



Jennifer Esposito -DNR- &lt;jennifer.esposito@maryland.gov&gt;

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**24-01-03\_BosworthProperty\_CACComments\_AA 0411-23**

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Jonathan C. Coplin -DNR- &lt;jonathan.coplin@maryland.gov&gt;

Wed, Jan 3, 2024 at 12:10 PM

To: pzmedi22@aacounty.org

Cc: Jennifer Esposito -DNR- &lt;jennifer.esposito@maryland.gov&gt;, Charlotte Shearin -DNR- &lt;charlotte.shearin@maryland.gov&gt;

Good afternoon Sade,

Please see my below response to the Bosworth variance request.

Thank you for providing information regarding the above-referenced administrative variance application for the Bosworth property. The proposed work includes constructing a 521 square foot two-story addition to the existing dwelling, and the partial removal of impervious gravel parking lot on the property. The addition will be constructed on the existing footprint of the driveway. The property is 1.26 acres and resides entirely within the 100-foot Critical Area Buffer and expanded Buffer for steep slopes in the Limited Development Area (LDA). The property has an allowable lot coverage limit of 8,240 square feet with the proposed work increasing the lot coverage of the site to a total of 6,250 square feet.

The applicant will need to provide justification for the requested addition. A variance may not be granted unless it is found that it meets the minimum necessary to afford relief, as specified in Anne Arundel Code 18-16-305(c)(1). The primary dwelling on the property is 2,754 square feet and already includes a pool, and multi-level deck/porch. The applicant will need to explain how the addition meets the minimum necessary.

Jon

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Critical Area Commission  
Chesapeake & Atlantic Coastal  
Bays  
[dnr.maryland.gov/criticalarea](https://dnr.maryland.gov/criticalarea)

Jonathan Coplin  
Natural Resource Planner  
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[Jonathan.Coplin@maryland.gov](mailto:Jonathan.Coplin@maryland.gov)

# 2023-0238-V

Menu    Cancel    Help

Task Details OPZ Critical Area Team

**Assigned Date**  
12/27/2023

**Assigned to**  
Kelly Krinetz

**Current Status**  
Complete w/ Comments

**Action By**  
Kelly Krinetz

**Comments**

The revised location for the addition does in fact provide additional distance between the proposed development and the water and significantly reduces the amount of steep slope disturbance. The prefile comments however required the applicant to provide adequate justification for the additional 1000 square feet of living space. While the applicant's cover letter compares the home to the size and lot coverage of homes on other lots, it does not address the need for the expansion of the home and why this expansion is the minimum necessary to afford the applicant relief. The applicant has already been granted relief to the impacts of the environmental features on this site for the pool and outdoor amenities. The applicant has not demonstrated compliance with all of the requirements necessary to grant approval of a variance request.

**End Time**

**Billable**

No

**Time Tracking Start Date**

**In Possession Time (hrs)**

**Estimated Hours**

0.0

**Comment Display in ACA**

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

**Due Date**  
01/17/2024

**Assigned to Department**  
OPZ Critical Area

**Status Date**  
01/30/2024

**Overtime**  
No

**Start Time**

**Hours Spent**  
0.0

**Action by Department**  
OPZ Critical Area

**Est. Completion Date**

- Display E-mail Address in ACA
- Display Comment in ACA

Task Specific Information

**Expiration Date**  
**Reviewer Phone Number**

**Review Notes**  
**Reviewer Email**

**Reviewer Name**



ANNE  
ARUNDEL  
COUNTY

MARYLAND  
DEPARTMENT OF HEALTH

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

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

**MEMORANDUM**

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

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health

DATE: January 8, 2024

RE: Peter R. Bosworth  
724 Skywater Road  
Gibson Island, MD 21056

NUMBER: 2023-0238-V

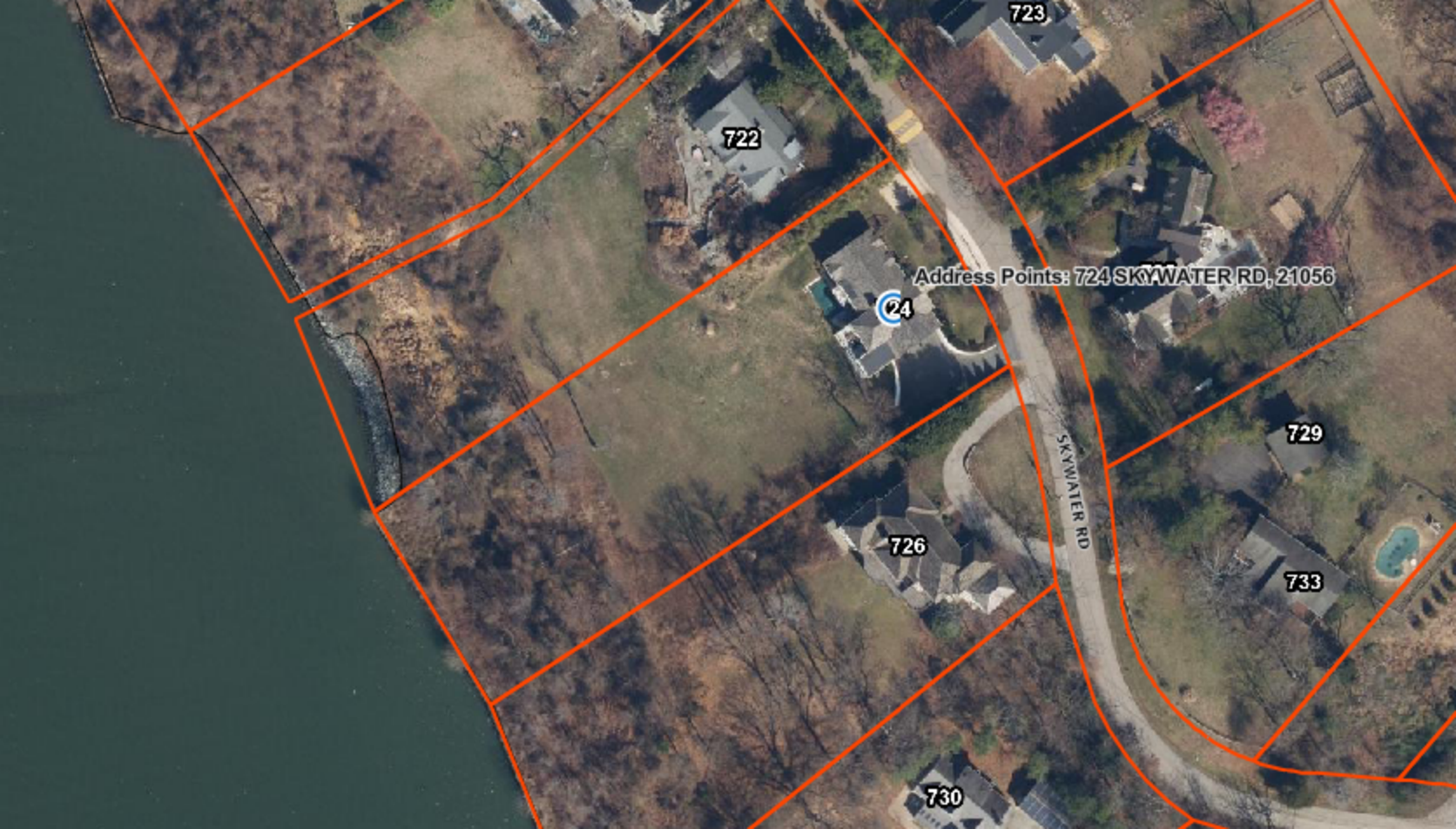
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (two-story) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay



722

723

Address Points: 724 SKYWATER RD, 21056

724

SKYWATER RD

729

726

733

730



# 724 Skywater Rd Looking East





# 724 Skywater Rd Looking North

