

April 19, 2024

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401
Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST
RATTNER PROPERTY
424 FORELANDS ROAD
ANNAPOLIS, MD 21401

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201(a) which states in part that 15% slopes or greater in the LDA shall not be disturbed. A variance is also requested to Article 18-12-104(b)(1) which states there is an expanded buffer to the top of steep slopes in a non buffer modified area. The lot is developed with dwelling and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 118,761 square feet in area. The site is served by well and septic. It is served by private rights of way from Forelands Road, a variable width private right of way. The site drains to the tidal waters of Broad Creek. The site is waterfront. The site is located in the LDA (Limited Development Area) of the Chesapeake Bay Critical Area. A small portion of RCA (Resource Conservation Area) is located in the northwest corner of the lot, however it appears that erosion has eliminated this area so there is no RCA on the site. The site is not located in a Buffer Modification area and is subject to a 50' expanded buffer due to the presence of steep slopes. The site is zoned R2 with a small portion of OS that is by the water and will not be impacted by this proposal.

The applicant wishes to remove an existing elevated deck that partially surrounds the existing pool, and replace with a new deck in a smaller footprint. They also wish to replace the 162 square foot gazebo which is on top of the deck with a different shaped gazebo that is approximately 168 square feet in size. The deck is in need of replacement due to age. To perform this work, there will be steep slope disturbance for slopes under and near the existing deck, and the deck is located in the expanded buffer. Construction access to the deck is also located in the expanded buffer. This disturbance is for access only and will provide no grading, cutting or filling in the expanded buffer. The new deck will match the footprint of the existing deck, however it will be reduced in size by 250 square feet. The deck is 1,179 square feet in size, and is considered lot coverage as it is not connected to the principal dwelling. The new deck will be 929 square feet in size. The southerly side of the deck, the owner is reducing the width by 4' along the entire length, for a reduction of 224 square feet. The deck on the northwest side will be reduced 1.46' to allow the owners better access to an existing path to the water. The site currently meets the underlying lot coverage requirements for a lot of this size in the LDA. Existing lot coverage is 17,658 square feet, and the allowable lot coverage is 17,814 square feet. As such, no reduction in lot coverage is required for this project. The disturbance required for replacement of the deck is under 5,000 square feet, and a Standard Grading Plan should suffice for the proposed work, should the variance be granted.

In regards to the Agency responses to the prefile, dated February 2024, the following is offered. Zoning noted that it was questionable that replacing an 'oversized' deck generally in kind is the minimum relief necessary. Replacing a failing deck, while does require variances, is really a safety and maintenance issue. However, the owners agreed to reduce the size of the deck by 250 square feet. The Critical Area Team noted that they had no objection to the replacement of the deck,

provided there was no expansion of the footprint. Initially the owners wished to square off the south west corner of the deck. This expansion has been removed from the proposal. It should be noted that under current code, as the deck is not attached to the principal dwelling it is considered lot coverage. It will be a drip through deck upon completion of the project, but is still lot coverage. There is a gazebo currently in place on the deck. The owners wish to replace this with what is essentially a roof on posts to give cover from the sun while enjoying this outdoor amenity. The current gazebo is 162 square feet in size, and the replacement structure would be 168 square feet in size. By Code, there is no increase in lot coverage due to the modest expansion of the gazebo. But if one were to consider this feature lot coverage, the overall reduction of 250 square feet of deck more than offsets a 6 square foot covered replacement structure.

The clients have been good stewards of the environment on their property, and only wish to replace the features noted above as they are failing. The owners in 2022 did some slope remediation procedures, and planted 1,000 square feet of mitigation planting to help stabilize and vegetatively improve the slope near the proposed work. This work helped stabilize the slope and add vegetation to the expanded buffer. The proposed work is part of keeping their property functioning in a positive manner.

This plan meets the intent of 18-16-305(a):

1. The subject property is 118,761 square feet in size, and it is zoned R2 and is encumbered by steep slopes over much of the waterfront portion of the site. The property has steep slopes from roughly the rear of the existing dwelling down to the community property. The site is subject to an expanded buffer. As such, there is no reasonable possibility of developing this property without relief to the Code.

2. The exceptional circumstances and practical difficulties in redeveloping the deck have been noted in #1 above to a large degree. The deck is old, potentially unsafe and in need of repair. Replacing it is the most ideal remediation due to the age and condition of the deck.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. What is peculiar about and inherent to this lot is that it is subject to an expanded buffer and is located almost entirely in steep slopes and their expanded buffer from the house to the water. Denial of a variance would be a hardship for the owners, as the deck has met its life expectancy and cannot be enjoyed by the owners in its current state. The work proposed creates a replacement for the existing deck with the minimal amount of disturbance.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and is subject to the expanded buffer, and there is no way to do the proposed work without disturbing the expanded buffer or steep slopes. As this deck is existing, for the owners to not be allowed to proceed would be a denial of rights commonly enjoyed by others. This proposal also will reduce lot coverage in the expanded buffer.

The site is not in a bog area.

3. This project will not confer special privileges to the owner, as the deck is old, and in need of replacement.

4. The request is not a result of actions of the owner. The steep slopes were there, the expanded buffer encumbers the portion of the site in which the deck is located, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality. The deck is considered lot coverage, but will be replaced in the same general footprint, and reduce lot coverage in the slopes and expanded buffer. as stormwater management will be provided as required by the Code, most likely by planting for stormwater mitigation, and any clearing must be mitigated for as per the Code. The amount of new lot coverage is -250 square feet.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners rights of other owners in the County. The development is not detrimental to the environment as there is no increase in lot coverage, and modern construction will make the project a benefit not a detriment to the area.

8. The applicant has tried alternative design. However, as this is replacement of a failing existing feature, the design alternatives are limited.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is the minimum to allow for construction of a replacement deck, with a reduction in lot coverage proposed.

2. i. This variance will not alter the essential character of the neighborhood. The new deck is in the same general footprint as the existing deck and will be located in the same general footprint.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The new deck will be in the same location as the current deck.

iii. No tree clearing is proposed and any mitigation necessary during the permit process will not decrease tree cover in the LDA or RCA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction in the same footprint, and disturbance has been minimized. A grading permit should not be required. It appears that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

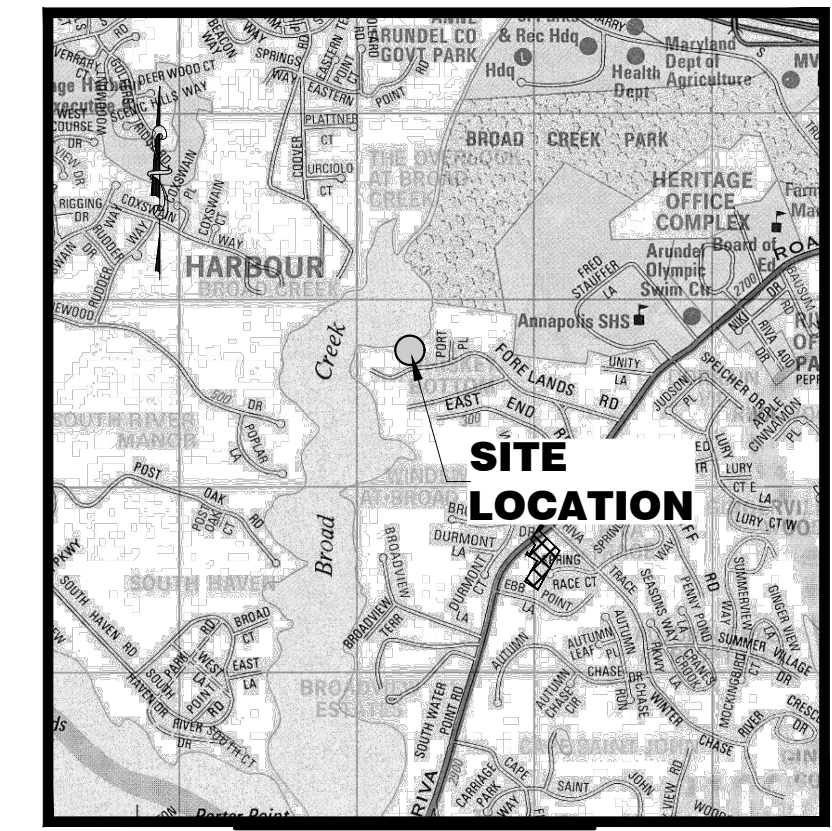
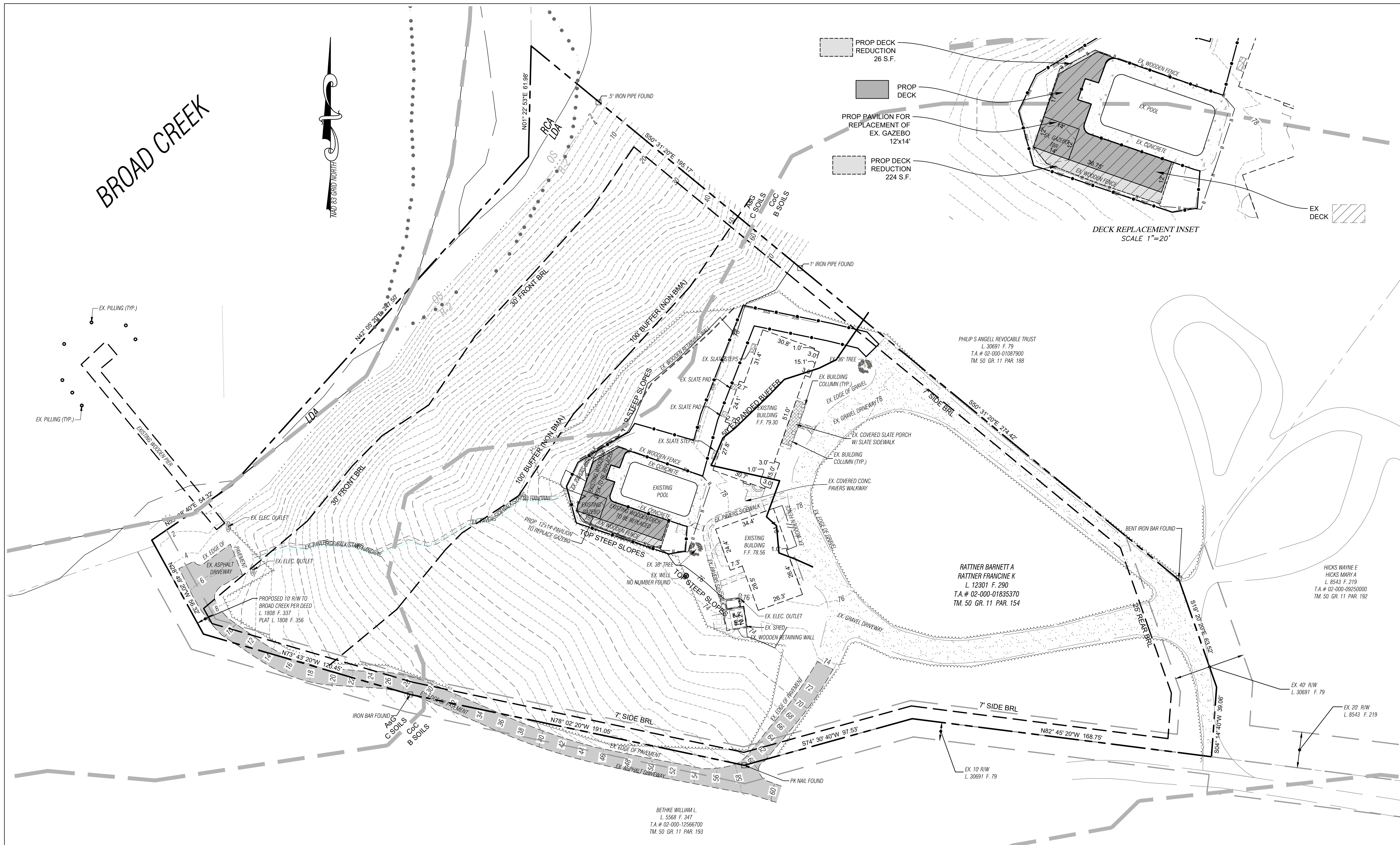
The enclosed plan represents the location of the proposed work to the deck. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-266-3212.

Sincerely,
Messick and Associates

Mike Gillespie

Mike Gillespie
Project Manager



VICINITY MAP
SCALE: 1" = 2000'
ADC PERMITTED USE NUMBER 21003176

- OWNER: BARNETT & FRANCINE RATTNER, 424 FORELANDS ROAD, ANNAPOLIS, MD 21401. ENGINEER: MESSICK & ASSOCIATES, 7 OLD SOLOMONS ISLAND RD, ANNAPOLIS, MD 21401.
- THE SITE ADDRESS IS: 424 FORELANDS RD ANNAPOLIS, MD 21401
- EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM DEEDS AND PLATS OF RECORD AUGMENTED WITH GIS DATA, AND A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY MESSICK & ASSOCIATES DECEMBER 2023.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
- EXISTING ZONING OF THE SITE IS R2 (RESIDENTIAL DISTRICT). SETBACKS PRINCIPAL STRUCTURE: FRONT = 30', SIDE = 7', REAR = 7'. SETBACKS ACCESSORY STRUCTURE: FRONT = 40', SIDE = 7', REAR = 7'. NOTE: THERE IS A SMALL AREA OF OS ZONING ON THE PROPERTY, THIS AREA WILL NOT BE IMPACTED BY THIS PROJECT.
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) AND A SMALL PORTION OF RCA (RESOURCE CONSERVATION AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE CURRENTLY UTILIZES A PRIVATE WELL AND PRIVATE SEPTIC.
- WATER AND SEWER CATEGORIES: WATER - PLANNED SERVICE - (W-9 BROAD CREEK); SEWER - PLANNED SERVICE - (S-9 ANNAPOLIS).
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "AE" (AREA WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATION OF 5 FEET) AND "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C027F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- TOTAL DISTURBED AREA = 4.045 SQ. FT.

LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	118,761 SQ. FT. OR 2.726 AC.
EXISTING LOT COVERAGE	17,658 SQ. FT. OR 0.405 AC.
ALL ALLOWABLE LOT COVERAGE	17,814 SQ. FT. OR 0.409 AC.
EXISTING DEVELOPED WOODS	81,084 SQ. FT. OR 1.861 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED	0 SQ. FT. OR 0.0 AC.
REMAINING DEVELOPED WOODS	81,084 SQ. FT. OR 1.861 AC.

NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS

- EXISTING LOT COVERAGE:
- EX. BUILDING NORTH = 2,894 SF
 - EX. BUILDING SOUTH = 1,533 SF
 - EX. COVERED WALKWAY = 150 SF
 - EX. DRIVEWAY = 9,793 SF
 - EX. POOL = 787 SF
 - EX. CONC. AROUND POOL = 708 SF
 - EX. WOOD DECK BY POOL = 1,179 SF
 - EX. SLATE PADS/STEPS = 48 SF
 - EX. SLATE WALK = 26 SF
 - EX. SHED = 84 SF
 - EX. PAVER WALKS = 414 SF
 - EX. CONC. = 42 SF
 - TOTAL = 17,658 SF±

- EXISTING LOT COVERAGE TO BE REMOVED:
- EX. WOOD DECK BY POOL = 1,179 SF
 - TOTAL = 1,179 SF±

- PROPOSED LOT COVERAGE:
- PROP REPLACEMENT WOOD DECK BY POOL = 929 SF
 - TOTAL = 929 SF

TOTAL LOT COVERAGE AFTER DEVELOPMENT = 17,408 SQ. FT. OR 0.400 AC.

VARIANCE REQUEST

- 17-8-301. BUFFERS
- (a) SCOPE: THIS SECTION DOES NOT APPLY TO A BUFFER MODIFICATION AREA.
 - (b) DEVELOPMENT ON PROPERTIES CONTAINING BUFFERS: DEVELOPMENT ON PROPERTIES CONTAINING BUFFERS SHALL MEET THE REQUIREMENTS OF COMAR, TITLE 27, DISTURBANCE IN THE BUFFER OR EXPANDED BUFFER IS NOT PERMITTED.
- 17-8-201. DEVELOPMENT ON SLOPES OF 15% OR GREATER.
- (a) DEVELOPMENT IN THE LDA, DEVELOPMENT IN THE LIMITED DEVELOPMENT AREA (LDA) OR IN THE RESOURCE CONSERVATION AREA (RCA) MAY NOT OCCUR WITHIN SLOPES OF 15% OR GREATER UNLESS DEVELOPMENT WILL FACILITATE STABILIZATION OF THE SLOPE, IS TO ALLOW CONNECTION TO A PUBLIC UTILITY, OR IS TO PROVIDE DIRECT ACCESS TO THE SHORELINE. ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.

LEGEND

- PROPERTY LINE (SUBJECT)
- PROPERTY LINE (ADJACENT)
- EXISTING RIGHT-OF-WAY
- EXISTING SHORELINE
- EXISTING RETAINING WALL
- EXISTING WIRE FENCE
- EXISTING ASPHALT DRIVEWAY
- EXISTING GRAVEL DRIVEWAY
- EXISTING CONCRETE
- EXISTING CONCRETE PAVERS
- EXISTING SLATE
- EXISTING BUILDING
- EXISTING PIER/PILLING
- EXISTING DECK TO BE REPLACED
- EXISTING DECK TO BE REPLACED

VARIANCE SITE PLAN
SCALE 1"=30'

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

OWNER:
BARNETT & FRANCINE RATTNER
424 FORELANDS ROAD
ANNAPOLIS, MD 21401
(T): 410-533-4563
(E): BA.RATTNER@GMAIL.COM

DEVELOPER:
BARNETT & FRANCINE RATTNER
424 FORELANDS ROAD
ANNAPOLIS, MD 21401
(T): 410-533-4563
(E): BA.RATTNER@GMAIL.COM

VARIANCE SITE PLAN
RATTNER PROPERTY
VARIANCE SITE PLAN
424 FORELANDS RD
ANNAPOLIS, MD 21401

TAX MAP: 50 GRID: 11 PARCEL: 154
SECOND ASSESSMENT DISTRICT
SCALE: AS SHOWN

TAX ACCOUNT: 02-000-01835370
ANN ARUNDEL COUNTY, MARYLAND 21037
DATE: APRIL 2024

ZONING: R-2, OS / LDA, RCA
SHEET: 1 OF 1

REVISION DESCRIPTION	BY	DATE

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: 4-19-24

Tax Map #	Parcel #	Block #	Lot #	Section
50	11	154	-	-

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
 General Project Information

Tax ID: 02-000-01835370

Project Name (site name, subdivision name, or other) Rehner Property 424 Forelands

Project location/Address 424 Forelands Rd

City Annapolis Zip 21401

Local case number _____

Applicant: Last name Rehner First name Barne H. Franone

Company _____

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name _____

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

Fax # _____ Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Replace failing deck not attached to the dwelling with a new smaller deck

Intra-Family Transfer
 Grandfathered Lot

Growth Allocation
 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	2.726	118,761
RCA Area	-	-
Total Area	2.726	118,761

Total Disturbed Area

Acres	Sq Ft
0.093	4,045

of Lots Created 8

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees	1.861	81,084	Existing Lot Coverage	0.405 13,658
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.021 929
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.027 1,179
			Total Lot Coverage	17,408 0.420

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft	Acres	Sq Ft
Buffer Disturbance	0.093	4,045	Buffer Forest Clearing	0 0
Non-Buffer Disturbance	0	0	Mitigation	TBD TBD

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

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

***CRITICAL AREA
REPORT***

**424 FORELANDS ROAD
ANNAPOLIS, MD 21401**

April 2024

**Prepared for:
Barnett & Francine Rattner**

**Prepared by:
Messick and Associates
7 Old Solomons Island Road
Suite 202
Annapolis, MD 21401**

INTRODUCTION

This site is a 118,761 square foot property that is located on the north and west of Forelands Road in Annapolis, MD. The proposal is to replace a failing wood deck on the property. The site is served by septic and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA) predominantly with a portion of RCA (Resource Conservation Area) that appears to have eroded away. The property is zoned residential, R-2 with a tiny portion of OS down near the shoreline.

EXISTING USE

The property consists of 118,761 square foot property. The site is currently developed. The property is currently a residential lot developed with a house, driveway, deck, pool and associated improvements. The property is a corner lot located off a private right of way to Forelands Road.

SURROUNDING LAND USE

The properties that abut the site are relatively large, developed as single-family lots. The general area is developed as single-family lots. The site is bounded by a developed property to the north, south and east with tidal waters of Broad Creek to the west.

PROPOSED WORK

The owners wish to replace an existing failing wood deck on the property. The deck is not attached to the dwelling, and as such is lot coverage. The work to replace the deck and to access it for construction will require disturbance to a small area of steep slopes. All work is taking place in the expanded buffer. The owners have reduced the size of the deck from what currently exists.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AsG – Annapolis Fine Sandy Loam, 40 TO 80% Slopes (C Soils) and CoC – Collington-Wist complex 5-10% slopes.

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) and zone AE EI=5' as delineated on the firm flood insurance map #24003C0227F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

TIDAL WETLANDS

There appear to be no Tidal Wetlands on this site.

BODIES OF WATER

The site drains into Broad Creek.

STEEP SLOPES

A large portion of the site, predominantly between the dwelling and the shoreline is steep slopes.

RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

FOREST COVER

The existing forest cover is limited to a few overstory trees. The understory is mostly lawn. The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacacia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
--------------------	------------------------

Eastern Gray Squirrel
Blue Jay

Sciurus Carolinensis
Cyanocitta Cristata

Common Crow

Corvus Brachythynchos

Northern Cardinal

Richmondena Cardinalis

SITE CALCULATIONS

1. Total Site area.....118,761 sq. ft.
2. Site area in Critical area.....118,761 sq. ft
3. Existing lot coverage17,658 sq. ft.
4. Lot coverage to be removed.....1,179 sq. ft.
4. Proposed lot coverage929 sq. ft.
5. Total Lot Coverage after Construction...17,408 sq. ft.
6. Proposed Disturbed Area.....4,045 sq. ft.

Real Property Data Search ()
 Search Result for ANNE ARUNDEL COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Subdivision - 000 Account Number - 01835370

Owner Information

Owner Name: RATTNER BARNETT A **Use:** RESIDENTIAL
 RATTNER FRANCINE K **Principal Residence:** YES
Mailing Address: 424 FORELANDS RD **Deed Reference:** /12301/ 00290
 ANNAPOLIS MD 21401-7246

Location & Structure Information

Premises Address: 424 FORELANDS RD **Legal Description:** 2.83 ACRES
 ANNAPOLIS 21401-0000 424 FORELANDS RD
 Waterfront RIVA

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0050 0011 0154 2070050.02 000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1987 3,293 SF 2.8300 AC

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 1 NO STANDARD UNITBRICK/ 4 3 full/ 1 half

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	728,400	728,400		
Improvements	261,800	363,200		
Total:	990,200	1,091,600	990,200	1,024,000
Preferential Land:	0	0		

Transfer Information

Seller: CURIMBABA, LUIS R **Date:** 12/19/2002 **Price:** \$879,993
Type: ARMS LENGTH IMPROVED **Deed1:** /12301/ 00290 **Deed2:**
Seller: GILBERT, ELZIE **Date:** 01/28/1998 **Price:** \$449,850
Type: ARMS LENGTH IMPROVED **Deed1:** /08260/ 00290 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments: Class 07/01/2023 07/01/2024
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00/0.00 0.00/0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/13/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

424 FORELANDS RD. 2141 X



Show search results for 424 FO...

Legend



FORELANDS RD

Esri, Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Micro

424 FORELANDS RD, 2141 X



Show search results for 424 FO...

Legend



OS Open Space

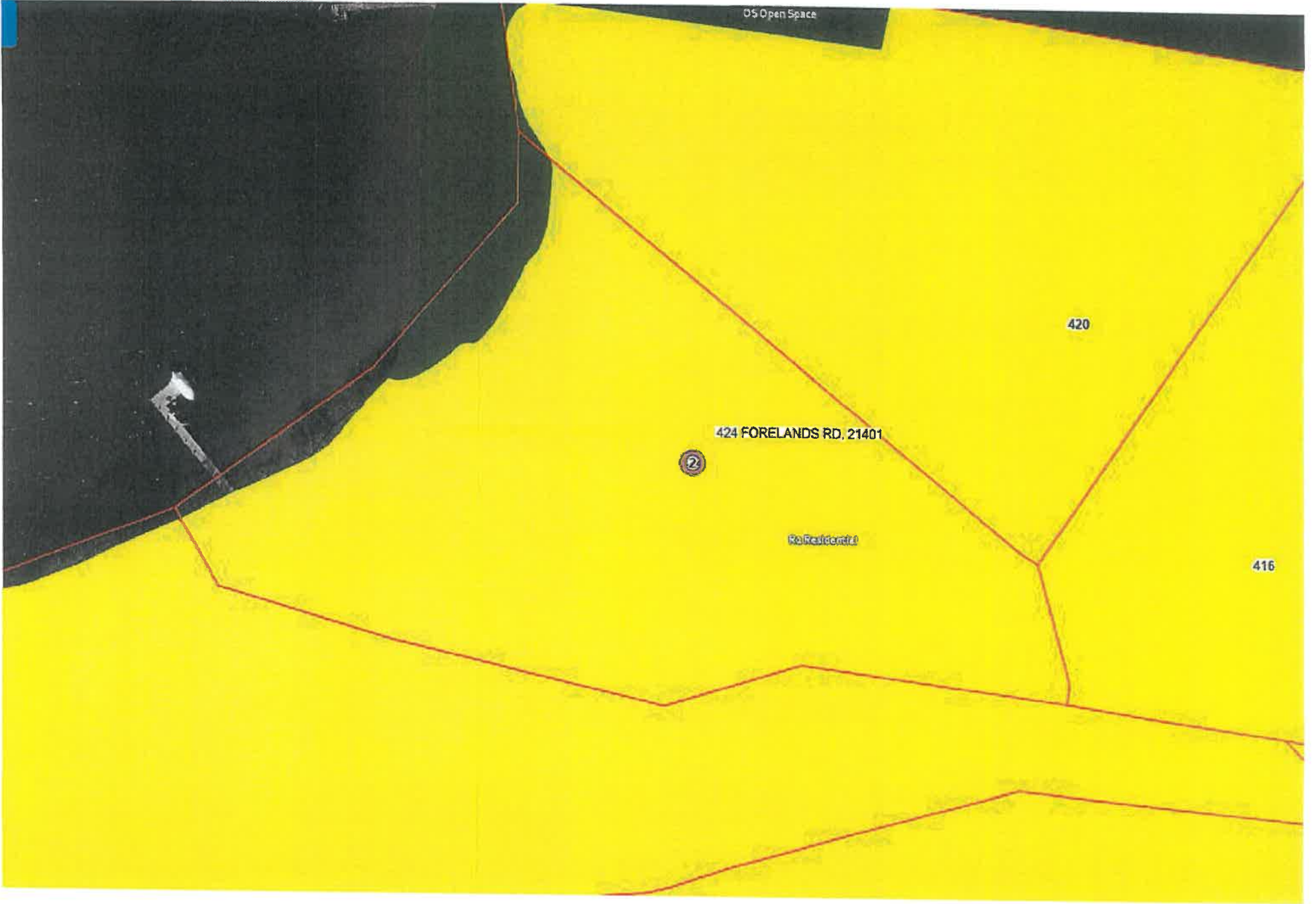
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424 FORELANDS RD, 21401

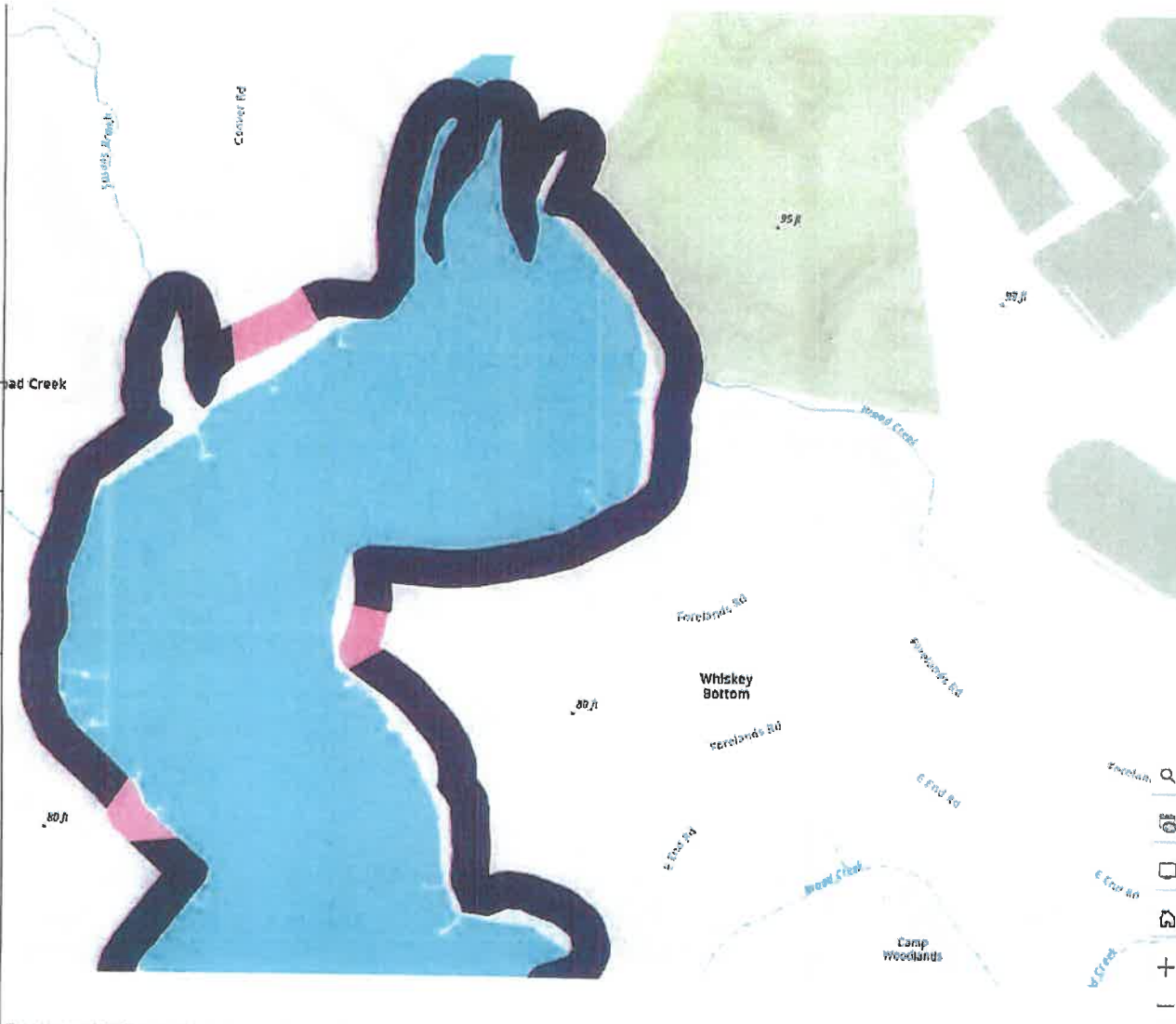
2

R4 Residential

416







OpenData Planning - Buffer Exemption

Properties

Use the selector above to switch between layers in the map.

Information

Symbology

- OpenData Planning - Buffer Exemption
 - Buffer
 - Modified Buffer

Appearance

Blending

Normal

Transparency

0% 25% 50% 75%

Visibility

Visible range

World Room

Refresh interval

Automatically refresh layers



National Flood Hazard Layer FIRMette

76°34'36"W 38°58'37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AP |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee. Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LDMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



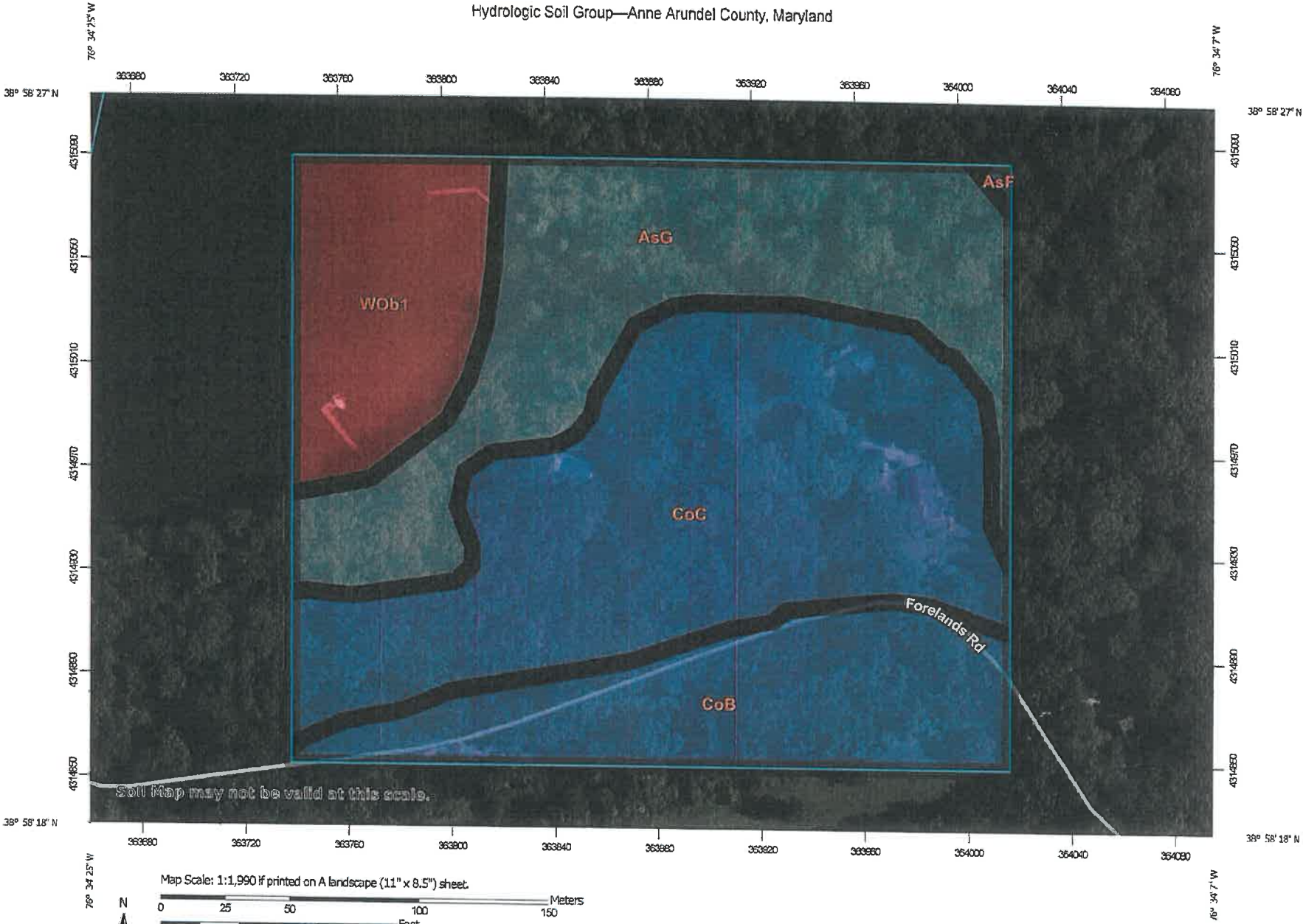
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/9/2024 at 10:27 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

































Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.

Map Scale: 1:1,990 if printed on A landscape (11" x 8.5") sheet.
0 25 50 100 150 Meters
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Lines**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Points**
 -  A
 -  A/D
 -  B
 -  B/D
- Soils**
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland
 Survey Area Data: Version 22, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsF	Annapolis fine sandy loam, 25 to 40 percent slopes	C	0.0	0.2%
AsG	Annapolis fine sandy loam, 40 to 80 percent slopes	C	4.7	28.8%
CoB	Collington-Wist complex, 2 to 5 percent slopes	B	2.9	18.1%
CoC	Collington-Wist complex, 5 to 10 percent slopes	B	6.4	39.5%
WOb1	Overboard loam, 0 to 1 meter water depth	D	2.2	13.3%
Totals for Area of Interest			16.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING February 2024

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Messick & Associates (Mike Gillespie) EMAIL enr@messickandassociates.com

SITE LOCATION 424 Forelands Rd (2024-0021-P) LOT SIZE 118,761 sf ZONING R2/OS

CA DESIGNATION LDA/RCA BMA or BUFFER X APPLICATION TYPE CA Variance

Variations to allow the replacement of a detached deck with less setbacks and buffer and disturbance to slopes of 15% or greater.

Rear lot line setback variance 20 feet provided 25 feet required

COMMENTS

Zoning – Questionable that variance is the minimum necessary, a greater effort needs to be shown in reducing size of oversized deck. Replacement of improvements in the expanded buffer must be justified and be the minimum necessary.

Critical Area Team - No objection to the replacement of the existing deck and gazebo provided there is no expansion of the footprint or square footage. Squaring off the corner, although minor, results in additional encroachment into the slopes and buffer and expansion of the gazebo adds lot to an area that is protected by the current regulations.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.