

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

June 11, 2024

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

RE: Glenwood on Severn, Lot 3, B02411943, 614 Tower Bank Road, Severna Park, MD 21146
TM 31 BLK 11 P 352, R-1 Zoning, Council District 5

Dear Planner:

Please accept this submittal of a variance for the above referenced project. The property owner is proposing a 3-story addition with a small 128 square foot footprint. This addition will be constructed in the same location as the existing masonry screen porch. Because we are required to show a minimum 10' perimeter limit of disturbance, the plan shows impacts steep slopes and the 25' steep slope buffer. This proposal will require a variance to allow development within slopes greater than 15% in the Critical Area as well as the associated buffer. The addition will have a max height of 25' 10.5". The addition has a footprint on the ground of 9.75' x 13' with 2-overhangs and is setback 202.02' from the southern rear property line (Tower Bank Road right of way), 12.30' from the eastern property line, 64.06' from the northern property line.

Please note this is an undersized R1 zoned property and therefore required to meet the setbacks as required in 18-2-301 (f) of the County Code. For a principal structure, this section of the County Code requires a front setback of 25', a side setback of 7', and a rear setback of 25'. We are proposing a single-family dwelling addition that is setback 12' from the side property line.

Please note that disturbance to slopes greater than 15% in the critical area is prohibited per 17-8-201 of the County Code. We are proposing 550 square feet of disturbance to slopes greater than 15% in the critical area, necessitating a critical area variance. Of the 550 square feet of steep slope disturbance, 128 square feet are permanent and the remaining 422 square feet is temporary. Please note that the proposed addition is being constructed on the existing porch foundation and therefore there is no additional permanent disturbance.

Profile Comments:

Critical Area Team:

No objection to the proposal provided the applicant can comply with all necessary standards for approval including need and minimization.

Our response: Noted

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: Noted

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) (b) & (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, legally platted, R1 lot. The lot is developed with a single-family dwelling, wood decks and multiple retaining walls. Steep slopes cover most of the lot. The existing house is located as close as 12' from the side property line. The proposal is to build in the same location of the existing screen porch that falls within the side setback. The existing screen porch foundation will be used. The county requires a minimum amount of disturbance from the structure. We are required to show a 10' disturbed area around the addition even though there will be no ground disturbance needed for the construction. This restricts the owner's ability to construct the addition without steep slope disturbance. There are no areas around the house that are not steep slopes. With the size of the site, amount of steep slopes, and the location of the existing house, there is no way of building the proposed addition without the need for the critical area variance. 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:

The existing screen porch foundation will be used. The county requires a minimum amount of disturbance from the structure. We are required to show a 10' disturbed area around the addition even though there will be no ground disturbance needed for the construction. This restricts the owner's ability to construct the addition without steep slope disturbance.

18-16-305(b) (1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

This site is an existing, legally platted, R1 lot. The lot is developed with a single-family dwelling, wood decks and multiple retaining walls. Steep slopes cover most of the lot. The existing house is located as close as 12' from the side property line. This is within the side setback. The proposal is to build in the same location of the existing screen porch that falls within the side setback. The existing screen porch foundation will be used. The county requires a minimum amount of disturbance from the structure. We are required to show a 10' disturbed area around the addition even though there will be no ground disturbance needed for the construction. This restricts the owner's ability to construct the addition without steep slope disturbance. There are no areas around the house that are not steep slopes. With the size of the site, amount of steep slopes, and the location of the existing house, there is no way of building the proposed addition without the need for these critical and zoning variances. These are the unique characteristics of the lot.

18-16-305(b) (2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County; or

The applicant would not be able to improve their property if this variance is not approved. The application should have the right to build within the existing footprint of the house.

18-16-305(b) (ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

This property is not within the County's bog protection area.

18-16-305(b) (3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

This proposal is within the existing footprint of the house, The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area.

18-16-305(b) (4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

The existing foundation will be used for this proposal. This variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property.

18-16-305(b) (5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

This proposal will not increase the total site lot coverage. The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program

18-16-305(b) (6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

This site is not within a bog protection area.

18-16-305(b) (7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

We feel that the applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code.

18-16-305(b) (8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

The applicant is proposing to build this addition directly on the existing foundation to eliminate addition grading. No new foundation work is required. Any site planning alternatives would increase the site disturbance.

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 proposed dwelling addition will be constructed on the existing foundation, therefore only having a minimum permanent impact to steep slopes and only a 3' encroachment into the side lot line setback. We feel this is a minimal impact to the side setback. We feel this request is the minimum variance necessary to afford relief

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 addition is within the same area as the existing screen porch. The house is in keeping with other homes in the neighborhood.

(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 have an impact on 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:

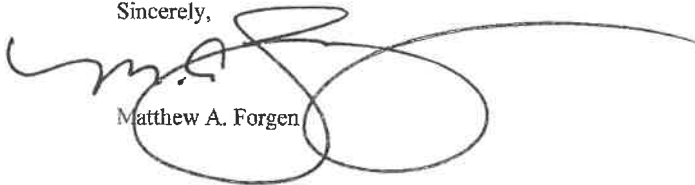
The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(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 and mitigation planting requirements that will be part of the permitting process. This benefits the public welfare.

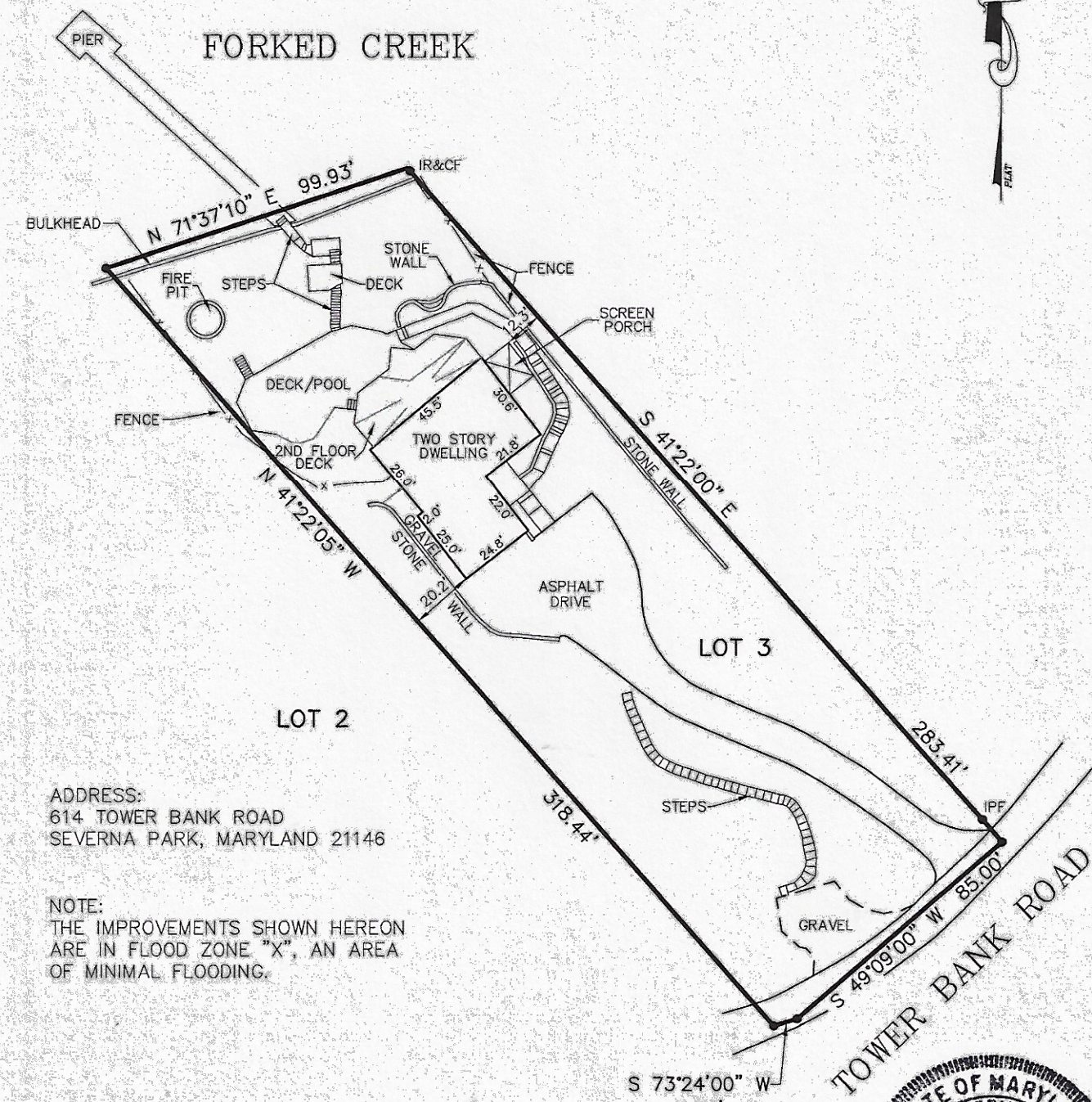
If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,



Matthew A. Forgen

- NOTES:
- 1) This plat is of benefit to a consumer only insofar as it may be required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
 - 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
 - 4) The level of accuracy and accuracy of apparent setback distances is one foot, more or less.



ADDRESS:
614 TOWER BANK ROAD
SEVERNA PARK, MARYLAND 21146

NOTE:
THE IMPROVEMENTS SHOWN HEREON
ARE IN FLOOD ZONE "X", AN AREA
OF MINIMAL FLOODING.

I hereby certify that to the best of my knowledge and
belief, the improvements indicated hereon are located
as shown.

Steven H. Jupitz 7-20-23
Steven H. Jupitz, Prof. Line Surveyor #499 Date:

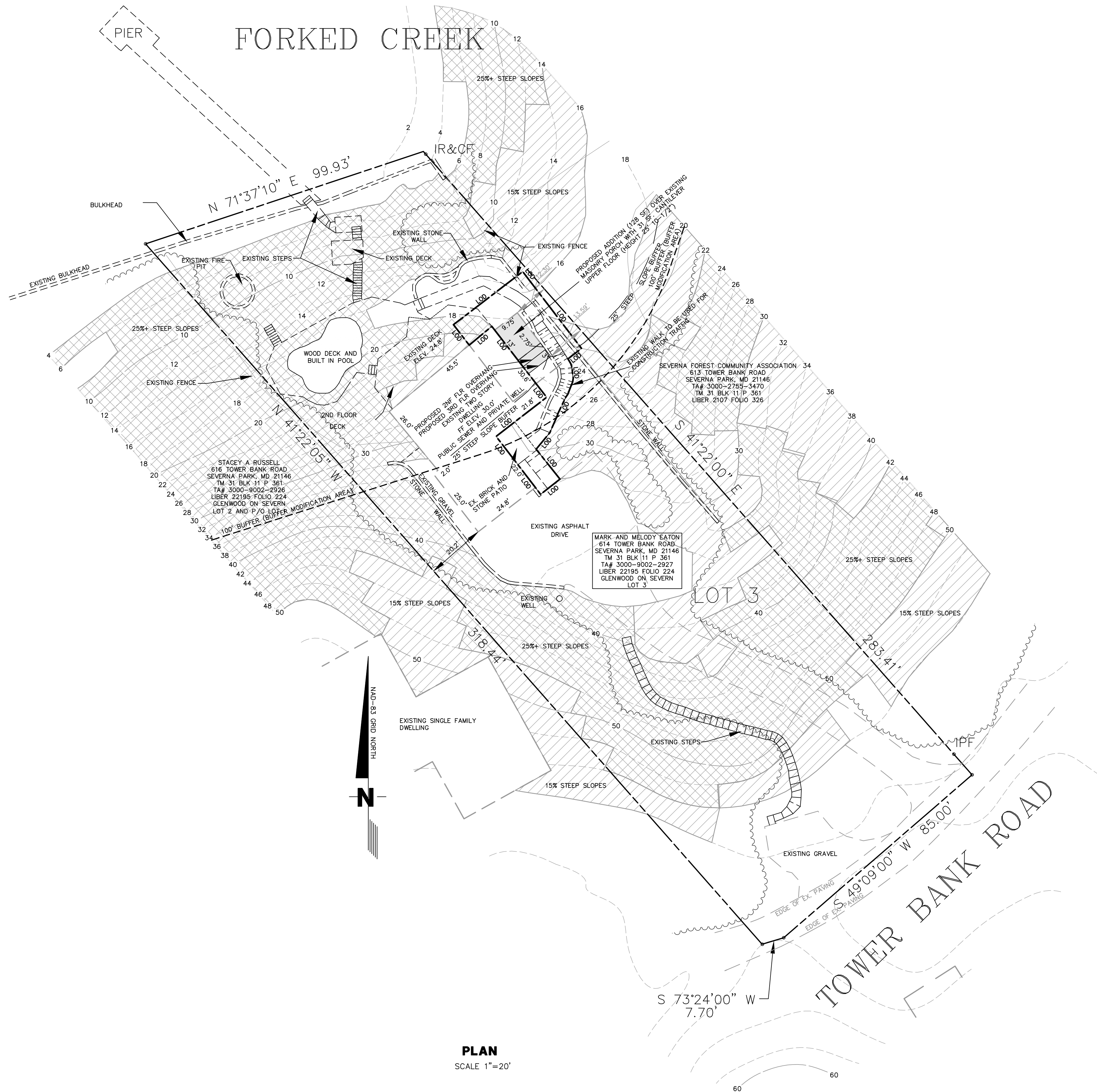
STEVEN H. JUPITZ, SURVEYOR

P.O. BOX 113
GRASONVILLE, MD. 21638
(410) 490-0210

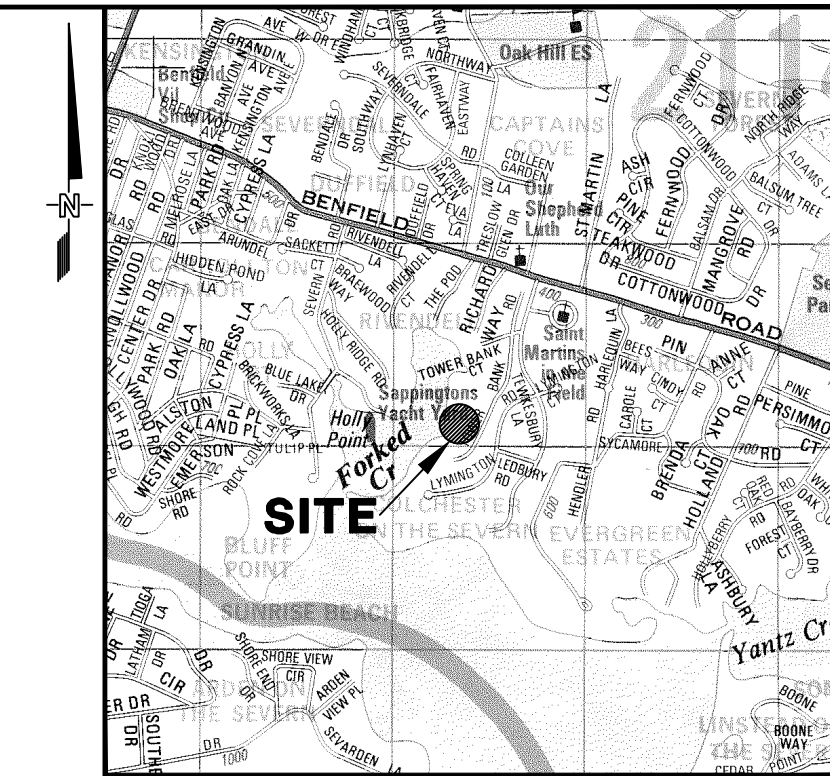
LOCATION SURVEY
THE LAND OF
MARK E. EATON
MELODY K. EATON
THIRD ASSESSMENT DISTRICT
ANNE ARUNDEL Co., MARYLAND
JULY 2023 SCALE: 1" = 50'

PLAT REF: LOT 3, PROPERTY OF THOMAS J. NORRIS (1802/190)

JOB #23-083



PLAN
SCALE 1"=20'



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 14, GRID: H5
Copyright ADC The Map People
Permitted Use Number 2081204

SITE DATA

PROPERTY ADDRESS:	614 TOWER BANK ROAD SEVERNA PARK, MD 21146
OWNER:	MARK AND MELODY EATON 614 TOWER BANK ROAD SEVERNA PARK, MD 21146 PHONE NUMBER: 202-445-9615 EMAIL: melodybar@gmail.com
DEVELOPER:	MARK AND MELODY EATON 614 TOWER BANK ROAD SEVERNA PARK, MD 21146 PHONE NUMBER: 202-445-9615 EMAIL: melodybar@gmail.com
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R1
SETBACKS:	FRONT: 40', SIDE: 15' 40' COMBINED, REAR: 35'
TAX MAP:	31 BLOCK: 11 PARCEL: 352 LOT: 3
ASSESSMENT DISTRICT:	THIRD
TAX ACCOUNT NUMBER:	3000-9002-2927
CRITICAL AREA:	LDA
TOTAL SITE AREA:	0.6386 ACRES 27,817 SQUARE FEET
EXISTING IMPERVIOUS:	0.1565 ACRES 6,817 SQUARE FEET
PROPOSED ADDITION OVER EX. PORCH FOUNDATION:	0.0029 ACRES 128 SQUARE FEET
TOTAL DISTURBED AREA:	0.0275 ACRES 1,200 SQUARE FEET
PROPOSED STRUCTURE HEIGHT:	25' 10.5"

CRITICAL AREA CALCULATIONS (LDAI)

- 1) Total site area: 27,817 s.f. or 0.6386 AC.
- 2) Total lot coverage allowed: 5,445 s.f.
- 3) Total woods on site: 7,253 +/- square feet or 26.07% of the site.
- 4) Total woods to be cleared in 100' buffer: 0 square feet
- 5) Total woods to be cleared out of 100' buffer: 0 square feet
- 6) Total woods required on site: 15% or 4,172 square feet.
- 7) Total existing lot coverage: House 1,893 s.f.
Drive: 3,306 s.f.
Paved Walk: 402 s.f.
Ret. walls: 217 s.f.
Gravel area: 591 s.f.
Pool area: 408 s.f.
Total: 6,817 s.f.
- 8) Total proposed lot coverage: Addition over Ex. Foundation: 128 s.f.
- 9) Total lot coverage after construction: 6,817 s.f.
- 10) Total lot coverage reduction required: 10% of area over allowable or 0.10 x 1,372 s.f. = 137.20 s.f. reduction required.
- 11) Total afforestation required: 0 square feet
- 12) Total clearing mitigation required: 0 square feet
2,626 s.f. to be provide via onsite plantings

OWNER, DEVELOPER AND APPLICANT INFORMATION

OWNER:
MARK AND MELODY EATON
614 TOWER BANK ROAD
SEVERNA PARK, MD 21146
PHONE NUMBER: 202-445-9615
EMAIL: melodybar@gmail.com

DEVELOPER/APPLICANT:

MARK AND MELODY EATON
614 TOWER BANK ROAD
SEVERNA PARK, MD 21146
PHONE NUMBER: 202-445-9615
EMAIL: melodybar@gmail.com

LEGEND

38 - - - - - 38	Existing Grade		Proposed Structure
- - - - - LOD	Limit of Disturbance		25% Steep Slopes
	Existing structure		15% Steep Slopes
	Existing treeline		Existing Fence

M.A.F. & ASSOCIATES, LLC

55 JONES STATION ROAD, W.
SEVERNA PARK, MD 21146
PHONE: 443-864-8589

EMAIL: MFORGEN@AOL.COM

SITE DEVELOPMENT PLAN

**GLENWOOD ON SEVERN
LOT 3**

614 TOWER BANK ROAD, SEVERNA PARK, MD 21146

TAX MAP 31 BLOCK 11 PARCEL 352 TAX ACCOUNT # 3000-9002-2927 ZONING: R1

DATE: MAY 31, 2024

THIRD ASSESSMENT DISTRICT

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 KRUIDEL Co.

Date: 6-7-2024

Tax Map #	Parcel #	Block #	Lot #	Section
<u>31</u>	<u>352</u>	<u>11</u>	<u>3</u>	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 3000-9002-2927

Project Name (site name, subdivision name, or other) GLENWOOD ON SEVERNA

Project location/Address LOT 3
614 TOWER BANK ROAD

City SEVERN PARK MD Zip 21146

Local case number _____

Applicant: Last name ESTON First name THELMA

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 _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

RECONSTRUCT ADDITION OVER EX. FOUNDATION. VARIANCE
TO SLOPE DISTURBANCE AND ZONING SETBACK

Intra-Family Transfer Yes
Grandfathered Lot

Growth Allocation Yes
Buffer Exemption Area

Project Type (check all that apply)

Commercial
Consistency Report
Industrial
Institutional
Mixed Use
Other

Recreational
Redevelopment
Residential
Shore Erosion Control
Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		0
LDA Area		27,817
RCA Area		0
Total Area		27,817

Total Disturbed Area Acres Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		7253	Existing Lot Coverage		6817
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		137
			Total Lot Coverage		6680

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		203	Buffer Forest Clearing		0
Non-Buffer Disturbance		997	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

Glenwood on Severn, Lot 3
614 Tower Bank Road, Severna Park, MD 21146

CRITICAL AREA REPORT

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

443-864-8589

June 7, 2024

INTRODUCTION

The property is located at 614 Tower bank Road, Severna Park, MD 21146. This is a legal lot as defined by Article 17-1-101 (63). The property owner is proposing a 3-story addition with a small 128 square foot footprint. This addition will be constructed in the same location as the existing masonry screen porch. Because we are required to show a minimum 10' perimeter limit of disturbance, the plan shows impacts steep slopes and the 25' steep slope buffer.

The lot is in R1 zoning district. This lot lies entirely within the LDA 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 mostly within the 100' buffer to tidal waters. The lot is in R1 zoning district. The property slopes from the road to the water's edge. The slopes are approximately 25%+ 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 a 3-story addition with a small 128 square foot footprint. This addition will be constructed in the same location as the existing masonry screen porch. Because we are required to show a minimum 10' perimeter limit of disturbance, the plan shows impacts steep slopes and the 25' steep slope buffer.

This proposal will require a zoning variance of 3' to allow the dwelling addition to be constructed as close as 12' to the eastern side lot line.

STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management will be addressed under the building permit application review.

IMPACT MINIMIZATION

Due to the location of the existing dwelling, building on the existing foundation and limited ground disturbance, 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	27,817 sf
Existing woodland	7,253 sf
Proposed clearing	0 sf
Proposed planting	to be determined
Existing impervious coverage prior to the proposed lot coverage	6,817sf
Allowed lot coverage	6,817 sf (grandfathered coverage)
Proposed lot coverage	128 sf (over existing coverage)
Proposed lot coverage reduction	137 sf
Existing and proposed lot coverage	6,680 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 over the existing foundation 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.

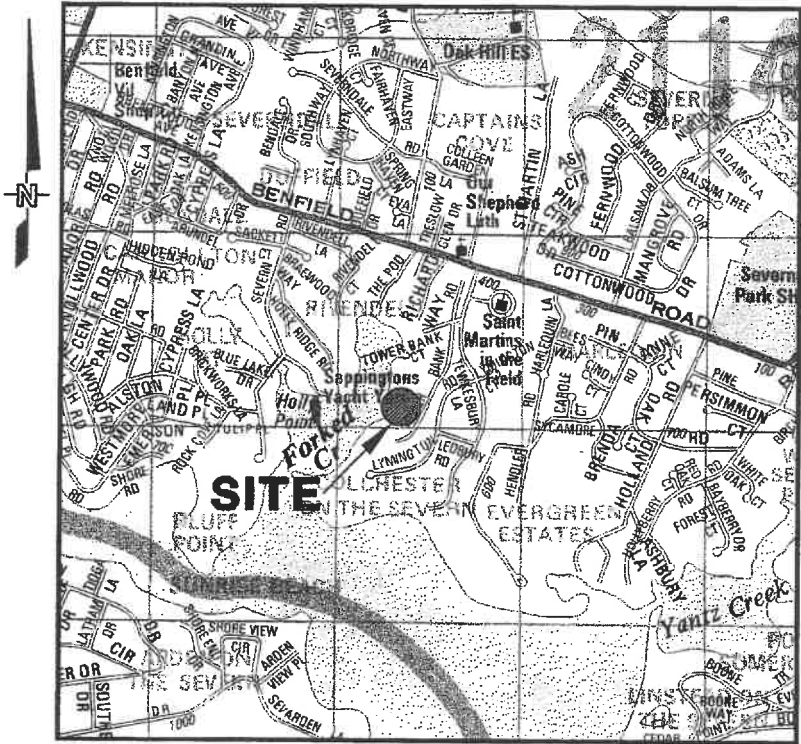
PLANS

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.

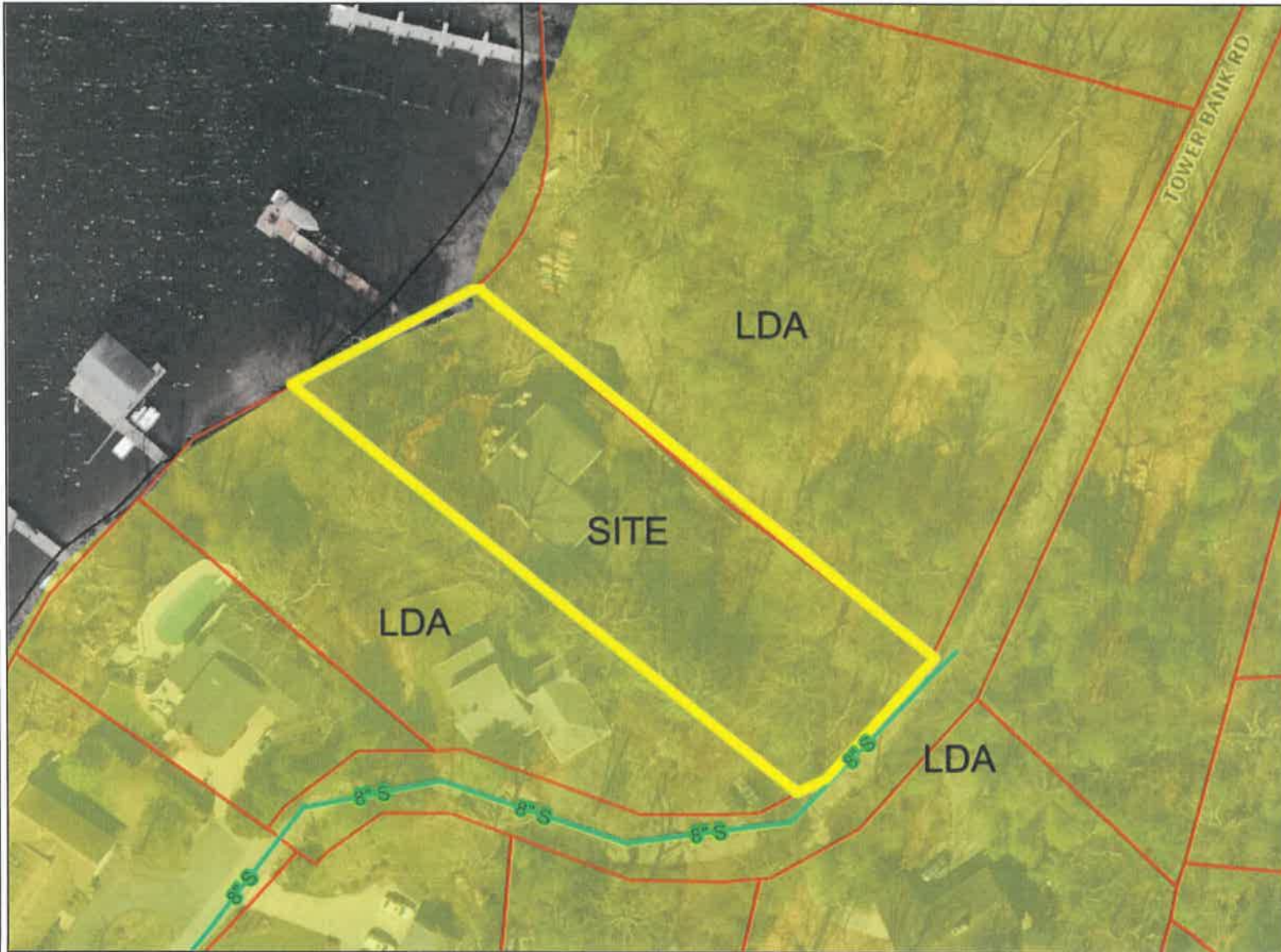
The fieldwork was conducted on May 1, 2024



VICINITY MAP

SCALE: 1" = 2,000'
 ADC MAP: 14, GRID: H5
 Copyright ADC The Map People
 Permitted Use Number 20811204

Map Title

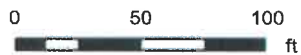


Legend

- Sanitary Sewer Mains
 - Force Main
 - Gravity
 - Low Pressure
- Water Mains
- Parcels
- Perennial Stream Buffer 100 Foot
- Intermittent Stream Buffer 100 Foot
- Ephemeral Stream Buffer 25 Foot
- Critical Areas
 - IDA - Intensely Developed Area

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

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
31	352	11	3	

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Tax ID: 3000-9002-2927

Project Name (site name, subdivision name, or other) GLENDWOOD ON SEVERN

Project location/Address LOT 3
614 TOWER BANK ROAD

City SEVERN PARK MD Zip 21146

Local case number _____

Applicant: Last name EASTON First name HELODY

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 _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

CONSTRUCT ADDITION OVER EX. FOUNDATION. VARIANCE TO SLOPE DISTURBANCE INTO ZONING SETBACK

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		0
LDA Area		27,817
RCA Area		0
Total Area		27,817

Total Disturbed Area Acres Sq Ft 1200

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		7253	Existing Lot Coverage		6817
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		137
			Total Lot Coverage		6680

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		203	Buffer Forest Clearing		0
Non-Buffer Disturbance		997	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

DEMOLITION NOTES:

GENERAL

1. Disconnect appropriate electrical circuits prior to removal of all partitions, ceilings, devices, and equipment.
2. Shore to grade any load-bearing structural components prior to removal of any partitions, headers, or similar bearing elements.
3. Dimensions are taken from drawings provided by Owner. General Contractor shall notify Designer of any discrepancies encountered before proceeding.
4. Particular attention is directed to deficient structural conditions uncovered during the course of demolition. Notify Designer of any such uncovered conditions.
5. General Contractor shall remove demolition debris off-site to appropriate, approved landfill and leave premises broom clean at the end of every day.
6. General Contractor shall have available on-site one IQA.B.C. portable fire extinguisher at each level at all times.
7. General Contractor shall provide proper respiratory protection during the removal of the existing siding as required by Code.
8. General Contractor shall confirm all dimensions for the conformance with the illustrated design, including roof heights and slopes, and notify Designer of any discrepancies before proceeding.

GENERAL NOTES:

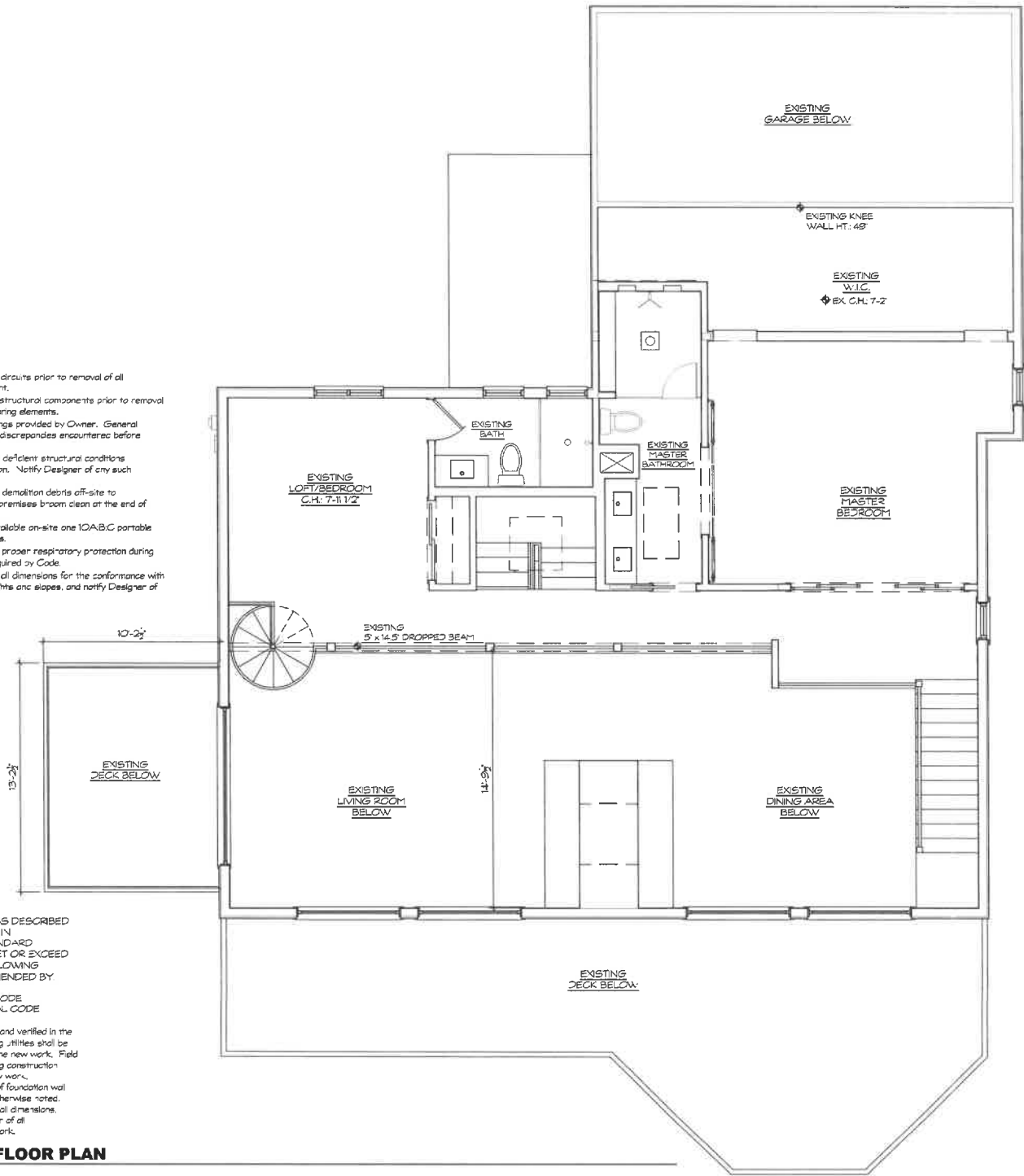
ALL CONSTRUCTION SHALL BE AS DESCRIBED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH GOOD STANDARD CONSTRUCTION AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODE(S) AS ADOPTED AND AMENDED BY ANNE ARUNDEL COUNTY:
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 EXISTING CONDITIONS

All existing conditions shall be checked and verified in the field before excavation is begun, existing utilities shall be located and protected as required by the new work. Field measurements shall be made of existing construction relative to the proper installation of new work.
 1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform, unless otherwise noted.
 2. Contractor responsible for verifying all dimensions.
 Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SEAL



KEY PLAN

Owner:
 Mark and Mabey Eaton
 614 Tower Bank Road
 Severna Park, MD 21140

Civil / Site:

Structural:
 Davis J. Wallace, P.E.
 701 Champeaks Avenue
 Annapolis, MD 21403

MEP:

General Contractor:

Designer:
 Amy Taylor Design & Drafting Services
 518 Mystic Lane
 Annapolis, Maryland 21012

PROJECT TITLE:
 614 Tower Bank Road
 Severna Park, Maryland

**614 Tower Bank Road
 Severna Park, Maryland**

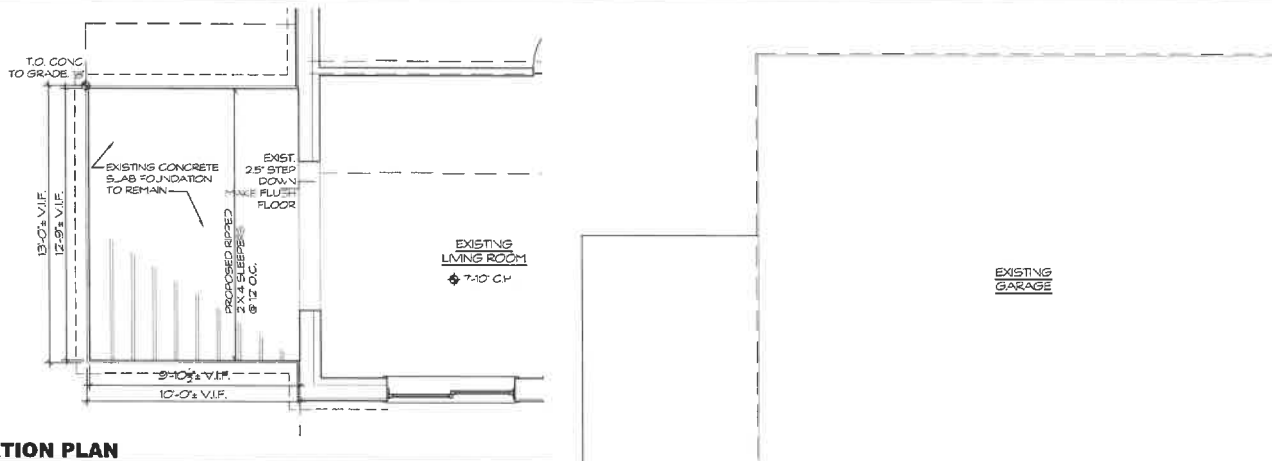
**614 Tower Bank Road
 Severna Park, MD 21140**

Project No.: 022032

DRAWING TITLE:
 EXISTING
 SECOND
 FLOOR PLAN
 SCALE: AS NOTED

AE1-2

**PERMIT SET
 06/29/22**



EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

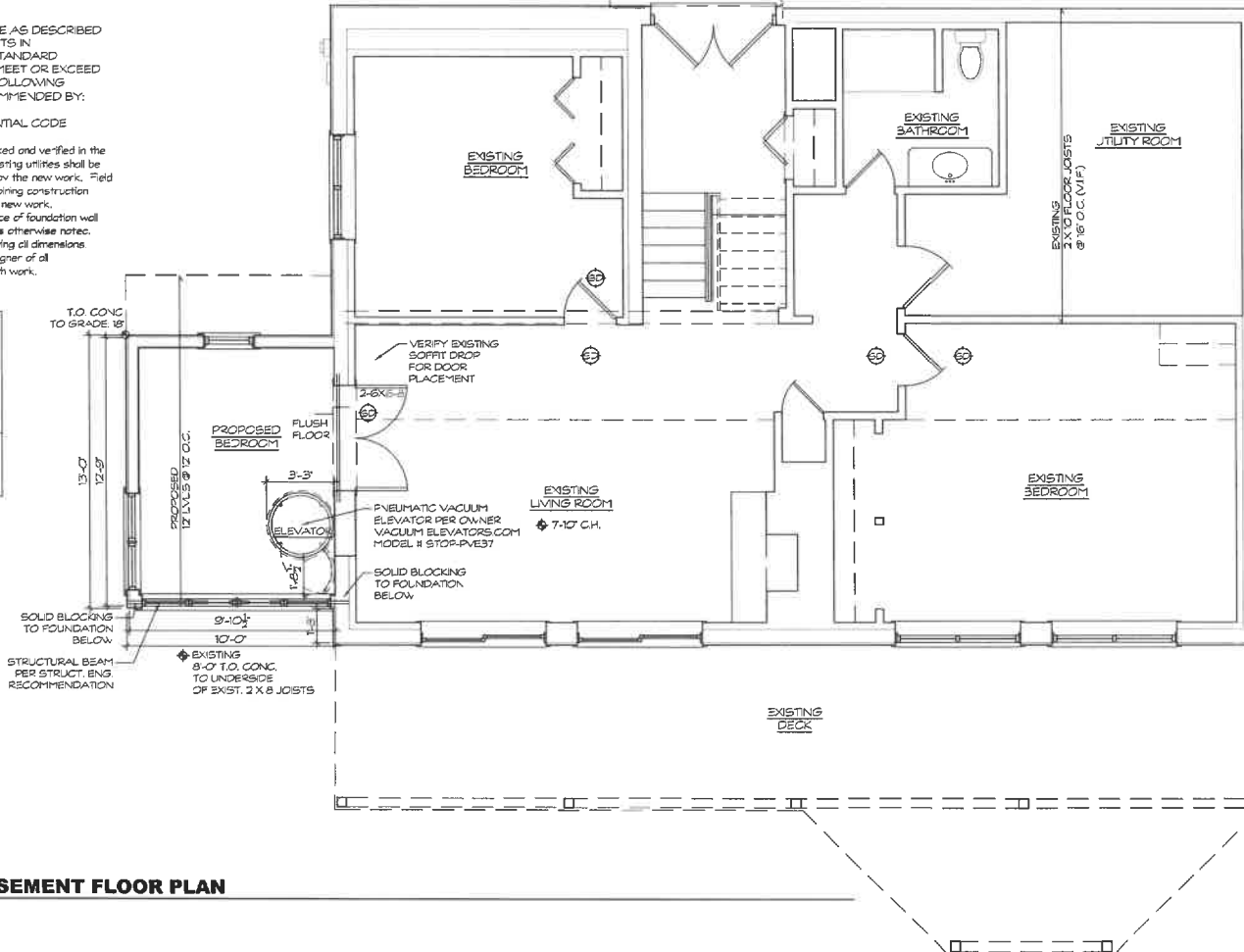
ALL CONSTRUCTION SHALL BE AS DESCRIBED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH GOOD STANDARD CONSTRUCTION AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODE(S) AS ADOPTED AND AMENDED BY: ANNE ARUNDEL COUNTY 2018 INTERNATIONAL RESIDENTIAL CODE EXISTING CONDITIONS

All existing conditions shall be checked and verified in the field before excavation is begun, existing utilities shall be located and protected as required by the new work. Field measurements shall be made of adjoining construction relative to the proper installation of new work.

1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform, unless otherwise noted.
2. Contractor responsible for verifying all dimensions. Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.

NOTE: NEW MECHANICAL SYSTEMS TO BE COORDINATED FOR EXISTING AND NEW SPACES BY HVAC SUBCONTRACTOR PER OWNER. TBD. ALL SYSTEMS TO BE MODIFIED PER ALL APPLICABLE LOCAL AND INTERNATIONAL CODES

NOTE: ALL EXISTING ELECTRICAL TO BE MODIFIED PER ALL APPLICABLE LOCAL AND INTERNATIONAL CODES



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



SEAL



KEY PLAN

Owner:
Mark and Maedy Egan
614 Tower Bank Road
Severna Park, MD 21146

Client / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
508 Myrtle Lane
Annapolis, Maryland 21012

PROJECT TITLE:
614 Tower Bank Road
Severna Park, Maryland

614 Tower Bank Road
Severna Park, MD 21146

Project No.: 022032

DRAWING TITLE:

PROPOSED BASEMENT FLOOR PLAN

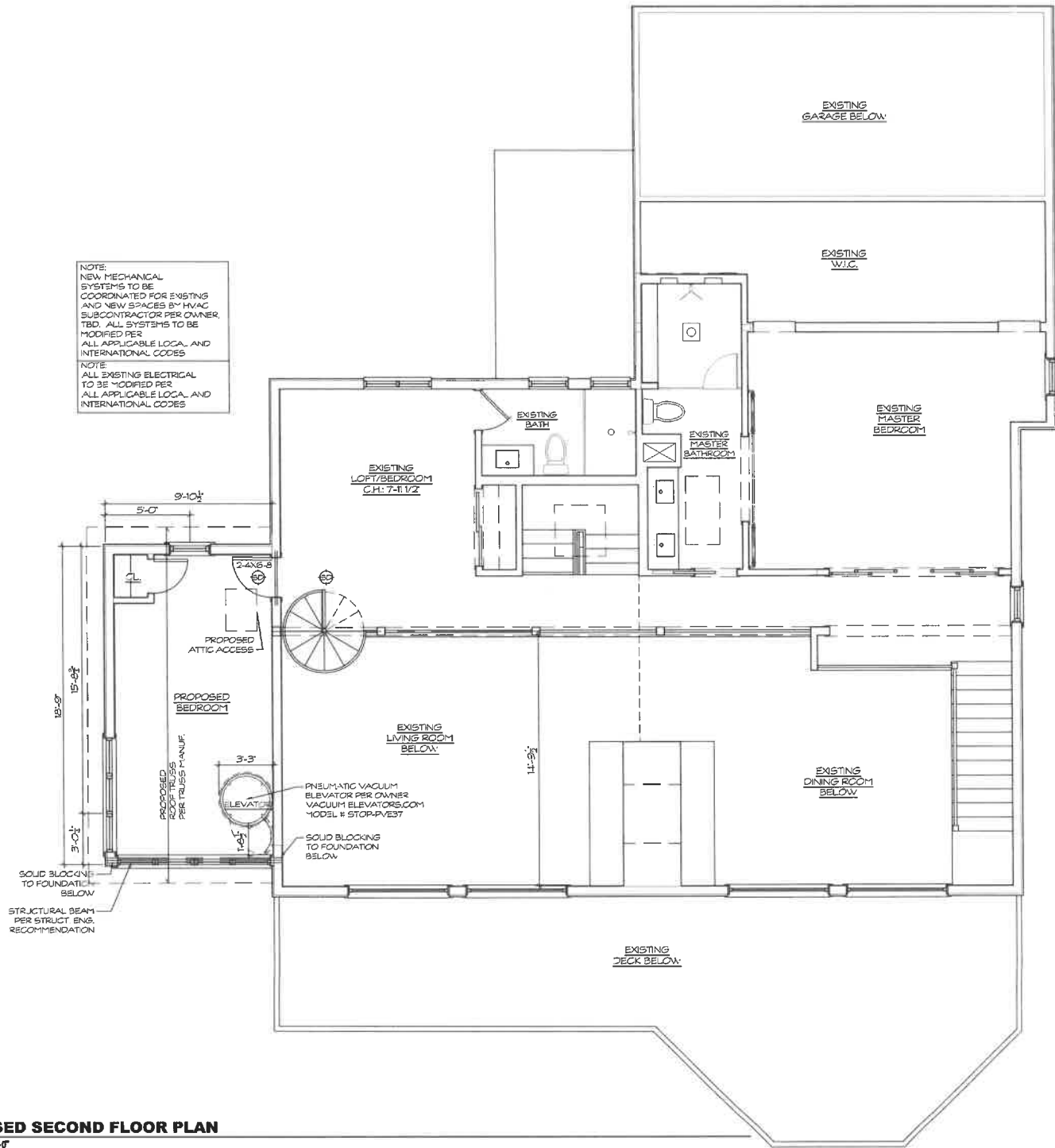
SCALE: AS NOTED

A1-0

PERMIT SET
06/29/22

NOTE:
NEW MECHANICAL SYSTEMS TO BE COORDINATED FOR EXISTING AND NEW SPACES BY HVAC SUBCONTRACTOR PER OWNER. TBD. ALL SYSTEMS TO BE MODIFIED PER ALL APPLICABLE LOCAL AND INTERNATIONAL CODES

NOTE:
ALL EXISTING ELECTRICAL TO BE MODIFIED PER ALL APPLICABLE LOCAL AND INTERNATIONAL CODES



SEAL



KEY PLAN

Owner:
Mark and Mealy Eton
614 Tower Bank Road
Savanna Park, MD 21146

Civil / Site:

Structural:
David J. Wallace, P.E.
721 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
510 Myrtle Lane
Annapolis, Maryland 21012

PROJECT TITLE:
614 Tower Bank Road
Savanna Park, Maryland

614 Tower Bank Road
Savanna Park, MD 21146

Project No.: 022032

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN
SCALE: AS NOTED

A1-2

PERMIT SET
05/29/22



SEAL



KEY PLAN

Owner:
Mark and Mabey Ealm
614 Tower Bank Road
Severna Park, MD 21166

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
218 Myrtle Lane
Annapolis, Maryland 21012

PROJECT TITLE:

**614 Tower Bank
Road**
Severna Park, Maryland

614 Tower Bank Road
Severna Park, MD 21149

Project No.: 022032

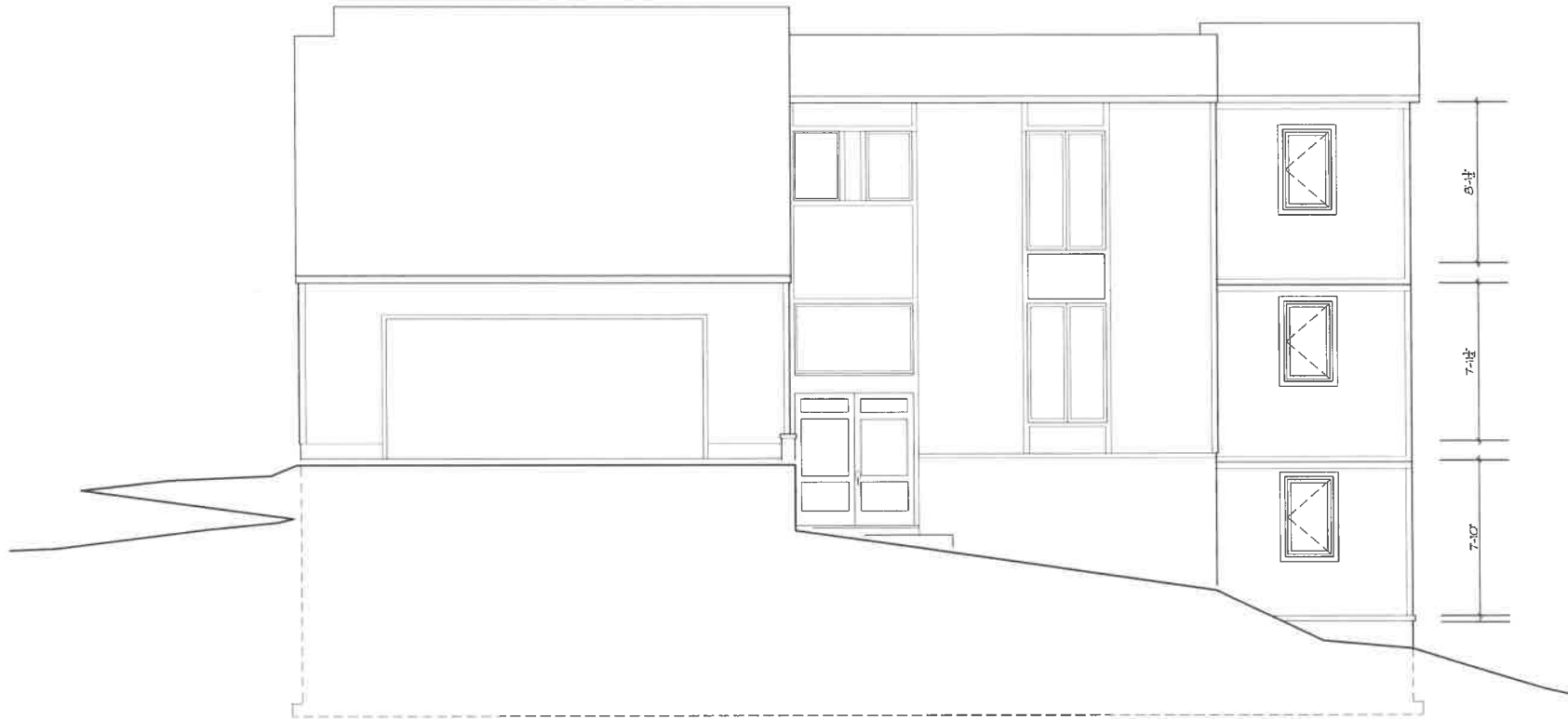
DRAWING TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

SCALE: AS NOTED

A2-1

PERMIT SET
05/29/22



PROPOSED STREET SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SIDE VIEW ELEVATION

SCALE: 1/4" = 1'-0"



SEAL



KEY PLAN

Owner:
 Alan and Mabody Eason
 814 Tower Bank Road
 Severna Park, MD 21148

Child / Site:

Structural:
 David J. Wallace, P.E.
 701 Chesapeake Avenue
 Annapolis, MD 21403

MEP:

General Contractor:

Designer:
 Amy Taylor Design & Drafting Services
 2188 Swift Lane
 Annapolis, Maryland 21012

PROJECT TITLE:
614 Tower Bank Road
 Severna Park, Maryland

614 Tower Bank Road
 Severna Park, MD 21148

Project No.: 022032

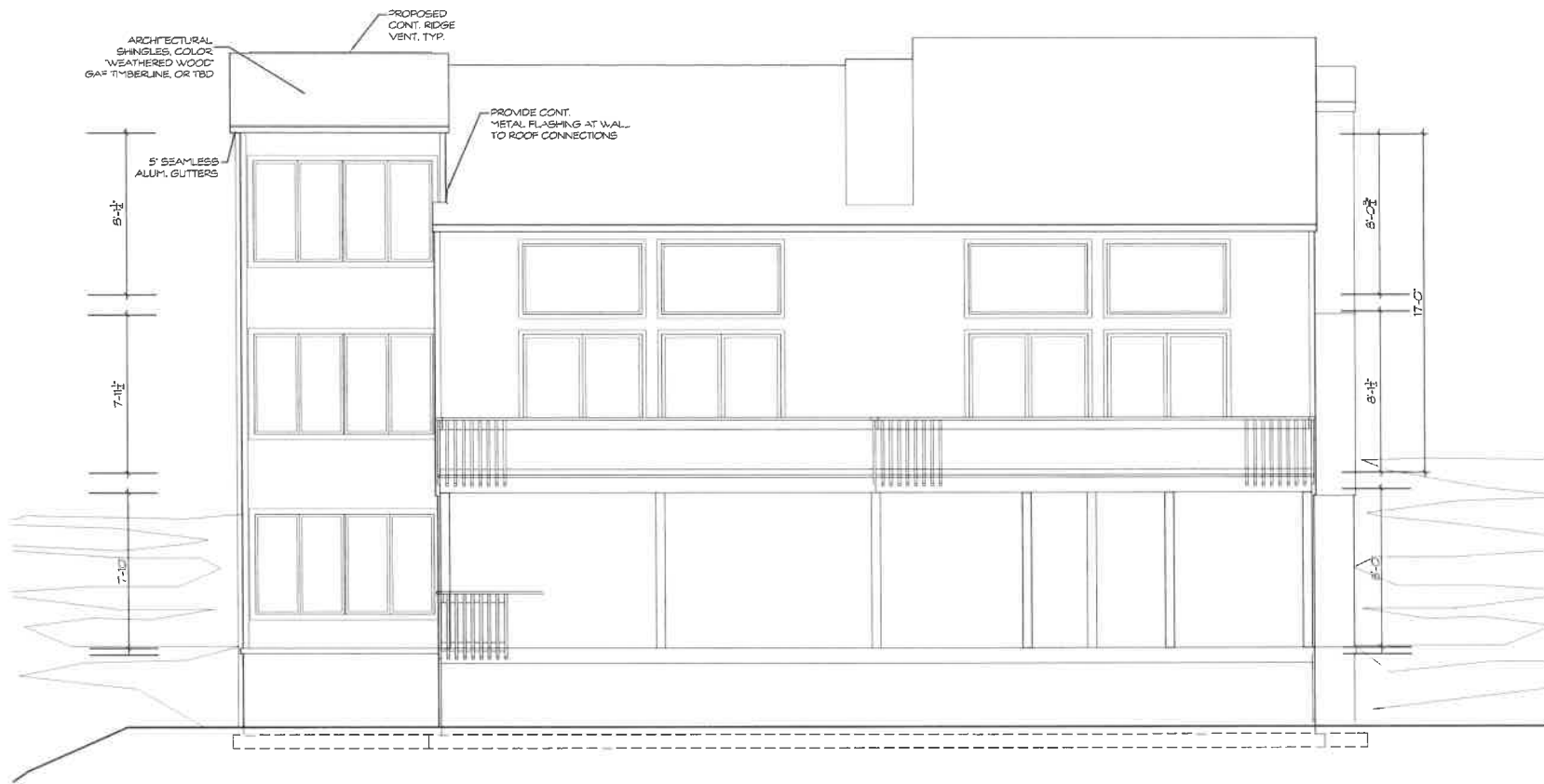
DRAWING TITLE:

PROPOSED EXTERIOR ELEVATIONS

SCALE: AS NOTED

A2-2

PERMIT SET
 06/29/22



PROPOSED WATER SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SEAL



KEY PLAN

Owner:
Mark and Maicoy Faler
814 Tower Bank Road
Severna Park, MD 21148

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
3198 Myrtle Lane
Annapolis, Maryland 21012

PROJECT TITLE:
614 Tower Bank Road
Road
Severna Park, Maryland

614 Tower Bank Road
Severna Park, MD 21148

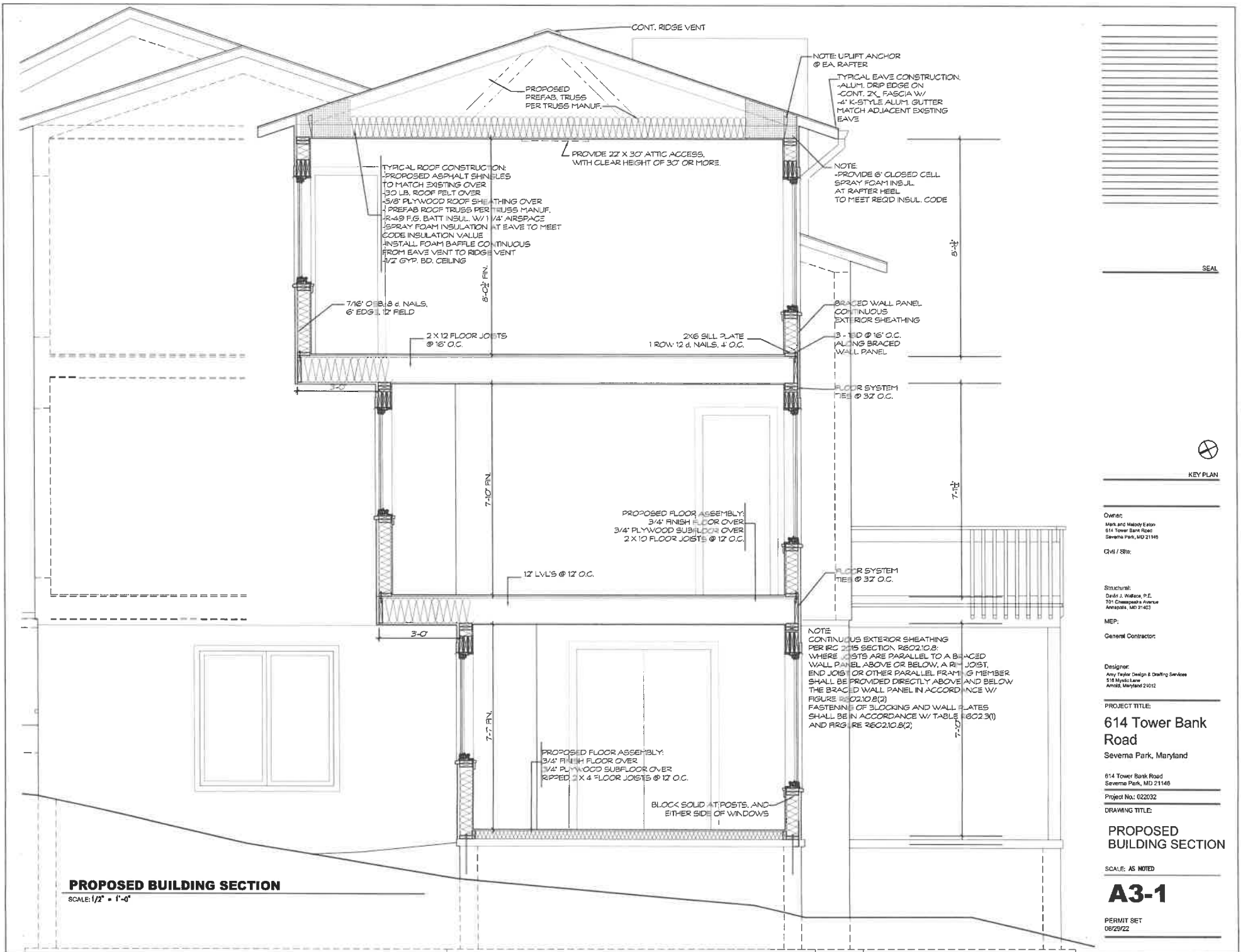
Project No.: 022032

DRAWING TITLE:

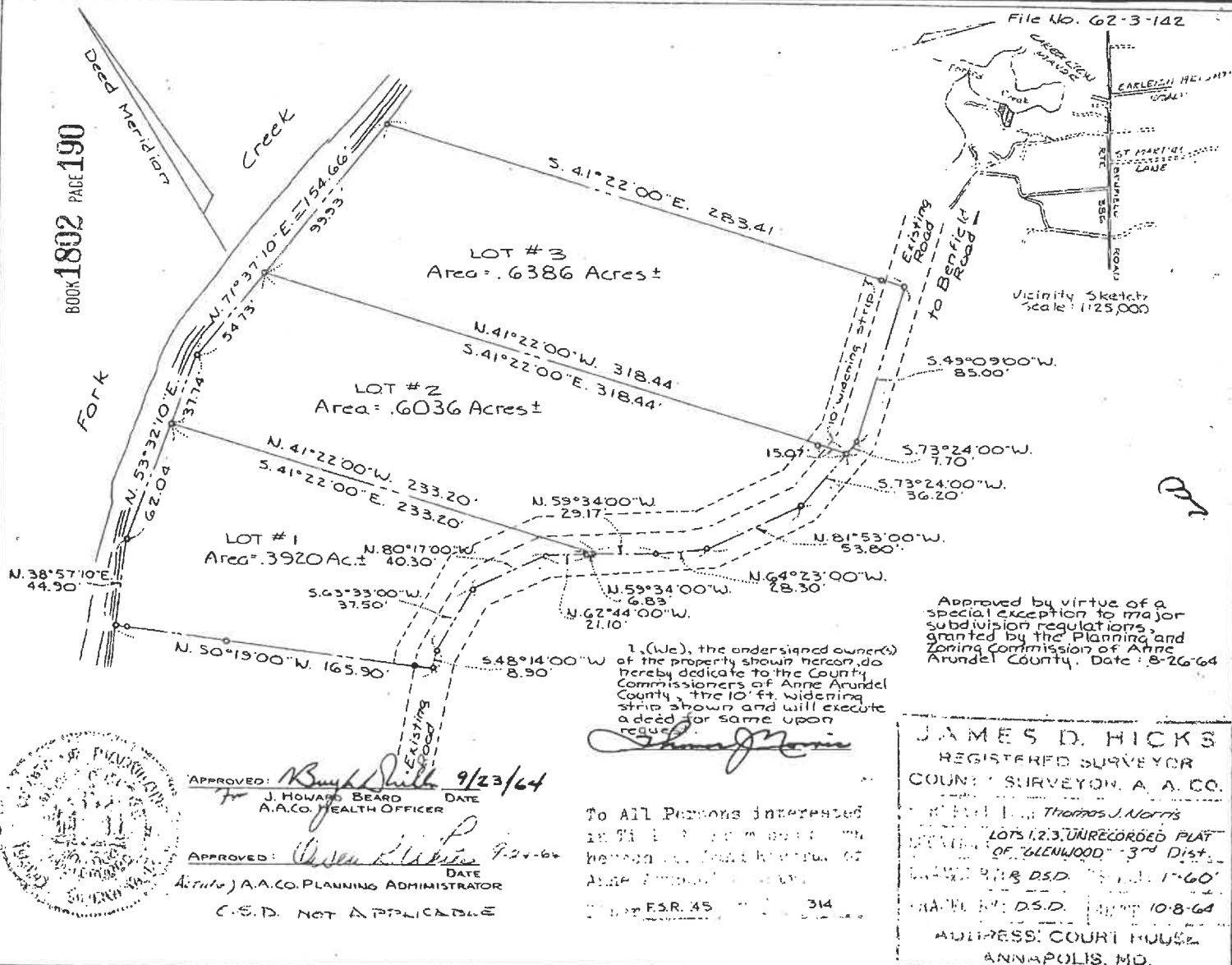
PROPOSED WATER SIDE ELEVATION
SCALE: AS NOTED

A2-3

PERMIT SET
06/29/22



PROPOSED BUILDING SECTION
SCALE: 1/2" = 1'-0"



Approved by virtue of a special exception to major subdivision regulations, granted by the Planning and Zoning Commission of Anne Arundel County, Date: 8-26-64

I, (We), the undersigned owner(s) of the property shown hereon, do hereby dedicate to the County Commissioners of Anne Arundel County, the 10' ft. widening strip shown and will execute a deed for same upon request.

James D. Hicks

APPROVED: *Raymond D. Beard* 9/23/64
J. HOWARD BEARD DATE
A.A.CO. HEALTH OFFICER

APPROVED: *James D. Hicks* 9-24-64
DATE
A.A.CO. PLANNING ADMINISTRATOR

C.S.D. NOT APPLICABLE

To All Persons interested in this property, the hereon shown hereby, do hereby certify that the same is a true and correct copy of the original as filed in the office of the Clerk of the Circuit Court for Anne Arundel County, Maryland.

ESR. 45 314

JAMES D. HICKS
REGISTERED SURVEYOR
COUNTY SURVEYOR, A. A. CO.

Witness: *Thomas J. Morris*
LOTS 1, 2, 3, UNRECORDED PLAT
OF "GLENWOOD" - 3rd Dist.
ANNAPOLIS, M.D. 11-17-60
ANNAPOLIS, M.D. 10-8-64
ADDRESS: COURT HOUSE
ANNAPOLIS, MD.





OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0051-P
DATE: 06/05/2024
OPZ STAFF: Jennifer Lechner
Kelly Krinetz

APPLICANT/REPRESENTATIVE: Melody & Mark Eaton / M.A.F. & Associates, LLC

EMAIL: MELODYBARI@GMAIL.COM / mforgen@aol.com

SITE LOCATION: 614 Tower Bank Road, Severna Park

LOT SIZE: 0.63 acres

ZONING: R1

CA DESIGNATION: LDA

BMA: YES

BUFFER: n/a

APPLICATION TYPE: Variance

The applicants are proposing to construct a 3-story addition (9.75' x 13' with 2-overhangs, max height of 25' 10.5") in the same location as the existing masonry screen porch.

The following variances are requested:

- Article 18-4-501 to allow the dwelling addition to be constructed as close as 12 ft to the eastern side lot line.
- Article 18-4-501 to allow the dwelling's combined side lot lines to be less than 40 ft.
- Article 17-8-201 to allow disturbance to slopes greater than 15% within the critical area LDA.

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 Critical Area Team:

No objection to the proposal provided the applicant can comply with all necessary standards for approval including need and minimization.

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 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.

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.