

16 April 2024

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

RE: VARIANCE REQUEST

Gregory Gardner & Ellen Richardson
230 Severn Drive
Annapolis, MD 21401
TM 45, GRID 9, PARCEL 57

We are requesting a variance from § 18-4-501 for redevelopment of a single family dwelling in the R1 residential district with a minimum side lot line setback of 8.0ft, a combined side lot line setback of 19.0ft, as well as a minimum rear lot line setback of 21.7ft. There are no Critical Area variances being requested.

The property is located at 230 Severn Drive in the Severn Grove neighborhood and is improved with an existing single-family dwelling constructed around 1938. This is a waterfront property in the Limited Disturbance Area (LDA) of the Critical Area Overlay, is subject to the 100ft Critical Area buffer, and contains steep slopes. The subject property is an irregular shaped waterfront parcel with a lot size of 11,425sf, substantially undersized in area and with less width than required, for the R1 Residential District. The buildable lot is almost entirely within the Critical Area Buffer and 60% of the lot is encumbered by steep slopes and its 25ft setback. The house is served by a private well and septic system.

The current house has been used as our primary residence for the last 10 years. The house has many structural and functional problems that have been too difficult to overcome with a renovation and expansion for our growing family (lack of footings under existing foundation, retaining walls supporting the foundation failing & shifting down the steep slope, etc). We are proposing a teardown and rebuild for a new single family detached house in a similar footprint.

We have generated the current design while working with the various county agencies and their feedback received during the grading permit process [G02019837]. We have successfully been able to increase the home's setback to steep slopes, allow for an acceptable location for the septic system components, allow for stormwater management features that previously did not exist, allow for setbacks from neighboring septic and well systems, all while reducing impervious area.

VARIANCE REQUIREMENTS

Code Article 18-16-305 (a) Requirements for zoning variances:

We respectfully submit that the requested variance meets the intent of 18-16-305 (a)(1). The lot is unique in both its shape & size, and has many physical constraints present that are preventing strict conformance with the zoning code. The lot is a very irregular wedge shape, narrower at the rear lot line (street side) and widening towards the front lot line (water side) however the front half of the lot is limited by steep slopes at an 80% grade. The rear lot line of the property is also at an unnatural angle; neither parallel nor tangent to the curved street. In addition the property, which was platted in 1932, has a lot size of 11,425sf ; 28% of the required 40,000sf minimum required for the current R-1 District standards.

Code Article 18-16-305 (c) Requirements for all variances

(1) the variance is the minimum variance necessary to afford relief;

The proposed house is has to total footprint of 1560sf and is modest in size at 3050 sf, including 650 sf below grade due to the site topography. The total house & improvement area have also been reduced so that it will have less impervious area than the existing house.

(2) The granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The proposed structure is of similar scale and setbacks to the majority homes in the neighborhood. The proposed side yard setback of this house is greater than the current side yard setbacks of the adjacent properties. The proposed structure is setback from Severn Drive evenly between the adjacent structures.

(ii) substantially impair the appropriate use or development of adjacent property:

The proposed structure and features have been designed, and located, to increase available views of the water and reduce impact of its mass to the adjacent properties. The building massing for the Western half of the house will be a single story above grade, and less height than the current structure. The Eastern half of the house will be a full 2 stories; more appropriately scaled yet still lower in height to the larger home sited to the East.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:

No tree removal is being proposed for the redevelopment of the new structure or related improvements.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

The footprint of the house is being placed at the rear of the property in order to limit the impact of the redevelopment to the steep slopes. The site design has reduced the overall impervious area on the lot allowing for more proposed planting area in the buffer and near steep slopes. There is only (1) existing tree in the proposed area of work and it will be protected during construction.

(v) be detrimental to the public welfare:

All proposed work will be within the bounds of the property and will not impose harm to adjacent property owners or the public. The proposed structure's overall size and relationship to the lot and lot lines is similar to the majority of homes in the surrounding neighborhood.

We appreciate your consideration of the enclosed variance request and are available to address any question you may have.

Respectfully,

Handwritten signatures of Gregory Gardner and Ellen Richardson. The signature on the left is for Gregory Gardner and the signature on the right is for Ellen Richardson.

Gregory Gardner & Ellen Richardson, Homeowners



NAD 83/91

N 489,000
E 1,445,000

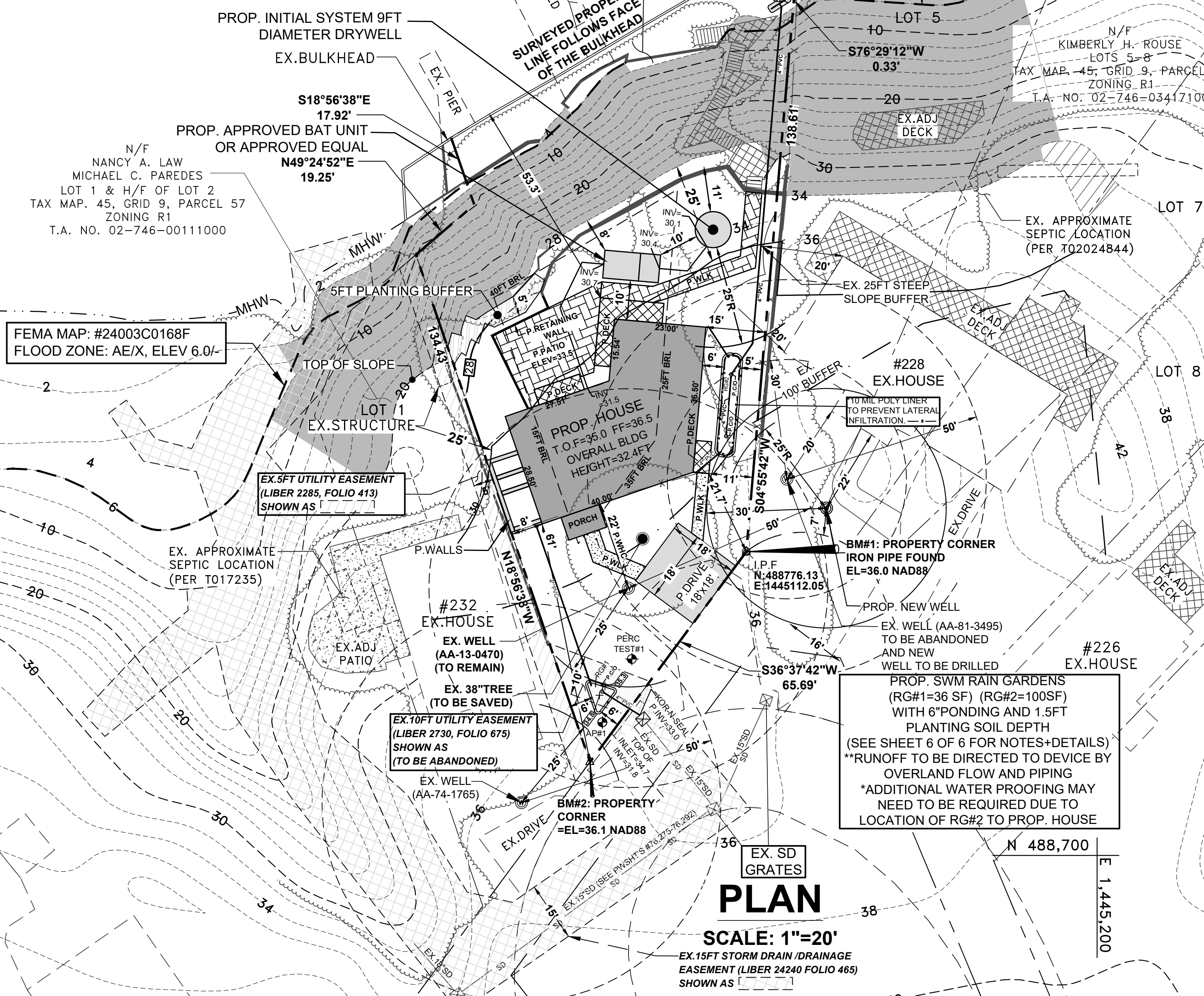
SALTWORKS CREEK

N 489,000
E 1,445,200

NOTE: 2FT CONTOUR LINE HIDDEN BY BULKHEAD

SITE#230
LOTS 3, 4 & H/F
OF LOT 2
11,425 SF±
OR
0.2623 AC±

FEMA MAP: #24003C0168F
FLOOD ZONE: AE/X, ELEV 6.0/-
PROP. STONE LEVEL SPREADER
(SEE DETAIL ON SHEET 6 OF 6)
*DAYLIGHT PIPE



PLAN

SCALE: 1"=20'

EX. 15FT STORM DRAIN /DRAINAGE EASEMENT (LIBER 2420 FOLIO 465) SHOWN AS

LEGEND

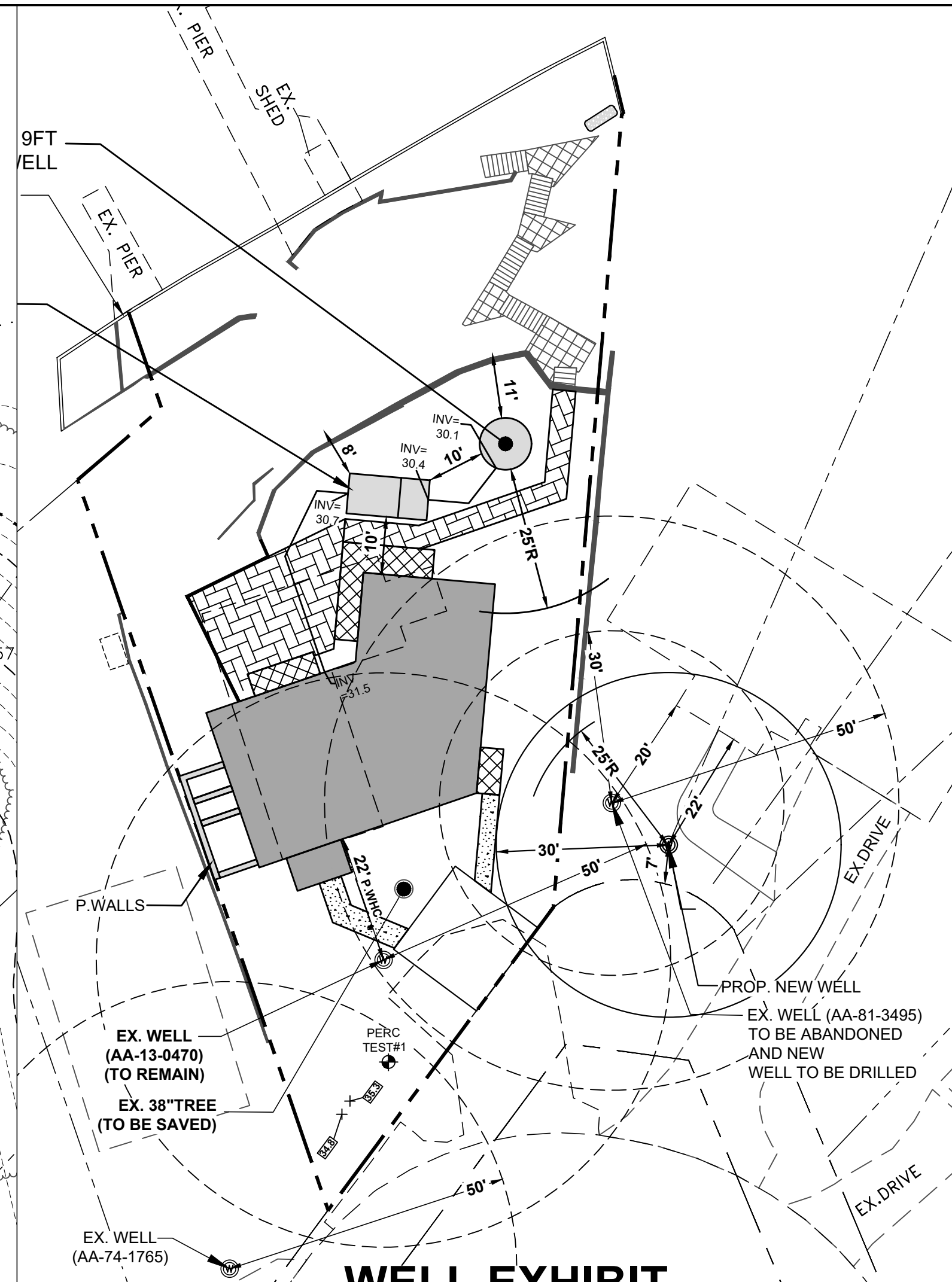
| | |
|--------------------------|-------|
| EXISTING CONTOUR | 42 |
| PROPOSED CONTOUR | 40 |
| 15% > < 25% STEEP SLOPES | |
| 25% > STEEP SLOPES | |
| EXISTING SPOT ELEVATION | 45.00 |
| PROPOSED SPOT ELEVATION | 45.00 |
| EXISTING TREE LINE | |

| | |
|---------------------------|---------|
| SOIL BORING | |
| EXISTING BUILDING | |
| PROPOSED BUILDING | |
| STORM DRAIN | SD |
| EXISTING ELECTRIC | E |
| EXISTING FENCE | X |
| BUILDING RESTRICTION LINE | 40' BRL |
| EX. MEAN HIGH WATER | MHW |

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REVISION BLOCK

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



WELL EXHIBIT

SCALE: 1"=20'

SWM DESIGN
SWM SHALL BE PROVIDED FOR THIS CRITICAL AREA RE DEVELOPMENT BY ESD METHODS TO PROVIDE WATER QUALITY, RECHARGE AND CHANNEL PROTECTION. THE ESD METHOD USED WERE TWO RAIN GARDENS.
QP HAS BEEN ADDRESSED BY DRAINAGE TO TIDAL WATER (SALTWORKS CREEK)

SITE AREA= 11,425 SF
EX. LC= 2,806 SF
PROP. LC= 2,496 SF
TREAT 50% OF PROP. LC= 0.50x2,446SF=1,248
I= 1,248 / 11,425 = 10.9%
RV= 0.05+0.0091= 0.1481
SOILS: AsE-C TAB. 5.3 I=15% TARGET PE= 1.0"
TARGET ESDV= (PERVA)/12= [1.0*(0.1481)11,425]/12=141 CF

RAIN GARDEN#1 (M-7)
IMP. AREA TO RAIN GARDEN#1= 1,223 SF (PART OF HOUSE, DRIVEWAY, PORCH, WLK+STEPS)
SURFACE AREA=36 SF
STORAGE PROVIDED= 36X.5+100X.4X1.5= 184.22=69 CF
2.7"x.95X1.223/12=261 CF>40 OK

RAIN GARDEN#2 (M-7)
IMP. AREA TO RAIN GARDEN#2= 840 SF (REST OF HOUSE)
SURFACE AREA=100 SF
STORAGE PROVIDED= 100X.5+100X.4X1.5= 50+60=110 CF
2.7"x.95X840/12=180 CF>110 OK

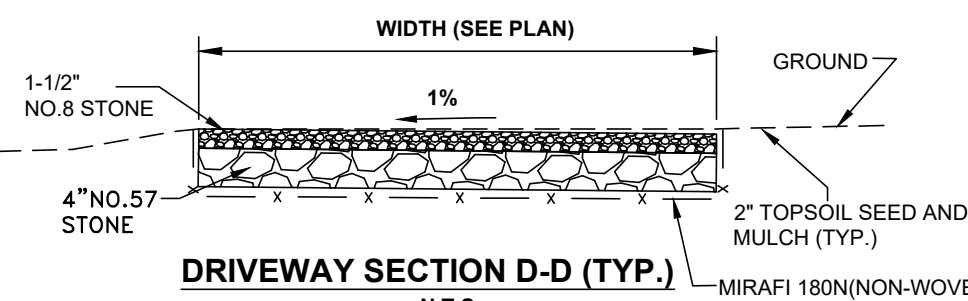
TOTAL ESD REQUIRED=141 CF
TOTAL ESD PROVIDED=150 CF

SEPTIC NOTE
PERC#T02048749 (OLD) PAT02051195 (NEW)
TAX ACCOUNT#02-746-00018900
230 SEVERN DRIVE ANNAPOLIS, MD 21401
HOUSE NO LARGER THAN 3,500 SF

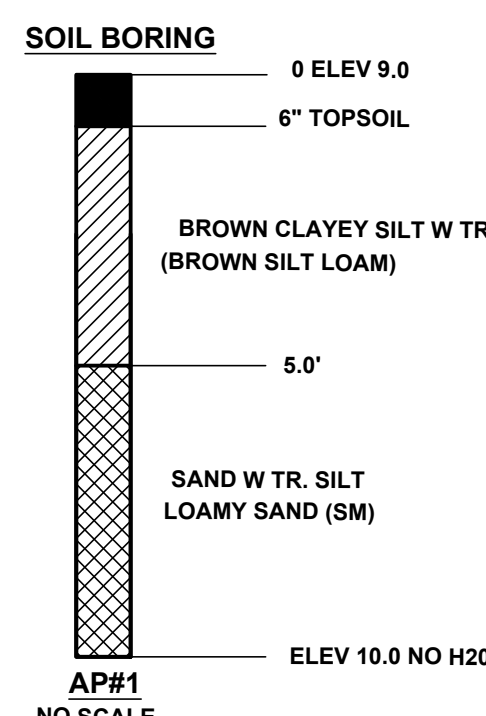
INITIAL SYSTEM
PROP. APPROVED BAT UNIT OR APPROVED EQUAL
- 1 DRYWELL, 26FT DEPTH, 9FT DIAMETER
- PITS SEPARATED BY 27FT EDGE TO EDGE

DRIVEWAY NOTES

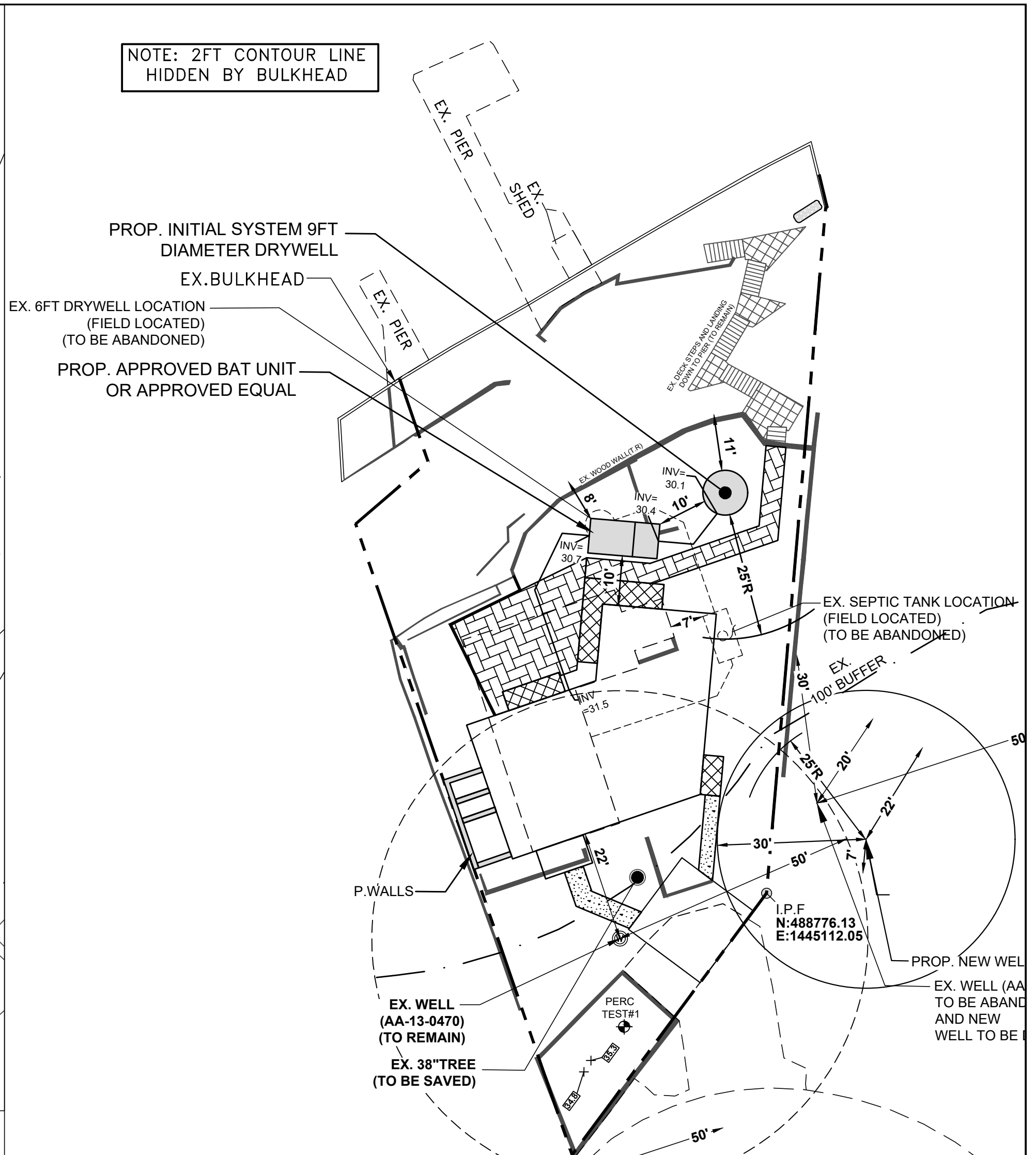
- 50' MIN. STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM.
- CONTRACTOR TO MATCH LINE AND GRADE FOR DRIVEWAY AS SHOWN.
- STANDARD A.A. COUNTY DRIVEWAY APRON DETAIL I-6A (DOUBLE)
- PROPOSED DRIVEWAY STANDARDS:
4" NO. 57 STONE
1 1/2" NO. 8 STONE



DRIVEWAY SECTION D-D (TYP.)



SOIL BORING



EX + PROP. OVERLAY LAYOUT

SCALE: 1"=20'

EX. LOT COVERAGE

| | |
|-------------------------|----------|
| EX. HOUSE | 1,123 SF |
| EX. DRIVEWAY | 279 SF |
| EX. CONCRETE/CONC. WLKS | 1,378 SF |
| EX. BRICK STOOP+STEPS | 26 SF |
| EX. TOTAL | 2,806 SF |

PROP. LOT COVERAGE

| | |
|-------------------------|----------|
| PROP. HOUSE | 1,561 SF |
| PROP. PORCH | 60 SF |
| PROP. DRIVEWAY | 324 SF |
| PROP. PATIO+FRONT WALKS | 551 SF |
| PROP. TOTAL | 2,496 SF |

LOT COVERAGE (LDA)

| | |
|--|-----------|
| SITE AREA | 11,425 SF |
| EX. LC AREA (24.5%) | 2,806 SF |
| PROP. LC AREA(21.4%) | 2,496 SF |
| MAX. LC ALLOWABLE (31.25%) | 3,570 SF |
| EX. DEVELOPED WOODLANDS | 5,705 SF |
| ALLOWABLE CLEARING | 6,534 SF |
| PROP. CLEARING(EX. 38" TREE) | 1,110 SF |
| EX. LOT COVERAGE WITHIN 100FT BUFFER | 2,319 SF |
| PROP. LOT COVERAGE WITHIN 100FT BUFFER | 2,129 SF |

**SEE SEPARATE MITIGATION PLAN FOR CLEARING PLANTINGS

DEVELOPMENT PLAN SHEET

GRADING, EROSION AND SEDIMENT CONTROL PLAN

SEVERN GROVE
HALF OF LOT 2 & LOTS 3 & 4
PB. 8, PG. 41, PLAT NO. 460
230 SEVERN DRIVE
ANNAPOLIS, MD 21401
TAX MAP 45, GRID 9, PARCEL 57 TAX ACCT#02-746-00018900 ZONING-R1
SECOND TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

| | |
|-------------------|----------------------|
| DATE: APRIL, 2024 | DRAWN BY: D.J.B. |
| SCALE: AS SHOWN | CHECKED BY: R.C.L. |
| SHEET: 4A OF 6 | TERRAIN JOB NO. 3197 |

G.P. NO. G02019837

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #. 13354, EXPIRATION DATE: 2/28/25. (CORPORATE LICENSE #48856, EXPIRATION DATE: 2/28/2026)

OWNERS
GREGORY GARDNER
ELLEN E. RICHARDSON
230 SEVERN DRIVE
ANNAPOLIS, MD 21401
TEL: (202)-421-6776
EMAIL: greg@sevenfivethree.com



TERRAIN
ENGINEERING · SURVEYING · ENVIRONMENTAL

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

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: 27 MARCH 2024

| Tax Map # | Parcel # | Block # | Lot # | Section |
|------------|----------|---------|-----------------|---------|
| 45, GRID 9 | 57 | 10 | 2 (HALF), 3 & 4 | - |
| | | | | |
| | | | | |

Tax ID: 274600018900

| FOR RESUBMITTAL ONLY | |
|--|--------------------------|
| Corrections | <input type="checkbox"/> |
| Redesign | <input type="checkbox"/> |
| No Change | <input type="checkbox"/> |
| Non-Critical Area | <input type="checkbox"/> |
| *Complete Only Page 1 General Project Information | |

Project Name (site name, subdivision name, or other) 230 SEVERN RESIDENCE

Project location/Address 230 SEVERN DRIVE

City ANNAPOLIS Zip 21401

Local case number

Applicant: Last name GARDNER First name GREGORY

Company

Application Type (check all that apply):

- | | | | |
|---------------------------|--------------------------|-------------------|-------------------------------------|
| Building Permit | <input type="checkbox"/> | Variance | <input checked="" type="checkbox"/> |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Special Exception | <input type="checkbox"/> |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input type="checkbox"/> | Other | <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

| |
|-----------------------------------|
| SINGLE FAMILY DETACHED, RESIDENCE |
|-----------------------------------|

| | | | | | | | | | |
|---|-------------------------------------|---------------------------------|-------------------|-------------------------------------|--|-------------------|---------------------------------|-----------------------|--------------------------|
| <table style="width:100%; border: none;"> <tr> <td style="width: 150px;">Intra-Family Transfer</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> </tr> <tr> <td>Grandfathered Lot</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | Intra-Family Transfer | Yes <input type="checkbox"/> | Grandfathered Lot | <input checked="" type="checkbox"/> | <table style="width:100%; border: none;"> <tr> <td style="width: 150px;">Growth Allocation</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> </tr> <tr> <td>Buffer Exemption Area</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | Growth Allocation | Yes <input type="checkbox"/> | Buffer Exemption Area | <input type="checkbox"/> |
| Intra-Family Transfer | Yes <input type="checkbox"/> | | | | | | | | |
| Grandfathered Lot | <input checked="" type="checkbox"/> | | | | | | | | |
| Growth Allocation | Yes <input type="checkbox"/> | | | | | | | | |
| Buffer Exemption Area | <input type="checkbox"/> | | | | | | | | |

Project Type (check all that apply)

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------------|--------------------------|--------------------|--------------------------|------------|--------------------------|---------------|--------------------------|-----------|--------------------------|-------|--------------------------|--|--------------|--------------------------|---------------|--------------------------|-------------|-------------------------------------|-----------------------|--------------------------|--------------------------|--------------------------|
| <table style="width:100%; border: none;"> <tr><td>Commercial</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Consistency Report</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Industrial</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Institutional</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Mixed Use</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Other</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table> | 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"/> | <table style="width:100%; border: none;"> <tr><td>Recreational</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Redevelopment</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Residential</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>Shore Erosion Control</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Water-Dependent Facility</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table> | 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"/> |
| 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 | | -0- | Total Disturbed Area | | 7253 SF |
| LDA Area | | 11,425 SF | | | |
| RCA Area | | -0- | # of Lots Created | | |
| Total Area | | 11,425 SF | | | |

| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|---------|-----------------------|-------|----------|
| Existing Forest/Woodland/Trees | | 5906 SF | Existing Lot Coverage | | 2,808 SF |
| Created Forest/Woodland/Trees | | -0- | New Lot Coverage | | 2,520 SF |
| Removed Forest/Woodland/Trees | | -0- | Removed Lot Coverage | | 2,808 SF |
| | | | Total Lot Coverage | | 2,520 SF |

VARIANCE INFORMATION (Check all that apply)

| | Acres | Sq Ft | | Acres | Sq Ft |
|------------------------|-------|----------|------------------------|-------|-------|
| Buffer Disturbance | | 5,565 SF | Buffer Forest Clearing | | -0- |
| Non-Buffer Disturbance | | 1,688 SF | Mitigation | | -0- |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------------|--------------------------|-----------------|--------------------------|------------|--------------------------|--------------|--------------------------|-----------------|--------------------------|-------------------|--------------------------|---------|-------------------------------------|--------------|--------------------------|-------|--------------------------|---|-------------------------|--------------------------|------|--------------------------|------|--------------------------|----------|-------------------------------------|-------------------|--------------------------|--------|--------------------------|--------|--------------------------|-------|--------------------------|------|--------------------------|------|--------------------------|-------|--------------------------|
| <p style="text-align: center;"><u>Variance Type</u></p> <table style="width:100%; border: none;"> <tr><td>Buffer</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Forest Clearing</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>HPA Impact</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Lot Coverage</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Expanded Buffer</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Nontidal Wetlands</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Setback</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>Steep Slopes</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Other</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table> | Buffer | <input 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 checked="" type="checkbox"/> | Steep Slopes | <input type="checkbox"/> | Other | <input type="checkbox"/> | <p style="text-align: center;"><u>Structure</u></p> <table style="width:100%; border: none;"> <tr><td>Acc. Structure Addition</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Barn</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Deck</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Dwelling</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>Dwelling Addition</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Garage</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Gazebo</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Patio</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Pool</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Shed</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Other</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table> | 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"/> |
| Buffer | <input 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 checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Steep Slopes | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

16 April 2024

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

CRITICAL AREA REPORT NARRATIVE

Gregory Gardner & Ellen Richardson
230 Severn Drive
Annapolis, MD 21401
TM 45, GRID 9, PARCEL 57

The property is currently improved with a residential single family dwelling with patios, sidewalks, porches, decks and a parking area.

The northern half of the lot, adjacent to the waterfront, is a steep slope and contains a consistent cover of mature hardwoods (Beech, Chestnut Oak, & Locust) totaling. The Southern half of the property is nearly flat and what portions of the property that are not impervious is turf with some planting beds dispersed around the structure. There is a single 38" D.B.H.. White Oak tree on the street side of the house. The entire site contains 5705sf of Woodlands.

7253sf of the site will be disturbed during the course of the project, and appropriate measures will be taken to protect the White Oak tree and its root system during construction so that no Woodlands will be removed or altered during construction. The site will be replanted with 1110sf new native trees and shrubs and no turf inside of the buffer area. The work area will be protected by sediment control measures during the grading and construction of the project to prevent sediment from leaving the site. All work has been limited to the area of the lot outside of the steep slopes.

The existing impervious area on the entire lot is 2808 sf. Post development impervious area on the site will be 2520 sf; a reduction of 288 sf. Included in this reduction impervious area inside of the steep slope buffer will be reduced by 758 sf, and inside of the Critical Area Buffer will be reduced by 220 sf.

Steep slopes exist on the northern portion of the property between the area of disturbance and waterfront adjacent property line.

Topographic Map - - Lot outline ref only not exact



Legend

Foundation
Addressing



Parcels



Elevation

Topo 2020

— Index

— Intermediate

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.

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Notes 1" = 100 ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

| BUILDING DATA SUMMARY | |
|------------------------------|---|
| PREMISE: | 230 SEVERN DR. ANNAPOLIS, MD 21401 |
| OWNER: | GREGORY GARDNER & ELLEN RICHARDSON 230 SEVERN DRIVE ANNAPOLIS MD, 21401 |
| ZONE: | R1 |
| CRITICAL AREA: | YES |

| ZONING CHART | | | |
|-----------------------|---------------------|---------------------|-------------------|
| CATEGORY | EXISTING | PROPOSED | ALLOWABLE |
| LOT SIZE | 11,425 SF | NO CHANGE | 40,000 SF |
| STRUCTURE COVERAGE | 1425 SF or 12.5% | 1835 SF or 16.0% | 2856 SF or 25% |
| MIN. WIDTH | 99.4 FT | NO CHANGE | 125 FT. |
| FRONT SETBACK | 45.6 FT | 53.3 FT | 40.0 FT |
| REAR SETBACK | 32.2 FT | 21.7 FT | 35.0 FT |
| SIDE SET BACK (MIN) | 12.3 FT | 8.0 FT | 15.0 FT |
| SIDE SET BACK (TOTAL) | 35.2 FT | 19.0 FT | 40.0 FT |
| BUILDING HEIGHT | 20.9 FT | 32.4 FT | 45.0 FT |
| M.H.W SETBACK | 40.2 FT | 55.2 FT | N/A |

| IMPERVIOUS AREA ENTIRE SITE | | | |
|------------------------------------|----------------|----------------|----------------|
| FEATURE | EXISTING | PROPOSED | DIFFERENCE |
| HOUSE | 1123 SF | 1560 SF | +437 SF |
| DRIVEWAY | 279 SF | 325 SF | +45 SF |
| PORCH | 26 SF | 60 SF | +34 SF |
| PATIO/WALK/STEPS | 1378 SF | 575 SF | -803 SF |
| TOTAL | 2808 SF | 2520 SF | -288 SF |

| IMPERVIOUS AREA 25FT STEEP SLOPE | | | |
|---|----------------|----------------|----------------|
| FEATURE | EXISTING | PROPOSED | DIFFERENCE |
| HOUSE | 460 SF | 137 SF | -323 SF |
| DRIVEWAY | 0 SF | 0 SF | 0 SF |
| PORCH | 0 SF | 0 SF | 0 SF |
| PATIO/WALK/STEPS | 890 SF | 455 SF | -435 SF |
| TOTAL | 2398 SF | 2133 SF | -758 SF |

| IMPERVIOUS AREA BUFFER AREA | | | |
|------------------------------------|----------------|----------------|----------------|
| FEATURE | EXISTING | PROPOSED | DIFFERENCE |
| HOUSE | 1123 SF | 1560 SF | +437 SF |
| DRIVEWAY | 0 SF | 0 SF | 0 SF |
| PORCH | 26 SF | 60 SF | +34 SF |
| PATIO/WALK/STEPS | 1204 SF | 513 SF | -691 SF |
| TOTAL | 2353 SF | 2133 SF | -220 SF |