



Atlantic Development Services Group, LLC
P.O. Box 567
Crownsville, Maryland 21032-1218

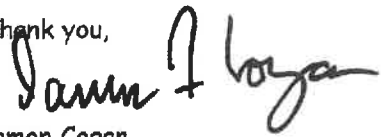
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

RE: Variance - Gill Property Tax Acct. 3240-9002-2916
331 Eagle Hill Rd. Pasadena, Md. 21122

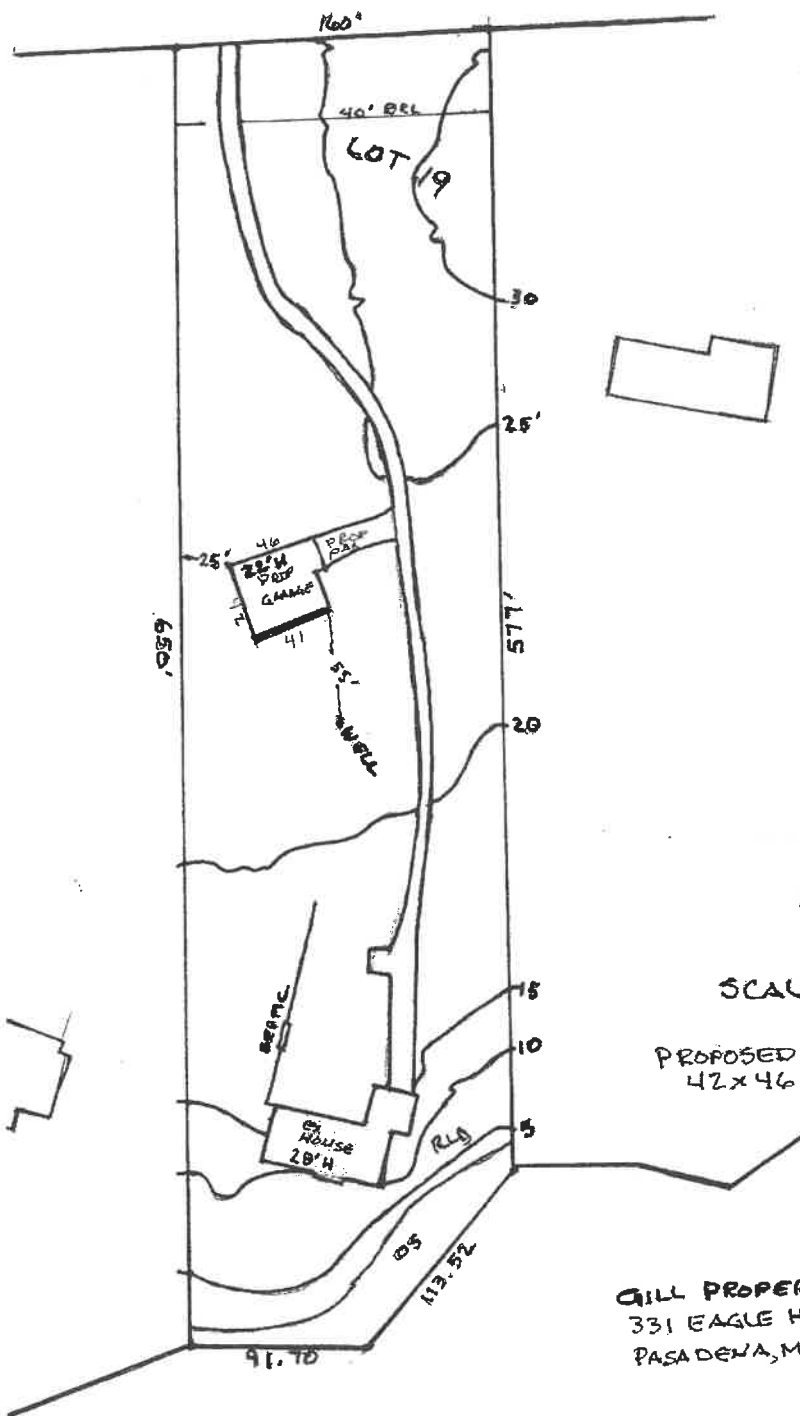
Dear Sir or Madam:

We are applying for a variance to allow for the construction of a detached garage (42X46) in the front yard. The lot is located in the Eagle Hill subdivision in Pasadena, Md. subdivision, and is in critical (LDA) area. The lot is 2.38 acres in size and zoned RLD/OS. The house was constructed in 1984, is a two story structure on a basement. The house has remained unchanged since construction. The owner would like to construct an 42' x 46' detached garage in the front yard. This proposed one story garage would be within the yard setbacks but located forward of the house. In order for Mr. Gill to construct the garage he would need a variance to allow the structure to be placed in the front yard. The house currently is 520' off the front lot line and 40' off the southside sideyard building restriction line. The location of the proposed garage was determined as a result of several considerations. The area is somewhat already cleared, flat and does not interfere with the well or septic system. The location allows for close access to the existing driveway minimizing impervious coverage. The increase in proposed impervious, will take the site from ex. Impervious of 7,606 sq.ft. to total of 9,938 sq.ft. impervious, below the allowed limit. Should you have any questions please feel free to contact me.

Thank you,


Damon Cogar

EAGLE HILL RD. (40' ROW)



ZONING RLD/OS CRICAL LDA

SCALE - 1-60

PROPOSED GARAGE	EX IMP ON SITE	7606
42x46	PROP. IMP	2332
	PROP. IMP. TOTAL	9938
	SITE SIZE	2.38 ACRES

GILL PROPERTY
 331 EAGLE HILL RD.
 PASADENA, MD. 21122

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: 1-15-24

Tax Map #	Parcel #	Block #	Lot #	Section
25	346		19	

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>

*Complete Only Page 1
 General Project Information

Tax ID: _____

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

Project location/Address 331 EAGLE HILL RD.

City PASADENA, Md. Zip 21122

Local case number _____

Applicant: Last name Gill First name CHRISTOPHER

Company _____

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 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:

RESIDENTIAL

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	2.38	
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft
	4,492

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		7,606
Created Forest/Woodland/Trees			New Lot Coverage		2,332
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		9,938

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

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



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CHESAPEAKE BAY CRITICAL AREA REPORT

Gill Property
331 Eagle Hill Rd.
Pasadena, Maryland 21122

Tax Map 25; Grid 19; Parcel 0346
Anne Arundel County Zoning: RLD\OS Critical Area Designation: LDA

Purpose of Variances

The applicant owns a 2.38 Acrelot in the Eagle Hill subdivision in Pasadena. The entire property is located within the Chesapeake Bay Critical Area and has an LDA land use designation. The owner would like to construct a detached garage in the front yard.

Critical area site description

The applicant's lot 2.38 acres in size. (Site plan attached). The site consists of mowed lawn , mature and secondary growth trees and shrubs surrounding the property.

The applicant's lot contains a two-story dwelling with a asphalt driveway; the remainder of the site is mowed lawn with numerous plantings and mature trees surrounding the lot. The lot is fully stabilized. The County Soil Survey has the site mapped with the Rumford Urban Land Complex which is a low eroding material. No tidal or non-tidal wetlands are located on the lot.

III. Critical Area Narrative

A. Existing and Proposed Vegetation Coverage:

Existing Conditions: The lot is lawn with large trees and shrubs

Proposed Conditions: No tree clearing will be required for the construction of the garage construction. Any plantings will be required at permit review.

B. Stormwater and Water Quality:

Existing Conditions: Stormwater management is not currently present on this site.

Proposed Conditions: Additional lot coverage is proposed. Any stormwater management requirement would be determined at time of building permit.

C. Aquatic Resources:

Existing Conditions: Water quality and aquatic resources in the area are probably somewhat degraded by existing surrounding development.

Proposed Conditions: With the construction of the garage with included proper stabilization, no adverse impacts on aquatic resources are anticipated as a result of this construction.

D. Forest Clearing and Impervious Coverage

Existing Conditions: Some "forest" cover is present on the site.

Proposed Conditions: No tree clearing is required. The impervious coverage which is currently 7,606 sq. ft. will increase to 9,938 sq.ft.

IV. Conclusions

The requested variance is for construction of a detached garage in the front yard. No adverse impacts to fish, wildlife, and plant habitat and water quality are anticipated.

V. Site Investigation

A site investigation to obtain data to prepare this Critical Area Report was conducted on Dec.2023 by Damon F. Cogar of Atlantic Development Services Group.