

11 January 2024

ANNE ARUNDEL COUNTY
DEPT. OF PLANNING & CODE ENFORCEMENT
Heritage Office Complex - 2662 Riva Road
Annapolis, MD 21401

SUBJECT: 658 ROCK COVE LANE
Severn Park, MD, 21146
Lot 24, Plat 3; Bluff Point on the Severn
VARIANCE: DISTURBANCE TO THE EXPANDED BUFFER

The subject waterfront property comprises an area of 74,601 Sq.Ft and includes an existing 2 story house and driveway. The site is Zoned R-1, in the RCA Critical Area and not in the Buffer Modification Area or Flood Zone.

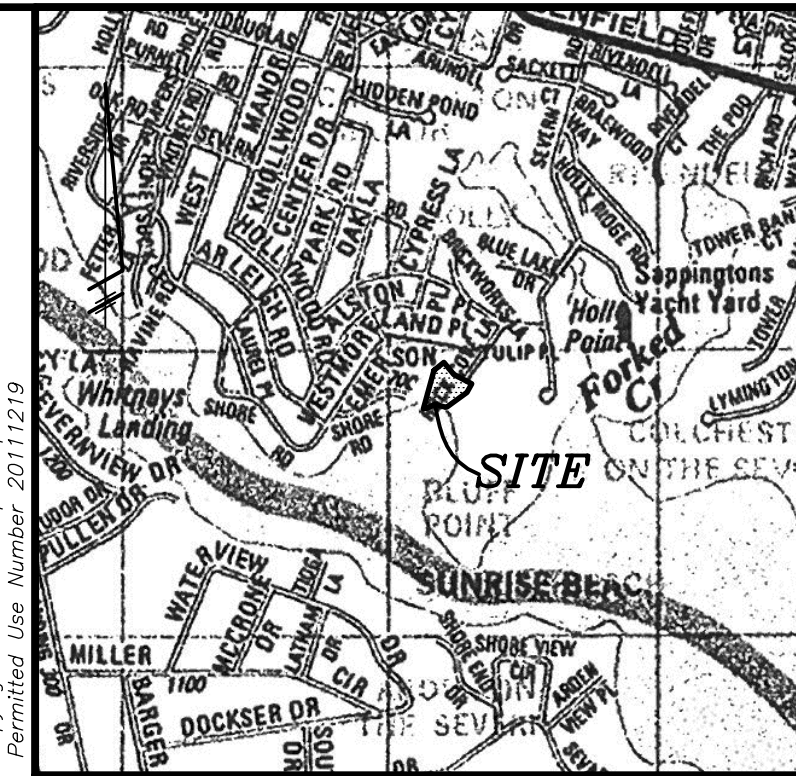
Our plan, is to construct a 16' x 32' inground pool & patio (896 sf in the Expanded Buffer). The pool is proposed in the same vicinity of a pool approved by a previous variance (1999-0334-V). The variance was submitted by the previous homeowners and never built. We are told a variance is required to Art. 17-8-301 to disturb the Expanded Buffer. Therefore, a Variance to construct the pool is hereby requested and is believed well justified by the following:

- o The pool has been sized and positioned in the same vicinity as the previously approved pool. The pool location is in a previously approved disturbed area for the original house construction (1999-0333-V) now maintained as lawn.
- o Our neighbors currently enjoy similar size or larger swimming pools and the proposal will not alter views of the adjacent owners.
- o The proposal removes coverage from the 100' buffer and results in a mere 73 sq.ft net increase of coverage. Other than Expanded Buffer disturbance, all other Zoning setback, coverage limitations & Well requirements will be met.
- o This proposal is in harmony with the previously approved variance. It is believed the variance being requested is the minimum necessary to afford relief from the zoning code.

Based upon the above, it is hereby requested that this variance be granted. Should there be a need for additional information, please contact me at (443) 623-4143.

Respectfully,

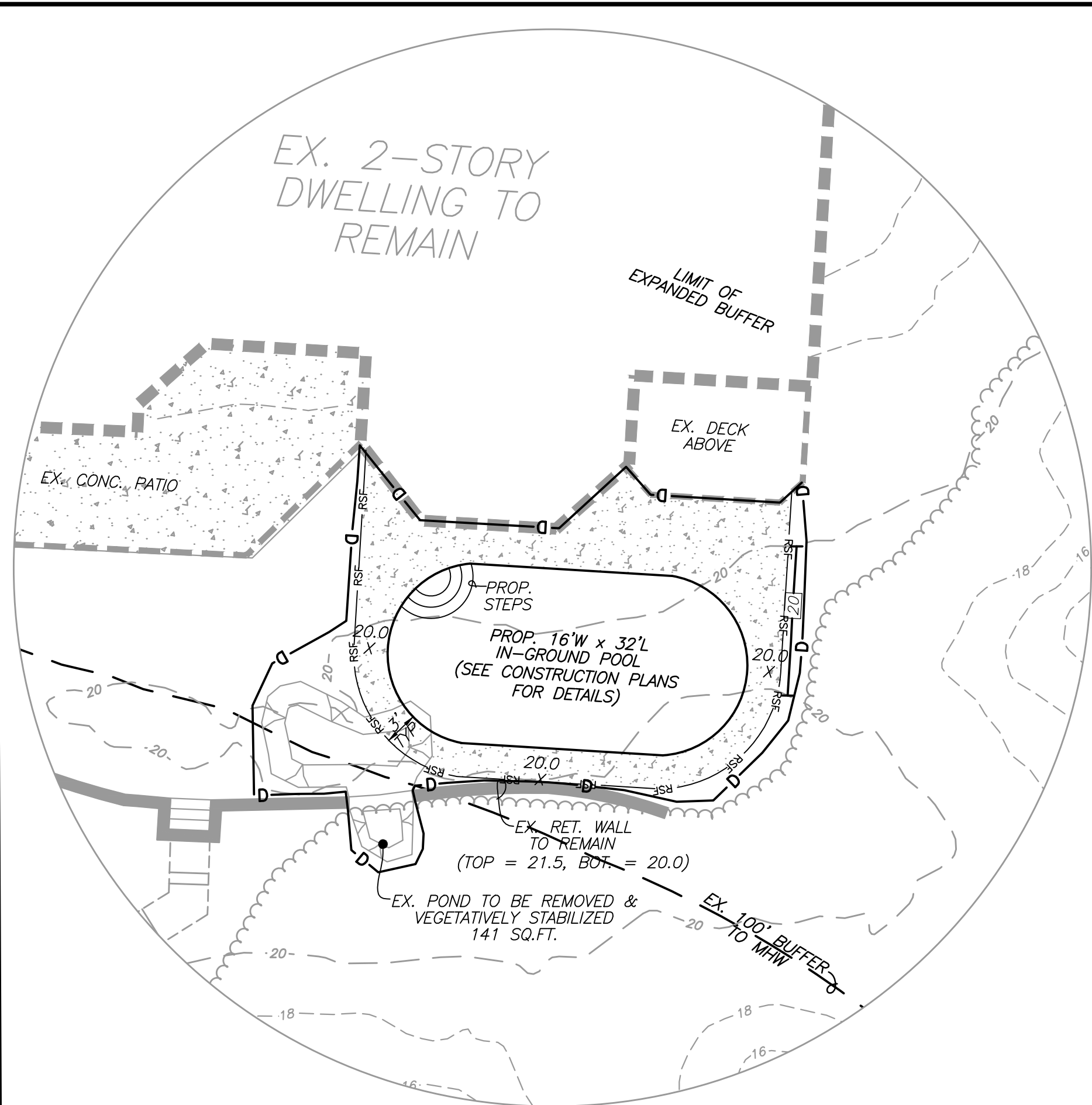
Robert Harris III



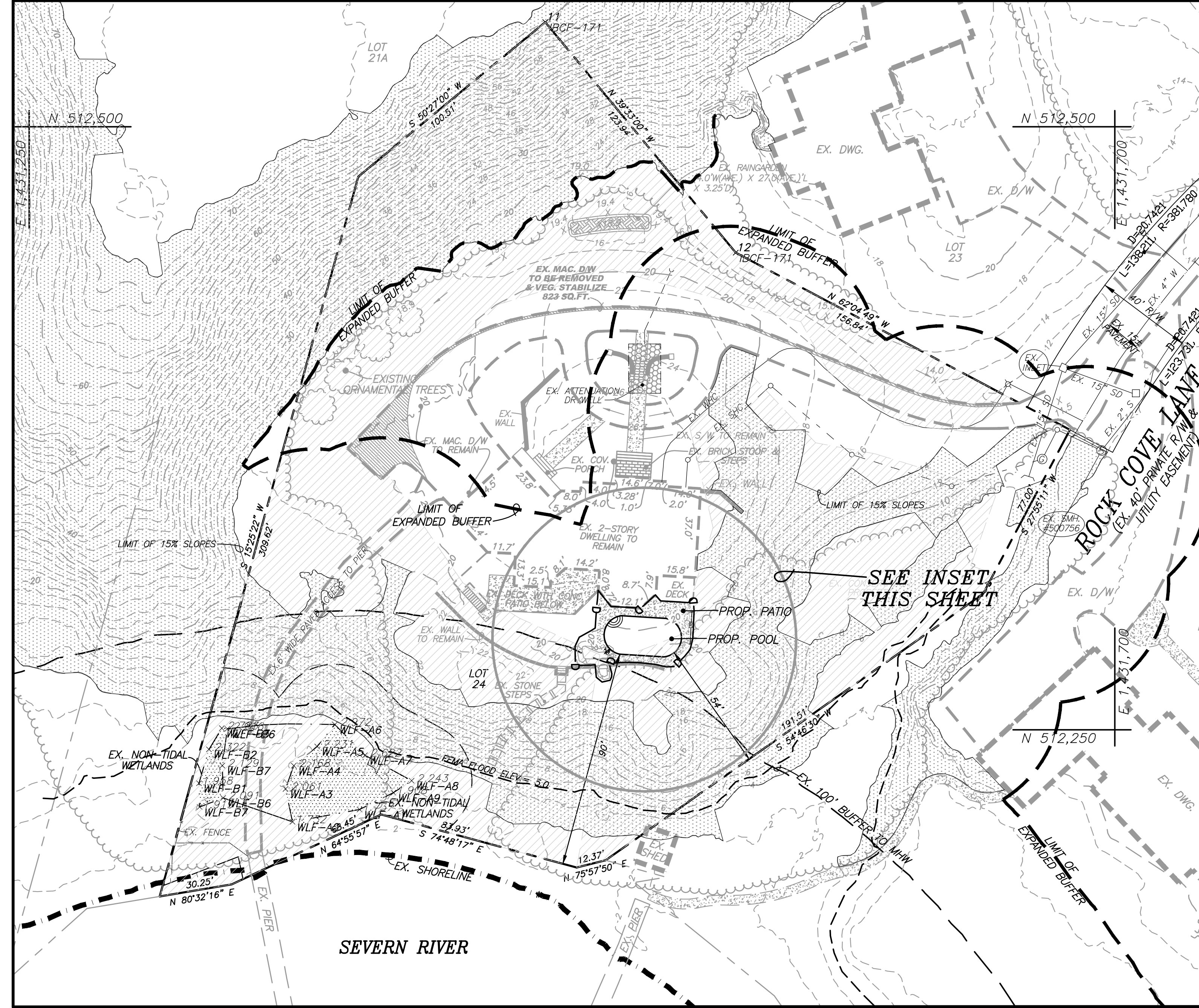
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- Notify the Anne Arundel County Department of Planning and Code Enforcement, Environmental Programs, (410)222-7784 (48) forty-eight hour before beginning the work shown on these plans.
- The existing utilities and obstructions shown are from the best available records and shall be verified by the contractor prior to construction. Necessary precautions shall be taken by the contractor to protect existing services and mains, and any damage to them shall be repaired immediately at his own expense.
- It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- Temporary sediment control measures shall be maintained until all contributing areas are graded and stabilized.
- The property and topographic information shown hereon is based on field surveys performed by Boyd & Dowgiallo, P.A. and the A.A.Co. GIS Site.
- All disturbed areas shall be seeded or better as per plans.
- The user is responsible to verify all information shown on these plans.
- The contractor shall note that in case of a discrepancy between the scaled and the computed dimensions shown on these plans; the computed dimensions shall govern.
- File dirt on the high side of the trench during utility construction.
- The grading quantities shown hereon are for permit purposes only and should not be used for bidding purposes.
- All construction shall be in accordance with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Controls."
- For existing utility improvements, see AA County Drawings #34,135.
- All easements, irrespective of public or private disposition, are to be permanent unless otherwise labeled. All private easements have been labeled as such.
- This project is located within the Severn River Watershed.
- The boundary lines, bearings, and distances as shown hereon for all adjacent parcels, rights-of-way, etc. are taken from deed plotting's only. This drawing does not represent a field run survey of any parcel except Tax Map 31 Grid 10 Parcel 57, Lot 24 as shown hereon.
- The property shown hereon is located in Flood Zone Elev 5. This site is shown on the FIRM Flood Insurance Flood Map 24003C0154 dated February 18, 2015.
- For site, see L 37197 F. 196
- Wetlands shown hereon were delineated in the field by Bay Environmental, Inc.
- For existing Stormwater Management Inspection Agreement, see Liber 9303 of Folio 662.
- For additional information regarding proposed pool and mechanical equipment, see plans by Dreamscape Construction, LLC.



INSET PLAN VIEW
SCALE: 1"=10'



DEVELOPED PLAN VIEW
SCALE: 1"=30'

LEGEND

Existing Contour	- - - - - 51 - - - - -
Existing Fence	- - - - -
Existing MHW	- - - - -
Existing Zoning Line	R-1
Existing Soils Line	0-S
	PgB (A)
	EuD (A)
Ex. 100' Buffer to M.H.W.	- - - - -
Ex. FEMA Flood Line	- - - - -
Critical Area Line	R1
	LDA
Proposed Contour	10
Proposed Limit of Disturbance	D
Proposed Reinforced Silt Fence	RSF
Limit of 15% + Slopes	[Hatched Pattern]
Ex. Impervious Cover to be Removed	[Hatched Pattern]
Ex. Forest Conservation Easement	[Hatched Pattern]
Prop. Reforestation (6 Plant Units)	[Circle Symbols]
Ex. Wetlands	- - - - -
Ex. Wetlands Buffer	- - - - -

SITE ANALYSIS

Zoning	R1
Critical Area Classification	RCA
Total Site Area	74,601 Sq.Ft.± (1.78 Ac.±)
Total Disturbed Area (excludes construction access & driveway removal)	1,152 Sq.Ft.±
Vegetative Area	6,765 Sq.Ft.±
Predominant Soil Type	UoE: Udorthents, loamy, 15 to 25 percent slopes (C)
Existing Forest	31,638 Sq.Ft.± (0.73 Ac.±)
Proposed Clearing	0 Sq.Ft.±
Proposed Reforestation	0 Sq.Ft.±
Existing Lot Coverage	11,110 Sq.Ft.±
Existing Lot Coverage to be Removed	823 Sq.Ft.±
Proposed Lot Coverage	896 Sq.Ft.±
Total Proposed Lot Coverage	11,183 Sq.Ft.±
Grading Quantities	80 cu. yds. Cut 20 cu. yds. Fill

*excludes disturbance beneath existing forest canopy for pool installation

CRITICAL AREA TABULATION

Zoning	R1
Critical Area Classification	RCA
Total Site Area	74,601 Sq.Ft.± (1.78 Ac.±)
Total Critical Area	74,601 Sq.Ft.± (1.78 Ac.±)
Developed Woodlands (Within C.A.)	0 Sq.Ft.±
Maximum Clearing Allowed (Within C.A.)	0 Sq.Ft.±
Proposed Clearing (With this permit)	0 Sq.Ft.±
Reforestation Required (Prop. Clearing x 1.0)	0 Sq.Ft.±
Reforestation Provided	0 Sq.Ft.±
Ex. Lot Coverage	11,110 Sq.Ft.± (5,815 Sq.Ft. Ex. D/W + 128 Sq.Ft. Ex. Cov. Porch + 462 Sq.Ft. Ex. S/W + 96 Sq.Ft. Ex. Stoop + 93 Sq.Ft. Ex. Steps + 654 Sq.Ft. Ex. Conc. Patio + 3,860 Sq.Ft. Ex. DWG)
Existing Lot Coverage To Be Removed	823 Sq.Ft. (823 Sq.Ft. D/W)
Proposed Lot Coverage under this permit	896 Sq.Ft.± (459 Sq.Ft. Pool + 437 Sq.Ft. Patio)
Proposed Lot Coverage within Expanded Buffer	896 Sq.Ft.±
Required Reforestation for Lot Coverage within Expanded Buffer	896 Sq.Ft. x 2 = 1,792 Sq.Ft. (6 plant units)
Total Proposed Lot Coverage (Within C.A.)	11,183 Sq.Ft. (11,110 Sq.Ft. - 823 Sq.Ft. + 896 Sq.Ft.) = (14.9%)
Maximum Lot Coverage Allowed	11,190 Sq.Ft.± = 15%

VARIANCE NOTE
A Variance to Article 18 Section 13-104 (c) of the County Code is required to allow the disturbance of 1,152 sq.ft. of land within the Critical Area Expanded Buffer to the Severn River.

STORMWATER MANAGEMENT NOTE
Stormwater Management for the proposed improvements has been provided for the proposed improvements via plantings on-site within the Buffer at a rate of 2:1 times the proposed lot coverage within the Expanded Buffer, in accordance with Article 17, Section 8-405(b)(2) of the Code.

SETBACKS (ZONED R1)
Front 40'
Rear 35'
Side 15' (40' Combined)

BLDG # B02416431

NO.	DATE	BY	REVISION	APPROVED	DATE

DEVELOPER
ROBERT HARRIS, III
658 Rock Cove Lane
Severna Park, Maryland 21146
443-623-4143
sitemasters@comcast.net

BOYD & DOWGIALLO, P.A.
ENGINEERS*SURVEYORS*PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
(410) 729-1234
jerryt@bndpa.com

JOB NO. 20-107
SHEET NO. 1 OF 1
DRAWN BY: T.FJ
CHECKED BY: JET
DATE: NOV., 2023
CASE # 2023-

VARIANCE PLAN
LOT 24, BLUFF POINT ON THE SEVERN
PLAT BOOK 101 PAGE 38
TAX MAP 31, BLOCK 10, PARCEL 57
ZONED R1
Third District

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: 1-30-2024

Tax Map #	Parcel #	Block #	Lot #	Section
31	057	10	24	P13

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 3126-9004-8952

Project Name (site name, subdivision name, or other) Robert Harris Property

Project location/Address 658 Rock Cove Lane

City Severna Park Zip 21146

Local case number

Applicant: Last name Harris First name Robert

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:

Existing Single family home is proposing a new pool is the Expanded buffer to steep slopes

Intra-Family Transfer
 Grandfathered Lot

Growth Allocation
 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		
RCA Area	1.72	74,801
Total Area		

Total Disturbed Area Acres Sq Ft 73

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		31,638	Existing Lot Coverage	11,110	11,110
Created Forest/Woodland/Trees		0	New Lot Coverage		896
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		823
			Total Lot Coverage		11,183

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		73	Buffer Forest Clearing		0
Non-Buffer Disturbance			Mitigation		219

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

Pen Mar Environmental Services, LLC

P.O. Box 6809
Annapolis, MD 21401
2dmusser1@gmail.com
443.875.3955

**CHESAPEAKE BAY CRITICAL AREA REPORT with NARRATIVE
DESCRIPTION**

PROPERTY: Lot 24, Plat 3, Bluff Point on the Severn
658 Rock Cove Lane, Severna Park, MD 21146

CURRENT OWNER: Robert Harris
658 Rock Cove Lane
Severna Park, MD 21146

DESCRIPTION: 1.78 Acres
Tax Map 31, Grid 10, Parcel 57
Tax ID#3126-9004-8952

ZONING: R1 – Residential

CRITICAL AREA: RCA – Resource Conservation Area

DATE: December 22, 2023

Introduction and Site Description:

This Chesapeake Bay Critical Area Report is being prepared to meet Anne Arundel County standards for development in the Chesapeake Bay Critical Area. The 1.72 acre (74,801 sq. ft.) site is located in Severna Park, Maryland in central Anne Arundel County (Fig. 1). The subject property is zoned as R1 – Residential (Fig. 2) and is located within the Severn River Watershed (8 Digit #02131002). The site is currently developed and exhibits 11,110 square feet of existing impervious area (14.85% of site area) in the form of an existing single-family home with driveway and patio areas. The existing home is surrounded by developed woodland that is under a Forest Conservation Easement. Canopy coverage is approximately 31,638 square feet which is 42.3% of the site area. The entire 74,601 sq. ft. site has been designated as a Resource Conservation Area (RCA) within the Chesapeake Bay Critical Area (Fig. 3).

The property is located at the east end of Rock Cove Lane, South of Benfield Road. It is bordered on both the north and east sides by developed residential property. It is bordered along its' south property boundary by the Severn River. To the west of the subject property is the R5 zoned Carrollton Manor Subdivision. The property lies at the top of a knoll with "steep-slopes", draining south towards the Severn River and west to the Carrollton Manor subdivision. Onsite topographic elevations range from 0' above sea level (a.b.s.) along the shores of the Severn River up to 26' a.b.s. centrally on the property (Fig. 4).

The existing homes in this subdivision are served by public sewer and water service.

Existing Vegetation:

The subject property includes a single family home and is approximately 42.3% forested with developed woodland as it is bordered in three directions by other residential, single-family homes (Figs. 5-5(a)). The developed woodland that exists on the property is protected by a recorded Forest Conservation Easement. It is dominated by intermediate-aged, upland deciduous trees with a moderately dense understory. The overstory trees on the property include a dominance chestnut oak (*Quercus prinoides*), sassafras (*Sassafras albidum*), red maple (*Acer rubrum*) and southern red oak (*Quercus falcata*). Virginia pine (*Pinus virginiana*) trees are scattered throughout the wooded slope. The understory is dense with American holly (*Ilex opaca*) and also includes eastern red bud (*Cercis canadensis*), mountain laurel (*Kalmia latifolia*) and coastal pepperbush (*Clethra alnifolia*). Partridge berry (*Mitchella repens*) was noted as a groundcover. Many of the chestnut oaks on the site are in decline or standing dead. No trees over 30-inches in diameter were found on the property.

Environmental Features and Habitat Protection Areas:

According to a review of Maryland's Environmental Resources and Land Information Network (MERLIN), the site is not considered to be Forest Interior Bird Dwelling species (FIDs) habitat and it is not within a sensitive species review area (Fig. 6). Additionally, steep slopes over 15% and their associated buffers are located on the property. No non-tidal wetlands are indicated on the MERLIN Wetlands Map or the Fish and Wildlife Service National Wetland Inventory Map (Fig. 7 and Fig. 8). However, the site review indicated two small, isolated, nontidal wetlands in the southwest corner of the site that lies adjacent to the tidal wetland. The location of these nontidal wetlands is indicated on the Variance Pre-file/Site Plan does not change the expanded 100-foot tidal wetland buffer. The property is waterfront and the 100-foot buffer to tidal waters expands across the southern half of the property. A small portion of the 100-year floodplain is located along the south shoreline of this property and is shown on the site plan prepared by Boyd & Dowgallio, P.A. (Fig. 9). Additionally, the review identified no historic waterfowl staging areas or colonial water bird nesting sites.

Soils:

The USDA Natural Resources Conservation Service identifies one soil type is found on site which is Udorthents, loamy (UoE) on 5% - 25% slopes (Fig.10). The Udorthents, loamy, is a loam soil down to 72 inches. It is well drained and does not have a hydric soil rating. The Annapolis fine sandy loam has a whole soil erosion "K" factor rating of 0.37.

Proposed Use:

The property owner is proposing to install a swimming pool (459 sq. ft.) and associated sidewalk (437 sq. ft.) to surround the pool. This will create an additional 896 square feet of impervious surface. Given the existing, on-site, impervious area of 11,110 square feet and adding the proposed 896 square feet of new impervious area; a total of 12,006 square feet of impervious area is proposed on the site. This is 816 square feet above the allowable 15% of the site or 11,190 square feet. It is proposed that 823 square feet of existing asphalt driveway will be

removed to offset the new impervious area as identified on the attached Site Plan prepared by Boyd and Dowgiallo, P.A. (Fig. 10). This will bring the total proposed onsite Lot Coverage to 11,183 square feet which is now below the allowable 15% or 11,190 square feet. No forest clearing is proposed as a result of this proposed construction.

Stormwater management will be in compliance with the AACO Stormwater Management Practices and Procedures Manual updated 10-1-2017 and will utilize Environmental Site Design (ESD) to the Maximum Extent Possible (MEP). Reforestation will be on a 2:1 basis for the new impervious area or 1,792 square feet ($896 \times 2 = 1,792$).

Minimization of Impacts:

The proposed structure is being located within the limits of an existing retaining wall and will not encroach further into the 100-foot buffer to tidal water than existing site improvements. Impervious surfaces have been reduced to be below the permissible 15% of lot coverage which is 11,190 square feet. No additional forest clearing is proposed.

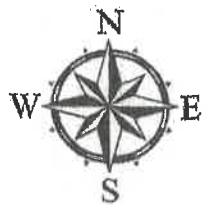
Conclusions:

The site is located in a Buffer Modification Area along the shores of the Severn River. Based upon the field review it was determined the no significant or endangered vegetation exists on the property. While steep slopes exist on the site, the proposed new structure is generally outside of the steep slopes as it is within an existing retaining wall. No hydric soils are mapped on the project area. Other than the steep slopes, 100-foot buffer to tidal water, no other habitat protection areas were found to exist.

Proposed new impervious area within the RCA Critical Area is 896 square feet for a new swimming pool and concrete apron. After removing 823 square feet of existing driveway and adding the existing home and improvements, the total impervious area is 11,183 sq. ft. which is below the maximum 15% permitted of 11,190 sq. ft. No forest area is proposed to be removed. Stormwater management will be in compliance with the AACO Stormwater Management Practices and Procedures Manual updated 10-1-2017 and will utilize Environmental Site Design (ESD) to the Maximum Extent Possible (MEP).

List of Figures

- Fig. 1 – Vicinity Map
- Fig. 2 - AACO Zoning Map
- Fig. 3 – Critical Areas Map
- Fig. 4 – Topography Map
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- Fig. 7 – MD MERLIN Wetland Areas
- Fig. 8 - USFWS – NWI Map
- Fig. 9 – USDA Soil Survey
- Fig. 10 – Site Plan



Features

□ County Boundary

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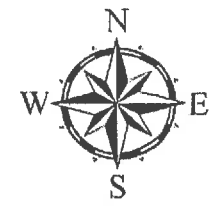
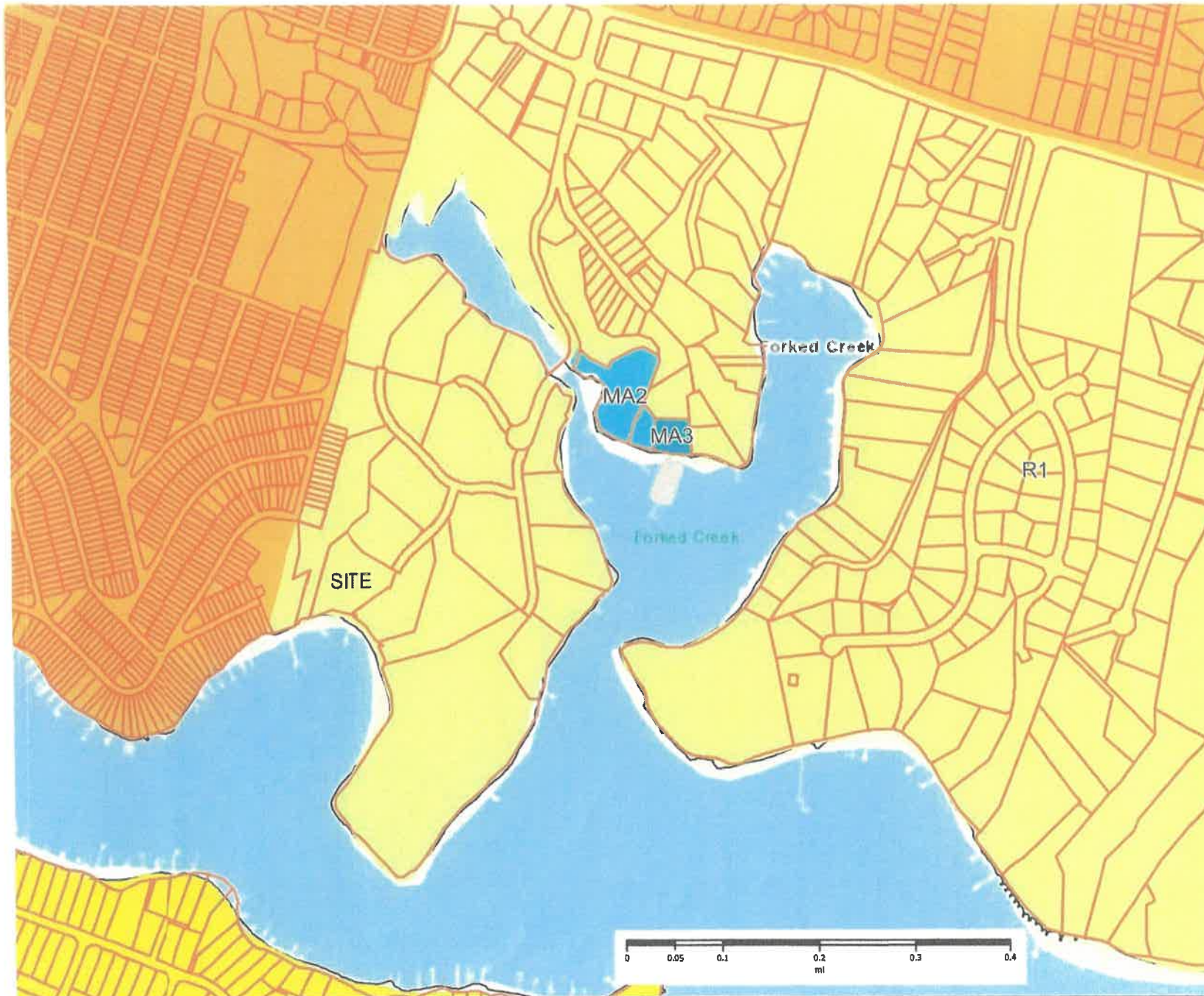
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Fig. 1



Vicinity Map - 658 Rock Cove Ln



- Features**
- Parcels
 - Zoning**
 - C1 Commercial - Local
 - C2 Commercial - Office
 - C3 Commercial - General
 - C4 Commercial - Highway
 - City of Annapolis
 - MA1-Community Marina
 - MA2-Light Commercial Marina
 - MA3-Yacht Club
 - MB-General Commercial Marina
 - MC-Heavy Commercial Marina
 - MXD-C Mixed Use Commercial
 - MXD-R Mixed Use Residential
 - MXD-T Mixed Use Transit
 - MXD-E Mixed Use Employment
 - O-COR Odenton Core
 - O-EOB East Odenton
 - O-HIS Odenton Historic
 - O-IND Odenton Industrial
 - O-NOD North Odenton
 - O-TRA Odenton Transition
 - OS Open Space
 - R1 Residential
 - R10 Residential
 - R15 Residential
 - R2 Residential
 - R22 Residential
 - R5 Residential
 - RA Rural Agricultural
 - RLD Residential Low Density
 - SB Small Business
 - TC Town Center
 - W1 Industrial Park
 - W2 Industrial - Light
 - W3 Industrial - Heavy
 - Water
 - County Boundary

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Fig. 2

Anne Arundel County Critical Area Map

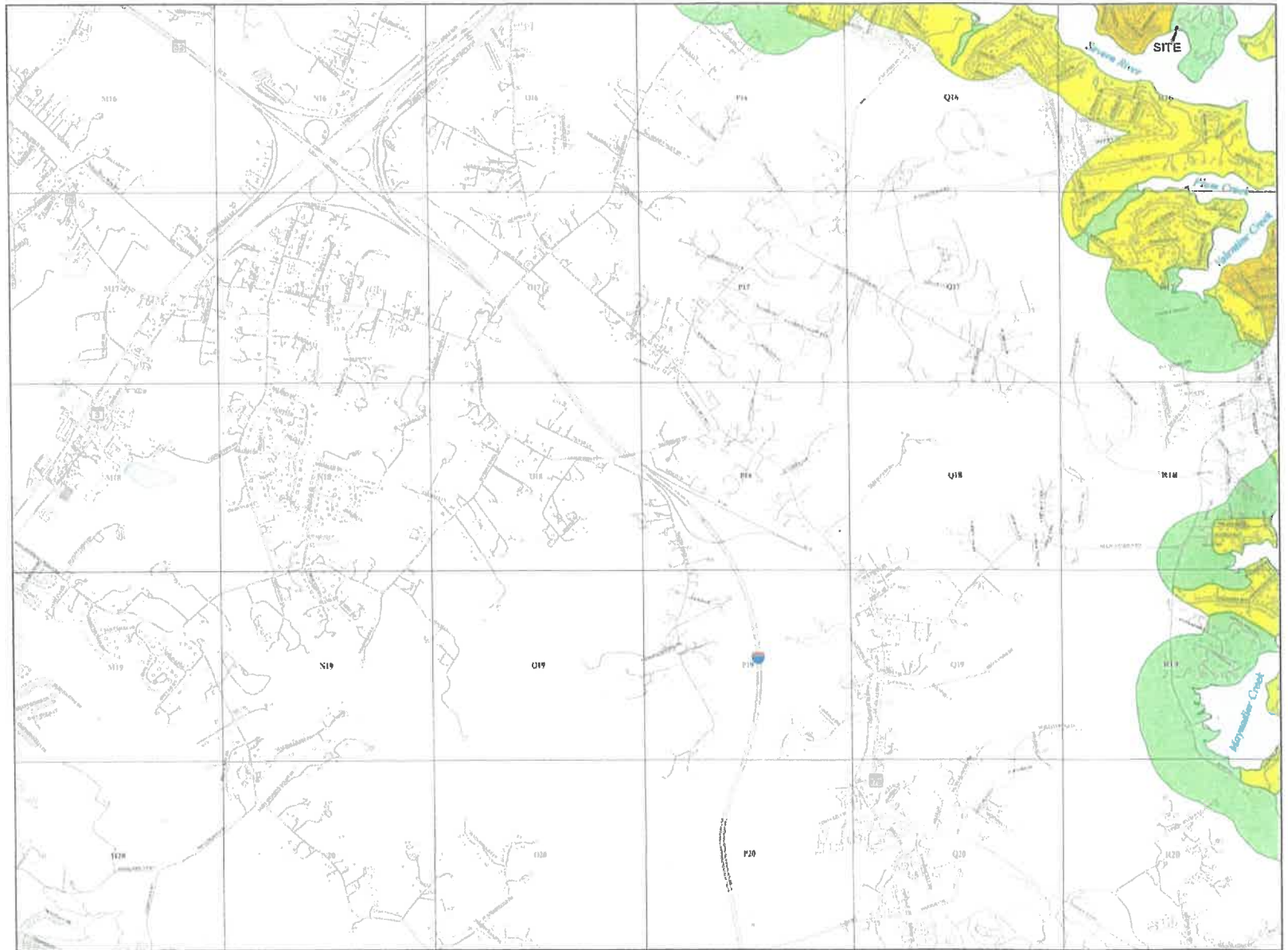
Legend

-  Road Edge
-  Building Footprint
-  Water
- Critical Areas**
-  RCA - Resource Conservation Area
-  LDA - Limited Development Area
-  IDA - Intensely Developed Area

1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	



Sheet No. 15

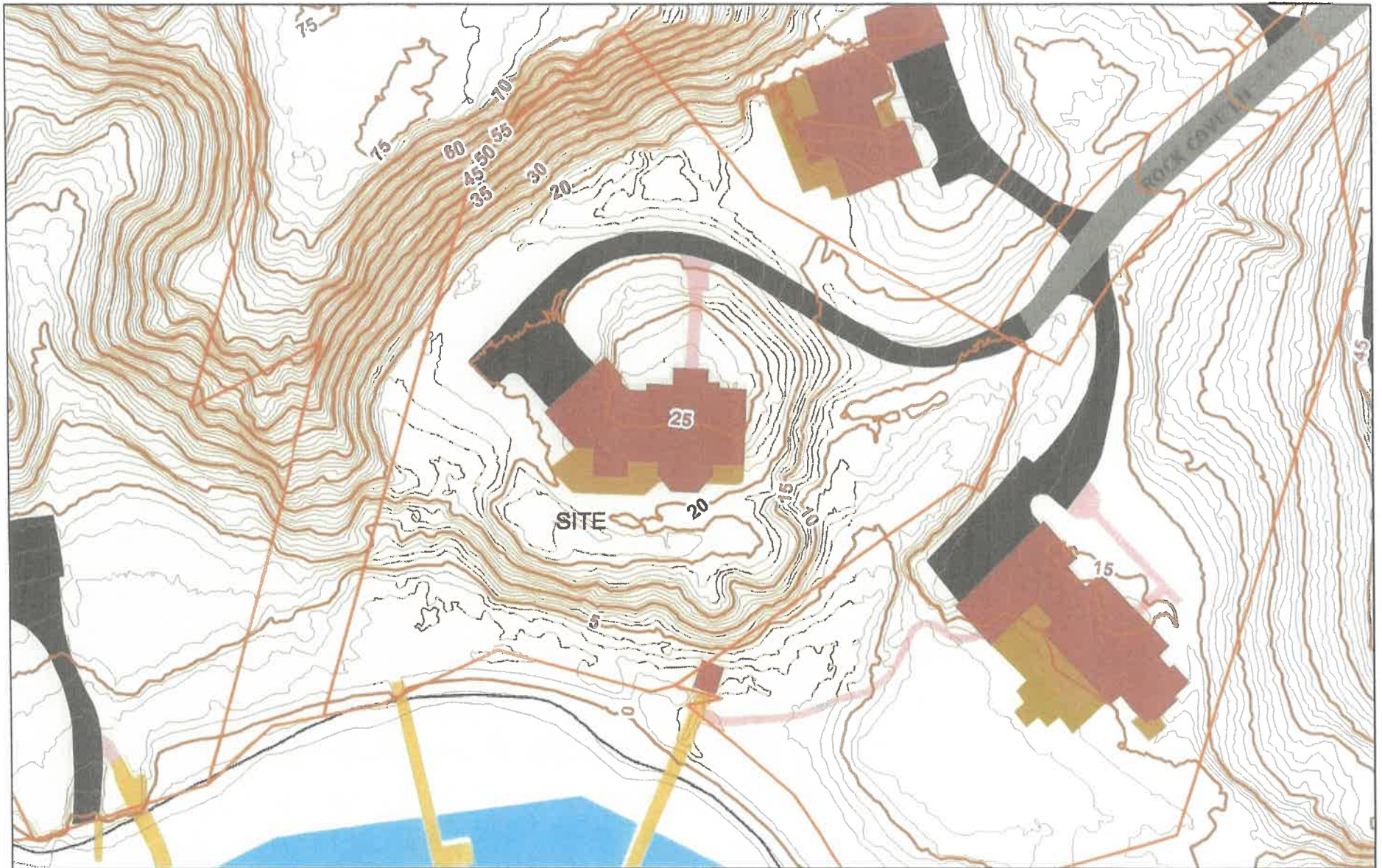


Draw: January 25, 2007
 File: /Users/221705628/Map Documents/PAIS/1-Critical Areas Map/PublicArea 13.pdf
 Map Produced: Office of Environmental and Cultural Resources
 Copyright 2007

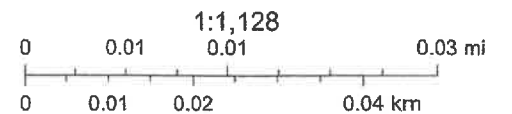
2004 Planimetrics Aerial Base 2002 aerial photography from a February 27, 2002
 *Digital Assets available in PDSI shapefiles through the Office of Planning and Zoning.

Fig. 3

Topo Map - 658 Rock Cove Ln



10/17/2023, 11:18:17 AM



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

Fig. 4

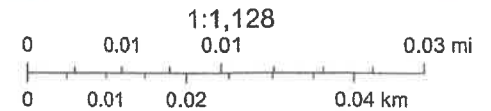
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Aerial Photo - 658 Rock Cove Ln



10/17/2023, 9:58:28 AM

- Local Road Label
- County Boundary
- Orthophoto 2021
- Red: Red
- Green: Green
- Blue: Blue
- Parcels

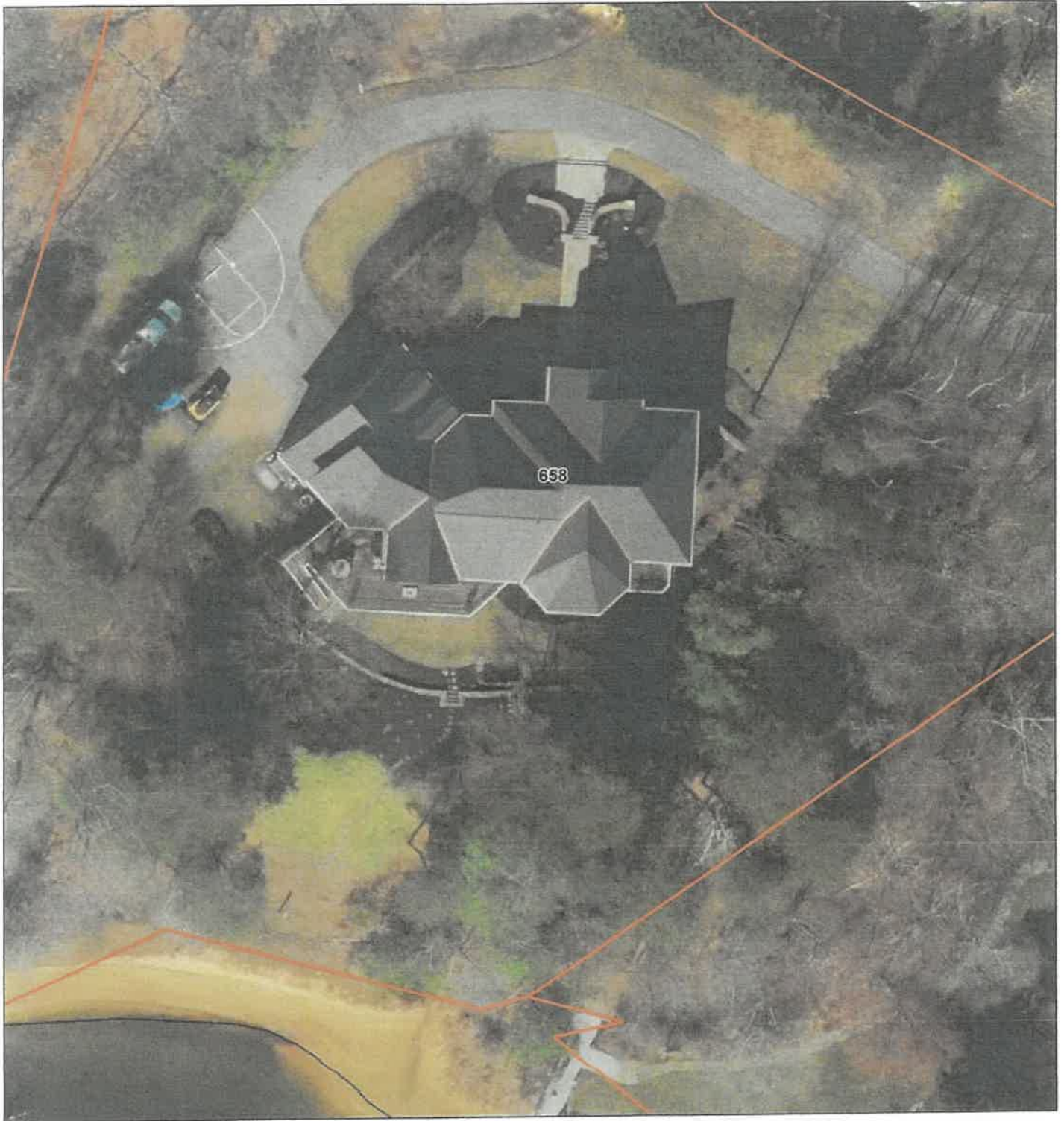


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

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Fig. 5

Aerial Photo#2 - 658 Rock Creek Ln



1/30/2024, 6:15:48 PM

1:564

 County Boundary

 Blue: Blue

Orthophoto 2023

 Structure Address

 Red: Red

 Parcels

 Green: Green

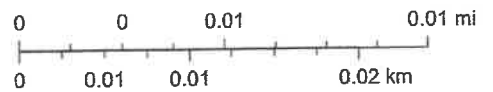


Fig. 5(a)

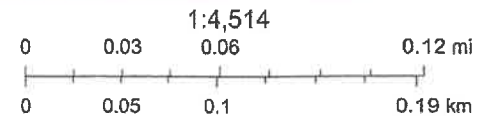
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

MERLIN Living Resources -658 Rock Cove Ln



10/17/2023, 10:56:41 AM

- Forest Interior Dwelling Species
- Coastal Bays Shorebirds
- Natural Heritage Areas
- Waterfowl Areas
- Sensitive Species Project Review Areas
- MD Amphibian and Reptile Atlas Grid
- Coastal Bays Horseshoe Crab Habitat
- Chesapeake Bay Horseshoe Crab Habitat
- beach



County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, DNR

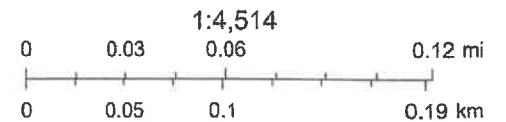
Fig. 6

MERLIN DNR Wetlands - 658 Rock Cove Ln



10/17/2023, 10:58:50 AM

- | | | |
|--|--|------------|
| Wetlands - Linear - Special State Concern | Wetlands - National Wetlands Inventory | Marine |
| Wetlands - Polygon - Special State Concern | Estuarine | Palustrine |
| | Lacustrine | Riverine |



County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, DNR, USFW

Fig 7



U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI Map - 658 Rock Cove Ln



October 17, 2023

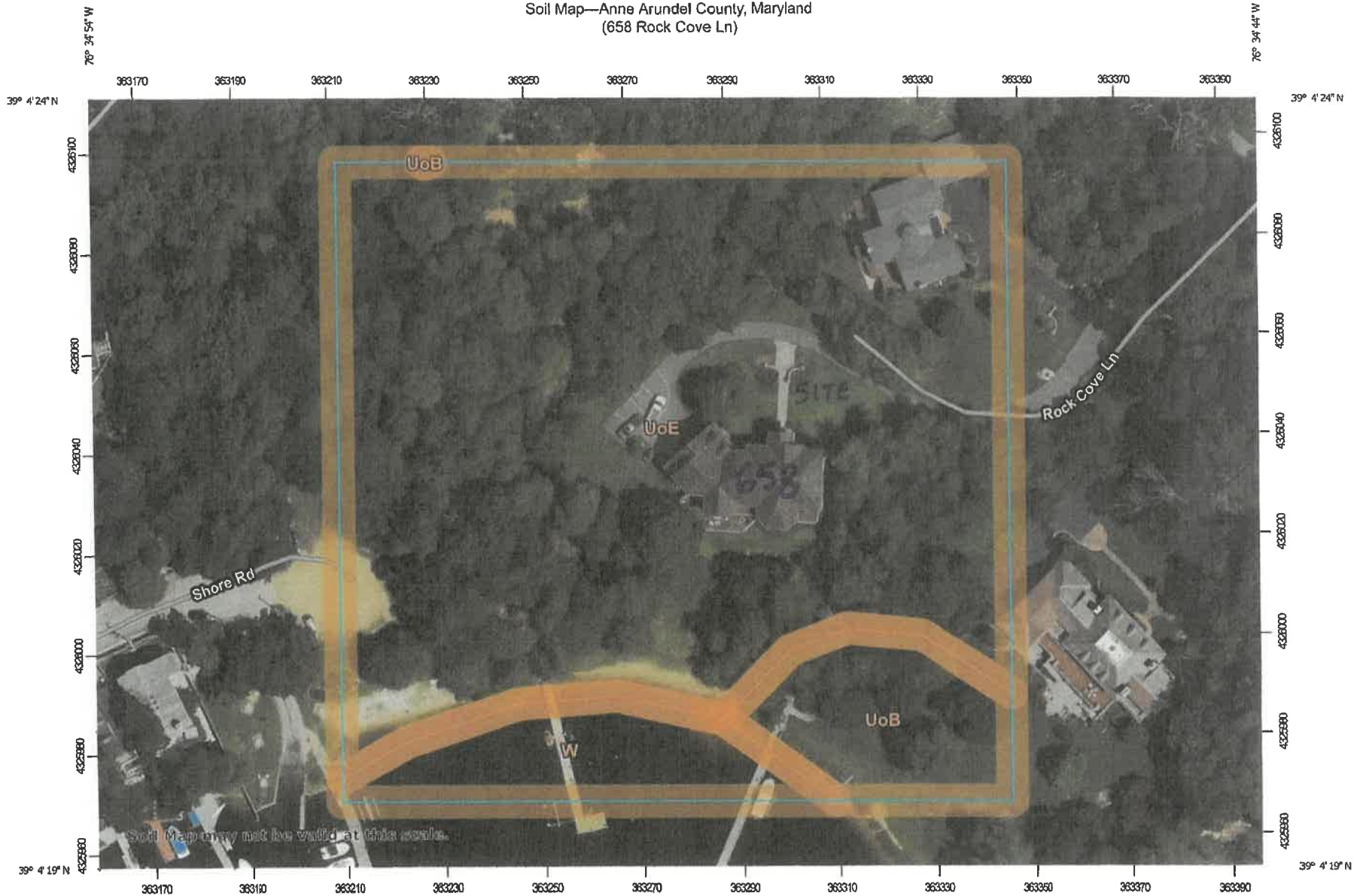
Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Fig. 8

Soil Map—Anne Arundel County, Maryland
(658 Rock Cove Ln)



Map Scale: 1:1,080 if printed on A landscape (11" x 8.5") sheet.



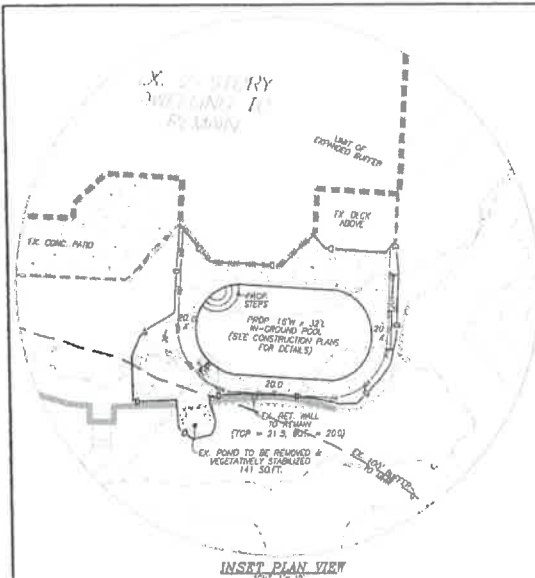
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

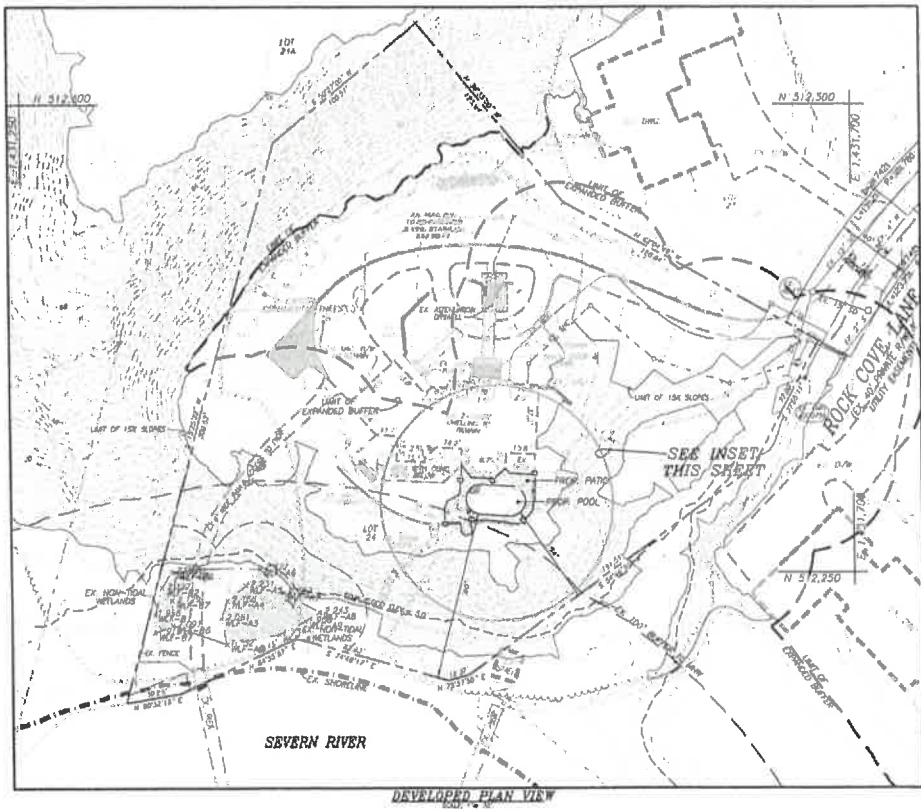
Fig 9
10/17/2023
Page 1 of 3



INSET PLAN VIEW
SCALE: 1"=10'

LEGEND

- Existing Contour
- Existing Fence
- Existing Wall
- Existing Paving Line
- Existing Utility Line
- 10' Buffer to Wall
- 15' Buffer to Wall
- 20' Buffer to Wall
- Proposed Contour
- Proposed Limit of Disturbance
- Proposed Reinforced Sit Fence
- Limit of 15% + Slopes
- Ex. Septic Cover to be Removed
- Ex. Foot Drainage Easement
- Prop. Retention (4 Pipe Units)
- Dr. Wetland
- Dr. Wetland Buffer

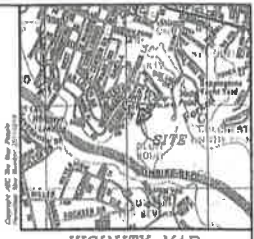


DEVELOPED PLAN VIEW
SCALE: 1"=200'

VARIANCE NOTE
As permitted by Article 18 Section 13-124 (a) of the County Code it is required to allow the disturbance of 1,122 sq. ft. of land within the Critical Area Expanded Buffer to the Severn River.

STORMWATER MANAGEMENT NOTE
Stormwater management for the proposed improvements has been provided for the proposed improvements on private streets within the Buffer at a rate of 2.1 inches per acre per hour within the Expanded Buffer, as accordance with Article 11, Section 6-160(a)(2) of the Code.

SETBACKS (ZONED R1)
Front: 10'
Side: 15'
Rear: 15' (10' Combined)



VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES**
1. Study the final Approved Local Department of Planning and Code Enforcement Environmental Impacts, (01/22/13) (42) for-right four items appearing on the work items section.
 2. The existing walls and structures shown are from the final available records and are not to be construed as a representation. Necessary provisions shall be taken by the contractor to protect existing streets and structures, and any damage is to be repaired by the contractor at the cost of the contractor.
 3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 6. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 7. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 8. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 9. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 11. An easement shall be established with the 2011 Wetland Database and the Department of Planning and Code Enforcement.
 12. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 13. All existing, proposed, and proposed structures shall be shown on the permanent under easement buffer. All private easements have been shown on the map.
 14. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 15. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 16. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 17. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 18. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 19. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 20. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
 21. For additional information, please refer to the final approved Environmental Impacts, (01/22/13) (42) for-right four items appearing on the work items section.

SITE ANALYSIS	
zoning	R1
Critical Area Classification	CA
Total Site Area	74,901 sq. ft. (1.36 Ac.)
Total Critical Area	1,122 sq. ft.
Proposed Lot Coverage	2,100 sq. ft.
Proposed Lot Coverage to be Removed	1,122 sq. ft.
Proposed Lot Coverage under this permit	978 sq. ft.
Proposed Lot Coverage within Expanded Buffer	2,100 sq. ft.
Proposed Lot Coverage within Critical Area	2,100 sq. ft.
Total Proposed Lot Coverage (within CA)	2,100 sq. ft.
Maximum Lot Coverage Allowed	11,110 sq. ft. (1.18 Ac.)

CRITICAL AREA TABULATION	
zoning	R1
Critical Area Classification	CA
Total Site Area	74,901 sq. ft. (1.36 Ac.)
Total Critical Area	1,122 sq. ft.
Developed Woodlands (within CA)	2,100 sq. ft. (0.33 Ac.)
Maximum Clearing Allowed (within CA)	2,100 sq. ft.
Proposed Clearing (under this permit)	1,122 sq. ft.
Proposed Clearing (within Expanded Buffer)	1,122 sq. ft.
Proposed Clearing (within Critical Area)	1,122 sq. ft.
Total Proposed Lot Coverage (within CA)	2,100 sq. ft.
Maximum Lot Coverage Allowed	11,110 sq. ft. (1.18 Ac.)

NO	DATE	BY	REVISION	APPROVED	DATE

DEVELOPER
ROBERT HARRIS, III
858 Rock Cove Lane
Severna Park, Maryland 21146
443-623-4143
siteowners@comcast.net

BOYD & DONGILLO, P.A.
ENGINEERS/SURVEYORS/PLANNERS
412 Headquarters Drive, Suite 5
Mikraville, Maryland 21108
(410) 729-1236
jerry@bdnpa.com

JOB NO. 20-107
SHEET NO. 1 OF 1
DRAWN BY: JET
CHECKED BY: JET
DATE: NOV. 2013
CASE # 2013-

VARIANCE PRE-FILE PLAN
LOT 24, BLUFF POINT ON THE SEVERN
PLAT BOOK 101 PAGE 38
TAX MAP 31, BLOCK 10, PARCEL 57
ZONED R1

BLDG # B02416431

Third District

ANNE ARUNDEL CO. MD 21146

Fig. 10

JOB # 20-107



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING December 6, 2023

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Doug Musser EMAIL 2DMUSSER1@GMAIL.COM

SITE LOCATION 658 Rock Cove Lane (File: 2023-0063-P) LOT SIZE 74,601 sf ZONING R1

CA DESIGNATION RCA BMA or BUFFER X APPLICATION TYPE CA Variance

Variance required to construct an accessory structure (inground pool) with less buffer than required

Applicant proposes to remove an existing fish pond (141 sf in the 100' Buffer) and construct a 16' x 32' in ground pool & patio (896 sf in the Expanded Buffer) between the home and existing retaining wall. To offset lot coverage it is proposed to remove a driveway strip & existing parking area (682 sf).

COMMENTS

Critical Area Team - This Office cannot support this request as it does not meet the test for approval of a variance in the Critical Area. The existing home was constructed under variance 1999-0333-V which represented the minimum relief necessary. Additional relief cannot be supported.

Zoning - Zoning concurs with CA Team.

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.