

M.A.F. & Associates, LLC  
Matthew A. Forgen  
526 Hoods Mill Road  
Woodbine MD 21797  
(410) 552-5541

# M.A.F. & Associates, LLC

May 14, 2024

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

RE: Marley Park Beach. Lots 33-37, Block K  
408 Summit Avenue, Glen Burnie, MD 21060

Dear Planner:

Please accept this submittal of a variance on the above referenced project. There are two single family dwellings on the above referenced property. One house crosses lots 34 and 35, merging the lots. The other house crosses lots 35, 36 and 37, merging those lots. We are proposing to demolish the single-family dwelling that staddles the lot line between lots 34 and 34. Since the house crosses the lot line, the lots are merged by operation of law. This merger leaves lot 33 not merged to the east of the merged lots.

We propose to unmerge the merged lots 34 and 35 and merge lots 33 and 34 to allow for the construction of a new dwelling. This new dwelling would only be located on lots 33 and 34. Lots 33 and 34 would ultimately be merged for the new dwelling. Lot 35, 36 and 37 would be merge with the remaining dwelling and potentially a new house if the owners decide to build in the future.

This would create two building sites that would allow for the construction of two single families dwelling more in keeping with the homes in the area.

Prefile comments:

Zoning Administration Section:

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

Our response: We feel our request meets all of the applicable variance standards provided under Section 18-16-305.

OPZ Residential Team:

There is no increase in overall density with this proposal. This Section has no objection.

OPZ Cultural Resources:

The Cultural Resources Section requires review of all demolition permits. This property is not on the Maryland Inventory of Historic Properties, but contains an undocumented structure that meets the historic age threshold. Additional documentation may be required prior to demolition approval, which will be determined by the Cultural Resources Section during the demolition permit review.

Our response: This is noted.

I&P Engineering:

1. Please note that locating the drywell under the driveway for a residential home is not permitted. The reason for this is that in the event of failure, settlement, sinkhole, etc., the homeowner will have issues accessing and parking. While dealing with the situation, which would be problematic and a burden risk for residential homeowners.

Our response: This will be addressed with the grading permit review.

2. Identify site outfall to review the site plan and provide feedback regarding potential in impact.

Our response: The site outfall was noted on the submitted grading and sediment control plan. The outfall is at the county right of way that drains to a county closed storm drain system.

3. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.

Our response: We are not required to provide 10 year or 100 year storm management for this site. The site grading allows all runoff to flow around the structure to the right of ways. This will be addressed with the grading permit review.

4. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.

Our response: We have provided surcharge pipes located in the front of the proposed house to allow all overflow to discharge into the county right of way and not impact the proposed or existing dwellings. This will be addressed with the grading permit review.

5. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.

Our response: The site runoff and potential impacts to this and the adjacent properties was considered when designing the proposed conditions.

6. Based on the plan provided, it appears that the property will be served by a public sewer and water.

Our response: Noted

7. The utility for the site will be reviewed during the grading permit.

Our response: Noted

8. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.

Our response: Noted

9. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Our response: Noted

Please see below for the variances that are being requested for this site. The following are the variance requested for this site.

*We request a variance to Article 18-4-203(D) to allow merged lots to be unmerged to allow the construction of a single-family dwelling.*

*We request a variance to Article 18-4-701 to a lot having an area of 4,000 square feet which necessitates a variance of 3,000 square feet for lots 33 and 34.*

*We request a variance to Article 18-4-701 to a lot having an area of 6,000 square feet which necessitates a variance of 750 square feet for lot 35-37.*

*We request a variance to Article 18-4-701 to allow a proposed density greater than five dwelling units per acre. We request a density of 10.89 dwelling units per acre for lots 33 and 34.*

*We request a variance to Article 18-4-701 to allow a proposed density greater than five dwelling units per acre. We request a density of 7.26 dwelling units per acre for lots 35-37.*

*We request a variance to Article 18-4-701 to allow a lot 40' wide which necessitates a variance of 20' for lots 33 and 34.*

*We request a variance to Article 18-4-701 to allow a lot 60' wide which necessitates a variance of 10' for lots 35-37.*

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 property consists of 5, 20'x100' legally platted, R5 lots. This lot was recorded prior to the implementation of any critical area laws. There are two single family dwellings on the above referenced property. One house crosses lots 34 and 35, merging the lots. The other house crosses lots 35, 36 and 37, merging those lots. We are proposing to demolish the single-family dwelling that staddles the lot line between lots 34 and 34. Since the house crosses the lot line, the lots are merged by operation of law. This merger leaves lot 33 not merged to the east of the merged lots. There is no way to group the 5 lots and not need a variance because of the size and the merger requirements. 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 develop the property without the need for these variances. With the size of the site, the location of the existing houses, and the lot merger law, there is no way of developing the site without the need for these zoning variances. We feel that this request is the minimum variance to avoid practical difficulties or unnecessary hardships.

**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 property owner would be able to ultimately construct 2 single family dwellings to replace the 2 existing single family dwellings.

**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 the variance will not alter the essential character of the neighborhood. The proposed dwellings are similar in size to existing homes in the area. Many of the existing houses are built on lots that are 40' wide.

**(ii) substantially impair the appropriate use or development of adjacent property:** This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with a single-family dwelling. This proposal does not impact these dwellings nor the ability of the owner to improve or further develop their property.

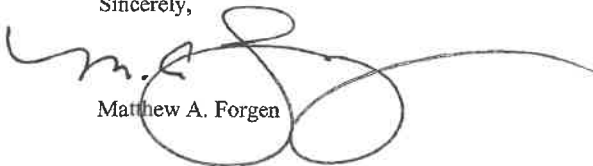
**(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:** The proposed development will not decrease forest cover within Chesapeake Bay Critical Area. There is no clearing required for this improvement.

**(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area:** The property is not located 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. There will be storm water management requirements that will be part of the permitting process. The proposed house will be connected to both the public water and sewer system. This benefits the public welfare.

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

Sincerely,



Matthew A. Forgen

**HYDROLOGIC SOILS GROUP ACREAGE**

ALL SOILS FOR THIS SITE ARE 'A' SOILS (0.1837 AC.)

**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.

**UTILITY NOTE:**

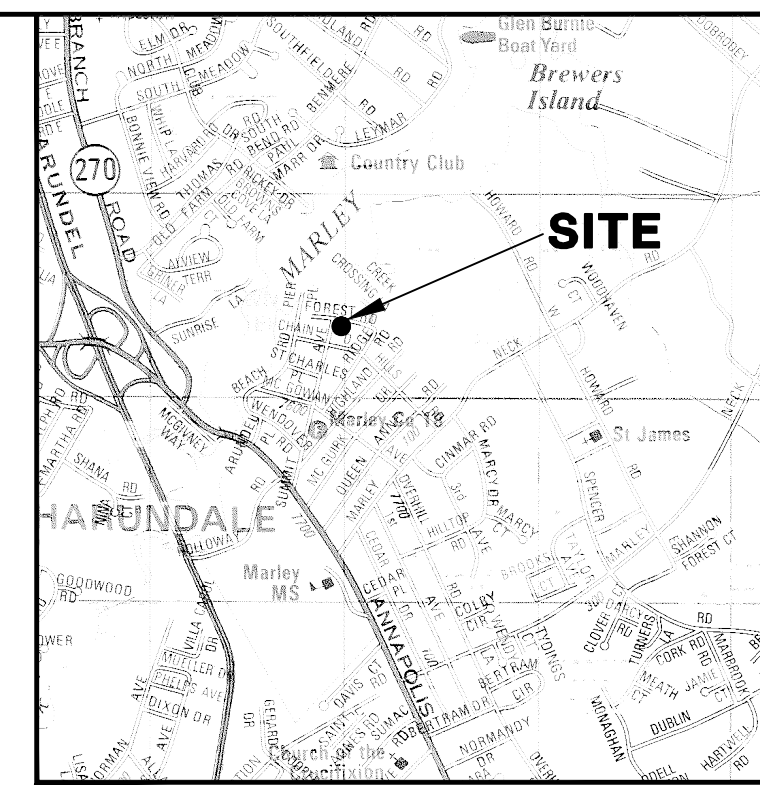
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE GLEN BURNIE LOW SERVICE AREA (EXISTING) ON WATER MAP: W-2 AND COX CREEK SERVICE AREA (EXISTING) ON SEWER MAP: S-2.

**WATERSHED NOTE:**

THIS SITE LIES ENTIRELY WITHIN THE PATAPSCO TIDAL WATERSHED.

**FEMA MAP NOTE**

THIS SITE LIE ON PANEL NUMBER 240303081F AND IS NOT WITHIN A FEMA 100 OR 500 YEAR FLOOD PLAIN.



**VICINITY MAP**

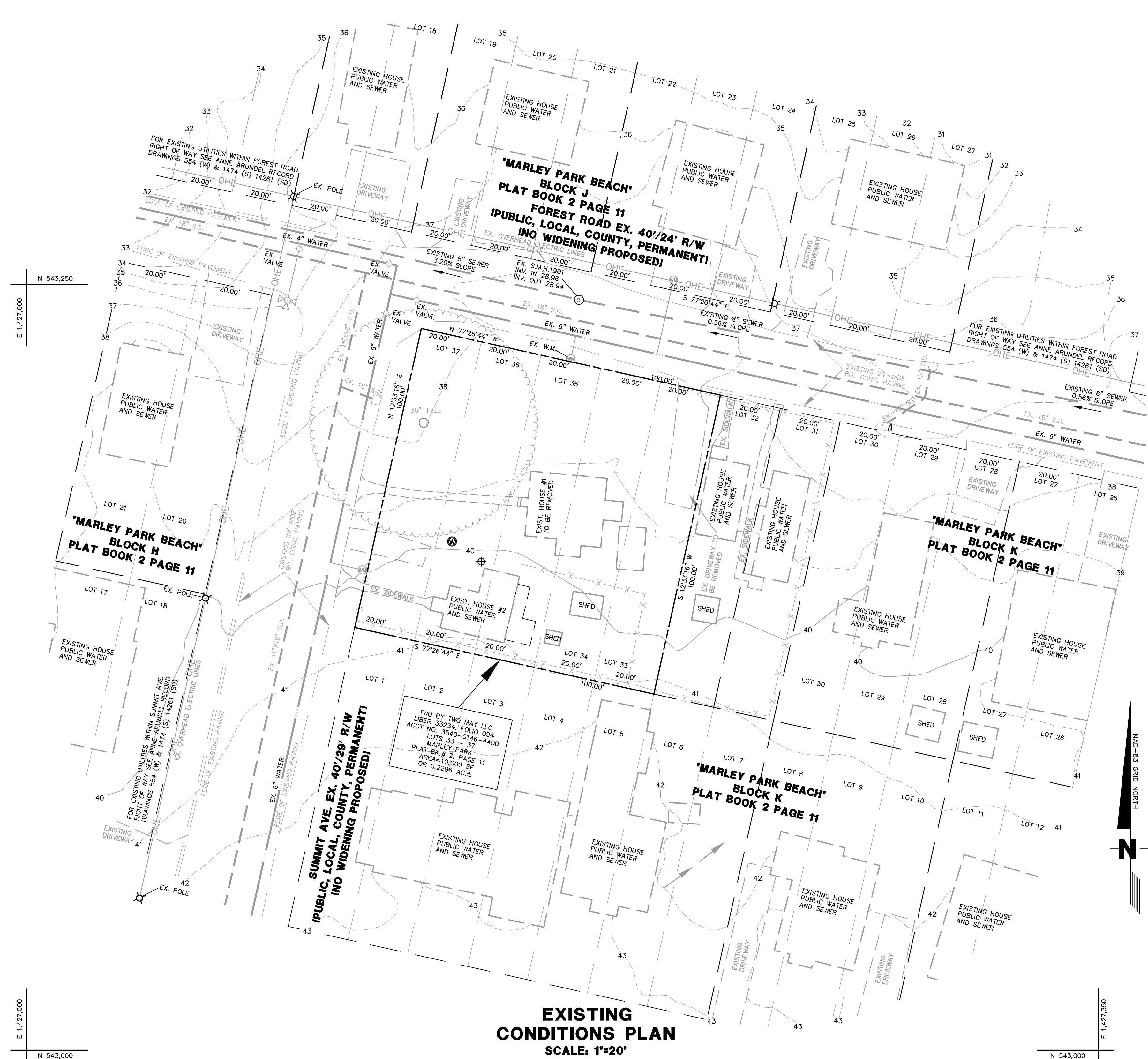
SCALE: 1" = 2,000'  
ADC MAP: 08, GRID: E3  
Copyright ADC The Map People  
Permitted Use Number 20811204

**SITE DATA**

PROPERTY ADDRESS:	408 SUMMIT AVENUE GLEN BURNIE, MD 21060
OWNER:	TWO BY TWO LLC 8343 BALTIMORE ANNAP. BLVD C/O MAYAPPSERV@aol.com PASADENA, MD 21122
DEVELOPER:	CHOICE BUILDERS, LLC RICHARD MAY JR. 7410 BALT. ANNAP. BLVD. GLEN BURNIE, MD. 21061
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R5
SETBACKS:	FRONT: 25', SIDE: 7', REAR: 20'
TAX MAP:	10
BLOCK:	21
PARCEL:	17
LOTS:	33-37
ASSESSMENT DISTRICT:	3RD
TAX ACCOUNT NUMBER:	3540-0146-4400
CRITICAL AREA:	IDA
PREDOMINANT SOIL TYPE:	PgB "A" SOILS
TOTAL SITE AREA:	0.2296 ACRES 10,000 SQUARE FEET
EXISTING IMPERVIOUS:	0.0362 ACRES 1,578 SQUARE FEET

**SITE AREA CALCULATIONS/  
CRITICAL AREA CALCULATIONS (IDAI)**

- Total site area: 10,000 s.f. or 0.2296 AC.
- Total lot coverage allowed: No limitation within the IDA
- Hydrologic Soil Group Acreage: "A" Soils 0.2296 acre
- Total woods on site: 2,381 square feet or 23.81% of the site.
- Total woods permitted to be cleared: No clearing limitation within the IDA
- Total woods to be cleared in 100' buffer: 0 square feet
- Total woods to be cleared out of 100' buffer: 0 square feet
- Total woods required on site: No requirements within the IDA
- Total existing lot coverage: House #1 629 s.f. (to be removed)  
House #2 418 s.f. (to remain)  
Driveway 132 s.f. (to remain)  
Sidewalks 175 s.f. (to remain)  
Sheds 224 s.f. (to be removed)  
Total: 1,578 s.f. (725 to remain)



**EXISTING CONDITIONS PLAN**  
SCALE: 1"=20'

**OWNER, DEVELOPER AND APPLICANT INFORMATION**

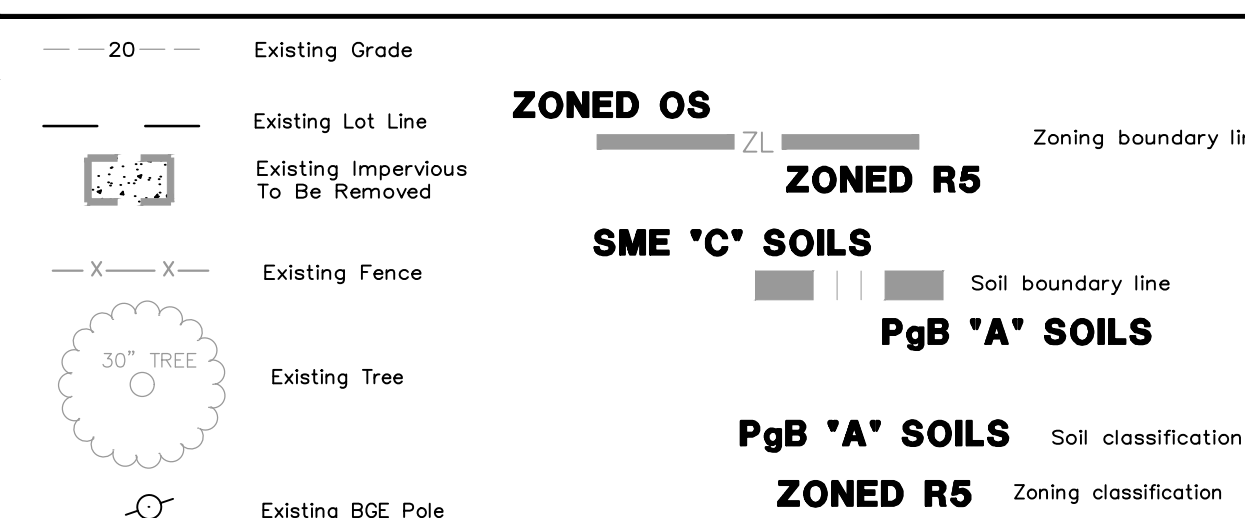
**OWNER:**

TWO BY TWO LLC  
8343 BALTIMORE  
ANNAPOLIS, MD 21122  
C/O 410-766-4433  
C/O MAYAPPSERV@aol.com

**DEVELOPER/APPLICANT:**

CHOICE BUILDERS, LLC  
RICHARD MAY, JR.  
7410 BALT. ANNAP. BLVD.  
GLEN BURNIE, MD. 21061  
410-766-4433  
MAYAPPSERV@aol.com

**LEGEND**



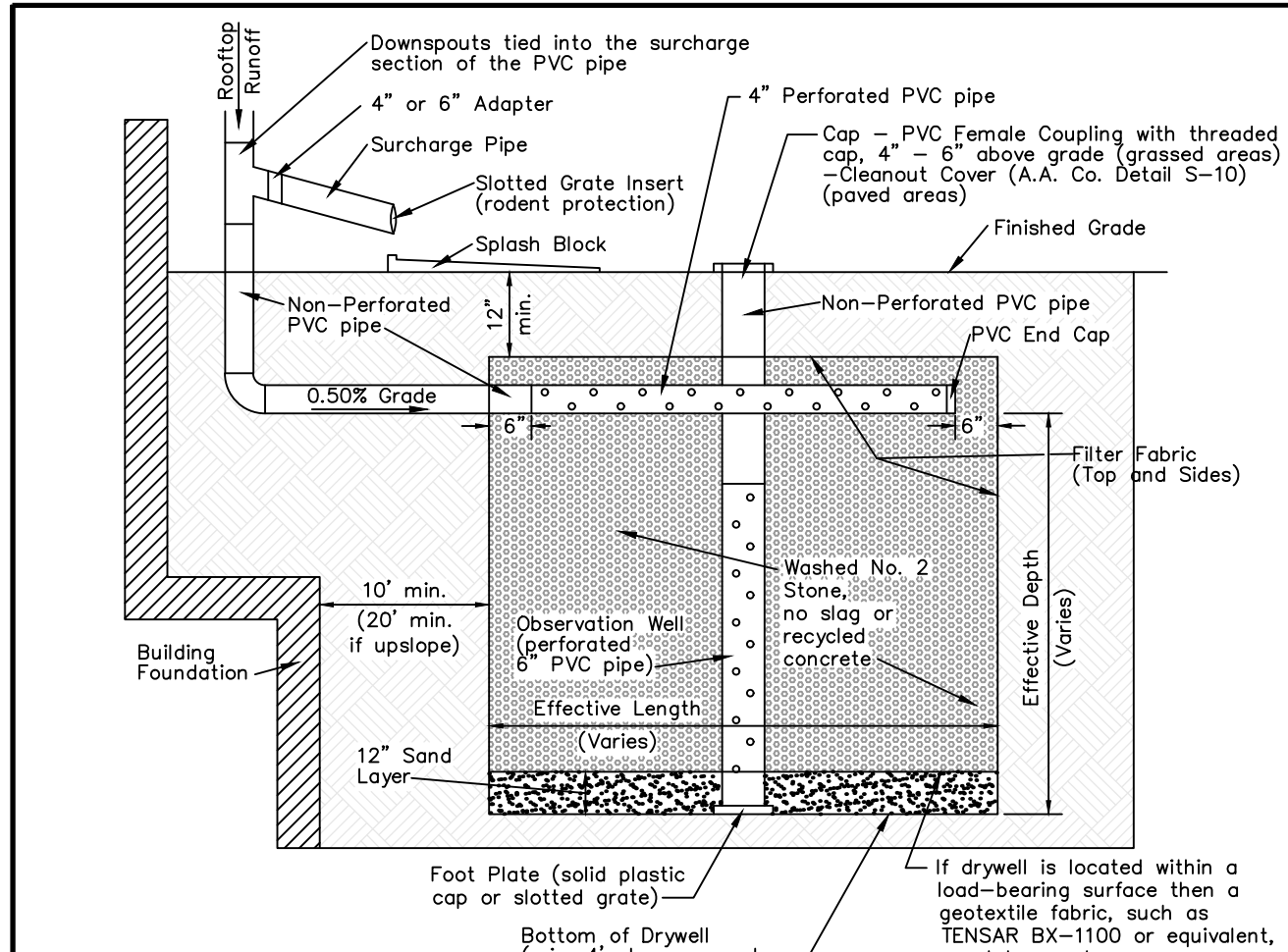
**M.A.F. & ASSOCIATES, LLC**

55 JONES STATION ROAD, W.  
SEVERNA PARK, MD 21146  
PHONE: 443-864-8589  
EMAIL: MFORGEN@aol.com

**ADMINISTRATIVE SITE PLAN/EXISTING CONDITIONS**

**MARLEY PARK BEACH  
LOTS 33-37 BLOCK 'K'**

**408 SUMMIT AVENUE, GLEN BURNIE, MD. 21060**  
TAX MAP 10 BLOCK 21 PARCEL 17 TAX ACCOUNT #: 3540-0146-4400 ZONING: R5  
DATE: MAY 13, 2024  
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



**NOTES:**  
 Drywell is to be constructed in accordance with the latest Standard Specifications and as shown on these plans.  
 Filter cloth shall be placed on the top and sides of No. 2 stone in the drywell - Overlap filter cloth: Side - 2 feet.  
 4" or 6" PVC pipe shall be used as per approved plans.  
 Load-bearing Surface: Parking lots, sidewalks, driveways use SCH 40 PVC pipe. Non-Load-bearing Surface: Use SDR-35 or SCH 40 PVC Pipe stamped with 3000 lbs. crush. Drywell shall be the size noted on the plans.  
 All downspouts from site shall be hooked up to the SWM devices.

**TYPICAL DRY WELL SECTION (MICRO-SCALE 'M-5' DRY WELL)**  
 NOT TO SCALE

**Construction Criteria:**

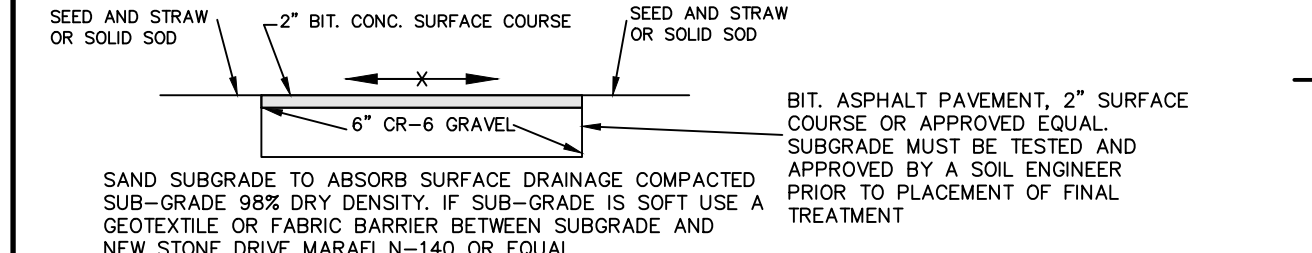
The following items should be addressed during construction of projects with dry wells:

- Erosion and Sediment Control:** Final grading for proposed dry wells should not take place until the surrounding site is completely stabilized. If this cannot be accomplished, runoff from disturbed areas shall be diverted.
- Soil Compaction:** Excavation should be conducted in dry conditions with equipment located outside of the practice to minimize bottom and sidewall compaction. Construction of a dry well shall be performed with lightweight, wide-tracked equipment to minimize disturbance and compaction. Excavated materials shall be placed in a contained area.
- Underground Chamber:** A subsurface prefabricated chamber may be used.
- Dry Well Bottom:** The bottom shall be as level as possible to minimize pooled water in small areas that may reduce overall infiltration and longevity.
- Filter Cloth:** Filter cloth shall not be installed on the bottom of the well. Non-woven filter cloth should be used to line the top and sides of the dry well to prevent the pore space between the stones from being blocked by the surrounding native material.
- Gravel Media:** The aggregate shall be composed of an 18 to 48-inch layer of clean washed, open graded material with 40% porosity (e.g., ASTM D448 4, 5, or 6 stone or equal).
- Inspection:**
  - Regular inspections shall be made during the following stages of construction:
    - During excavation to subgrade.
    - During placement of backfill and perforated inlet pipe and observation well.
    - During placement of geotextiles and all filter media.
    - During construction of the appurtenant conveyance.
    - Upon completion of final grading and establishment of permanent stabilization.

**Maintenance Criteria:**

The following items should be addressed to ensure proper maintenance and long-term performance of dry wells:

- Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
- Dry wells shall be inspected and cleaned annually. This includes pipes, gutters, downspouts, and all filters.
- Ponding, standing water, or algal growth on the top of a dry well may indicate failure due to sedimentation in the gravel media. If water ponds for more than 48 hours after a major storm or more than six inches of sediment has accumulated, the gravel media should be excavated and replaced.



**DRIVEWAY SECTION N.T.S.**

**OWNER, DEVELOPER AND APPLICANT INFORMATION**  
**OWNER:**  
 TWO BY TWO LLC  
 8343 BALTIMORE  
 ANNAPOLIS, MD 21122  
 C/O 410-766-4433  
 C/O MAYAPPSERVAOL.COM  
**DEVELOPER/APPLICANT:**  
 CHOICE BUILDERS, LLC  
 RICHARD MAY JR.  
 7410 BALT. ANNAP. BLVD.  
 GLEN BURNIE, MD. 21061  
 410-766-4433  
 MAYAPPSERVAOL.COM

**DRYWELL CONSTRUCTION SPECIFICATIONS**

DRYWELL #	INVERT IN	GROUND ELEVATION	TOP ELEV.	BOTTOM ELEV.	COVER	EFFECTIVE DEPTH
M5-1	36.67	38.50	37.50	33.50	1.00'	4'
M5-2	37.17	40.25	38.00	34.00	2.25'	4'

**STORMWATER MANAGEMENT NOTE**  
 THIS GRADING PERMIT #G02020 WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL DEVELOPMENT PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ESS TO MEP WAS ACHIEVED THROUGH THE UTILIZATION OF 2 DRYWELL ES. 1 LOCATED IN THE FRONT YARD AND 1 IN THE REAR YARD OF THE PROPOSED DWELLING TO PROVIDE THE REQUIRED ESS VOLUME FOR THE SITE. WE HAVE POSITIONED THE NEW DWELLING CLOSE TO THE PUBLIC RIGHT OF WAY TO MINIMIZE LOT COVERAGE.

**WET WEATHER DISTURBANCE/GRADING NOTE**  
 THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING 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 PERIMETER EROSION CONTROLS ONLY.

**STOCKPILE AREA NOTE**  
 THE DESIGNATED STOCKPILE AREA IS TO HOLD EXCESS DIRT DURING CONSTRUCTION - IF THERE IS MORE DIRT THAN THE STOCKPILE CAN HOLD, THE DEVELOPER WILL BE RESPONSIBLE TO HAIL THE EXCESS DIRT FROM THE SITE, TO AN APPROVED SITE. THIS DIRT REMOVAL WILL BE AT THE EXPENSE OF THE DEVELOPER. IT IS THE DEVELOPER'S RESPONSIBILITY TO FOLLOW ALL STOCKPILE AREA LIMITATIONS.

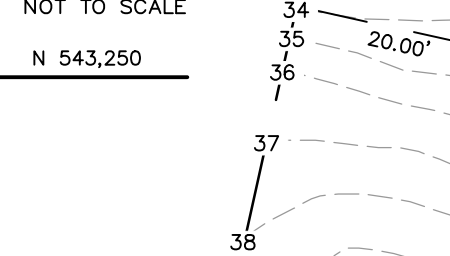
**REINFORCED SILTFENCE NOTE**  
 THE REINFORCED SILTFENCE IN THE LOCATION OF THE WATER AND SEWER CONNECTION TO THE PUBLIC MAINS SHALL BE REMOVED FOR INSTALLATION. THIS SILTFENCE WILL BE REINSTALLED AT THE END OF EACH WORKING DAY.

**UTILITY CONNECTION NOTE**  
 SEE SHEET 2 OF 4 FOR WATER AND SEWER HOUSE UTILITY CONNECTION AND TRENCHING DETAILS.

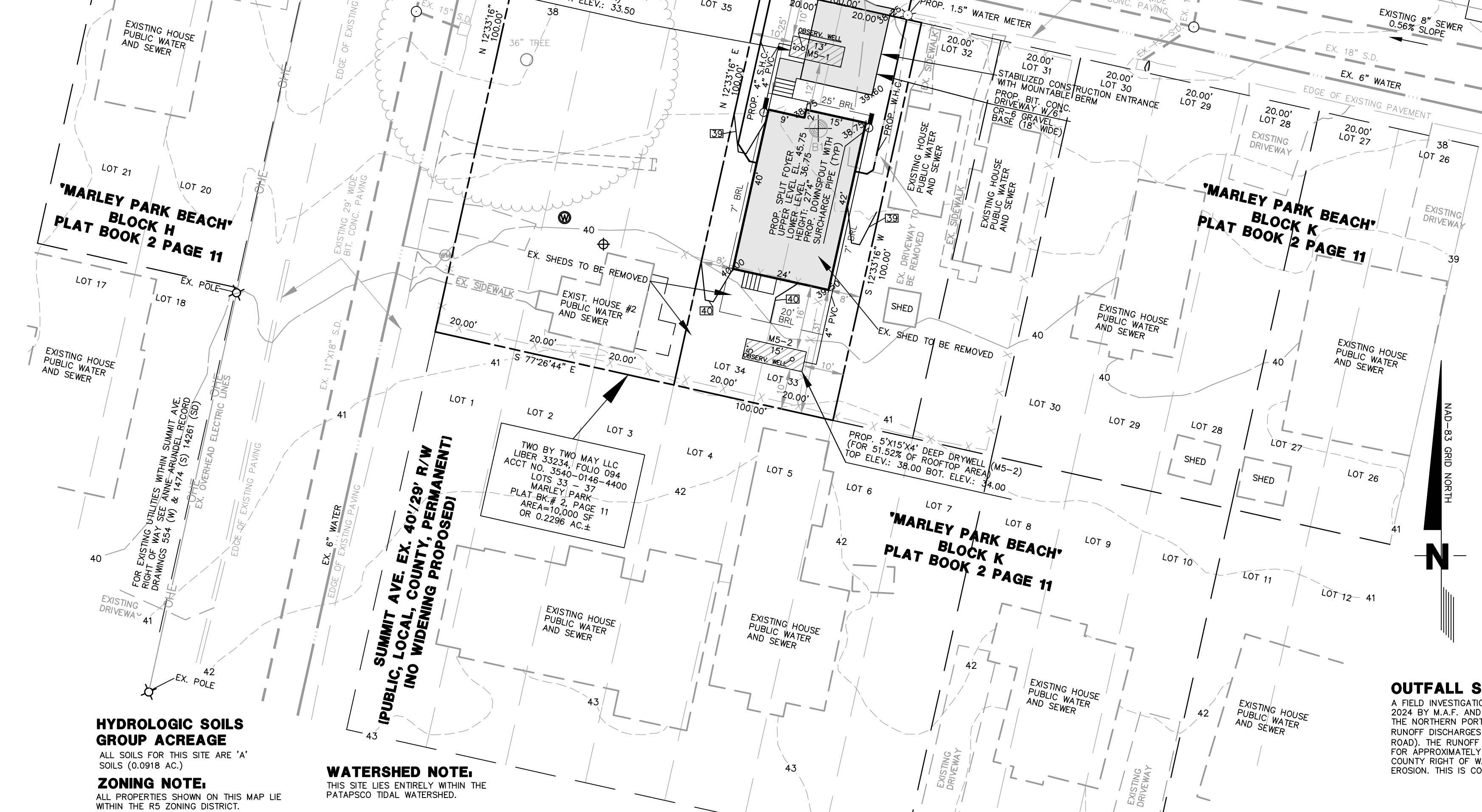
**STORMWATER MANAGEMENT SUMMARY TABLE**

MINIMUM SIZING CRITERIA	SYMBOL	VOLUME REQUIRED (ACRE-FEET)	STORMWATER MANAGEMENT PRACTICE	NOTES
WATER QUALITY VOLUME	(WqV)	0.0028	DRYWELLS	
RECHARGE VOLUME	(Rev)	0.0010	DRYWELLS	
CHANNEL PROTECTION STORAGE VOLUME	(CpV)	N/A	N/A	NOT REQUIRED BASED ON MEETING TARGET P4
OVERBANK FLOOD PROTECTION	(Op10)	N/A	N/A	NOT REQUIRED BASED ON DISCHARGE TO COUNTY RIGHT OF WAY AND A CLOSED STORM DRAIN SYSTEM
EXTREME FLOOD	(Oq)	N/A	N/A	NOT REQUIRED BASED ON NO FLOODING OR EROSION DOWNSTREAM OF SITE

**SOIL BORING LOG B-1**  
 NOT TO SCALE



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



**PROPOSED CONDITIONS PLAN SCALE: 1"=20'**

**LEGEND**

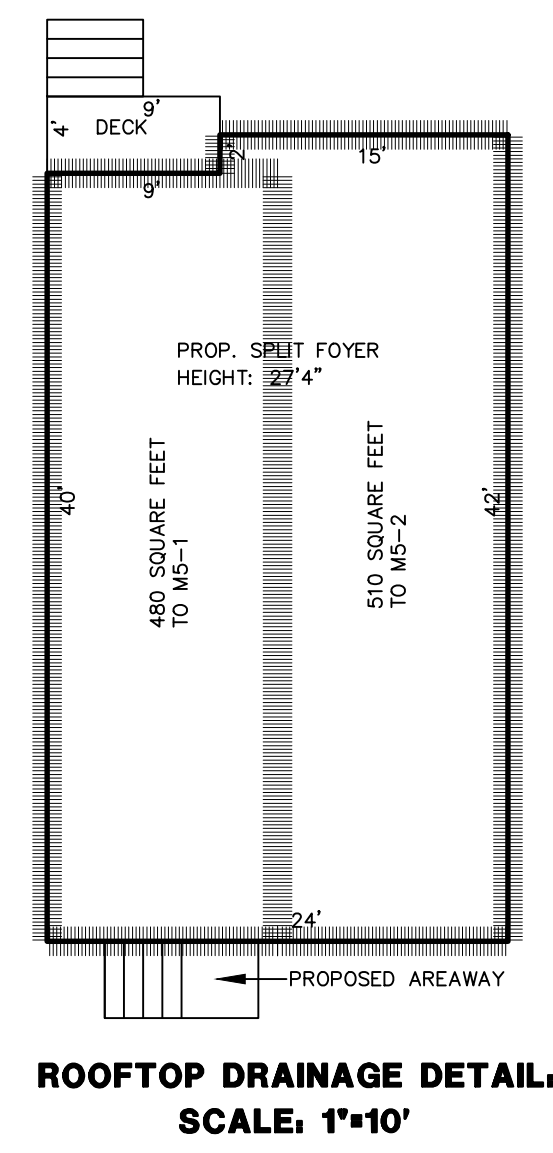
— 20 —	Existing Grade	⊗	Temporary Stockpile Area
— 20 —	Proposed Grade	⊗	Existing Structure
— 20 —	Limit of Disturbance	⊗	Existing Fence
— 20 —	Reinforced Silt Fence	⊗	Existing Tree
— 20 —	Existing Lot Line	⊗	Existing BOE Pole
— 20 —	Existing Impervious To Be Removed		
— 20 —	Proposed Impervious		

**ZONED OS**  
 Zoning boundary line  
**ZONED R5**  
**SME 'C' SOILS**  
 Soil boundary line  
**PgB 'A' SOILS**  
 Soil classification  
**PgB 'A' SOILS**  
 Soil classification  
**ZONED R5**  
 Zoning classification  
 Proposed Drywell

**BOG NOTE:**  
 THIS SITE IS DOES NOT LIE WITHIN THE BOG OR BOG DRAINAGE AREA.

**ADJACENT PROPERTY INFORMATION**  
 ALL ADJACENT PROPERTIES ARE ON PUBLIC WATER AND PUBLIC SEWER. ALL EXISTING STRUCTURE ON THE LOTS ARE TO REMAIN.

**M.A.F. & ASSOCIATES, LLC**  
 55 JONES STATION ROAD, W. SEVERNA PARK, MD 21148  
 PHONE: 443-864-8589  
 EMAIL: MFORGEN@AOL.COM



**ROOFTOP DRAINAGE DETAIL. SCALE: 1"=10'**

**OUTFALL STATEMENT**

A FIELD INVESTIGATION OF THE OUTFALL WAS PERFORMED ON MARCH 1, 2024 BY M.A.F. AND ASSOCIATES, LLC. THE OUTFALL FOR THE SITE IS AT THE NORTHERN PORTION OF THE PROPERTY AT THE POINT THE PROPOSED RUNOFF DISCHARGES DIRECTLY INTO THE COUNTY RIGHT OF WAY (FOREST ROAD). THE RUNOFF CONTINUES TO THE EAST ALONG THE EXISTING PAVING FOR APPROXIMATELY 60 FEET TO A STORM DRAIN INLET WITHIN THE COUNTY RIGHT OF WAY. THIS OUTFALL SHOWS NO SIGNS OF FLOODING OR EROSION. THIS IS CONSIDERED AN ADEQUATE OUTFALL.

**DRYWELL M5-1 SIZING INFORMATION**

PROPOSED DRYWELL M5-1 = 103.72 CU.FT. STORAGE REQUIRED = 103.72/40 (VOID RATIO) = 259.30 CU.FT. = 5'X13'X4' DEEP DRYWELL, 104.00 CU.FT. STORAGE PROVIDED

**DRYWELL M5-2 SIZING INFORMATION**

PROPOSED DRYWELL M5-2 = 112.28 CU.FT. STORAGE REQUIRED = 112.28/40 (VOID RATIO) = 280.70 CU.FT. = 5'X15'X4' DEEP DRYWELL, 120.00 CU.FT. STORAGE PROVIDED

**SITE DATA**

PROPERTY ADDRESS: 408 SUMMIT AVENUE GLEN BURNIE, MD 21060

**OWNER:** TWO BY TWO LLC 8343 BALTIMORE ANNAP. BLVD C/O 410-766-4433 PASADENA, MD 21122

**DEVELOPER:** CHOICE BUILDERS, LLC 410-766-4433 RICHARD MAY JR. 7410 BALT. ANNAP. BLVD. GLEN BURNIE, MD. 21061

EXISTING USE: VACANT PROPOSED USE: RESIDENTIAL  
 EXISTING ZONING: R5 SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'  
 TAX MAP: 10 BLOCK: 21 PARCEL: 17 LOTS: 33-37  
 ASSESSMENT DISTRICT: 3RD  
 TAX ACCOUNT NUMBER: 3540-0146-4400  
 CRITICAL AREA: IDA  
 PREDOMINANT SOIL TYPE: PgB "A" SOILS  
 TOTAL SITE AREA: 0.2296 ACRES 10,000 SQUARE FEET  
 PROPOSED IMPERVIOUS: 0.0317 ACRES 1,379 SQUARE FEET  
 TOTAL DISTURBED AREA: 0.1362 ACRES 5,933 SQUARE FEET  
 PROPOSED STRUCTURE HEIGHT: 27'4"  
 PARKING SPACES REQUIRED: 2 PROVIDED: 2  
 PROPOSED STRUCTURE COVERAGE: 990 SQUARE FEET = 24.75%

**LOTS 33-34 SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATIONS (IDA)**

- Total site area: 4,000 s.f. or 0.0918 AC.
- Total lot coverage allowed: No limitation within the IDA
- Hydrologic Soil Group Acreage: "A" Soils 0.0918 acre
- Total woods on site: 0 square feet or 0% of the site.
- Total woods permitted to be cleared: No clearing limitation within the IDA
- Total woods to be cleared in 100' buffer: 0 square feet
- Total woods to be cleared out of 100' buffer: 0 square feet
- Total woods required on site: No requirements within the IDA
- Total proposed lot coverage: House 990 s.f. Drive: 360 s.f. Walk: 29 s.f. Total: 1,379 s.f. = 34.48% of the site

**LOTS 35-37 SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATIONS (IDA)**

- Total site area: 6,000 s.f. or 0.1377 AC.
- Total lot coverage allowed: No limitation within the IDA
- Hydrologic Soil Group Acreage: "A" Soils 0.1377 acre
- Total woods on site: 2,381 square feet or 39.68% of the site.
- Total woods permitted to be cleared: No clearing limitation within the IDA
- Total woods to be cleared in 100' buffer: 0 square feet
- Total woods to be cleared out of 100' buffer: 0 square feet
- Total woods required on site: No requirements within the IDA
- Total existing lot coverage: House #1 629 s.f. (to be removed) House #2 418 s.f. (to remain) Driveway 132 s.f. (to remain) Sidewalks 175 s.f. (to remain) Sheds 224 s.f. (to be removed) Total: 1,578 s.f. (725 to remain)

**TEMPORARY AND PERMANENT STABILIZATION MEASURES NOTE:**

- SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1)
- FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE
- THE ABOVE REQUIREMENTS DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLANS AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

**ADMINISTRATIVE SITE PLAN/PROPOSED CONDITIONS**

PROJECT NUMBER: G02020

**MARLEY PARK BEACH LOTS 33-34 BLOCK 'K'**  
**408 SUMMIT AVENUE, GLEN BURNIE, MD. 21060**  
 TAX MAP 10 BLOCK 21 PARCEL 17 TAX ACCOUNT #: 3540-0146-4400 ZONING: R5  
 DATE: MARCH 19, 2024  
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**SHEET 2 of 2**

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 CO.

Date: 6-7-2024

Tax Map #	Parcel #	Block #	Lot #	Section
10	17	21	33-37	K

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 3540-0146-4400

Project Name (site name, subdivision name, or other) HARLEY PARK BEACH LOTS 33-37

Project location/Address 408 SUNDRIE AVE.

City GLEN BURHIE MD. Zip 21060

Local case number \_\_\_\_\_

Applicant: Last name \_\_\_\_\_ First name \_\_\_\_\_

Company TWO BY TWO HAY LLC

**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 \_\_\_\_\_ First name \_\_\_\_\_

Phone # \_\_\_\_\_ Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

DEMOL/REBUILD A SINGLE FAMILY DWELLINGS  
VARIANCE UNDERSEE LOTS FOR NEW CONSTRUCTION

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

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

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

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

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area		10,000			
LDA Area		0			
RCA Area		0			
Total Area		10,000	# of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2,381	Existing Lot Coverage		1578
Created Forest/Woodland/Trees		0	New Lot Coverage		1379
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		853
			Total Lot Coverage		2104

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		5933	Mitigation		0

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>

UNDERSEE  
LOT WIDTH  
LOT AREA  
LOT DENSITY

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input checked="" type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>



# **Marley Park Beach Lots 33-37**

**408 Summit Avenue  
Glen Burnie, MD. 21060**

## **CRITICAL AREA REPORT**

**PREPARED FOR:**

**Two by Two, llc  
8343 Baltimore Annapolis Boulevard  
Pasadena, MD 21122**

**PREPARED BY:**

**M.A.F. & ASSOCIATES, LLC  
55 Jones Station Road, W.  
Severna Park, MD 21146**

**443-864-8589**

**June 7, 2024**

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# **Marley Park Beach Lots 33-37**

**408 Summit Avenue  
Glen Burnie, MD. 21060**

## **CRITICAL AREA REPORT**

### **INTRODUCTION**

The lots are located at 408 Summit Avenue in the community of Marley Park Beach and is currently improved with 2 single-family dwellings located on lots 34, 35 and 36. Lots 33 and 37 are currently vacant and are considered legal lots. The owner of the property is proposing to remove one of the dwellings that crosses lots 34 and 35 and leave the house on lots 35 and 36. This will allow the owner to unmerge the merged lots (34-36) and merge them with the vacant lots on either side (33with 34)(35, 36 with 37) to construct 1 single-family home on lot 33 and 34 more in keeping with the existing homes in the area. These lots lie within the IDA portion of the 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 lots are primarily clear (one large tree exists at the northwest corner of the property) at this time and has an existing home located in the middle of the lots and another house closer to the southern property line. There are some sheds on the property as well. The lot slopes consistently to the county right of way (Summit Ave and Forest Road). The slope is approximately 6%.

The is one large tree in the northwestern portion of the property. The canopy cover is approximately 2,381 square feet. No rare, threatened or endangered species were noted.

No wildlife was seen at the time of the field inspection. It is expected that there is very little wildlife use of the property.

## STORMWATER MANAGEMENT

There is no stormwater management on the property at this time because the existing development did not require stormwater management at the time it was done. During construction, sediment and erosion control measures will be employed and after completion of the construction. This project will need to meet the 10% pollutant reduction requirements for a site located in the IDA portion of the critical area. This will be done as part of the grading permit process.

## IMPACT MINIMIZATION

With this proposal we are proposing to still have 2 single-family as exists today, we feel that this development demonstrates a minimal impact on the environment.

## HABITAT PROTECTION AREAS

There are no Habitat Protection Areas on this site. These infill lots in the critical area but away from any portion of the shoreline or wetland areas.

## AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of 2 new houses and its associated improvements. The site calculations are as follows:

### **Lots 33 and 34**

Total site area	4,000 sf
Existing woodland	0 sf
Proposed clearing	0 sf
Proposed planting	0 sf
Proposed impervious	1,379 sf
Allowed impervious coverage	No limitation in the IDA

### **Lots 35-37**

Total site area	6,000 sf
Existing woodland	2,381 sf
Proposed clearing	0 sf
Proposed planting	0 sf
Existing impervious	1,578 sf
Proposed impervious	0 sf
Allowed impervious coverage	No limitation in the IDA

Reforestation for clearing and stormwater management will be addressed with the grading and building permits.

## **CONCLUSIONS**

The lots are located at 408 Summit Avenue in the community of Marley Park Beach and is currently improved with 2 single-family dwellings located on lots 34, 35 and 36. Lots 33 and 37 are currently vacant and are considered legal lots. The owner of the property is proposing to remove one of the dwellings that crosses lots 34 and 35 and leave the house on lots 35 and 36. This will allow the owner to unmerge the merged lots (34-36) and merge them with the vacant lots on either side (33with 34)(35, 36 with 37) to construct 1 single-family home on lot 33 and 34 more in keeping with the existing homes in the area.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat in the Critical Area. The proposed houses are similar to those newly constructed homes in the neighborhood and will not adversely impact adjacent properties.

## **PLANS**

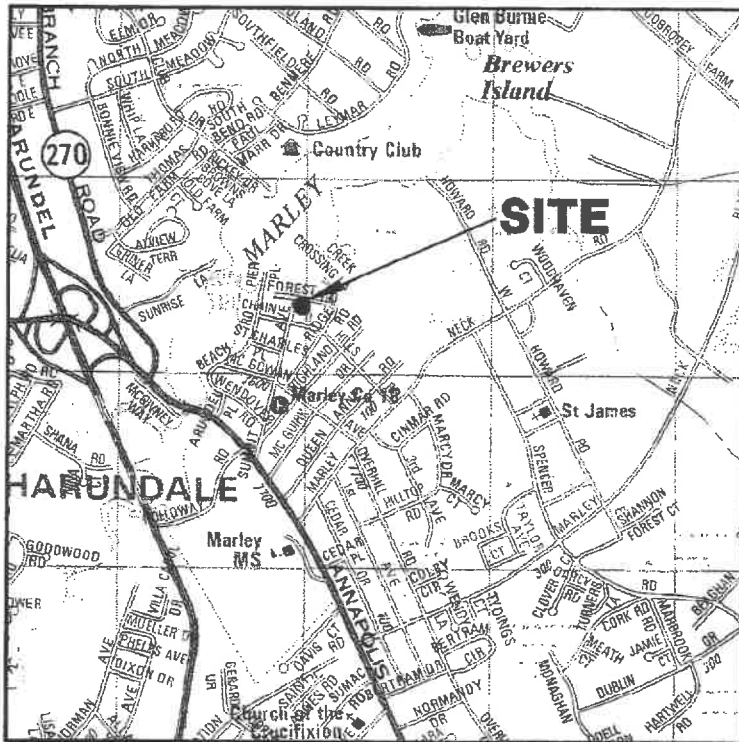
A plan showing the site and its improvements is attached to this report.

## **ADDITIONAL INFORMATION**

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

The fieldwork was conducted on May 10, 2024.

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## VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP: 08, GRID: E3

Copyright ADC The Map People

Permitted Use Number 20811204

# Map Title



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



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

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**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
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\*Complete Only Page 1  
 General Project Information

Tax ID: 35A0-0146-4400

Project Name (site name, subdivision name, or other) HARLEY PARK BEACH LOTS 33-37

BLK K

Project location/Address 408 SUMMIT AVE.

City GLEN BURIE MD. Zip 21060

Local case number \_\_\_\_\_

Applicant: Last name \_\_\_\_\_ First name \_\_\_\_\_

Company TWO BY TWO MAT LLC

**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 \_\_\_\_\_ First name \_\_\_\_\_

Phone # \_\_\_\_\_ Response from Commission Required By \_\_\_\_\_

Fax # \_\_\_\_\_ Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

DEMOL/REBUILD A SINGLE FAMILY DWELLING  
VARIOUSLY UNDERGEE LOTS FOR NEW CONSTRUCTION

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		10,000
LDA Area		0
RCA Area		0
Total Area		10,000

Total Disturbed Area  Acres  Sq Ft

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2,381	Existing Lot Coverage		1578
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**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		5933	Mitigation		0

Variance Type

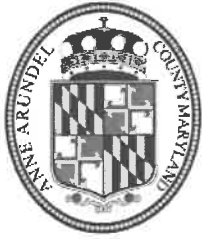
Buffer   
 Forest Clearing   
 HPA Impact   
 Lot Coverage   
 Expanded Buffer   
 Nontidal Wetlands   
 Setback   
 Steep Slopes   
 Other

Structure

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

UNMERGE  
LOT WIDTH  
LOT AREA  
LOT DENSITY





## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE

**PRE-FILE #:** 2024-0045-P  
**DATE:** 05/31/2024  
**OPZ STAFF:** Jennifer Lechner  
Kelly Krinetz  
Stacy Poulos  
**I&P STAFF:** Habtamu Zeleke

**APPLICANT/REPRESENTATIVE:** Two by Two May LLC / Choice Builders, LLC / M.A.F. & Associates, LLC

**EMAIL:** [mavappserv@aol.com](mailto:mavappserv@aol.com) / [mforgen@aol.com](mailto:mforgen@aol.com)

**SITE LOCATION:** 408 Summit Ave, Glen Burnie

**LOT SIZE:** 10,000 SF

**ZONING:** R5

**CA DESIGNATION:** IDA

**BMA:** n/a

**BUFFER:** n/a

**APPLICATION TYPE:** Variance

The applicants are proposing to demo the existing dwelling crossing lots 34 and 35 (House #1) and leave the existing dwelling crossing lots 35, 36 and 37 (House #2) in order to construct a new dwelling over lots 33 and 34. This would create two building sites for two single family dwellings.

The following variances are requested:

- Article 18-4-203(D) to allow merged lots to be unmerged to allow the construction of a single-family dwelling.
- Article 18-4-701 to allow a lot having an area of 4,000 square feet (for lots 33 and 34).
- Article 18-4-701 to allow a lot having an area of 6,000 square feet (for lots 35, 36 and 37).
- Article 18-4-701 to allow a proposed density greater than five dwelling units per acre (10.89 dwelling units per acre for lots 33 and 34).
- Article 18-4-701 to allow a proposed density greater than five dwelling units per acre (7.26 dwelling units per acre for lots 35, 36 and 37).
- Article 18-4-701 to allow a lot 40' wide (for lots 33 and 34).
- Article 18-4-701 to allow a lot 60' wide (for lots 35, 36 and 37).

#### **COMMENTS**

##### **Zoning Administration Section:**

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

##### **OPZ Residential Team:**

There is no increase in overall density with this proposal.  
This Section has no objection.

##### **OPZ Cultural Resources:**

The Cultural Resources Section requires review of all demolition permits. This property is not on the Maryland Inventory of Historic Properties, but contains an undocumented structure that meets the historic age threshold. Additional documentation may be required prior to demolition approval, which will be determined by the Cultural Resources Section during the demolition permit review.

**I&P Engineering:**

1. Please note that locating the drywell under the driveway for a residential home is not permitted. The reason for this is that in the event of failure, settlement, sinkhole, etc., the homeowner will have issues accessing and parking while dealing with the situation, which would be problematic and a burden risk for residential homeowners.
2. Identify site outfall to review the site plan and provide feedback regarding potential in impact.
3. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
4. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
5. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
6. Based on the plan provided, it appears that the property will be served by a public sewer and water.
7. The utility for the site will be reviewed during the grading permit.
8. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.
9. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

**INFORMATION FOR THE APPLICANT**

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 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.

Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.