

For Office Use Only

CASE # 2022-0092-S

FEE PAID 1270-

DATE 5/17/22



For Office Use Only

ZONE RLD

CRITICAL AREA: IDA ___ LDA ___ RCA X

BMA: Yes ___ No X

NO. OF SIGNS 2

SPECIAL EXCEPTION APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Maidstone Farm Homeowners Association, Inc.

(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: Maidstone Farm Road, Annapolis, MD 21409

Property Location: 102 feet of frontage on the (N) side of Maidstone Farm Road ;

2,150 feet (SW) of (Nearest intersecting street) Cherry Road .

12-digit Tax Account Number 03-000-90068248 Tax District (3) Council District (5)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 9623/405

Zoning District RLD Lot # Rec Area Tax Map 46 Block/Grid 17 Parcel 202

Area 103,643 (Sq Ft.) Subdivision Name Maidstone Farm

Description of Special Exception Requested (Brief, detail fully in letter of explanation)

Amend 1999-0058-S to enlarge two of the existing boats slips on the existing community pier for the

Maidstone farm subdivision.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature [Signature]

Print Name Kevin B Sullivan Print Name Kevin B Sullivan

Mailing Address 2045 MAIDSTONE FARM RD Mailing Address 2045 MAIDSTONE FARM RD

City, State, Zip Annapolis MD 21409 City, State, Zip Annapolis MD 21409

Work Phone 667-458-7701 Work Phone 667-458-7701

Home Phone 410-308-0888 Home Phone 410-308-0888

Cell Phone 410-218-2477 Cell Phone 410-218-2477

Email Address KSullivan@CleyhornVentures.com Email Address KSullivan@CleyhornVentures.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: gag 5/17/22

Special Exception to allow expansion of a previously approved community pier in an RLD District

December 7, 2022

Anne Arundel County
Department of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

**Re: Maidstone Farm Community Pier
Maidstone Farm Road
Annapolis, MD 21409
Special Exception Application – Letter of Explanation**

The subject property is the recreation area for the community of Maidstone Farm; it is located in Annapolis, MD, and is owned by the Maidstone Farm Homeowners Association, Inc. The property was created by plat on August 15, 1989, which was recorded among the plat records of Anne Arundel County in Book 122, Page 21. The boundary was subsequently revised by an Administrative Plat, recorded in the plat records at Book 186, Page 17, which is the property's current configuration. The property is improved with a community pier, gravel access road and parking area, and a shed. The property is mostly wooded and enjoys approximately 444 linear feet of water frontage along Brewer Cove. The community pier was approved on May 14, 1999 under cases **1999-0058-S** and **1999-0060-V**. The property is mapped within the RLD zoning district and has a Resource Conservation Area (RCA) land use classification in the Chesapeake Bay Critical Area. The owners propose to expand two of the existing boat slips, thus requiring an amendment to the existing Special Exception.

The following discourse addresses the criteria listed in **Article 18-16-304** of the Anne Arundel County Code for the granting of a Special Exception:

a) Requirements:

- 1) *The use will not be detrimental to the public health, safety, or welfare;*
The proposed expansion will have no impact the public health, safety, or welfare, as this is an expansion of an existing use that has been in continuous use for over twenty years.
- 2) *The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;*
The location and size of the slip expansions are compatible with all setbacks to property lines and are harmonious with other piers in the cove.
- 3) *Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article;*
The operation of boat traffic to and from the pier shall be no greater with regard to noise, fumes, vibration or light, than what has been generated for the past twenty years of using the community pier, as no additional slips are proposed.
- 4) *The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;*
No intensification of the existing use is proposed; therefore, the continued use of the community pier will not have any adverse effect above & beyond those inherently associated with a community pier servicing a private homeowner's association.

- 5) *The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;*
The expansion of the existing community pier will not deleteriously affect any public facility, public service, school or road, as none of these facilities are found near the existing community property. No additional slips are proposed; therefore, the expansion of the two slips will not generate any additional traffic on Maidstone Farm Road, a private right-of-way.
- 6) *The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;*
There are no private water or sewer facilities proposed. The Office of Planning & Zoning will generate recommendations as part of this submittal. Comments rendered during the pre-file have been addressed.
- 7) *The proposed use is consistent with the County General Development Plan;*
The expansion of two of the five existing boat slips is consistent with the GDP, as no additional slips are proposed.
- 8) *The applicant has presented sufficient evidence of public need for the use;*
As stated in the decision for the original approval of the pier, the test of need is satisfied by the pier serving the subdivision. This holds true for the request to expand two of the five slips.
- 9) *The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;*
The criteria found in **18-11-142** are addressed below.
- 10) *The application will conform to the critical area criteria for sites located in the critical area; and*
The application for this water dependent facility adheres to all Chesapeake Bay Critical Area, as well as MDE and Army Corps of Engineers design criteria. No variances of any kind are requested.
- 11) *The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.*
No improvements are proposed landward of mean high water. All improvements, other than the two slips proposed for expansion, shall remain as previously approved.

18-11-142. Piers and launching ramps, community.

A community pier or launching ramp shall comply with all of the following requirements.

- (1) *The facility shall be located on a lot of at least 30,000 square feet that is owned by a homeowner's association.*
The subject property is 103,643sf in area, and is owned by the Maidstone farm Homeowners Association, Inc.
- (2) *Adverse effects on water quality and fish, plant, and wildlife habitat shall be minimized.*
The enlargement of the two boat slips will not have adverse effects upon the fish, plant, and wildlife habitat. Please see the Critical Area Report from Holly Oak Consulting, the applicant's Environmental Consultant.
- (3) *Nonwater-dependent structures or operations associated with water-dependent projects or activities shall be located outside the buffer to the extent possible.*
No structures or improvements, beyond the enlargement of the two slips are proposed.
- (4) *Disturbance to the buffer shall be the minimum necessary to provide a single point of access to the facility.*
Disturbance to the buffer shall be minimized, as construction shall largely be done by barge.
- (5) *Food, fuel, or other goods and services may not be offered for sale, and adequate and clean sanitary facilities shall be provided.*
No food, fuel, or other services are existing or proposed. Sanitary services are provided per the original order.
- (6) *Boarding ladders shall be located along the sides of a pier and along each bulkhead where the water depth at the bulkhead exceeds four feet in depth at mean high water. Ladders along piers shall be 100 feet*

apart on each side of the pier and staggered so that the ladders alternate sides every 50 feet. Ladders along bulkheads shall be placed no more than 50 feet apart.

Ladders are provided as required, and locations are shown on the plans.

- (7) *United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.*

USCG approved PFDs are provided, and locations are shown on the plans.

- (8) *When a community pier with slips is provided as part of a new residential riparian subdivision, private piers in the subdivision are prohibited.*

Private piers are prohibited as part of the community covenants, recorded at L6895-F63.

- (9) *The number of slips allowed with a community pier shall be the lesser of the following:*

(i) one slip for each 50 feet of shoreline in a subdivision located in an intense or limited development area, and one slip for each 300 feet of shoreline in a subdivision located in a resource conservation area; or

(ii) a density of slips to platted lots or dwellings in the critical area in accordance with the following chart:

Platted Lots or Dwellings in the Critical Area	Slips
Up to 15	1 for each lot
16 to 40	15 or 75%, whichever is greater
41 to 100	30 or 50%, whichever is greater
101 to 300	50 or 25%, whichever is greater
More than 300	75 or 15%, whichever is greater

No new slips are proposed. The existing number of slips is in conformance with the chart to coincide with the number of lots in the subdivision.

- 10) *In the event the parcel or lot has riparian rights and the proposed development is located on a portion of the parcel or lot that is out of the critical area, these rights may be utilized in accordance with permitted use criteria established for the critical area classification through the use of a community facility established in accordance with § 18-10-138, based on the actual length of shoreline or potential density that would have been permitted within the critical area portion of the parcel or lot.*

No use is being established, rather an existing use is being modified. No rights are being established or transferred.

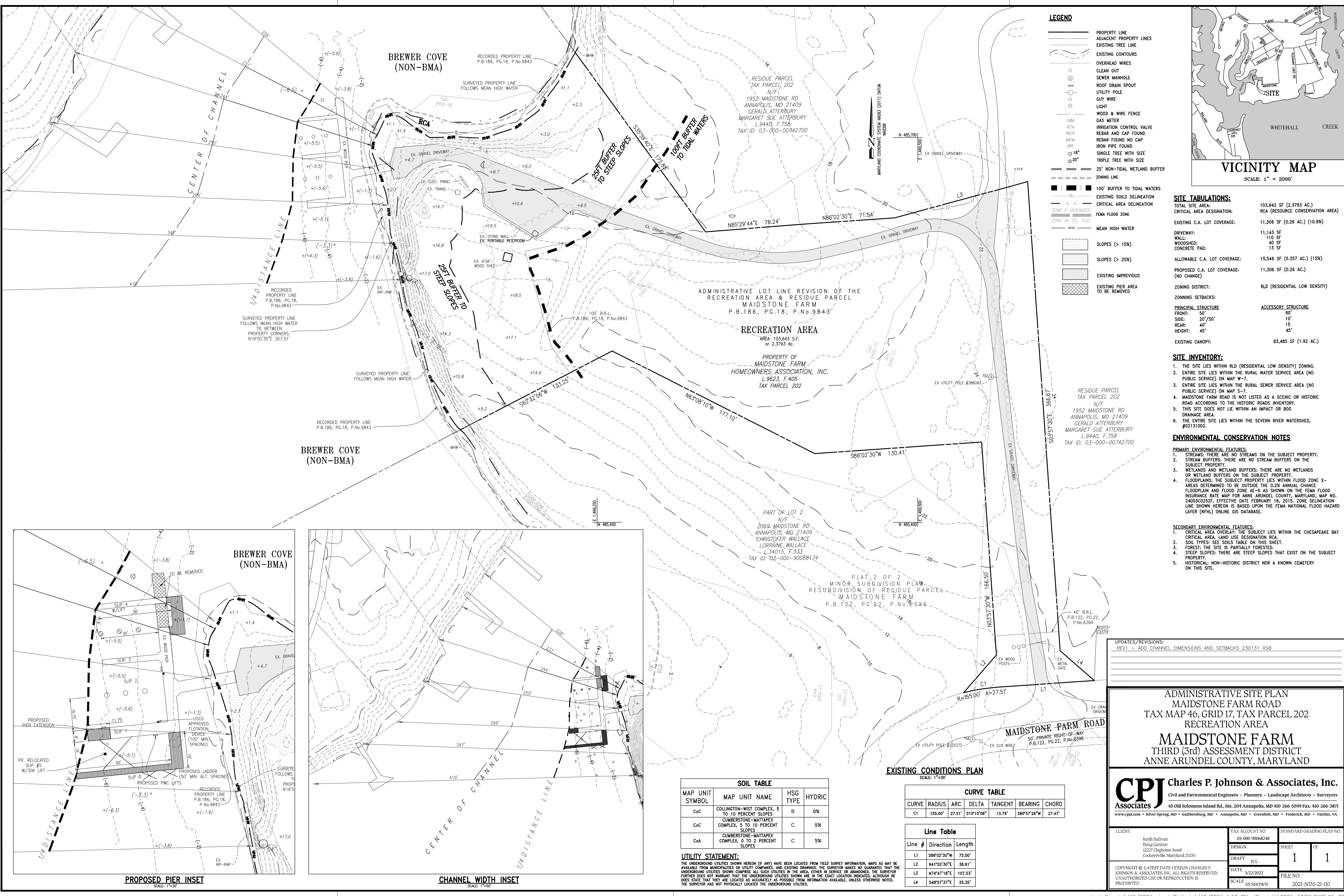
Please contact me if you have any questions regarding this submittal at 410-266-5599 or bbower@cpja.com.

Sincerely,

CHARLES P. JOHNSON & ASSOCIATES, INC.

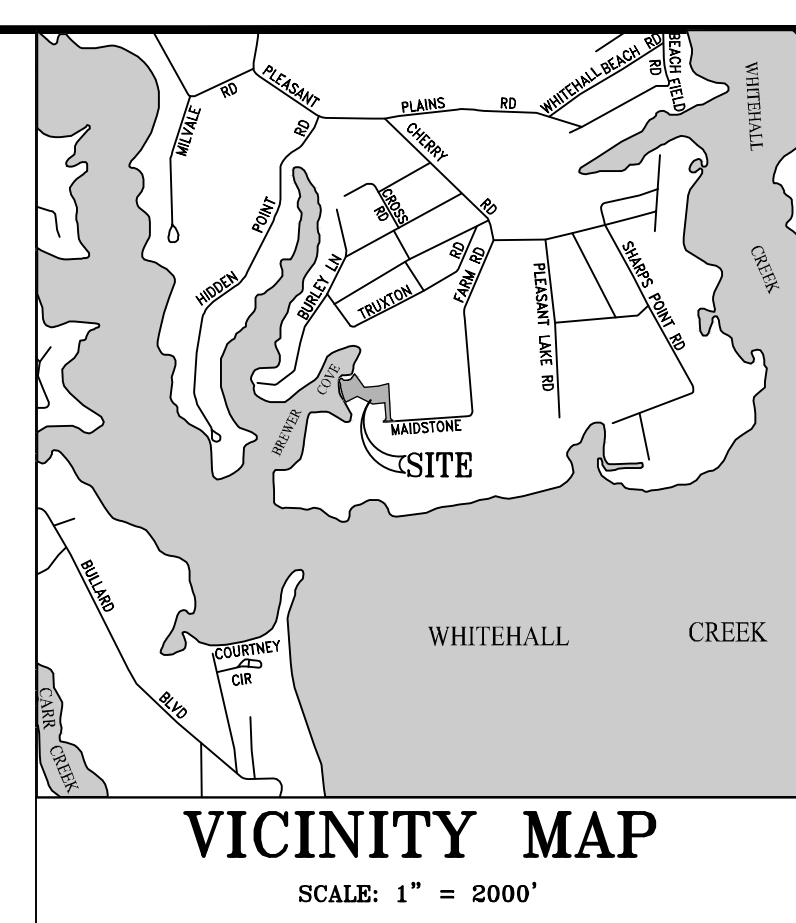


William Bower, P.E., P.L.S.
Division Manager, Annapolis Office



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING TREE LINE
- EXISTING CONTOURS
- OVERHEAD WIRES
- CLEAN OUT
- SEWER MANHOLE
- ROOF DRAIN SPOUT
- UTILITY POLE
- GUY WIRE
- LIGHT
- WOOD & WIRE FENCE
- GAS METER
- IRRIGATION CONTROL VALVE
- REBAR AND CAP FOUND
- REBAR FOUND NO CAP
- IRON PIPE FOUND
- SINGLE TREE WITH SIZE
- TRIPLE TREE WITH SIZE
- 25' NON-TIDAL WETLAND BUFFER
- ZONING LINE
- 100' BUFFER TO TIDAL WATERS
- EXISTING SOILS DELINEATION
- CRITICAL AREA DELINEATION
- FEMA FLOOD ZONE
- MEAN HIGH WATER
- SLOPES (> 15%)
- SLOPES (> 25%)
- EXISTING IMPREVIOUS
- EXISTING PIER AREA TO BE REMOVED

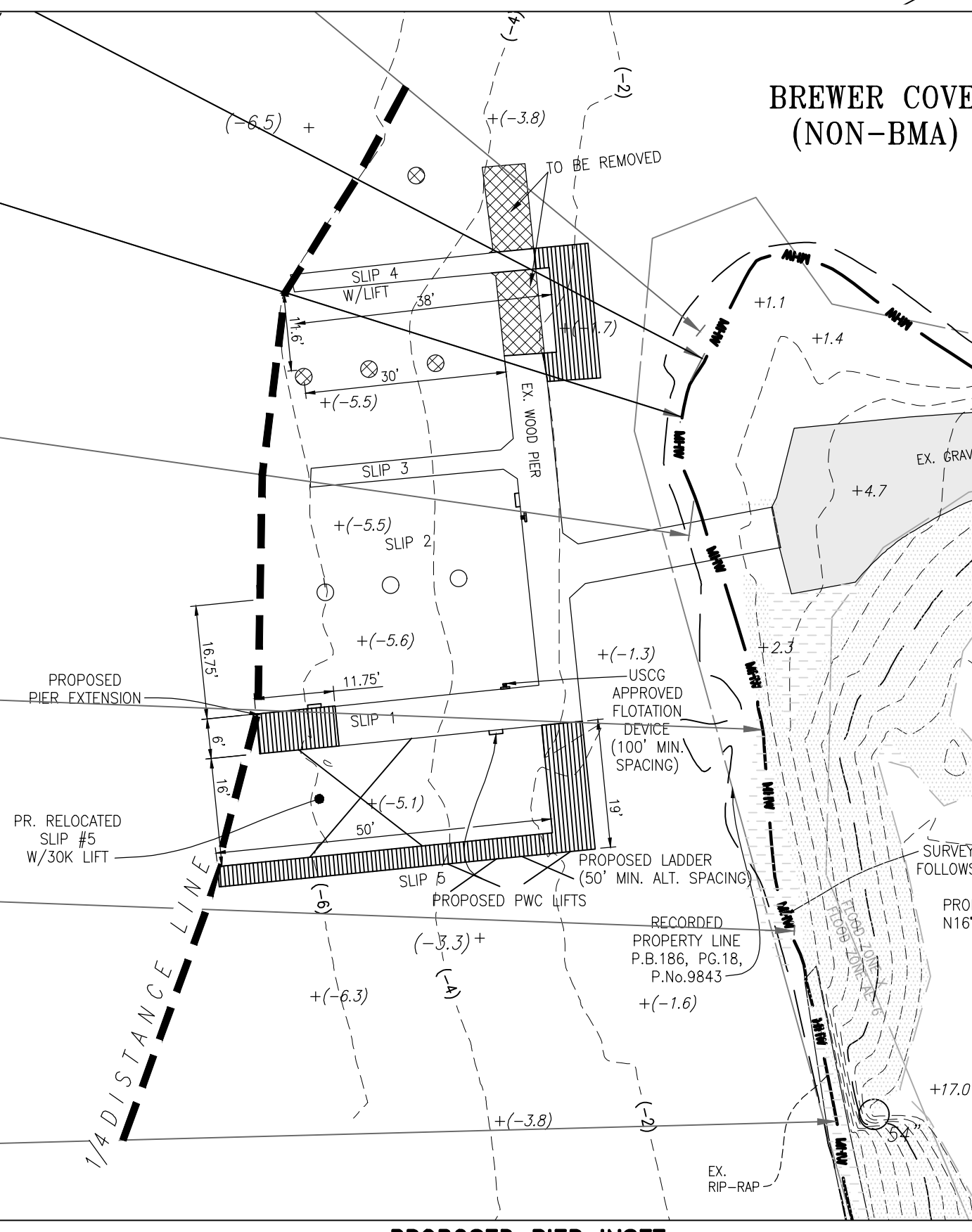


SITE TABULATIONS:

TOTAL SITE AREA:	103,643 SF (2.3793 AC.)
CRITICAL AREA DESIGNATION:	RCA (RESOURCE CONSERVATION AREA)
EXISTING C.A. LOT COVERAGE:	11,306 SF (0.26 AC.) (10.9%)
DRIVEWAY:	11,143 SF
WALL:	110 SF
WOODSHED:	40 SF
CONCRETE PAD:	13 SF
ALLOWABLE C.A. LOT COVERAGE:	15,546 SF (0.357 AC.) (15%)
PROPOSED C.A. LOT COVERAGE:	11,306 SF (0.26 AC.) (NO CHANGE)
ZONING DISTRICT:	RLD (RESIDENTIAL LOW DENSITY)
ZONING SETBACKS:	
PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE
FRONT: 50'	80'
SIDE: 20'/50'	10'
REAR: 40'	15'
HEIGHT: 45'	45'
EXISTING CANOPY:	83,485 SF (1.92 AC.)

- SITE INVENTORY:**
- THE SITE LIES WITHIN RLD (RESIDENTIAL LOW DENSITY) ZONING.
 - ENTIRE SITE LIES WITHIN THE RURAL WATER SERVICE AREA (NO PUBLIC SERVICE) ON MAP S-7.
 - ENTIRE SITE LIES WITHIN THE RURAL SEWER SERVICE AREA (NO PUBLIC SERVICE) ON MAP S-7.
 - MAIDSTONE FARM ROAD IS NOT LISTED AS A SCENIC OR HISTORIC ROAD ACCORDING TO THE HISTORIC ROADS INVENTORY.
 - THIS SITE DOES NOT LIE WITHIN AN IMPACT OR BOG DRAINAGE AREA.
 - THE ENTIRE SITE LIES WITHIN THE SEVERN RIVER WATERSHED, #92131002.

- ENVIRONMENTAL CONSERVATION NOTES**
- PRIMARY ENVIRONMENTAL FEATURES:**
- STREAMS: THERE ARE NO STREAMS ON THE SUBJECT PROPERTY.
 - STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THE SUBJECT PROPERTY.
 - WETLANDS AND WETLAND BUFFERS: THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THE SUBJECT PROPERTY.
 - FLOODPLAINS: THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOOD ZONE AE-6 AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR ANNE ARUNDEL COUNTY, MARYLAND, MAP NO. 240020252F, EFFECTIVE DATE FEBRUARY 18, 2015. ZONE DELINEATION LINE SHOWN HEREON IS BASED UPON THE FEMA NATIONAL FLOOD HAZARD LAYER (NHL) ONLINE GIS DATABASE.
- SECONDARY ENVIRONMENTAL FEATURES:**
- CRITICAL AREA OVERLAY: THE SUBJECT LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA. LAND USE DESIGNATION RCA.
 - SOIL TYPES: SEE SOILS TABLE ON THIS SHEET.
 - FOREST: THE SITE IS PARTIALLY FORESTED.
 - STEEP SLOPES: THERE ARE STEEP SLOPES THAT EXIST ON THE SUBJECT PROPERTY.
 - HISTORICAL: NON-HISTORIC DISTRICT NOR A KNOWN CEMETERY ON THIS SITE.



SOIL TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HSG TYPE	HYDRIC
CoC	COLLINGTON-WIST COMPLEX, 5 TO 10 PERCENT SLOPES	B	0%
CxC	CUMBERSTONE-MATTAPEX COMPLEX, 5 TO 10 PERCENT SLOPES	C	5%
CxA	CUMBERSTONE-MATTAPEX COMPLEX, 0 TO 2 PERCENT SLOPES	C	5%

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	155.00'	27.51'	01°10'08"	13.79'	S80°57'26"W	27.47'

Line Table

Line #	Direction	Length
L1	S86°02'30"W	75.00'
L2	N41°02'30"E	38.91'
L3	N74°47'18"E	107.53'
L4	S48°57'37"E	35.35'

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UPDATES/REVISIONS:
REV1 - ADD CHANNEL DIMENSIONS AND SETBACKS 230131 ASB

ADMINISTRATIVE SITE PLAN
MAIDSTONE FARM ROAD
TAX MAP 46, GRID 17, TAX PARCEL 202
RECREATION AREA
MAIDSTONE FARM
THIRD (3rd) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	Keith Sullivan Eng Gardner 12227 Clegborne Road Cockeysville, Maryland 21030	TAX ACCOUNT NO. 03-000-90068248	STANDARD GRADING PLAN NO.
DESIGN:	JCL	DATE:	3/22/2022
DRAFT:	JCL	SCALE:	AS SHOWN
FILE NO.:	2021-5035-21-00	SHEET:	1 OF 1



PATH: C:\Users\kevin\OneDrive\Holly Oak LLC\20-79 MaidstoneFarm HOA\DWG\JPA\Exhibit A-8.9.23.dwg

MDE TRACKING #

MDE PERMIT#

SCALE: 1"=100'
DATE: 8/9/2023
DRAWN BY: KCH
DESIGNED BY: KCH
CHECKED BY: N/A
SHEET N/A OF 7

1/4 DISTANCE EXHIBIT
MAIDSTONE FARM HOA
COMMUNITY PIER RECONFIGURATION
 RECREATION AREA
 MAIDSTONE FARM ROAD
 ANNAPOLIS, MD 21409

TM:46 GRD:17 PARCEL:202
 ANNE ARUNDEL COUNTY, MARYLAND



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