

**DOUGLAS D. BOURQUIN, LLC**  
**LAND DEVELOPMENT CONSULTING**  
**4 CINDY COURT**  
**SEVERNA PARK, MD. 21146**  
PHONE 410-279-6053  
Email: [ddbourquin@gmail.com](mailto:ddbourquin@gmail.com)

**March 18, 2024**

**Anne Arundel County**  
**Office of Planning and Zoning**  
**Zoning Division**  
**2664 Riva Road**  
**Annapolis, Maryland 21401**

**Attn: Sterling Seay**

**Re: 372 Riverside Drive**  
**G02019848, Tax#3881-2625-2500, Pre-file#2024-0009P**  
**Setback Variance Application – Letter of Explanation**

**Dear Ms. Seay:**

Attached here is a Variance Application to request relief from the setback requirements of the County Code Article 18-2-402. The request for the Variance is made in response to the OPZ Zoning Grading Permit comments dated 09/05/2023.

The subject property is an improved, waterfront, R2 residential property consisting of 4 platted lots in the old Plat of “Magothy Beach” as surveyed in 1921 and then replatted in June 1934. The existing house on the property was built in 1930. The existing topography slopes gently to moderately (no slopes of 15% or greater) from the road frontage of Riverside Drive toward the waterfrontage of the Magothy River. The property is a stable lawn with scattered trees. The subject property contains an existing confined well and an existing septic system. The property was perk tested on the road side of the site by the Health Department in February 2023. Passing perc results were received.

Proposed is the removal of the existing home and carport and the construction of a new home and attached garage. The existing confined (good) well will remain. The existing septic system will be abandoned and a new BAT septic system will be constructed in the area where the passing perc test was performed. There is currently no form of SWM on the property. In the redeveloped condition a proposed new ESD SWM system, consisting of N-1 and N-2 disconnection and M-1 Rainwater Harvesting, will be provided to address ESD to the MEP.

Regarding the setback matter, the properties on each side of the subject site are also improved with existing homes. The as surveyed setback from the water to the “subject” existing house is 50’. The average waterfront set-back for the two existing dwellings to the west of the subject is 48’. The average waterfront set-back for the two existing dwellings to the east of the subject is 88’. The overall average setback for the four (4) adjacent/nearby dwellings is 68’,

We again note that the subject property #372 contains an existing confined (good) well that is situated 47 feet away from the existing house. We reiterate that the passing perc testing is located on the road side of the site and that the proposed new septic system with BAT tank will be situated 50 feet away from the existing confined well. The proposed new house on the property will be located 63 feet +/- from the water and the proposed deck will be located 52 feet +/- from the water. The proposed new house with attached garage will be located 31 feet +/- from the existing confined well. The location for the proposed new home on the subject property is significantly constrained by the location of the existing confined well and by the location of the passing perc test which was conducted during the 2023 wet season.

We note that the proposed new home on the subject property will be situated 13 feet +/- further away (63’) from the water than the existing house (to be removed). The proposed house location will “nearly match” the average water setback of the 4 adjacent/nearby. We also note that the average setback of three of the adjacent/nearby houses is 60’ +/- and that the “outlier” as related to water setback is the existing adjacent home #376 on the property immediately to the east (of the subject property) where the water setback is 92’ +/-.

We have included in this application all of the required supporting documents including a Critical Area Report, copy of the current Deed and a set of the SDAT record of property owners within 300 feet of the subject property.

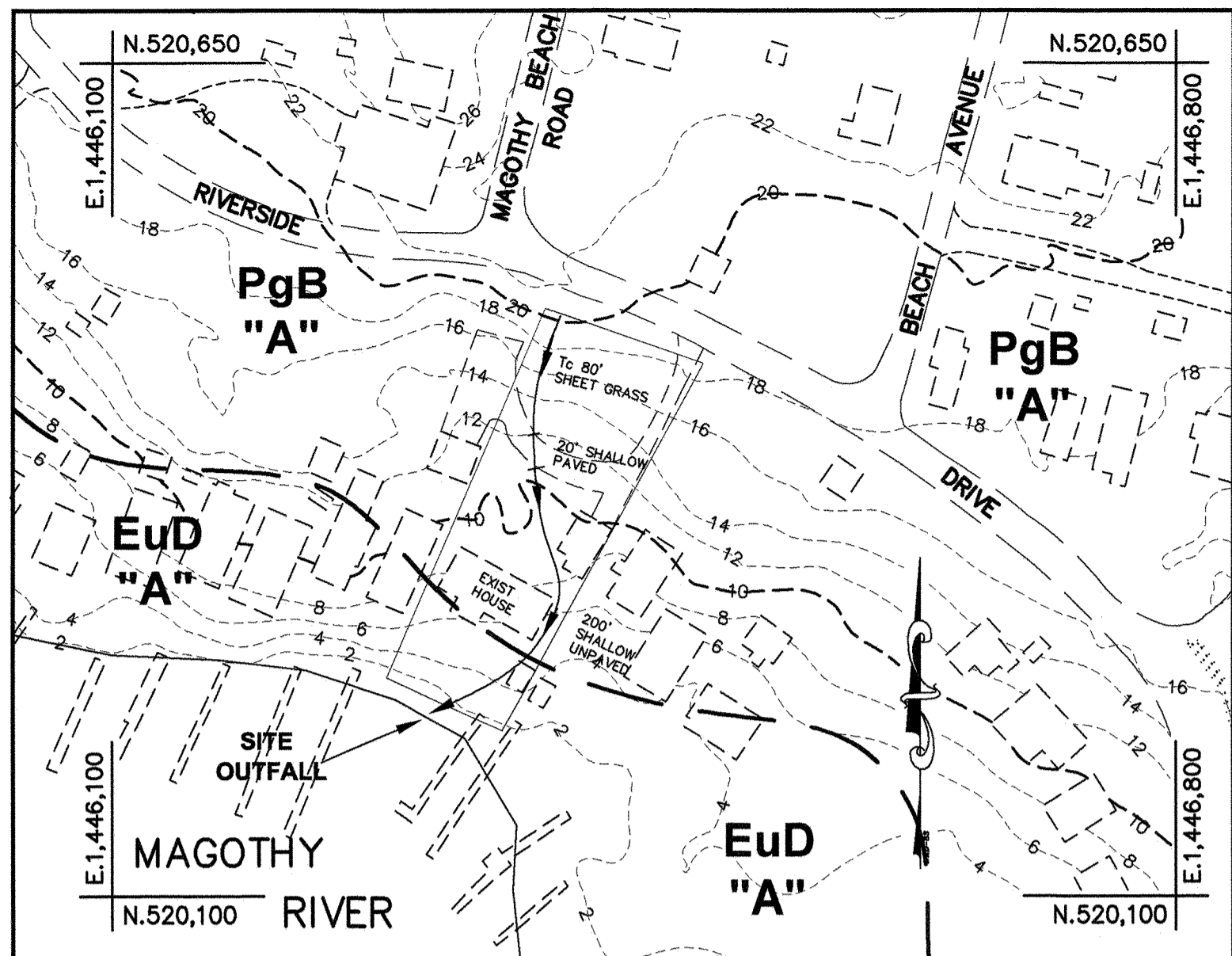
Please contact us if you require additional information or if you have any questions or comments at this time. Thank you.

Sincerely,

Douglas D. Bourquin

#22-36 372 Riverside Final Variance Letter



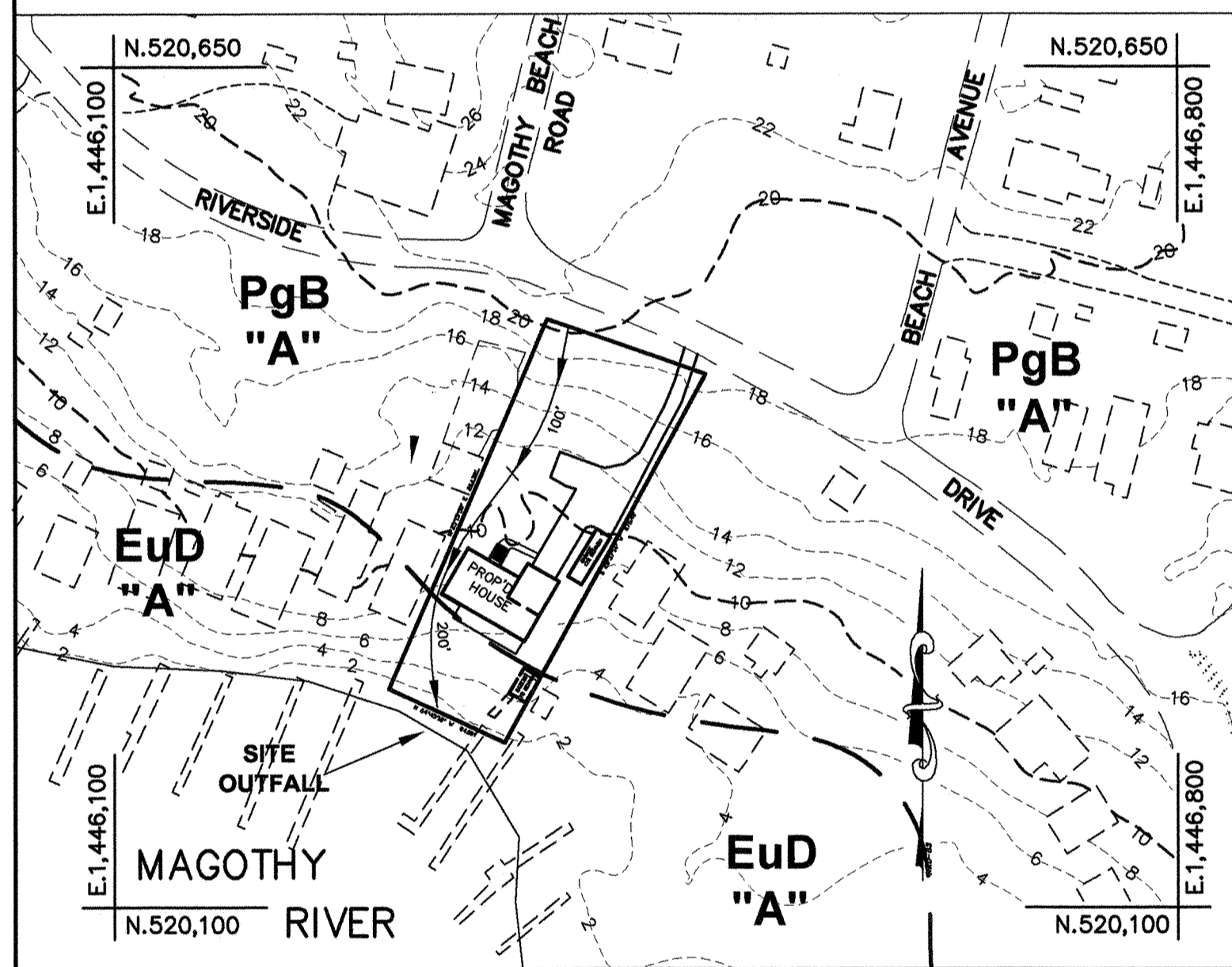


**PRE DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 100'

**TR 55 DATA:**

1. SITE = 0.6 AC.
2. RCN = 57
3. TC = 80' SHEET FLOW GRASS @ 10%, n = 0.24  
 = 20' SHALLOW CONCENTRATE PAVE @ 3%, n = 0.025  
 = 200' SHALLOW CONCENTRATE UNPAVED @ 5.5% AVERAGE, n = 0.050  
 Tc = 0.12 HR.
4. Q 10 = 0.99 C.F.S.



**POST DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 100'

**TR 55 DATA:**

1. SITE = 0.6 AC.
2. RCN = 54
3. TC = 100' SHEET FLOW GRASS @ 9%, n = 0.24  
 = 200 SHALLOW CONCENTRATE UNPAVED @ 5% AVERAGE, n = 0.050  
 Tc = 0.143 HR.
4. Q 10 = 0.78 C.F.S.

**LEGEND**

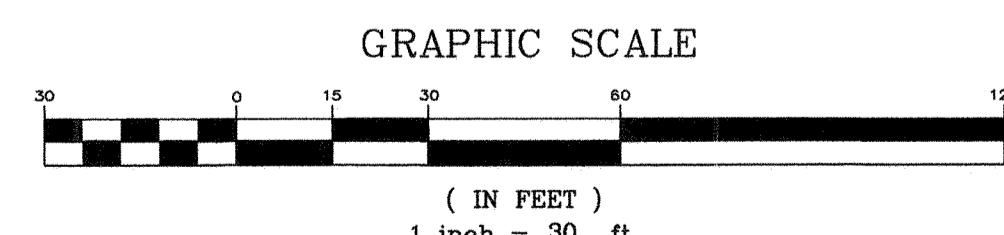
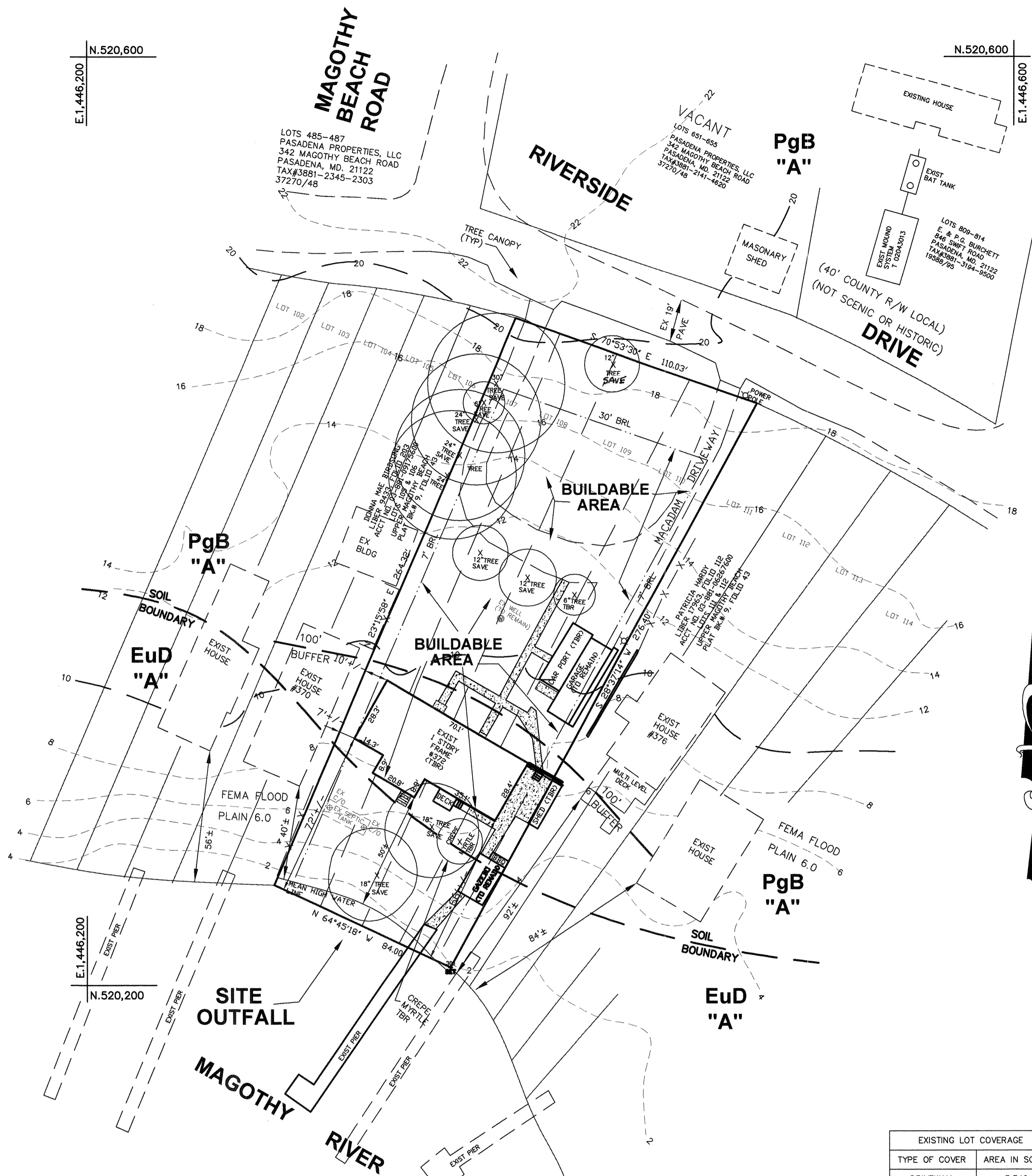
- EXISTING GRADE: Dashed line
- PROPOSED GRADE: Solid line with 'TTG' symbol
- EXISTING ELEVATION: 110.8
- PROPOSED ELEVATION: 110x8
- REINFORCED SILT FENCE: RSF symbol
- LIMIT OF DISTURBANCE: Dotted line with 'S.E.' symbol
- STABILIZED CONSTRUCTION ENTRANCE: Solid line with 'S.E.' symbol
- STOCK PILE: SP symbol
- PERIMETER DIKE SWALE: PD-S symbol
- EXIST. TREE TO BE REMOVED: Circle with 'X' and 'TBR'
- EXIST TREE TO BE SAVED: Circle with 'X' and 'SAVE'

DOUG\2022\22-36\MARCH2024\22-36EXISTING.DWG

**GENERAL NOTES:**

1. WATER MASTER PLAN W-5, WATER SERVICE AREA 220, NO PUBLIC SERVICE PLANNED
2. SEWER MASTER PLAN S-5, SEWER SERVICE AREA RURAL SSA, NO PUBLIC SERVICE
3. ALL ZONING IS R-2
4. SITE IS IN THE LDA CRITICAL AREA BUFFER MODIFIED
5. SITE IS NOT IN A BOG OR BOG IMPACT AREA

SOIL TYPES			
SYMBOL	NAME	HSG	AREA
PgB	PATAPSCO	A	0.59 AC.
EuD	EVBESBORO		



EXISTING LOT COVERAGE	
TYPE OF COVER	AREA IN SQ.FT.
DRIVEWAY	3,349
GARAGE & CARPORT	749
SIDEWALK	1,306
WALL	13
GAZEBO	235
BBQ	26
DECK	61
BUILDING	2,173
TOTAL COVERAGE	7,912
TOTAL LOT AREA	26,083

**CERTIFICATION NOTE:**

ALL FEATURES SHOWN HAVE BEEN FIELD VERIFIED  
 LICENSE EXPIRES JANUARY 31, 2026



**G 02019848**

REVISIONS		
#	DESCRIPTION	APPROVED BY DATE

PROFESSIONAL CERTIFICATION: I, ROCCO TRIPOLI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #10755, EXPIRATION DATE JANUARY 31, 2026.

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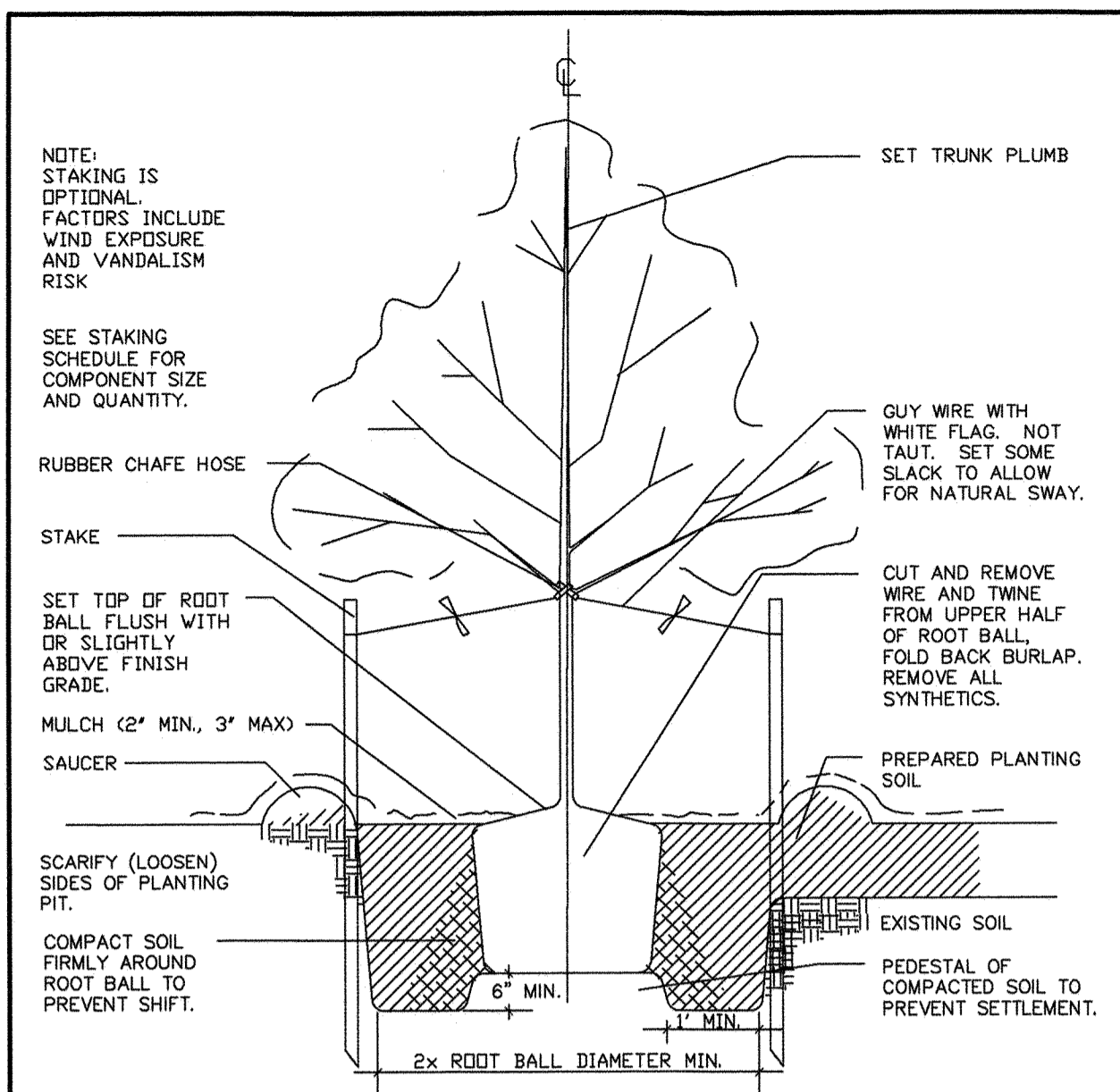
SCALE:	AS SHOWN
DATE:	MARCH, 2024
DRAWN BY:	JAY
CHECKED BY:	D.D.B.
JOB NO:	22-36
SHEET NO:	2 OF 4

**EXISTING CONDITIONS & RESOURCE MAPPING PLAN**

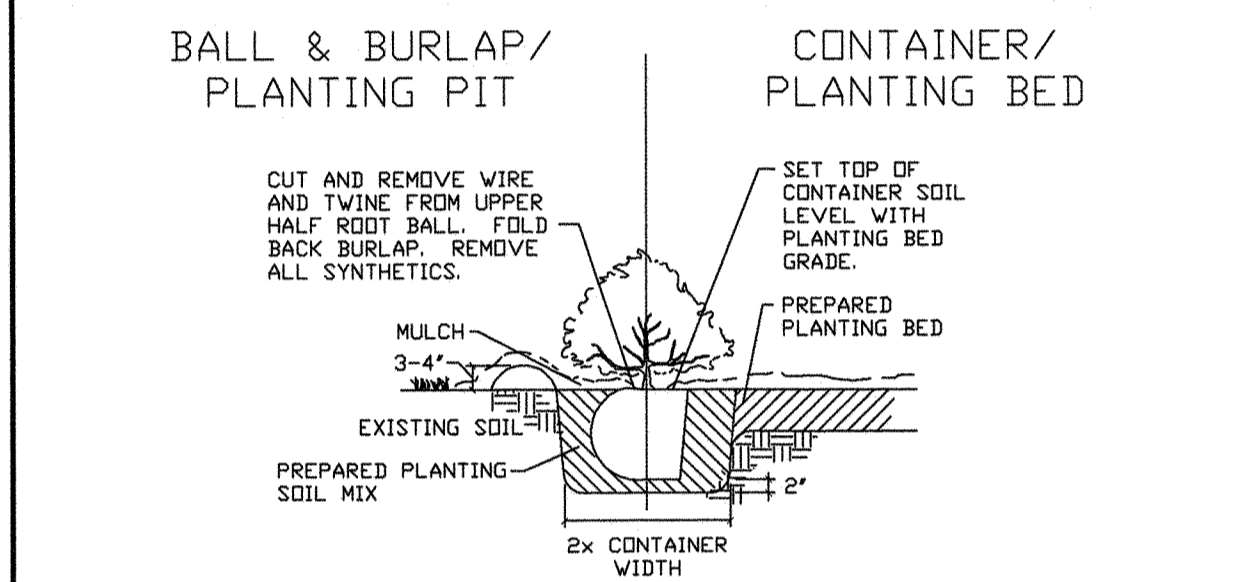
**LOTS 107-110**  
**UPPER MAGOTHY BEACH**  
**372 RIVERSIDE DRIVE, PASADENA 21122**  
**TAX ID #3881-2625-2500**

TAX MAP 24, BLOCK 21, PARCEL 343, ZONING R2  
 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



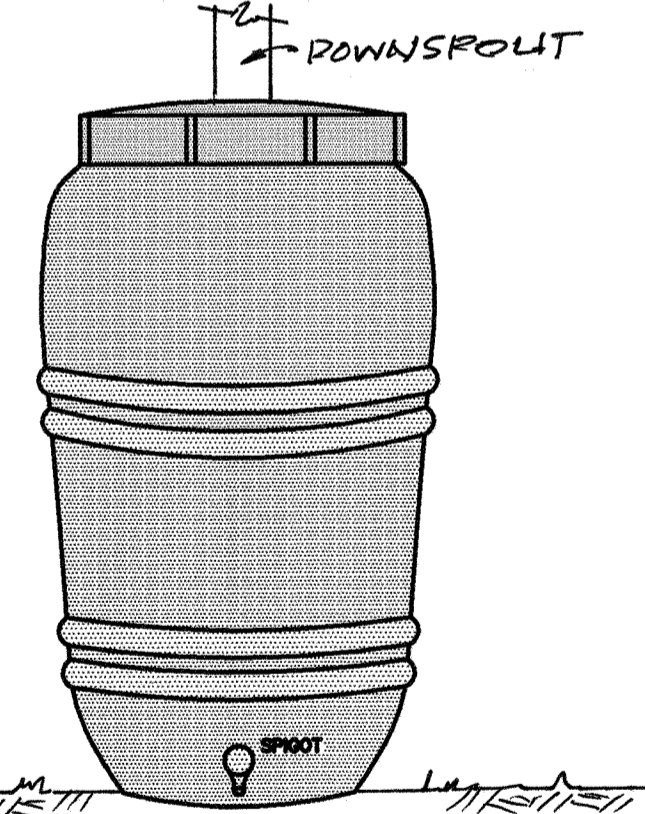


DETAIL - DECIDUOUS TREE PLANTING - 1 1/2" TO 2 1/2" CALIPER  
 PLANTING PIT - SINGLE PLANTING PIT - PLANTING BED  
 NOT TO SCALE



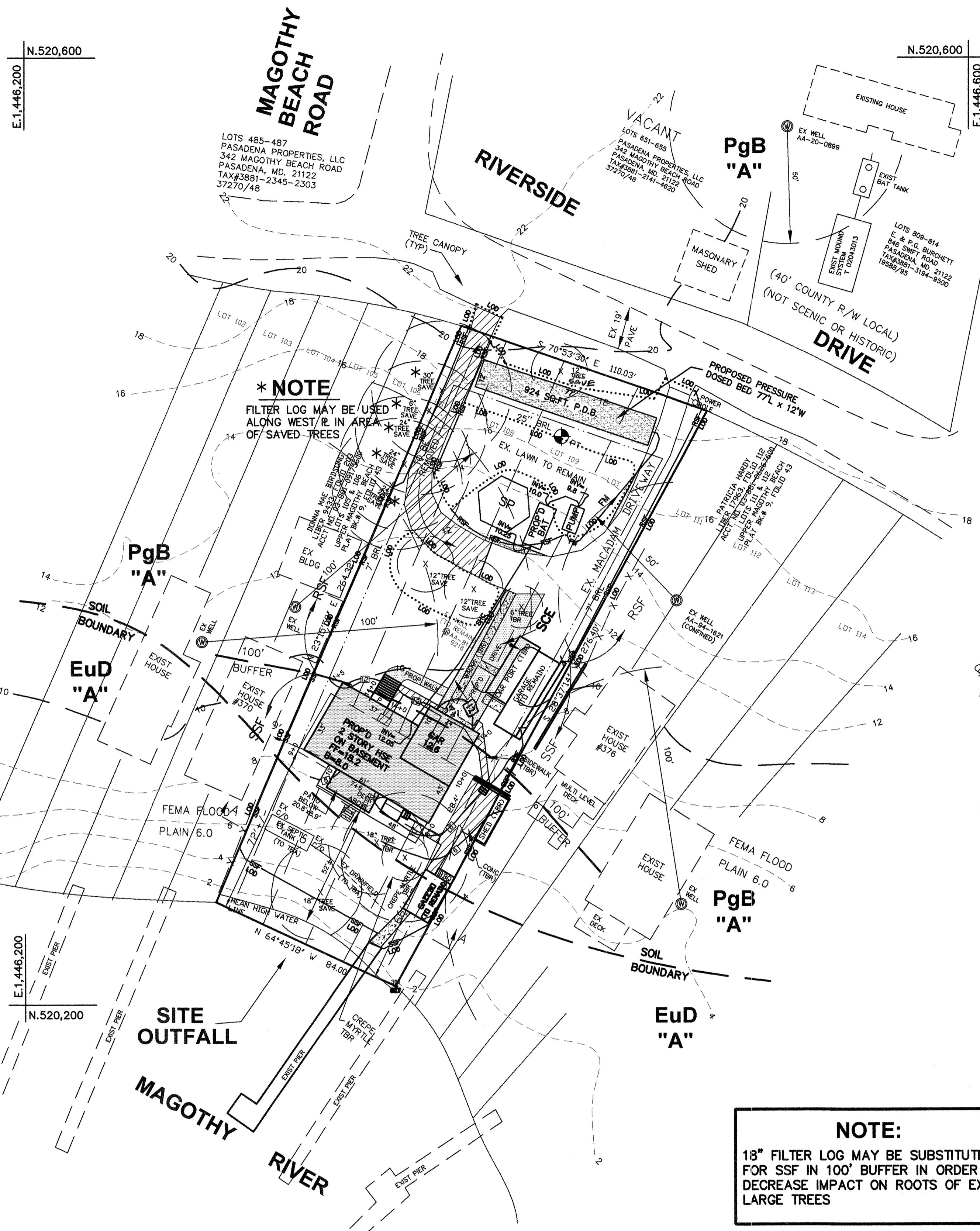
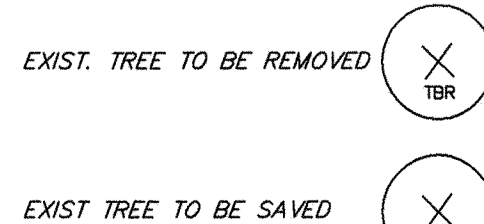
DETAIL - SHRUB PLANTING  
 NOT TO SCALE

55 GALLON RAIN BARREL (M-1)  
 WITH SPIGOT AT BOTTOM

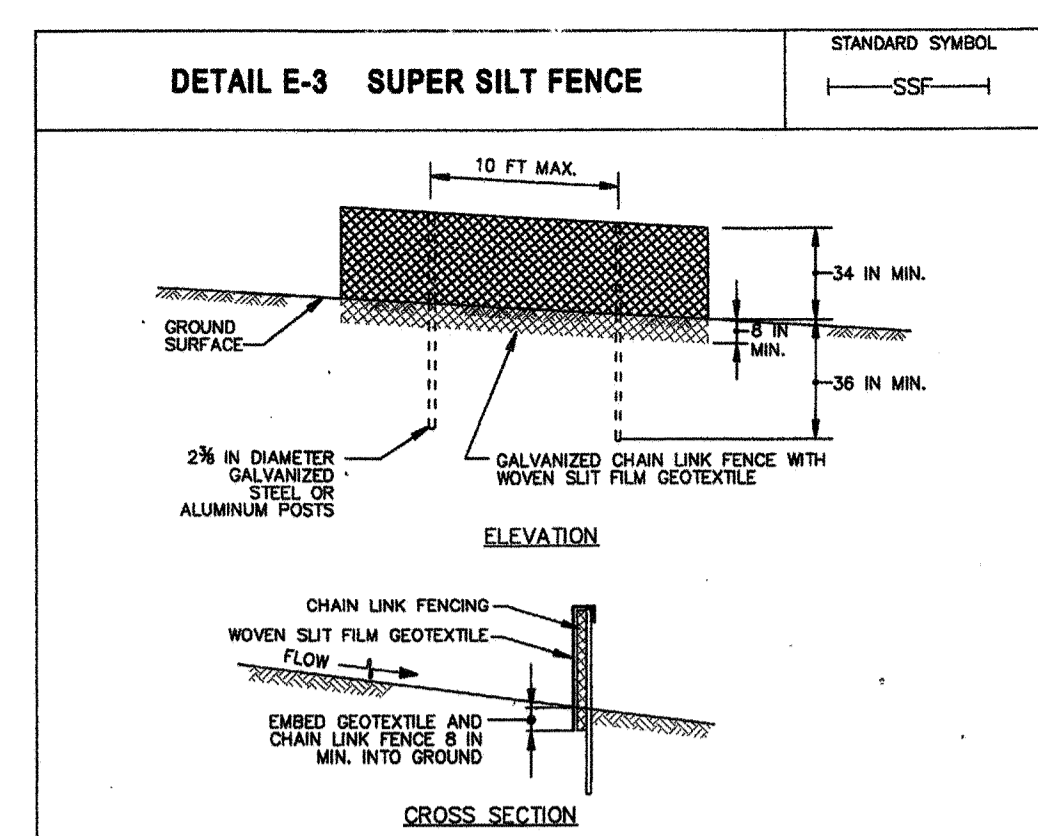


**LEGEND**

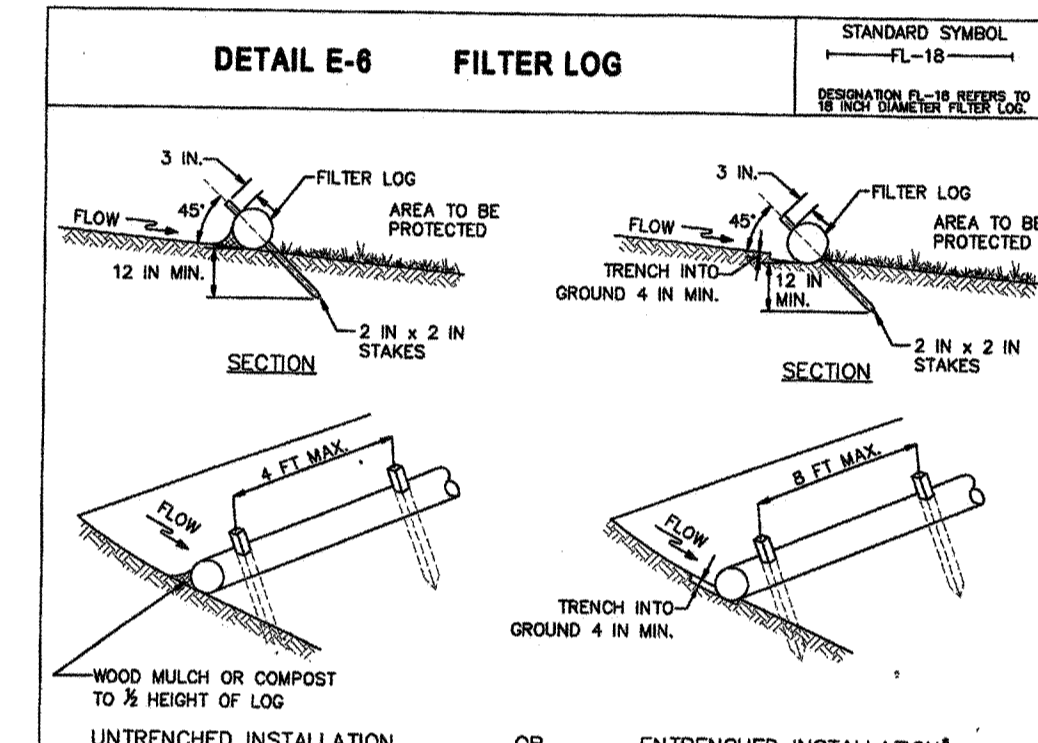
EXISTING GRADE	-110-
PROPOSED GRADE	-110.8
EXISTING ELEVATION	110.8
PROPOSED ELEVATION	110.8
LOD	LOD
REINFORCED SILT FENCE	RSF
LIMIT OF DISTURBANCE	LOD
STABILIZED CONSTRUCTION ENTRANCE	S.C.E.
STOCK PILE	SP
SUPER SILT FENCE	SSF
TO BE REMOVED	[Hatched box symbol]



**NOTE:**  
 18" FILTER LOG MAY BE SUBSTITUTED FOR SSF IN 100' BUFFER IN ORDER TO DECREASE IMPACT ON ROOTS OF EXISTING LARGE TREES



- CONSTRUCTION SPECIFICATIONS**
- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
  - FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
  - FASTEN WOVEN SILT FENCE GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPPER EDGE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
  - WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 8 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
  - EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM COMING AROUND THE ENDS OF THE SUPER SILT FENCE.
  - PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
  - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.



- CONSTRUCTION SPECIFICATIONS**
- PRIOR TO INSTALLATION, CLEAR ALL OBSTRUCTIONS INCLUDING ROCKS, CLOSERS, AND DEBRIS GREATER THAN ONE INCH THAT MAY INTERFERE WITH PROPER FUNCTION OF FILTER LOG.
  - FILL LOG NETTING UNIFORMLY WITH COMPOST (IN ACCORDANCE WITH SECTION H-1 MATERIALS), OR OTHER APPROVED BIODEGRADABLE MATERIAL TO DESIRED LENGTH SUCH THAT LOGS DO NOT DEFORM.
  - INSTALL FILTER LOGS PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE WITH THE BEGINNING AND END OF THE INSTALLATION POINTING SLIGHTLY UP THE SLOPE CREATING A "J" SHAPE AT EACH END TO PREVENT BYPASS.
  - FOR UNTRENCHED INSTALLATION BLOW OR HAND PLACE MULCH OR COMPOST ON UPSLOPE SIDE OF THE SLOPE ALONG LOG.
  - STAKE FILTER LOG EVERY 4 FEET OR CLOSER ALONG ENTIRE LENGTH OF LOG OR TRENCH LOG INTO GROUND A MINIMUM OF 4 INCHES AND STAKE LOG EVERY 8 FEET OR CLOSER.
  - USE STAKES WITH A MINIMUM NOMINAL CROSS SECTION OF 2X2 INCH AND OF SUFFICIENT LENGTH TO ATTAIN A MINIMUM OF 12 INCHES INTO THE GROUND AND 3 INCHES PROTRUDING ABOVE LOG.
  - WHEN MORE THAN ONE LOG IS NEEDED, OVERLAP ENDS 12 INCHES MINIMUM AND STAKE.
  - REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO A DEPTH OF 2 INCHES OF THE EXPOSED HEIGHT OF LOG AND REPLACE MULCH, RE-PLACE FILTER LOG IF TORN, REINSTALL FILTER LOG IF UNDERMINING OR DISLORGING OCCURS. REPLACE CLOSER FILTER LOGS FOR PERMANENT APPLICATIONS, ESTABLISH AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

REVISIONS

#	DESCRIPTION	APPROVED BY	DATE

PROFESSIONAL CERTIFICATION: I, ROCOCO A. TRIPOLI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #07955, EXPIRATION DATE JANUARY 31, 2026

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 127 LUBRANO DRIVE, SUITE L2  
 ANNAPOLIS, MD. 21401

**SOIL TYPES**

SYMBOL	NAME	HSG	AREA
PgB	PATAPSCO	A	0.59 AC.
EuD	EVESBORO		

G 02019848

**SEDIMENT & EROSION CONTROL PLAN**  
**LOTS 107-110**  
**UPPER MAGOTHY BEACH**  
 372 RIVERSIDE DRIVE, PASADENA 21122  
 TAX ID #3881-3625-2500  
 TAX MAP 24, BLOCK 21, PARCEL 343, ZONING R2  
 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SCALE: AS SHOWN  
 DATE: MARCH, 2024  
 DRAWN BY: JAY  
 CHECKED BY: D.D.B.  
 JOB NO: 22-36  
 SHEET NO: 4 OF 4

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: 3-26-2024

Tax Map #	Parcel #	Block #	Lot #	Section
24	343	15	107-110	

**FOR RESUBMITTAL ONLY**

Corrections

Redesign

No Change

Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 3881-2625-2500

Project Name (site name, subdivision name, or other) Jerry Hill, Sr. Property

Project location/Address 372 Riverside Drive

City Pasadena Zip 21122

Local case number

Applicant: Last name Hill First name Jerry

Company Private Residence

**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:

Remove Existing Single Family home and replace with less impervious area

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <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	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.494	21,538
LDA Area	0.60	26,083			
RCA Area					
Total Area					

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		6,578	Existing Lot Coverage		7,912
Created Forest/Woodland/Trees			New Lot Coverage		0
Removed Forest/Woodland/Trees		555	Removed Lot Coverage	-	1,371
			Total Lot Coverage		6,541

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		515	Buffer Forest Clearing		0
Non-Buffer Disturbance			Mitigation		555

Variance Type

Buffer	<input checked="" type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input checked="" type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>



***Pen Mar Environmental Services, LLC***

P.O. Box 6809  
Annapolis, MD 21401  
[2dmusser1@gmail.com](mailto:2dmusser1@gmail.com)  
443.875.3955

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

PROPERTY: Lots 107-110, Upper Magothy Beach Subdivision  
372 Riverside Drive, Pasadena, MD 21122

CURRENT OWNER: Jerry Hill, Sr,  
372 Riverside Drive  
Pasadena, MD 21122

DESCRIPTION: 26,083 Square Feet  
Tax Map 24, Grid 15, Parcel 343  
Tax ID#3881-2625-2500

ZONING: R2 – Residential

CRITICAL AREA: LDA – Limited Development Area

DATE: January 22, 2024  
Revised March 26, 2024

**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 26,083 sq. ft. (0.60 ac) site is located in the Magothy Beach community of Pasadena, Maryland in northeastern Anne Arundel County (Fig. 1). The subject property is zoned as R2 – Residential (Fig. 2) and is located within the Magothy River Watershed (8 Digit #02131001). Currently the site is developed with a single-family home served by a U-shaped driveway, a detached garage and two sheds with sidewalks connecting the structures. An existing pier allows access to the Magothy River. The existing impervious lot cover is equal to 7,912 sq. ft. or 30% of the site. The site is maintained in a lawn-type fashion with scattered, lone standing trees throughout. The entire 26,083 sq. ft. site has been designated as a Limited Development Area (LDA) within the Chesapeake Bay Critical Area (Fig. 3).

The property is located along the south side of Riverside Drive. It is bordered on both the east and west sides by developed residential property. It is bordered along its' south property boundary by the Magothy River. The property lies on a south facing gentle slope draining towards the Magothy River. Onsite topographic elevations range from 0' above sea level (a.b.s.) along the shores of the Magothy River up to 22' a.b.s. along the north property line/Riverside Drive (Fig. 4).

Public sewer and water service is not available in this area so any proposed new residential structures would be served by private well and septic.

**Existing Vegetation:**

This developed lot is maintained in a residential fashion with a mowed lawn and several lone-standing, scattered overstory trees and a few smaller, ornamental trees. It is estimated that 6,578 sq. ft. of canopy cover (25%) exists on the site (Fig. 5). The scattered developed woodland that exists on the property includes the following overstory trees: American elm (*Ulmus americana*), red maple (*Acer rubrum*), choke cherry (*Prunus virginiana*), box elder (*Acer negundo*) and black gum (*Nyssa sylvatica*). A single flowering dogwood (*Cornus florida*) exists along Riverside Drive, while non-native Japanese maple and crepe myrtle also exist in the yard. One American elm tree over 30-inches in diameter was found in the northwest corner of the site, along the west side of the existing driveway. It is not impacted by the proposed reconstruction 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 which would be considered to be a habitat protection area (Fig. 6). Additionally, no steep slopes over 15% or their associated buffers are located on the property. No non-tidal wetlands or their associated 25-foot buffer were found to exist on the subject property (Fig. 7 and Fig. 8). The property is waterfront and the 100-foot buffer to tidal waters expands across the southern 1/3 of the property. The existing home lies entirely within the 100-foot buffer. A small portion of the 100-year floodplain is located along the shoreline of this property (Fig. 9) but is not impacted by the project. Additionally, the review identified no historic waterfowl staging areas or colonial water bird nesting sites.

**Soils:**

The USDA Natural Resources Conservation Service identifies two soil types on the site (Fig. 10). The dominant soil type is Patapsco-Fort Mott-Urban land complex (PgB) on 0-5% slopes. These soils are located on the northern two-thirds of the property and are sandy, somewhat excessively drained soils that are found on broad interstream divides. They are not considered to be hydric. The Evesboro-Galesville-Urban land complex (EuD) on 5% - 15% slopes exist in the southern third of the site. The Evesboro-Galesville-Urban land complex is a loamy sand down to 80-inches. It is excessively drained and does not have a hydric soil rating.

**Proposed Use:**

The property owner is proposing to remove the existing home, a carport, a section of the existing driveway, and portions of the sidewalk. In all, 5,189 square feet of impervious surface will be removed, leaving 2,723 square feet of impervious area including the existing garage and a portion of the existing driveway. Proposed reconstruction of a single-family home will result in an additional 3,818 square feet of impervious lot coverage. This brings the total proposed lot coverage to 6,541 square feet (25.0%) which is 1,371 square feet below the existing 7,912 square

feet of lot cover. The existing conditions and proposed improvements are shown on the Existing Conditions and Resource Mapping Plan and the Site Grading Plan (Figs. 11 and 12) prepared by Rocco Enterprises, LLC.

Regarding the 100-foot buffer to the Magothy River, there is currently 3,172 square feet of existing impervious lot coverage in the buffer. After removing the existing home, gazebo and sidewalks and rebuilding a new home in the same general location, impervious lot coverage would be 2,657 square feet. This is a reduction of 515 feet in the 100-foot buffer to the Magothy River.

Existing forest canopy totals 6,578 square feet (25% site area). The proposed reconstruction will require the removal of 555 square feet of canopy, leaving 6,023 square feet (23% site area).

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).

**Minimization of Impacts:**

The proposed structure is smaller in area than the existing home and will reduce the impervious lot coverage in the 100-foot buffer by 515 square feet. Outside of the 100-foot buffer, additional removal of a portion of the existing driveway and other lot coverage will reduce the lot coverage by 856 square feet. The total reduction of impervious lot coverage on the total site is 1,371 square feet.

**Conclusions:**

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

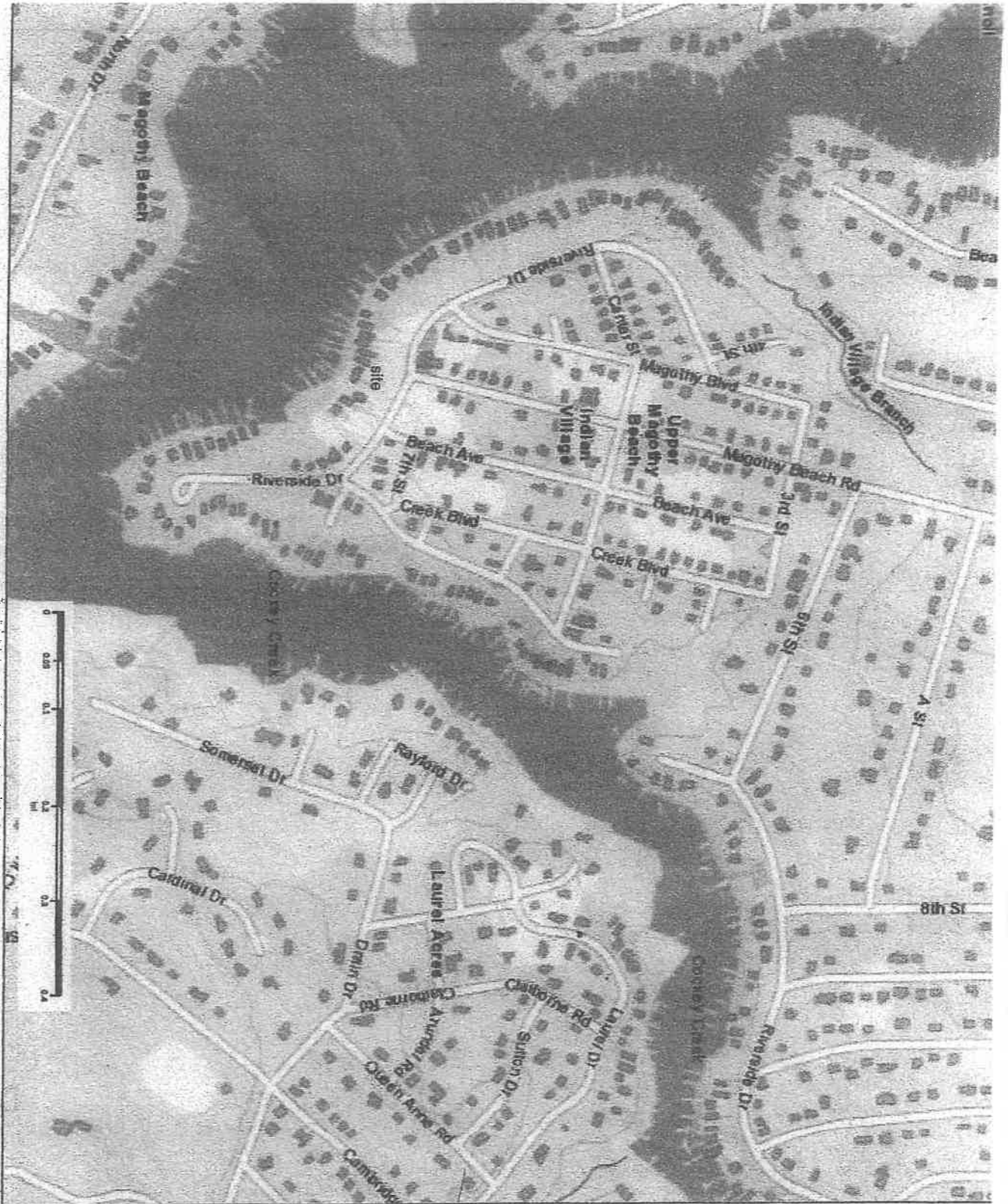
Proposed new impervious area within the LDA Critical Area is 6,541 square feet (25% of site area) for a new single-family home with attached garage and driveway which is below the maximum 31.25% permitted. Forest area to be removed will be mitigated in accordance with County reforestation standards. Currently there is no onsite stormwater management on the site and modern stormwater management techniques will be implemented, limiting the amount of stormwater exiting the property.

List of Figures

- Fig. 1 – Vicinity Map
- Fig. 2 - AACO Zoning Map

Jerry Hill, Sr.  
3/26/2024  
Page 4

- Fig. 3 – Critical Areas Map
- Fig. 4 – Topography Map
- Fig. 5 - Aerial Photo
- Fig. 6 – MD MERLIN Habitat Protection Areas
- Fig. 7 – MD MERLIN Wetland Areas
- Fig. 8 - USFWS – NWI Map
- Fig. 9 – MD MERLIN 100-Year Floodplain
- Fig. 10 – USDA Soil Survey
- Fig. 11 – Existing Conditions and Resource Mapping Plan
- Fig. 12 – Site/Grading Plan



# Vicinity Map - 372 Riverside Dr., Pasadena

Date: 1/18/2024

Time: 11:07 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

## Features

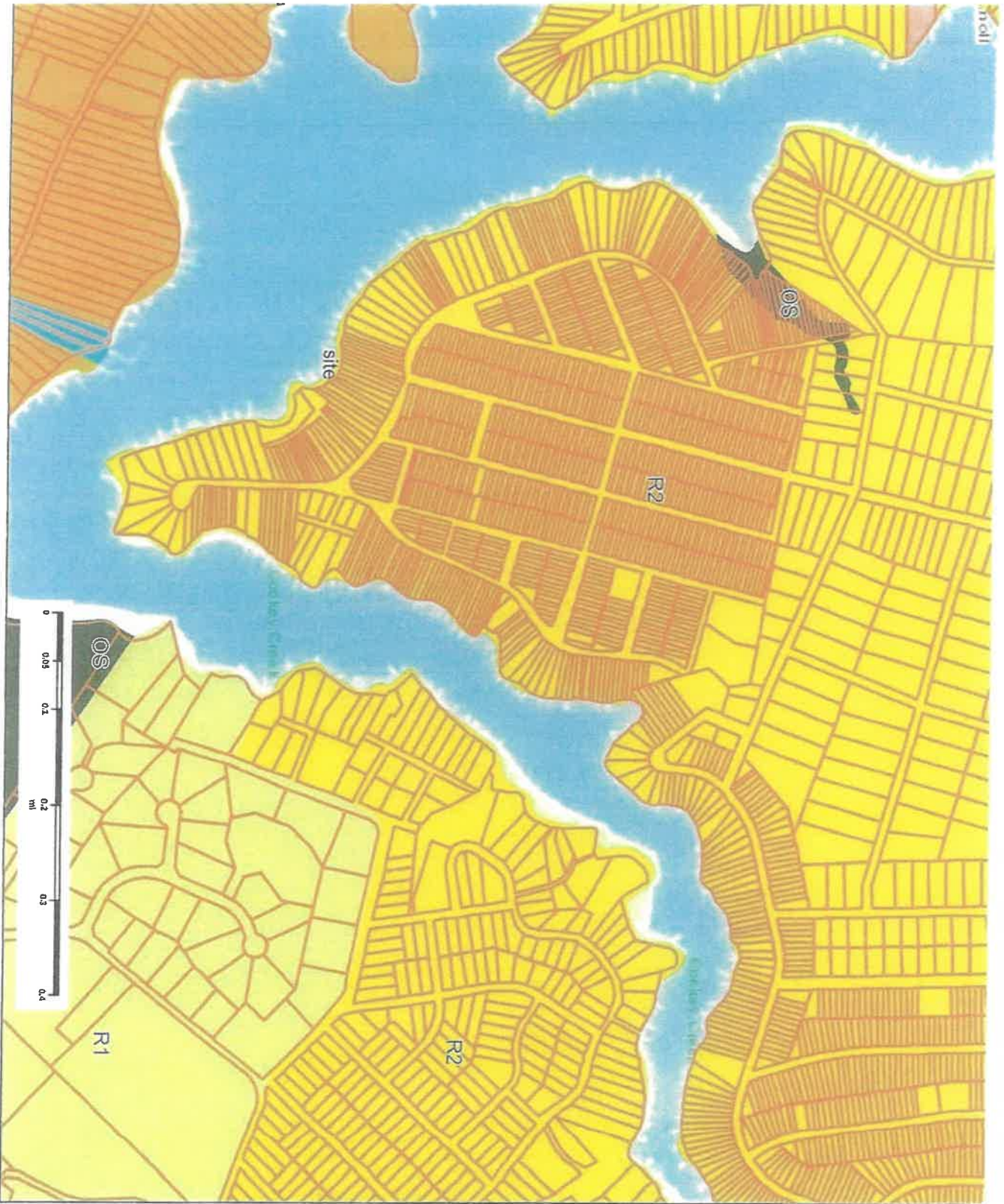
**Paper Map DESIGNER:**  
 An appearance of this map material, you agree to follow the map material, the "Material", is made available by Anne Arundel County Maryland (the "County") as a public service.

The material is for reference purposes only and the County makes no representation, warranties, or guarantees of the accuracy of the material. THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES REGARDING THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEREST, AND FITNESS FOR A PARTICULAR PURPOSE.

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Fig. 1



# Zoning Map - 372 Riverside Dr., Pasadena

Date: 4/18/2024

Time: 11:10 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

## Features

- Parcel
- Zoning**
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Ann Arbor
- M41 Community Malls
- M42-Light Commercial Marina
- M43-Veich Club
- M45-General Commercial Marina
- M46-C Mixed Use Commercial
- M46-R Mixed Use Residential
- M46-T Mixed Use Transit
- M46-E Mixed Use Employment
- O-COR Odorous Core
- O-EGD East Odorous
- O-HIS Odorous Historic
- O-IND Odorous Industrial
- O-NOO North Odorous
- O-TTA Odorous Threshold
- OS Open Space
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RD Residential Low Density
- R21SB Small Buildings
- TC Town Center
- W1 Industrial - Light
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water

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The material is in the public domain and may be copied without permission. Citation to the source is requested. Any errors or omissions in the material should be reported to the Anne Arundel County Office of Information Technology Geographic Information Services Group.

Fig. 2

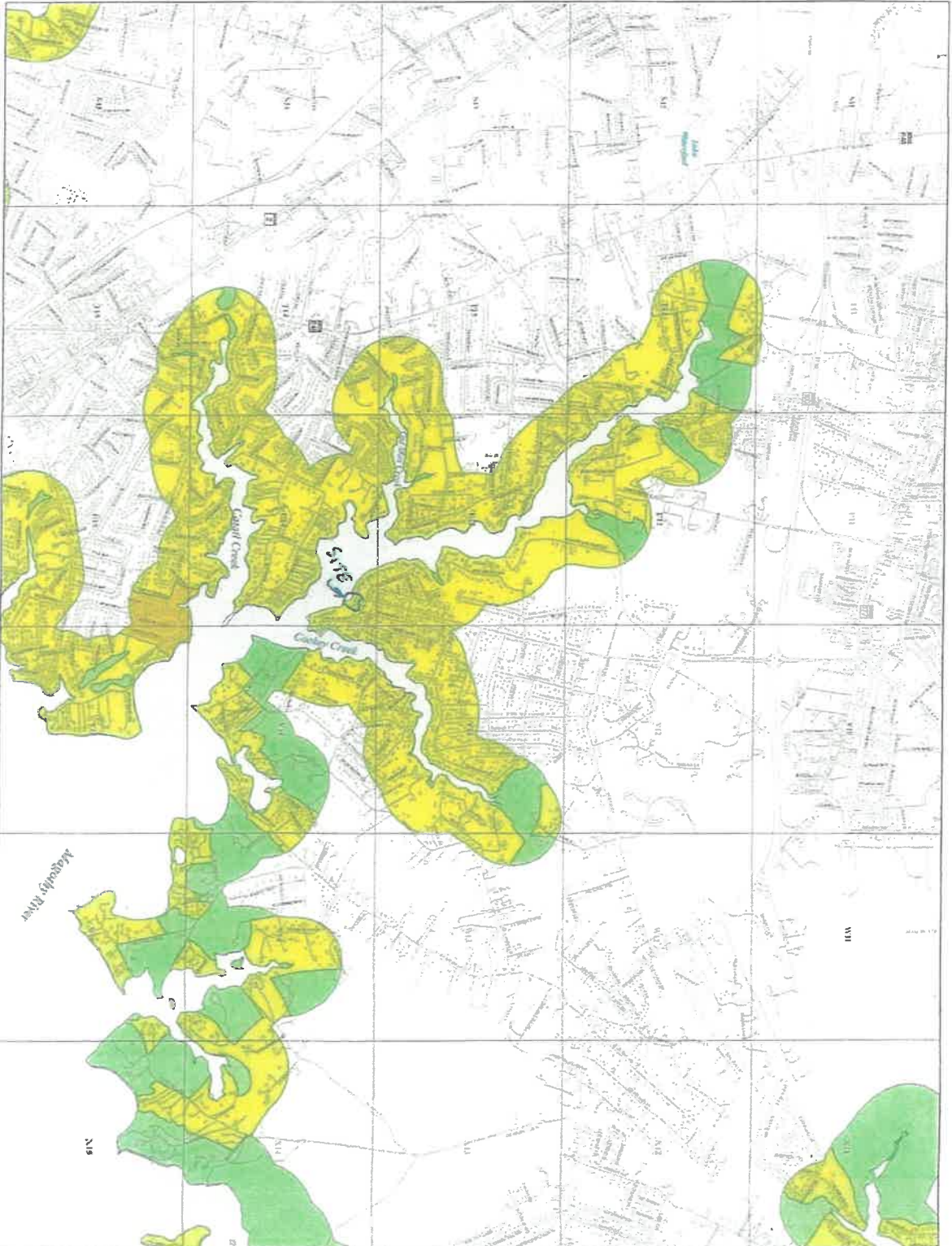
# Anne Arundel County Critical Area Map

## Legend

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



RiverNo. 12



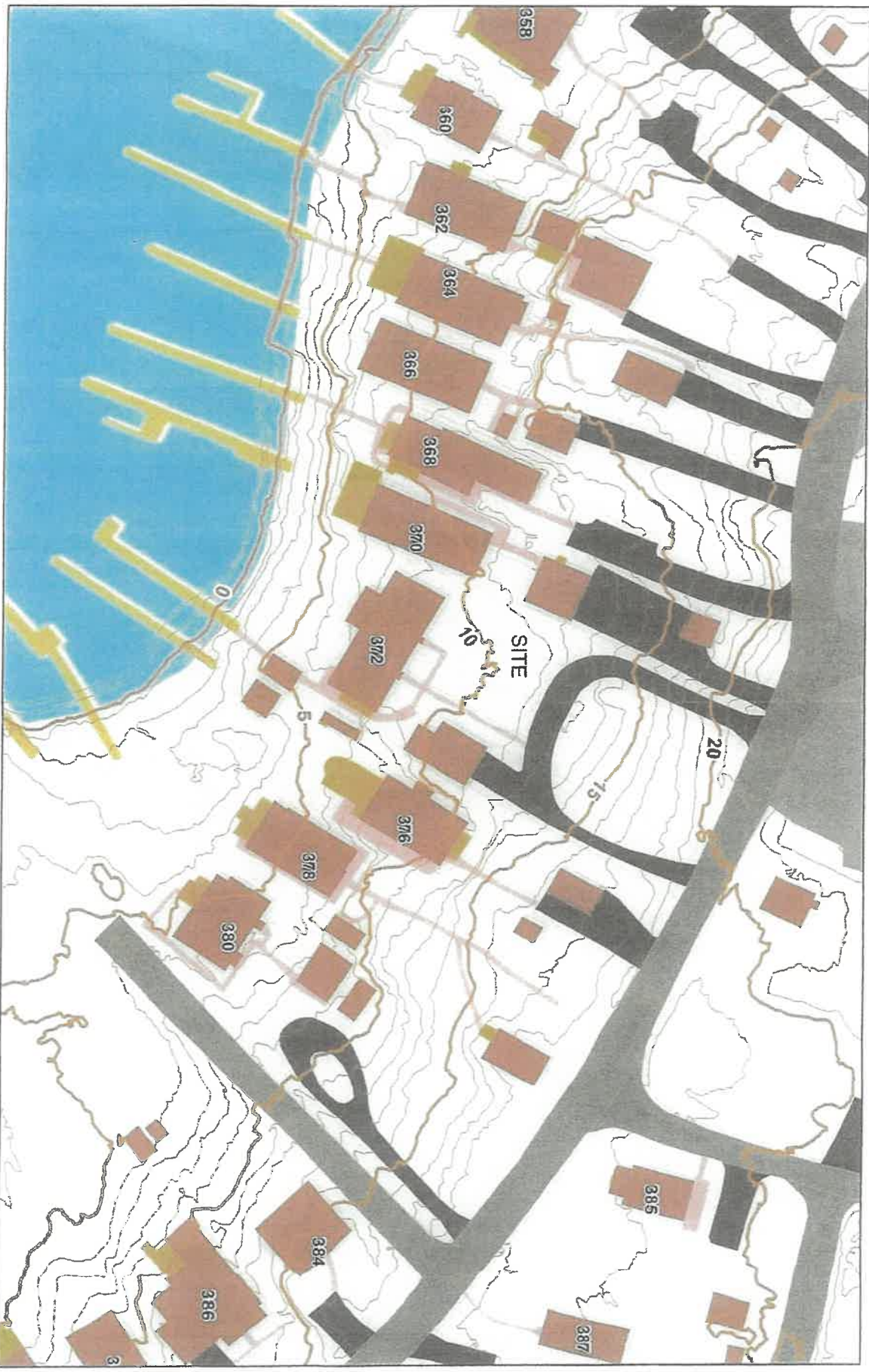
CRITICAL AREA MAP - 372 Riverside Dr.

Fig 3

Drawn January 15, 2007  
 Title: Critical Area Map for 372 Riverside Drive, Annapolis, Maryland  
 Client: Critical Area Management Department  
 Scale: 1" = 1000'  
 Date: 1/15/07  
 Author: [Name Redacted]  
 Checked: [Name Redacted]  
 Approved: [Name Redacted]

# Topo Map - 372 Riverside Dr., Pasadena

1/18/2024, 12:01:05 PM



- Structure Address
- Impervious Surfaces 2020
- Topography 2017 - 1ft contours
- Index
- Intermediate
- BUILDING
- DECK
- DRIVEMWAY
- OTHER
- PARKING AREA
- PATIO
- PIER
- ROAD
- SIDEWALK

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.



Sources: Esri, Airbus DS, USGS, NSA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NOAA, Geodatasysteisen, Rijkswaterstaal, GSA, Geoland, FEMA,

Fig 4



# Aerial Photo - 372 Riverside Dr., Pasadena

1/18/2024, 11:21:06 AM

Orthophoto 2023

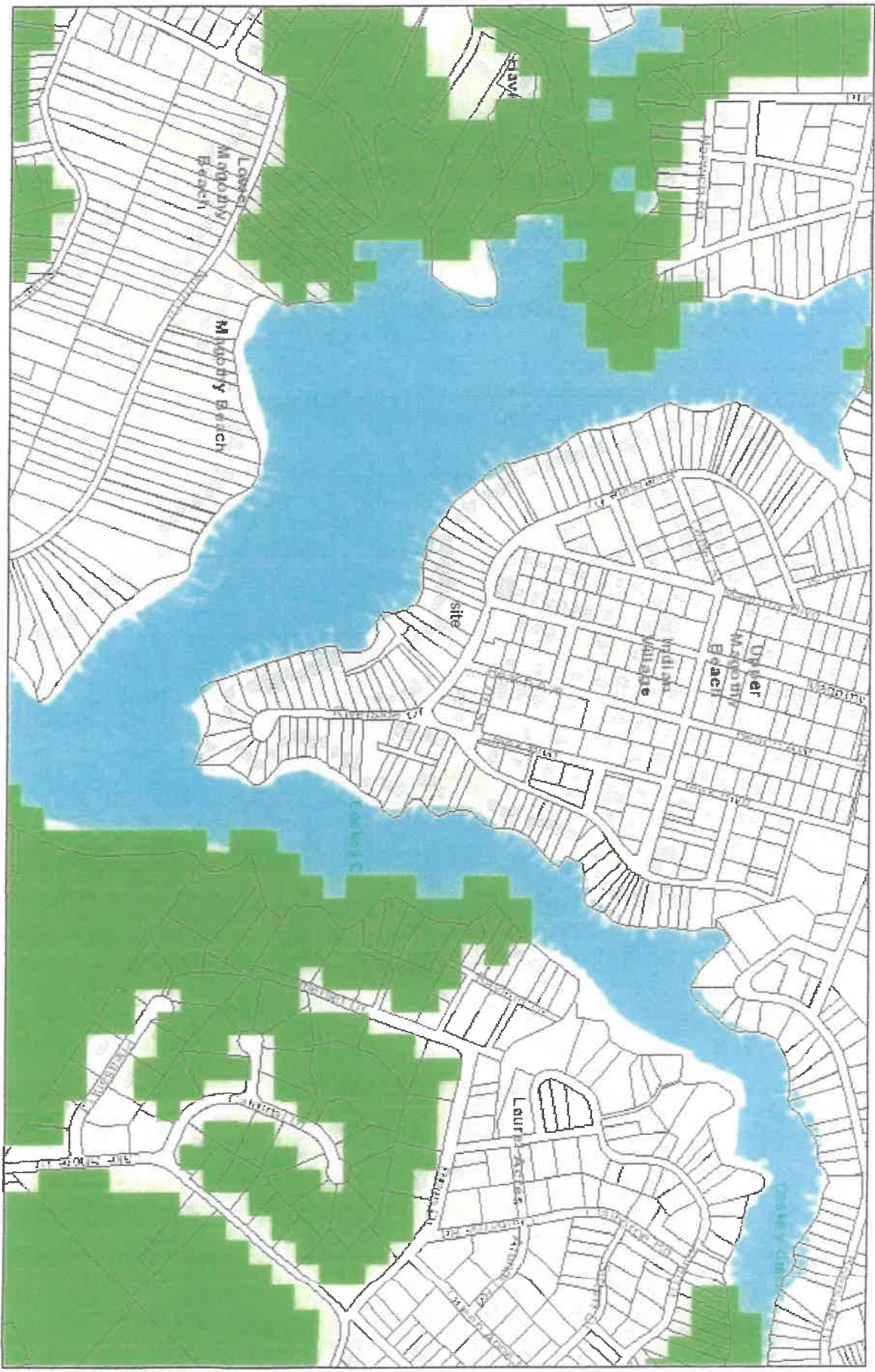
- Red: Red
- Blue: Blue
- Green: Green
- Structure Address



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatabyrisen, Rijkswaterstaat, GSA, Geoland, FEMA, **Fig. 5**

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

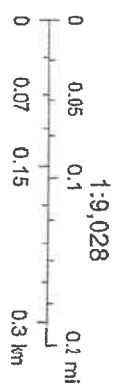
# MERLIN Living Resources - 372 Riverside Dr., Pasadena



1/18/2024, 11:38:52 AM

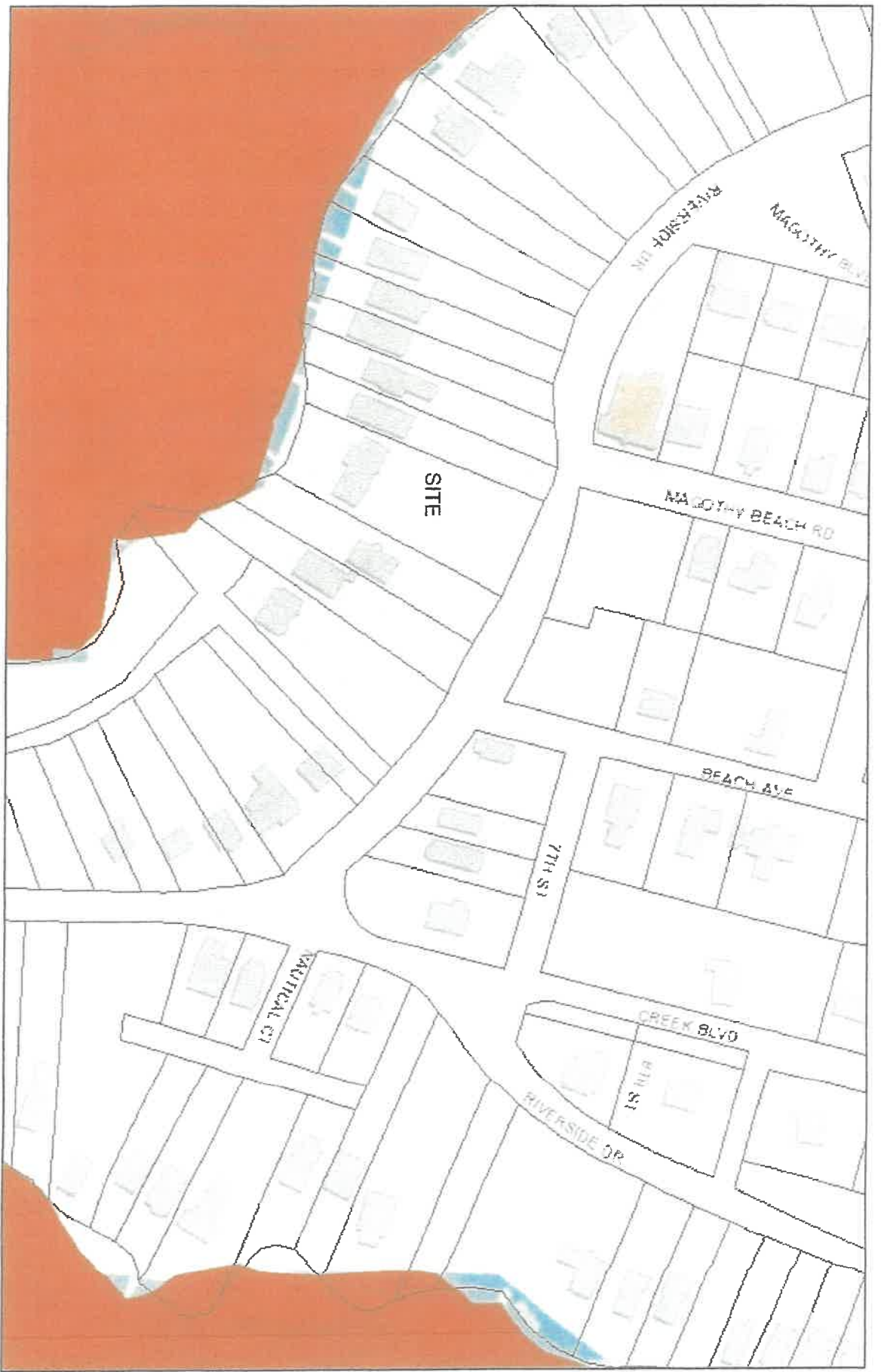
- Parcel Boundaries
- State Boundary Mask
- Forest Interior Dwelling Species
- Coastal Bays Shorebirds
- Natural Heritage Areas
- Wetland Areas
- Sensitive Species Project Review Areas
- MD Amphibian and Reptile Atlas Grid
- Coastal Bays Horseshoe Crab Habitat
- Chesapeake Bay Horseshoe Crab Habitat
- Coastal Bays Terrapin Habitat
- Chesapeake Bay Terrestrial Habitat
- Coastal Bays Horseshoe Crab Habitat
- Coastal Bays Terrestrial Habitat
- Structure
- Vegetated
- Waters edge
- Structure
- Vegetated
- Fish Blockage Locations

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA | MD IMAAP | MD IMAAP, DoIT | MD IMAAP, USDOT | MD IMAAP, USGS | MD IMAAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDT SHA, USDOE, FHWA, DoIT



MD IMAAP, MDP, SDAT, MD IMAAP, DNR, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA, *Fig. 6*

# MERLIN DNR Wetland - 372 Riverside Dr., Pasadena



1/18/2024, 11:42:45 AM

- Parcel Boundaries
- State Boundary Mark
- Wetlands - Linear - Special State Concern
- Wetlands - Polygon - Special State Concern
- Wetlands - National Wetlands Inventory
- Eutrophic
- Lactation
- Marine
- Palustrine
- Riverine
- Wetlands - Polygon - Department of Natural Resources
- Wetlands - Linear - Department of Natural Resources
- Eutrophic
- Palustrine
- Marine
- Palustrine
- Riverine

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAF | MD IMAF, DoIT | MD IMAF, USDA | MD IMAF, USGS | MD IMAF, COMMERCE, DHCD, MDP, MHT, MDOT, MDT SHA, USDOT, PHWA, DoIT | MD IMAF, MDP, MHT |

1:2,257

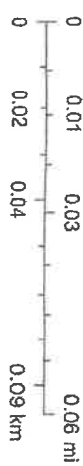


Fig. 7



U.S. Fish and Wildlife Service  
National Wetlands Inventory

NWI Map - 372 Riverside Dr., Pasadena



January 18, 2024

Wetlands

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

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

# MERLIN Floodplain - 372 Riverside Dr., Pasadena



1/18/2024, 11:46:37 AM

Parcel Boundaries  
 Preliminary FEMA Floodplain  
 100 Year Floodplain (1% Chance)  
 500 Year Floodplain (0.2% Chance)

Floodway (1% Chance)  
 Upland (Zone X)  
 500 Year Floodplain (0.2% Chance)  
 Floodway (1% Chance)  
 Upland (Zone X)

Effective FEMA Floodplain  
 100 Year Floodplain (1% Chance)  
 State Boundary Mask

MD IKAP, MDP, SDAT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IKAP, MDP, DORT, MDP, MHT, MDOT, MDTSA, USDOT, FHWA, DoIT, MD IKAP, MDP, MHT

1:4,514  
 0 0.03 0.06 0.1 0.19 km  
 0 0.03 0.06 0.1 0.19 mi

18-9

Soil Map—Anne Arundel County, Maryland  
(Soils Map - 372 Riverside Dr., Pasadena)

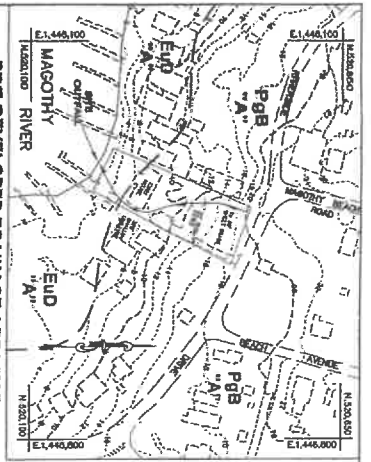


Map Scale: 1:1,040 if printed on A landscape (11" x 8.5") sheet.  
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

USDA  
Natural Resources  
Conservation Service

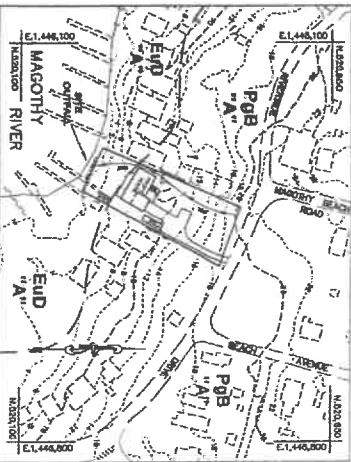
Web Soil Survey  
National Cooperative Soil Survey

1/18/2024  
FIS 10



**TR 55 DATA:**

1. SITE = 0.8 AC.
2. RCU = 57
3. RC = 50' SHEET FLOW GRASS @ 10% = 0.24  
 = 200' SHALLOW CONCENTRATED FLOW @ 2.5% = 0.025  
 = 200' SHALLOW CONCENTRATED FLOW @ 3.25% ADVANCE = 0.025  
 $T_c = 0.12$  HR.
4. 0.10 = 0.09 C.F.S.



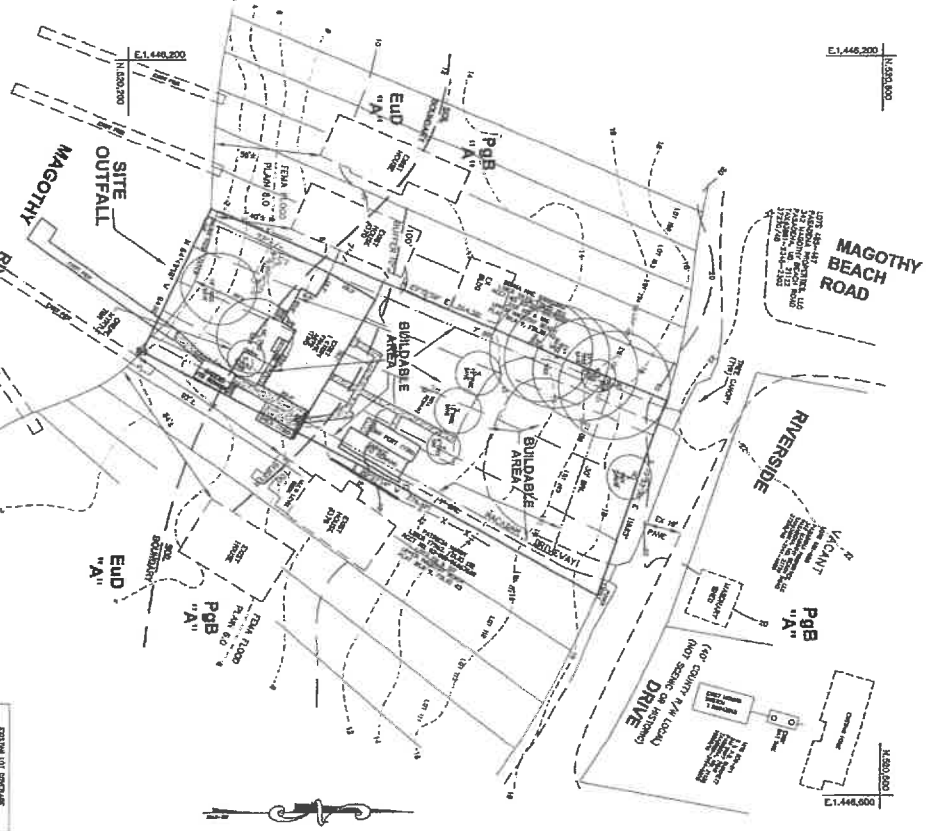
**TR 55 DATA:**

1. SITE = 0.8 AC.
2. RCU = 54
3. RC = 100' SHEET FLOW GRASS @ 10% = 0.24  
 = 200' SHALLOW CONCENTRATED FLOW @ 2.5% ADVANCE = 0.025  
 $T_c = 0.143$  HR.
4. 0.10 = 0.19 C.F.S.

**GENERAL NOTES:**

1. WATER MAINS PLAN W-9, WATER SERVICE AREA 22A, NO PUBLIC SERVICE PLANNED
2. SEWER MAINS PLAN S-9, SEWER SERVICE AREA RIBAL, ISA, NO PUBLIC SERVICE
3. SITE IS IN THE UTA CRITICAL AREA, SITES WORKSHEET
4. SITE IS NOT IN A BCG OR BOD IMPACT AREA

SYMBOL	NAME	HEAD	AREA
PGB	PANCREAS	A	0.80 AC.
EUD	ESTUARINE	A	0.80 AC.



TYPE OF COVER	AREA IN SQ. FT.
DRIVEWAY	234
COURT	718
WALKWAY	1,000
WALL	13
GRAVEL	28
ROCK	81
BALDWIN	2,113
<b>TOTAL COVERED</b>	<b>2,649</b>

REVISION	DATE	BY	DESCRIPTION

**DOUGLAS BOURQUIN, LLC**  
 LAND DEVELOPMENT CONSULTING  
 372 RIVERSIDE DRIVE, PASADENA 21122  
 TAYLOR #3881-2828-2800

**UPPERMAGOOTHY BEACH**  
 372 RIVERSIDE DRIVE, PASADENA 21122  
 TAYLOR #3881-2828-2800

DATE: MARCH 2021  
 CHECKED BY: D.O.B.  
 DATE: 2-2-21

SHEET NO. 3 OF 4

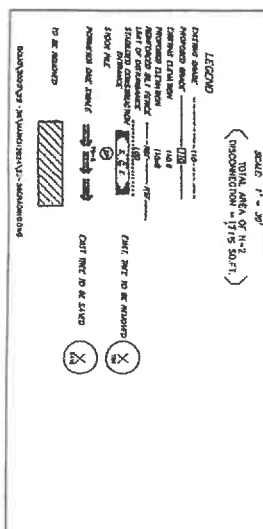
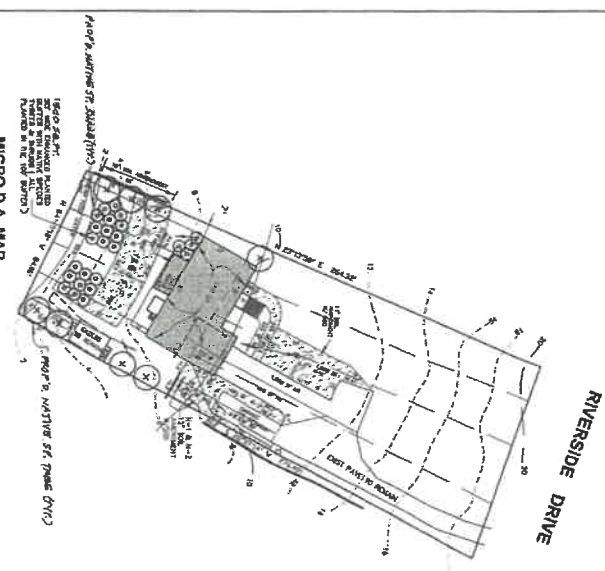
**CERTIFICATION NOTE:**

ALL ENGINEERING, SURVEYING, DESIGN, AND PLANNING SERVICES WERE PROVIDED BY THE ENGINEER OF RECORD, DOUGLAS BOURQUIN, LLC, ON BEHALF OF THE CLIENT, UPPERMAGOOTHY BEACH, LLC, AS OF JANUARY 31, 2020.

G 02019848

Fig. 11

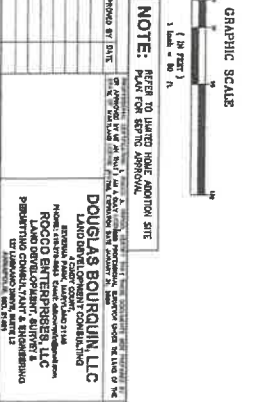
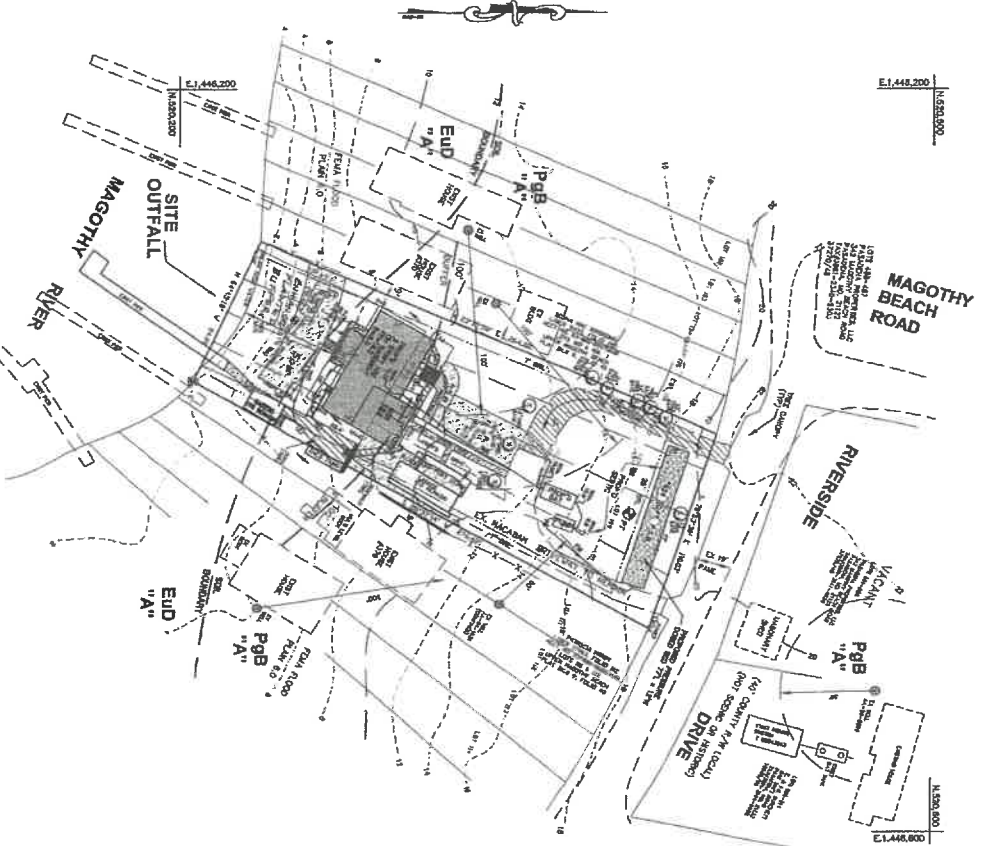
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/15/2011
2	REVISED PLAN	11/15/2011
3	REVISED PLAN	11/15/2011
4	REVISED PLAN	11/15/2011
5	REVISED PLAN	11/15/2011
6	REVISED PLAN	11/15/2011
7	REVISED PLAN	11/15/2011
8	REVISED PLAN	11/15/2011
9	REVISED PLAN	11/15/2011
10	REVISED PLAN	11/15/2011
11	REVISED PLAN	11/15/2011
12	REVISED PLAN	11/15/2011
13	REVISED PLAN	11/15/2011
14	REVISED PLAN	11/15/2011
15	REVISED PLAN	11/15/2011
16	REVISED PLAN	11/15/2011
17	REVISED PLAN	11/15/2011
18	REVISED PLAN	11/15/2011
19	REVISED PLAN	11/15/2011
20	REVISED PLAN	11/15/2011



**PROPOSED HEIGHT TABULATION:**

1. AVERAGE GROUND ELEVATION @ 4 CORNER CORNERS: 10113
2. ELEVATION OF 100'-FOOT OF HIGHEST PROPOSED GABLE: 4228
3. BUILDING HEIGHT: 3113 @ 300'-CORNER
4. ALLOWABLE HEIGHT (R-2): 33 FEET

SOIL TYPES	
SYMBOL	NAME
(Symbol)	PAVING
(Symbol)	ASPH
(Symbol)	AREA
(Symbol)	0.58 AC.



**DOUGLAS BOURQUIN, LLC**  
 372 RIVERSIDE DRIVE, PASADENA, CA 91107  
 (626) 799-1111  
 www.douglasbourquin.com

**PREPARED BY:** RAYMOND J. BOURQUIN, P.E.  
 372 RIVERSIDE DRIVE, PASADENA, CA 91107  
 (626) 799-1111  
 www.douglasbourquin.com

**DATE:** MARCH 2011  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 3 0 4

Fig 12 3/25/24

**CRITICAL AREA TABULATION:**

1. LOT 1 - 3,400 SQ. FT.
2. LOT 2 - 3,400 SQ. FT.
3. ALLOTMENT LOT COVER = 6,800 SQ. FT.
4. LOT COVER = 6,800 SQ. FT.
5. LOT COVER = 6,800 SQ. FT.
6. LOT COVER = 6,800 SQ. FT.
7. LOT COVER = 6,800 SQ. FT.
8. LOT COVER = 6,800 SQ. FT.
9. LOT COVER = 6,800 SQ. FT.
10. LOT COVER = 6,800 SQ. FT.
11. LOT COVER = 6,800 SQ. FT.
12. LOT COVER = 6,800 SQ. FT.
13. LOT COVER = 6,800 SQ. FT.
14. LOT COVER = 6,800 SQ. FT.
15. LOT COVER = 6,800 SQ. FT.
16. LOT COVER = 6,800 SQ. FT.
17. LOT COVER = 6,800 SQ. FT.

**EBD COMPUTATIONS:**

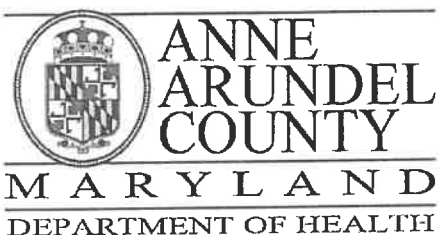
**1. EBD DETERMINATION:**

1. EBD = 100' - 0.000000' = 100.000000'
2. EBD = 100' - 0.000000' = 100.000000'
3. EBD = 100' - 0.000000' = 100.000000'
4. EBD = 100' - 0.000000' = 100.000000'
5. EBD = 100' - 0.000000' = 100.000000'
6. EBD = 100' - 0.000000' = 100.000000'
7. EBD = 100' - 0.000000' = 100.000000'
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13. EBD = 100' - 0.000000' = 100.000000'
14. EBD = 100' - 0.000000' = 100.000000'
15. EBD = 100' - 0.000000' = 100.000000'
16. EBD = 100' - 0.000000' = 100.000000'
17. EBD = 100' - 0.000000' = 100.000000'

**II. EBD COMPLIANCE:**

1. THE REQUIRED EBD (AS SHOWN) FROM THE SUBJECT SITE IS 100.000000'.
2. THE ACTUAL EBD (AS SHOWN) FROM THE SUBJECT SITE IS 100.000000'.
3. THE ACTUAL EBD IS EQUAL TO THE REQUIRED EBD.
4. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
5. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
6. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
7. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
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14. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
15. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
16. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.
17. THE ACTUAL EBD IS IN COMPLIANCE WITH THE REQUIRED EBD.





J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7193 Fax: 410-222-7479  
Maryland Relay (TTY): 711  
www.aahhealth.org

Tonii Gedin, RN, DNP  
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager  
Sanitary Engineering Program

A handwritten signature in blue ink, appearing to be "BC", written over the printed name of Brian Chew.

DATE: April 5, 2024

CASE  
NUMBER: 2024-0063-V  
Jerry L. Hill Sr.  
372 Riverside Drive  
Pasadena, MD 21122

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance request to allow a dwelling that does not comply with the designated location of a principal structure on a waterfront lot and with less setbacks than required.

The Health Department has reviewed the onsite sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7024.

cc: Sterling Seay



# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING January 2024

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Douglas Bourquin EMAIL ddbourquin@gmail.com

SITE LOCATION 372 Riverside Drive (2024-0009-P) LOT SIZE 26,083 sf ZONING R2

CA DESIGNATION LDA BMA X or BUFFER \_\_\_\_\_ APPLICATION TYPE Variance

Proposed new single family detached dwelling on waterfront lot.

Variance required to the location of a principal structure on a waterfront lot – not relatively in line

### COMMENTS

**Zoning** – Unless concrete is removed below deck a variance will be required for new lot coverage nearer to the shoreline which given new construction would be difficult to support. The footprint of the 35 foot deep by 61 foot wide house is rather large especially considering this will be a two story dwelling.

**Critical Area Team** - The proposed house is slightly setback from the existing house but due to the abutting house to the east this proposal cannot be considered relatively in line. As the proposed house is set back from the existing house and is constrained by the existing well in the rear there is no objection with the location of the house. However, it is strongly recommended that the proposed deck between the house and the water be revised so that there is no concrete underneath as shown on the grading permit site plan. If the area under the proposed deck is changed to decking that allows water to pass through or another substrate that would not count towards lot coverage it would show a good faith effort to maximize the distance from the shoreline for Critical Area requirements and further reduce the lot coverage amount onsite to meet the intent of redevelopment in the Critical Area.

**Engineering** – See next page

### 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.

## Engineering

1. The soil boring chart is provided. The suitability, and siting of proposed SWM practices 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.
2. All disconnection areas (rooftops or non-rooftops) must be marked clearly, and shall not overlap in length. The portions within the LOD must be prescribed to receive a 12-inch soil amendment with compost and vegetative stabilization such as SOD. The areas that are wooded shall also be marked clearly as these areas are to be perpetually protected in the future and the building of auxiliary structures within these areas is not permitted.
3. Based on the site plan provided, the areas disconnected are from the impervious area to the pervious area and back to the impervious. please delineate the disconnections properly and clarify how the disconnections will be treated in between the proposed driveway and garage.
4. Environmental features, existing homes, and road elevations, to verify that no structure or properties including existing and proposed properties are adversely affected in storm events including 100-year storms. Please show overland relief paths for the 100-year storm to show the water does not impound against structures or properties.
5. The design should evaluate and implement site planning alternatives in accordance with 18-16-201.
6. Infiltration devices, including individual lot devices, shall be located a minimum of 10 feet horizontally from any public sanitary sewer or house connection.
7. No SWM practices are allowed in the floodplain area. The floodplain modification shall be required during the grading permit.
8. Given that the site is flat, please ensure that no existing flooding conditions are exacerbated and no surrounding properties are affecting
9. The proposed infiltration is not suitable for this site.
10. The stormwater management for the site shall be addressed during the grading permit.