

Bay Engineering Inc.
Engineers, Planners and Surveyors



November 1, 2023

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

Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST
ALJUNAIDI PROPERTY
1330 KINLOCH CIRCLE
ARNOLD, MD 21012

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201 which states in part that 15% slopes or greater in the LDA shall not be disturbed. A variance is also requested to Article 18-12-104(b)(1) which states there is an expanded buffer to the top of steep slopes in a non buffer modified area. The lot is developed with a dwelling and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 88,375 square feet in area. The site is served by public water and septic. The property is served by Kinloch Circle a 50' wide public right of way. The site is waterfront. The site drains to the tidal waters of the Severn River. The site is located in the LDA (Limited Development Area) of the Chesapeake Bay Critical Area. The site is not located in a Buffer Modification area and is subject to an expanded buffer due to the presence of steep slopes. The site is zoned R1.

The applicant wishes to do additions and renovations to the existing dwelling. The first addition would be a 6' extension to the front of the existing garage. The garage is integrated into the dwelling. This addition would be located on a portion of the existing driveway. The other addition would relocate the entryway to the dwelling to the east approximately 7' from the current location. A portion of the entry walkway will also be relocated to match this movement of the entrance point. The owners also wish to add a small deck off the upper floor on the waterfront side of the dwelling. As part of the overall renovation, new siding will be done all around the house. The entrance relocation and the walkway adjustment will require a small amount of steep slope disturbance. The garage extension will not disturb steep slopes, but as the entire site is in the expanded buffer this work will also require a variance. The deck and wall replacement will require temporary disturbance to gain access. The work here will include replacing a 2' tall railroad tie wall and removing an access stair and landing. The deck construction itself will not require slope disturbance. The siding replacement will require only foot traffic. A septic plan has been submitted to and approved by the Health Department prior to this request.

The proposed additions would be performed as part of an overall renovation of the dwelling. The clients and their architect have worked diligently to keep the overall disturbances to a minimum while renovating the dwelling to suit their family needs. The project will add only 50 square feet of additional lot coverage, going from an existing amount of 6,480 square feet to 6,530 square feet, well under the allowable lot coverage of 13,256 square feet. The disturbance required for the work on the home is 2,425 square feet, all of which is in the expanded buffer. Note that a major portion of this disturbance is for the installation of a BAT septic tank and a new drywell the construction of which does not require steep slope disturbance. Of this disturbance, 207 square feet would be considered permanent, while 2,218 square feet would be considered temporary. As the site is in the expanded buffer any work on the site would require a variance. The slope disturbance is to

the 15% slopes surrounding the entrance to the dwelling and relocation (111 square feet) and for access to the deck (195 square feet), and no 25% slopes will be disturbed. No steep slope disturbance is required for installation of the new septic system. A review of the site plan will show the disturbance is minimized, and only the area necessary to perform the work.

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

1. The subject property is 88,375 square feet in size, and it is zoned R1 and is encumbered by steep slopes over much of the site. The property has steep slopes from the street to the water, with a small area without steep slopes where the septic system would be located. The site is subject to an expanded buffer. As such, there is no reasonable possibility of developing this property without relief to the Code.

2. The exceptional circumstances and practical difficulties in providing additions to the dwelling have been noted in #1 above to a large degree. The house is being renovated not replaced. The site is entirely in the expanded buffer.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. What is peculiar about and inherent to this lot is that it is subject to an expanded buffer and is located almost entirely in steep slopes and their buffer. Denial of a variance would be a hardship for the owners, as the proposal is very modest in nature, and does not require the removal and replacement of the dwelling. The work proposed creates a modern dwelling with the minimal amount of disturbance.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and is subject to the expanded buffer, and there is no way to do the proposed work without disturbing the expanded buffer or steep slopes. As this structure is existing, for the owners to not be allowed to proceed would be a denial of rights commonly enjoyed by others.

The site is not in a bog area.

3. This project will not confer special privileges to the owner, as the additions are minor in nature, and the additions will provide the owners with a dwelling suitable for their needs.

4. The request is not a result of actions of the owner. The steep slopes were there, the expanded buffer encumbers the site, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality as stormwater management will be provided as required by the Code, and any clearing must be mitigated for as per the Code. The amount of new lot coverage is minimal. Stormwater management via planting mitigation will be provided as necessary at permit should the variance be granted. A new septic system with a BAT septic tank will be provided, reducing environmental impacts from the old existing septic system.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners rights of other owners in the County. The development is not detrimental to the environment and it is our belief that the Critical Area legislation was not intended to deter homeowners from doing minor changes to a dwelling but to insure the impacts are minimized.

8. The applicant has tried alternative design. Through the process of determining the footprint and location of the additions, it came to be that minor additions as shown would be the most beneficial to both the environment and to the owners.

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 or RCA. 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 the minimum to allow for construct modest additions to the dwelling with minimal impact to the buffer.

2. i. This variance will not alter the essential character of the neighborhood. The house is being kept in place, and the modest additions will not alter the neighborhood.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The additions are to be part of the existing dwelling, and it is all located on private property.

iii. No tree clearing 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 or RCA. 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 to an existing dwelling, and the additions are located on the non waterfront side of the home, impacts have been minimized. A grading permit should not be required, as the disturbance is less than 5,000 square feet. It appears 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.

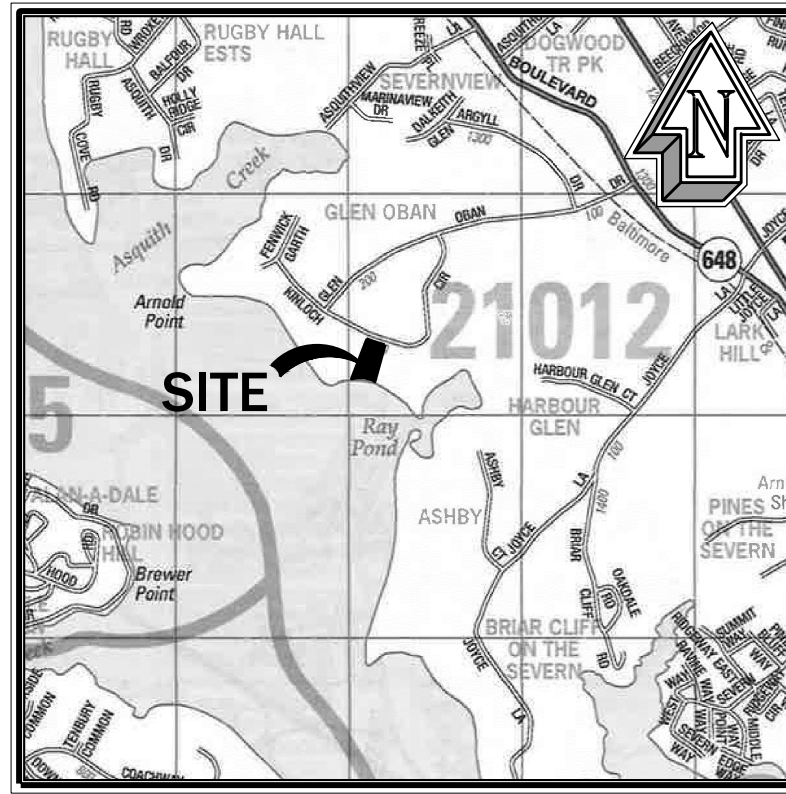
The enclosed plan represents the location of the proposed work to the deck. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to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

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

Sincerely,
Atwell LLC

Mike Gillespie

Mike Gillespie
Project Manager
cc: owner, File



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

GENERAL NOTES

- OWNER: EMAD & JANET ALJUNAIDI, 1330 KINLOCH CIRCLE, ARNOLD, MD 21012, PHONE: 410-209-0169, EMAIL: emad.aljunaidi@gmail.com
ENGINEER: ATWELL LLC, 2861 RIVA ROAD, BUILDING 800, ANNAPOLIS, MD 21401, 410-897-9290, C/O MIKE GILLESPIE
- THE SITE ADDRESS IS: 1330 KINLOCH CIRCLE, ARNOLD, MD 21012
- THE PROPERTY IS KNOWN AS: TAX MAP 39, GRID 16, PARCEL 491, LOT 7 SEC 5; TOTAL AREA = 28,988 SQ. FT. OR 0.665 AC.; DEED REF: 37878 / 372
- TAX ACCOUNT NO: 03-364-19341089
- EXISTING BOUNDARY AND TOPOGRAPHICAL FEATURES SHOWN HEREON WERE TAKEN FROM DEEDS AND PLATS OF RECORD AUGMENTED WITH ANNE ARUNDEL COUNTY GIS DATA BASE, AND A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY BAY ENGINEERING, INC. ON JANUARY 10, 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 R1 (RESIDENTIAL DISTRICT) SETBACKS PRINCIPAL STRUCTURE: FRONT = 40', SIDE = 15', REAR = 35'; SETBACKS ACCESSORY STRUCTURE: FRONT = 50', SIDE = 15', REAR = 15'
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE CURRENTLY UTILIZES PUBLIC WATER AND PRIVATE SEPTIC. CONTRACTOR SHALL UTILIZE THE EXISTING SEWER CONNECTION FOR THE PROPOSED SEPTIC SYSTEM, 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-5, BROADNECK); SEWER - FUTURE SERVICE - (S-5, BROADNECK)
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "AE" (AREA WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATION OF 6 FEET) AND "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #2403030101FF DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- S15-25% SLOPES ON SITE: 52,394 SQ. FT. OR 1.202 AC.; > 25% SLOPES ON SITE: 13,745 OR 0.315 AC.
- NOTE: ENTIRE AREA OF WORK IN THE EXPANDED BUFFER TO STEEP SLOPES.

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS 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.

EXISTING LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	88,375 SQ. FT. OR 2.028 AC.
ALLOWABLE LOT COVERAGE (15%).....	13,256 SQ. FT. OR 0.304 AC.
EXISTING LOT COVERAGE.....	6,480 SQ. FT. OR 0.149 AC.
EXISTING DEVELOPED WOODS.....	75,978 SQ. FT. OR 1.794 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED.....	0 SQ. FT. OR 0.000 AC.
MAXIMUM CLEARING ALLOWED (30%).....	22,792 SQ. FT. OR 0.523 AC.

NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS

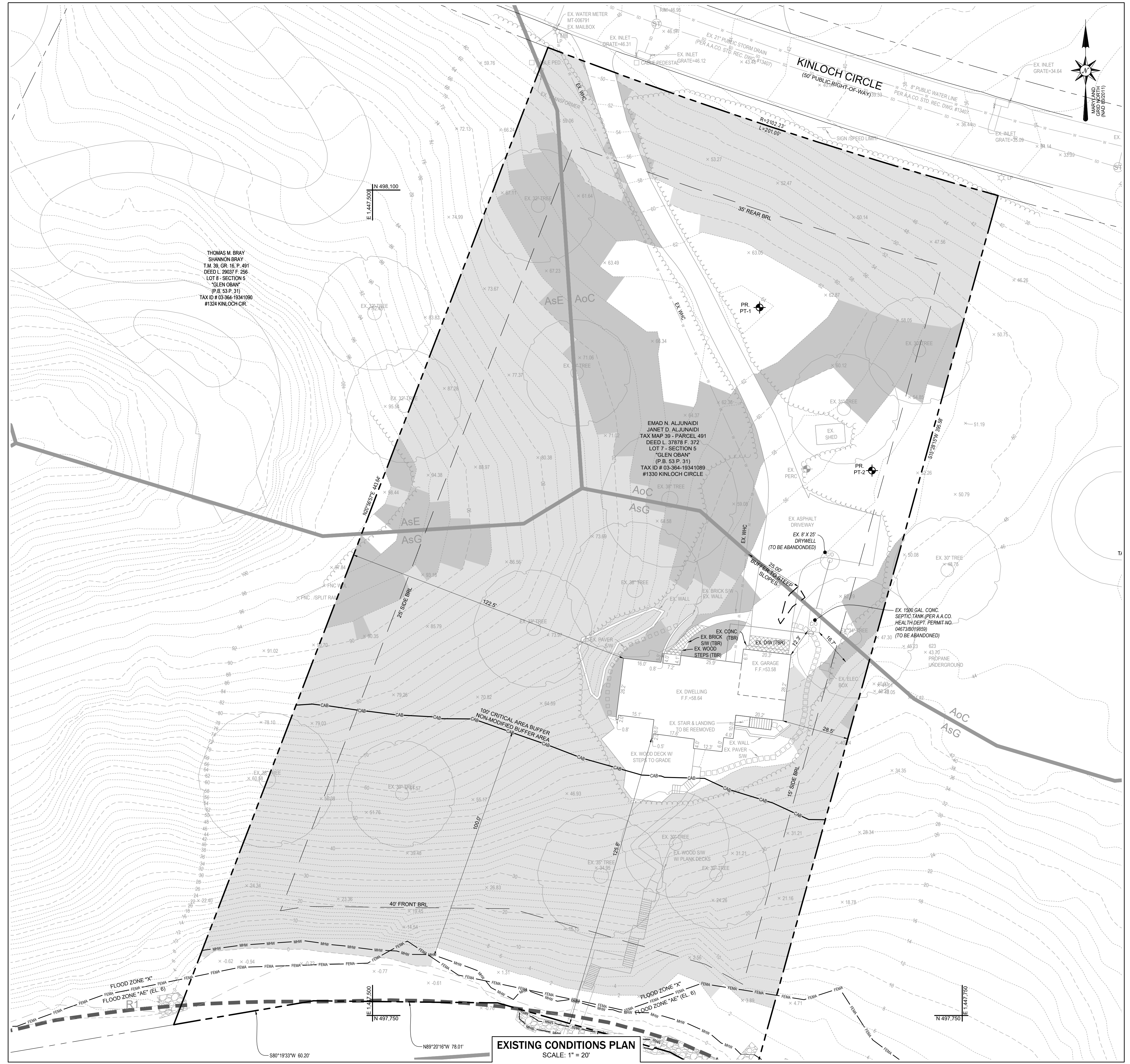
- EX. BUILDINGS = 2,177 SF
- EX. DRIVEWAY = 3,792 SF
- EX. WALKS, WALLS, & CONC. = 511 SF
- TOTAL = 6,480 SF±

- EXISTING LOT COVERAGE TO BE REMOVED:
- EX. DRIVEWAY = 75 SF
- EX. WALKS, & CONC. = 82 SF
- TOTAL = 157 SF±

TOTAL TO REMAIN = 6,323 SF

VARIANCE REQUEST

- § 17-8-201. DEVELOPMENT ON SLOPES OF 15% OR GREATER
- (A) DEVELOPMENT IN THE LDA, DEVELOPMENT IN THE LIMITED DEVELOPMENT AREA (LDA) OR IN THE RESOURCE CONSERVATION AREA (RCA) 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. ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.
- § 18-13-104. BUFFERS, EXPANDED BUFFERS, AND BUFFER MODIFICATION AREAS.
- (A) BUFFER. THERE SHALL BE A MINIMUM 100-FOOT BUFFER LANDWARD FROM THE MEAN HIGH-WATER LINE OF TIDAL WATERS, TRIBUTARY STREAMS, AND TIDAL WETLANDS. SPECIFIC DEVELOPMENT CRITERIA APPLY AS SET FORTH IN ARTICLE 17 OF THIS CODE AND COMAR.
- (B) EXPANDED BUFFER. EXCEPT AS PROVIDED IN SUBSECTION (C), THE 100-FOOT BUFFER SHALL BE EXPANDED BEYOND 100 FEET TO INCLUDE SLOPES OF 15% OR GREATER, NONTIDAL WETLANDS, NONTIDAL WETLANDS OF SPECIAL STATE CONCERN, AND HYDRIC SOILS OR HIGHLY ERODIBLE SOILS. THE BUFFER SHALL BE EXPANDED AS FOLLOWS:
- (1) IF THERE ARE CONTIGUOUS SLOPES OF 15% OR GREATER, THE BUFFER SHALL BE EXPANDED BY THE GREATER OF FOUR FEET FOR EVERY 1% OF SLOPE OR TO THE TOP OF THE SLOPE AND SHALL INCLUDE ALL LAND WITHIN 50 FEET OF THE TOP OF THE SLOPES.
- (2) IF THERE ARE NONTIDAL WETLANDS, NONTIDAL WETLANDS OF SPECIAL STATE CONCERN, HYDRIC SOILS OR HIGHLY ERODIBLE SOILS, THE BUFFER SHALL BE EXPANDED IN ACCORDANCE WITH COMAR, TITLE 27.



THOMAS M. BRAY
SHANNON BRAY
T.M. 39, GR. 16, P. 491
DEED L. 29037 F. 256
LOT 4 - SECTION 5
"GLEN ORAN"
(P.B. 53 P. 31)
TAX ID # 03-364-19341089
#1324 KINLOCH CIR

EMAD N. ALJUNAIDI
JANET D. ALJUNAIDI
TAX MAP 39 - PARCEL 491
LOT 7 - SECTION 5
"GLEN ORAN"
(P.B. 53 P. 31)
TAX ID # 03-364-19341089
#1330 KINLOCH CIRCLE

Rev. #	By	Date	Description

Bay Engineering Inc.
Engineers, Planners and Surveyors
2861 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290 fax
email: info@bayengineering.com
www.bayengineering.com

DATE: OCTOBER 2023
JOB NUMBER: 22-8820
SCALE: AS SHOWN
DRAWN BY: J. MARLOWE AND M. GILLESPIE
APPROVED BY: T. MARTIN
FOLDER REFERENCE: ALJUNAIDI KINLOCH CIRCLE

EXISTING CONDITIONS PLAN
VARIANCE SITE PLANS
FOR THE
ALJUNAIDI PROPERTY
1330 KINLOCH CIRCLE, ARNOLD, MD 21012
TAX MAP 39 - GRID 16 - PARCEL 49 - LOT 7
DEED REFERENCE: 37878 / 372
T.A. #03-364-19341089 - ZONED: R1 / LDA
THIRD DISTRICT - ANNE ARUNDEL COUNTY

Sheet No. **1 OF 2**

PLOTTED: Nov 06, 2023 - 2:31pm

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	88,375 SQ. FT. OR 2.028 AC.
ALLOWABLE LOT COVERAGE (15%).....	13,256 SQ. FT. OR 0.304 AC.
EXISTING LOT COVERAGE.....	6,480 SQ. FT. OR 0.149 AC.
EXISTING DEVELOPED WOODS.....	75,976 SQ. FT. OR 1.794 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED.....	0 SQ. FT. OR 0.000 AC.
MAXIMUM CLEARING ALLOWED (30%).....	22,792 SQ. FT. OR 0.523 AC.
PROPOSED LIMIT OF DISTURBANCE.....	2,425 SQ. FT. OR 0.055 AC.
NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS	
- EX. BUILDINGS = 2,177 SF	
- EX. DRIVEWAY = 3,792 SF	
- EX. WALKS, WALLS, & CONC. = 511 SF	
TOTAL = 6,480 SF±	
EXISTING LOT COVERAGE TO BE REMOVED:	
- EX. DRIVEWAY = 75 SF	
- EX. WALKS, & CONC. = 82 SF	
TOTAL = 157 SF±	
TOTAL TO REMAIN = 6,323 SF	
PROPOSED LOT COVERAGE:	
- PR. ADDITIONS = 152 SF	
- PR. BRICK WALK = 55 SF	
TOTAL PROPOSED = 207 SF	
TOTAL PROPOSED LOT COVERAGE = 6,530 SQ. FT. OR 0.150 AC.	

PROPOSED COVERAGE IN EXPANDED BUFFER

DESCRIPTION	AREA
EXISTING LOT AREA.....	88,375 SQ. FT. OR 2.028 AC.
EXISTING LOT COVERAGE IN EXPANDED BUFFER.....	6,480 SQ. FT. OR 0.156 AC.
EXISTING LOT COVERAGE TBR IN EXPANDED BUFFER.....	157 SQ. FT. OR 0.003 AC.
PROPOSED LOT COVERAGE IN EXPANDED BUFFER.....	207 SQ. FT. OR 0.005 AC.
NEW LOT COVERAGE IN EXPANDED BUFFER.....	50 SQ. FT. OR 0.001 AC.

DISTURBANCE IN EXPANDED BUFFER

DESCRIPTION	AREA
PROPOSED DISTURBANCE IN EXPANDED BUFFER.....	2,425 SQ. FT. OR 0.055 AC.
PERMANENT DISTURBANCE.....	207 SQ. FT. OR 0.005 AC.
TEMPORARY DISTURBANCE.....	2,218 SQ. FT. OR 0.051 AC.

STEEP SLOPE DISTURBANCE SUMMARY

TOTAL PROPOSED SLOPE DISTURBANCE.....	306 SQ. FT. OR 0.007 AC.
15% SLOPE DISTURBANCE.....	306 SQ. FT. OR 0.007 AC.
25% SLOPE DISTURBANCE.....	0 SQ. FT. OR 0.000 AC.
15% SLOPE TEMPORARY DISTURBANCE.....	306 SQ. FT. OR 0.007 AC.
15% SLOPE PERMANENT DISTURBANCE.....	60 SQ. FT. OR 0.001 AC.

SOILS TABLE

SYMBOL	NAME	HYDROLOGIC SOIL TYPE	PERCENT COVERAGE	HYDRIC SOIL	HIGHLY ERODABLE SOIL
AcC	ANNAPOLIS FINE SANDY LOAM (5-10% SLOPES)	"C"	39.7%	NO	NO
AsE	ANNAPOLIS FINE SANDY LOAM (15-25% SLOPES)	"C"	10.5%	YES	NO
AsG	ANNAPOLIS FINE SANDY LOAM (40-80% SLOPES)	"C"	49.8%	YES	NO



Revisions

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 engineer under the laws of the State of Maryland.

Timothy J. Martin
Professional Engineer
License No. 10889

Date: 8/3/2024
Exp./Renewal Date:

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Bay Engineering Inc.
Engineers, Planners and Surveyors

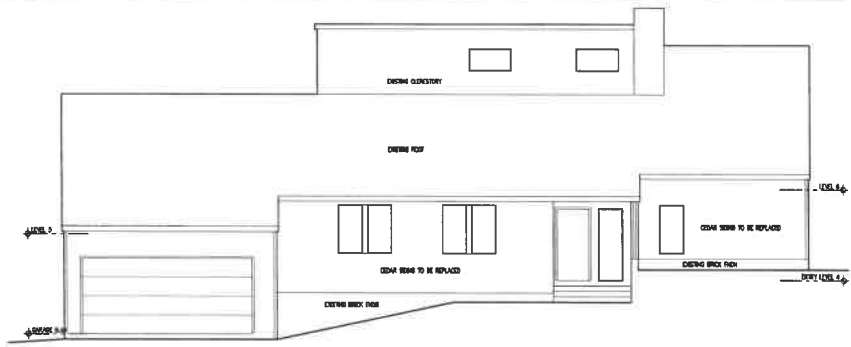
2961 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9990 fax
email: info@bayengineering.com
www.bayengineering.com

Date: OCTOBER 2023
Job Number: 22-8820
Scale: AS SHOWN
Drawn by: J. MARLOWE AND M. GILLESPIE
Approved by: T. MARTIN
Folder Reference: ALJUNAIIDI KINLOCH CIRCLE

PROPOSED CONDITIONS SITE PLAN
VARIANCE SITE PLANS
FOR THE
ALJUNAIIDI PROPERTY
1330 KINLOCH CIRCLE, ARNOLD, MD 21012
TAX MAP 39 - GRID 16 - PARCEL 49 - LOT 7
DEED REFERENCE: 37878 / 372
T.A. #03-364-19341089 - ZONED: R1 / LDA
THIRD DISTRICT - ANNE ARUNDEL COUNTY

Sheet No. **2 OF 2**

F:\22-8820 Aljunaidi Property Kinloch Circle\Drawing Files\Variance Plan\22-8820 Variance Plan_recover002.dwg



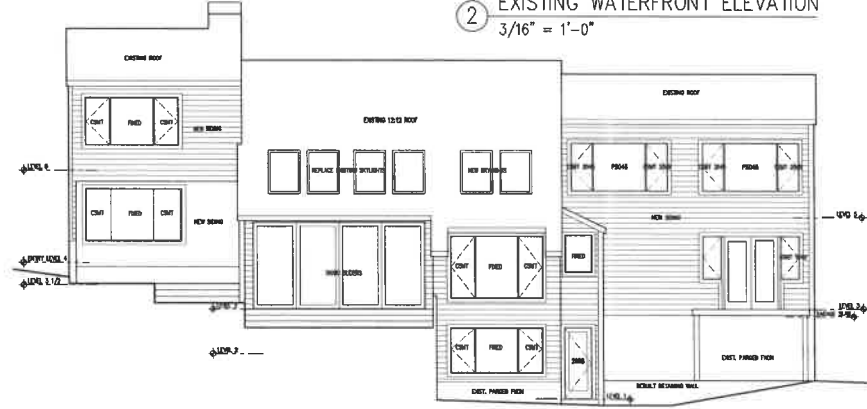
1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



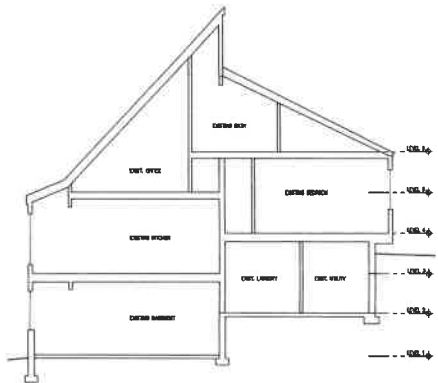
2 EXISTING WATERFRONT ELEVATION
3/16" = 1'-0"



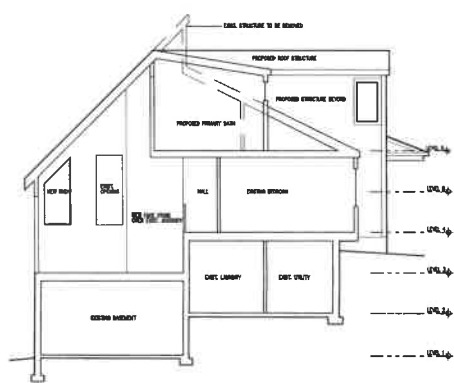
3 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



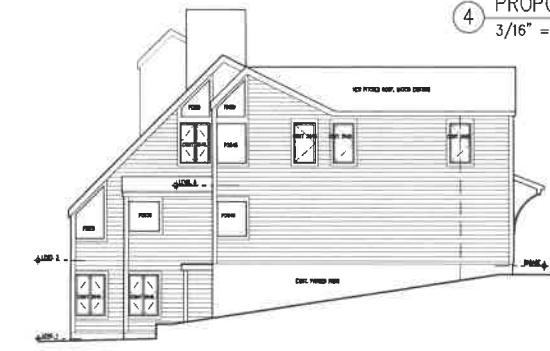
4 PROPOSED WATERFRONT ELEVATION
3/16" = 1'-0"



5 EXISTING BUILDING SECTION
3/16" = 1'-0"



6 PROPOSED BUILDING SECTION
3/16" = 1'-0"



7 PROPOSED EAST SIDE ELEVATION
3/16" = 1'-0"

ARCHITECT:
BARBARA BECK, RA, LEED AP
614 BURNSIDE STREET
ANNAPOLIS, MARYLAND 21403
410.203.4894 barbara.beck07@gmail.com



Renovations to:
ALJUNAIDI RESIDENCE
1330 KINLOCK CIRCLE
ARNOLD, MARYLAND

ELEVATIONS

DATE
11.06.23

SHEET
A-1

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
39	49	16	7	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 3-369-19941089

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

Project location/Address 1330 Kimbark Circle

City Arnold Zip 21012

Local case number _____

Applicant: Last name Aljunaidi First name Emad + Janet

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

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Variance to disturb steep slopes to construct additions to an existing dwelling

- | | | | |
|-----------------------|-------------------------------------|-----------------------|--------------------------|
| 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	0.055	0.055	2,425
LDA Area	2.028	88,375			
RCA Area	0	0			
Total Area	2.028	88,375			

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.794	75,976	Existing Lot Coverage	0.149	6,480
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.055	207
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.000	157
			Total Lot Coverage	0.150	6,530

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.055	2,425	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	TBD	TBD

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



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

PRE-FILE #: 2023-0023-P
DATE: 09/05/2023
OPZ STAFF: Jennifer Lechner
Kelly Krinetz

APPLICANT/REPRESENTATIVE: EMAD & JANET ALJUNAIDI / Bay Engineering

EMAIL: janet_aljunaidi@verizon.net / khayley@bayengineering.com

SITE LOCATION: 1330 KINLOCH CIR ARNOLD 21012

LOT SIZE: 2.02 acres (88,375 sqft)

ZONING: R1

CA DESIGNATION: LDA

BMA: NO or **BUFFER:** YES

APPLICATION TYPE: Variance

The applicants are requesting the following variances for additions and renovations to the existing dwelling:

1. A variance to allow disturbance to slopes exceeding 15% in the Chesapeake Bay Critical Area (Article 17-8-201).
2. A variance to allow disturbance within the 100' Chesapeake Bay Critical Area Expanded Buffer (Article 18-13-104).

COMMENTS

Critical Area Team:

No objection to the proposed reconfiguration of existing improvements.

Zoning Administration Section:

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet ALL of the Critical Area variance standards provided under Section 18-16-305, which includes the requirement that the variance must be the minimum necessary to afford relief.

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.

Bay Engineering Inc.
Engineers, Planners and Surveyors



November 1, 2023

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

**RE: 1330 KINLOCH CIRCLE
ARNOLD, MD 21012
VARIANCE APPLICATION**

Dear Ms. Byrne,

The purpose of this correspondence is to request an environmental review statement on the enclosed project. Our clients, Emad and Janet Aljunaidi are submitting a variance application to Anne Arundel County, Maryland. The variance is being submitted for relief to Anne Arundel County Code, Article 17-8-201 which prohibits development in slopes greater than 15% in the critical area., and to Article 18-12-104(b)(1) which states there is a non disturbance expanded buffer from the top of steep slopes in a non BMA area. The owner wishes to do additions to the existing dwelling. The site is in the LDA. The additions are modest in nature. 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,

Atwell LLC

Mike Gillespie

Michael Gillespie
Project Manager

***CRITICAL AREA
REPORT***

**ALJUNAIDI PROPERTY
1330 KINLOCH CIRCLE
ARNOLD, MD 21012**

October 2023

**Prepared for:
Emad & Janet Aljunaidi
1330 Kinloch Circle
Arnold, MD 21012**

**Prepared by:
Atwell LLC
2661 Riva Rd. Building 800
Annapolis, MD 21401**

INTRODUCTION

This site is a 88,375 square foot property that is located at 1330 Kinloch Circle in the Glen Oban neighborhood in Arnold, MD. The property is lot 7 of section 5. The proposal is to do additions to the existing dwelling. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zoned R1.

EXISTING USE

The property consists of 88,375 square foot property, Lot 7, Section 5 of the Glen Oban Subdivision. The site is currently developed with a house, parking pad and associated improvements. The property is served by public water and septic. The property is waterfront, contains steep slopes, and drains to the Severn River. The site is served by Kinloch Circle, a 50' 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 Glen Oban subdivision. The site is bounded by a developed property to the east and west, the Severn River to the south and Kinloch Circle to the north, Riverside Drive to the north and Fetter Lane to the east.

SOILS

The U.S. Department of Agriculture Soil Survey defines the property to have a soil type of AoC – Annapolis Fine Sandy Loam, 5 TO 10% Slopes (C Soils), AsE – Annapolis Fine Sandy Loam, 15-25% Slopes (C Soils) and AsG – Annapolis Fine Sandy Loam, 40-80% slopes (C Soils)

FLOODPLAIN

The property is located on the Federal Emergency Management Agency Map (FEMA), panel #24003C0167F 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 the Severn River.

STEEP SLOPES

The site has steep slopes, which occur on throughout the site. Part of the variance request is to disturb steep slopes. The disturbance to the steep slopes is the minimum necessary for the proposed work.

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 pseudoacacia</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.....88,375 sq. ft.
2. Site area in Critical area.....88,375 sq. ft
3. Existing Lot Coverage6,480 sq. ft.
4. Existing Lot Coverage to be Removed.....157 sq. ft.
5. Proposed Lot Coverage ...207 sq. ft.
6. Total Lot Coverage After Development.....6,530 sq. ft.
5. Total Impervious Coverage Allowed (15%) 13,256 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 - 364 Account Number - 19341089

Owner Information

Owner Name: ALJUNAIDI EMAD N Use: RESIDENTIAL
ALJUNAIDI JANET D Principal Residence: NO
Mailing Address: 1330 KINLOCH CIR Deed Reference: /37878/ 00372
ARNOLD MD 21012-2109

Location & Structure Information

Premises Address: 1330 KINLOCH CIR Legal Description: LT 7 SC 5
ARNOLD 21012-0000 1330 KINLOCH CIR
Waterfront: GLEN OBAN

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0039 0016 0491 3080050.02 364 5 7 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1981 2,508 SF 876 SF 2.0200 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITFRAME/5 3 full/1 half 1 Attached

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	1,558,200	1,491,200		
Improvements	313,700	108,800		
Total:	1,871,900	1,600,000	1,600,000	1,600,000
Preferential Land:	0	0		

Transfer Information

Seller: FRIEND JOSEPH N Date: 11/08/2021 Price: \$1,600,000
Type: NON-ARMS LENGTH OTHER Deed1: /37878/ 00372 Deed2:
Seller: Date: 07/15/1976 Price: \$0
Type: Deed1: /02870/ 00521 Deed2:
Seller: Date: Price:
Type: Deed1: 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: Application received

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



1330 KINLOCH CIR, 21012 X



Show search results for 1330 KI...

1318

1324

1330

1342

FH3858

Address Points: KINLOCH

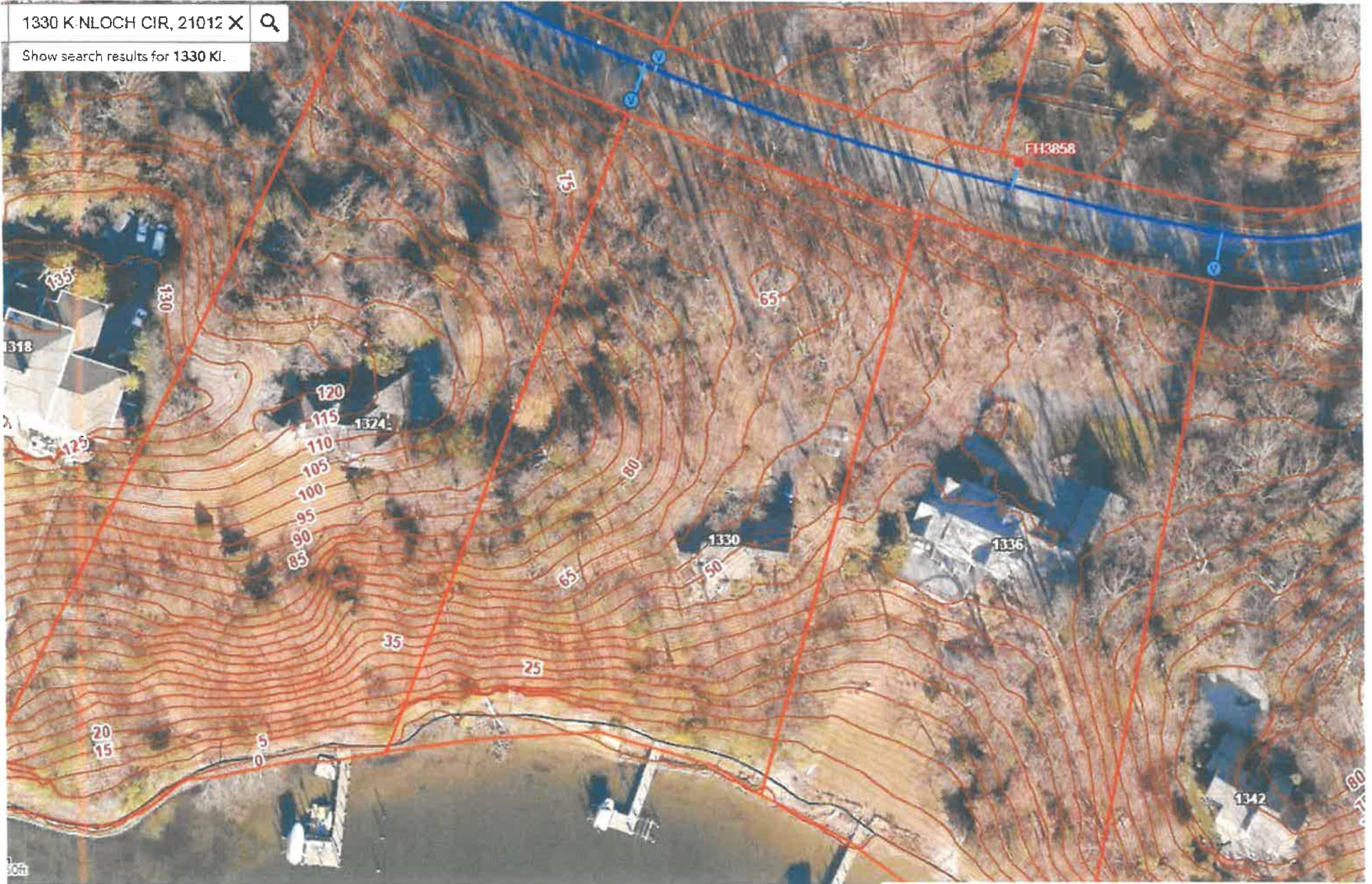
Address: 1330 KINLOCH CIR, 21012

[Zoom to](#) ...

60ft

1330 K NLOCH CIR, 21012 X

Show search results for 1330 KI.





1324

R. Residential

1330 KINLOCH CIR, 21012



1336

Critical Areas: (1)

> Refine

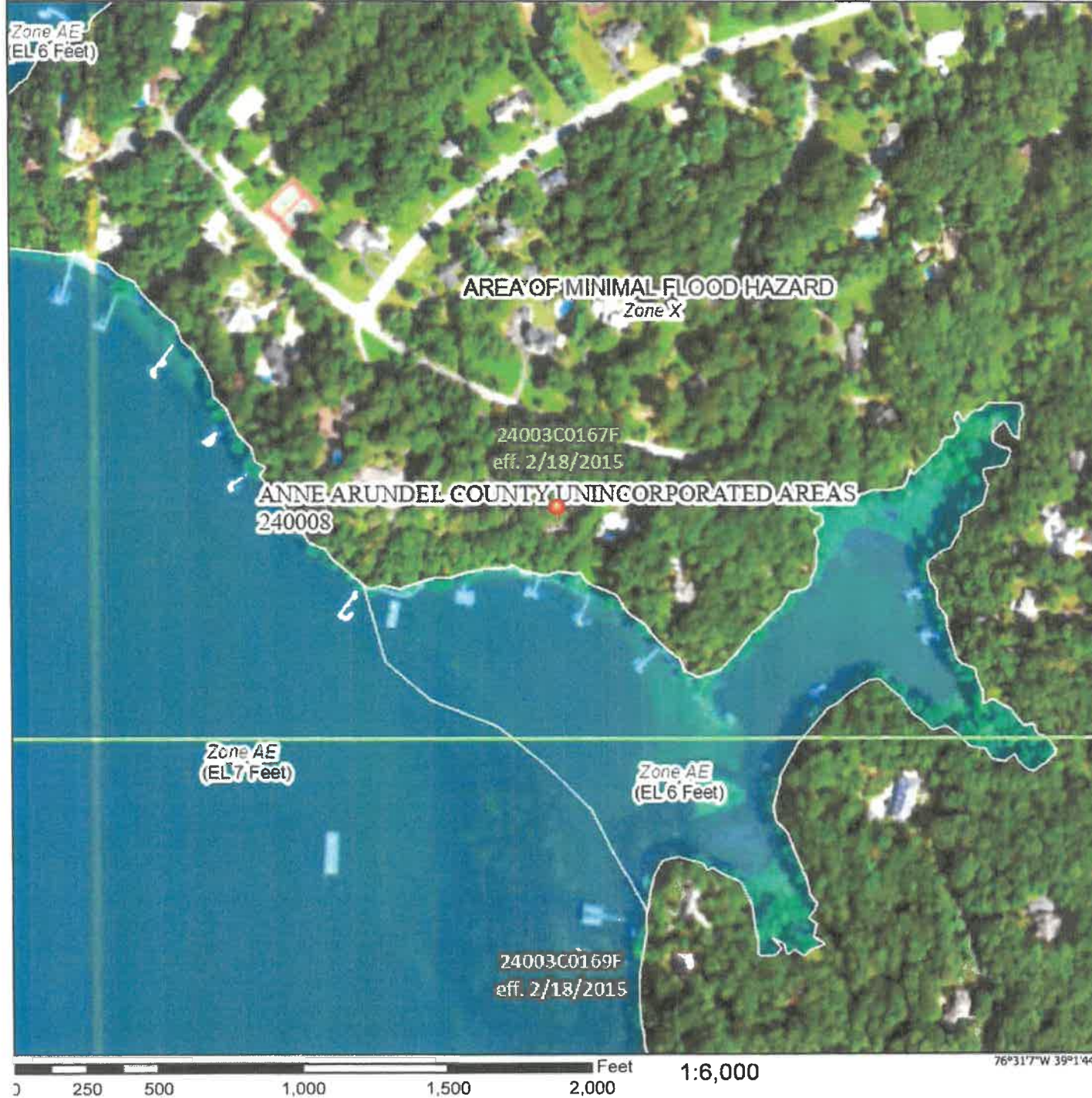
Critical Areas: LDA - Limited Development Area



National Flood Hazard Layer FIRMette



76°31'44"W 39°2'12"N



Legend

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

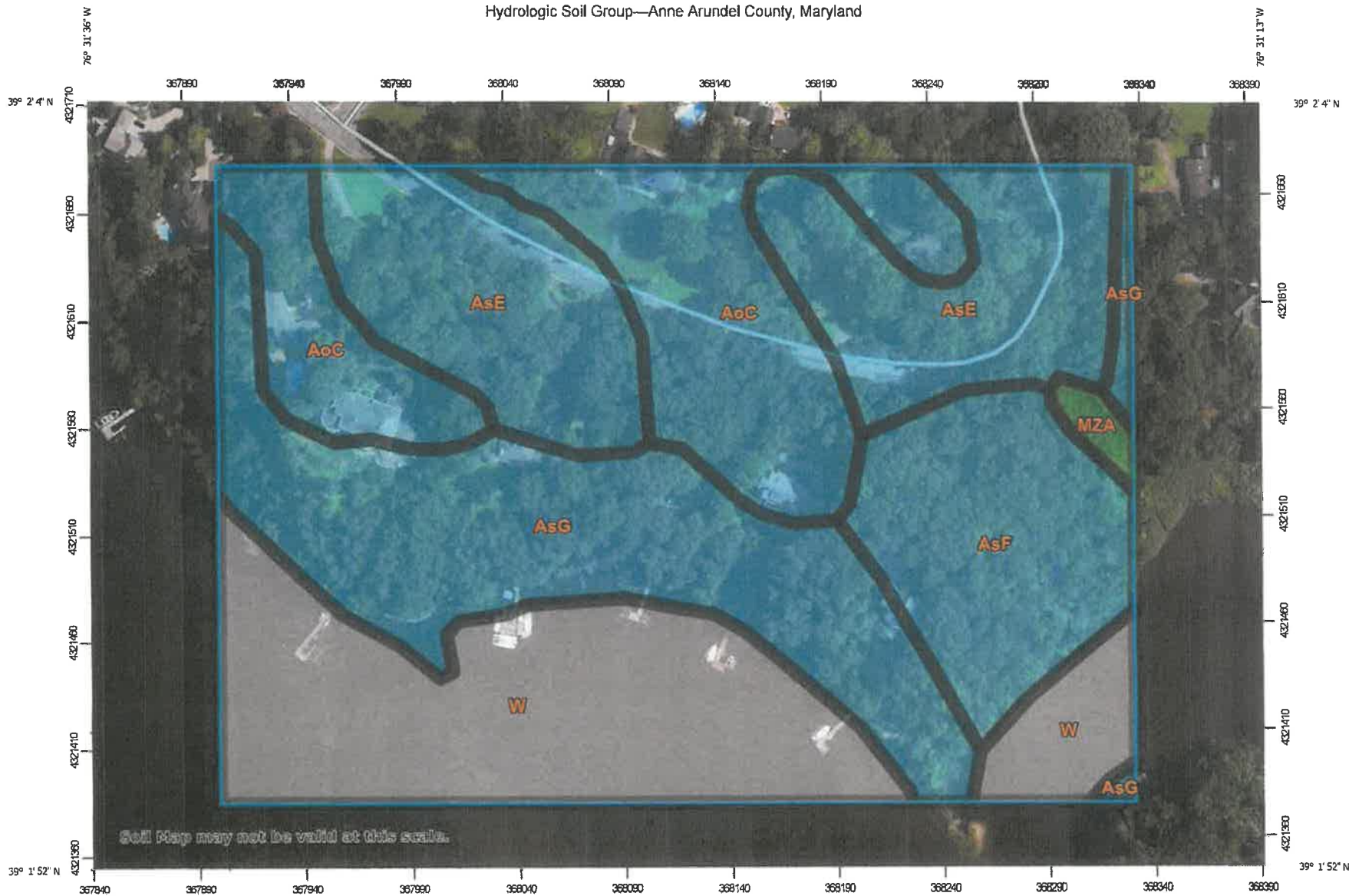
- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone C |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| OTHER AREAS | | Area of Undetermined Flood Hazard Zone |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 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 |
| | | Hydrographic Feature |
| MAP PANELS | | 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 10/24/2023 at 1:27 PM 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.

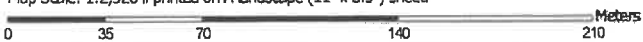
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.

































Map Scale: 1:2,520 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)**
 -  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
-  C
-  C/D
-  D
-  Not rated or not available
- Water Features**
 -  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 22, Sep 12, 2023

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
AoC	Annapolis loamy sand, 5 to 10 percent slopes	C	6.0	18.9%
AsE	Annapolis fine sandy loam, 15 to 25 percent slopes	C	6.9	21.8%
AsF	Annapolis fine sandy loam, 25 to 40 percent slopes	C	3.8	11.8%
AsG	Annapolis fine sandy loam, 40 to 80 percent slopes	C	7.2	22.8%
MZA	Mispillion and Transquaking soils, 0 to 1 percent slopes, tidally flooded	A/D	0.3	0.8%
W	Water		7.6	23.9%
Totals for Area of Interest			31.8	100.0%

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