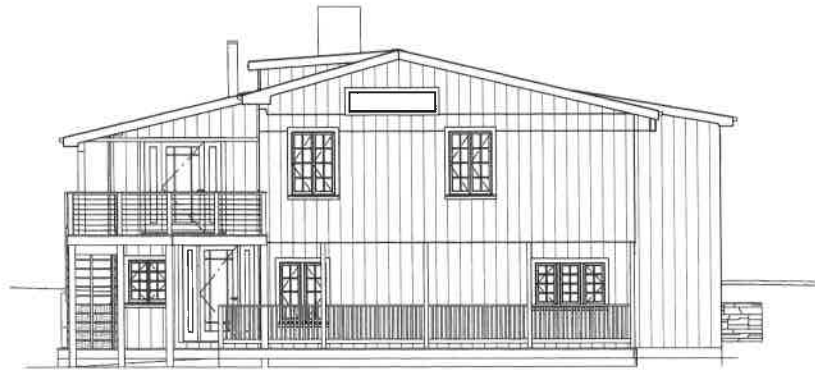




PROPOSED EAST ELEVATION 1/4" = 1'-0"



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



PROPOSED WEST ELEVATION 1/4" = 1'-0"



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

REVISION TABLE  
DATE REVISED BY DESCRIPTION

This drawing is the property of Creative Spaces. It is not to be used for any other project without the express written consent of Creative Spaces. No other use is permitted without the express written consent of Creative Spaces. All dimensions are in feet and inches. All dimensions are to be confirmed on site. All dimensions are to be confirmed on site. All dimensions are to be confirmed on site.

Project:  
Mazer Residence  
366 Fair Trail  
Annapolis, Maryland 21401



DATE:  
8.17.2023  
SCALE:  
AS SHOWN  
SHEET:  
A2.1

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: \_\_\_\_\_

Date: 8/10/23

Tax Map #	Parcel #	Block #	Lot #	Section
<u>45</u>	<u>41</u>	<u>36</u>	<u>4</u>	<u>A</u>

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 02-240-00152585

Project Name (site name, subdivision name, or other) 366 Friar Trail

Project location/Address 366 Friar Trail

City Annapolis Zip 21401

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

Applicant: Last name Bateman First name Candice

Company Development Facilitators Inc.

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

- |   |  |
|---|--|
| Building Permit <input checked="" 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 Bateman First name Candice

Phone # 413-790-6695 Response from Commission Required By \_\_\_\_\_

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

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Single Family Dwelling

Yes  No

Intra-Family Transfer

Grandfathered Lot

Growth Allocation  Yes

Buffer Exemption Area

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

Commercial

Consistency Report

Industrial

Institutional

Mixed Use

Other

Recreational

Redevelopment

Residential

Shore Erosion Control

Water-Dependent Facility

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

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				<u>.64</u>	<u>1559</u>
LDA Area	<u>2</u>				
RCA Area		<u>8544</u>			
Total Area					

# of Lots Created \_\_\_\_\_

	Acres	Sq Ft	Existing Lot Coverage	Acres	Sq Ft
Existing Forest/Woodland/Trees	<u>.08</u>	<u>3514</u>		<u>.05</u>	<u>2173</u>
Created Forest/Woodland/Trees	<u>0</u>	<u>0</u>	New Lot Coverage	<u>0.01</u>	<u>286</u>
Removed Forest/Woodland/Trees	<u>0</u>	<u>0</u>	Removed Lot Coverage	<u>0</u>	<u>0</u>
			Total Lot Coverage	<u>0.06</u>	<u>2559</u>

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

	Acres	Sq Ft	Buffer Forest Clearing Mitigation	Acres	Sq Ft
Buffer Disturbance	<u>0.41</u>	<u>1801</u>		<u>0</u>	<u>0</u>
Non-Buffer Disturbance	<u>0</u>	<u>0</u>		<u>0.03</u>	<u>1362</u>

Variance Type

Buffer

Forest Clearing

HPA Impact

Lot Coverage

Expanded Buffer

Nontidal Wetlands

Setback

Steep Slopes

Other

Structure

Acc. Structure Addition

Barn

Deck

Dwelling

Dwelling Addition

Garage

Gazebo

Patio

Pool

Shed

Other  Screened Porch

# **CHESAPEAKE BAY CRITICAL AREA REPORT**

*for*

**366 Friar Trail  
Annapolis, Maryland, 21401**

**Map of Epping Forest, Block 36, Section A, Lots 4-6  
Anne Arundel County, Maryland**

*Prepared for:*

**Creative Spaces Remodeling  
818 E. College Parkway  
Annapolis Md 21409**

*Prepared:*

**August, 2023**

*Prepared by:*

*DFI*

## **INTRODUCTION**

The applicant proposes to remove the Upper level deck and stairs, which are being replaced with an Upper level addition, new screen porch, a new smaller deck, and new stairs leading from, the new upper level deck to the lower level deck on Lots 4-6 of Map of Epping Forest, Block 36, Sect A, the site is served by private waterline and private onsite septic and is located at 366 Friar Trail, Annapolis, Anne Arundel County, Maryland. The property is identified as Map of Epping Forest, Block 36, Section A, Lots 4-6, and is also known as Tax Map 45, Block 3, Parcel 41. The site is zoned R-1, but is a nonconforming lot and is within the Chesapeake Bay Critical area, designated LDA.

## **PROJECT DESCRIPTION AND EXISTING SITE CONDITIONS**

The subject property consists of 8,544 square feet (0.20 acres) of land located entirely within the Chesapeake Bay Critical Area (LDA). Currently, the property is developed with an existing single-family dwelling, driveway, walkways, steps and upper and lower decks and consists of woods and grass in good condition.

There is 3,514 square feet of existing woods based on the arial tree line, and shrubbery. The new proposed lot coverage onsite is 386 Square foot and is being mitigated with the building permit (B02385057), by way of replanting onsite with 2 trees and 6 Shrubs. Additional mitigation for the steep slope disturbance is also proposed, with the building permit (B02385057), by way of replanting onsite with an additional 4 trees and 12 Shrubs.

There are no impacts to jurisdictional wetlands, 25-foot non-tidal wetland buffer, streams, or 100-year floodplain for this project. Therefore, authorization from the Maryland Department of the Environment and the U.S. Army Corps of Engineers is not required.

Lot Coverage allowed in the Critical Area (LDA) is not to exceed 2,670 square feet, per the critical area code. The project, as proposed, will bring the total lot coverage on the site to 2,559 square feet or 29.9% of the site area for Lots 4-6.

This site has applied for a building permit for the new addition, deck and screen porch to the existng single-family home and is providing Stormwater Management for the new lot coverage by way of plantings.

Through the use of reinforced silt fence, the applicant will minimize any impacts on water quality and habitat during construction.

## **HABITAT PROTECTION AREAS**

### ***Nontidal Wetlands***

The project area was not investigated for non-tidal wetlands by Development Facilitators, Inc. as all development is on steep slopes in areas not associated with non-tidal wetlands.

### ***Tidal Wetlands***

The project area was not investigated for tidal wetlands by Development Facilitators, Inc. as all development is uphill of the tidal waters.

### ***100-foot Buffer and Expanded Buffer***

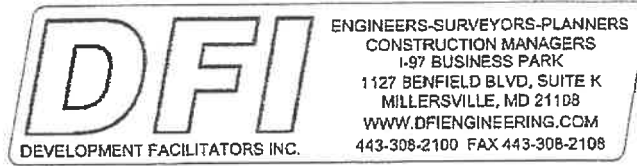
The property does not front tidal waters, but there is an expanded buffer onsite. The project proposes 1,659 SF disturbance to the expanded buffer.

### ***Rare, Threatened & Endangered Species***

A formal request for an environmental review for rare, threatened, or endangered species on the property was submitted to the Maryland Department of Natural Resources on August 10, 2023. A written response is currently pending. No rare, threatened, or endangered species were observed while performing the critical area study field work.

### ***Steep Slopes***

Steep slopes are defined as areas with greater than 15% slopes. The steep slopes and their buffer are shown on the enclosed site plan along with their disturbances.



August 10, 2023

MD Department of Natural Resources  
Wildlife and Heritage Service  
Attn: Lori Byrne  
580 Taylor Avenue  
Tawes State Office Building E-1  
Annapolis, MD 21401

**RE: 366 Friar Trail, Annapolis, MD, 21401**  
**Map of Epping Forest, Block 36, Section A, Lots 4-6**

Dear Ms. Byrne,

The purpose of this letter is to respectfully request an environmental review for property located at 366 Friar Trail, Annapolis MD, 21401 (see attached site plan). The site is found on Tax Map 45, Block 3, Parcel 41 (ADC Map 5294, E8 is highlighted and enclosed for your reference). A field inspection was done, and no rare, threatened or endangered species appeared to be on site. We are preparing a Critical Area Report for this property and would appreciate a verification of our findings by your office as soon as possible.

Thank you in advance for consideration of the subject request and if you should have any questions or should require additional information, please do not hesitate to call me at your earliest convenience.

Sincerely,  
**Development Facilitators, Inc.**

A handwritten signature in black ink, appearing to read 'CB', is written over a light blue circular stamp.

**Candice Bateman**  
Project Manager



**APPENDIX A**  
*Project Notification Application*

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Single Family Dwelling

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area

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

Commercial   
 Consistency Report   
 Industrial   
 Institutional   
 Mixed Use   
 Other

Recreational   
 Redevelopment   
 Residential   
 Shore Erosion Control   
 Water-Dependent Facility

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

	Acres	Sq Ft
IDA Area		
LDA Area	.2	8544
RCA Area		
Total Area		

Total Disturbed Area 

Acres	Sq Ft
.04	1659

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	.08	3514	Existing Lot Coverage	0.05	2173
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0.01	386
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.06	2559

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.04	1659	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	0.03	1362

Variance Type

Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

Structure

Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other  Screened Porch

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: \_\_\_\_\_

Date: 8/10/23

Tax Map #	Parcel #	Block #	Lot #	Section
<u>45</u>	<u>41</u>	<u>36</u>	<u>4</u>	<u>A</u>

**FOR RESUBMITTAL ONLY**

Corrections

Redesign

No Change

Non-Critical Area

*\*Complete Only Page 1  
 General Project Information*

Tax ID: 02-240-00152585

Project Name (site name, subdivision name, or other) 366 Friar Trail

Project location/Address 366 Friar Trail

City Annapolis Zip 21401

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

Applicant: Last name Bolzman First name Candice

Company Development Facilitators Inc.

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

Building Permit <input checked="" 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"/>

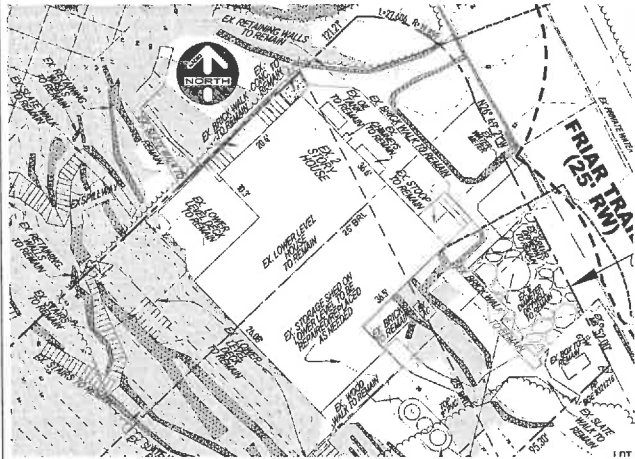
**Local Jurisdiction Contact Information:**

Last name Bolzman First name Candice

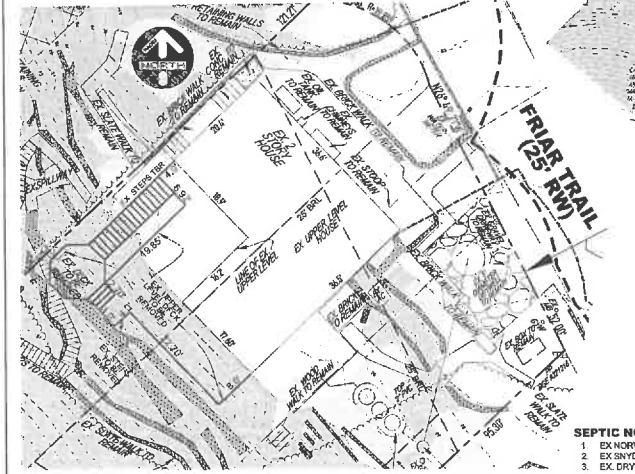
Phone # 443-790-6605 Response from Commission Required By \_\_\_\_\_

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

**APPENDIX B**  
*Existing and Proposed Site Plans*



**EXISTING LOWER LEVEL SITE CONDITIONS DETAIL**  
SCALE: 1"=40'



**EXISTING UPPER LEVEL SITE CONDITIONS DETAIL**  
SCALE: 1"=40'

- SEPTIC NOTES**
- EX NORWEGIAN GREEN SINGULAR TYPIC PLASTIC SEPTIC TANK TO BE REMAIN
  - EX 500 GALLON 600 GALLON PLASTIC SPHERE PUMP TANK TO REMAIN
  - EX DRYWELL TO REMAIN (1) REPLACEMENT SHOWN
    - NUMBER OF PITS 1
    - DIAMETER 7'
    - DEPTH 29'
  - EXISTING HOUSE
    - TOTAL = 1,997 SF
    - 3 BEDROOMS
  - PROPOSED HOUSE
    - ALLOWED UP TO 2,698 SF
    - 3 BEDROOMS

**SEPTIC SITE PLAN**  
SCALE: 1"=40'

**NOTE:**  
TOPOGRAPHY SHOWN IS A COMBINATION OF ONSITE FIELD RUN DATA COLLECTED BY DFI IN FEBRUARY 2023 AND OFFSITE AERIAL TOPO 2020 WHICH IS IN NAD 83. THESE PLANS WERE PREPARED USING A LOCATION SURVEY BY DFI IN MARCH 2023.

**LEGEND**

- EXISTING CONTOUR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- TO BE REMOVED
- PROPOSED
- 5% BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER
- 25% BUFFER TO TOP OF STEEP SLOPES 25%
- 100' STREAM BUFFER
- 20% STEEP SLOPES
- 15% STEEP SLOPES



**VICINITY MAP**  
SCALE: 1"=1.000'  
COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER BLOCKS

- GENERAL NOTES:**
- SETBACKS SHOWN ARE FROM ARTICLE 18-2-301 SETBACKS, AS THIS IS AN R-1 LOT THAT DOES NOT MEET THE MINIMUM LOT SIZE OR MINIMUM LOT WIDTH FOR R-1 ZONING.
  - COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 AS DETERMINED FROM REAL TIME KINEMATIC SURVEYING AS BROADCAST BY THE LEICA SMARTNET NETWORK.
  - ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY R.T.K. G.P.S. OBSERVATIONS AS BROADCAST BY THE LEICA SMARTNET NETWORK (GEOID18).

**SITE CALCULATIONS**

LOT 4, 5 & 6 R1 ZONING	8,544 SF / 0.19 AC	8,544 SF / 0.19 AC
<b>EXISTING LOT COVERAGE</b>		
EX. HOUSE	1,318 SF	
EX. SIDEWALKS	287 SF	
EX. BRICK WALKS	376 SF	
EX. DRIVE DRIVEWAY	168 SF	
EX. CONC. PAD	19 SF	
<b>TOTAL EXISTING LOT COVERAGE</b>	2,178 SF / 0.08 AC (25.40% OF THE SITE)	
<b>PROPOSED LOT COVERAGE</b>		
PR. UPPER LEVEL ADDITION	206 SF	
PR. UPPER LEVEL SCREENED PORCH	177 SF	
<b>TOTAL NEW LOT COVER</b>	383 SF	
<b>TOTAL LOT COVERAGE AFTER DEVELOPMENT</b>	2,561 SF / 0.08 AC (29.8% OF THE SITE)	
<b>PERMITTED LOT COVERAGE</b>	3,870 SF (31.25% OF THE SITE)	
EX. WOODS ONSITE	7,514 SF (41.1% OF SITE)	
PR. CLEARING	0 SF (0.00% OF WOODS ON SITE)	
<b>TOTAL DISTURBANCE</b>	1,659 SF / 0.04 AC	
5% STEEP SLOPES ON SITE (15% OR GREATER)	1,487 SF / 0.13 AC	
25% STEEP SLOPES DISTURBANCE	1,074 SF / 0.02 AC	
25% STEEP SLOPES DISTURBANCE	976 SF / 0.02 AC	
25 TO 25% STEEP SLOPES BUFFER ON SITE	1,721 SF / 0.03 AC	
25 TO 25% STEEP SLOPES BUFFER DISTURBANCE	331 SF / 0.01 AC	
25 TO 15% STEEP SLOPES BUFFER ON SITE	890 SF / 0.03 AC	
25 TO 15% STEEP SLOPES BUFFER DISTURBANCE	351 SF / 0.01 AC	
25' STREAM BUFFER ON SITE	423 SF / 0.01 AC	
25' STREAM BUFFER DISTURBANCE	1,544 SF / 0.03 AC	
EXPANDED BUFFER ON SITE	1,659 SF / 0.04 AC	
EXPANDED BUFFER DISTURBANCE	1,659 SF / 0.04 AC	



**PAT02046099**  
**SEPTIC SITE PLAN**  
**366 FRIAR TRAIL**  
MAP OF EPPING FOREST  
LOTS 4, 5 & 6; BLOCK 36 SECTION A  
ZONING R1  
TAX MAP 45 BLOCK 3 PARCEL 41  
SCALE: AS SHOWN DATE: OCTOBER, 2023  
ZIP CODE: 21401

EXISTING USE: SINGLE FAMILY DWELLING  
PROPOSED USE: SINGLE FAMILY DWELLING  
THE SITE IS WITHIN THE CRITICAL AREA (L.A.)  
PROPOSED HEIGHT: MAX HEIGHT 35 FT

**OWNER:**  
STEPHEN A. MAZER  
SUZANNE K. MAZER  
366 FRIAR TRAIL  
ANNAPOLIS, MD 21401

**DEVELOPER:**  
CREATIVE SPACES REMODELING  
RICH CANN  
818 E. COLLEGE PARKWAY  
ANNAPOLIS, MD 21409  
443-771-1259  
RICHARD@CREMOSDELTHEBAY.COM

DESIGNED		CMB	10/23	REVISIONS	
DATE	BY	DESCRIPTION			

**DFI** ENGINEERS-SURVEYORS-PLANNERS  
CONSTRUCTION MANAGERS  
1127 BENEFIELD BLVD, SUITE K  
MILLERSVILLE, MD 21108  
WWW.DFIENGINEERING.COM  
443-308-2100 FAX 443-308-2108

2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**SHEET**  
**1**  
**OF**  
**2**





## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING 8/25/2023 PRE-FILE # 2023-0024-P

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Stephen Mazer EMAIL stephen.a.mazer@gmail.com

SITE LOCATION 366 Friar Trail, Annapolis LOT SIZE 8,544 sf ZONING R1

CA DESIGNATION IDA BMA no or BUFFER YES - EXPANDED APPLICATION TYPE Variance

The applicant is proposing to remove some existing improvements (upper-level deck and existing stairs) and replace with a new upper level addition that is partially an existing lower deck and partially over a portion of the existing home on the lower level, a new screen porch, also proposed is a new smaller deck, and a new set of stairs leading from the new upper deck to the existing lower-level deck. All of the new upper-level additions to the home are located entirely within the footprint of the existing upper deck or lower level of the existing home.

#### Variances required

to allow disturbance to 1,074 sf of slopes greater than 15%,

to allow 1,659 sf of disturbance to expanded buffer

to allow less setbacks than required under 18-2-301

variance of one foot to front lot line, seven feet to side lot line COMMENTS

**Zoning Division** - Please provide architectural elevations of work to aid understanding of proposal

**Critical Area Team** - The proposed modifications fall within, or reduce the footprint of the existing dwelling. I have no objection to the proposal.

### 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.