

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

APPLICANT: Eric Addington

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0056-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: June 11, 2024

PREPARED BY: Joan A. Jenkins
Planner II



REQUEST

The applicant is requesting a variance to allow a dwelling with less setbacks and buffer than required on property known as 1718 Pleasant Plains Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 117,183 square feet (2.69 acres) of land and is located with approximately 295 feet of frontage on the southeast side of a private road known as Davidson Farm Road. The site is identified as Lot 2 of Parcel 256 in Block 4 on Tax Map 46 in the Storck Property subdivision.

The property is split-zoned RA – Rural Agricultural District and OS - Open Space District as adopted by the comprehensive zoning of Councilmanic District 5 zoning maps, effective January 29, 2012.

The site is waterfront on Mill Creek and lies entirely within the Chesapeake Bay Critical Area overlay. The property is designated as RCA - Resource Conservation Area and located in a non-buffer modified area. Steep slopes encumber the property in the northeastern side, tidal wetlands are in the southeastern section, and the southwestern side is bordered by Mill Creek.

The property is currently improved with a one-story single-family dwelling and associated features.

APPLICANT'S PROPOSAL

The applicant proposes to demolish the existing dwelling and construct an irregularly-shaped two-story single-family detached dwelling measuring approximately 83 feet wide by 56 feet by 37 feet¹, a detached two-car garage (25 feet by 27.47 feet deep with an attached storage area 7.58 feet by 16.33 feet). An existing deck and steps will remain. A walkway, driveway, and associated improvements are also proposed.

¹ The applicant's agent verified the 37-foot height via email.

REQUESTED VARIANCES

§ 18-13-104(a) of the Anne Arundel County Zoning Ordinance requires 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 § 18-13-104(b) stipulates that the 100-foot buffer shall be expanded beyond 100 feet to include slopes of 15% or greater. § 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). Section 27.01.01 (B) (8) (ii) of COMAR states a buffer exists “to protect a stream, tidal wetland, tidal waters, or terrestrial environment from human disturbance.” Section 27.01.09 E.(1)(a)(ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance.

The proposal shows 8,108 square feet of buffer disturbance including 206 square feet of new lot coverage within the 100-foot buffer. Therefore, the proposed redevelopment necessitates a variance to disturb the 100-foot buffer. Actual disturbance to be determined at the time of permitting.

§ 18-4-601 sets forth the bulk regulations for property in the RA District including setbacks and maximum height of structures. The proposal meets the requirements for the RA - Residential District therefore a variance is not required for setbacks.

FINDINGS

The subject site far exceeds the minimum area and dimensional requirements of the Code for the RA district. While the property is encumbered by the 100-foot critical area buffer to tidal waters and to tidal wetlands, and there are steep slopes on the property, the environmental constraints on the property do not prevent redevelopment of the site without a critical area variance.

The existing critical area lot coverage is 5,579 square feet (4.7%). The proposed coverage will be 7,800 square feet (6.6%)², which is less than the 17,577 square feet maximum critical area lot coverage allowed by Code.

A review of the County 2024 aerial photograph shows an eclectic mix of dwellings on large lots in this waterfront community.

While each variance must stand on its own merit this Office discovered one variance, Case 2023-0147-V, at 1828 Milvale Road for a demolition/rebuild which was approved for disturbance to steep slopes, and buffer October 26, 2023.

In the pre-file for this project the Critical Area Team noted that the applicant should evaluate moving the SWM practice out of the 100’ buffer to further reduce disturbance. The site plan has not changed from the pre-file to the application.

The applicant’s letter of explanation states that the existing house is substantially located within the 100-foot buffer. The letter further explains that the site is constrained to the NW by the platted septic

² As noted in the pre-file, the site plan shows “Ex. Lot Coverage” as the header for two portions of the calculations. The second “Ex. Lot Coverage” should be labeled properly as “Proposed Lot Coverage”.

area and existing well setback. The property is described as being on a Point in the letter, and the applicant opines that it is impacted by the 100-foot buffer from several directions. This Office would note that while this property has an irregularly shaped shoreline and does have buffer constraints from the south and east, but would not consider this property to be on a point.

The **Department of Health** commented that they do not have an approved plan for this project and have no objection to the request so long as a plan is submitted and approved by the department.

The **Department of Inspections and Permits (Engineering Division)** provided a list of items to be addressed with the grading permit and commented that based on the list of comments and proposed site design they do not support the request.

The **Development Division (Critical Area Team)** commented that no justification has been provided for the proposed location of the SWM devices. These devices should be relocated in order to reduce additional encroachment into the buffer and the LOD should be relocated to reduce the proposed buffer disturbance on the southwest corner of the proposed dwelling and provide additional protection to the CRZ for trees 1 and 4.

The **Critical Area Commission** commented that provided that the Administrative Hearing Officer finds that all of the Critical Area variance standards have been met, appropriate mitigation is required.

Critical Area Variance Standards

For the granting of a Critical Area variance, a determination must be made as to whether, because of unique physical conditions, strict implementation of the County's critical area program would result in an unwarranted hardship to the applicant. In this case, the location of the existing dwelling, which is slated for demolition creates a physical condition wherein any work related to the dwelling's removal and replacement would require disturbance to the 100-foot buffer, but disturbance related to removal does not require a variance. While the applicants have proposed to replace the existing dwelling with a dwelling in roughly the same location with minor additions there is no provision in the non-modified buffer that provides for in-kind replacement. While some relief may be warranted due to a significant portion of the property being encumbered by the 100-foot buffer, the granting of the variance based on the location proposed would confer on the applicant a special privilege that would be denied by COMAR, Title 27.

The variance request is not based on conditions or circumstances that are the result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. The granting of the variance may adversely affect water quality or impact fish, wildlife or plant habitat and would not be in harmony with the general spirit and intent of the County's Critical Area Program.

The applicants have not overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law. The County made recommendations at the pre-file stage recommending that the applicant evaluate moving the SWM practice out of the 100-foot buffer to further reduce disturbance. However, little effort was made to address these concerns. In

order to minimize the environmental impacts, the applicants should evaluate and implement site planning alternatives.

General Variance Standards

With regard to the requirements for all variances, approval of the variance will not alter the essential character of the neighborhood, as this proposal would be a replacement of an existing dwelling. Approval of the variance will not substantially impair the appropriate use or development of the adjacent properties, as the proposed dwelling will meet the minimum setback requirements. The variance will not reduce forest cover in the limited development area or resource conservation area, will not be contrary to acceptable clearing and replanting practices, and will not be detrimental to the public welfare. However, the proposed improvements should be redesigned to minimize the environmental impacts.

It appears that a house could be built with the footprint shifted northeast with less disturbance to the 100-foot buffer and as such the request is not deemed to be the minimum necessary to afford relief in this case.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***denial*** of the proposed critical area variances to disturb the buffer.

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.

January 15, 2024

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

Re: G02019523
1718 Pleasant Plains Road

To Whom It May Concern:

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

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

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

Existing Conditions:

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

Proposed Conditions:

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

Justification:

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

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

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

A. Requirements for Critical Area Variances:

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

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

B. Requirements for All Variances:

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

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

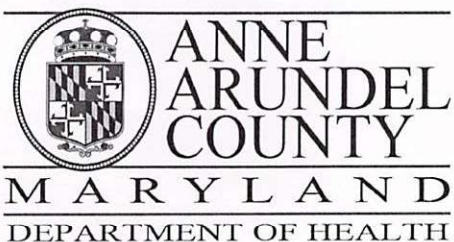
In summary, we believe the Variance is necessary to Allow Development of the Lot in accordance with all Critical Area and other criteria as outlined in the Code.

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

Sincerely,
TERRAIN



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



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 *BC*

DATE: April 5, 2024

CASE
NUMBER: 2024-0056-V
Erick R. Addington
1718 Pleasant Plains Road
Annapolis, MD 21409

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance request to allow a dwelling with less setbacks and buffer than required. The Health Department offers the following comments:

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay

2024-0056-V

Menu Cancel Help

Task Details I and P Engineering

Assigned Date

04/01/2024

Assigned to

Habtamu Zeleke

Current Status

Complete w/ Comments

Action By

Habtamu Zeleke

Comments

Purpose: Variance to allow a dwelling with less setbacks and buffers than required.

Comments:

1. Please ensure that the micro bioretention area is setback/offset from property lines so that if it needs maintenance/reconstruction, easements do not need to be obtained from neighboring properties or have adverse impacts on rights-of-way. Infiltration/filtration devices, including individual lot devices, shall be located a minimum of 10 feet horizontally from house and property lines.
2. Besides the SWM proposed to ESDv and WQv, is there additional environmental mitigation, reforestation preparation, and improved water quality?
3. Please review existing vegetation (or lack thereof) within the steep slopes; opportunities to supplement vegetation or replanting buffers with native vegetation should be reviewed and provided to enhance water quality.
4. Development, including SWM facilities are proposed within natural features within their buffer. SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resource areas and their buffers.
5. Per 7.17.7 (C) of the county SWM practices and procedure manual, infiltration/filtration devices downhill from buildings and structures with basements provide a clearance of 10 feet from the structure foundation or the intersection of the foundation footing with the phreatic line from the overflow depth of the device whichever is greater.
6. Given the proximity to environmental features, and potential variability of the soil conditions, provide borings at each facility for the practice. The suitability, and siting of proposed SWM practices study should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted.
7. 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

04/17/2024

Assigned to Department

Engineering

Status Date

04/22/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Engineering

Est. Completion Date

- Display E-mail Address in ACA
- Display Comment in ACA

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date
03/27/2024

Assigned to
Kelly Krinetz

Current Status
Complete w/ Comments

Action By
Kelly Krinetz

Due Date
04/17/2024

Assigned to Department
OPZ Critical Area

Status Date
03/27/2024

Overtime
No

Start Time

Comments
No justification has been provided for the proposed location of the SWMM devices. These devices should be relocated in order to reduce additional encroachment into the buffer and the LOD should be relocated to reduce the proposed buffer disturbance on the southwest corner of the proposed dwelling and provide additional protection to the CRZ for trees 1 and 4.

End Time

Hours Spent
0.0

Billable
No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours
0.0

Action by Department
OPZ Critical Area

Est. Completion Date

Display E-mail Address in ACA

Display Comment in ACA

Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Task Specific Information

Expiration Date

Reviewer Phone Number

Reviewer Name

Review Notes

Reviewer Email



Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

CAC Comments_2024-0056-V_Addington

Jennifer Esposito <jennifer.esposito@maryland.gov>

Tue, May 21, 2024 at 3:51 PM

To: Sadé Medina <pzmedi22@aacounty.org>

Cc: Joan Jenkins <pzjenk00@aacounty.org>, Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>

Good afternoon,

The Critical Area Commission has reviewed the aforementioned variance. Provided that the Administrative Hearing Officer finds that all of the Critical Area Variance standards have been met, appropriate mitigation is required.

Thank you for the opportunity to provide comments. If you have any questions or concerns, please let me know.

The above comments have been uploaded to the County's online portal.



 facebook_logo.jpg

 twitter_logo.jpg

dnr.maryland.gov/criticalarea

Jennifer Esposito

Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

Office: 410-260-3468

(In office: Mon., Wed., Friday)

Cell: 443-569-1361

(Teleworking: Tues., Thurs.)

jennifer.esposito@maryland.gov

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

March, 2024

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

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

INTRODUCTION

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

EXISTING LAND USE

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

PROPOSED LAND USE

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

SURROUNDING LAND USE

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

FLOODPLAIN

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

BUFFER MODIFICATION

The property is not mapped buffer modified.

TIDAL WETLANDS

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

BODIES OF WATER

The property is a waterfront lot which fronts Mill Creek.

STEEP SLOPES

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

RARE AND ENDANGERED SPECIES

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

DATES OF FIELD WORK

March 2024

A. GENERAL NOTES.

- 1. ALL UTILITIES, GAS, ELECTRIC, AND COMMUNICATIONS... SHALL BE CONTROLLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STATUTE RULES OF JULY 14, 1988.

B. OWNER'S DEDICATION.

1. WILLIAM H. STORCK, OWNER OF THE PROPERTY SHOWN AND DESCRIBED... WILLIAM H. STORCK, OWNER OF THE PROPERTY SHOWN AND DESCRIBED...

WILLIAM H. STORCK (AS TRUSTEE & INDIVIDUAL) 10/13/1974 DATE

C. SURVEYOR'S CERTIFICATE.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR...

WILLIAM H. STORCK (AS TRUSTEE & INDIVIDUAL) 10/13/1974 DATE

D. OWNER/DEVELOPER CERTIFICATION.

I CERTIFY THAT THE PIERS MARKED THIS AND CONCRETE MONUMENTS MARKERS... MARKERS... MARKERS...

WILLIAM H. STORCK (AS TRUSTEE & INDIVIDUAL) 10/13/1974 DATE

E. ADMINISTRATIVE PURPOSE NOTE.

THE PURPOSE OF THIS ADMINISTRATIVE PLAT IS TO LEGALIZE THE EXISTENCE OF THE TWO HOUSES ON THE 5.77 AC. PORTION OF PARCEL NO. 2...

F. STORMWATER MANAGEMENT NOTE.

A. THIS SUBDIVISION IS SUBJECT TO S.W.M. BILL 67-84. THE PURPOSE OF THIS PLAT IS TO LEGALIZE THE EXISTENCE OF THE PROPOSED LOT...

G. COASTAL FLOODPLAIN NOTE.

LOTS 1 AND 2 ARE AFFECTED BY THE COASTAL FLOODPLAIN AND HAS COASTAL FLOODING AND APPROPRIATE TO ADEQUATELY DRAIN THE NEARBY...

H. PERPETUAL RIGHT-TO-DISCHARGE NOTE.

WILLIAM H. STORCK, HIS SUCCESSORS AND ASSIGNS, DO HEREBY GRANT THE PERPETUAL RIGHT TO DISCHARGE TO THE PUBLIC THE LOW OF SURFACE WATER...

I. WAIVER NOTE.

THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. AN ENLARGED ADMINISTRATIVE PLAT WILL BE SUBMITTED...

J. WAIVER 4838 CONDITION NO. 5 NOTE.

WITH ANY RESUBMISSION OF LEGAL PARCEL NO. 2, THE 40' PRIVATE RIGHT-OF-WAY SHALL BE UPGRADDED TO A MINIMUM OF 18 FOOT WIDE (C&G) GRAVEL ROAD...



VICINITY MAP SCALE: 1"=200'

K. PRIVATE NON-COUNTY ROAD STATEMENT.

THE 40' PRIVATE USE-IN-COMMON RIGHT-OF-WAY AS SHOWN ON PLAT 2 OF 2 IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1, 2 AND LEGAL PARCEL NO. 2...

L. RA SUBDIVISION POTENTIAL NOTE.

- 1. THERE IS NO FUTURE SUBDIVISION POTENTIAL FOR LOTS 1 AND 2. 2. THERE IS NO BONUS LOT POTENTIAL DUE TO R.C.A. RESTRICTIONS.

M. CRITICAL AREA NOTES.

- 1. THE MAJORITY OF THE PROPERTY SHOWN HEREON LIES WITHIN THE CRISPAKNE CRITICAL AREA AND IS APPROXIMATELY 160,845 S.F. CLEARING ALLOWED IS 20% AND HAS BEEN DIVIDED...

Table with columns: LOT NO., MAX. IMPROVEMENT AREA ALLOWED (115%), MAXIMUM CLEARING ALLOWED (20%), and values for lots 1, 2, and totals.

Official stamps and signatures including 'Ronald W. Johnson Associates, Inc.', 'Anne Arundel County Department of Planning and Code Enforcement', and 'William H. Storck'.

| BOUNDARY DATA | | | |
|---------------|-------------|----------|---------|
| NO. | BEARING | DISTANCE | REMARKS |
| 1 | S75°08'22"E | 10.85' | |
| 2 | S76°03'21"E | 26.58' | |
| 3 | S67°04'00"E | 14.12' | |
| 4 | S81°17'38"E | 23.94' | |
| 5 | S54°17'38"E | 19.70' | |
| 6 | S48°48'51"E | 35.47' | |
| 7 | S80°37'00"E | 43.34' | |
| 8 | S47°10'29"E | 22.85' | |
| 9 | S42°47'51"E | 18.40' | |
| 10 | S85°10'32"E | 14.01' | |
| 11 | S62°31'32"E | 14.09' | |
| 12 | S83°39'28"E | 9.55' | |
| 13 | N66°48'00"E | 15.23' | |
| 14 | N41°35'21"E | 53.48' | |
| 15 | N85°12'14"E | 35.92' | |
| 16 | N77°20'51"E | 25.11' | |
| 17 | S82°28'44"E | 26.73' | |
| 18 | N82°32'30"E | 16.12' | |
| 19 | N66°48'00"E | 15.23' | |
| 20 | S83°39'28"E | 12.58' | |
| 21 | S31°35'27"W | 15.28' | |
| 22 | S02°43'35"W | 10.51' | |
| 23 | S02°50'01"E | 10.31' | |
| 24 | S43°15'51"W | 11.67' | |
| 25 | S16°41'57"E | 7.23' | |

| CURVE DATA | | | |
|------------|--------------|----------|---------|
| CURVE NO. | BEARING | DISTANCE | REMARKS |
| A | S112°44'10"W | 91.33' | |
| B | S02°43'35"W | 10.51' | |
| C | S112°43'15"E | 137.45' | |

| SEPTIC AREA NOTE | | | |
|------------------|-----------------|--|--|
| FRONT SETBACK | 40' | | |
| SIDE SETBACK | 15' / 40' COMB. | | |
| REAR SETBACK | 40' | | |
| MIN. WIDTH | 150' | | |

| R.A. SETBACKS | | | |
|---------------|-----------------|--|--|
| FRONT | 40' | | |
| SIDE | 15' / 40' COMB. | | |
| REAR | 40' | | |
| MIN. WIDTH | 150' | | |

| O.S. SETBACKS | | | |
|---------------|------|--|--|
| FRONT | 50' | | |
| SIDE | 75' | | |
| REAR | 15' | | |
| MIN. WIDTH | 150' | | |

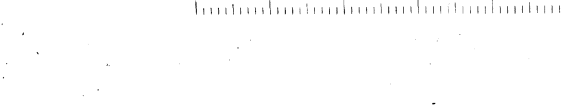
SEPTIC AREA NOTE
 ALL SEPTIC AREAS AS SHOWN HEREON SHALL REMAIN UNIMPAIRED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL CHANGES.

R.A. SETBACKS
 FRONT 40'
 SIDE 15' / 40' COMB.
 REAR 40'
 MIN. WIDTH 150'

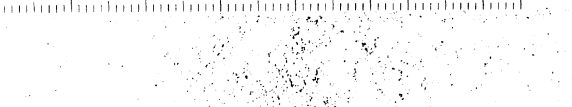
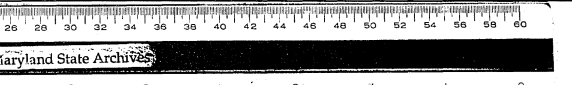
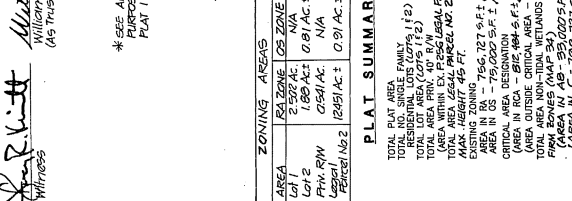
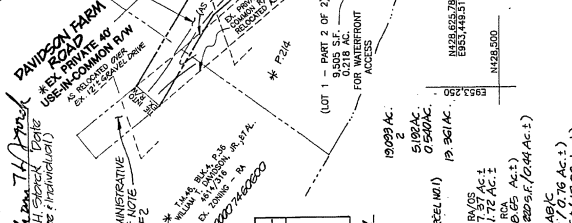
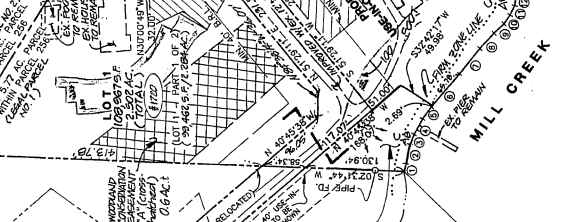
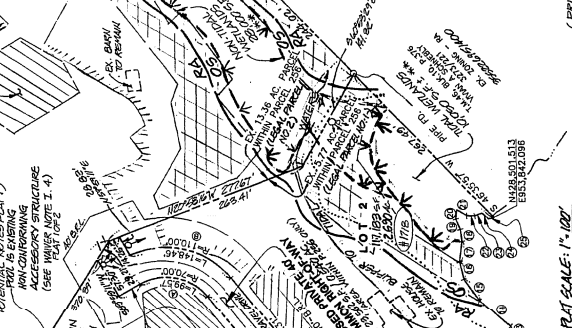
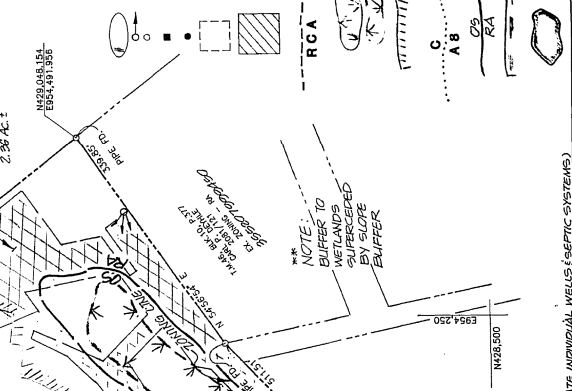
O.S. SETBACKS
 FRONT 50'
 SIDE 75'
 REAR 15'
 MIN. WIDTH 150'

SURVEYOR:
 Carl A. Stevenson PLS. NO. 149 Date 8/29/14

OWNER: See Plat 1072 for complete owners dedication & Surveyors Certification
 William H. Spack (as Trustee: Individual)
 William H. Spack (as Trustee: Individual)
 William H. Spack (as Trustee: Individual)
 William H. Spack (as Trustee: Individual)



| KEY | | | |
|-----|---|--|--|
| ○ | DENOTES HOUSE NO. | | |
| ○ | PRIVATE RIGHT-TO-ENCUMBERANCE EX. PIPE FD. | | |
| ○ | CONC. MONUMENT SET | | |
| ○ | IRON PIPE SET | | |
| ○ | EX. STRUCTURE | | |
| ○ | 10,000 S.F. SEPTIC AREA | | |
| ○ | CRITICAL AREA BOUNDARY | | |
| ○ | TOTAL WETLANDS | | |
| ○ | NON-TOTAL WETLANDS | | |
| ○ | 25' UNDISTURBED BUFFER TO STEEP SLOPES | | |
| ○ | FLURAL ZONE LINE | | |
| ○ | ZONING LINE | | |
| ○ | 100 FOOT BUFFER TO TICAL WATERS | | |
| ○ | BE CANAL SLOPES TO REMAIN GENERALLY UNDISTURBED | | |



PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

PLAT 9812
 * ENHANCED APPROVED BY THE
STORCK PROPERTY
 ANNE ARUNDEL COUNTY
 HEALTH DEPARTMENT
 APPROVED BY [Signature] DATE 11/14/15
 PREPARED BY RONALD W. JOHNSON
 SCALE AS SHOWN
 DATE 8/29/14
 OWNER WILLIAM H. SPACK

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

ANNE ARUNDEL COUNTY COURT (Subdivision Plats, AA) Plat 9811-9812; Plat Book 185, pp. 36-37, MSA_S1235_7062, Date available 1996/04/09, Printed 09/13/2022.

CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: MARCH 15, 2024

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

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 03-000-90094120

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

Project location/Address | 1718 PLEASANT PLAINS ROAD

City | ANNAPOLIS | Zip | 21409

Local case number | _____

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

Company | TERRAIN (ROY LITTLE)

Application Type (check all that apply):

- | | |
|--|---|
| Building Permit <input type="checkbox"/> | Variance <input 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 checked="" type="checkbox"/> <u>BUFFER DISTURBANCE</u> |

Local Jurisdiction Contact Information:

Last name | AACo Zoning Administration Section | First name | _____

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

Fax # | _____ | Hearing date | TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

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

| | |
|---|---|
| Yes 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 | 0 | 0 | Total Disturbed Area | 0.186 | 8,108 |
| LDA Area | 0 | 0 | | | |
| RCA Area | 2.690 | 117,183 | - # of Lots Created | | |
| Total Area | 2.690 | 117,183 | | | |

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

VARIANCE INFORMATION (Check all that apply)

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

| | |
|---|--|
| <p><u>Variance Type</u></p> 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"/> | <p><u>Structure</u></p> 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"/> |
|---|--|



February 26, 2024

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

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

To Whom It May Concern:

Engineering Division of I&P:

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

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

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

Sincerely,
Roy Little
Roy Little, P.E.



1718 Pleasant Plains Rd



Legend

- Foundation: [Symbol]
- Addressing: [Symbol]
- Parcels: [Symbol]
- Parcels - Annapolis City: [Symbol]
- Planning: [Symbol]
- County Planning: [Symbol]



Notes

Esri Community Maps Contributors,
 County of Anne Arundel, VGIN, ©
 OpenStreetMap, Microsoft, Esri,
 TomTom, Garmin, SafeGraph,
 GeoTechnologies, Inc, METI/NASA,

THIS MAP IS NOT TO BE
 USED FOR NAVIGATION

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.

