



January 15, 2024

Anne Arundel County  
Zoning Division  
Office of Planning and Zoning  
2664 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Re: G02019523  
1718 Pleasant Plains Road

To Whom It May Concern:

In order to recognize the Site Development as proposed, we will need to obtain a Variance as follows:

- I. Article 18-13-104, Buffers, Expanded Buffers, and Buffer Modification Areas.
  - (a) Buffer: There should be a minimum 100 ft. Buffer landward from the Mean High-Water Line of Tidal Waters, Tributary Streams, and Tidal Wetlands.
- II. Article 17-8-301 and 17-8-501, Development.  
Development on Properties containing Buffers and/or Habitat Protection Areas should meet requirements of COMAR Title 27.

A Variance to Disturb the Buffer because of Demolition and Reconstruction of a New Home is required.

Existing Conditions:

1. As shown on the Resource Map, you can see that the Existing House is substantially located within the 100 ft. Buffer.
2. The Site is constrained to the NW of the Existing House by the platted 10,000 SF Septic Area and the Existing Well Setback.
3. There is a large tree (#20) which has grown close to the Existing House. The Owners will try to protect it as well as several other trees but because it is within the LOD it must be considered removed.
4. Because the property is on a Point, the Site is impacted by the 100 ft. Buffer from several directions.
5. There are areas of Slopes (approx. 6-8 ft in vertical rise) which will remain.

Proposed Conditions:

1. The New Proposed House will be constructed substantially on the Existing Footprint with a rear and lateral expansion. (See highlighted Plans.)
2. The Proposed Structure will be primarily expanded to the north and west. The expansion to the west is limited due to the Existing Well Setback of 30 ft. and the Platted 10,000 SF Septic Area.
3. Expansion to the north (lateral expansion) is limited by the 25 ft. Buffer to the Slopes.

Justification:

1. The Existing House is located in an area which honors the 25 ft. Buffer but is located within the 100 ft. Buffer.
2. In accordance with COMAR Title 27.01-7 Buffer Exempt because the current structure is located within the 100 ft. Buffer, it can be substantially demonstrated that the pattern of Residential Development in the Critical Area prevents the Buffer from fulfilling the functions stated in 27.01.

Therefore, the fact that no new Impervious Surface is forward of the Existing House Façade (the existing façade is 70' from MHW), the proposed redevelopment is consistent with County Policy.

3. The expansion has been maximized away from the waterfront to the limits allowed by the Well Setback and required Setback to Septic components.
4. The redevelopment of the Site will provide Stormwater Management.
5. The redevelopment of the Site will provide Buffer Establishment.
6. The proposed development establishes Lot Coverage well below the maximum limits.

A. Requirements for Critical Area Variances:

The Site meets the requirements for Critical Area Variances as follows:

1. Because of certain unique, physical characteristics such as Topographical Conditions, irregularity, narrowness, or shallowness of the Lot Size or Slope, strict implementation of the County's Critical Area Program will result in an unwanted hardship:  
The Lot is a Point of Land and has impacts from the 100 ft. Buffer from several directions. The Existing Home is located within the 100 ft. Buffer.
2. A literal interpretation will deprive the Applicant's rights commonly enjoyed by others. Because the property contains an Existing House and is being redeveloped within the same footprint, it would be consistent with Rights Commonly Enjoyed by Others.
3. The granting of the Variance would not confer any special privilege because the Site has been designed to minimize disturbance, maintain existing features and is consistent with adjoining development.
4. The Variance Request is not a result of action by the Applicant because the Existing Lot Configuration creates the Buffers which contain the Existing House and therefore cannot be redeveloped without a Variance.
5. The Variance will not affect water quality, impact fish, wildlife, or plant habitat because the Site is designed in accordance with all County Standards and will provide Stormwater Management. Therefore, Environmental Impacts will be minimized.
6. The proposed development is not located in a Bog area.
7. As stated, the Law establishes Land Use Policy to accommodate growth in the Critical Area. Accordingly, the presumption is 18-1808(3)(ii), that the specific development activity does not conform to the general purpose and intent of the Law can be argued in favor of the proposed development as the Law allows for Variances and development of the Lot to accommodate the needs of the Owners which cannot be achieved without the Variance.
8. The Owners have considered alternative designs but due to lot constraints (the 100 ft. Buffer) the proposed design minimizes Impacts as follows:
  - a. Existing Trees are being maintained where possible.
  - b. Slopes and Buffers are being maintained.
  - c. Stormwater Management is being provided.

B. Requirements for All Variances:

1. The Site Design is the minimum relief necessary because the House is located in the Buffer and any redevelopment would require a Variance.
2. The granting of the Variances **will not**:
  - i.) Alter the essential character of the neighborhood or district in which the Lot is located because the Lot contains an Existing House to be reconstructed in the location.
  - ii.) Substantially impairs the appropriate use or development of adjacent property. Adjacent properties are currently developed.
  - iii.) The design uses the minimum buildable area necessary and will compensate for Buffer Disturbance as required by the Code. (Replanting for New Lot Coverage within the Buffer.)
  - iv.) Be contrary to acceptable clearing and replanting practices required for

- development in the Critical Area or Bog Protection Area; or be detrimental to the public welfare. The Site redevelopment minimizes impacts to the Buffers.
- v.) Be consistent with the spirit and intent of the Critical Area Program or Bog Protection Program and will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat as the Site will be redeveloped in accordance with the County Criteria and not impact the conditions as stated.

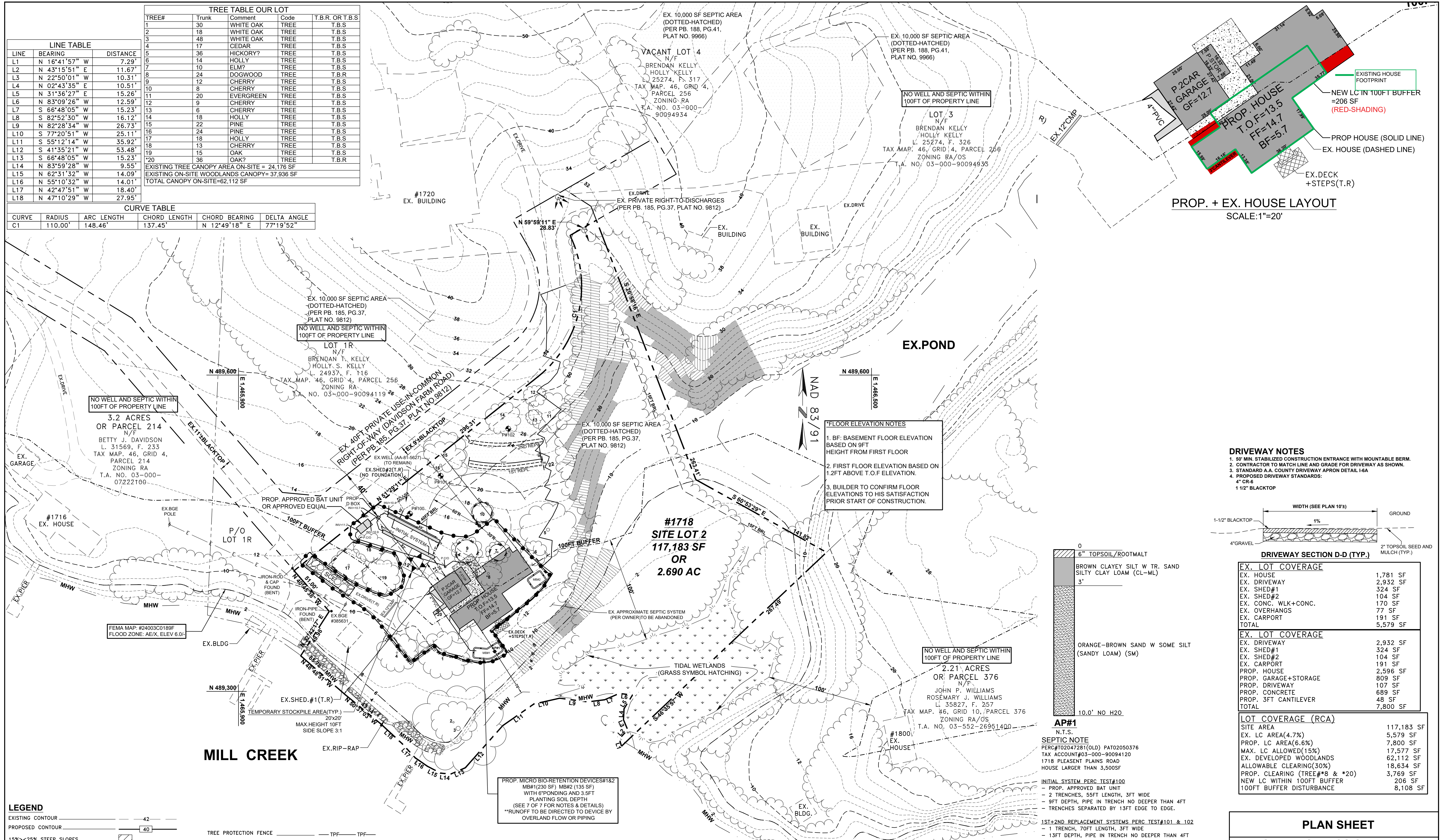
In summary, we believe the Variance is necessary to Allow Development of the Lot in accordance with all Critical Area and other criteria as outlined in the Code.

If you should have any questions or comments or need additional information, please do not hesitate to call our office at (410) 266-1160 or email [terrain@comcast.net](mailto:terrain@comcast.net).

Sincerely,  
TERRAIN



Roy C. Little P.E.  
Director of Engineering  
RCL/II.2976



**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 16°41'57" W | 7.29'    |
| L2   | N 43°15'51" E | 11.67'   |
| L3   | N 22°50'01" W | 10.31'   |
| L4   | N 02°43'35" E | 10.51'   |
| L5   | N 31°36'27" E | 15.26'   |
| L6   | N 83°09'26" W | 12.59'   |
| L7   | S 66°48'05" W | 15.23'   |
| L8   | S 82°52'30" W | 16.12'   |
| L9   | N 82°28'34" W | 26.73'   |
| L10  | S 77°20'51" W | 25.11'   |
| L11  | S 55°12'14" W | 35.92'   |
| L12  | S 41°35'21" W | 53.48'   |
| L13  | S 66°48'05" W | 15.23'   |
| L14  | N 83°59'28" W | 9.55'    |
| L15  | N 62°31'32" W | 14.09'   |
| L16  | N 55°10'32" W | 14.01'   |
| L17  | N 42°47'51" W | 18.40'   |
| L18  | N 47°10'29" W | 27.95'   |

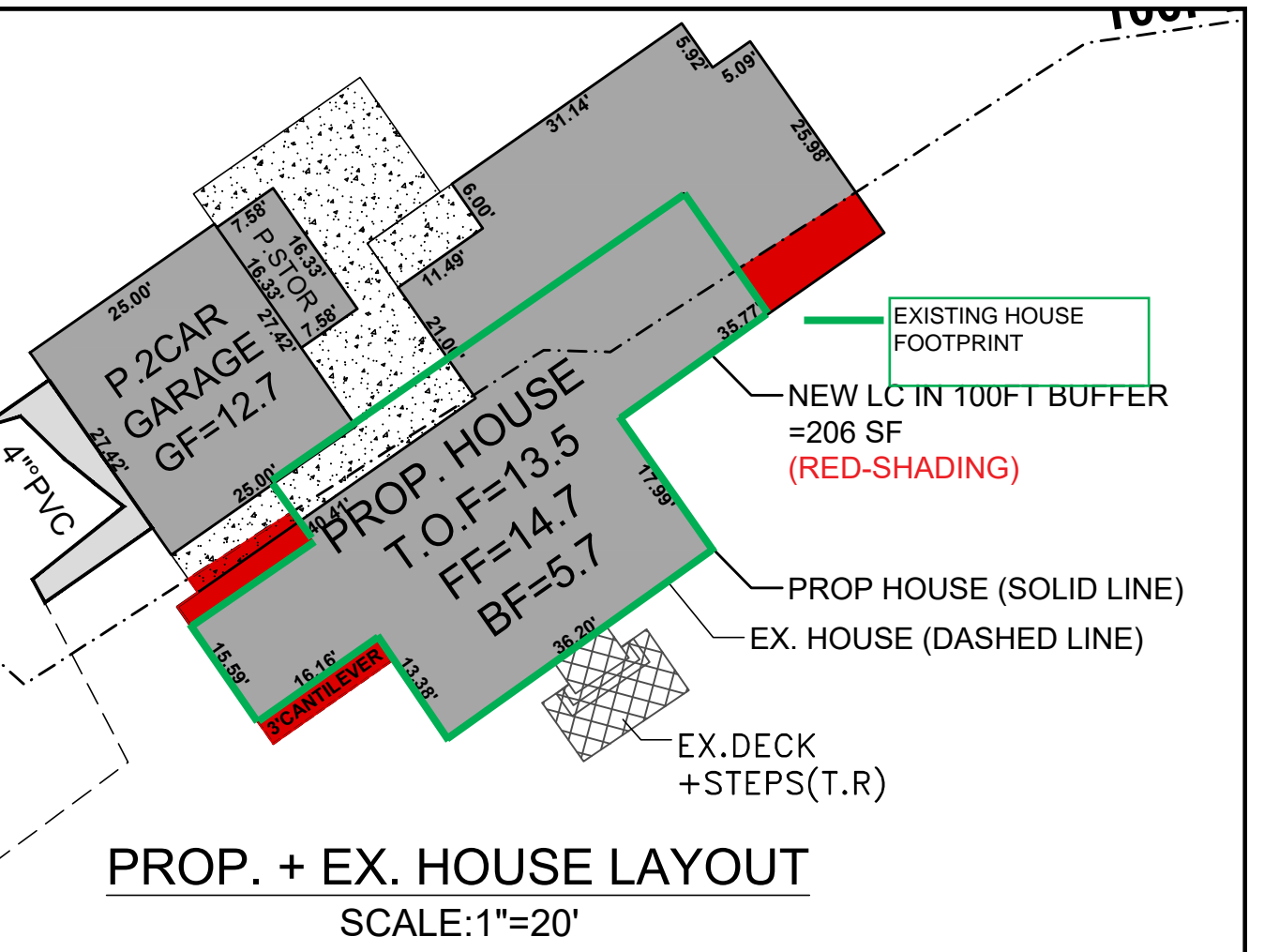
**TREE TABLE OUR LOT**

| TREE# | Trunk | Comment   | Code | T.B.R. OR T.B.S. |
|-------|-------|-----------|------|------------------|
| 1     | 30    | WHITE OAK | TREE | T.B.S.           |
| 2     | 18    | WHITE OAK | TREE | T.B.S.           |
| 3     | 48    | WHITE OAK | TREE | T.B.S.           |
| 4     | 17    | CEDAR     | TREE | T.B.S.           |
| 5     | 36    | HICKORY?  | TREE | T.B.S.           |
| 6     | 14    | HOLLY     | TREE | T.B.S.           |
| 7     | 10    | ELM?      | TREE | T.B.S.           |
| 8     | 24    | DOGWOOD   | TREE | T.B.R.           |
| 9     | 12    | CHERRY    | TREE | T.B.S.           |
| 10    | 8     | CHERRY    | TREE | T.B.S.           |
| 11    | 20    | EVERGREEN | TREE | T.B.S.           |
| 12    | 9     | CHERRY    | TREE | T.B.S.           |
| 13    | 6     | CHERRY    | TREE | T.B.S.           |
| 14    | 18    | HOLLY     | TREE | T.B.S.           |
| 15    | 22    | PINE      | TREE | T.B.S.           |
| 16    | 24    | PINE      | TREE | T.B.S.           |
| 17    | 18    | HOLLY     | TREE | T.B.S.           |
| 18    | 13    | CHERRY    | TREE | T.B.S.           |
| 19    | 15    | OAK?      | TREE | T.B.S.           |
| 20    | 36    | OAK?      | TREE | T.B.R.           |

EXISTING TREE CANOPY AREA ON-SITE = 24,176 SF  
EXISTING ON-SITE WOODLANDS CANOPY = 37,936 SF  
TOTAL CANOPY ON-SITE = 62,112 SF

**CURVE TABLE**

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 110.00' | 148.46'    | 137.45'      | N 12°49'18" E | 77°19'52"   |

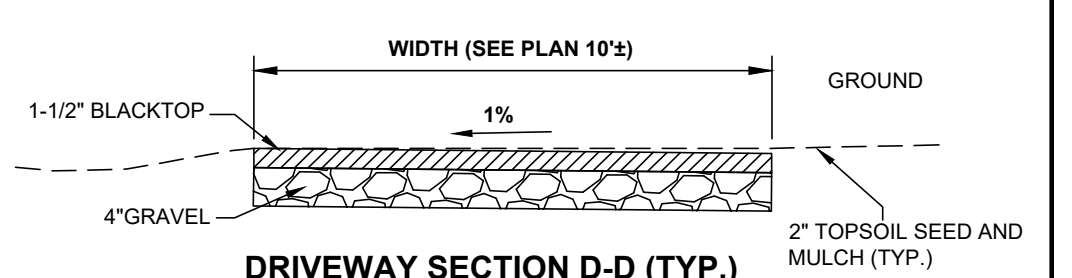


**FLOOR ELEVATION NOTES**

1. BF: BASEMENT FLOOR ELEVATION BASED ON 9FT HEIGHT FROM FIRST FLOOR.
2. FIRST FLOOR ELEVATION BASED ON 1.2FT ABOVE T.O.F ELEVATION.
3. BUILDER TO CONFIRM FLOOR ELEVATIONS TO HIS SATISFACTION PRIOR START OF CONSTRUCTION.

**DRIVEWAY NOTES**

1. 50' MIN. STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM.
2. CONTRACTOR TO MATCH LINE AND GRADE FOR DRIVEWAY AS SHOWN.
3. STANDARD A.A. COUNTY DRIVEWAY APRON DETAIL I-6A
4. PROPOSED DRIVEWAY STANDARDS:  
4" CR-6  
1 1/2" BLACKTOP



**EX. LOT COVERAGE**

|                      |                 |
|----------------------|-----------------|
| EX. HOUSE            | 1,781 SF        |
| EX. DRIVEWAY         | 2,932 SF        |
| EX. SHED#1           | 324 SF          |
| EX. SHED#2           | 104 SF          |
| EX. CONC. W/LK+CONC. | 170 SF          |
| EX. OVERHANGS        | 77 SF           |
| EX. CARPORT          | 191 SF          |
| <b>TOTAL</b>         | <b>5,579 SF</b> |

**EX. LOT COVERAGE**

|                      |                 |
|----------------------|-----------------|
| EX. DRIVEWAY         | 2,932 SF        |
| EX. SHED#1           | 324 SF          |
| EX. SHED#2           | 104 SF          |
| EX. CARPORT          | 191 SF          |
| PROP. HOUSE          | 2,596 SF        |
| PROP. GARAGE+STORAGE | 809 SF          |
| PROP. DRIVEWAY       | 107 SF          |
| PROP. CONCRETE       | 689 SF          |
| PROP. 3FT CANTILEVER | 48 SF           |
| <b>TOTAL</b>         | <b>7,800 SF</b> |

**LOT COVERAGE (RCA)**

|                                |            |
|--------------------------------|------------|
| SITE AREA                      | 117,183 SF |
| EX. LC AREA(4.7%)              | 5,579 SF   |
| PROP. LC AREA(6.6%)            | 7,800 SF   |
| MAX. LC ALLOWED(15%)           | 17,577 SF  |
| EX. DEVELOPED WOODLANDS        | 62,112 SF  |
| ALLOWABLE CLEARING(30%)        | 18,634 SF  |
| PROP. CLEARING (TREE#*8 & *20) | 3,769 SF   |
| NEW LC WITHIN 100FT BUFFER     | 206 SF     |
| 100FT BUFFER DISTURBANCE       | 8,108 SF   |

**LEGEND**

|                                  |          |
|----------------------------------|----------|
| EXISTING CONTOUR                 | 42       |
| PROPOSED CONTOUR                 | 40       |
| 15%>25% STEEP SLOPES             | [Symbol] |
| 25%> STEEP SLOPES                | [Symbol] |
| EXISTING SPOT ELEVATION          | 45.00    |
| PROPOSED SPOT ELEVATION          | 45.00    |
| EXISTING TREE LINE               | [Symbol] |
| STABILIZED CONSTRUCTION ENTRANCE | [Symbol] |
| REINFORCED SILT FENCE            | RSF      |
| TEMPORARY STOCKPILE AREA         | [Symbol] |
| LIMIT OF DISTURBANCE             | [Symbol] |

|                           |          |
|---------------------------|----------|
| TREE PROTECTION FENCE     | TPF      |
| FILTER LOG                | FL-12    |
| SUPER SILT FENCE          | SSF      |
| PERC TEST                 | [Symbol] |
| EXISTING BUILDING         | [Symbol] |
| PROPOSED BUILDING         | [Symbol] |
| STORM DRAIN               | SD       |
| EXISTING ELECTRIC         | E        |
| EXISTING FENCE            | X        |
| EX. TIDAL WETLANDS        | [Symbol] |
| BUILDING RESTRICTION LINE | 40' BRL  |
| EX. MEAN HIGH WATER       | MHW      |

PROP. MICRO BIO-RETENTION DEVICES#1&2  
MB#1(230 SF) MB#2(135 SF)  
WITH 6" PONDING AND 3.5FT  
PLANTING SOIL DEPTH  
(SEE 7 OF 7 FOR NOTES & DETAILS)  
\*\*RUNOFF TO BE DIRECTED TO DEVICE BY  
OVERLAND FLOW OR PIPING

**PLAN**  
SCALE: 1"=40'

**REVISION BLOCK**

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

**OWNERS**  
EIRK R. ADDINGTON  
REBECCA S. BURROWS  
1718 PLEASANT PLAINS ROAD  
ANNAPOLIS, MD 21409  
TEL: (347)-459-6760  
EMAIL: Erik.r.addington@gmail.com



53 OLD SOLOMONS ISLAND ROAD, SUITE I  
ANNAPOLIS, MARYLAND 21401  
410-266-1160  
EMAIL: TERRAIN@COMCAST.NET

**PLAN SHEET**

**GRADING, EROSION AND SEDIMENT CONTROL PLAN**

**STORCK PROPERTY**  
LOT 2 OR 2.690 ACRES  
PB. 185, PG'S 36-37, PLAT NO.'S 9811 & 9812  
1718 PLEASANT PLAINS ROAD  
ANNAPOLIS, MD 21409

TAX MAP 46, GRID 4, PARCEL 256 TAX ACCT#03-000-90094120 ZONING:RA  
THIRD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

|                     |                      |
|---------------------|----------------------|
| DATE: JANUARY, 2024 | DRAWN BY: D.J.B.     |
| SCALE: AS SHOWN     | CHECKED BY: R.C.L.   |
| SHEET: 4 OF 7       | TERRAIN JOB NO. 2976 |

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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: MARCH 15, 2024

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| 46        | 256      | 4       | 2     | -       |

FOR RESUBMITTAL ONLY

Corrections   
Redesign   
No Change   
Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 03-000-90094120

Project Name (site name, subdivision name, or other) | STORCK PROPERTY

Project location/Address | 1718 PLEASANT PLAINS ROAD

City | ANNAPOLIS | Zip | 21409

Local case number |

Applicant: Last name | ADDINGTON & BURROWS | First name | ERIK & REBECCA

Company | TERRAIN (ROY LITTLE)

Application Type (check all that apply):

Building Permit  Variance   
Buffer Management Plan  Rezoning   
Conditional Use  Site Plan   
Consistency Report  Special Exception   
Disturbance > 5,000 sq ft  Subdivision   
Grading Permit  Other  BUFFER DISTURBANCE

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:

REQUESTING DISTURBANCE TO BUFFER BECAUSE OF DEMOLITION AND RECONSTRUCTION OF NEW HOME

|                       |                          |                       |                          |
|-----------------------|--------------------------|-----------------------|--------------------------|
|                       | Yes                      |                       | Yes                      |
| Intra-Family Transfer | <input type="checkbox"/> | Growth Allocation     | <input type="checkbox"/> |
| Grandfathered Lot     | <input 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   |                      | Acres | Sq Ft |
|------------|-------|---------|----------------------|-------|-------|
| IDA Area   | 0     | 0       | Total Disturbed Area | 0.186 | 8,108 |
| LDA Area   | 0     | 0       |                      |       |       |
| RCA Area   | 2.690 | 117,183 | - # of Lots Created  |       |       |
| Total Area | 2.690 | 117,183 |                      |       |       |

|                                | Acres | Sq Ft  |                       | Acres | Sq Ft  |
|--------------------------------|-------|--------|-----------------------|-------|--------|
| Existing Forest/Woodland/Trees | 1.425 | 62,112 | Existing Lot Coverage | 0.128 | 5,579  |
| Created Forest/Woodland/Trees  | 0     | 0      | New Lot Coverage      | 0.179 | 7,800  |
| Removed Forest/Woodland/Trees  | 0.086 | 3,769  | Removed Lot Coverage  | 0.040 | 1,781  |
|                                |       |        | Total Lot Coverage    | 0.404 | 17,628 |

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

|                        | Acres | Sq Ft |                        | Acres | Sq Ft |
|------------------------|-------|-------|------------------------|-------|-------|
| Buffer Disturbance     | 0.186 | 8,108 | Buffer Forest Clearing | 0     | 0     |
| Non-Buffer Disturbance | 0.218 | 9,520 | Mitigation             | 0     | 0     |

|  |  |
|--|--|
| <u>Variance Type</u>                       | <u>Structure</u>                                 |
| Buffer <input checked="" type="checkbox"/> | Acc. Structure Addition <input type="checkbox"/> |
| Forest Clearing <input type="checkbox"/>   | Barn <input type="checkbox"/>                    |
| HPA Impact <input type="checkbox"/>        | Deck <input type="checkbox"/>                    |
| Lot Coverage <input type="checkbox"/>      | Dwelling <input checked="" type="checkbox"/>     |
| Expanded Buffer <input type="checkbox"/>   | Dwelling Addition <input type="checkbox"/>       |
| Nontidal Wetlands <input type="checkbox"/> | Garage <input type="checkbox"/>                  |
| Setback <input type="checkbox"/>           | Gazebo <input type="checkbox"/>                  |
| Steep Slopes <input type="checkbox"/>      | Patio <input type="checkbox"/>                   |
| Other <input type="checkbox"/>             | Pool <input type="checkbox"/>                    |
|  | Shed <input type="checkbox"/>                    |
|  | Other <input type="checkbox"/>                   |

***Critical Area Report***  
***For:***  
***1718 Pleasant Plains Road***  
***Annapolis, MD 21409***  
***Tax Map 46, Block 4, Parcel 256***

*March, 2024*

*Prepared By:*  
***Terrain, Inc.***  
*53 Old Solomons Island Road, Ste. I*  
*Annapolis, MD 21401*  
*(410) 266-1160*  
*terrain@comcast.net*

**CHESAPEAKE BAY CRITICAL AREA REPORT  
1718 PLEASANT PLAINS ROAD  
TAX MAP 46, BLOCK 4, PARCEL 256**

**INTRODUCTION**

This is a 2.690 AC., waterfront property, and is located at 1718 Pleasant Plains Road, Annapolis, Maryland 21409. The property fronts on Mill Creek. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as a Resource Conservation Area (RCA). The property is zoned RA/OS.

**EXISTING LAND USE**

The existing is a Single-Family Dwelling, which will be demolished, and a new home built.

**PROPOSED LAND USE**

Single Family Dwelling, with a two-car garage and storage, driveway.

**SURROUNDING LAND USE**

This is a waterfront property with the surrounding parcels being waterfront or non-waterfront.

**FLOODPLAIN**

The property is shown on the Federal Emergency Management Agency (FEMA) panel 24003C0189F, Zone AE/X, Elevation 6.

**BUFFER MODIFICATION**

The property is not mapped buffer modified.

**TIDAL WETLANDS**

This site is waterfront with an existing pier and there are no tidal – wetlands.

**BODIES OF WATER**

The property is a waterfront lot which fronts Mill Creek.



### **STEEP SLOPES**

There are no steep slopes on-site that will be disturbed during this project.

### **RARE AND ENDANGERED SPECIES**

There are no federally or state listed species of rare, threatened or endangered species of plants or animals on this site.

### **DATES OF FIELD WORK**

March 2024

A. GENERAL NOTES

- 1. ALL UTILITIES INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STANDARD RULES OF JULY 14, 1988.
2. COORDINATES AS SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED BY THE ANNE ARUNDEL COUNTY, MARYLAND DEPT. OF PLANNING AND CODE ENFORCEMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE C, AN AREA OF URBAN FLOODING, AND ZONE AB, AN AREA OF 100 YEAR FLOOD (E.L. 7.0) AS SHOWN ON F.E.M.A. NO. 2400080034C. (SEE CRITICAL FLOODPLAIN NOTE THIS PLAT)
4. THE EXISTING STRUCTURES SHOWN HEREON (ON PLAT 2 OF 2) SHALL REMAIN. SEE CRITICAL AREA NOTE NO. 5
5. THIS SUB. LIES MOSTLY WITHIN THE CRITICAL AREA LESS THAN 40,000 S.F. OF AREA IS LOCATED OUTSIDE OF THE CRITICAL AREA THEREFORE THIS SITE IS EXEMPT FROM THE STATE FOREST CONSERVATION ACT AND COUNTY TREE BILL 13-90. SEE CRITICAL AREA NOTES/CALCULATIONS THIS SHEET.
6. THE PRINCIPLE STRUCTURE (HOUSE) MUST BE PLACED TO THE SIDE OF A 4' IN FRONT OF THE NECESSARY STRUCTURE (BARRIERS) SHOULD A VARIANCE WOULD BE REQUIRED PRIOR TO ISSUANCE OF A PERMIT.

B. OWNER'S DEDICATION

I, WILLIAM H. STORCK, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS TO USE SUCH LANDS TO BE IN THE ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION AS MAY BE APPROPRIATE, UPON REQUEST.

THERE ARE NO SITS, ACTIONS-AT-LAW, LEASES, LIENS, MORTGAGES, TRUSTS EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING: A 40' PRIVATE RIGHT-OF-WAY AS SHOWN ON THE APPROVED PLAT SURVEY OF 3.2 AC. FOR LAWRENCE DAVIDSON AND REDDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 1418, FOLIO 149, AND ALL PARTIES IN INTEREST TO THE RELOCATION THEREOF AS SHOWN ON THESE PLATS HAVE HERETOFORE GIVEN THEIR SIGNATURES INDICATING THEIR ASSENT AND WILLEDNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

WITNESSES: William H. Storck 10/13/95, William H. Storck 10/13/95, Lawrence C. Davidson 10/13/95, William T. Davidson, Jr. 10/13/95, Robert S. D. Cole 10/13/95, William H. Storck, Trustee 10/13/95. Includes names of owners and trustees with dates.

C. SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY WILLIAM H. STORCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF NINA CHARLAIN STORCK TO WILLIAM H. STORCK, TRUSTEE, BY DEED DATED MAY 28, 1988 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4614, FOLIO 318, AND ALL OTHER LAND CONVEYED BY WILLIAM H. STORCK AND NINA D. STORCK TO WILLIAM H. STORCK BY DEED DATED MARCH 8, 1986 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4098, FOLIO 126. WILLIAM H. STORCK HAVING SINCE DEPARTED THIS LIFE. THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF NUMBERS HAVE BEEN COMPLIED WITH.

OWNER AS TO SURVEYOR'S CERTIFICATE: William H. Storck 10/13/95. WILLIAM H. STORCK, (AS TRUSTEE (INDIVIDUAL))

D. OWNER/DEVELOPER CERTIFICATION

I CERTIFY THAT IRON PIPES MARKED THIS AND CONCRETE MONUMENTS MARKED THIS WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND. William H. Storck 10/13/95. WILLIAM H. STORCK, (AS TRUSTEE (INDIVIDUAL))

\*E. ADMINISTRATIVE PURPOSE NOTE

THE PURPOSE OF THIS ADMINISTRATIVE PLAT IS TO LEGALIZE THE EXISTENCE OF THE TWO HOUSES ON THE 5.77 AC. PORTION OF PARCEL 256 (LEGAL PARCEL NO.1) AS THEY PRESENTLY EXIST. THE CREATION OF THE 40' PRIVATE RIGHT-OF-WAY AS SHOWN HEREON WILL FORMALIZE THE PROPERTY LINE BETWEEN THE LOTS FOR THE TWO EXISTING HOUSES. IN ADDITION, A PORTION OF THE EXISTING 40' PRIVATE RIGHT-OF-WAY WITHIN ADJOINING PARCELS 214 & 216 SHALL BE RELOCATED. THE CONSENT TO THE RELOCATION OF THE RIGHT-OF-WAY, (SEE WAIVER NOTE PREVIOUS FOR LEGAL PARCELS NO. 2 AND WAIVER CONDITIONS (SEE NOTES L.1,3)) THIS PLAT FOR ADDITIONAL INFORMATION. ALSO SEE THE SUBDIVISION REGULATIONS FOR LEGAL PARCELS NO. 2 AND WAIVER CONDITIONS (SEE NOTES L.1,3)

F. STORMWATER MANAGEMENT NOTE

LOT 1, 2 AND LEGAL PARCEL NO. 2 & PRIVATE 40'R/W. A. THIS SUBDIVISION IS SUBJECT TO S.W.M. BILL 67-84. B. THE PURPOSE OF THIS PLAT IS TO LEGALIZE THE EXISTENCE OF THE TWO HOUSES ON THE 5.77 AC. PORTION OF PARCEL 256 AND TO CREATE THE PROPOSED 40FT. RIGHT-OF-WAY. NO DISTURBANCE IS PROPOSED WITH THIS PLAT. THEREFORE LOTS 1, 2, LEGAL PARCEL #2 AND THE PRIVATE 40' RIGHT-OF-WAY ARE EXEMPT FROM S.W.M. BILL 67-84 VIA SECTION 3-201 (G)(1) DUE TO LESS THAN 5,000 S.F. OF DISTURBANCE ASSUMED. IF THIS LIMIT WOULD BE EXCEEDED DURING ANY DEVELOPMENT THEN THIS EXEMPTION WILL BECOME NULL AND VOID AND LOTS 1, 2, LEGAL PARCEL #2 AND THE PRIVATE 40' RIGHT-OF-WAY WILL BE SUBJECT TO STORMWATER MANAGEMENT PRACTICES.

G. COASTAL FLOODPLAIN NOTE

LOTS 1 AND 2 ARE AFFECTED BY THE COASTAL FLOODPLAIN AND/OR COASTAL HIGH HAZARD AREA AS ESTABLISHED ON THE FLOOD INSURANCE RATE MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE ELEVATION IN ZONE AB IS 7.0. FIRST FLOOR ELEVATIONS OF ALL STRUCTURES BUILT WITHIN SUCH AREAS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 21 OF THE ANNE ARUNDEL COUNTY CODE, TITLE 1, "FLOODPLAIN MANAGEMENT".

H. PERPETUAL RIGHT-TO-DISCHARGE NOTE

WILLIAM H. STORCK, HIS SUCCESSORS AND ASSIGNS, DO HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF STORM WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON EXISTING GROUND, SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS (C) (PRIVATE) AND (P) (PUBLIC), RESPECTIVELY, AS SHOWN GRAPHICALLY ON THIS PLAT. William H. Storck 10/13/95. WILLIAM H. STORCK, (AS TRUSTEE (INDIVIDUAL))

I. WAIVER NOTE

WAIVER NO. 4888 GRANTED MAY 13, 1994 BY THE DIRECTOR OF PLANNING AND CODE ENFORCEMENT ALLOWS AN ENHANCED ADMINISTRATIVE PLAT TO BE PROCESSED FOR THIS PROJECT. THIS DECISION IS BASED ON DEED REFORMATION WHICH SEPARATE LEGAL PARCELS CONSISTING OF 5.77 ACRES (LEGAL PARCEL NO. 1) AND 13.38 ACRES (LEGAL PARCEL NO. 2) THAT WILL LEGALIZE THE EXISTENCE OF THE TWO HOUSES ON THE 5.77 ACRE PIECE AS THEY PRESENTLY EXIST. THIS PLAT WILL ALSO INCLUDE THE CREATION OF A 40' PRIVATE RIGHT-OF-WAY OVER THE EXISTING DRIVE WHICH BLENDS THE PROPERTY AND WHICH WILL FORMALIZE THE PROPERTY LINE BETWEEN THE LOTS FOR THE TWO EXISTING HOUSES.

- THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. AN ENHANCED ADMINISTRATIVE PLAT WILL BE SUBMITTED.
2. A CURRENT SHORT FORM CRITICAL AREA REPORT SHALL BE SUBMITTED WITH THE PLAT.
3. A PRIVATE ROAD STATEMENT SHALL BE PLACED ON THE PLAT AND A PRIVATE ROAD MAINTENANCE AGREEMENT SHALL BE RECORDED FOR THAT PORTION OF THE ROAD THAT ADJACENTS OR BLENDS THE LOTS.
4. THE EXISTING SWIMMING POOL SHALL BE INCLUDED WITHIN LOT 1. (SEE NOTE PLAT 2 OF 2)
5. A NOTE SHALL BE PLACED ON THE PLAT REGARDING UPGRADING OF THE PRIVATE ROADWAY WITH ANY RESUBDIVISION OF LOTS 1, 2 OR LEGAL PARCEL 2 (SEE NOTE J. THIS PLAT)
6. THE RELOCATION OF THE EXISTING RIGHT-OF-WAY WILL REQUIRE APPROVAL FROM ADJOINING PARCEL 214.
7. APPROPRIATE DRAINAGE INFORMATION AND NOTATION AS DETERMINED BY PACE/ENGINEERING SHALL BE PROVIDED. SOIL SHALL BE ADDRESS FOR LOTS UNDER 3 ACRES.
8. CURRENT SETBACKS AND/OR BUFFER TO WETLANDS AND STEEP SLOPES SHALL BE PROVIDED.

\*\* J. WAIVER 4888 CONDITION NO. 6 NOTE

WITH ANY RESUBDIVISION OF LEGAL PARCEL NO. 2, THE 40' PRIVATE RIGHT-OF-WAY SHALL BE UPGRADDED TO A MINIMUM OF 18 FOOT WIDE (CRS) GRAVEL ROADWAY (IF PRIVATE) OR A 20 FOOT PAVED ROAD (IF PUBLIC). APPROPRIATE DRAINAGE IMPROVEMENTS MUST ALSO BE PROVIDED.



K. PRIVATE NON-COUNTY ROAD STATEMENT

THE 40' PRIVATE USE-IN-COMMON RIGHT-OF-WAY AS SHOWN ON PLAT 2 OF 2 IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1, 2 AND LEGAL PARCEL NO. 2. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJUTING COUNTY ROADS. FURTHER SUBDIVISION OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM MAY ONLY BE ACCOMPLISHED IF THE PRIVATE ROADWAY IS IMPROVED TO COUNTY ROAD STANDARDS AT THE LOT OWNERS EXPENSE. SEE PRIVATE MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 7633, FOLIO 930.

L. RA SUBDIVISION POTENTIAL NOTE

- 1. THERE IS NO FUTURE SUBDIVISION POTENTIAL FOR LOTS 1 AND 2.
2. THERE IS NO BONUS LOT POTENTIAL DUE TO R.C.A. RESTRICTIONS.
3. THE SUBDIVISION POTENTIAL FOR THE 13.361 AC. LEGAL PARCEL NO. 2 IS FOR (3) THREE FAMILY CONVEYANCE LOTS TOTAL.
4. THE ELIGIBLE FAMILY MEMBERS FOR THE SUBDIVISION OF LEGAL PARCEL NO. 2 ARE: ELIZABETH CHAPMAN DERRER, CAROLINE ISABEL SHORT TEELENG, & CHRISTIAN DAVIDSON STORCK.

M. CRITICAL AREA NOTES

- 1. THE MAJORITY OF THE PROPERTY SHOWN HEREON LIES WITHIN THE CHEAPESAKE CRITICAL AREA. SEE CRITICAL AREA CALCULATIONS THIS PLAT FOR FOREST CLEARING AND IMPERVIOUS COVERAGE ALLOWED. (RCA DESIGNATION)
2. NO DREDGING OR FILLING OF SHALLOW WATER HABITAT (2' OR LESS AT MEAN LOW WATER) IS ALLOWED, UNLESS THE APPROPRIATE FEDERAL, STATE AND COUNTY PERMITS ARE OBTAINED.
3. NO DISTURBANCE OR CLEARING WITHIN THE BUFFERS IS PERMITTED WITHOUT A BUFFER MANAGEMENT PLAN APPROVED BY THE ANNE ARUNDEL COUNTY DEPT. OF PLANNING AND CODE ENFORCEMENT. A VARIANCE MAY ALSO BE REQUIRED.
4. THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT (SEE NOTE F. - THIS PLAT)
5. NO LATERAL EXPANSION OR ADDITIONAL IMPERVIOUS WITHIN THE BUFFER/EXPANDED BUFFER WITHOUT A VARIANCE ON LOT 2 (SEE HOUSES OR LEGAL PARCELS NO. 2 (EVEN BARRIERS)).
6. SEE CONSERVATION EASEMENT RECORDED IN LIBER 1300 FOLIO 733.

- 1. CLEARING TABULATIONS ARE BASED ON THE CRITICAL AREA SITE PLAN APPROVED WITH THIS SUBDIVISION AND ON FILE AT THE DEPT. OF PLANNING AND CODE ENFORCEMENT.
2. EX. TREED AREA IS APPROXIMATELY 180,919 S.F. CLEARING ALLOWED IS 20% AND HAS BEEN DIVIDED OVER THE AREAS TO ALLOW FOR FUTURE DEVELOPMENT USE. REPLACEMENT SHALL BE ON AN EQUAL AREA BASIS.

N. CRITICAL AREA CALCULATIONS

Table with columns: LOT NO., MAX. IMPERVIOUS AREA (15%), MAXIMUM CLEARING ALLOWED (20%). Rows include Lot 1 (108,967 SF), Lot 2 (117,163 SF), LEGAL P.#2 (581,002 SF), PRV. 40' R/W (23,562 SF), and TOTAL (831,704 SF).

\*\*ADDITIONAL IMPERVIOUS ALLOWED FOR FUTURE ROAD IMPROVEMENT CAPABILITY. IMPERVIOUS ALLOWED FOR LEGAL PARCEL NO. 2 DECREASED. THESE NOS. MAY BE ADJUSTED WITH FUTURE SUBDIVISION IF NEEDED.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats), AA Plat 9811-9812; Plat Book 185, pp. 36-37; MSA\_152352\_7662; Date available 1995/06/09; Printed 09/13/2002.



Ronald W. Johnson Associates, Inc. Consulting Engineers, Land Planners, Surveyors

APPROVED BY [Signature] 3/29/96 DATE. DIRECTOR OF PLANNING AND CODE ENFORCEMENT

APPROVED BY [Signature] 11/16/95 DATE. COUNTY HEALTH OFFICER

SCALE AS SHOWN. 382 TAX PARCELS. 582 TAX PARCELS. ANNE ARUNDEL CO., MD. TOL 46, B.L. 4, P. 256. OWNER WILLIAM H. STORCK. MBRSSW035-7062-1

**SEPTIC AREA NOTE**

THE 10,000 S.F. SEPTIC AREAS AS SHOWN HEREIN SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

**RA SETBACKS**

FRONT 40'  
 REAR 35'  
 SIDE 15' / 40' CORNERS  
 SIDE ST. 40'  
 MIN. LOT WIDTH 150'  
 Ø BRL 150'

**OS SETBACKS**

57' - FROM ANY LOT LINE  
 75' - FROM ANY R/W  
 18' - MIN. FRONTAGE



**SURVEYOR:**

Carl A. Stevenson 8/31/04  
 Carl A. Stevenson P.E.S. No. 149 Date

**OWNER:** See Plat 1 of 2 for complete Owners Dedication & Surveyors Certification

Witness: *William H. Storck* (as Trustee Individual)  
*William H. Storck* (as Trustee Individual)

| AREA               | RA ZONE    | OS ZONE  |
|--------------------|------------|----------|
| Lot 1              | 2.502 Ac.  | N/A      |
| Lot 2              | 1.88 Ac.   | 0.81 Ac. |
| Priv. R/W          | 0.541 Ac.  | N/A      |
| Legal Parcel No. 2 | 12.951 Ac. | 0.91 Ac. |

**PLAT SUMMARY**

TOTAL PLAT AREA 19.093 Ac.  
 TOTAL NO. SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 & 2) 2  
 TOTAL LOT AREA (LOTS 1 & 2) 5.192 Ac.  
 TOTAL AREA PRIV. R/W 0.540 Ac.  
 TOTAL AREA LEGAL PARCEL NO. 2 (AREA WITHIN EX. P. 256 LEGAL PARCEL NO. 1) 12.951 Ac.  
 MAX. HEIGHT 45 FT.  
 EXISTING ZONING RA/OS  
 AREA IN RA - 756,727 S.F. / 17.37 Ac.  
 AREA IN OS - 75,000 S.F. / 1.72 Ac.  
 CRITICAL AREA DESIGNATION RA/OS  
 (AREA IN RA - 515,494 S.F. / 11.85 Ac.)  
 (AREA OUTSIDE CRITICAL AREA - 1,232,233 S.F. / 28.41 Ac.)  
 TOTAL AREA NON-TIDAL WETLANDS AD/C  
 FURN ZONES (MAP 34)  
 (AREA IN AD - 53,022 S.F. / 1.21 Ac.)  
 (AREA IN C - 798,727 S.F. / 18.38 Ac.)

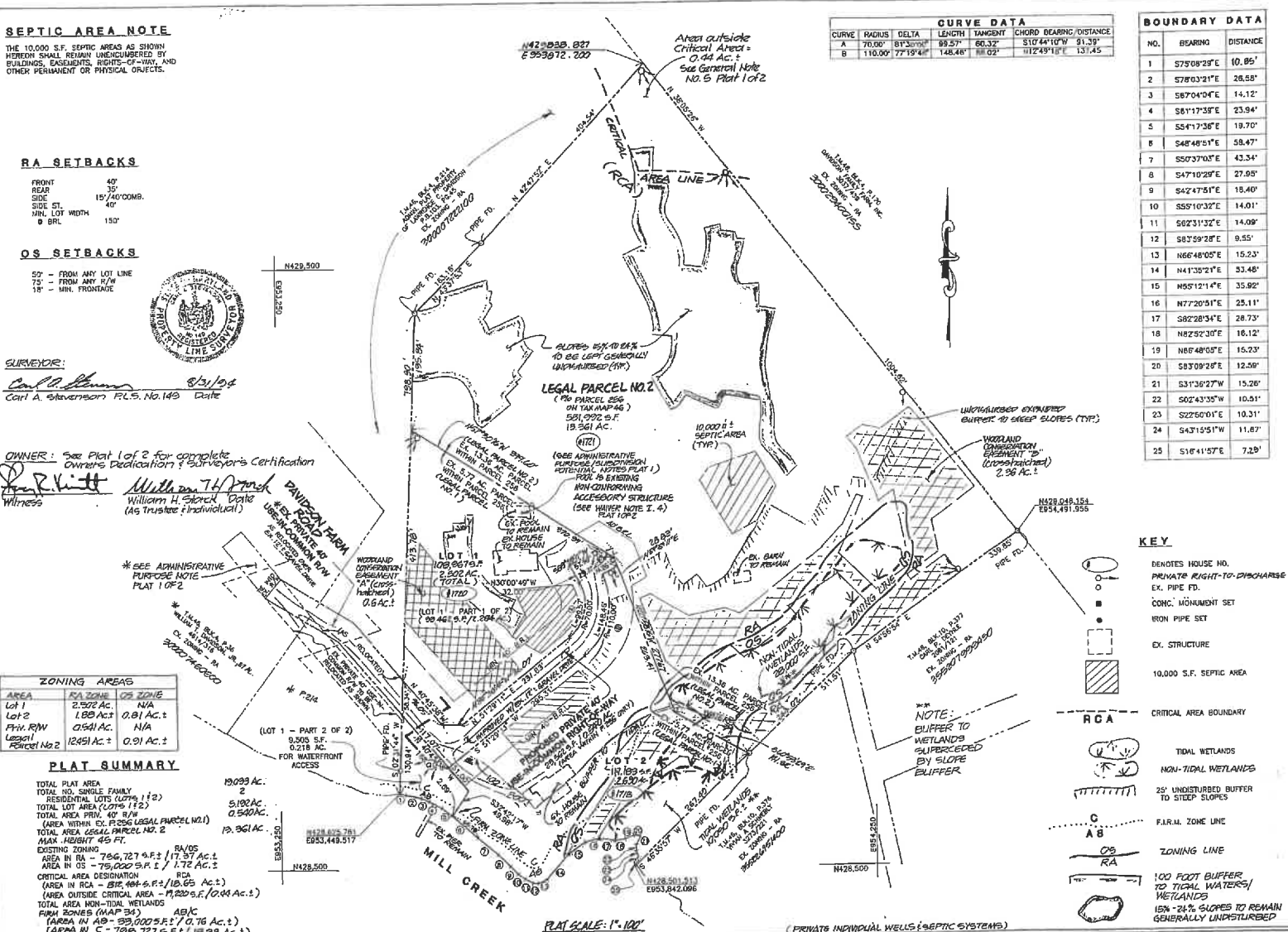
| CURVE DATA |         |           |         |         |                        |
|------------|---------|-----------|---------|---------|------------------------|
| CURVE      | RADIUS  | DELTA     | LENGTH  | TANGENT | CHORD BEARING/DISTANCE |
| A          | 70.00'  | 81°30'00" | 89.57'  | 60.32'  | S10°44'10"W 91.39'     |
| B          | 110.00' | 77°19'48" | 148.48' | 110.02' | N12°49'18"E 131.45'    |

**BOUNDARY DATA**

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| 1   | S75°08'28"E | 10.85'   |
| 2   | S78°03'21"E | 28.58'   |
| 3   | S87°04'04"E | 14.12'   |
| 4   | S81°17'35"E | 23.84'   |
| 5   | S54°17'36"E | 18.70'   |
| 6   | S48°48'51"E | 58.47'   |
| 7   | S50°37'00"E | 43.34'   |
| 8   | S47°10'28"E | 27.85'   |
| 9   | S42°47'51"E | 18.40'   |
| 10  | S55°10'32"E | 14.01'   |
| 11  | S62°31'22"E | 14.09'   |
| 12  | S83°59'28"E | 9.55'    |
| 13  | N68°48'05"E | 15.23'   |
| 14  | N41°35'21"E | 33.48'   |
| 15  | N55°12'14"E | 35.92'   |
| 16  | N77°20'51"E | 25.11'   |
| 17  | S82°28'34"E | 28.73'   |
| 18  | N82°52'30"E | 16.12'   |
| 19  | N68°48'05"E | 15.23'   |
| 20  | S83°09'28"E | 12.50'   |
| 21  | S31°36'27"W | 15.26'   |
| 22  | S02°43'35"W | 10.51'   |
| 23  | S22°50'01"E | 10.31'   |
| 24  | S43°15'51"W | 11.87'   |
| 25  | S18°41'57"E | 7.29'    |

**KEY**

- DENOTES HOUSE NO.
- PRIVATE RIGHT-TO-PURCHASE
- EX. PIPE FD.
- CONC. MONUMENT SET
- IRON PIPE SET
- EX. STRUCTURE
- 10,000 S.F. SEPTIC AREA
- RCA - CRITICAL AREA BOUNDARY
- TIDAL WETLANDS
- NON-TIDAL WETLANDS
- 25' UNDISTURBED BUFFER TO SLOPE
- F.I.R.M. ZONE LINE
- ZONING LINE
- 100 FOOT BUFFER TO TIDAL WATERS/ WETLANDS
- 15% - 24% SLOPES TO REMAIN GENERALLY UNDISTURBED



**Ronald W. Johnson Associates, Inc.**  
 Consulting Engineers - Land Planners - Surveyors

ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND CODE ENFORCEMENT  
 APPROVED BY [Signature] 11/13/05  
 DIRECTOR, PLANNING AND CODE ENFORCEMENT DATE

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT  
 APPROVED BY [Signature] 11/13/05  
 COUNTY HEALTH OFFICER DATE

PLAT OF 2  
 \* ENHANCED ANNOUNCEMENT PLAT OF THE  
**STORCK PROPERTY**  
 300' UNDISTURBED BUFFER TO TIDAL WATERS  
 ANNE ARUNDEL CO. HD 1M 46, BUX & P. 256 DEC. 1994

MSA S541235-7062-2

February 26, 2024

To Whom It May Concern  
Zoning Division, 3<sup>rd</sup> Floor  
Heritage Office Complex  
2664 Riva Road  
Annapolis, MD 21401

Re.: **1718 Pleasant Plains Road VARIANCE REQUEST**  
**G02019523– GRADING PERMIT**

To Whom It May Concern:

**Engineering Division of I&P:**

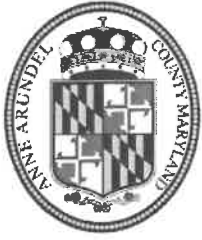
1. The subject site will be served by a private well and septic.
2. Due to the size of the lot and keeping separations from proposed septic and well systems, the SWM devices are within the 100' M.H.W buffer.
3. There is no case where the phreatic line impacts steep slopes.
4. From reviewing the perc tests and boring at the first micro bio-retention device (AP#1), another boring at the second micro bio-retention device was not needed.
5. There is no known downstream flooding.
6. All provisions have been provided per water quality guidelines and there should be no adverse affects to the water quality.
7. Site design protects natural resources along the proposed property by citing the practices to provide minimum disturbance to the buffer.
8. The following information provided below verifies how the following are reviewed and applied in the BMP selection for the site.
  - a. Watershed Factors – Project is not located in a watershed that requires special design objectives or constraints.
  - b. Terrian Factors – Project is not located in a portion of the State that has particular design constraints imposed by local terrain.

- c. Stormwater Treatment Suitability – The construction of the (2) two Micro Bio-Retention devices meet the required ESD of 1,016 CF by providing 1,017 CF. Calculations can be found on attached Site Plan.
  - d. Physical Feasibility Factors – There are no physical constraints at the project site that may restrict or preclude the use of a particular BMP.
  - e. Community and Environmental Factors – Environmental factors of the (2) two Micro Bio-Retention devices are to filter run-off from the site and add landscaped areas to the property. Proposed site design follows suite with the rest of the community.
  - f. Location and Permitting Factors – Shoreline and steep slope buffers are shown on the attached plan. The (2) two SWM devices are proposed within the 100' M.H.W buffer, but will have no environmental impact.
9. Storm water management for the site will be addressed during the grading permit and shown on the provided Variance Plan.
10. The proposed site design includes protecting the natural environment.

If you have any questions or require anything further, please contact our office at (410) 266-1160 x310 or via email at [roy@terrainmd.com](mailto:roy@terrainmd.com) or [Trish@terrainmd.com](mailto:Trish@terrainmd.com)

Sincerely,  
*Roy Little*  
Roy Little, P.E.





**OFFICE OF PLANNING AND ZONING**  
**CONFIRMATION OF PRE-FILE**

**PRE-FILE #:** 2043-0013-P  
**DATE:** 02/07/2024  
**OPZ STAFF:** Jennifer Lechner  
Kelly Krinitz  
**I&P STAFF:** Habtamu Zeleke

**APPLICANT/REPRESENTATIVE:** Eric Addington / Terrain

**EMAIL:** [ERIK.R.ADDINGTON@GMAIL.COM](mailto:ERIK.R.ADDINGTON@GMAIL.COM) / [terrain@comcast.net](mailto:terrain@comcast.net)

**SITE LOCATION:** 1718 Pleasant Plains Road, Annapolis

**LOT SIZE:** 2.69 acres

**ZONING:** RA/OS **CA DESIGNATION:** RCA **BMA:** NO **BUFFER:** YES **APPLICATION TYPE:** Variance

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The applicants are proposing permanent and temporary disturbance to the 100 foot buffer of the Critical Area in order to demolish the existing house and construct a new dwelling in the same general location. The new dwelling will create 206 square feet of new lot coverage in the buffer, and will disturb 8,108 square feet in the buffer.

A grading permit, G02019523, to demolish the existing structure and rebuild a new SFD was submitted on 09/14/2022. That permit is pending revisions required by the Environmental, Zoning, and Engineering sections.

A variance to 18-13-104, to allow development within the 100 foot buffer to tidal waters and tidal wetlands, is required.

**COMMENTS**

**Critical Area Team:**

Applicant should evaluate moving the SWM practice out of the 100' buffer to further reduce disturbance.

**Zoning Administration Section:**

The Administrative Site Plan must show the R5 and OS zoning district boundaries.

The Administrative Site Plan should indicate the height of the proposed structures /number of stories; and correct the "EX. LOT COVERAGE" of the second block label to differentiate as "Proposed".

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet all of the Critical Area variance standards provided under Section 18-16-305, which includes the requirement that the variance must be the minimum necessary to afford relief.

**Engineering Division of I&P:**

1. Based on the plan provided, it appears that the property will be served by a private well and septic.
2. Development, including SWM facilities are proposed within natural features within their buffer. SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resource areas and their buffers.
3. According to the SWM practices and procedure manual, in no case shall the phreatic line from the overflow of these facilities intersect the steep slopes.
4. Given the proximity to environmental features, and potential variability of the soil conditions, provide borings at each facility for the practice. The suitability, and siting of proposed SWM practices study should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted. A Geotech investigation should be performed.
5. The site design show ensures that any existing downstream flooding including nuisance flooding issues will be exacerbated by the proposed development.
6. Given the disturbance to sensitive resources including the buffers, the proposed design adversely affects the water quality within the Critical Area. Please clarify.
7. As a part of the Environmental site Design, it shall be verified that site design includes protecting natural resources. At this time, this office does not have this information.
8. Based on the site conditions, the information shall be provided to verify how the following are reviewed and applied in the BMP selection for the site and ensure that the BMPs proposed meet requirements from MDE Stormwater Manual chapters 4 and 5.
  - a. Watershed Factors;
  - b. Terrain Factors;
  - c. Stormwater Treatment Suitability;
  - d. Physical Feasibility Factors;
  - e. Community and Environmental Factors; and
  - f. Locational and Permitting Factors.
9. The stormwater management for the site shall be addressed during the grading permit.
10. As a part of the Environmental site Design, it shall be verified that site design includes protecting natural resources. At this time, this office does not have this information.

**INFORMATION FOR THE APPLICANT**

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.