

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

**APPLICANT:** Jerry Hill, Sr.

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2024-0063-V

**COUNCILMANIC DISTRICT:** 3

**HEARING DATE:** June 13, 2024

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicants are requesting a variance to allow a dwelling that does not comply with the designated location of a principal structure on a waterfront lot and with less setbacks than required on property located at 372 Riverside Drive in Pasadena.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 26,083 square feet of land and is located with 110 feet of frontage on the south side of Riverside Drive, approximately 50 feet southeast of Magothy Beach Road. It is identified as Lot 107 to 110 of Parcel 343 in Grid 15 on Tax Map 24 in the subdivision of Upper Magothy Beach. The property is zoned R2 - Residential District, since the adoption of the zoning maps for the Third Council District on January 29, 2012.

This waterfront site is located within the Chesapeake Bay Critical Area, is designated as LDA - Limited Development Area, and is mapped as a BMA - Buffer Modification Area. The subject property is currently developed with a one-story single-family detached dwelling, detached garage, gazebo, a pier, and other associated facilities.

**APPLICANT'S PROPOSAL**

The applicants are proposing to demolish the existing one-story dwelling (approximately 28' x 70') and construct a new two-story dwelling with a basement (approximately 33' x 61'), including a deck and an attached garage.

**REQUESTED VARIANCES**

§ 18-2-402(1) of the Code allows for the Office of Planning and Zoning to designate the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another. The proposed dwelling will not be relatively in line with principal structures on abutting lots, necessitating a variance.

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 generally rectangular in shape and is oversized at 26,083 square feet in area and 110 feet wide, with regard to the 20,000 square foot minimum area required for new lots not served by public sewer, and to the minimum width of 80 feet, in an R2 District. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this waterfront community. The dwellings to the west of the subject property are located closer to the shoreline than the houses to the east of the subject property.

The existing critical area lot coverage of the site is 7,912 square feet, which exceeds the lot coverage allowed under §17-8-402 (5,445 square feet). The proposed post-construction lot coverage is 6,541 square feet, a reduction of 1,371 square feet (515 square feet of which will be removed from the buffer), which exceeds the 10% reduction required under § 17-8-403 (246.7 square feet). The existing coverage by structures is 3,218 square feet. The proposed post-construction coverage by structures is approximately 3,328 square feet, which is well below the 30% (7,824.9 square feet) maximum coverage by structures allowed under §18-4-601.

Grading permit G02019848, to raze the existing house and carport, and construct a new SFD with associated improvements, was submitted on August 18, 2023, and remains pending.

The applicants' letter explains that the location for the proposed new home on the subject property is significantly constrained by the location of the existing confined well and by the location of the passing perc test. The letter further explains that the proposed new home will be situated approximately 13 feet further from the water than the existing house, and will "nearly match" the average water setback of the 4 adjacent/nearby homes.

## **Agency Comments**

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

The **Critical Area Team** indicated that the applicant has revised the proposal based on prefile comments and an in person meeting. This proposal includes an overall reduction of lot coverage onsite as well as a reduction of lot coverage in the buffer modified area. Due to the reduction in lot coverage as well as the proposed location of the new house, their Office does not have an objection to this request.

The **Inspections & Permits Engineering Section** has no objection to the above-referenced variance request from either an engineering and/or utility standpoint.<sup>1</sup>

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<sup>1</sup> Refer to the Inspections & Permits Engineering Section's comments for their detailed response.

### Variance Criteria

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the property is constrained by the locations of the well and the perc test, and by the location of the abutting dwelling to the east (#376) which sits back further than most of the other dwellings along the shoreline. These conditions result in practical difficulties in redeveloping the subject property.

Because the new dwelling will be in line with most of the other nearby dwellings and sits back further than the existing dwelling, the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, or substantially impair the appropriate use or development of adjacent property. With mitigation, the requested variance would not reduce forest cover in the limited development area of the critical area, nor be contrary to acceptable clearing and replanting practices required for development in the critical area. In addition, the requested variance would not be detrimental to the public welfare.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of a zoning variance to § 18-2-402(1) to allow a dwelling that does not comply with the designated location of a principal structure.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within three calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and 3' horizontal to 1' vertical (3:1) and seven days for all other disturbed or graded areas on the project site.

STANDARD RESPONSIBILITY NOTES

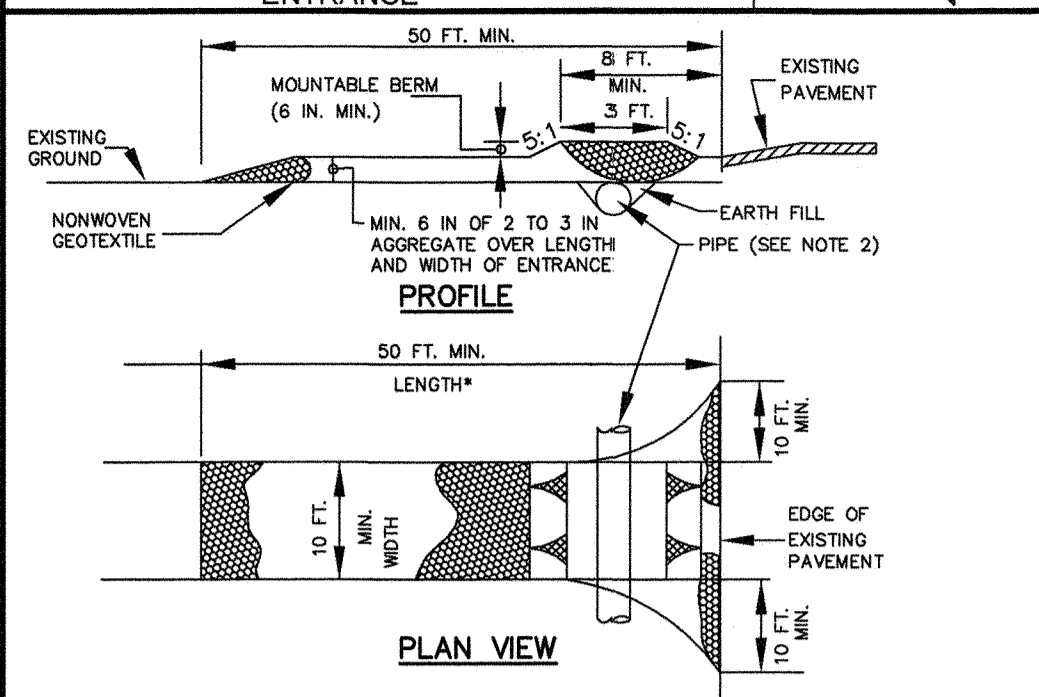
1. (We) certify that:
a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, the plan is authorized by the permit.

Signature(s) of Developer/Owner: JERRY L. HILL, Sr. Date: 8-16-2023
Print Name: JERRY L. HILL, Sr. Affiliation: OWNER
Address: 372 RIVERSIDE DRIVE PASADENA, MARYLAND 21122

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOSOLING, AND SOIL AMENDMENTS
The process of preparing the soils to sustain adequate vegetative stabilization. Purpose: To provide a suitable soil medium for vegetative growth.

1. Temporary Stabilization
a. Seeded preparation consist of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment.

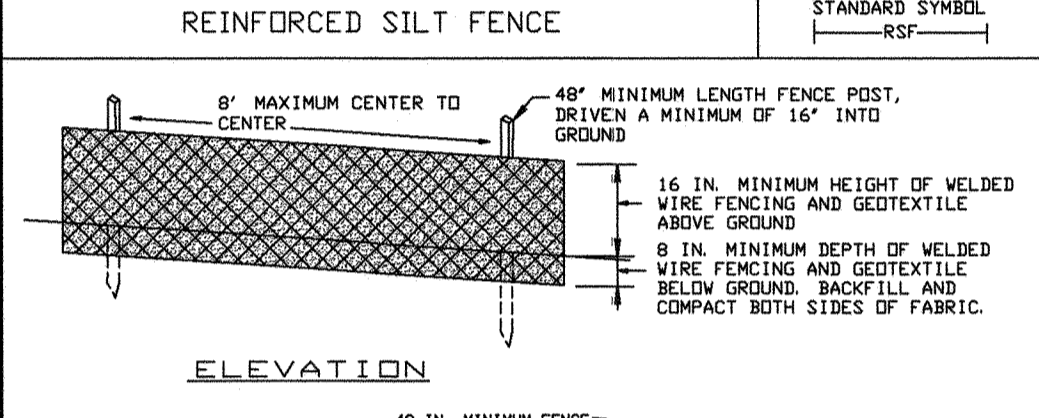
DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE



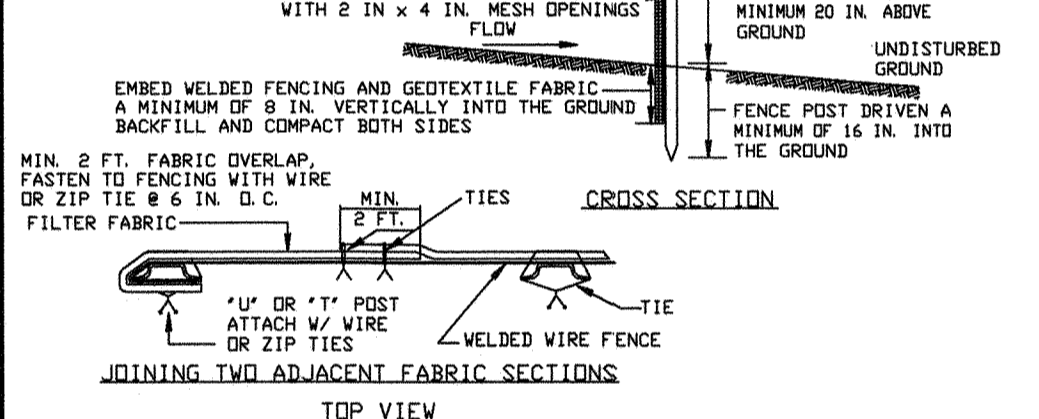
CONSTRUCTION SPECIFICATIONS

- 1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE ENTRANCE. USE MINIMUM WIDTH OF 50' (30' FEET FOR SINGLE RESIDENCE LOTS) USE MINIMUM WIDTH OF 10 FEET, FLARE SIDE TO 1/2" FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

REINFORCED SILT FENCE



CROSS SECTION



1. Metal fence post shall be a minimum of 48 inches long, driven 16 inches minimum into the ground and no more than 8 feet apart. Post and wire shall be installed in a staggered pattern. Posts shall be installed in a staggered pattern. Posts shall be installed in a staggered pattern.

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOSOLING, AND SOIL AMENDMENTS

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority.

CONSULTANT'S CERTIFICATION

The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the AASCD Plan Submittal Guidelines and the current Maryland Standards and Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment control plan with the owner/developer.

STORMWATER MANAGEMENT STATEMENT:

THE SUBJECT SITE IS AN IMPROVED 0.6 ACRE WATERFRONT SITE IN MAGOTHY BEACH. THE SITE IS LDA & BUFFER MODIFIED. THE EXISTING HOUSE WAS BUILT IN 1930. THE TOPO SLOPES AT A RATE OF 7.4% FROM THE ROAD FRONTAGE ON RIVERSIDE DRIVE TO THE MAGOTHY RIVER WATER FRONT. THE PREDOMINANT DRAINAGE PATTERN IS SHEET FLOW. NO EROSION WAS OBSERVED. THE PROPERTY IS SERVED BY WELL & SEPTIC. NO SWM IS EXISTING.

IN THE PROPOSED RE-DEVELOPED CONDITION THE EXISTING HOUSE AND CARPORT WILL BE RAZED AND REMOVED AND A NEW SINGLE FAMILY DWELLING WILL BE CONSTRUCTED. THE ON-SITE IMPERVIOUS SURFACE LOT COVER WILL BE REDUCED BY 17.3%. THE SHEET FLOW DRAINAGE PATTERN WILL BE MAINTAINED FOLLOWING THE RE-DEVELOPMENT. ALSO A NEW B.A.T. SEPTIC SYSTEM WILL BE INSTALLED WHICH WILL HELP WATER QUALITY. A PLANTED BUFFER OF SUITABLE NATIVE SPECIES TREES AND SHRUBS WILL BE PLANTED ALONG THE WATER FRONTAGE WHICH WILL ENHANCE AND REPLENISH THE BUFFER AND WILL TREAT THE RUN-OFF BY DISCONNECTION BEFORE IT ENTERS THE MAGOTHY RIVER.

OUTFALL STATEMENT

THE SUBJECT SITE IS AN IMPROVED SITE ON THE MAGOTHY RIVER WHICH ENJOYS A DIRECT TIDAL DISCHARGE. THE SITE IS UNDERLAIN BY HIGH "A" SOILS. THE DRAINAGE PATTERN IS SHEET FLOW FROM THE ROAD FRONTAGE TO THE WATER FRONTAGE. NO STORM WATER MANAGEMENT EXISTS. NO EROSION WAS OBSERVED. THE DRAINAGE PATTERN WILL BE MAINTAINED SINCE THE PROPOSED NEW HOUSE WILL BE BUILT IN ESSENTIALLY THE SAME LOCATION AS THE EXISTING HOUSE. THE REDUCTION IN IMPERVIOUS SURFACE LOT COVER RESULTS IN A REDUCTION IN THE TR-55 Q 10. (0.99 CFS EXISTING, 0.78 CFS PROPOSED) THE SITE IMPERVIOUS WAS REDUCED BY 17.3%.

STORMWATER MANAGEMENT SUMMARY TABLE DA: 0.60 AC.

Table with 5 columns: MINIMUM SIZING CRITERIA, SYMBOL, VOLUME REQUIRED (ACRE- FEET), SWM PRACTICE, NOTES. Rows include Water Quality Volume, Recharge Volume, Channel Protection Storage Volume, Overbank Flood Protection, Extreme Flood, and ESDv.

S.W.M. NOTE

THIS GRADING PERMIT #G02019848 WAS REVIEWED UNDER 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL GRADING PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING, ESD TO THE MEP WAS ACHIEVED THROUGH DISCONNECTION OF ROOFTOP AND NON-ROOFTOP IMPERVIOUS SURFACES MDE, ESD, BMP, M-1, N-1, N-2. DISCONNECTION INCLUDING PLANTED BUFFER.

SITE ANALYSIS

DRAINAGE AREA: 0.60 ACRES
C: = 0.38
Tc: = 10 MINUTES
I 10: = 6.0
Q 10: = 0.38 x 6.0 x 0.6 = 1.4 C.F.S.

REV COMPUTATIONS

RE = [(0.42)(0.05 + 0.009(25.1)(0.6))] -12 = 0.0058 AC. FT. = 252 CU.FT.

WQv COMPUTATIONS

WQv = [(0.01)(0.05 + 0.009(25.1)(0.6))] -12 = 0.0138 AC.FT. = 601 CU.FT.

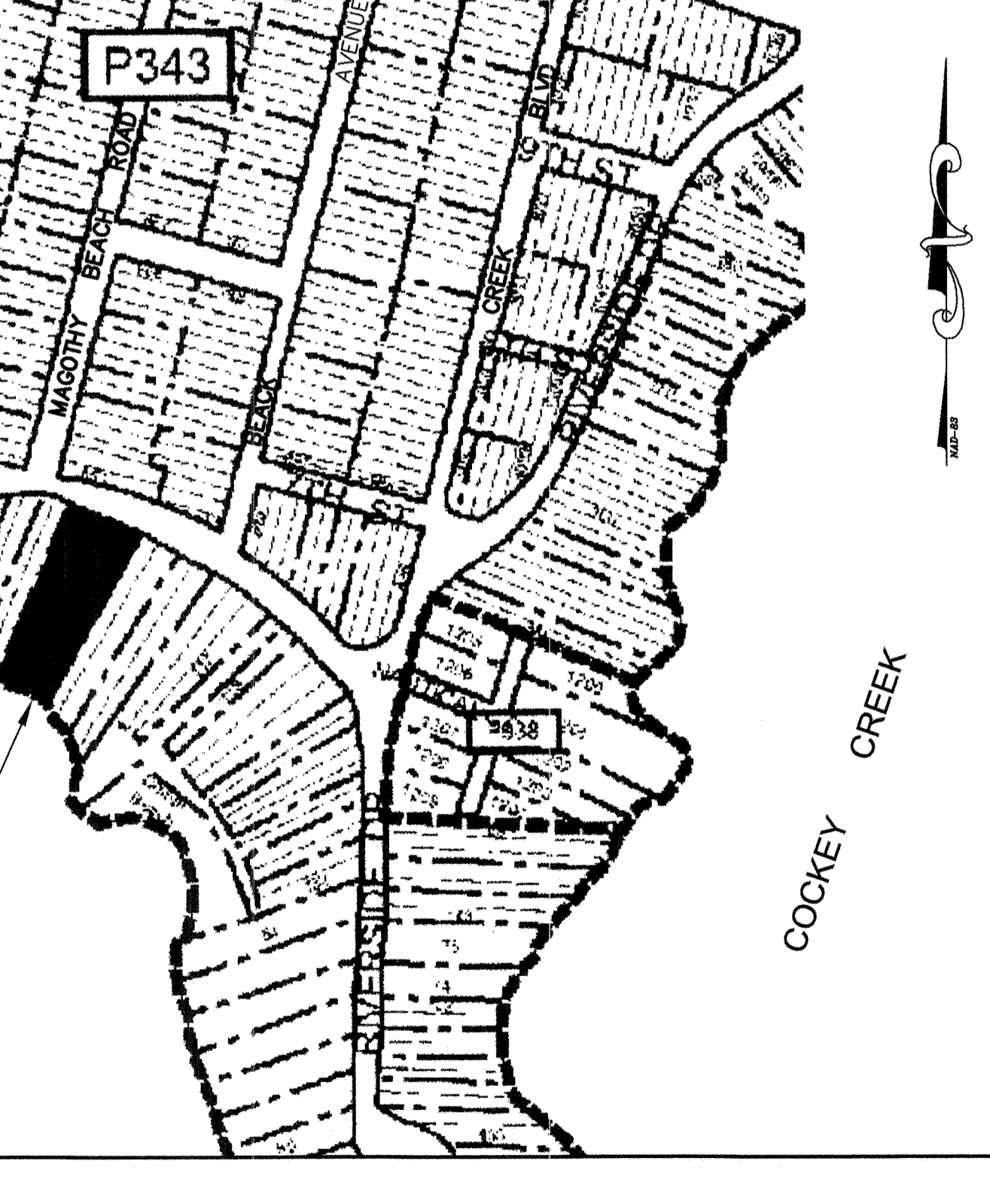
SEQUENCE OF CONSTRUCTION FOR SFD

- 1. OBTAIN ALL NECESSARY PERMITS. CONDUCT A PRE-CONSTRUCTION MEETING. CONTRACTOR TO NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS AT (410)222-7780 AT LEAST 48 HOURS PRIOR TO THE START OF THE CONSTRUCTION WORK. ANY SEWAGE CONTROL WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLAN. THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WORK WITH GRADING OR ANY EARTH DISTURBANCE ACTIVITIES ON THE SITE DURING OR BEFORE PREDICTED WET WEATHER EVENTS. ONCE SITE WORK BEGINS, CLEARING AND GRUBbing ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERMETER EROSION CONTROL MEASURES ONLY.

QUANTITIES

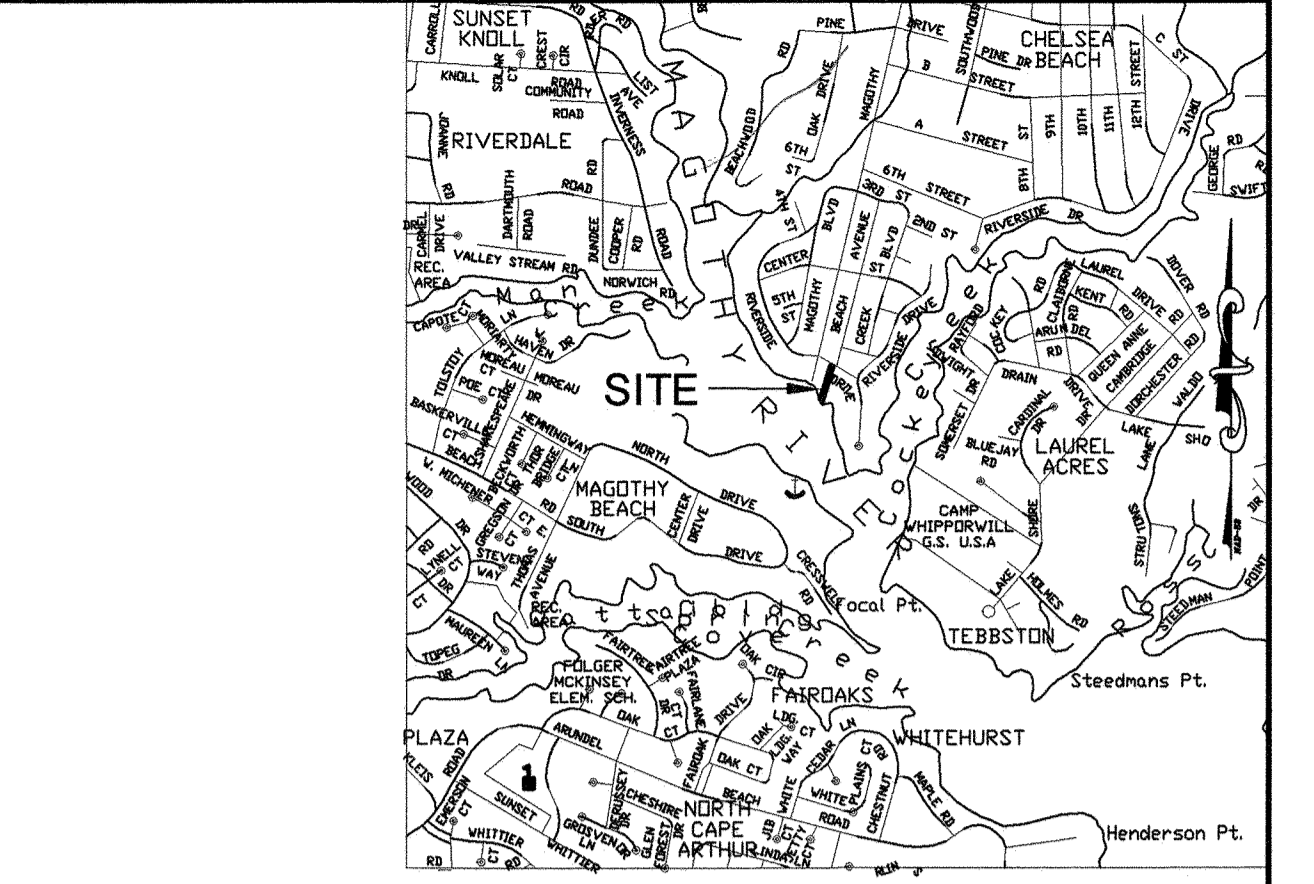
- 1. CUT 100 C.Y.
2. FILL 100 C.Y.
3. AREA TO BE VEGETATIVELY STABILIZED: 14,591 S.F. 0.335 ACRES.
4. AREA TO BE MECHANICALLY STABILIZED: 6,217 S.F. 0.150 ACRES.
NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR THE PURPOSE OF PERMIT FEE CALCULATION. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SOIL TYPES TO HIS OWN SATISFACTION.

LOCATION MAP/TAX MAP 24



CONSULTANT'S CERTIFICATION

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



GENERAL NOTES

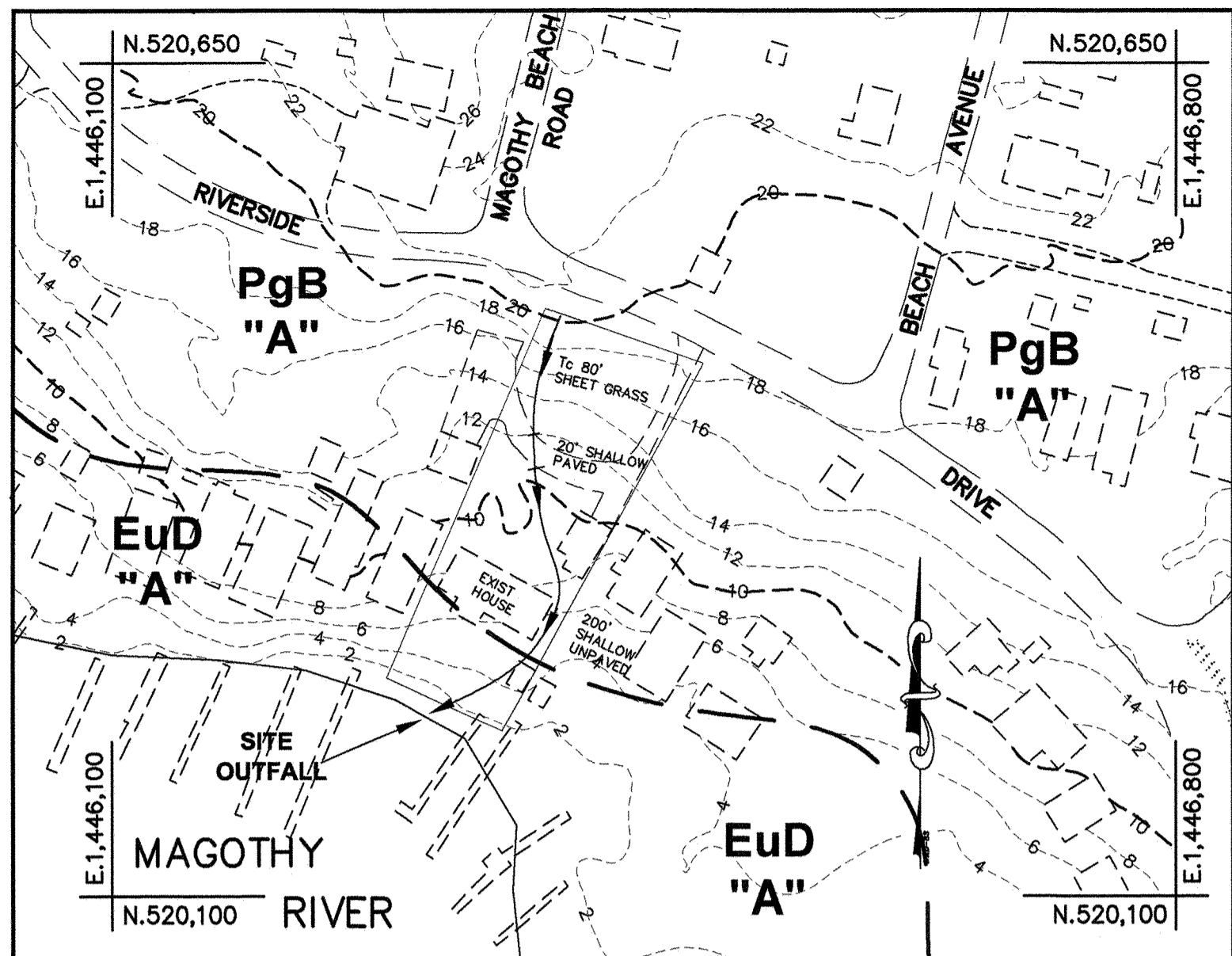
- 1. ZONING: R-2
2. SETBACKS: FRONT: 30' REAR: 25'
3. PREDOMINANT SOIL TYPE: Eud, Evesboro & PqB, PATAPSCO, "A" SOILS
4. TOTAL AREA OF SITE: 26,083 S.F. 0.599 ACRES.
5. PROPOSED DISTURBED AREA: 21,538 S.F. 0.494 ACRES.
6. A. A. COUNTY DOWNSPOUT SHEET: 64
7. F.E.M.A. RATE MAP: 240030157 ZONE X & AE ELEV 6.0
8. THIS LOT IS PARTLY IN THE 100 YEAR FLOOD AREA (100 YR. F.P. IS @ ELEV 6.0)
9. FIELD RUN TOPOGRAPHY BY KING'S POINT SURVEYS, INC. BOUNDARY TAKEN FROM PLAT OF RECORD BOOK 9 PAGE 43
10. PRIVATE WELL WATER.
11. PRIVATE SEPTIC SEWER.
12. EARTH MOVING: ANY STOCKPILE NECESSARY SHALL REMAIN WITHIN THE LIMITS PROTECTED BY SEDIMENT CONTROL MEASURES. ANY EXCESS SOIL OR BORROW MATERIAL SHALL BE TAKEN TO OR OBTAINED FROM A A. CO. APPROVED SITE.
13. DOWNSPOUT PROTECTION: ALL DOWNSPOUTS ARE TO BE CARRIED TO THE TOE OF THE FILL SLOPES. SPLASH BLOCKS ARE TO BE PROVIDED AT ALL DOWNSPOUTS NOT DISCHARGING ONTO A PAVED SURFACE.
14. DISTURBANCE WITHIN RIVERSIDE DRIVE MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL. PERMANENT PAVE PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH THE EXISTING PAVEMENT SECTION OF ROAD.
15. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED AT HIS OWN EXPENSE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF ALL APPLICABLE OSHA REGULATIONS CONCERNING EXCAVATION AND BACKFILL.
17. ALL GEOTECHNICAL TESTING AND EVALUATION OF ON-SITE SOILS FOR FOOTING DESIGN, RETAINING WALLS OR OTHER STRUCTURAL FEATURES SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR AS HIS AGENT. DETERMINATION OF SOILS TO BE USED FOR STRUCTURAL FILL SHALL BE BY THE DEVELOPER'S GEOTECHNICAL ENGINEER.
18. EXISTING IMPERVIOUS: 7,912 SQ.FT. 30.3 % 0.18 AC
19. PROPOSED 6,541 SQ.FT. 25.1% 0.15 AC. (17.3% REDUCTION)
20. WATER MASTER PLAN W-5, WATER SERVICE AREA 220, EXISTING PUBLIC SERVICE
21. SEWER MASTER PLAN S-5, SEWER SERVICE AREA BROADNECK SSA, EXIST.PUBLIC SERVICE
22. BENCHMARK-A.A.CO. MON. 93, N.529,357,255, E.1,463,555,787, ELEV 42.94, NGVD 29
23. BENCHMARK-A.A.CO. MON. 93-A2, N.529,110,146, E.1,463,519,406, ELEV. 41.10, NGVD 29
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THESE PLANS OR ANY DISCREPANCIES FOUND ON THESE PLANS. ANY DEVIATION FROM THESE PLANS OR RESOLUTION OF DISCREPANCIES WITHOUT NOTIFYING AND OBTAINING AUTHORIZATION FROM THE ENGINEER WILL BECOME THE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.
25. SITE IS IN THE L.D.A CRITICAL AREA, BUFFER MODIFIED
26. SITE IS NOT IN A BOG OR BOG IMPACT AREA

SHEET INDEX

Table with 2 columns: NUMBER, DESCRIPTION. Rows include 1. GRADING & SEDIMENT CONTROL COVER SHEET, 2. PRE & POST DEVELOPED DRAINAGE AREA MAPS EXISTING CONDITIONS PLAN, 3. GRADING PLAN, 4. SEDIMENT & EROSION CONTROL PLAN.

AASCD APPROVAL BLOCK

Grading & Sediment Control Cover Sheet for Lots 107-110 Upper Magothy Beach, 372 Riverside Drive, Pasadena 21122. Tax ID #3881-2625-2500. Prepared by Douglas Bourquin, LLC and Rocco Enterprises, LLC.

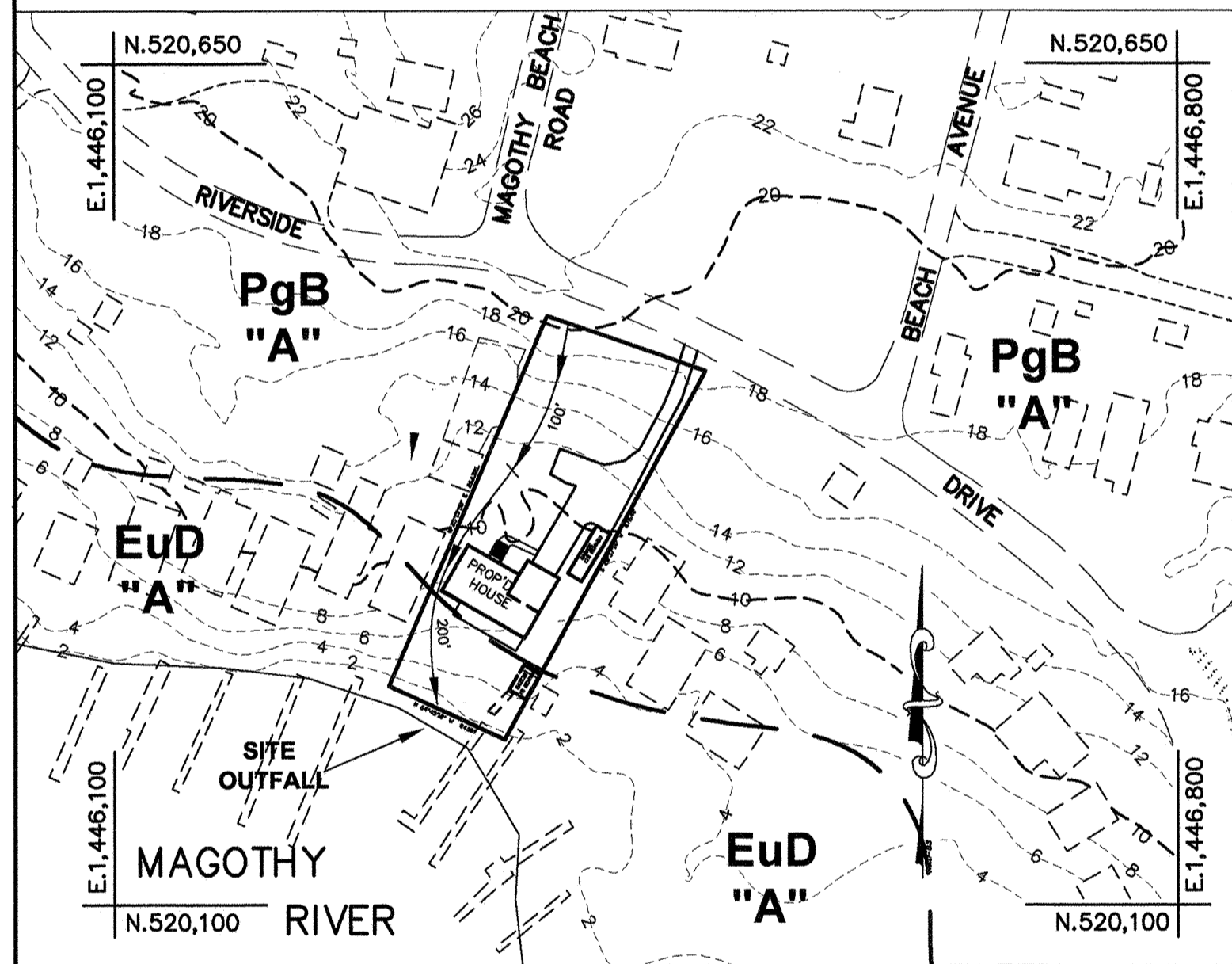


**PRE DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 100'

**TR 55 DATA:**

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



**POST DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 100'

**TR 55 DATA:**

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

**LEGEND**

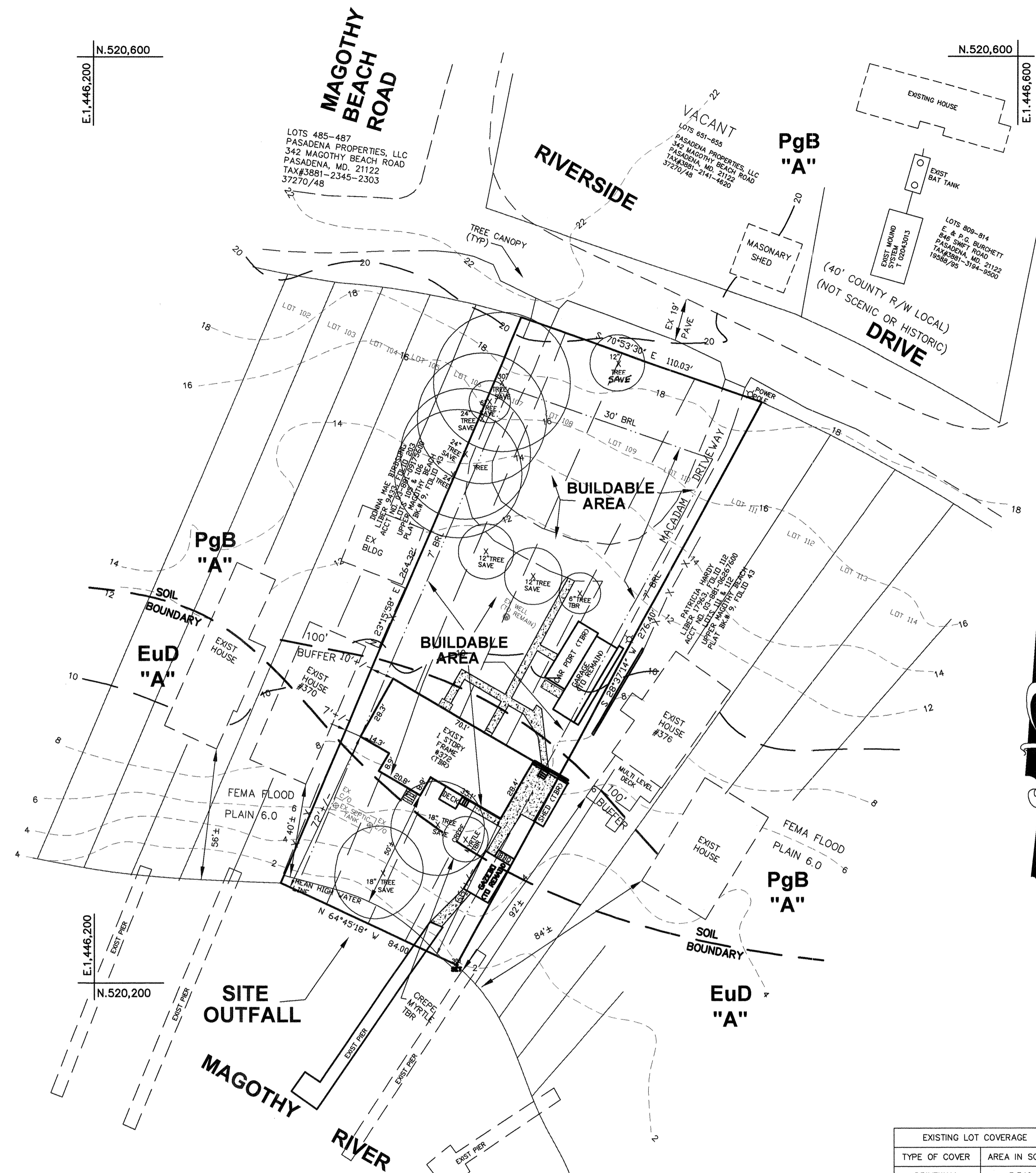
- EXISTING GRADE (dashed line)
- PROPOSED GRADE (solid line with '110')
- EXISTING ELEVATION (110.8)
- PROPOSED ELEVATION (110x8)
- REINFORCED SILT FENCE (RSF)
- LIMIT OF DISTURBANCE (dotted line)
- STABILIZED CONSTRUCTION ENTRANCE (S.C.E.)
- STOCK PILE (SP)
- PERIMETER DIKE SWALE (PD-S)
- EXIST. TREE TO BE REMOVED (circle with X)
- EXIST TREE TO BE SAVED (circle with X and 'SAVE')

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

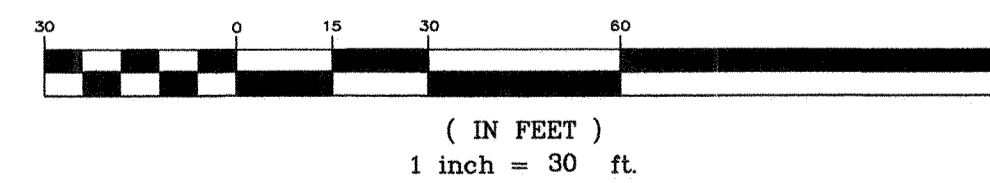
**GENERAL NOTES:**

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

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



**GRAPHIC SCALE**



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

**CERTIFICATION NOTE:**

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



**G 02019848**

REVISIONS		
#	DESCRIPTION	APPROVED BY DATE

PROFESSIONAL CERTIFICATION: I, ROCCO TRIPOLI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #10765, EXPIRATION DATE JANUARY 31, 2026.

**DOUGLAS BOURQUIN, LLC**  
 LAND DEVELOPMENT CONSULTING  
 4 CINDY COURT  
 SEVERNA PARK, MARYLAND 21146  
 PHONE: 410-278-6053 Email: ddbourquin@gmail.com

**ROCCO ENTERPRISES, LLC**  
 LAND DEVELOPMENT, SURVEY &  
 PERMITTING CONSULTANT & ENGINEERING  
 127 LUBRANO DRIVE, SUITE L2  
 ANNAPOLIS, MD. 21401

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

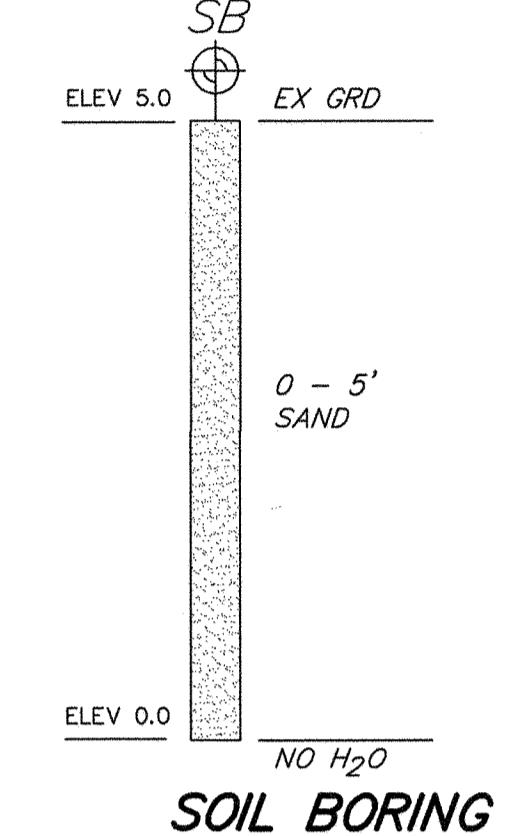
**EXISTING CONDITIONS & RESOURCE MAPPING PLAN**

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

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

**CRITICAL AREA TABULATION:**

1. L.D.A. CRITICAL AREA
2. SITE AREA = 26,083 SQ.FT.
3. ALLOWABLE LOT COVER = 5,445 SQ.FT.
4. EXISTING LOT COVER = 7,912 SQ.FT.
5. EXCESS LOT COVER = 7,912-5445=2,467 SQ.FT.
6. EXCESS MUST BE REDUCED BY 10% = 247 SQ.FT.
7. TARGET LOT COVER FOR REDEVELOPMENT = 7,912-247=7,665 SQ.FT.
8. LOT COVER BEING REMOVED = 5,189 SQ.FT.(TO REMAIN = 2,476 SQ.FT.)
9. LOT COVER BEING ADDED = 3,818 SQ.FT.
10. TOTAL REDEVELOPED LOT COVER = 2,723 SQ.FT.+ 3,318 = 6,541 SQ.FT.
11. EXISTING LOT COVER IN 100' BUFFER = 3,172 SQ.FT.
12. PROPOSED LOT COVER IN 100' BUFFER = 2,657 SQ.FT. (DECREASE 515 SQ.FT.) 16.2% REDUCTION
13. FOREST / CANOPY COVER = 6,578 SQ.FT.
14. FOREST / CANOPY COVER REMOVAL = 555 SQ.FT. 8.4%
15. FOREST / CANOPY TO REMAIN = 6,023 SQ.FT. 91.6%
16. REQUIRED 15% "FOREST" = 3,912 SQ.FT.
17. REQUIRED MITIGATION = 555 SQ.FT.



**ESDvCOMPUTATIONS:**

**I. ESDv DETERMINATION:**

1. SITE = 0.6 AC. (26,083 SQ.FT.)
2. SOILS = HSG "A"
3. EXISTING IMPERVIOUS = 7,912 SQ.FT. / 30.3%
4. RE-DEVELOPED IMPERVIOUS = 6,541 SQ.FT., 25.1% (A REDUCTION OF 17.3%)
5.  $P_e = 1.6$
6.  $R_v = 0.05 + 0.009(25.1) = 0.2759$
7.  $Q_e = 1.6 \times 0.2759 = 0.4414$
8.  $ESD_v = (26,083 \times 0.4414) / 12 = 960$  CU.FT.
9. BASED ON  $P_e = 1.0$
10.  $Q_e = 1.0 \times 0.2759 = 0.2759$
11.  $ESD_v = (26,083 \times 0.2759) / 12 = 600$  CU.FT.
12. DESIGN ESDv = 600 CU.FT.

**II. ESDv COMPLIANCE:**

1. THE REQUIRED ESDv (600 CU.FT.) FOR THE SUBJECT SITE IS ADDRESSED AS FOLLOWS.
2. THE OVERALL IMPERVIOUS SURFACE LOT COVER IS BEING REDUCED BY 7,912 - 6,541 = 1,371 SQ.FT. OR 17.3%.
3. N-1 DISCONNECTION:
  - a) 252 SQ.FT. ROOFTOP N-1 (1/2 EX GARAGE TO REMAIN) DRAINS TO THE SIDE YARD 252 SQ.FT. VEGETATED AREA. ESDv TREATMENT ACHIEVED =  $(252 \times 0.95) / 12 = 20$  CU.FT. (N-1).
  - b) 1,935 SQ.FT. HOUSE ROOFTOP N-1 (REAR PLUS MOST OF FRONT ROOF) DRAINS TO THE WATERFRONT YARD WHERE THERE IS EXISTING DENSE GRASS AND A PROPOSED ENHANCED PLANTED BUFFER CONTAINING TWO EXISTING MATURE CANOPY TREES. THE BUFFER WILL BE PLANTED WITH ADDITIONAL NATIVE WOODY SHRUBS AND TREES AND WILL DISCONNECT AND TREAT ROOFTOP RUNOFF PRIOR TO DISCHARGE INTO THE MAGOTHY RIVER, ALL IN ACCORDANCE WITH THE 2/27/24 MEETING WITH I&P STAFF. THE N-1 ESDv TREATMENT ACHIEVED =  $(1,935 \times 0.95) / 12 = 153$  CU.FT. (N-1).
4. N-2 DISCONNECTION:
  - a) 1,000 SQ.FT. NON-ROOFTOP N-2, WEST "HALF" OF DRIVEWAY DRAINS TO FRONT YARD 1,000 SQ.FT. VEGETATED AREA. ESDv TREATMENT ACHIEVED =  $(1,000 \times 0.95) / 12 = 79$  CU.FT. (N-2)
  - b) 490 SQ.FT. NON-ROOFTOP N-2, EAST "HALF" OF DRIVEWAY DRAINS TO 490 SQ.FT. VEGETATED AREA IN FRONT/SIDE YARD. ESDv TREATMENT ACHIEVED =  $(490 \times 0.95) / 12 = 39$  CU.FT. (N-2).
  - c) 225 SQ.FT. NON-ROOFTOP N-2, ENTRY SIDEWALK & ENTRY STEPS DRAINS TO 225 SQ.FT. VEGETATED AREA IN FRONT YARD. ESDv TREATMENT ACHIEVED =  $(225 \times 0.95) / 12 = 18$  CU.FT. (N-2).
  - d) THE TOTAL N-2 TREATMENT =  $79 + 39 + 18 = 136$  CU.FT.
5. M-1 RAINWATER HARVESTING:
  - a) THE EAST "HALF" OF THE GARAGE ROOF IS 318 SQ.FT. OF ROOFTOP M-1 AND THE RUN-OFF WILL COLLECTED IN A 55 GALLON M-1 RAIN BARREL PLACED AT THE NE CORNER OF THE GARAGE. THE ESDv TREATMENT ACHIEVED = 7 CU.FT. (M-1)  $(55 / 7.48 = 7.35)$ .
6. ALL N-1 & N-2 DISCONNECT VEGETATED AREAS WILL RECEIVE COMPOSTED TOPSOIL OF 12" DEPTH PLUS EITHER SOLID SOD OR SHREDDED HARDWOOD MULCH.
7. THE TOTAL OF ALL TREATMENT VOLUMES (N-1, N-2, M-1) =  $173 + 136 + 7 = 316$  CU.FT. WHICH ADDRESSES ESD TO THE MEP.
8. NOTE THE 12" DEEP SOIL AMENDMENT SHALL NOT BE PLACED WITHIN 10' OF TREES TO BE SAVED.

**STORMWATER MANAGEMENT DATA FORM v.1/2020**

Project Data for Each Drainage Area	
Project Number	02019848
Project Name	LOT 107-110 Upper Magothy Bch.
Proposed Address	372 Riverside Drive
City	Pasadena
County	Anne Arundel
State	MD
Parcel ID	02019848
Area	0.6
Permit Number	02019848
Permit Expiration	03/31/2024
Permit Status	02
Total Number of Storm	1
Permitted Storm	1
Permitted Storm Rate	1
Permitted Storm Area	1
Permitted Storm Volume	1
Permitted Storm Peak	1
Permitted Storm Duration	1
Permitted Storm Intensity	1
Permitted Storm Frequency	1
Permitted Storm Return Period	1
Permitted Storm Type	1
Permitted Storm Category	1
Permitted Storm Subcategory	1
Permitted Storm Code	1
Permitted Storm Description	1
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**DOUGLAS D. BOURQUIN, LLC**  
**LAND DEVELOPMENT CONSULTING**  
**4 CINDY COURT**  
**SEVERNA PARK, MD. 21146**  
PHONE 410-279-6053  
Email: [ddbourquin@gmail.com](mailto:ddbourquin@gmail.com)

**March 18, 2024**

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

**Attn: Sterling Seay**

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

**Dear Ms. Seay:**

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

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

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



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

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

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

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

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

Sincerely,

Douglas D. Bourquin

#22-36 372 Riverside Final Variance Letter

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date: 3-26-2024

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

**FOR RESUBMITTAL ONLY**

Corrections

Redesign

No Change

Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 3881-2625-2500

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

Project location/Address 372 Riverside Drive

City Pasadena Zip 21122

Local case number

Applicant: Last name Hill First name Jerry

Company Private Residence

**Application Type (check all that apply):**

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

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Remove Existing Single Family home and replace with less impervious area

Intra-Family Transfer  Yes  
 Grandfathered Lot

Growth Allocation  Yes  
 Buffer Exemption Area

**Project Type (check all that apply)**

Commercial   
 Consistency Report   
 Industrial   
 Institutional   
 Mixed Use   
 Other

Recreational   
 Redevelopment   
 Residential   
 Shore Erosion Control   
 Water-Dependent Facility

**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft
IDA Area		
LDA Area	0.60	26,083
RCA Area		
Total Area		

Total Disturbed Area  Acres  Sq Ft  
0.494 21,538

# of Lots Created

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

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

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

Variance Type

Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

Structure

Acc. Structure Addition   
 Barn   
 Deck   
 Dwelling   
 Dwelling Addition   
 Garage   
 Gazebo   
 Patio   
 Pool   
 Shed   
 Other

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

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

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

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

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

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

ZONING: R2 – Residential

CRITICAL AREA: LDA – Limited Development Area

DATE: January 22, 2024  
Revised March 26, 2024

**Introduction and Site Description:**

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

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

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

**Existing Vegetation:**

This developed lot is maintained in a residential fashion with a mowed lawn and several lone-standing, scattered overstory trees and a few smaller, ornamental trees. It is estimated that 6,578 sq. ft. of canopy cover (25%) exists on the site (Fig. 5). The scattered developed woodland that exists on the property includes the following overstory trees: American elm (*Ulmus americana*), red maple (*Acer rubrum*), choke cherry (*Prunus virginiana*), box elder (*Acer negundo*) and black gum (*Nyssa sylvatica*). A single flowering dogwood (*Cornus florida*) exists along Riverside Drive, while non-native Japanese maple and crepe myrtle also exist in the yard. One American elm tree over 30-inches in diameter was found in the northwest corner of the site, along the west side of the existing driveway. It is not impacted by the proposed reconstruction on the property.

**Environmental Features and Habitat Protection Areas:**

According to a review of Maryland's Environmental Resources and Land Information Network (MERLIN), the site is not considered to be Forest Interior Bird Dwelling species (FIDs) habitat which would be considered to be a habitat protection area (Fig. 6). Additionally, no steep slopes over 15% or their associated buffers are located on the property. No non-tidal wetlands or their associated 25-foot buffer were found to exist on the subject property (Fig. 7 and Fig. 8). The property is waterfront and the 100-foot buffer to tidal waters expands across the southern 1/3 of the property. The existing home lies entirely within the 100-foot buffer. A small portion of the 100-year floodplain is located along the shoreline of this property (Fig. 9) but is not impacted by the project. Additionally, the review identified no historic waterfowl staging areas or colonial water bird nesting sites.

**Soils:**

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

**Proposed Use:**

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

Jerry Hill, Sr.

3/26/2024

Page 3

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

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

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

Stormwater management will be in compliance with the AACO Stormwater Management Practices and Procedures Manual updated 10-1-2017 and will utilize Environmental Site Design (ESD) to the Maximum Extent Possible (MEP).

#### **Minimization of Impacts:**

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

#### **Conclusions:**

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

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

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Fig. 2 - AACO Zoning Map

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Page 4

Fig. 3 – Critical Areas Map

Fig. 4 – Topography Map

Fig. 5 - Aerial Photo

Fig. 6 – MD MERLIN Habitat Protection Areas

Fig. 7 – MD MERLIN Wetland Areas

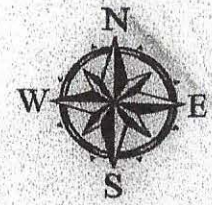
Fig. 8 - USFWS – NWI Map

Fig. 9 – MD MERLIN 100-Year Floodplain

Fig. 10 – USDA Soil Survey

Fig. 11 – Existing Conditions and Resource Mapping Plan

Fig. 12 – Site/Grading Plan



**Features**

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**Vicinity Map - 372 Riverside Dr., Pasadena**

Fig. 1





**Features**

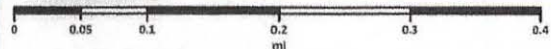
- Parcels
- Zoning**
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- MXD-E Mixed Use Employment
- O-COR Odenton Core
- O-EOD East Odenton
- O-HIS Odenton Historic
- O-IND Odenton Industrial
- O-NOD North Odenton
- O-TRA Odenton Transition
- OS Open Space
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water

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# Zoning Map - 372 Riverside Dr., Pasadena

Date: 1/18/2024







Time: 11:10 AM

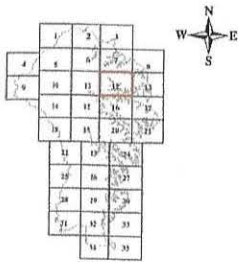
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

*Fig. 2*

# Anne Arundel County Critical Area Map

## Legend

-  Road Edge
-  Building FootPrint
-  Water
- Critical Areas**
-  RCA - Resource Conservation Area
-  LDA - Limited Development Area
-  IDA - Intensely Developed Area



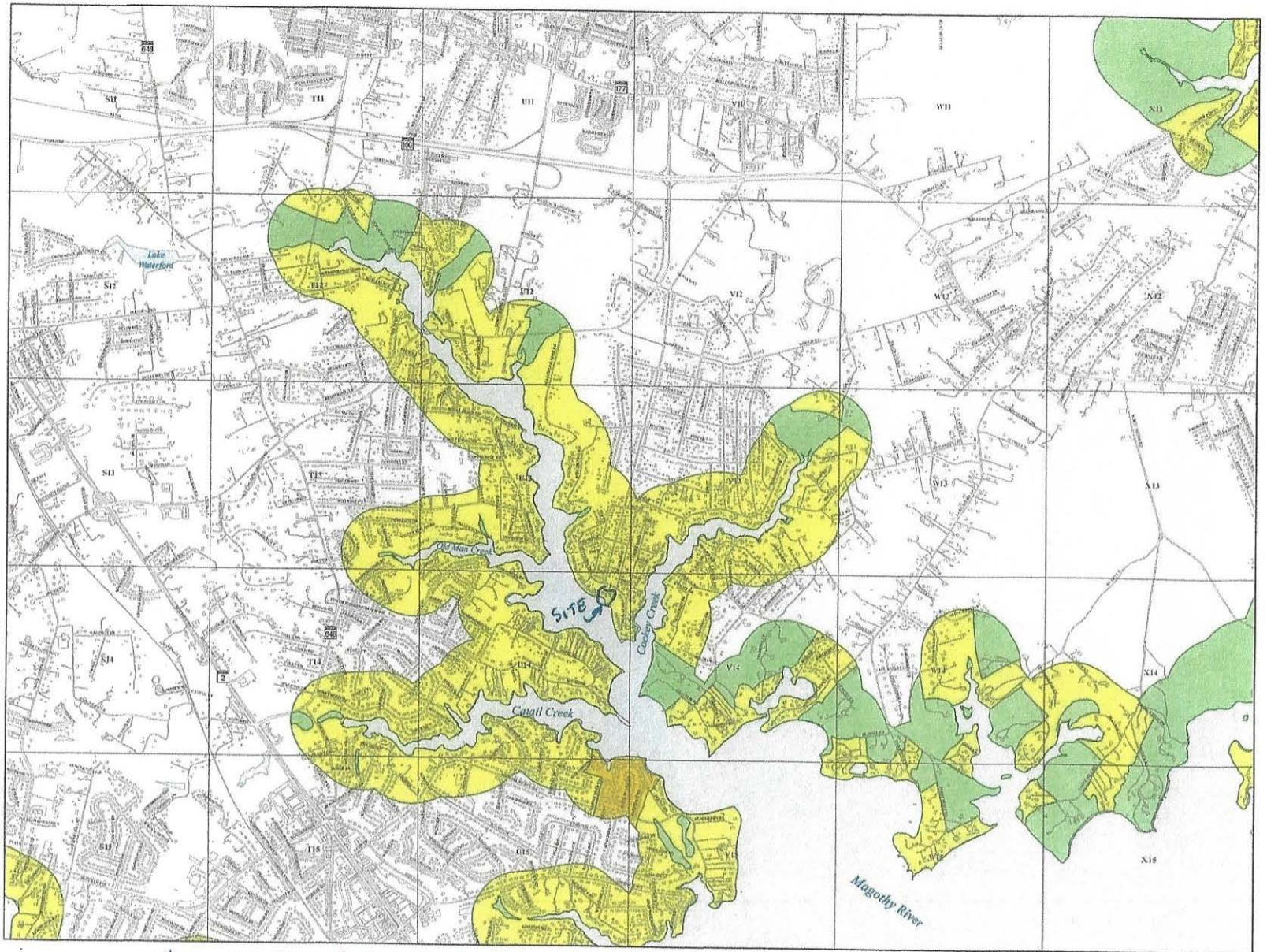
Sheet No. 12

Map Scale: 1" = 1000'



Final January 21, 2007  
 File: E:\Share\2247\OCGR Map Documents\Public\Critical Area Map\PublicSheet12.pdf  
 Map Produced: Office of Environmental and Cultural Resources  
 Copyright 2007

2004 Publications derived from 2001 aerial photography from February 22, 2002  
 \*Digital datasets available in ESRI shapefile format through the Office of Planning and Zoning.



CRITICAL AREA MAP - 372 Riverside Dr.

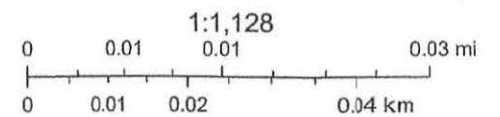
Fig 3

# Topo Map - 372 Riverside Dr., Pasadena



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

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



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Rolinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

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Fig 4

# Aerial Photo - 372 Riverside Dr., Pasadena



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

Orthophoto 2023

Red: Red



Green: Green

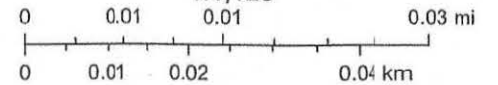


Blue: Blue



Structure Address

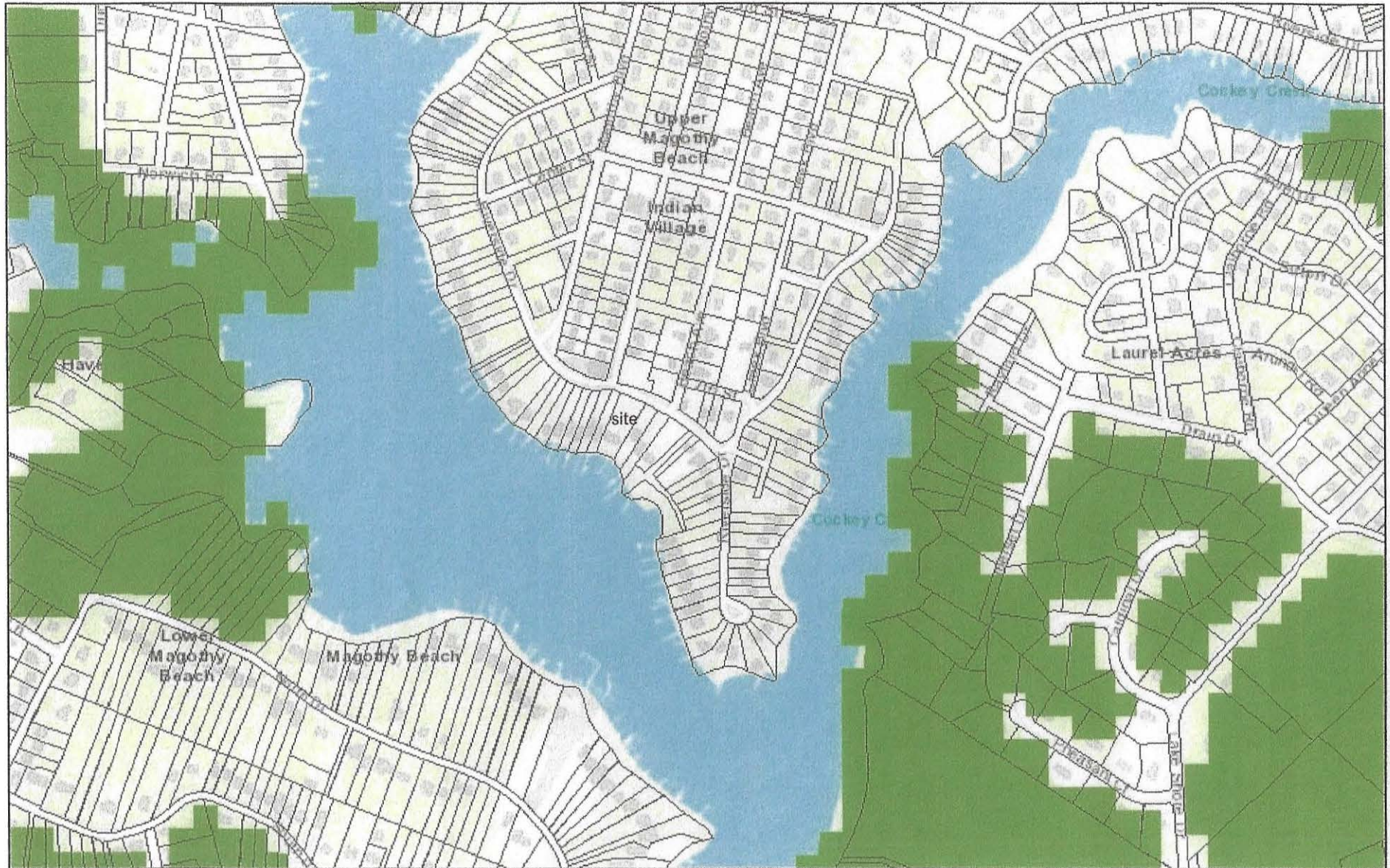
1:1,128



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodalystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

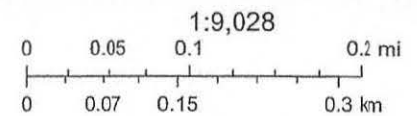
Fig. 5

# MERLIN Living Resources - 372 Riverside Dr., Pasadena



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

- |                                  |  |                                       |                                 |                         |
|----------------------------------|--|---------------------------------------|---------------------------------|-------------------------|
| Parcel Boundaries                | Waterfowl Areas                        | Chesapeake Bay Horseshoe Crab Habitat | Coastal Bays Terrapin Habitat   | structure               |
| State Boundary Mask              | Sensitive Species Project Review Areas | beach                                 | Chesapeake Bay Terrapin Habitat | vegetated               |
| Forest Interior Dwelling Species | MD Amphibian and Reptile Atlas Grid    | structure                             | beach                           | waters edge             |
| Coastal Bays Shorebirds          | Coastal Bays Horseshoe Crab Habitat    | vegetated                             | cross connector                 | Fish Blockage Locations |
| Natural Heritage Areas           |  | waters edge                           | cross connector / vegetated     |                         |



MD IMAP, MDP, SDAT, MD IMAP, DNR, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA EPA, USDA

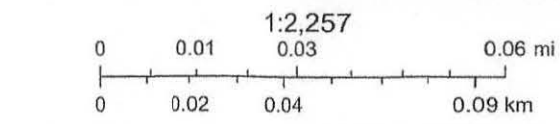
*Fig. 6*

# MERLIN DNR Wetland - 372 Riverside Dr., Pasadena



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

- |  |  |   |            |
|--|--|---|------------|
| Parcel Boundaries                          | Lacustrine   | Lacustrine  | Palustrine |
| State Boundary Mask                        | Marine   | Marine  | Riverine   |
| Wetlands - Linear - Special State Concern  | Palustrine   | Palustrine  | Riverine   |
| Wetlands - Polygon - Special State Concern | Riverine   | Riverine  | Estuarine  |
| Wetlands - National Wetlands Inventory     | Wetlands - Polygon - Department of Natural Resources | Wetlands - Linear - Department of Natural Resources | Estuarine  |
| Estuarine                                  |  |   |            |



MD IMAP, MDP, SDAT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, DNR, USEW, MD IMAP, ESRI

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

*Fig. 7*



January 18, 2024

**Wetlands**

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

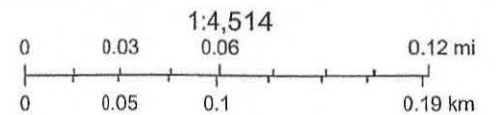
*Fig. 8*

# MERLIN Floodplain - 372 Riverside Dr., Pasadena



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

- |                                   |                                 |                                   |
|-----------------------------------|---------------------------------|-----------------------------------|
| Parcel Boundaries                 | Floodway (1% Chance)            | 500 Year Floodplain (0.2% Chance) |
| Preliminary FEMA Floodplain       | Upland (Zone X)                 | Floodway (1% Chance)              |
| 100 Year Floodplain (1% Chance)   | Effective FEMA Floodplain       | Upland (Zone X)                   |
| 500 Year Floodplain (0.2% Chance) | 100 Year Floodplain (1% Chance) | State Boundary Mask               |



MD IMAP, MDP, SDAT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, MDE, MD IMAP, ESRI

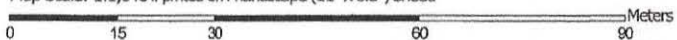
Fig. 9



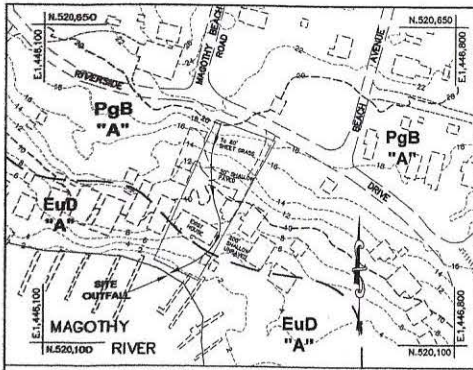
Soil Map—Anne Arundel County, Maryland  
(Soils Map - 372 Riverside Dr., Pasadena)



Map Scale: 1:1,040 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84

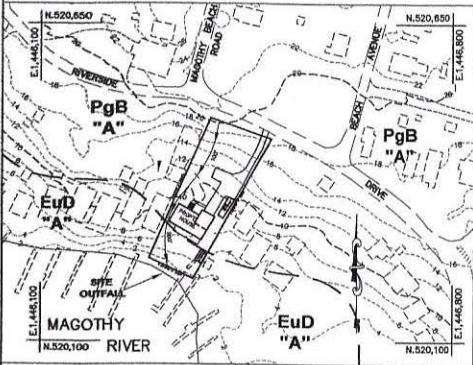


**PRE DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 100'

**TR 55 DATA:**

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



**POST DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 100'

**TR 55 DATA:**

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

**GENERAL NOTES:**

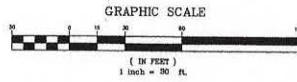
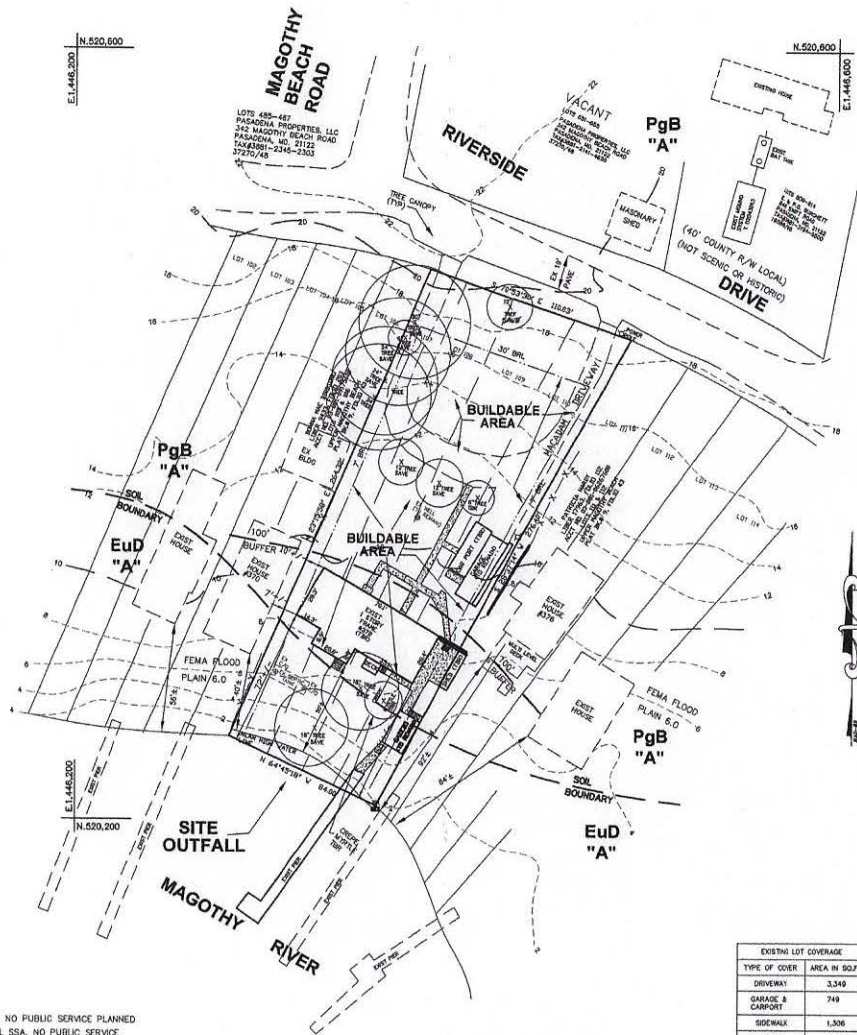
1. WATER MASTER PLAN W-5, WATER SERVICE AREA 220, NO PUBLIC SERVICE PLANNED
2. SEWER MASTER PLAN S-5, SEWER SERVICE AREA RURAL SSA, NO PUBLIC SERVICE
3. ALL ZONING IS R-2
4. SITE IS IN THE LDA CRITICAL AREA BUFFER MODIFIED
5. SITE IS NOT IN A BOG OR BOG IMPACT AREA

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

**LEGEND**

EXISTING GRADE	-----110-----	
PROPOSED GRADE	-----110-----	
EXISTING ELEVATION	110.8	EXIST. TREE TO BE REMOVED
PROPOSED ELEVATION	110.8	
REINFORCED SILT FENCE	RSF	EXIST. TREE TO BE SAVED
LIMIT OF DISTURBANCE	-----S.C.E.-----	
STANDARD CONSTRUCTION ENTRANCE	S.C.E.	
STOCK PILE	⊙	
PERMETER DIRT SHALE	====>>>====	

D:\001\2022\22-36\MARCH\2024\22-36DRS1.TWG.DWG



EXISTING LOT COVERAGE	
TYPE OF COVER	AREA IN SQ.FT.
DRIVEWAY	3,349
GARAGE & CARPORT	749
SIDEWALK	1,506
WALL	13
GAZEBO	255
BBQ	26
DECK	61
BUILDING	2,173
TOTAL COVERAGE	7,912
TOTAL LOT AREA	26,083

**CERTIFICATION NOTE:**

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

G 02019848

REVISIONS		PROFESSIONAL CERTIFICATION: I, ROCCO TRIVULI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR APPROVED BY ME OR THAT I AM A FULLY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #20763, EXPIRATION DATE JANUARY 21, 2028	SCALE: AS SHOWN	EXISTING CONDITIONS & RESOURCE MAPPING PLAN
#	DESCRIPTION			

**DOUGLAS BOURQUIN, LLC**  
LAND DEVELOPMENT CONSULTING  
A CIVIL COUNTY  
SEVERNA PARK, MARYLAND 2114  
PHONE: 410-278-0063 Email: dbourquin@gmail.com  
**ROCCO ENTERPRISES, LLC**  
LAND DEVELOPMENT, SURVEY &  
PERMITTING CONSULTANT & ENGINEERING  
127 LORIANO DRIVE, SUITE L1  
ANNAPOLIS, MD. 21401

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

**LOTS 107-110**  
**UPPERMAGOTHY BEACH**  
372 RIVERSIDE DRIVE, PASADENA 21122  
TAXID #3881-2625-2500  
TAX MAP 21 BLOCK 21, PARCEL 343, ZONING R2  
THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

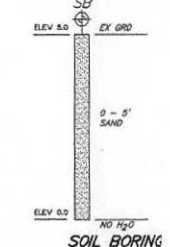
Fig. 11

NO.	DESCRIPTION	DATE	BY
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100	REVISED	03/25/24	JAY

NO.	DESCRIPTION	DATE	BY
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99	REVISED	03/25/24	JAY
100	REVISED	03/25/24	JAY

**CRITICAL AREA TABULATION:**

1. L.D.A. CRITICAL AREA
2. SITE AREA = 26,083 SQ.FT.
3. ALLOWABLE LOT COVER = 5,445 SQ.FT.
4. EXISTING LOT COVER = 7,912 SQ.FT.
5. EXCESS LOT COVER = 7,912-5,445=2,467 SQ.FT.
6. EXCESS MUST BE REDUCED BY 10% = 247 SQ.FT.
7. TARGET LOT COVER FOR REDEVELOPMENT = 7,912-247=7,665 SQ.FT.
8. LOT COVER BEING REMOVED = 3,191 SQ.FT.(TO REMAIN = 2,733 SQ.FT.)
9. LOT COVER BEING ADDED = 2,888 SQ.FT.
10. TOTAL REDEVELOPED LOT COVER = 2,733 SQ.FT.+ 2,888 = 5,621 SQ.FT.
11. EXISTING LOT COVER IN 100' BUFFER = 3,172 SQ.FT.
12. PROPOSED LOT COVER IN 100' BUFFER = 2,857 SQ.FT. (DECREASE 315 SQ.FT.)
13. FOREST / CANOPY COVER = 631 SQ.FT.
14. FOREST / CANOPY COVER REDUCED = 255 SQ.FT. 6.4%
15. FOREST / CANOPY TO REMAIN = 1,023 SQ.FT. 61.6%
16. REQUIRED 15% "FOREST" = 3,812 SQ.FT.
17. REQUIRED MITIGATION = 555 SQ.FT.



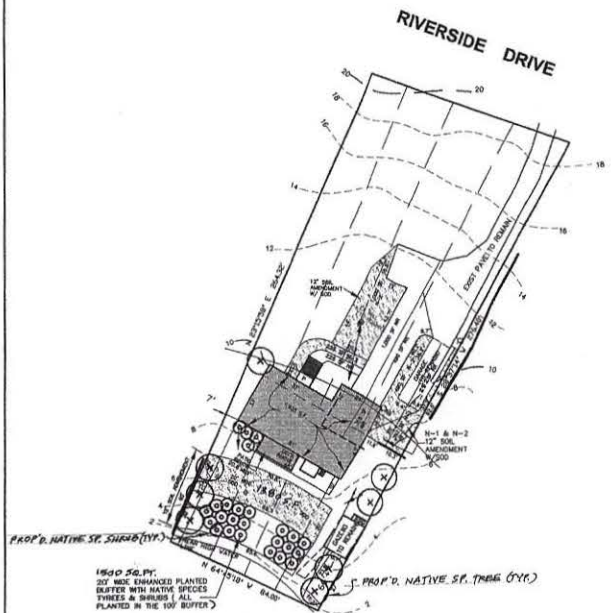
**ESDvCOMPUTATIONS:**

- I. ESDv DETERMINATION:**
1. SITE = 0.6 AC. (26,083 SQ.FT.)
  2. SOLS = HSG "A"
  3. EXISTING IMPERVIOUS = 7,912 SQ.FT. 30.3%
  4. RE-DEVELOPED IMPERVIOUS = 5,541 SQ.FT. 21.1% (A REDUCTION OF 17.3%)
  5.  $P_2 = 1.0'$
  6.  $P_1 = 0.05 + 0.009(25.1) = 0.2759$
  7.  $D_1 = 1.0' \times 0.2759 = 0.4414'$
  8.  $ESD_v = (26,083 \times 0.4414') / 12 = 961$  CU.FT.
  9. BASED ON  $P_2 = 1.0'$
  10.  $0_2 = 1.0 \times 0.2759 = 0.2759'$
  11.  $ESD_v = (26,083 \times 0.2759) / 12 = 600$  CU.FT.
  12. DESIGN ESDv = 600 CU.FT.

**II. ESDv COMPLIANCE:**

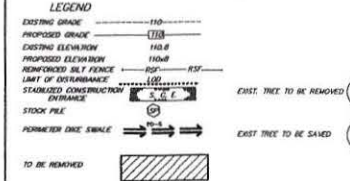
1. THE REQUIRED ESDv (600 CU.FT.) FOR THE SUBJECT SITE IS ADDRESSED AS FOLLOWS.
2. THE OVERALL IMPERVIOUS SURFACE LOTCOVER IS BEING REDUCED BY 7,912 - 5,541 = 1,371 SQ.FT. OR 11.3%.
3. N-1 DISCONNECTION:
  - a) 202 SQ.FT. ROOFTOP N-1 (1/2 EX GARAGE TO REMAIN) DRAINS TO THE SIDE YARD 252 SQ.FT. VEGETATED AREA. ESDv TREATMENT ACHIEVED =  $(252 \times 0.95) / 12 = 202$  CU.FT. (N-1)
  - b) 1,035 SQ.FT. HOUSE ROOFTOP N-1 (REAR PLUS MOST OF FRONT ROOF) DRAINS TO THE WATERFRONT YARD WHERE THERE IS EXISTING DODGE GRASS AND A PROPOSED ENHANCED PLANTED BUFFER CONTAINING TWO EXISTING MATURE CANOPY TREES. THE BUFFER WILL BE PLANTED WITH ADDITIONAL NATIVE WOODY SHRUBS AND TREES AND WILL DISCONNECT AND TREAT ROOFTOP RUNOFF PRIOR TO DISCHARGE INTO THE MAGOTHY RIVER. ALL IN ACCORDANCE WITH THE 2/27/24 MEETING WITH ISAP STAFF. THE N-1 ESDv TREATMENT ACHIEVED =  $(1,935 \times 0.95) / 12 = 153$  CU.FT. (N-1)
  - c) THE TOTAL N-1 TREATMENT = 20+153=73 CU.FT.
4. N-2 DISCONNECTION:
  - a) 1,000 SQ.FT. NON-ROOFTOP N-2, WEST "HALF" OF DRIVEWAY DRAINS TO FRONT YARD 1,000 SQ.FT. VEGETATED AREA. ESDv TREATMENT ACHIEVED =  $(1,000 \times 0.95) / 12 = 79$  CU.FT. (N-2)
  - b) 490 SQ.FT. NON-ROOFTOP N-2, EAST "HALF" OF DRIVEWAY DRAINS TO 490 SQ.FT. VEGETATED AREA IN FRONT/SIDE YARD. ESDv TREATMENT ACHIEVED =  $(490 \times 0.95) / 12 = 39$  CU.FT. (N-2)
  - c) 225 SQ.FT. NON-ROOFTOP N-2, ENTRY SIDEWALK & ENTRY STEPS DRAINS TO 225 SQ.FT. VEGETATED AREA IN FRONT YARD. ESDv TREATMENT ACHIEVED =  $(225 \times 0.95) / 12 = 18$  CU.FT. (N-2)
  - d) THE TOTAL N-2 TREATMENT = 79+39+18=136 CU.FT.
5. M-1 RAINWATER HARVESTING:
  - a) THE EAST "HALF" OF THE GARAGE ROOFS 318 SQ.FT. OF ROOFTOP M-1 AND THE RUN-OFF WILL COLLECTED IN A 55 GALLON M-1 RAIN BARREL PLACED AT THE NE CORNER OF THE GARAGE. THE ESDv TREATMENT ACHIEVED = 7 CU.FT. (M-1) (55/7.45=7.35)
6. ALL N-1 & N-2 DISCONNECT VEGETATED AREAS WILL RECEIVE COMPOSTED TOPSOIL OF 12" DEPTH PLUS EITHER SOLID SOIL OR SHREDDED HARDWOOD MULCH.
7. THE TOTAL OF ALL TREATMENT VOLUMES (N-1, N-2, M-1) = 173+136+7=316 CU.FT. WHICH ADDRESSES ESD TO THE MEP.
8. NOTE THE 12" DEEP SOIL AMENDMENT SHALL NOT BE PLACED WITHIN 10' OF TREES TO BE SAVED.

G 02019848



**MICRO D.A. MAP**

SCALE: 1" = 30'  
TOTAL AREA OF N-2 DISCONNECTION = 1715 SQ.FT.

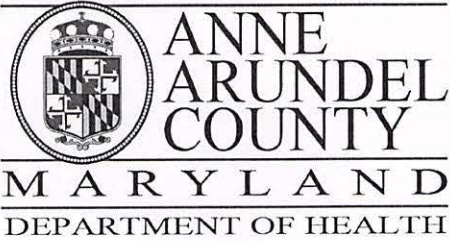


SOIL TYPES			
SYMBOL	NAME	HSG	AREA
PgB	PATAPSCO	A	0.59 AC.
EuD	EVEBORO	A	0.59 AC.

**PROPOSED HEIGHT TABULATION:**

1. AVERAGE GROUND ELEVATION @ 4 HOUSE CORNERS: 10.13
2. ELEVATION OF MID-POINT OF HIGHEST PROPOSED GARBLE: 42.26 (BASED ON 12:9 ROOF SLOPE)
3. BUILDING HEIGHT: 32.13 @ MID-POINT
4. ALLOWABLE HEIGHT (R-2): 35 FEET

REVISIONS		APPROVED BY DATE
1	DESCRIPTION	
2		
3		
4		
5		
6		
7		
8		
9		



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 *BC*  
Sanitary Engineering Program

DATE: April 5, 2024

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

SUBJECT: Variance/Special Exception/Rezoning

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

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

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

cc: Sterling Seay

# 2024-0063-V

Menu Cancel Help

## Task Details OPZ Critical Area Team

**Assigned Date**

04/03/2024

**Assigned to**

Michael Day

**Current Status**

Complete w/ Comments

**Action By**

Michael Day

**Comments**

The applicant has revised the proposal based on prefile comments and an in person meeting. This proposal includes an over all reduction of lot coverage onsite as well as a reduction of lot coverage in the buffer modified area. Due to the reduction in lot coverage as well as the proposed location of the new house, we do not have an objection to 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**

04/22/2024

**Assigned to Department**

OPZ Critical Area

**Status Date**

04/19/2024

**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****Review Notes****Review**

eed lma proposed clearing 555 ex canopy 6578  
exlc 7912 pr LC 6541 Max 7665 ex bma lc 3172 pr  
lc in bma 2657

**Reviewer Phone Number** **Reviewer Email**

# 2024-0063-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**

1. Stormwater management will be addressed through rain barrels, rooftop disconnection, and non-rooftop disconnection.
2. The stormwater management for the site shall be addressed during the SDP/grading permit (G02019848).
3. Based on the plan provided, it appears that the property will be served by a private well and septic.
4. Determination/Recommendation - Based on the above, this office has no objection to the above-referenced variance request from either an engineering and/or utility standpoint.

**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

**Task Specific Information**

---

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

04/22/2024

**Assigned to Department**

Engineering

**Status Date**

04/18/2024

**Overtime**

No

**Start Time****Hours Spent**

0.0

**Action by Department**

Engineering

**Est. Completion Date**

Display E-mail Alerts

Display Comments

# 372 Riverside Drive (2024-0063-V)



## Legend

Foundation

Addressing



Parcels - Annapolis City



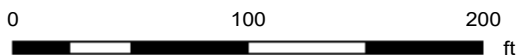
Planning

County Planning



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THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

## Notes