

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

May 10, 2024

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: South River Park, E. Part of Lot 19, 212 Riverside Road, Edgewater MD 21037

Dear Planner:

Please accept this submittal of a variance for the above referenced project. We are proposing to remove the existing house to the first-floor decking, construction of a new single-family 2-story dwelling with a garage and porch on the above referenced property. The proposed dwelling is a 2-story dwelling with a height of 31'. The structure has an overall footprint of 43'1"x 68'5" and is setback 82.29' from the front property line, 92.73' from the southern property line, 2.91' from the western side property line and 11' from the eastern side lot line. This proposal will require a 4.09' zoning variance to allow development within the side lot line setback.

Please note this is a R5 zoned property and required setbacks are as noted in 18-4-701.

Pre-File comments:

Critical Area Team:

The Critical Area Team offers no objection, and states that a coverage variance is not required for the IDA.

Our response:

No response required.

Engineering:

The Engineering Division has reviewed the proposal for Engineering and Utility issues and noted that the proposal to demolish the existing dwelling and construct a dwelling on the same foundation does not meet the code's definition of a "new" single-family home. In addition, the LOD is less than 5000 SF. Due to this, the proposal would be exempt from the SWM regulations. SWM plantings would need to be provided for additional impervious areas within the IDA.

Our response:

We note that this is considered new construction and will submit a grading and sediment control plan as well as a building permit application. We acknowledge that swm is not required for this application.

Zoning:

The Zoning Administration Section offers no objection to the requested setback relief in order to rebuild using the existing foundation. A variance is not required for the proposed lot coverage in the IDA as its maximum is determined by the underlying zoning district.

Our response:

No response required.

The required zoning variance is stated below.

WE REQUEST A 4.09' VARIANCE TO ARTICLE 18-4-701 THAT REQUIRES A SIDE LOT LINE SETBACK OF 7' SETBACK TO ALLOW THE CONSTRUCTION OF THE NEW DWELLING UTILIZING THE EXISTING FOOTPRINT. THIS PROPOSED DWELLING WILL BE CONSTRUCTED AS CLOSE AS 2.91' TO THE SIDE LOT LINE SETBACK.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

This site is an existing legal lot. The existing foundation is located as close as 2.91' from the western side lot line. The house was built in 1943. These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

With the unique characteristics of this site, we are not able to build the new 2 story dwelling without the need of a variance. If a variance is not granted, it would cause an unnecessary hardship for the property owner. They would be required to excavate the entire foundation and move the location of the house.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the only 73 square feet of the new dwelling within the side yard setback. This is a very minimal request. We are holding the same side setback as the existing house. We feel this is a minimal impact to this setbacks.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located: The approval of these variances will not alter the essential character of the neighborhood. The proposed dwelling is similar in size to other homes in the community.

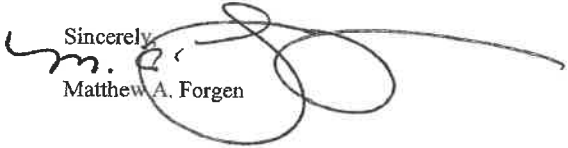
(ii) substantially impair the appropriate use or development of adjacent property: This proposed development would not impair the appropriate use or development of these properties.

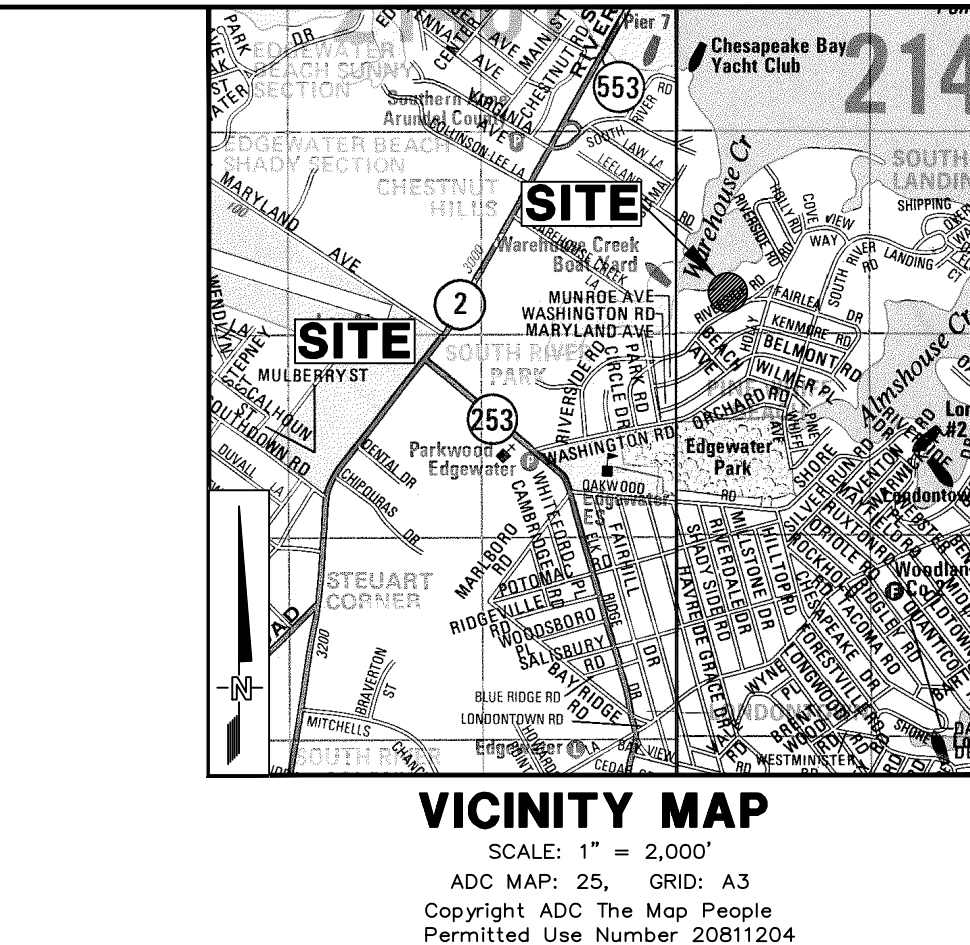
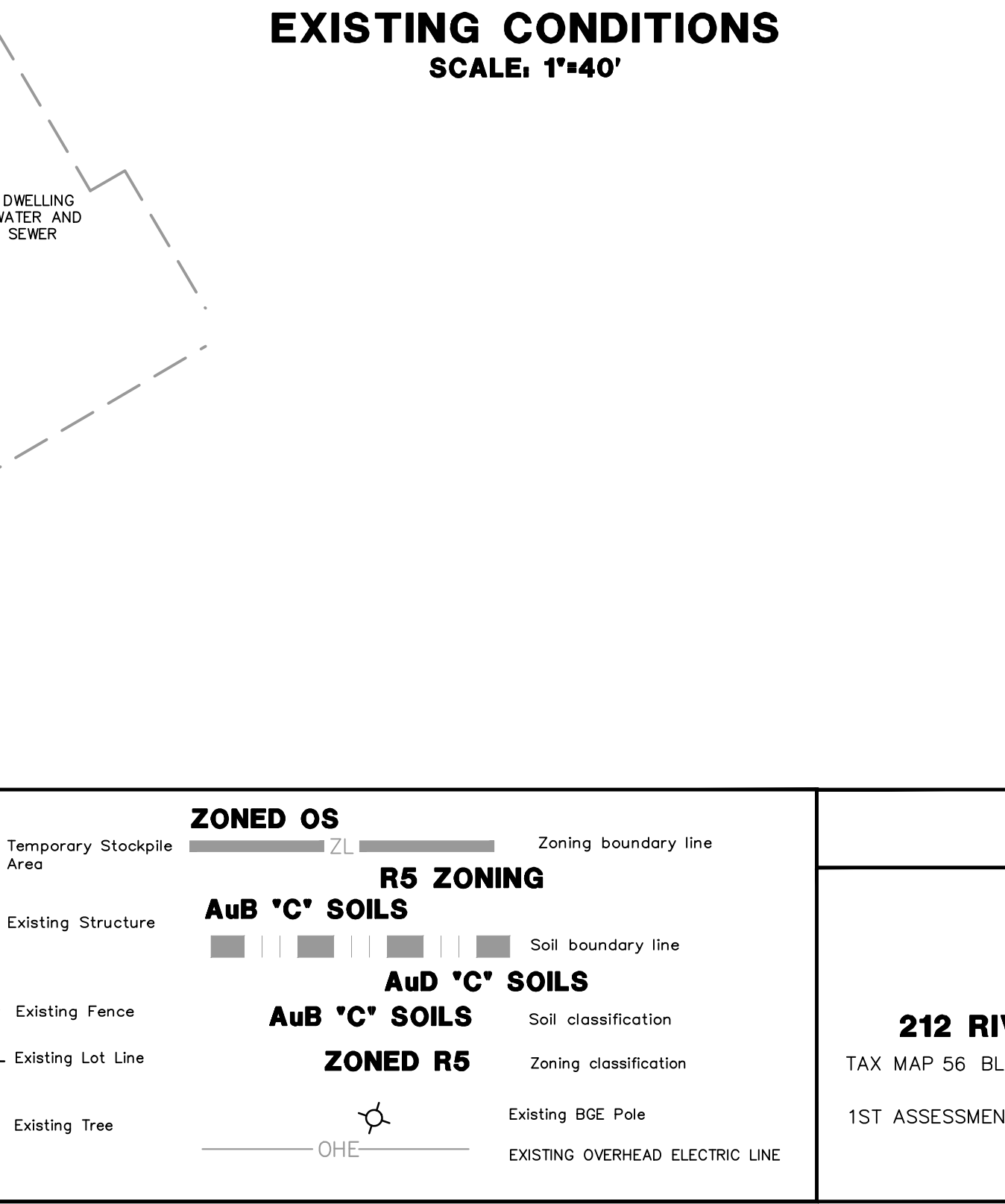
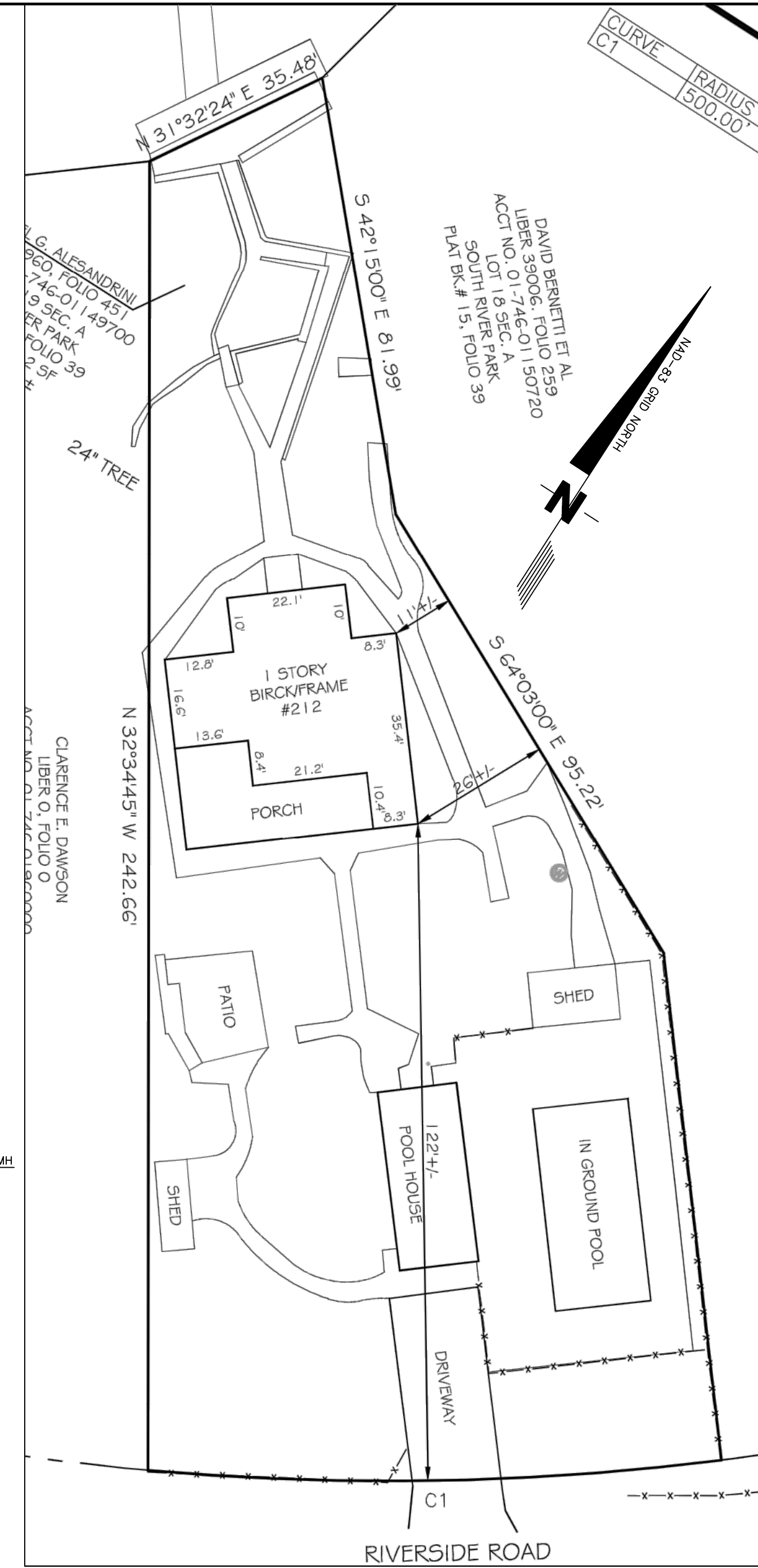
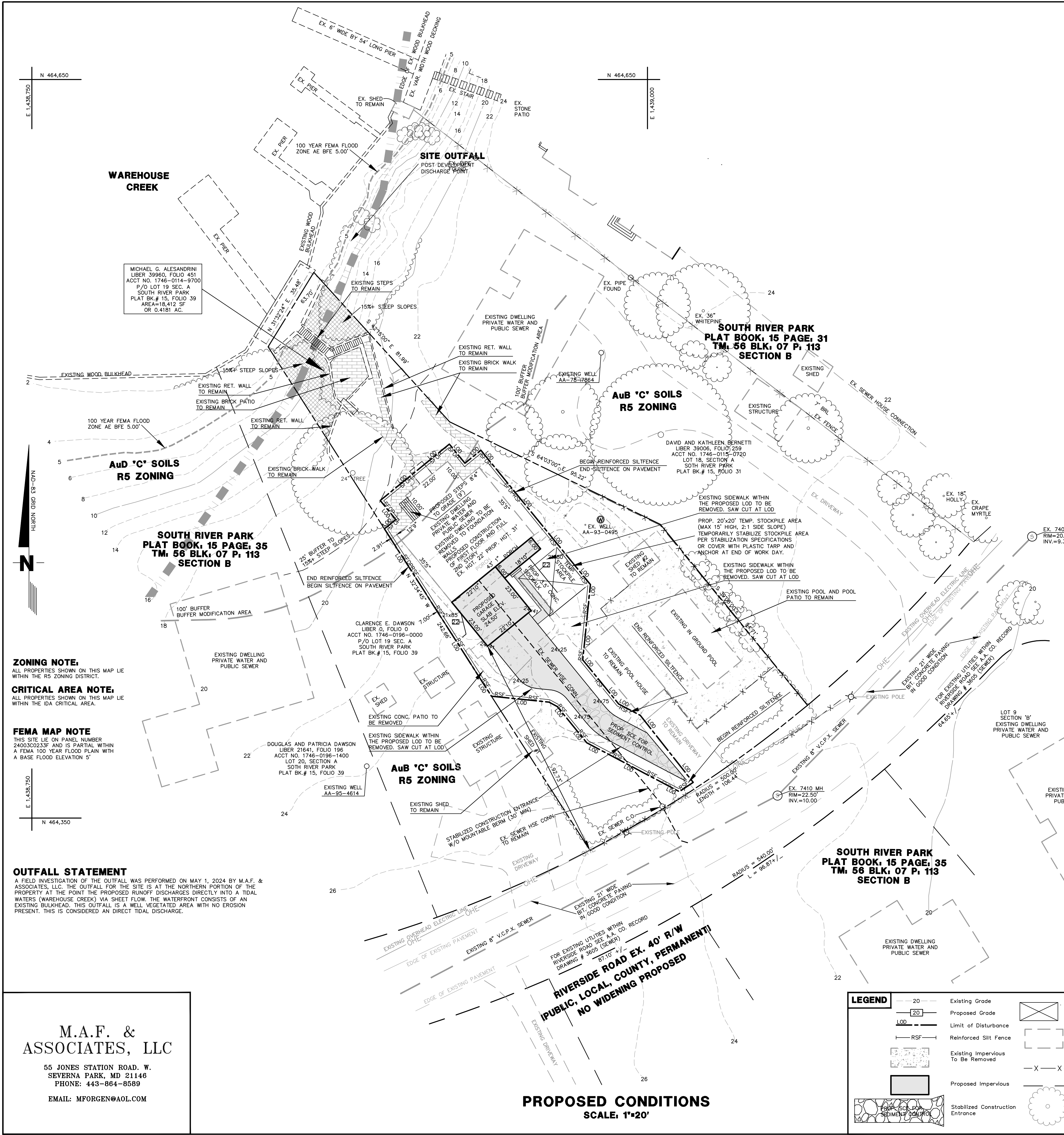
(iii) reduce forest cover in the limited development and resource conservation areas of the critical area: The property is located within the IDA portion of the critical area will not reduce forest cover.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: The property is located within the IDA portion of the critical area but not within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare: This development is not detrimental to the health and welfare of the community. This proposal will not have an increased impact on the public sewer system. The proposed disturbance is under 5,000 square feet and therefore exempt from storm water management.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,

Matthew A. Forgen



SITE DATA

PROPERTY ADDRESS: 212 RIVERSIDE ROAD EDgewater, MD 21037

OWNER: MICHAEL G. ALESANDRINI 410-224-2100 EMAIL: MALESANDRINI@Koonsford.com
212 RIVERSIDE ROAD EDgewater, MD 21037

DEVELOPER: MICHAEL G. ALESANDRINI 410-224-2100
212 RIVERSIDE ROAD EDgewater, MD 21037

EXISTING USE: RESIDENTIAL SINGLE FAMILY PROPOSED USE: RESIDENTIAL SINGLE FAMILY
EXISTING ZONING: R5 SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'
TAX MAP: 56 BLOCK: 7 PARCEL: 114 LOT: X
ASSESSMENT DISTRICT: 15T
TAX ACCOUNT NUMBER: 1746-0114-9700
CRITICAL AREA: IDA
PREDOMINANT SOIL TYPE: AuB "C" SOILS

TOTAL SITE AREA:	0.4181 ACRES	18,412 SQUARE FEET
EXISTING IMPERVIOUS:	0.1909 ACRES	8,316 SQUARE FEET
PROPOSED IMPERVIOUS:	0.0424 ACRES	1,849 SQUARE FEET
TOTAL DISTURBED AREA:	0.1056 ACRES	4,600 SQUARE FEET
CUT:	85 CUBIC YARDS	
FILL:	40 CUBIC YARDS	
AREA VEGETATIVELY STABILIZED:	0.0232 ACRES	112 SQUARE YARDS
AREA OF MECHANICAL STABILIZATION:	0.0824 ACRES	399 SQUARE YARDS
PROPOSED STRUCTURE HEIGHT:	LESS THAN 35'	
PARKING SPACES REQUIRED:	2	PROVIDED: 2
PROPOSED STRUCTURE COVERAGE:	2,388 SQUARE FEET = 12.97%	

SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATIONS (IDAI)

- Total site area: 18,412 s.f. or 0.4181 AC.
- Total impervious area allowed: No limit within the IDA
- Hydrologic Soil Group Acreage: AuB and Aud "C" SOILS
- Total woods on site: 2,971 +/- square feet or 16.14% of the site.
- Total woods permitted to be cleared: No clearing limit in the IDA
- Total woods required on site: No minimum required within the IDA.
- Total existing impervious: Dwelling 1,750 s.f. (to remain)
Dwelling 1,750 s.f. (to remain)
Pool House: 490 s.f. (to remain)
Pool: 672 s.f. (to remain)
Pool Patio: 1,777 s.f. (to remain)
Shed #1: 100 s.f. (to remain)
Shed #2: 166 s.f. (to remain)
Driveway: 576 s.f. (to remain)
Concrete Walk/patio: 1,783 s.f. (1,096 s.f. to be removed)
Brick Walk/patio: 1,002 s.f. (to remain)
Total: 8,316 s.f. (7,220 to remain)
- Total proposed impervious: Dwelling addition 638 s.f.
Driveway: 1,113 s.f.
Walk: 98 s.f.
Total: 1,849 s.f.
- Total impervious required: 757 s.f.
- Total mitigation required for lot coverage increase: 757 square feet
- Plantings required: 757/100 = 7.57 or 24 shrubs

STORMWATER MANAGEMENT NOTE

STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS SITE. THIS PROJECT IS A DEMO/REBUILD PROJECT WITH LESS THAN 5,000 SQUARE FEET OF GROUND DISTURBANCE. PLEASE NOTE THERE IS NO GROUND DISTURBANCE FOR THE HOUSE FOUNDATION SINCE THE FOUNDATION IS EXISTING.

ZONING NOTE:
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE R5 ZONING DISTRICT.

CRITICAL AREA NOTE:
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE IDA CRITICAL AREA.

FEMA MAP NOTE
THIS SITE LIE ON PANEL NUMBER 24003C0233F AND IS PARTIAL WITHIN A FEMA 100 YEAR FLOOD PLAN WITH A BASE FLOOD ELEVATION 5'

OUTFALL STATEMENT
A FIELD INVESTIGATION OF THE OUTFALL WAS PERFORMED ON MAY 1, 2024 BY M.A.F. & ASSOCIATES, LLC. THE OUTFALL FOR THE SITE IS AT THE NORTHERN PORTION OF THE PROPERTY AT THE POINT THE PROPOSED RUNOFF DISCHARGES DIRECTLY INTO A TIDAL WATERS (WAREHOUSE CREEK) VIA SHEET FLOW. THE WATERFRONT CONSISTS OF AN EXISTING BULKHEAD. THIS OUTFALL IS A WELL VEGETATED AREA WITH NO EROSION PRESENT. THIS IS CONSIDERED AN DIRECT TIDAL DISCHARGE.

M.A.F. & ASSOCIATES, LLC
55 JONES STATION ROAD, W. SEVERNA PARK, MD 21146
PHONE: 443-864-8589
EMAIL: MFORGEN@AOL.COM

LEGEND

	Existing Grade		Temporary Stockpile Area
	Proposed Grade		Existing Structure
	Limit of Disturbance		Existing Fence
	Reinforced Silt Fence		Existing Lot Line
	Existing Impervious To Be Removed		Existing Tree
	Proposed Impervious		Existing BGE Pole
	Stabilized Construction Entrance		EXISTING OVERHEAD ELECTRIC LINE

ZONED OS

R5 ZONING

AuB 'C' SOILS

Aud 'C' SOILS

ZONED R5

ADMINISTRATIVE SITE PLAN

SOUTH RIVER PARK
E. PART OF LOT 19, SECTION A
212 RIVERSIDE ROAD, EDgewater, MD 21037

TAX MAP 56 BLOCK 7 PARCEL 114 TAX ACCOUNT #1746-0114-9700 ZONING: R5
DATE: MAY 8, 2024 ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1

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: 5-16-2024

Tax Map #	Parcel #	Block #	Lot #	Section
56	114	7	E PART 19	A

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

**Complete Only Page 1
 General Project Information*

Tax ID:

Project Name (site name, subdivision name, or other) SOUTH RIVER PARK E. PART OF LOT 19

Project location/Address 212 RIVERSIDE RD.

City EDGEWATER MD Zip 21037

Local case number

Applicant: Last name ALEXANDRI First name MICHEL

Company

Application Type (check all that apply):

- Building Permit
- Buffer Management Plan
- Conditional Use
- Consistency Report
- Disturbance > 5,000 sq ft
- Grading Permit

- Variance
- Rezoning
- Site Plan
- Special Exception
- Subdivision
- Other

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:

REBUILD 1ST FLOOR, CONSTRUCT 2ND FLOOR, GARAGE, AND PORCH ADDITION

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	0.4181	18,412
LDA Area		
RCA Area		
Total Area	0.4181	18,412

Total Disturbed Area Acres Sq Ft 4600

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2917	Existing Lot Coverage		8316
Created Forest/Woodland/Trees		0	New Lot Coverage		1849
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		1096
			Total Lot Coverage		9069

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		382	Buffer Forest Clearing		0
Non-Buffer Disturbance		4,218	Mitigation		0

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

South River Park

212 Riverside Road, Edgewater MD 21037

CRITICAL AREA REPORT

PREPARED BY:

M.A.F. & ASSOCIATES, LLC

55 Jones Station Road, W.

Severna Park, MD 21146

443-864-8589

May 10, 2024

INTRODUCTION

The property is located at 212 Riverside Road, Edgewater MD 21037. This is a legal lot as defined by Article 17-1-101 (63). The property owner is proposing rebuild the first floor, construct a second floor and an addition (garage and porch) to the existing single-family dwelling that falls within the 100' buffer to tidal waters. The lot is in R5 zoning district. This lot lies entirely within the IDA portion of the Chesapeake Bay Critical Area.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The lot is currently an improved single-family dwelling located partially within the 100' buffer to tidal waters. The lot is in R5 zoning district. The property slopes from the road to the water's edge. The slopes are approximately 5% in the location of the proposed addition.

There was little wildlife seen around the property at the time of inspection. Some birds and waterfowl were witnessed at the time of the inspection. It is expected that there is very little wildlife use on the property since it is currently developed with a single family dwelling.

PROPOSED DEVELOPMENT

The property owner is proposing to rebuild the first floor, construct a second floor and an addition (garage and porch) to the existing single-family dwelling that lies within the side yard setback. We are required to obtain a 4.09' variance to the side yard setback.

STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management is not required for this proposal.

IMPACT MINIMIZATION

Due to the location of the existing dwelling, we feel that this development plan demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

The habitat protection area on this property is the 100' buffer to tidal waters.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new house and driveway. The site calculations are as follows:

Total site area	18,412 sf
Existing woodland	2,971 sf
Proposed clearing	0 sf
Proposed planting	to be determined.
Existing impervious coverage prior to the proposed lot coverage	8,316 sf
Allowed lot coverage	No limitation within the IDA portion of the Critical Area
Proposed lot coverage	1,849 sf
Proposed lot coverage reduction	1,096 sf
Existing and proposed lot coverage	9,069 sf

CONCLUSIONS

The lot in question is a legal lot located in an established community. It's not possible to construct the proposed dwelling addition without the need for the requested variance based on the location of the existing dwelling.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed dwelling addition and site improvements will not adversely impact adjacent properties.

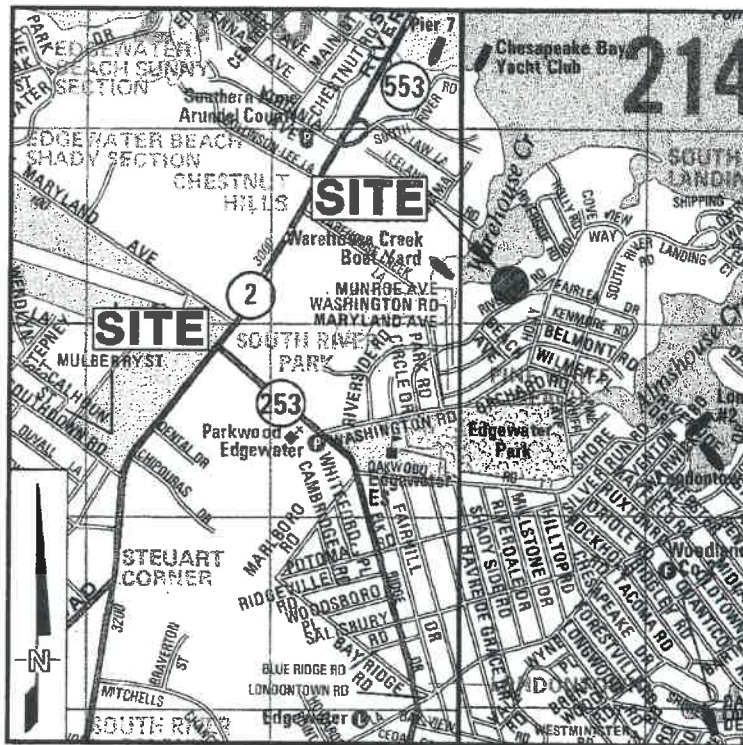
PLANS

A plan showing the site and its improvements is attached to this report.

ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on May 1, 2024



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP: 25, GRID: A3

Copyright ADC The Map People

Permitted Use Number 20811204

CRITICAL AREA MAP



Legend

Parcels



Critical Areas

-  IDA - Intensely Developed Area
-  IDA - Intensely Developed Area
-  LDA - Limited Development Area
-  RCA - Resource Conservation Area

Labels

-  State Road Label
-  Interstate US Road Label
-  Local Road Label
-  Fire Police Label
-  Streams Label

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

Esri, NASA, NGA, USGS, FEMA



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING 8/2/2023 PRE-FILE # 2023-0016-P

P&Z STAFF Jennifer Lechner / Kelly Krinetz / Hala Flores

APPLICANT/REPRESENTATIVE Michael Alesandrini (new owner) / MRA City Studio EMAIL ebond@mragta.com

SITE LOCATION 212 RIVERSIDE RD, EDGEWATER 21037 LOT SIZE 18,350 sqft ZONING R5

CA DESIGNATION IDA BMA YES or BUFFER n/a APPLICATION TYPE Variance

The applicants are requesting variance relief for the western side setback and to exceed lot coverage in IDA in order to construct a two story addition over the existing foundation and within the existing footprint, and to construct a new 1 story attached garage outside of the existing footprint.

COMMENTS

The **Critical Area Team** offers no objection, and states that a coverage variance is not required for the IDA.

The **Engineering Division** has reviewed the proposal for Engineering and Utility issues and noted that the proposal to demolish the existing dwelling and construct a dwelling on the same foundation does not meet the code's definition of a "new" single-family home. In addition, the LOD is less than 5000 SF. Due to this, the proposal would be exempt from the SWM regulations. SWM plantings would need to be provided for additional impervious areas within the IDA.

The **Zoning Administration Section** offers no objection to the requested setback relief in order to rebuild using the existing foundation. A variance is not required for the proposed lot coverage in the IDA as its maximum is determined by the underlying zoning district.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet ALL of the Critical Area variance standards provided under Section 18-16-305, which includes the requirement that the variance must be the minimum necessary to afford relief.

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.