

APP. EXHIBIT# 1  
CASE: 2024-0010-V  
DATE: 4/2/24

**CERTIFICATIONS OF POSTINGS OF SIGNS:** In this package you will find a Certification of Posting of Signs for case number 2024-0010-V.

**CERTIFICATION OF POSTING OF SIGNS FOR ANNE ARUNDEL COUNTY.**

To be presented at the time of your public hearing.

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of the perjury the following:

- (1) That I posted the sign(s) in Case Number 2024-0010-V
- (2) That the sign(s) were posted on the 18th day of March 2024
- (3) That the location of the sign(s) posted by me are as follows:  
The sign is posted on Walnut Ave in front of the existing house.

Affiant Ch. McK  
(Signature of individual filling out affidavit)  
Name: Christopher McKenna

Atwell- Group  
2661 Riva Road, Building 800  
Annapolis, MD 21401  
(Address of Affiant)

3205 Walnut Drive- Variance Sign Posting. Case # 2024-0010-V. 3-18-2024



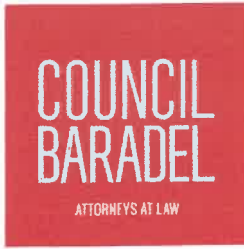
# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO \_\_\_\_\_  
ALLOW A DWELLING WITH LESS SETBACKS \_\_\_\_\_  
AND BUFFER THAN REQUIRED AND WITH \_\_\_\_\_  
DISTURBANCE TO SLOPES OF 15 % OR GREATER. \_\_\_\_\_

LOCATION: 3205 WALNUT DRIVE ANNAPOLIS \_\_\_\_\_  
CASE NO: 2024-0010-V \_\_\_\_\_  
BRANDON PHILLIPS \_\_\_\_\_

PENDING A PUBLIC HEARING. FOR INFO CONTACT THE  
ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM](http://WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM)





SALLY V. BALDWIN  
E-Mail: [Baldwin@CouncilBaradel.com](mailto:Baldwin@CouncilBaradel.com)  
Telephone Extension: 3462

January 9, 2024

APP. EXHIBIT# 2  
CASE: 2024-0010-V  
DATE: 4/2/24

Anne Arundel County  
Office of Planning & Zoning  
2664 Riva Road  
Annapolis, Maryland 21401  
Attention: Ms. Sterling Seay

Re: Variance Request  
3205 Walnut Drive, Annapolis, Maryland 21403  
Our File No.: 25847.1

Dear Ms. Seay:

On behalf of our clients, Brandon and Nedelka Phillips, owners of the above referenced property, we are submitting herein an application for variances to allow them to replace the existing house at 3205 Walnut Drive, located in the Town of Highland Beach. On behalf of the applicants, we respectfully request:

- Two setback variances to Anne Arundel County Code Article 18, Section 4-601, for the front/west side of the property and for the north side of the property.
- Variance to Article 17, Section 8-201 to allow development on slopes 15% or greater in the LDA, as the entire property is within the LDA and contains slopes
- Variance to Article 18, Section 13-104 (b) to allow development within the expanded buffer of the Critical Area

The lot is currently developed with a single story, single-family residence with a walk-out basement and associated improvements. The dwelling is in an extreme state of disrepair and is uninhabitable. The existing house was constructed in 1950 but has been neglected since the 1980's and appears to have an unsound foundation and thus is not able to be fixed. The owners purchased the property in 2021 and since that time have been working to develop the property with a single family dwelling in a manner that minimizes disturbances. The site is accessed by an approximately 18 foot wide paved private right-of-way owned by the Town of Highland Beach ("Town") and known as Walnut Drive, which dead ends in front of the site. Other homes have been built in the surrounding lots, with a lot owner at the dead end currently in the process of development. Additionally, the Town does not allow on-street parking in this area. Thus, Walnut Drive is congested in this area and there is no space or availability to provide parking off site.

The site is served by private well and public sewer; the well is currently located in front of the house near Walnut Drive. The property is not waterfront and ultimately drains to the tidal waters of Black Walnut Creek. The entire site is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Most of the site contains steep slopes; the property has steep slopes from roughly the rear of the existing dwelling down to the water. A portion of the site is within the

100 foot Critical Area buffer, and the remainder is within the Critical Area buffer, as expanded, due to the presence of steep slopes. The lot size is 15,925 square feet, leaving very little developable area without a variance. The site is not located in a Buffer Modification area and is zoned R2.

The applicants wish to raze the existing dwelling and construct a new dwelling, approximately 10.5' further from the front property line in order to allow for parking and traffic flow on Walnut Drive, as well as to preserve the existing well. Although the new footprint of the proposed dwelling will be slightly larger than the existing dwelling footprint, overall lot coverage on the site will be reduced by 322 square feet. The existing house is 1,264 square feet and the proposed house is 1,394 square feet in size. The existing lot coverage of 2,219 square feet is proposed to be reduced to 1,897 for the site overall.

Applicants seek to rebuild the single-family dwelling in largely the same location as the existing structure, but pushed further from Walnut Drive in order to accommodate parking and to preserve the existing well to minimize disturbance. Currently, there is no dedicated parking for the dwelling, street parking is restricted by the Town, and at this location could block the surrounding properties from accessing Walnut Drive. Accordingly, while on-site parking is not required per the Code it is absolutely necessary for this property. The proposed structure is approximately 53'x 25', with an elevated pervious deck on the north side that would be approximately 175 square feet in size. The applicants have worked with the Town of Highland Beach to redevelop this property, and the Town has granted the owners an easement on community property to allow them to meet the Town setbacks on the northern side of the property. The Town has approved this location for the house with its elevated pervious deck. The owners chose to place the deck in this location to minimize disturbance to 25% slopes and to keep the limits of disturbance in the rear minimized where the property is closer to the water. A small retaining wall is proposed at the edge of the downhill LOD to minimize grading and disturbance to steep slopes. Stormwater management in the form of a micro bioretention is proposed on the north side of the property. As the site is encumbered by steep slopes and is in expanded buffer, almost any work on the site would require a variance, including the rebuilding of the existing structure. The applicants' explanation and justification for each of the requested variances are set forth below:

This plan meets the intent of Code § 18-16-305(a) in regard to the **front setback variance** requested to Code § 18-4-601:

(a) The subject property is 15,925 square feet in size, is zoned R2 and is encumbered by steep slopes over much of the site. The location of the existing home, near Walnut Drive, is the flattest part of the site before it slopes downward towards Black Walnut Creek. The site is subject to the Critical Area buffer, as expanded, over the entire site. The site is located at the dead-end of a private right-of-way with a well existing between the existing home and Walnut Drive. The house is old, in disrepair and cannot be replaced without a variance. Replacing it is the most ideal remediation due to the age and condition of the dwelling. Code § 18-4-601 provides for a minimum setback of 30 feet from the front lot line. Currently, the existing house is 9.35 feet from the front lot line. In order to retain the existing well and accommodate parking, the proposed house is 19.5 feet from the front lot line. Due to the

topographical conditions on this lot, along with the existing well and existing structure, there is no reasonable possibility of developing this property without relief from the Code.

(c) (1) The variances are the minimum necessary to afford relief. The proposed house will be set further back from the front property line than the current structure, making the variance request the minimum necessary to afford relief.

(c) (2) Granting the variance will not alter the essential character of the neighborhood, substantially impair the use and development of adjacent property, or be detrimental to the public welfare. The project is located on private property and will not affect other improvements in the neighborhood. The proposed home will be further set back than the existing home, and will remain within the character of the neighborhood. The Town has approved the location of the proposed home. Further, the proposed plan allows for on-site parking which will ensure that the use and development of the adjacent properties are not impaired; the on-site parking will ensure that the right-of-way is not blocked with street parking. Finally, the variance will allow for the existing well to continue to be used, minimizing disturbance. A small amount of tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA. The proposed house is in a previously developed area, in order to minimize clearing. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements. The modernization of the existing dilapidated home into a safe structure with stormwater management (where none currently exists) will benefit the public welfare.

This plan meets the intent of Code § 18-16-305(a) in regard to the **north side setback** variance requested to Code § **18-4-601**:

(a) As stated, the subject property is encumbered by steep slopes over much of the site and the Critical Area buffer, as expanded, over the entire site. The existing home is in disrepair, and requires variance relief in order for it to be rebuilt. Code § 18-4-601 provides for a minimum setback of 7 feet from the side lot lines. While the site constraints limit the options for house placement, the proposed home itself would not encroach into the north side 7 foot setback. However, the pervious deck, would be proposed to be within the north side setback by as close as 2.75 feet. The existing structure is currently closer to the south property line than the 7 foot setback requires, and so the proposed home has been moved to meet the setback requirements on that side. The current proposal would not require a setback variance on the south side of the property, which is closer to adjacent homes. The north side setback variance would allow for the construction of the pervious deck on the side of the property that is next to a lot owned by the Town, which has approved an elevated deck in this location. Due to the topographical conditions on this lot, there is no reasonable possibility of developing this property without relief from the Code.

(c) (1) The variances are the minimum necessary to afford relief. The proposed house will not only be set further back from the south side property line than the current structure, but the house itself will not be within the setback, only the pervious deck. Thus, the variance request is the minimum necessary to afford relief.

(c) (2) Granting the variance will not alter the essential character of the neighborhood, substantially impair the use and development of adjacent property, or be detrimental to the public welfare. The proposed home will be further set back from adjacent properties than the existing home, and will remain within the character of the neighborhood. The Town has approved the location of the proposed

home. Specifically, the Town has approved an easement on the north side property line in order to accommodate the home's pervious deck as proposed. A small amount of tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements. The proposed house is in a previously developed area, in order to minimize clearing. The project will not be detrimental to the public welfare, as it is located on private property and will not affect other improvements in the neighborhood. The modernization of the home into a safe structure with stormwater management will improve the public welfare.

This plan meets the intent of Code § 18-16-305(a) in regard to the **Critical Area variance** requested to Code § 17-8-201:

(b) (1) This peculiar and unique site is largely encumbered by steep slopes and their buffer. The Critical Area buffer, as expanded, goes through the existing and proposed house, impacting the owners' potential to tear down the existing structure and to rebuild. Further, the site is located at a dead end which does not allow sufficient space for on-street parking. Thus, the development potential of the site is limited due to the unique physical conditions at the site. Denial of a variance would be an unwarranted hardship for the owners, as the existing house has met its life expectancy and must be replaced in order to accommodate a single family home.

(b) (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 Critical Area buffer, as expanded. There is no way to tear down and rebuild the home without disturbing steep slopes. Denying the owners the ability to remove the existing structure and to build a single family dwelling would be a denial of rights commonly enjoyed by others. The site is not in a bog area.

(b) (3) This project will not confer special privileges to the owners, as the existing structure is old, in disrepair, and requires modernization in order to be liveable. The proposed dwelling is modest in size.

(b) (4) The request is not a result of actions of the owner. The steep slopes exist on the property from the site of the current house and sloping towards the water. The variance request arises solely from the physical constraints due to the topography of the site.

(b) (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. A small amount of tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA. The proposed house is in a previously developed area, in order to minimize clearing. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

(b) (6) This site is not in the bog buffer.

(b) (7) This plan overcomes the presumption, as the denial of this variance would deny the owners rights of other owners in the County and the plan has been developed to reduce environmental impact. The proposed modern construction with stormwater management and mitigation will provide a benefit to the area. Additionally, the overall lot coverage on site is being reduced from the existing conditions by 322 square feet.

(b) (8) The applicants have tried alternative designs. Through that process, and attempting to minimize disturbances, the proposed house will be in a similar location as the existing structure (although further back from the road) while reducing overall lot coverage 322 square feet (14.5%). The proposed plan

would be the least impactful to the slopes and the environment while allowing the home to be built with parking so that access to Walnut Drive is not blocked.

(c) (1) The variances are the minimum necessary to afford relief. The work proposed creates a modern dwelling with a minimal amount of disturbance to steep slopes. A small retaining wall is proposed at the rear of the dwelling in order to minimize grading and disturbance to steep slopes.

(c) (2) Granting the variance will not alter the essential character of the neighborhood, substantially impair the use and development of adjacent property, or be detrimental to the public welfare. The home to be rebuilt will be largely within the existing home's footprint, and will retain the character of the community. The proposed plan provides for parking on site so that Walnut Drive access is not blocked by parked cars. The overall lot coverage on site is being reduced from the existing conditions by 322 square feet. The modernization of the home into a safe structure with stormwater management and mitigation will benefit the public welfare.

This plan meets the intent of Code § 18-16-305(a) in regard to the **Critical Area variance** requested to Code § 18-13-104:

(b) (1) This peculiar and unique site is entirely subject to the Critical Area buffer, as expanded, which goes through both the existing and proposed house. The site is largely encumbered by steep slopes, and is located at a dead end of a private right-of-way. Thus, the development potential of the site is limited due to the unique physical conditions at the site. Denial of a variance would be an unwarranted hardship for the owners, as the existing house has met its life expectancy and cannot be enjoyed by the owners in its current state. The house is old, in disrepair and cannot be replaced without a variance. Replacing it is the most ideal remediation due to the age and condition of the dwelling. The proposed home is modest in size and is in a similar location as the existing home.

(b) (2) A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the entire site is subject to the expanded buffer, and there is no way to tear down and rebuild without disturbing the expanded buffer or steep slopes. Denying the owners the ability to replace the existing structure would be a denial of rights commonly enjoyed by others. The site is not in a bog area.

(b) (3) This project will not confer special privileges to the owner, as the structure is old, in disrepair, and requires modernization in order to be liveable. The proposed dwelling is modest in size.

(b) (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. The variance requests arise solely due to the physical constraints due to the topography of the site.

(b) (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. A small amount of tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA. The proposed house is in a previously developed area, in order to minimize clearing. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

(b) (6) This site is not in the bog buffer.

(b) (7) This plan overcomes the presumption, as the denial of this variance would deny the owners rights of other owners in the County and the plan has been developed to reduce environmental impact. The proposed modern construction with stormwater management and mitigation will make the project



a benefit not a detriment to the area. Additionally, the overall lot coverage on site is being reduced from the existing conditions by 322 square feet.

(b) (8) The applicants have tried alternative designs. Through that process, and attempting to minimize disturbances, the proposed house will be in roughly the same footprint as the existing structure while reducing overall lot coverage. The proposed plan would be the least impactful to the slopes and the environment while allowing the home to be built with parking so that access to Walnut Drive is not blocked.

(c) (1) The variance request is the minimum to afford relief. The topography of the site leaves only one practical area for redevelopment, and the proposed home will reduce overall lot coverage. The proposal utilizes the existing footprint to the extent possible for this reason, and in order to minimize disturbance. The variance request to develop within the expanded buffer is the minimum necessary to demolish the dilapidated structure and redevelop the area with a modernized dwelling.

(c) (2) This variance will not alter the essential character of the neighborhood. The subject property is within a neighborhood of residential homes that are functional and occupied. The new house will utilize the area of the property that has already been developed, with an updated home in which the owners can live. The site currently has a dilapidated and unsafe structure that is out of place in the residential area. The proposed design is consistent with the residential properties in the area. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The new dwelling is mostly in the same footprint as the existing dwelling, and provides for parking on site so that Walnut Drive access is not blocked by parked cars. The proposed house is in a previously developed area, in order to minimize clearing. The project will not be detrimental to the public welfare, as it is located on private property and will not affect other improvements in the neighborhood. The modernization of the home into a safe structure with stormwater management will improve the public welfare.

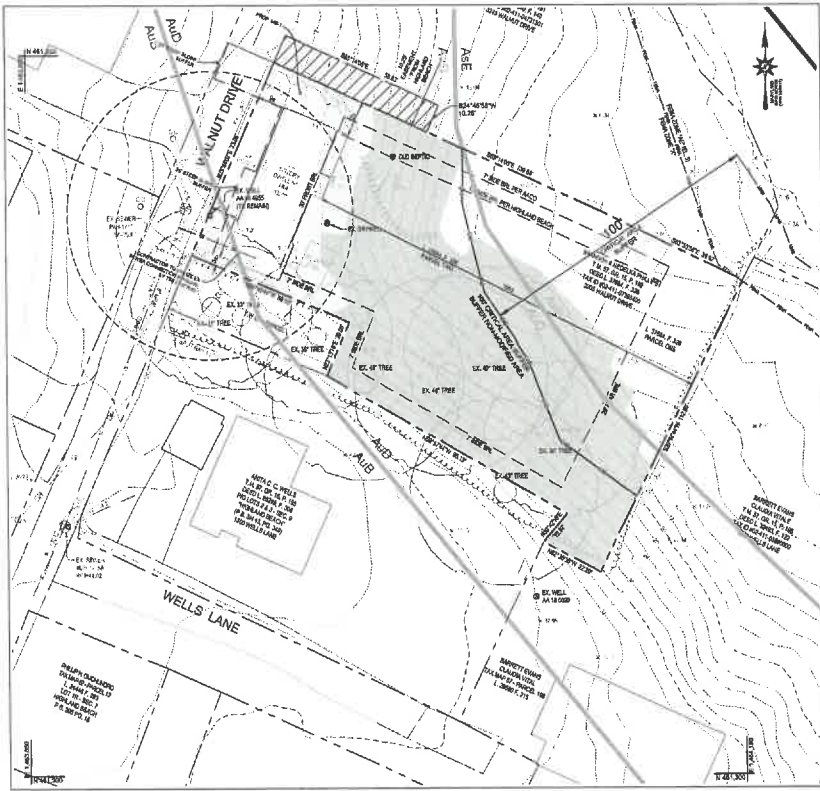
For the reasons set forth above, on behalf of the applicants we ask that the requested variances be granted. Thank you for your consideration.

Sincerely,

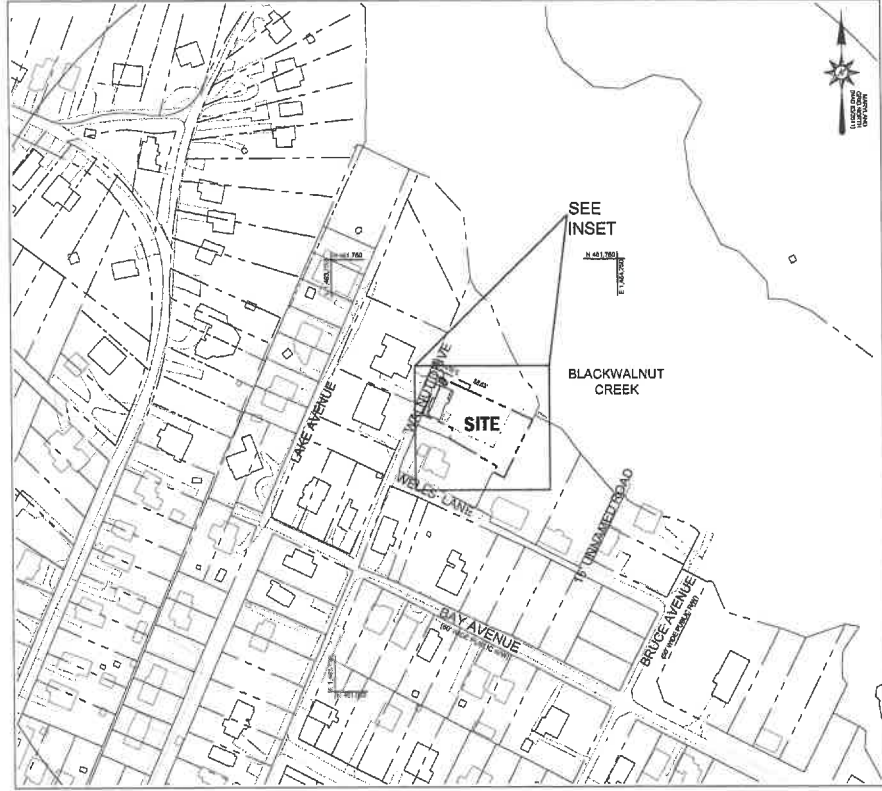
  
Sally V. Baldwin

cc: Brandon and Nedelka Phillips  
Mike Gillespie

APP. EXHIBIT# 3  
CASE: 2024-0010-V  
DATE: 4/2/24



**INSET - EXISTING CONDITIONS**  
SCALE: 1" = 20'



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

**SOILS TABLE**

| SYMBOL | NAME  | HYDROLOGIC SOIL TYPE | PERCENT COVERAGE | HYDRIC SOIL | HIGHLY CROCODABLE SOIL |
|--------|---|----------------------|------------------|-------------|------------------------|
| A#E    | ANNAPOLIS FINE SANDY LOAM (15-25% SLOPES)   | C                    | 38.2%            | YES         | NO                     |
| A#B    | ANNAPOLIS-UNBAY LAND COMPLEX (5-25% SLOPES) | C                    | 7.6%             | NO          | NO                     |
| A#C    | ANNAPOLIS-BAY LAND COMPLEX (5-15% SLOPES)   | C                    | 1.5%             | NO          | NO                     |

**LEGEND**

|                                |     |                                  |     |  |               |
|--------------------------------|-----|----------------------------------|-----|--|---------------|
| PROPERTY LINE / RIGHT-OF-WAY   | --- | FEMA LINE                        | --- | EXISTING BUILDING                        | [Hatched Box] |
| ADJOINING PROPERTY LINE        | --- | EXISTING TREE LINE               | --- | PROPOSED SPOT ELEVATION                  | + 5.00        |
| BUILDING RESTRICTION LINE      | --- | EXISTING FENCE                   | --- | PROPOSED CONTOUR LINE                    | ---           |
| EXISTING CONTOUR               | --- | EXISTING PUBLIC UTILITY BASEMENT | --- | PROPOSED BUILDING                        | [Hatched Box] |
| EXISTING SPOT ELEVATION        | --- | EXISTING OVERHEAD POWER LINE     | --- | PROPOSED REINFORCED BILT FENCE           | ---           |
| EXISTING SOIL TYPE DESIGNATION | --- | EXISTING PUBLIC SEWER LINE       | --- | PROPOSED LIMIT OF DISTURBANCE            | ---           |
| EXISTING ZONING DESIGNATION    | --- | STEEP SLOPES 15 - 25%            | --- | PROPOSED STABILIZED CONCRETE ON ENTRANCE | [Hatched Box] |
| CRITICAL AREA                  | --- | STEEP SLOPES > 25%               | --- | PROPOSED DRIVEWAY                        | [Hatched Box] |

**Revisions**

| No. | By | Date | Description |
|-----|----|------|-------------|
|     |    |      |             |

Copyright © 2023  
Bay Engineering Inc.  
10000 Phillips Ave  
Annapolis, MD 21403  
410.287.2020  
www.bayengineering.com

**Bay Engineering Inc.**  
Civil, Mechanical, Electrical, Plumbing, Fire, and Energy Engineers

Date: DECEMBER 2023  
Job Number: 21-2324  
Scale: AS SHOWN  
Drawn By: J. S. ENGLISH, M. COLLIER, P.E., J. MARLOWE  
Approved By: T. MARTIN  
Folder Reference: PHILLIPS - L&D - BEACH

**EXISTING CONDITIONS PLAN**  
SITE PLANS FOR THE  
**PHILLIPS PROPERTY**  
3205 WALNUT DRIVE, ANNAPOLIS, MD 21403  
TAC MAP #1 - ORD 15 - PARCEL USE - HO LOT #10, 3  
TAC USE 04-110-01-01-01-01-01-01-01-01  
ZONED RP / UVA  
SECOND DISTRICT - ANNE ARUNDEL COUNTY

Sheet No. **2 OF 2**

**GENERAL NOTES**

- OWNER: BRANSON & MEDICAL PHILLIPS  
1430 N. STATE ROAD ON  
HARRINGTON, MD 21041  
PHONE: (301) 262-3517  
EMAIL: branson@branson.com
- ENGINEER: BAY ENGINEERING INC.  
2001 PENN ACAD, BULLEND AND  
ANNAPOLIS, MD 21401  
(410) 887-0299  
100 WINE HILLS BLVD
- THE SITE ADDRESS IS: 2205 WALNUT DRIVE, ANNAPOLIS, MD 21403
- THE PROPERTY IS 16.50 ACRES:  
TAX MAP 57, GRID 10, PARCEL 102, TOTAL AREA = 15,803.60 SQ. FT. OR 3.58 AC., (DEED REF: 27M-1/208), PO LOT 1 BLK 4  
"HIGHLAND BEACH"
- TAX ACCOUNT NO. 10-4110793600
- THIS PLAN DOES NOT REFER TO A BOUNDARY SURVEY. BOUNDARY AND FEATURES SHOWN HEREON WERE  
TAKEN FROM DEEDS AND PLATS OF RECORD AUGMENTED WITH GIS DATA, AND A FIELD BORN TOPOGRAPHICAL  
SURVEY CONDUCTED BY SAN CHRISTOPHER IN FEBRUARY 2022.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL  
CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAY, OR OTHER STRONGHOLD BUILDING RESTRICTIONS THAT  
ARE NOT SHOWN HEREON.
- EXISTING ZONING IS R-2 - RESIDENTIAL, DISTRICT  
SET BACKS: FRONT = 20'  
REAR = 20'
- PROPOSED DATE UTILITIES ARE PRIVATE WELLS ONLY, FUTURE SERVICE - BROAD CREEK AND PUBLIC WATER (S-4,  
EXISTING SERVICE - UNKNOWN).
- THE SITE IS LOCATED WITHIN THE LMA ADMITTED DEVELOPMENT AREA AND THE RGA (RESOURCE CONSERVATION  
AREA) OF THE CHEESAPEAKE BAY CRITICAL AREA.
- 8:5-20% SLOPES ON SITE: 1.336 SQ. FT. OR 0.031 AC.; 1-25% SLOPES ON SITE: 1,291 OR 0.030 AC.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONES "A" AREA WITHIN THE 1% ANNUAL  
CHANCE FLOODPLAIN WITH THE FLOOD ELEVATION OF 10.0 FEET AND "X" AREA WITHIN THE 1% ANNUAL CHANCE  
FLOODPLAIN AS DETERMINED ON THE FLOOD INSURANCE MAP AND SOFT COPY DATED FEBRUARY 18, 2019 FOR  
ANNE ARUNDEL COUNTY AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NOTE: THERE ARE NO PROPOSED DISTURBANCES WITHIN THE 100' CRITICAL AREA BUFFER.

**SURVEY CONTROL NOTE**

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME  
KINEMATIC) OBSERVATIONS UTILIZING KENETOP GPS SYSTEM. THE HORIZONTAL DATUM IS  
REFERENCES TO NAD 83. THE VERTICAL DATUM IS  
REFERENCES TO NAVD 83.

**LOT COVERAGE SUMMARY**

| DESCRIPTION                                | AREA                          | PERCENT |
|--|-------------------------------|---------|
| EXISTING LOT AREA...                       | 15,803.60 SQ. FT. OR 3.58 AC. |         |
| ALLOWABLE LOT COVERAGE (1-25%)...          | 4,976.10 SQ. FT. OR 1.14 AC.  |         |
| EXISTING DEVELOPED WOODS...                | 2,128.30 SQ. FT. OR 0.49 AC.  |         |
| EXISTING DEVELOPED WOODS TO BE REMOVED...  | 8,000.00 SQ. FT. OR 1.84 AC.  |         |
| REMOVAL OF EXISTING WOODS TO BE REMOVED... | 130.00 SQ. FT. OR 0.03 AC.    |         |
| KANSASIAN CLEARING ALLOWED (10%)...        | 1,248.80 SQ. FT. OR 0.28 AC.  |         |
| LIMIT OF DISTURBANCE...                    | 4,476.10 SQ. FT. OR 1.02 AC.  |         |

NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS:

- EX. BUILDINGS = 1,264 SF
- EX. DRIVE = 113 SF
- EX. DRIVE = 140 SF
- EX. CONC. WALLS, BRICKS = 389 SF
- TOTAL = 1,706 SF

ALL EXISTING LOT COVERAGE TO BE REMOVED:

- PROPOSED LOT COVERAGE:
- PRO. BUILDINGS = 1,264 SF
- PRO. DRIVEWAY = 131 SF
- PRO. WALK & STAIRS = 23 SF
- PRO. WALLS = 15 SF
- TOTAL PROPOSED = 1,433 SF

TOTAL PROPOSED LOT COVERAGE = 1,433 SF, OR 0.33 AC.

**DISTURBANCE SUMMARY**

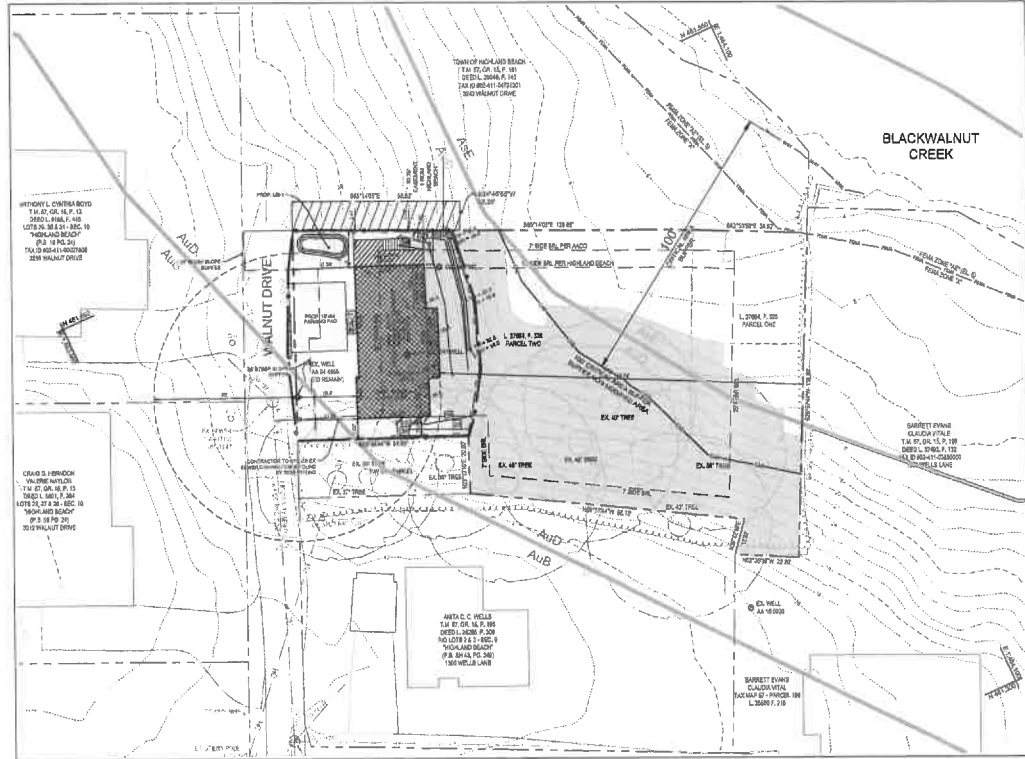
- TOTAL PROPOSED DISTURBED AREA = 4,476.10 SQ. FT. OR 1.02 AC.
- 61% - 36% SLOPE DISTURBANCE = 1,238.30 SQ. FT. OR 0.28 AC.
- 0.25% - 10% SLOPE DISTURBANCE = 1,291.80 SQ. FT. OR 0.30 AC.

**VARIANCE REQUEST**

- 16-1701. STATES IN PART THAT A STRUCTURE IN AN R3 ZONING DISTRICT WILL HAVE A FRONT YARD SETBACK OF 20' AND A SIDE YARD SETBACK OF 7'
- 17-4001. DEVELOPMENT ON A LOT OF 1/4 AC OR GREATER, IN DEVELOPMENT IN THE LMA ADMITTED DEVELOPMENT AREA (LMA) OR IN THE RESOURCE CONSERVATION AREA (RCA) MAY NOT OCCUR WITHIN A BUFFER OF 100' OR GREATER UNLESS DEVELOPMENT WILL FACILITATE ESTABLISHMENT OF THE BUFFER, IS TO ALLOW CONNECTION TO A PUBLIC UTILITY OR TO PROVIDE DIRECT ACCESS TO THE SHORELINE, ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.
- 18-15-104. BUFFERS, EXPANDED BUFFERS, AND BUFFER WOODS OUTLINE AREAS:  
(1) BUFFERS: THERE SHALL BE A MINIMUM 100-FOOT BUFFER LATERAL FROM THE MEAN HIGH-WATER LINE OF Tidal or Other Water Bodies, WITHIN THE SPECIFIC DEVELOPMENT CRITERIA APPLICABLE TO THE ARTICLE 17 OF THIS CODE AND ZONING.  
(2) EXPANDED BUFFERS: THERE SHALL BE A BUFFER ON ALL THE 100-FOOT BUFFER SHALL BE EXPANDED BEYOND 100 FEET TO INCLUDE A BUFFER OF 15% OR GREATER, NON-TIDAL WETLANDS, NON-TIDAL WETLANDS OF SPECIAL STATE CONCERN, AND HYDRIC SOILS OR HEAVILY ERODIBLE SOILS. THE BUFFER SHALL BE EXPANDED AS FOLLOWS:  
(a) IF THERE ARE CONTIGUOUS BUFFER 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 SLOPE.



**VICINITY MAP**  
SCALE: 1" = 1,000'  
COPYRIGHT AND THE MAP PEOPLE  
PERMITTED USE NO. 002/1702



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

**LEGEND**

|                              |     |                                  |     |   |          |
|------------------------------|-----|----------------------------------|-----|---|----------|
| PROPERTY LINE (RIGHT-OF-WAY) | --- | FEMA LINE                        | --- | EXISTING BUILDING                         | [Symbol] |
| ADJOINING PROPERTY LINE      | --- | EXISTING TREE LINE               | --- | PROPOSED SPOT ELEVATION                   | 1.500    |
| BUILDING RESTRICTION LINE    | --- | EXISTING FENCE                   | --- | PROPOSED CONTOUR LINE                     | [Symbol] |
| BUILDING CONTOUR             | --- | EXISTING PUBLIC UTILITY EASEMENT | --- | PROPOSED BUILDING                         | [Symbol] |
| EXISTING SPOT ELEVATION      | --- | EXISTING OVERHEAD POWER LINE     | --- | PROPOSED REINFORCED GILT FENCE            | [Symbol] |
| EXISTING ZONING DESIGNATION  | --- | EXISTING PUBLIC WATER LINE       | --- | PROPOSED LIMIT OF DISTURBANCE             | [Symbol] |
| CRITICAL AREA                | --- | STEEP SLOPE 15-25%               | --- | PROPOSED STABILIZED CONSTRUCTION ENTRANCE | [Symbol] |
|                              |     | STEEP SLOPE 25-35%               | --- | PROPOSED DRIVEWAY                         | [Symbol] |
|                              |     | STEEP SLOPE BUFFER               | --- |   |          |

**Revisions**

| No. | By | Date | Description |
|-----|----|------|-------------|
|     |    |      |             |

**Bay Engineering Inc.**  
2001 Penn Acad, Bulleid and Annapolis, MD 21401  
(410) 887-0299  
www.bayeng.com

**PHILLIPS PROPERTY**  
1430 N. STATE ROAD ON HARRINGTON, MD 21041  
TAX MAP 57, GRID 10, PARCEL 102  
ZONING: R-2 (10A)

Sheet No. **1 OF 2**

APP. EXHIBIT# 4  
CASE: 2024-0010-V  
DATE: 4/2/24

**TOWN OF HIGHLAND BEACH**  
(INCORPORATED 1922)  
**3243 Walnut Drive**  
**Highland Beach, Maryland 21403**  
**Planning and Zoning Commission**

COMMISSIONER  
Benjamin Secundy  
Chairman  
Craig Herndon (chezndon60@gmail.com)

April 30, 2023

Brandon and Nedelka Phillips  
1420 Northgate Rd, NW  
Washington, DC 20012


re: Permit Application HB #147  
Demolition and New Construction  
Lot 1, Block 9  
3205 Walnut Drive  
Highland Beach, MD

The Highland Beach Planning and Zoning Commission has APPROVED demolition and new construction plans for Lot 1, Block 9, Highland Beach. This Permit Application, HB #147 is to replace an existing structure built long before the current Highland Beach Zoning Ordinance (HB Ordinance). It is non-conforming, but it's current position can be grandfathered and replaced in it's current position according to the HB Ordinance. (It currently sits less than 10ft from Walnut Drive at a Dead End, across from an existing driveway.) The existing house has no off street parking, required on all new Highland Beach construction.

This plan (plat attached) requires changing the house seat to a size and position closer to conforming dimensions (10ft eastward). The foundation would be moved away from Walnut Drive some 10ft; and decreases the length of the western façade along Walnut Drive, to allow the necessary total of 20ft in side-setbacks required by the HB Ordinance. The 10ft movement of the foundation eastward (back from Walnut) will create a 20ft front setback that will allow parking off Walnut Drive. The house footprint is approximately the same (old/new).

Please note that a Memorandum of Understanding (12-21) between Anne Arundel County (A.A. Co.) and The Town of Highland Beach (The Town), recognizes the Highland Beach standards for construction projects, and commits the County to enforce the abiding standards for said construction. Further, the Agreement between the County and The Town states that ~~the more restrictive Code will be the binding one in all projects in the "The Town".~~

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Craig Herndon", with a long horizontal flourish extending to the right.

~~Craig Herndon, Chair Planning and Zoning Commission, Highland Beach~~



THE TOWN OF  
HIGHLAND BEACH, MARYLAND- est. 1893

Fee Received   
Application # HB 147  
Date 3-19-23

**APPLICATION FOR ZONING APPROVAL**

Complete all applicable spaces. Submit the following with \$25 fee payable to:  
the Town of Highland Beach. Attach site plan with building elevations. Both must be drawn to scale.

Job location Lot # 1 Block # 9 Street Address 32805 Walnut Drive, Highland Beach, MD 21403

Lot size: Width 73.05 X 179.8 <sup>North side</sup> Depth = Total lot area 15,075  
<sub>South side irregular</sub>

**OWNER INFORMATION**

NAME Brandon + Nedelka Phillips

MAILING ADDRESS 1470 Northgate Rd NW

CITY Washington STATE DC ZIP 20012

TELEPHONE(S) 202-262-3917

TYPE OF PROPOSED WORK:  NEW  ADDITION  ALTERATION

DESCRIPTION OF PROPOSED WORK Eliminate non-conforming structure + rebuild new structure (improving conformity where possible.)

Total dimensions of proposed completed work. Include carports, garages, decks, porches, etc.

Building Footprint: Width 62.08 X Length 28.33 = 1503 Sq.ft. (1<sup>st</sup> Floor)

HEIGHT/ Number of stories 33.4 Ft (3 stories not to exceed 35 Ft)

SETBACKS: FRONT 21.19 RIGHT SIDE 6.90 LEFT SIDE 2.75 REAR 126.85

CORNER LOT YES  NO

The applicant(s) certify and agree as follows: (1) that he/she is authorized to make this application. (2) that all information is correct. (3) that he or she will comply with all regulations of Anne Arundel County and Highland Beach that are applicable thereto; (4) that he/she will perform no work on this property not specifically described in this application; (5) that he/she grants County and Highland Beach officials the right to access the property for the purposes of inspecting the work permitted and posting notices in conformance with R2 and Anne Arundel County and Highland Beach Codes. I UNDERSTAND THAT UPON APPROVAL OF THIS ZONING APPLICATION, I MUST OBTAIN ALL REQUIRED ANNE ARUNDEL COUNTY BUILDING PERMIT(S)

SIGNED [Signature]  
Owner, Agent

PRINT NAME Brandon Phillips

HIGHLAND BEACH DOES NOT ENFORCE RESTRICTIVE COVENANTS  
NOTE: ZONING APPLICATIONS EXPIRE ONE YEAR FROM DATE OF APPROVAL

APPROVAL DATE 3-19-23 EXPIRATION DATE \_\_\_\_\_

rev 5/17/15  
Approved  
[Signature]

APP. EXHIBIT# 5  
CASE: 2024-0010-V  
DATE: 4/2/24

**After Recording Return To:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Parcel: 02-001-04731301

**EASEMENT AGREEMENT**

**THIS EASEMENT AGREEMENT**, is made this 22nd day of April, 2023 by and between **TOWN OF HIGHLAND BEACH (“Grantor”)** and **BRANDON PHILLIPS and NEDELKA PHILLIPS (“Grantee”)**.

WHEREAS, Grantee is the owner in fee simple of certain property located in the 2<sup>nd</sup> Election District of Anne Arundel County, known as 3205 Walnut Drive, Highland Beach, Maryland and more particularly described in that certain Deed recorded among the Land Records of Anne Arundel County, Maryland in Liber 37684, folio 382 (the **“Grantee Parcel”**).

WHEREAS, Grantor is the owner in fee simple of certain property abutting the Grantee parcel to the north of the Grantee Parcel and more particularly described in that certain Deed recorded among the Land Records of Anne Arundel County, Maryland in Liber 29040, folio 140 (the **“Grantor Parcel”**). Grantor and Grantee are sometimes referred to herein as the **“Owners”** or each individually as an **“Owner”**.

WHEREAS, Grantee desires to construct and maintain certain improvements on the Grantee Parcel near the boundary of the Grantee Parcel and the Grantor Parcel, more or less as shown on Exhibit A hereof; and

WHEREAS, Grantor and Grantee acknowledge that the construction of such improvements are subject to certain side yard setback requirements pursuant to the Zoning Ordinance of Highland Beach, Maryland (the **“Ordinance”**); and

WHEREAS, Grantor and Grantee desire to cause the extension of Grantee’s Side Yard (as defined in the Ordinance) so as to ensure compliance with the Ordinance; and

WHEREAS, Grantor desires to grant and Grantee to obtain an easement for the non-exclusive use of Grantee, including rights of ingress and egress, over that certain portion of the Grantor Parcel as more particularly described herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners agree as follows.

1. *Easement.* Grantor does hereby grant and convey unto Grantee, their respective heirs and assigns, for the benefit of the Grantee Parcel, a non-exclusive easement of use, ingress and egress over, across and through that portion of the Grantor Parcel depicted on the plat attached hereto as Exhibit A hereof (the “**Easement Area**”), being approximately 10 feet in width, adjoining the northern boundary of the Grantee Parcel. Each Owner hereby agrees to refrain from installing, constructing or allowing any improvements, barriers, fences, curbs, walls, barricades or other structures or obstacles in the Easement Area, including, without limitation, any improvements that would be deemed buildings or projections under the Ordinance. Grantor enters into this Agreement for the purposes recited above, including, without limitation, the perceived extension of the Side Yard of the Grantee Parcel and the enlargement of the Side Yard setback perceived area, and hereby waives any claim, action, position or defense which tends to deny such extension and enlargement or the compliance of the intended improvements with any setback requirements under the Ordinance.

2. *Binding Nature.* The recitals of this Agreement are hereby incorporated herein. The covenants and easements herein contained shall, as applicable, be binding on and inure to the benefit of each of the Owners, their heirs, successors and assigns, and shall be deemed to run with the land. Each of the Owners and their respective successors and assigns, hereby covenants and agrees to execute such further assurances and/or to join in the execution of additional documents in form and substance reasonably acceptable to the other Owner as may be required in connection with the easements herein granted.

***SIGNATURES APPEAR ON THE FOLLOWING PAGES***

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

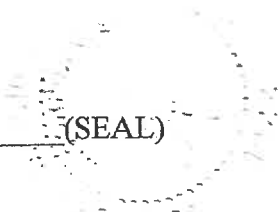
WITNESS/ATTEST:

**GRANTOR:**

**TOWN OF HIGHLAND BEACH**




By: William Sanders (SEAL)  
William H. Sanders, III  
Mayor



STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I HEREBY CERTIFY that on the 12 day of May, 2023, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William H. Sanders, III, known to me (or satisfactorily proven) to be the Mayor of the Town of Highland Beach, Maryland, and acknowledged that she executed the foregoing instrument on behalf of said entity by himself as said officer for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: February 27, 2027

AMY M HILLIARD  
Notary Public-Maryland  
Anne Arundel County  
My Commission Expires  
February 27, 2027

WITNESS:

[Handwritten Signature]

[Handwritten Signature]

**GRANTEE:**

[Handwritten Signature]

**BRANDON PHILLIPS**

(SEAL)

[Handwritten Signature]

**NEDELKA PHILLIPS**

(SEAL)

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I HEREBY CERTIFY that on the 12 day of May, <sup>2023</sup>2021, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Brandon Phillips and Nedelka Phillips, each known to me (or satisfactorily proven), and acknowledged that each executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

[Handwritten Signature]  
NOTARY PUBLIC

My Commission Expires: February 27, 2027

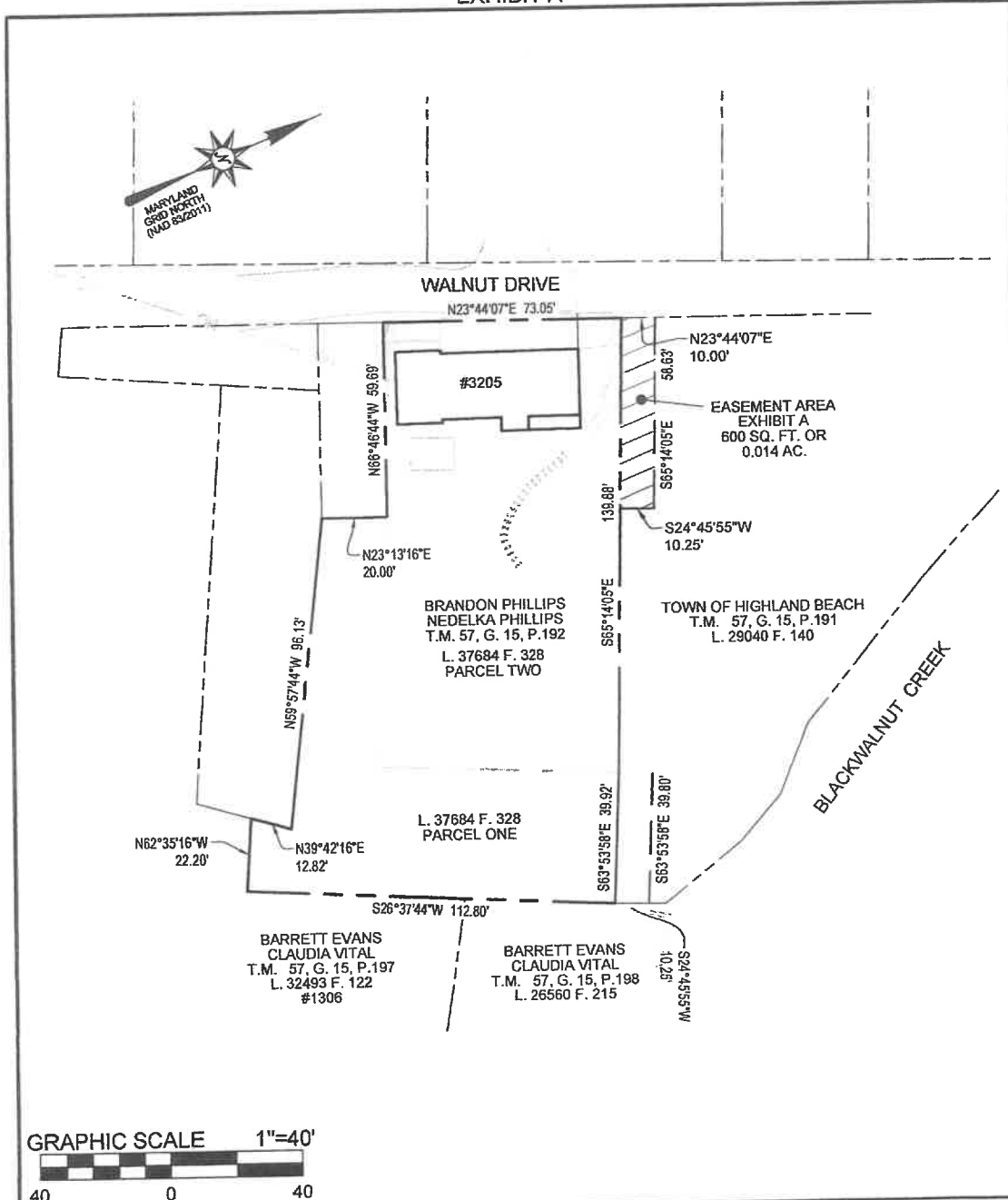
AMY M HILLIARD  
Notary Public-Maryland  
Anne Arundel County  
My Commission Expires  
February 27, 2027

This is to certify that the within instrument was prepared or under the supervision of the undersigned attorney, duly admitted to practice before the Court of Appeals of Maryland, or a party to this instrument.

\_\_\_\_\_  
Joseph F. Devlin



EXHIBIT A



**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2651 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410.897.3250  
 410.897.5255 fax  
 email: info@bayengineering.com  
 www.bayengineering.com

|  |  |                      |
|--|--|----------------------|
| <b>EASEMENT AREA EXHIBIT A</b>                       |  | DRAWN BY: S.W.D.     |
| <b>TOWN OF HIGHLAND BEACH, PROPERTY</b>              |  | SCALE: 1"=40'        |
| T.M. 57 - G. 15, P. 191 - DEED REF: L. 29040, F. 140 |  | DATE: APRIL, 2023    |
| LOT 1, P/O LOT 2, BLKS 8 & 11                        |  | JOB NO.: 21-8204     |
| HIGHLAND BEACH - PLAT S.H. 34, PAGE 349              |  | FOLDER REF:          |
| 2ND DISTRICT, ANNE ARUNDEL COUNTY, MD                |  | CADD FILE: SEE BELOW |

PLOT DATE: 4/13/2023 12:53 PM F:\21-8204 Phillips - 3205 Walnut Ave\Survey\Exhibits\21-8204 - 10' STRIP EXHIBIT.dwg

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

APP. EXHIBIT# 6  
CASE: 2024-0010-V  
DATE: 4/2/24

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

| Tax Map # | Parcel #   | Block #   | Lot #        | Section     |
|-----------|------------|-----------|--------------|-------------|
| <u>57</u> | <u>192</u> | <u>15</u> | <u>910 1</u> | <u>81K3</u> |
|           |            |           |              |             |
|           |            |           |              |             |

FOR RESUBMITTAL ONLY

- Corrections   
Redesign   
No Change   
Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 02-411-67393400

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

Project location/Address 5205 Walnut Dr Annapolis 21403

City Hshland Beach / Annapolis Zip 21403

Local case number

Applicant: Last name Phillips First name Brandon + Nedelka

Company

Application Type (check all that apply):

- Building Permit   
Buffer Management Plan   
Conditional Use   
Consistency Report   
Disturbance > 5,000 sq ft   
Grading Permit

- Variance   
Rezoning   
Site Plan   
Special Exception   
Subdivision   
Other

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:

*Phase 2 dwelling construct New 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   | <i>0</i>     | <i>0</i>      |                      | <i>0.102</i> | <i>4475</i> |
| LDA Area   | <i>0.366</i> | <i>15,925</i> |                      |              |             |
| RCA Area   | <i>0</i>     | <i>0</i>      | # of Lots Created    | <i>0</i>     |             |
| Total Area | <i>0.366</i> | <i>15,925</i> |                      |              |             |

|                                | Acres        | Sq Ft        |                       | Acres        | Sq Ft       |
|--------------------------------|--------------|--------------|-----------------------|--------------|-------------|
| Existing Forest/Woodland/Trees | <i>0.184</i> | <i>8,000</i> | Existing Lot Coverage | <i>0.051</i> | <i>2219</i> |
| Created Forest/Woodland/Trees  | <i>TBD</i>   | <i>TBD</i>   | New Lot Coverage      | <i>0.044</i> | <i>1897</i> |
| Removed Forest/Woodland/Trees  | <i>0.008</i> | <i>130</i>   | Removed Lot Coverage  | <i>0.051</i> | <i>2219</i> |
|                                |              |              | Total Lot Coverage    | <i>0.044</i> | <i>1897</i> |

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

|                        | Acres        | Sq Ft       |                        | Acres        | Sq Ft      |
|------------------------|--------------|-------------|------------------------|--------------|------------|
| Buffer Disturbance     | <i>0.051</i> | <i>4475</i> | Buffer Forest Clearing | <i>0.003</i> | <i>130</i> |
| Non-Buffer Disturbance | <i>0</i>     | <i>0</i>    | Mitigation             | <i>TBD</i>   | <i>TBD</i> |

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

APP. EXHIBIT# 7  
CASE: 2024-0010-V  
DATE: 4/2/24

***CRITICAL AREA  
REPORT***

**PHILLIPS PROPERTY  
3205 WALNUT DRIVE  
ANNAPOLIS, MD 21409**

**November 2023**

Prepared for:  
Brandon & Nedelka Phillips  
1420 N Gate Road NW  
Washington, DC 20012

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

## INTRODUCTION

This site is a 15,925 square foot property that is located on the east side of Walnut Drive, a variable width right of way, in Highland Beach, MD. The property is 3025 Walnut Drive. The proposal is to remove the existing improvements and construct a new dwelling with a deck on the property. The site is served by public sewer and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The site is not waterfront, and is not located in a buffer modification area. The property is zoned residential, R-2.

## EXISTING USE

The property consists of 15,925 square foot property. The site is currently developed with a house and associated improvements. The property is served by an access to Walnut Drive, a variable width right of way.

## SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots or community property. The site is bounded by a developed property to the east and south. It is bounded by the Walnut Drive to the west, and Highland Beach community property to the north.

## SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AsE – Annapolis Fine Sandy Loam 15 TO 25% Slopes (C Soils), AuB – Annapolis Urban Land Complex 0-5% slopes (C Soils) and AuD – Annapolis Urban Land Complex 5-15% Slopes (C Soils)

## FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) and zone 'AE' (elevation 5.0') as delineated on the firm flood insurance map #24003C0262F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

## NON-TIDAL WETLANDS

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

## TIDAL WETLANDS

There appear to be no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains into the Black Walnut Creek.



## STEEP SLOPES

There are steep slopes on the property, defined as 15% or greater in the Critical Area. A portion of the steep slopes will be disturbed, and the entire site is in the expanded buffer.

## RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

## STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

## FOREST COVER

The existing forest cover is limited to a few overstory trees. The property would be defined as develop woodlands. The understory is mostly ground level, and includes ivy and several invasive species.

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

| <u>Common Name</u> | <u>Scientific Name</u>         |
|--------------------|--------------------------------|
| White Oak          | <i>Quercus alba</i>            |
| Eastern Sycamore   | <i>Platanus occidentalis</i>   |
| American Holly     | <i>Ilex opaca</i>              |
| Beech              | <i>Fagus grandifolia</i>       |
| Yellow Poplar      | <i>Liriodendron tulipifera</i> |
| Mountain Laurel    | <i>Kalmia latifolia</i>        |

## WILDLIFE TYPICAL OF THIS AREA

| <u>Common Name</u>    | <u>Scientific Name</u>       |
|-----------------------|------------------------------|
| Eastern Gray Squirrel | <i>Sciurus Carolinensis</i>  |
| Osprey                | <i>Pandion haliaetus</i>     |
| Common Crow           | <i>Corvus Brachythynchos</i> |

Northern Cardinal

*Richmondena Cardinalis*

**SITE CALCULATIONS**

1. Total Site area.....15,925 sq. ft.
2. Site area in Critical area.....15,925 sq. ft
3. Existing lot coverage .....2,219 sq. ft.
4. Existing lot coverage to remain....0 sq. ft.
4. Proposed lot coverage .....1,897 sq. ft.
5. Total Lot Coverage after Construction...1,897 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 - 02 Subdivision - 411 Account Number - 07393400

**Owner Information**

Owner Name:

PHILLIPS BRANDON  
PHILLIPS NEDELKA

Use:  
Principal Residence:  
Deed Reference:

RESIDENTIAL  
NO  
/37684/ 00328

Mailing Address:

1420 N GATE ROAD NW  
WASHINGTON DC 20012-1218

**Location & Structure Information**

Premises Address:

3205 WALNUT DR  
ANNAPOLIS 21403-0000  
Waterview

Legal Description:

PT LT 1 BK 9  
3205 WALNUT DR  
HIGHLAND BEACH

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No:  |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|
| 0057 | 0015  | 0192    | 2090003.02    | 411          |          | 9      | 1    | 2021             | Plat Ref: |

Town: HIGHLAND BEACH

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1951                    | 1,006 SF                | 432 SF                 | 10,500 SF          |            |

| Stories | Basement Type | Exterior                      | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|---------------|-------------------------------|---------|----------------|--------|-----------------------------------|
| 1       | YES           | STANDARD UNITASBESTOS SHINGLE | 3       | 1 full/1 half  |        |                                   |

**Value Information**

|                    | Base Value | Value      | Phase-in Assessments |            |
|--------------------|------------|------------|----------------------|------------|
|                    |            | As of      | As of                | As of      |
|                    |            | 01/01/2021 | 07/01/2022           | 07/01/2023 |
| Land:              | 342,000    | 342,000    |                      |            |
| Improvements:      | 89,200     | 98,900     |                      |            |
| Total:             | 431,200    | 440,900    | 437,667              | 440,900    |
| Preferential Land: | 0          | 0          |                      |            |

**Transfer Information**

| Seller:                     | Date:                | Price:     |
|-----------------------------|----------------------|------------|
| BATIGNE DANIEL R            | 10/08/2021           | \$450,000  |
| Type: ARMS LENGTH MULTIPLE  | Deed1: /37684/ 00328 | Deed2:     |
| Seller: LAWSON WARNER       | Date: 06/27/1988     | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /04632/ 00186 | 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: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

3205 WALNUT DR, 21403 X



Show search results for 3205 ...





▼ 3205 WALNUT DR, 21403 X Q

Show search results for 3205 ...







# Legend

## Map Status

- Final approved map
- Working draft map
- Comment draft map
- Final approved map

## Designation

- IGP
- IGP
- RCA
- IGP
- UWET
- Federal
- Excluded

## Boundary

- Boundary
- Boundary
- Boundary
- Boundary







# National Flood Hazard Layer FIRMette



## Legend

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

76°28'20"W 38°56'12"N



- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99   |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR  |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone C |
|                                    |  | 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 D   |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X  |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard Zone D   |
|                                    |  | Channel, Culvert, or Storm Sewer   |
| <b>OTHER FEATURES</b>              |  | Levee, Dike, or Floodwall  |
|                                    |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
| <b>MAP PANELS</b>                  |  | 17.5 Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
|                                    |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
| <b>MAP PANELS</b>                  |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/6/2022 at 9:56 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

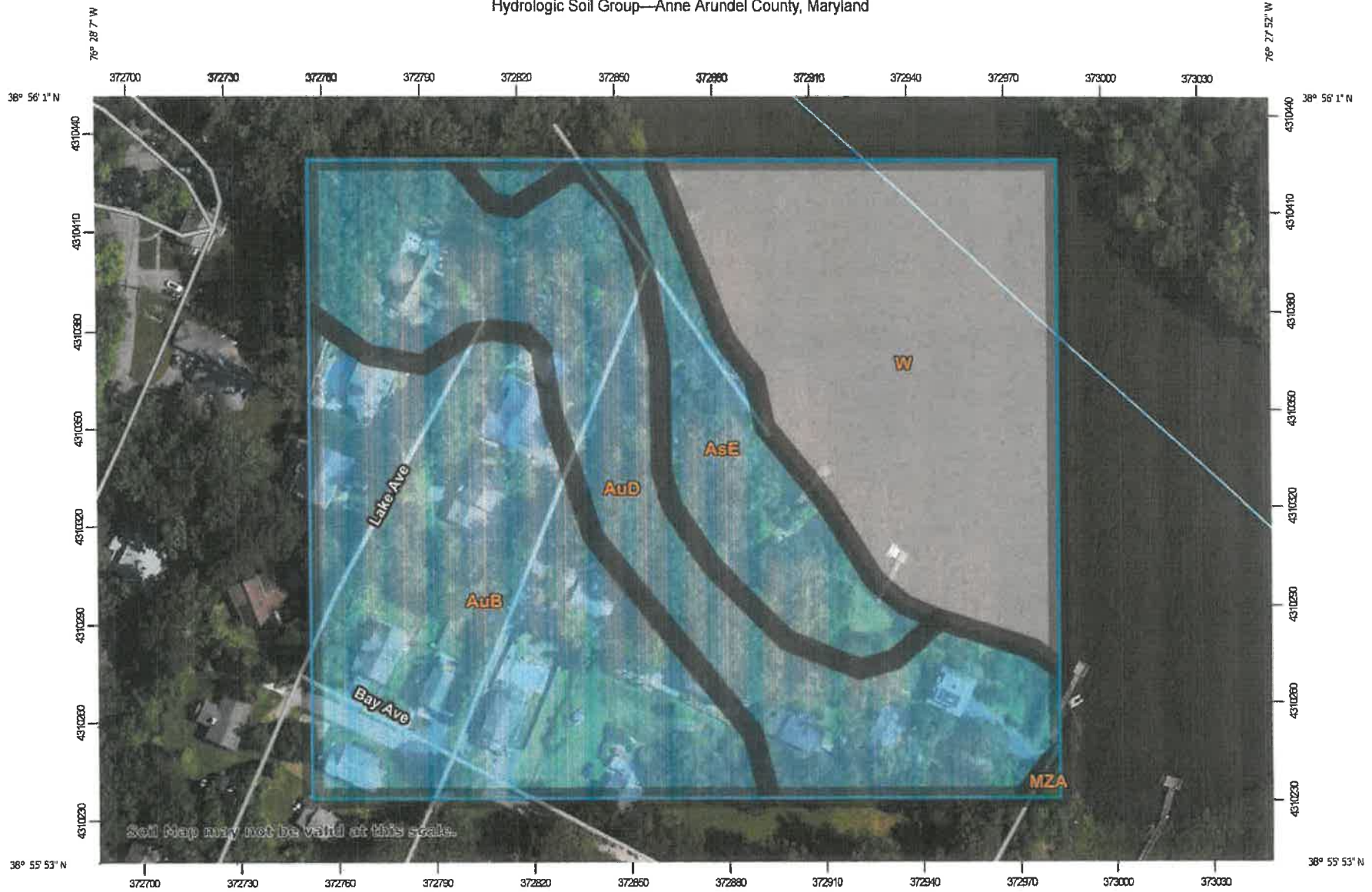
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



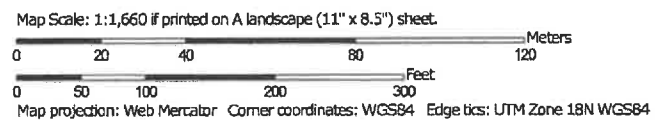
76°27'43"W 38°55'44"N



































Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.



### 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 |
|------------------------------------|---|--------|--------------|----------------|
| AsE                                | Annapolis fine sandy loam, 15 to 25 percent slopes                        | C      | 1.3          | 11.7%          |
| AuB                                | Annapolis-Urban land complex, 0 to 5 percent slopes                       | C      | 3.5          | 31.3%          |
| AuD                                | Annapolis-Urban land complex, 5 to 15 percent slopes                      | C      | 3.1          | 28.0%          |
| MZA                                | Mispollion and Transquaking soils, 0 to 1 percent slopes, tidally flooded | A/D    | 0.0          | 0.2%           |
| W                                  | Water   |        | 3.2          | 28.9%          |
| <b>Totals for Area of Interest</b> |   |        | <b>11.2</b>  | <b>100.0%</b>  |



## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

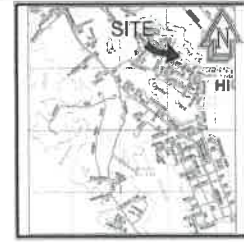
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

APP. EXHIBIT# 8  
CASE: 2024-0010-V  
DATE: 4/2/24



VICINITY MAP  
SCALE: 1" = 100'  
COPYRIGHT AND THE MAP PEOPLE  
REGISTERED U.S. PAT. NO. 6,800,000

GENERAL NOTES

- OWNER: BRANSON & NEDELA PHILLIPS  
 10001 GATE ROAD NW  
 WASHINGTON, MD 20012  
 PHONE: (301) 882-9177  
 EMAIL: 1204@brnphill.com
- ENGINEER: BAY ENGINEERING INC.  
 2811 SEVEN RIDGE BUILDING 90  
 ANNAPOLIS, MD 21401  
 (410) 884-9200  
 GIGI.MAY@BAYENGINEERING.COM
- THE SITE ADDRESS IS: 3025 WALNUT DRIVE, ANNAPOLIS, MD 21403
- THE PROPERTY IS SHOWN AS:  
 TAX MAP 81 GRID 15 PARCEL 193. TOTAL AREA = 15,823 SQ. FT. OR 0.358 AC., DEED REF: 21584 (138), PG. 101 L. 1 BLK 9  
 1103-000-0004
- TAX ACCOUNT NO. 04-11-07383489
- THIS PLAN DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM DEEDS AND PLATS OF RECORD SUBMITTED WITH OR DATA, AND A FIELD REAL TOPOGRAPHICAL SURVEY PERFORMED BY BAY ENGINEERING INC. FEBRUARY 2023.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, EIGHT-FEET-OR-WIDER, OR HOME-STRENGTHENING RESTRICTION LINES NOT SHOWN HEREON.
- EXISTING ZONING IS R2 - RESIDENTIAL DOWNSIDE  
 HEIGHT = 35'  
 SIDE Y = 5'  
 REAR Y = 5'
- PROPOSED UTILITIES ARE PRIVATE WELL (W-4), FUTURE SERVICE - BROAD CREEK AND PUBLIC SEWER (S-4), EXISTING SERVICE - ANNAPOLIS.
- THE SITE IS LOCATED WITHIN THE LMA LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA.
- 8.15% SLOPE BLOWS ON SITE: 1328 SQ. FT. OR 0.031 AC.; 1.38% SLOPE ON SITE: 1291 OR 0.030 AC.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" ZONING WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATION OF 8 FEET 11 AND 7" OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AND IS REGULATED BY THE FEDERAL FLOOD INSURANCE MAP AMENDMENT DATED FEBRUARY 18, 2019 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NOTE: THERE ARE NO PROPOSED DISTURBANCES WITHIN THE 100' CRITICAL AREA BUFFER.

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK/REAL TIME KINEMATIC OBSERVATIONS UTILIZING A WIDE AREA NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANS 840 (GAM) AND THE VERTICAL DATUM IS REFERENCED TO NAVD83.

LOT COVERAGE SUMMARY

| DESCRIPTION                               | AREA                        |
|---|-----------------------------|
| EXISTING LOT AREA...                      | 18,805 SQ. FT. OR 0.430 AC. |
| ALLOWABLE LOT COVERAGE (31.25%)...        | 5,889 SQ. FT. OR 0.134 AC.  |
| EXISTING LOT COVERAGE...                  | 2,319 SQ. FT. OR 0.053 AC.  |
| EXISTING DEVELOPED WOODS...               | 6,000 SQ. FT. OR 0.138 AC.  |
| EXISTING DEVELOPED WOODS TO BE REMOVED... | 130 SQ. FT. OR 0.003 AC.    |
| MINIMUM CLEARING ALLOWED (30%)...         | 1,848 SQ. FT. OR 0.042 AC.  |
| LIMIT OF DISTURBANCE...                   | 4,880 SQ. FT. OR 0.112 AC.  |

NOTES: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS:

- EX. SUB DIVISION = 1,294 SF
- EX. DRIVE = 1,158 SF
- EX. SLATE = 642 SF
- EX. CONC. WALKS, SHEDS = 308 SF
- TOTAL = 3,319 SF

ALL EXISTING LOT COVERAGE TO BE REMOVED:

- PROPOSED LOT COVERAGE:
- PRO. BUILDING = 1,288 SF
- PRO. PAVEMENT = 427 SF
- PRO. WALLS & STAIRS = 27 SF
- PRO. WALL = 25 SF
- TOTAL PROPOSED = 1,807 SF

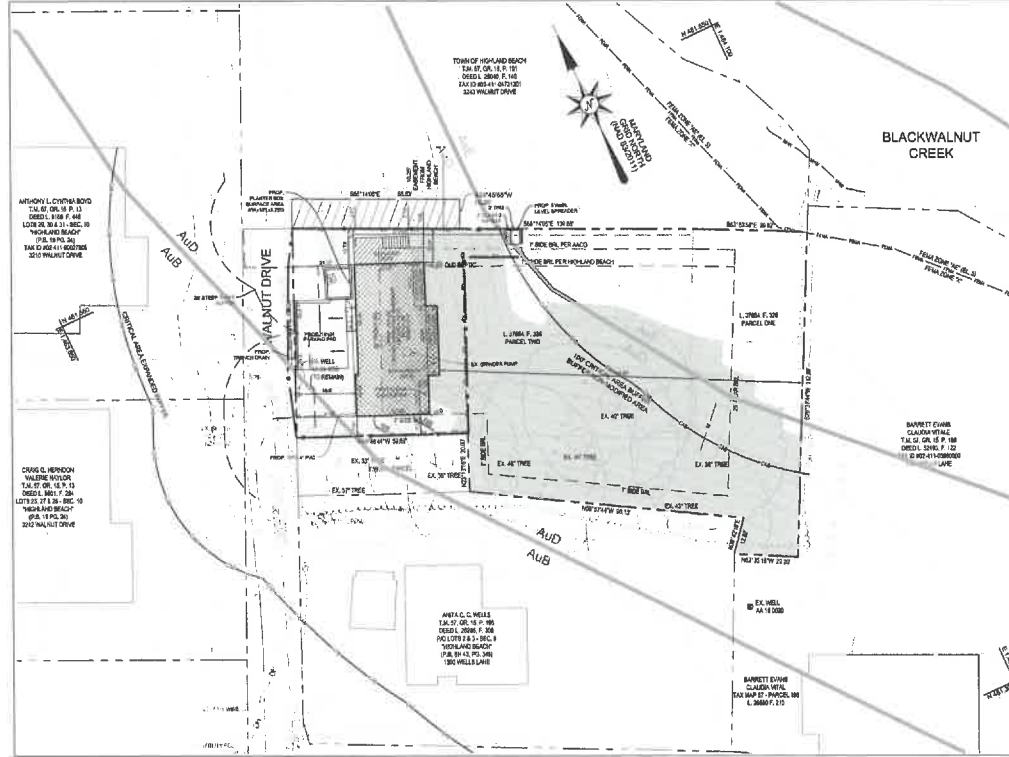
TOTAL PROPOSED LOT COVERAGE = 1,807 SQ. FT. OR 0.041 AC.

DISTURBANCE SUMMARY

TOTAL DISTURBED AREA = 4,090 SQ. FT. OR 0.111 AC.  
 2.18% SLOPE DISTURBANCE = 2,811 SQ. FT. OR 0.064 AC.

VARIANCE REQUEST

- 1-6-2001, SUBSTITUTES IN PART THAT A STRUCTURE IN AN EXISTING DISTRICT WILL HAVE A FRONT YARD SETBACK OF 20' AND A SIDE YARD SETBACK OF 7'
- 11-2-2001, DEVELOPMENT ON SLOPES OF 15% OR GREATER. DEVELOPMENT IN THE LMA DEVELOPMENT IN THE LIMITED DEVELOPMENT AREA SHALL BE IN THE RESIDUAL CONSERVATION AREA, WHICH MAY NOT OCCUR WITHIN SLOPES OF 15% OR GREATER UNLESS DEVELOPMENT WILL FACILITATE STABILIZATION OF THE SLOPE OR IS A LOW CONSEQUENCE TO PUBLIC UTILITY OR TO PROVIDE DIRECT ACCESS TO THE SHORELINE. ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.
- 16-13-104, BUFFERS: EXPANDED BUFFERS AND BUFFER MODIFICATION AREAS. (A) BUFFERS: THERE SHALL BE A MINIMUM 100-FOOT BUFFER MEASURED FROM THE MEAN HIGHER WATER LINE OF TIDAL WATERS, TRIBUTARY STREAMS, AND TIDAL WETLANDS. SPECIFIC DEVELOPMENT CONTROLS APPLY AS SET FORTH IN ARTICLE 11 OF THE CODE AND CHAPTER 28. (B) EXPANDED BUFFER: EXCEPT AS PROVIDED IN SUBSECTION (C), THE 100-FOOT BUFFER SHALL BE EXPANDED: (1) BEYOND 100 FEET TO INCLUDE A BUFFER OF 15% OR GREATER POSITIVE VERTICAL HEIGHT WITH AREAS OF SPECIAL STATE CONCERN; AND HYDROIC 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 8 FEET OF THE TOP OF THE SLOPE.



SITE PLAN  
SCALE: 1" = 20'

LEGEND

|                                 |     |                                  |     |   |          |
|---------------------------------|-----|----------------------------------|-----|---|----------|
| PROPERTY LINE / RIGHT-OF-WAY    | --- | FEMA LINE                        | --- | EXISTING BUILDING                         | [Symbol] |
| ADJOINING PROPERTY LINE         | --- | EXISTING TREE LINE               | --- | PROPOSED SPOT ELEVATION                   | + 5.00   |
| BUILDING RESTRICTION LINE       | --- | EXISTING FENCE                   | --- | PROPOSED CONTOUR LINE                     | [Symbol] |
| EXISTING CONTOUR                | --- | EXISTING PUBLIC UTILITY EASEMENT | --- | PROPOSED BUILDING                         | [Symbol] |
| EXISTING SPOT ELEVATION         | +   | EXISTING OVERHEAD POWER LINE     | --- | PROPOSED NEAR ORCED S/L FENCE             | [Symbol] |
| EXISTING SOILS TYPE DESIGNATION | --- | EXISTING PUBLIC BEVER LINE       | --- | PROPOSED LIMIT OF DISTURBANCE             | [Symbol] |
| EXISTING ZONING DESIGNATION     | --- | STEEP SLOPES 15 - 25%            | --- | PROPOSED STABILIZED CONSTRUCTION ENTRANCE | [Symbol] |
| CRITICAL AREA BUFFER            | --- | STEEP SLOPES 1-25%               | --- | PROPOSED DRIVEWAY                         | [Symbol] |
|                                 |     | STEEP SLOPE BUFFER               | --- |   |          |

Revisions

| Rev. # | By | Date | Description |
|--------|----|------|-------------|
|        |    |      |             |

Copyright © 2024 ATWELL, LLC  
 2000 WOODLAND DRIVE, SUITE 100  
 ANNAPOLIS, MD 21403  
 TEL: 410-293-1200  
 FAX: 410-293-1201  
 WWW.ATWELL-LLC.COM

Warning: This document is an electronic or digital copy of a professional drawing created by ATWELL, LLC. It is the property of ATWELL, LLC and is not to be reproduced, stored, transmitted, or disseminated in any form or by any means without the prior written permission of ATWELL, LLC. A release of this document is not a release of the information contained herein.

**ATWELL**  
 2000 WOODLAND DRIVE, SUITE 100  
 ANNAPOLIS, MD 21403  
 TEL: 410-293-1200  
 FAX: 410-293-1201  
 WWW.ATWELL-LLC.COM

Date: MARCH 23, 2024  
 Job Number: 21-0304  
 Scale: AS SHOWN  
 Drawn By: J. DUBOIS / A.L. GILBERT  
 Approved By: PHILLIPS  
 Project Reference: PHILLIPS WOODLAND BEACH

VARIANCE SITE PLAN  
 FOR THE  
**PHILLIPS PROPERTY**  
 TAX MAP 81 GRID 15 PARCEL 193 - L. 1 BLK 9  
 TAX PAR. 04-11-07383489 - DEED REFERENCE: 21584(138)  
 ZONING: R2 / LMA  
 SECOND DISTRICT - ANNE ARUNDEL COUNTY

Sheet No. 1 OF 2

PLOTTED: Mar 23, 2024 - 9:17am

P:21-8-0304 Phillips - 3025 Walnut Ave/Drawing Files/21-0304 VARIANCE.dwg