

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: John and Barbara Jaffe

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0050-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: May 30, 2024

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting variances to allow a dwelling and associated facilities with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 649 Lakeland Road South in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 106,076 square feet of land and is located on the west side of the cul-de-sac of Lakeland Road South. The property is identified as Parcel 237 in Grid 2 on Tax Map 31 in the High Bank on Severn subdivision.

This waterfront property is zoned R2 – Residential District, as adopted by the comprehensive zoning for Council District 5, effective January 29, 2012. This site lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is partially mapped as BMA - Buffer Modified Area. It is currently improved with a one and a half-story dwelling, inground pool and associated facilities.

APPLICANT'S PROPOSAL

The applicants are proposing to demolish the existing dwelling and construct a new dwelling (62' x 68' overall footprint, 32' in height), with a new patio and a reconfigured driveway.

REQUESTED VARIANCES

§ 18-13-104 states that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands; and, that the 100-foot buffer shall be expanded beyond 100 feet to include slopes of 15% or greater. The proposed construction will temporarily disturb approximately 10,133 square feet and permanently disturb approximately 5,136 square feet of the expanded buffer, necessitating a variance. The final amount of disturbance will be determined during permit review.

§ 17-8-201 states that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to

allow connection to a public utility; or is to provide direct access to the shoreline; and, all disturbance shall be limited to the minimum necessary. The proposed construction will temporarily disturb approximately 650 square feet of slopes of 15% or greater, necessitating a variance. The final amount of disturbance will be determined during permit review.

A review of the bulk regulations for development within the R2 District reveals that a setback variance is not required.

FINDINGS

The subject property is irregularly shaped and oversized with regard to the minimum lot area requirement of 20,000 square feet for lots not served by private sewer and the minimum lot width requirement of 80 feet for a lot in the R2 District. The property is encumbered by steep slopes and the expanded buffer.

The existing critical area lot coverage of the site is 10,604 square feet. The proposed post-construction lot coverage is 8,932 square feet, which is below the lot coverage allowed under §17-8-402 (15% or 15,911 square feet). The existing and proposed coverage by structures was not provided; however, based on the critical area lot coverage, it would be well below the 30% (31,822.8 square feet) maximum coverage by structures allowed under §18-4-601. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

The property was the subject of several past decisions and permits.

- A critical area variance, 2013-0013-V, to allow dwelling additions with less buffer than required was conditionally approved on March 22, 2013.
- A critical area variance, 2015-0194-V, to perfect a dwelling addition with less buffer than required and with disturbance to steep slopes of 15% or greater was conditionally approved on November 20, 2015.
- Grading permit G02016230 to abate a tree clearing violation was issued on June 19, 2017 and is now expired.
- A non-conforming use, 2018-0104-N, to allow a boathouse in the R2 - Residential District was approved on June 15, 2018.
- A variance, 2020-0182-V, to allow an accessory structure with less setbacks and buffer than required was denied on May 20, 2021. An associated building permit, B02387804, to construct a detached garage, submitted on September 14, 2020, remains pending.
- Building permit B02413048 to install a fence with three gates was issued on November 18, 2022.

The applicants' letter explains that the exceptional topographical conditions cause difficulties in redeveloping the lot without relief. The letter states that the proposed house will be located further away from the steep slopes, will be smaller than most of the surrounding houses, and the amount of impervious coverage will decrease by roughly 1,670 square feet. In addition, the letter states that the new house will be connected to the public sewer, the existing private septic system will be abandoned, and stormwater management will be provided where none currently exists.

Agency Comments

The **Health Department** has no objection to the requested variance.

The **Critical Area Commission** noted that if granted, the required mitigation ratio is 3:1 for permanent impacts, plus 1:1 for any tree canopy removed.

The **Critical Area Team** has no objection as the proposed improvements reduce the amount of coverage in the buffer and provide additional buffer to the steep slopes.

The **Inspections & Permits Engineering Section** does not support the requested variance. ¹

Variance Criteria

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

In this particular case, much of the property is encumbered by steep slopes and almost entirely within the expanded buffer, therefore, redeveloping the property without disturbing these sensitive areas is impossible.

While the proposed demo/rebuild will disturb the steep slopes and expanded buffer, the majority of the disturbance will be temporary. In addition, the placement of the new dwelling will increase the distance to the slopes and reduce the lot coverage on the property.

The variance request is not based on conditions or circumstances that are the result of actions by the applicants, and does not arise from any condition relating to land or building use on any neighboring property.

With mitigation, the granting of the variance should not adversely affect water quality or impact fish, wildlife or plant habitat, should be in harmony with the general spirit and intent of the County's critical area program, and will not be contrary to acceptable clearing and replanting practices, nor reduce forest cover in the limited development area.

The granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

This Office recognizes that a variance does not necessarily require pre-approval of stormwater management and that, if approved, those items would still have to be addressed at the time of permitting. However, because the Engineering Section has indicated that this site plan cannot be

¹ Refer to the Inspections & Permits Engineering Section's comments for their detailed objection.

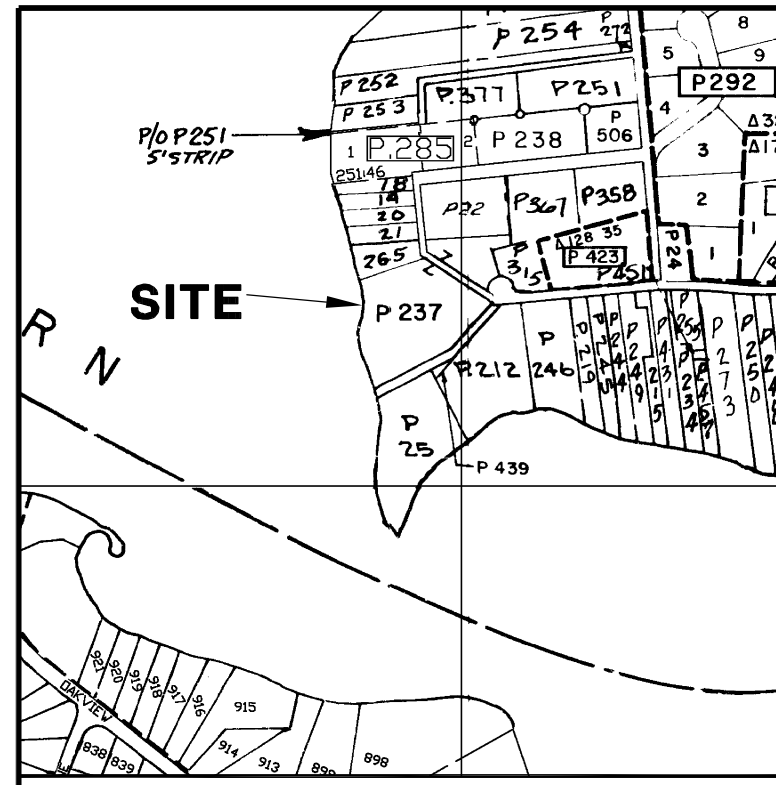
approved as proposed, this Office cannot support the associated variance. The applicant is advised that, if a zoning variance is approved, any change to the proposed improvements shown on the site plan that are necessary to address the storm water management issues raised would require a new variance.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***denial*** of a zoning variance to § 18-13-104 to allow disturbance to the expanded buffer; and ***denial*** of the Critical Area variance to § 17-8-201 to disturb steep slopes.

If granted, the final amount of disturbances will be determined during permit review.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



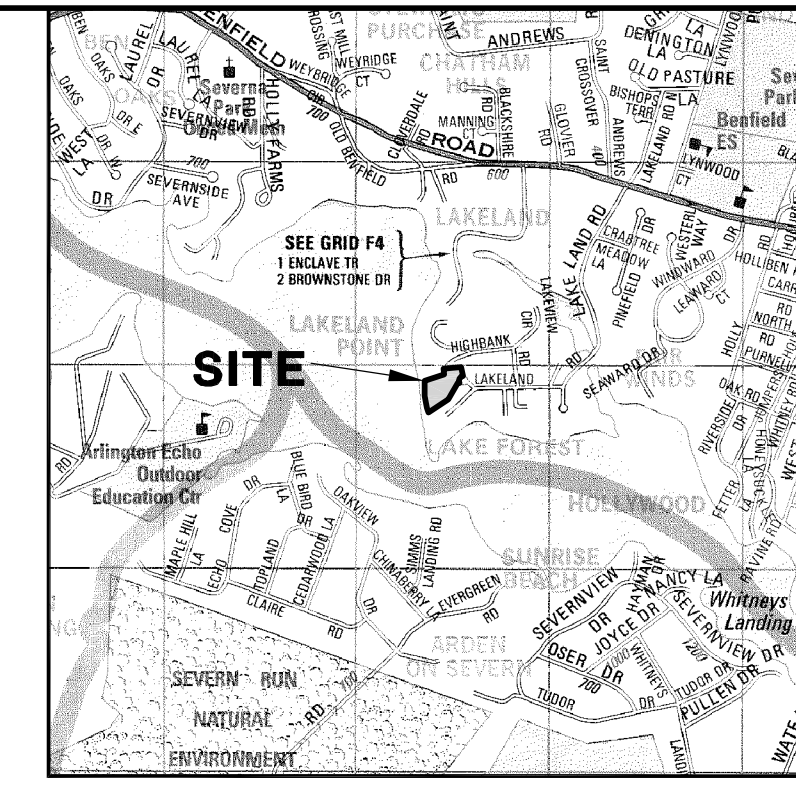
TAX MAP
N.T.S.

OUTFALL STATEMENT

THE DRAINAGE AREA INCLUDING THE IMPROVEMENTS OUTFALLS TO THE WEST TOWARD LAKELAND ROAD S. THE FLOW CONTINUES WEST DOWN LAKELAND ROAD S WHERE IT IS DIVERTED SOUTHERLY AND INTO THE SEVERN RIVER.



PLAN:
SCALE: 1"=40'



VICINITY MAP
SCALE: 1" = 2,000'
Copyright ADC The Map People
Permitted Use Number 20403131

CRITICAL AREA NOTES

SITE AREA	EX. WOODLANDS SITE	EX. WOODLANDS WITHIN LDA	EX. WOODLANDS WITHIN LDA TO BE CLEARED	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	MAX. LOT COVERAGE (15%)
106,076 S.F.	56,598 S.F.	56,598 S.F.	0 S.F.	10,604 S.F.	8,932 S.F. (8.4%)	15,911 S.F.

TEMPORARY STEEP SLOPE DISTURBANCE= 650 SF
PERMANENT STEEP SLOPE DISTURBANCE= 0 SF
EXPANDED BUFFER TEMPORARY DISTURBANCE= 10,133 SF
EXPANDED BUFFER PERMANENT DISTURBANCE= 5,136 SF

RESOURCE MAPPING NOTES

- THE LOCATIONS OF THE FEATURES SHOWN ON THE RESOURCE MAP HAVE BEEN FIELD VERIFIED.
- THE ENVIRONMENTAL FEATURES WERE ASSESSED AND FIELD LOCATED BY A MARYLAND DEPARTMENT OF NATURAL RESOURCES "QUALIFIED PROFESSIONAL" WITH RESPECT TO THE VEGETATION AND FOREST COVER; AND BY A MARYLAND DEPARTMENT OF ENVIRONMENT "LISTED PROFESSIONAL" WITH RESPECT TO POSSIBLE WETLANDS AND STREAM DETERMINATION.
- THERE ARE NO NON-TIDAL WETLANDS ON SITE.
- THIS SITE IS NOT LOCATED IN A BOG OR CONTRIBUTING AREA TO A BOG.
- THERE ARE NO SPECIMEN TREES ON SITE.
- THERE ARE SLOPES GREATER THAN 15%.
- WATER - FUTURE SERVICE - MAP W-4 GLEN BURNIE LOW
- SEWER - EXISTING SERVICE - MAP S-4 BROADNECK
- THIS SITE IS NOT LOCATED ON A SCENIC OR HISTORIC ROAD.
- THIS SITE IS WITHIN THE CRITICAL AREA. (LDA)
- THIS SITE LIES WITHIN ZONE AE ON FEMA MAP NO. 24003C0153F DATED FEBRUARY 18, 2015. THE FEMA FLOOD ELEVATION IS 5'.

VARIANCE NOTE

A VARIANCE TO ARTICLE 18-13-104 TO ALLOW DISTURBANCE IN THE EXPANDED BUFFER
A VARIANCE TO ARTICLE 17-8-201 TO ALLOW DISTURBANCE OF STEEP SLOPES IN THE CRITICAL AREA.

LEGEND

---152---	Existing Contours	xx	Existing Water Meter
152	Proposed Contours	xx	Proposed Water Meter
69*50	Spot Elev.	LOD	Limit of Disturbance
~ ~ ~	Existing Tree Line	RSF	Reinforced Silt Fence
---	Soils Line		Stabilized Construction Entrance (S.C.E.)
EX. 8" S	Existing Sewer		Proposed Impervious
EX. 15" SD	Existing Water		Steep Slopes (>15%)
EX. 8" W	Existing Water		Raingarden
	Existing Tree		Ex. Driveway to be Removed
	Existing Pole		
	Existing Sewer Cleanout		
	Proposed Sewer Cleanout		

SOIL CLASSIFICATION CHART

SYMBOL	NAME	HYDROLOGIC SOIL GROUP
EuE	EVESBORO-GALESTOWN-URBAN LAND COMPLEX, 15 TO 25% SLOPES	A
EuD	EVESBORO-GALESTOWN-URBAN LAND COMPLEX, 5 TO 15% SLOPES	A

OWNER/DEVELOPER
JOHN & BARBARA JAFFE
649 LAKELAND ROAD SOUTH
SEVERNA PARK, MD 21146
(P) C/O 410-987-6901
(E) C/O MIKE@ANAREX.COM

#	REVISIONS:	APPROVED BY:	DATE:

ANAREX, INC
CIVIL ENGINEERING SERVICES
LAND SURVEYING

303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901
www.anarex.com

SHEET 1 OF 1
VARIANCE SITE PLAN

649 LAKELAND ROAD S

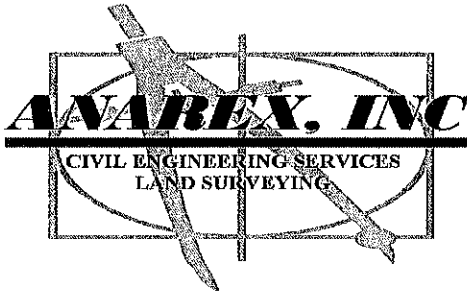
649 LAKELAND ROAD SOUTH
SEVERNA PARK, MD 21146

CASE NO# 2020-0182-v

TAX MAP 31 BLOCK 22 PARCEL 237 TAX ACCOUNT # 03-000-15474200

DATE: DECEMBER, 2023 ZONING: R2 ZIP CODE: 21146

THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

March, 2024

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

Re:

Lakeland Point
649 Lakeland Road S
Severna Park, MD 21146
T.M. 31 B. 2 P. 237

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance request is to Article 18-13-104 to allow disturbance within the expanded buffer and to Article 17-8-201 to allow disturbance of steep slopes in the critical area to facilitate removing existing improvements. The project is located at 649 Lakeland Road S in Severna Park, Maryland 21146. The site currently has an existing house, a detached pool, and a wraparound driveway. The proposed house will be relocated further away from the steep slopes and be not taller than the existing structure. The new structure will be 63' from the Lakeland Road right of way, 110' from the Northern property line, 50' from the southeastern property line and approximately 207' from the Mean High-Water line. In addition to the proposed house being moved further away from the steep slopes the amount of impervious coverage will decrease by roughly 1,670 s.f. By removing part of the driveway. The new house will also be connected to the public sewer and the existing private septic system will be abandoned. The redevelopment of this lot will also provide stormwater management where none exist today.

Explanation as required by Article 18, Section 16-305(b)

The exceptional topographical conditions of this lot cause implementation of the County's critical area program to cause unwarranted hardship on the property as without a variance, the applicant would be denied reasonable and significant use of the entire parcel. The proposed location is on the flattest part of the lot, which is an area of the lot that is already developed within the expanded buffer. In addition, the exceptional topographical conditions of this lot are clear as the buffer to tidal waters is only 100', but the topography on this lot expands the buffer more than twice the typical length, not

allowing any structure to be built within 250' of the shoreline. Literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas and will not confer special privilege onto the applicant that they do not possess now. These variance requests are not results of actions by the applicant and there has been no commencement of development before this application for a variance was filed and does not have any bearing or connection to building on neighboring properties. The granting of this variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitats. In fact, the proposed layout will actually be beneficial to the environment since impervious area will be reduced, stormwater management will be provided, and the existing private septic will be abandoned.

Explanation as required by Article 18, Section 16-305(c)

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions such as the steep slopes and the critical area buffer expanding 250'+/- from the waters edge. In addition, the house is minimal in size and smaller than most of the surrounding houses that are on the water.

The granting of this variance will not alter the character of the neighborhood because as noted above and the fact that a house already exists on the lot.

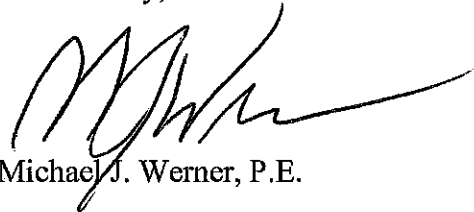
This variance will not substantially impair the appropriate use or development of the surrounding properties as it will not deny access or the possibility to build on neighboring lots. The proposed house and pool will sit off of the end of the cul-de-sac and will have landscaping from the road.

The granting of the variance will not reduce forest cover in the LDA and will not be contrary to acceptable clearing and replanting practices as this plan does not remove any trees in the critical area.

The granting of this variance will not be detrimental to the welfare of the public because the improvements will not impact neighboring lots or any public right-of-ways

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,



Michael J. Werner, P.E.

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: June 11, 2020

Tax Map #	Parcel #	Block #	Lot #	Section
0031	0237	N/A	N/A	N/A

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 03-000-15474200

Project Name (site name, subdivision name, or other) Highbank on the Severn

Project location/Address 649 S Lakeland Rd

City Severna Park Zip 21146

Local case number

Applicant: Last name Jaffe First name John

Company N/A

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 _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Ton construct a garage on an existing unwooded area.

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/>
---	---

Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
---	---

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	0.64	27,745
LDA Area	2.44	106,076			
RCA Area			# of Lots Created	0	
Total Area	2.44	106,076			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.30	56,598	Existing Lot Coverage	0.24	10,604
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0.02	800
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.26	11,404

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.04	1,607	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.01	439	Mitigation	TBD	TBD

Variance Type Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input checked="" 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 type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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Chesapeake Bay Critical Area Report

**649 Lakeland Rd South
Tax Map:31 Grid:22 Parcel:237
Edgewater, MD**

December 2020

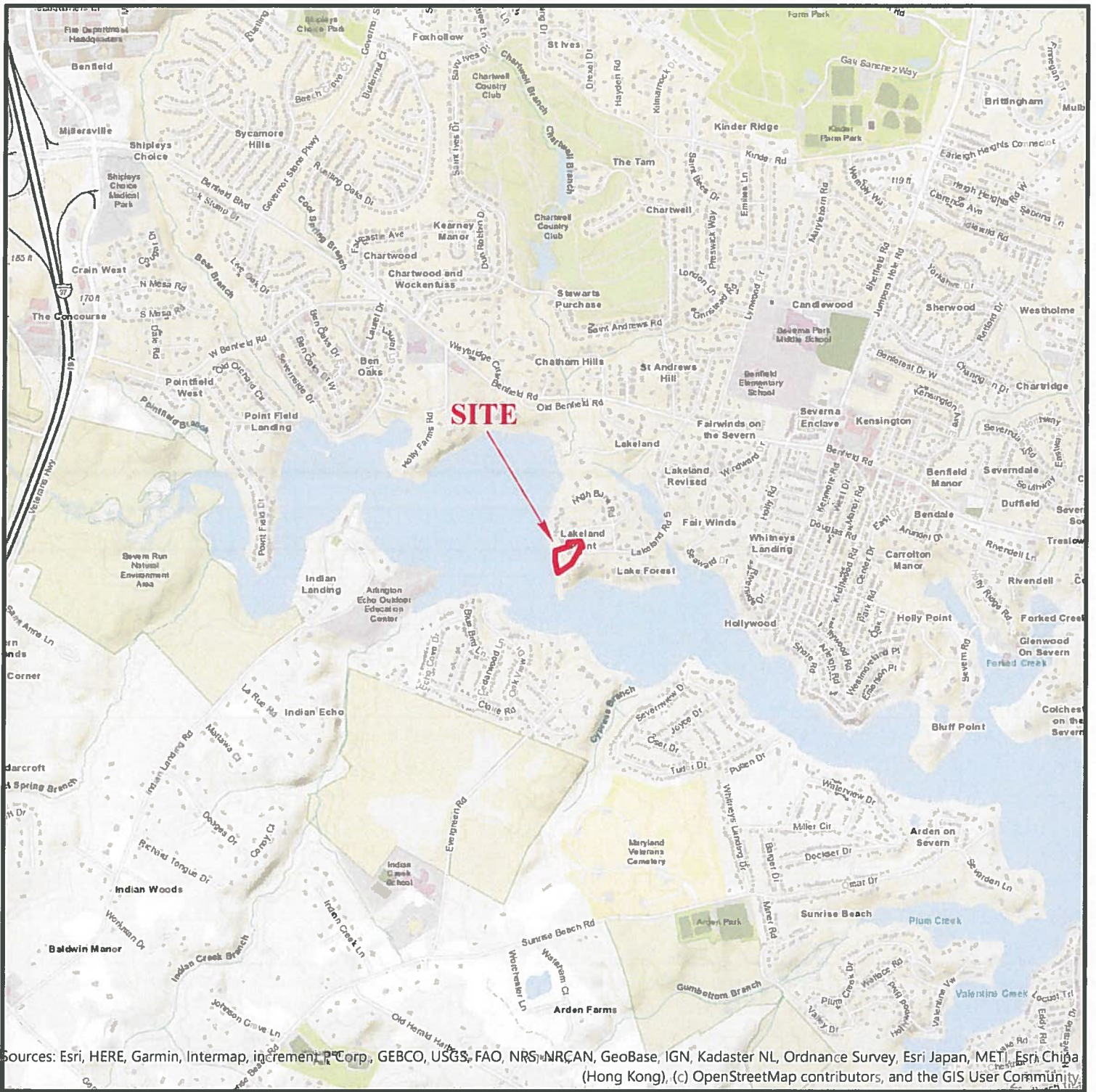
Prepared for:

Mr. John Jaffe
649 Lakeland Road South
Severna Park, MD 21146

Prepared by:

Holly Oak Consulting, LLC
303 Sycamore Rd
Severna Park, MD 21146
khaines@hollyoakconsulting.com





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NRS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Vicinity Map
649 Lakeland Rd S
Severna Park, MD 21146
Scale: 1" = 2,000'



TABLE OF CONTENTS

1.0 - Introduction	1
2.0 – Existing Conditions	1
3.0 – Aerial Imagery & Site History	1
4.0 – Proposed Conditions	1-2
5.0 – Habitat Protection Areas	2
5.1 Steep Slopes	2
5.2 Rare, Threatened, & Endangered Species	2
5.3 Wetlands, Streams, & 100-Year Floodplain	2
5.4 Buffer & Expanded Buffer	2
5.5 HPAs Not Occuring Within Study Area	2
6.0 – Existing Vegetation & Wildlife	3
References	4
Appendices	5
Appendix A – Preliminary Mapping	5
<i>USGS 24K Quadrangle Topo</i>	
<i>USGS Soil Survey</i>	
<i>NWI Map</i>	
<i>FEMA FIRM</i>	

1.0 - INTRODUCTION

The subject property is located at 649 Lakeland Road South in Severna Park, Maryland. The property is identified on Tax Map 31, Grid 22, Parcel 237. The site is zoned R2 per the Anne Arundel County Zoning Map. Field work for this report was completed on November 10, 2020 by Kevin C. Haines of Holly Oak Consulting, LLC.

2.0 – EXISTING CONDITIONS

The site contains 2.44 acres all of which is within the Chesapeake Bay Critical Area. More specifically the site is mapped within the Limited Development Area (LDA). The site falls from east to west towards the Severn River. A large portion of the site is forested, 1.30 acres (56,598 sq. ft.). The remainder of the site is encumbered with a residence, driveway, yard and associated amenities.

The site is bordered to the north and south by residences, to the east by Lakeland Road, and to the west by the Severn River.

The United States Department of Agriculture Natural Resources Conservation Service has mapped the soils throughout Anne Arundel County and makes the mapped soils and descriptions available online through the Web Soil Survey. The data that was retrieved on November 9, 2020 and showed two (2) soil types exist in the study area. The soil type and description can be found below. A copy of the soil mapping can be found in Appendix A.

<i>Map Unit Symbol</i>	<i>Map Unit Name</i>	<i>Hydric (%)</i>	<i>K-Factor (Whole Soil)</i>
EuD	Evesboro-Galestown-Urban land complex, 5-15% slopes	0	0.05
EuE	Evesboro-Galestown-Urban land complex, 15-25% slopes	0	0.05

3.0 – AERIAL IMAGERY REVIEW & SITE HISTORY

This site is in Severna Park, MD a suburb of the greater Baltimore and Annapolis areas. The surrounding area was largely used as a summering location from the 1920s through the 1950s when the surrounding areas began to become developed with residential subdivisions. Several farms were also located nearby, some utilized the waters of the Severn River to send goods to market in Annapolis and Baltimore. A copy of the USGS Topographical map can be found in Appendix A.

Per aerial photos from 1970-2020 the site has remained in a similar vegetative state. Aerial images are available upon request.

4.0 – PROPOSED CONDITIONS

The applicant proposes to construct a new garage in the non-forested portion of the site. The new garage will require very little in the way of expansion of the existing driveway, if at all.

Forest clearing will not be required for the construction of the house, driveway, or private utilities. Buffer disturbance, discussed below, will be mitigated at a rate of 1:1 for temporary disturbance and 3:1 for permanent disturbances that require a variance. Mitigation will be provided first on-site, then through a mitigation bank, and/or if needed by way of a fee-in-lieu. Currently there is 10,604 sq. ft. (10.0%) of lot coverage present and the project proposes an addition of total of 800 sq. ft. for a total lot coverage of 11,404 sq. ft. (10.8%) of lot coverage. The entirety of the proposed lot coverage is attributable to the garage.

Stormwater management will comply with ESD as required during the building and/or grading permit review. Currently it is anticipated that SWM compliance with ESD will not be required and no SWM facilities are proposed. The project will require an approved standard grading plan which will incorporate the required sediment controls (i.e. reinforced silt fence, stabilized constriction entrances, etc..).

5.0 – HABITAT PROTECTION AREAS

State and County Critical Area Law identifies certain areas of high environmental value as Habitat Protection Areas (HPA's). Below is a discussion of HPA's existing within the subject site.

5.1 - Steep Slopes

Anne Arundel County designates steep slopes within the Critical Area as a slope of 15% or greater that is at least 6' high. The western portion of the site that abuts Warehouse Creek is largely encumbered with steep slopes. The project does not propose to disturb the steep slopes, but it does propose to permanently disturb 736 sq. ft. and temporarily disturb 872 sq. ft. of the expanded buffer to steep slopes.

5.2 - Rare, Threatened & Endangered Species

A request for Environmental Review was submitted to the Maryland Department of Natural Resources Wildlife and Heritage Services on November 11, 2020 and a response is forthcoming. Per initial research of DNR records there do not appear to be records of RTEs within or adjacent to the boundary of this site. RTEs were not noted during the field visits to this site. The site does not lie within mapped FIDS habitat per MDDNR's MERLIN Online GIS Database. The on-site forest is mapped as Forest Interior Dwelling Species (FIDS) habitat.

5.3 - Wetlands, Streams, & 100-Year Floodplain

The site does not contain tidal wetlands, non-tidal wetlands, or streams per the field observations. Furthermore, both the USFWS National Wetland Inventory (*Appendix A*) and MD DNR Wetland Inventory do not indicate the presence of wetlands or streams within the boundary of the site.

The site is located within the Severn River Watershed (MD 02131002 8-digit).

The majority of the site lies within Zone X (areas of minimal flood hazard) and a small portion along the Severn river lies within Zone AE (BFE – 5'), per FEMA Flood Insurance Rate Maps #24003C0153F (eff. 2/18/15) as shown in *Appendix A*.

5.4 – Buffer and Expanded Buffer

The site contains a 100' Buffer that extends into the property from the mean high-water line of the Severn River. The 100' buffer is expanded to include steep slopes and all areas within 50' of the top of the steep slopes. The buffer and expanded buffer encompass a large portion of the site. In total 1,608 sq. ft. of the expanded buffer will be disturbed. The disturbance to the buffer is divided between 736 sq. ft. of permanent disturbance and 876 sq. ft. of temporary disturbance.

5.5 – Other HPAs Not Contained within Study Area

Several HPAs are not mapped within or adjacent to the study area. MDDNR's MERLIN online mapping database was reviewed and showed that the following HPA's are not located within or near the study area: Submerged aquatic vegetation, shellfish beds, historical waterfowl staging and concentration areas, sensitive species project review areas, and natural heritage areas.

6.0 – EXISTING VEGETATION & WILDLIFE

Much of the vegetation on-site is common for the shores of the Severn River. The underlying soils are characterized by sandstone outcrops and boulders, with sandy soils running throughout. The vegetation is largely comprised of a southern red oak (*Quercus falcata*), chestnut oak (*Quercus montana*), and black gum (*Nyssa sylvatica*) canopy. Common shrubs include mountain laurel (*Kalmia latifolia*) and American holly (*Ilex opaca*). The understory is dominated by American holly.

The unforested portions of the site are vegetated with lawn and landscape beds typical of a residential use.

The forested areas provide a buffer to the adjacent waterways and is in generally good condition.

References

- Brown, R.G. and M.L. Brown. 1972. *Woody Plants of Maryland*. Port City Press, Baltimore, Maryland.
- Eyre, F. H. (1980). *Forest cover types of the United States and Canada*. Washington, D.C. (5400 Grosvenor Lane, Washington, D.C. 20014): Society of American Foresters.
- Foell, Stephanie (2004). *McLean Property, Maryland Historical Trust Determination of Eligibility Form*. Baltimore, MD: Maryland Historical Trust.
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Appendix A:
Preliminary Mapping

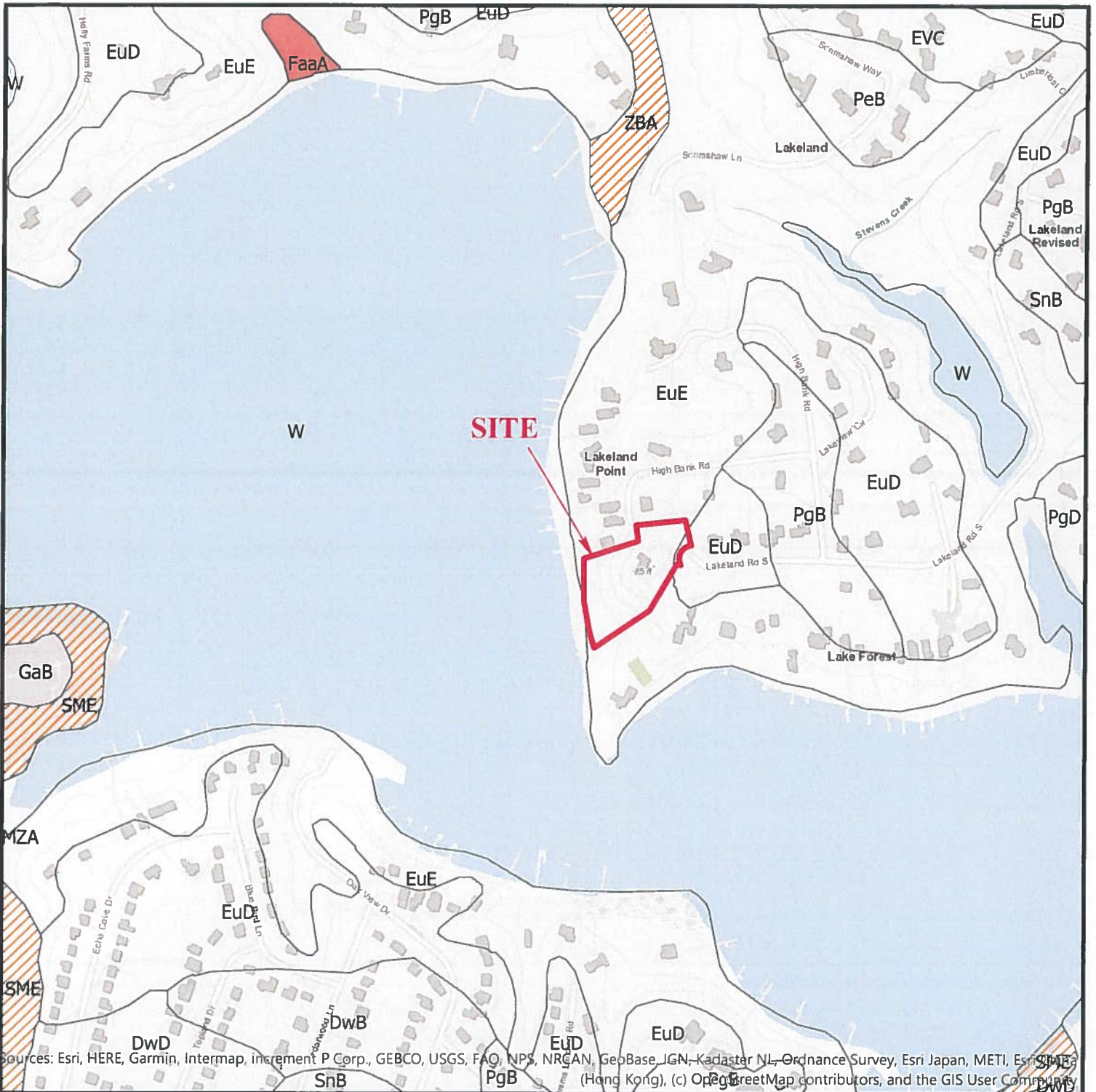


USGS 24k Topographical Map (Round Bay, MD)

**649 Lakeland Rd S
Severna Park, MD 21146**

Scale: 1" : 500'





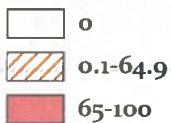
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, JGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri (Switzerland) (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

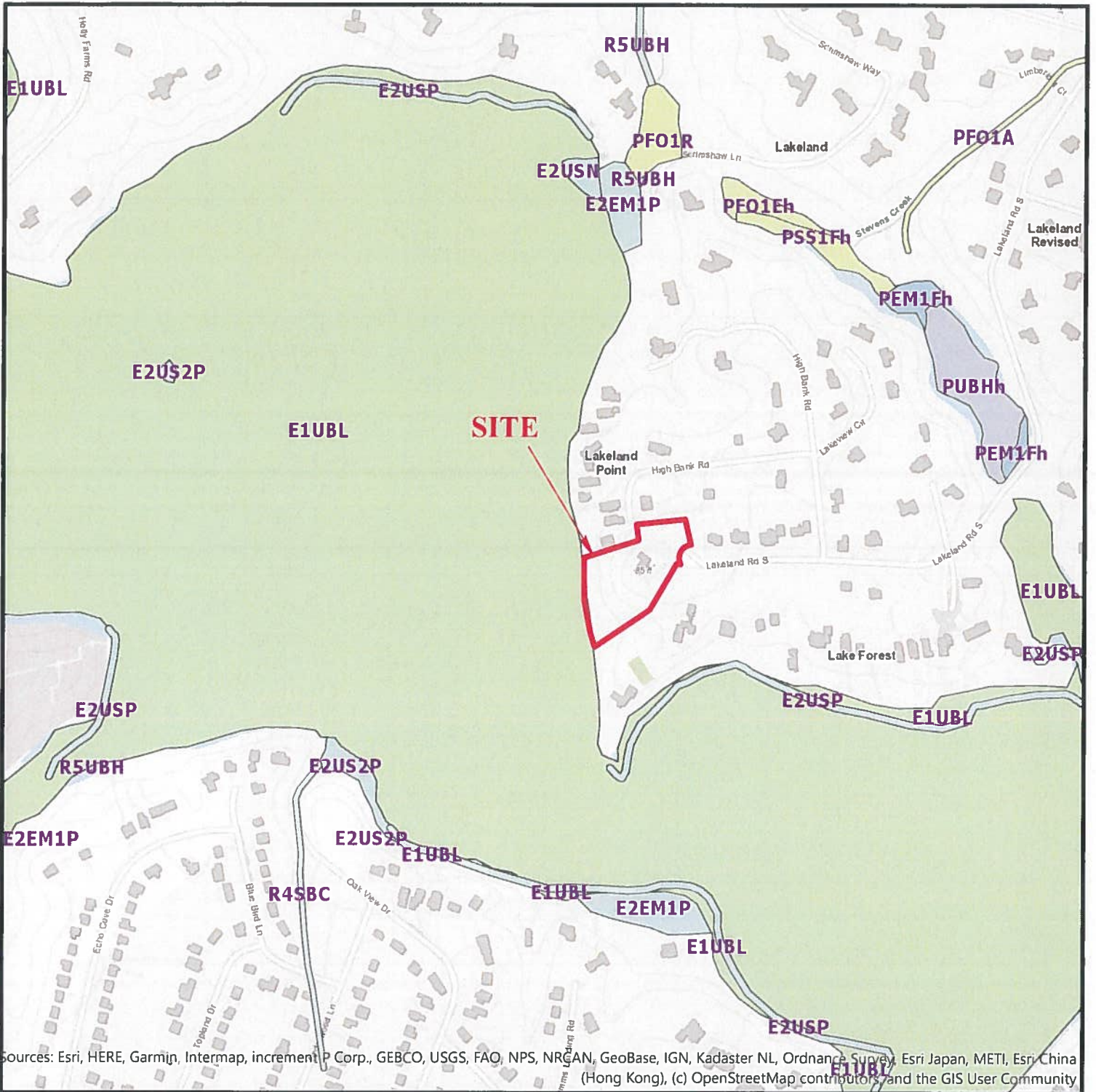
USDA NRCS Soil Survey (Anne Arundel Co., MD)

649 Lakeland Rd S

AA County Soils Severna Park, MD 21146

Hydric Component (%) Scale: 1" : 500'





USFWS National Wetland Inventory (NWI)

**649 Lakeland Rd S
Severna Park, MD 21146**

Scale: 1" : 500'





FEMA Flood Insurance Rate Map (FIRM)

649 Lakeland Rd S
Severna Park, MD 21146

Scale: 1" : 500'





ANNE
ARUNDEL
COUNTY


MARYLAND
DEPARTMENT OF HEALTH

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.aahealth.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 

DATE: March 28, 2024

CASE
NUMBER: 2024-0050-V
Barbara Jaffe
649 Lakeland Road South
Severna Park, MD 21146

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance request to allow a dwelling and associated facilities with less setbacks and buffer than required and with disturbance to slopes of 15% or greater. The Health Department offers the following comments:

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. The existing two water wells must be abandoned & sealed by a license well driller. The existing septic system will need to be abandoned properly by a license septic installer or master plumber. Please provide the Health Department with copies of the well abandonment report and septic abandonment report.

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

cc: Sterling Seay

Wes Moore
Governor

Aruna Miller
Lt. Governor



Erik Fisher
Chair

Katherine Charbonneau
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

March 26, 2024

Ms. Sterling Seay
Planning Administrator
Anne Arundel County Zoning Division
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: **649 Lakeland Road S (Tax Map 31, Parcel Number 237)**

Dear Ms. Seay:

Thank you for providing the information for the above-referenced variance application. The applicant is proposing to demolish the existing dwelling on the property and construct a new two-story dwelling. The applicant will remove part of the existing driveway to accommodate the building. The parcel is 2.43 acres, is completely within the expanded buffer for steep slopes and is designated Limited Development Area (LDA). The property has an allowable lot coverage limit of 15,911 square feet with the overall proposed work totaling 8,932 square feet. The applicant is requesting a variance to Anne Arundel County Code 18-13-104, and 17-8-201 to disturb the Critical Area Buffer and steep slopes of more than 15%.

Should the Administrative Hearing Officer find that this request may be approved, the required mitigation ratio is 3:1 for permanent impacts, plus 1:1 for any tree canopy removed.

Thank you for the opportunity to provide comments. Please include this letter as part of the record file and provide us with a copy of the Administrative Hearing Officer's decision. If you have any questions about these comments, please feel free to contact me at (410) 260-3481 or jonathan.coplin@maryland.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Coplin".

Jonathan Coplin
Natural Resource Planner

File: AA 0072-24

2024-0050-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

03/20/2024

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

No objection as the proposed improvements reduce the amount of coverage in the buffer and provide additional buffer to the steep slopes.

End Time**Billable**

No

Time Tracking Start Date**In Possession Time (hrs)****Estimated Hours**

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Due Date

04/10/2024

Assigned to Department

OPZ Critical Area

Status Date

03/26/2024

Overtime

No

Start Time**Hours Spent**

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

Display E-mail Alerts

Display Comments

Task Specific Information

Expiration Date**Reviewer Phone Number****Review Notes****Reviewer Email****Reviewer Name**

Task Details I and P Engineering

Assigned Date

03/21/2024

Assigned to

Habtamu Zeleke

Current Status

Complete w/ Comments

Action By

Habtamu Zeleke

Comments

1. label clearly steep slopes and steep slope buffers; per the letter of explanation, there is a disturbance to remove existing improvements; however, this reviewer is not clear on what these disturbances entail as the existing house is shown as a "white background" (i.e., outside of the hatched steep slopes).
2. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resource areas and their buffers. The rain gardens are proposed within steep slopes and it is not allowed as proposed.
3. Please provide soil boring on the facility footprint to review the suitability and siting of the proposed facility(ies). Describe the site's hydrologic, and topographic characteristics and provide recommendations on the feasibility of various BMPs.
4. All infiltration/filtration devices shall be located a minimum of 25 feet from the top of slopes 25% or greater and retaining walls. In no case shall the phreatic line from the overflow depth of the device intersect the existing and/or final ground line of the slope or the retaining wall.
5. A soil boring is required per practice. 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.
6. Given the disturbance to sensitive resources including the steep slopes, the proposed design adversely affects the water quality within the Critical Area. Please clarify.
7. Please verify that all of the proposed impervious surfaces are treated for water quality.
8. The County Stormwater manual requires that Infiltration/filtration devices uphill from buildings and structures with basements shall be located a minimum of 20 feet from the structure, or the intersection of the structure foundation footing with the phreatic line from the overflow depth of the device, whichever is greater. Please clarify how this requirement is met.
9. The stormwater management, utility/Engineering design review approval for the site shall occur at the grading permit stage.
10. Based on the above comments and proposed site design, this office does not support this request.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Due Date

04/10/2024

Assigned to Department

Engineering

Status Date

04/09/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Engineering

Est. Completion Date

Display E-mail Alerts

Display Comments

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

2024-0050-V - 649 Lakeland Road South



Legend

Foundation

Addressing



Parcels



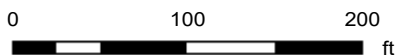
Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Nearmap

Notes 2023 aerial



THIS MAP IS NOT TO BE USED FOR NAVIGATION