

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

**APPLICANT:** Todd Stephens

**ASSESSMENT DISTRICT:** 5th

**CASE NUMBER:** 2024-0117-V

**COUNCILMANIC DISTRICT:** 2nd

**HEARING DATE:** September 3, 2024

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicant is requesting a variance to allow a dwelling and associated facilities with less setbacks than required on property located at 1542 Hodges Avenue in Glen Burnie.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 8,294 square feet of land and is identified as Lot 61 of Parcel 273 in Block 3 on Tax Map 10 in the Shoreland subdivision.

The property is zoned R5 - Residential District as adopted by the comprehensive zoning for Councilmanic District 2, effective January 29, 2012. This is a non-waterfront property located within the Chesapeake Bay Critical Area with a designation of LDA - Limited Development Area. The site is currently unimproved.

**APPLICANT'S PROPOSAL**

The applicant seeks approval to construct a two story dwelling (height 30 feet) with a footprint of approximately 22' X 65' with associated facilities.

**REQUESTED VARIANCES**

§ 18-2-301(b) of the Anne Arundel County Zoning Code stipulates that an architectural feature that does not contain floor area such as a stoop that does not exceed 5' X 5' or steps required for access may extend no more than 3 feet into a required setback and be located no closer than 5 feet from any lot line. Several stoops and steps proposed require a variance to this provision as described below.

The proposed 4' X 7.66' stoop and steps on the south side of the proposed dwelling will be located as close as 21 feet from the front lot line, necessitating a variance of 1 foot from 18-2-301(b).

The proposed 4' X 7.66' stoop and steps on the west side of the proposed dwelling will be located as close as 3 feet from the side lot line, necessitating a variance of 2 feet from 18-2-301(b).

The proposed access steps attached to the stoop on the east side of the proposed dwelling will be located as close as 16.2 feet from the corner side lot line, necessitating a variance of 1 foot from 18-2-301(b).

## **FINDINGS**

The applicant explains that the lot at 50 feet is narrower than the required 60 feet and is also a corner lot. The corner lot setback in combination with the narrow nature of the lot forces a narrow house to be proposed. The proposed dwelling meets all the applicable R5 setbacks, but in doing so there is no room for access to the dwelling. As such, the stoop and steps are being proposed within the setbacks.

The **Department of Inspections and Permits (Engineering Division)** provided comments and based on the proposed site design does not support the request.

The **Health Department** commented that the property is served by public water and sewer facilities and has no objection to the request.

There is no evidence that the proposed variances would alter the essential character of the neighborhood or be detrimental to the public welfare. The variances would not appear to cause any adverse effects to neighboring properties and will not reduce forest cover in the LDA.

The construction of the dwelling on the site is constrained by the combination of being a corner lot and being narrow for a lot in the R5 District. These factors cause practical difficulties to the applicant in being able to develop the lot with an allowable residential use. The applicant has proposed a dwelling that is modest in size and the main footprint of the dwelling meets all required setbacks. The only part that requires a variance is the access stoops and steps. The Code provides allowances for these features to encroach into setbacks and the applicant has proposed to exceed these allowances by a small amount. It appears that the applicant has made every effort to comply with the regulations and the variances will provide for safe access to the dwelling. As such the variances are considered the minimum necessary to afford relief.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***approval*** of zoning variances to §18-2-301(b) to allow construction of the dwelling as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

## Bushman

530 Gallon  
Slimline Rainwater Harvesting Tank

### TOP VIEW

**STRAINER BASKET**  
Material: Polypropylene  
Color: Black  
Dimensions: 15" x 4"  
Mesh: 20x20 S.S.

**COVER**  
Material: Polypropylene  
Color: Black  
Diameter: 16"  
Inlet: 4" Knockouts (x2)  
Pre-cut (x1)

### SIDE VIEW

**TANK**  
Material: Polyethylene  
Baffles: 4

**OVERFLOW**  
Material: Polypropylene  
Diameter: 3" SDR 35

**FITTINGS**  
Type: Bulkhead  
Height: ① 2 1/4"  
Location: End Radius  
Diameter: 1" NPT

### PART NUMBERS

Black	Mocha
45503	45557
Dark Green	Dark Brown
40014	45756

Norwesco, Inc. | 4365 Steiner Street | St. Bonifacio, MN 55375-0439 | 800-328-3420

**GROUP ACREAGE**  
ALL SOILS FOR THIS SITE ARE Dwd 'A' SOILS (0.1073 AC.) AND Dwb 'A' SOILS (0.0831 AC.)

**ADJACENT PROPERTIES**  
ALL PROPERTIES SHOWN ON THIS MAP LIE WITHIN THE R5 ZONING DISTRICT.

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

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

**WATERSHED NOTE:**  
THIS SITE LIES ENTIRELY WITHIN THE PATAPSCO TIDAL WATERSHED.

**FEMA MAP NOTE**  
THIS SITE DOES NOT LIE WITHIN A 100 OR 500 YEAR FEMA FLOOD PLAIN

**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.

**CERTIFICATION NOTE:**  
THE LOCATION OF FEATURES SHOWN ON THE RESOURCE MAP HAVE BEEN FIELD VERIFIED.

**RAINWATER HARVESTING TANK DEWATERING NOTE:** THE TANKS ARE TO BE UTILIZED FOR YARD AND FLOWER BED IRRIGATION. DEWATERING OF THESE TANKS ARE REQUIRED BETWEEN STORM EVENTS IN ORDER FOR THE REQUIRED STORAGE TO BE AVAILABLE FOR FUTURE STORM EVENTS. A STABLE DISCHARGE SHALL BE PROVIDED TO FERTILIZERS AREAS DURING DEWATERING.

**SWM NOTES**

- THE RECHARGE VOLUME FOR THE 0.0489 ACRES OF IMPERVIOUS AREA IS TREATED BY MEETING THE TARGET RCN AND TARGET PE AS WELL AS PROVIDING THE REQUIRED ESDV. WE REACHED THE TARGET RCN AND PE BY UTILIZING ROOFTOP, NON ROOFTOP DISCONNECTS AND 4 RAINWATER HARVESTING TANKS FOR THE PROPOSED DWELLING. THESE ESDs PROVIDING FOR THE REQUIRED ESDV. THE PROVIDED ESDs WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS SET FORTH IN THE SWM MANUAL.
- THE WATER QUALITY VOLUME FOR THE 0.1904 ACRES OF SITE AREA IS TREATED BY MEETING THE TARGET RCN AND TARGET PE AS WELL AS PROVIDING THE REQUIRED ESDV. WE REACHED THE TARGET RCN AND PE BY UTILIZING ROOFTOP, NON ROOFTOP DISCONNECTS AND 4 RAINWATER HARVESTING TANKS FOR THE PROPOSED DWELLING. THESE ESDs PROVIDING FOR THE REQUIRED ESDV. THE PROVIDED ESDs WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS SET FORTH IN THE SWM MANUAL.
- THE CHANNEL PROTECTION VOLUME IS NOT REQUIRED FOR THIS SITE MEETING THE TARGET RCN AND TARGET PE AS WELL AS PROVIDING THE REQUIRED ESDV.
- OVERBANK FLOOD PROTECTION VOLUME FOR THIS SITE IS NOT REQUIRED BASED ON THE SITE HAVING A DIRECT DISCHARGE TO A COUNTY CLOSED STORM DRAIN SYSTEM.
- EXTREME FLOOD IS NOT REQUIRED BASED ON THE SITE HAVING A DIRECT DISCHARGE TO A COUNTY CLOSED STORM DRAIN SYSTEM.

**STORMWATER MANAGEMENT NOTE**  
THIS GRADING PERMIT #052024 WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORM WATER MANAGEMENT. STORM WATER 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. ESD TO MEP WAS ACHIEVED THROUGH THE UTILIZATION OF ROOFTOP AND NON ROOFTOP DISCONNECTS AND 4 RAINWATER HARVESTING ESDs LOCATED AROUND THE DWELLING TO PROVIDE THE REQUIRED ESD VOLUME FOR THE SITE. WE HAVE MINIMIZED THE AMOUNT OF LOT COVERAGE.

**CUT AND FILL STATEMENT**  
CUT AND FILL QUANTITIES SHOWN ON THESE PLANS ARE AN ESTIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT CUT AND FILL NUMBER FOR THIS PROJECT.

**TEMPORARY AND PERMANENT STABILIZATION MEASURES NOTE:**  
TEMPORARY INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN

- 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

IF 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'.

**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 HAUL 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.

**SHORELAND PLAT BK.# 2, FOLIO 8**  
PROP. 20'x20' TEMP STOCKPILE AREA (MAX 15' HIGH, 2:1 SIDE SLOPE) TEMPORARILY STABILIZE STOCKPILE AREA PER STABILIZATION SPECIFICATIONS OR COVER WITH PLASTIC TARP AND ANCHORS AT END OF WORK DAY.

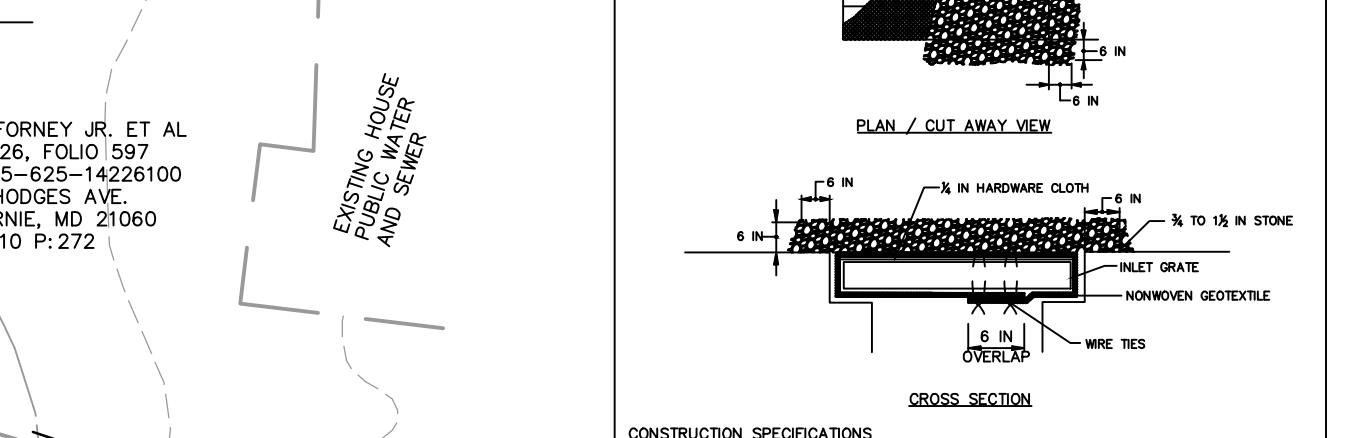
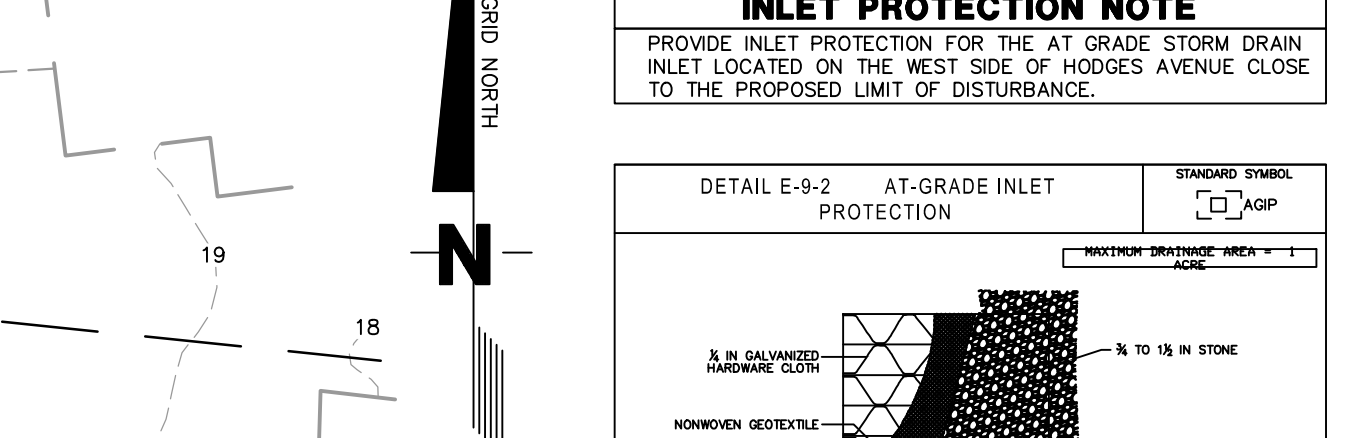
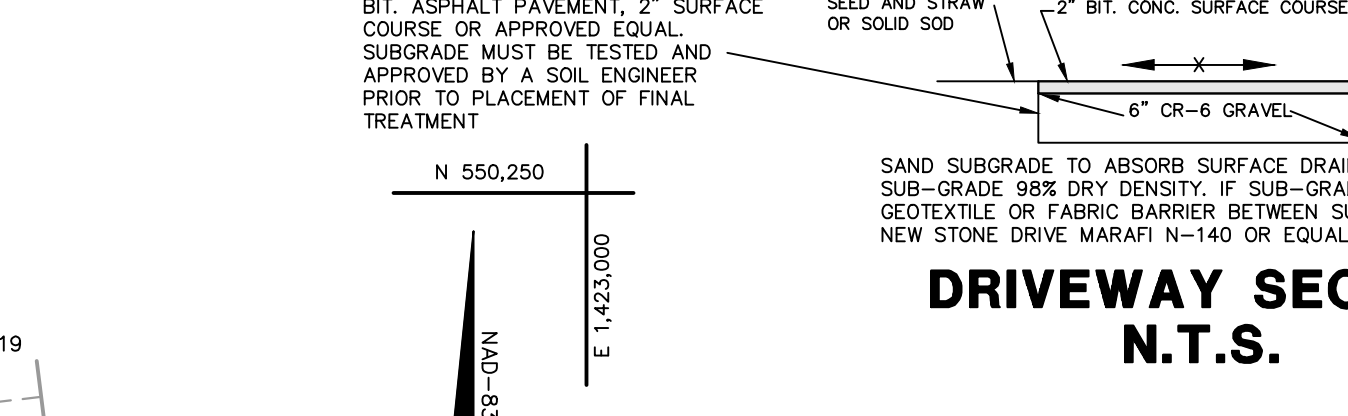
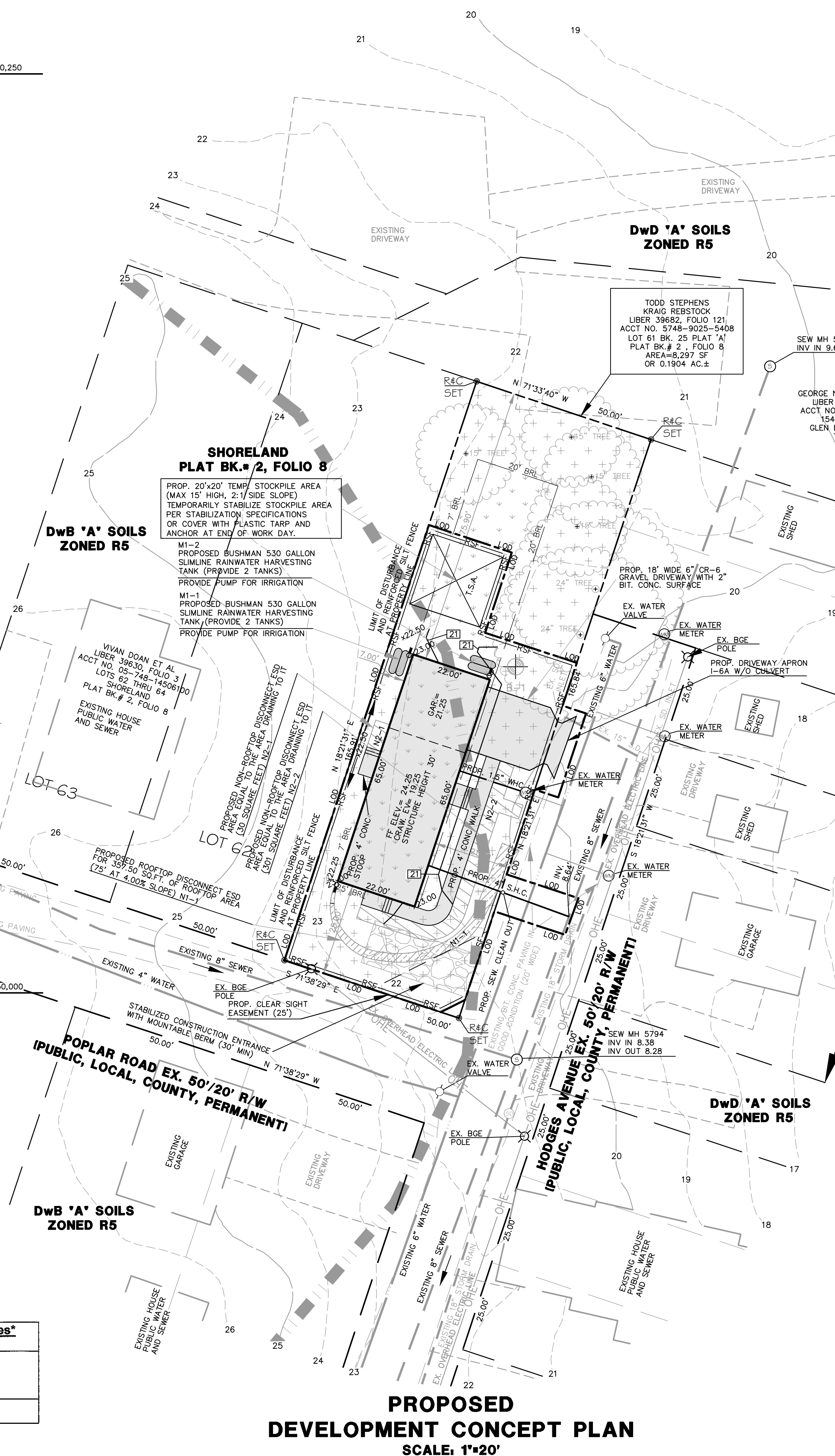
M1-2 PROPOSED BUSHMAN 530 GALLON SLIMLINE RAINWATER HARVESTING TANK (PROVIDE 2 TANKS) PROVIDE PUMP FOR IRRIGATION

M1-1 PROPOSED BUSHMAN 530 GALLON SLIMLINE RAINWATER HARVESTING TANK (PROVIDE 2 TANKS) PROVIDE PUMP FOR IRRIGATION

**AUGER PROBE SUMMARY**

Auger Probe #	Depth	Description	Infiltration Rates* in/hr
B-1	0.0'-10.0'	Stiff Brown clay, silt, and sand USC: (ML-CL) USDA: (Sandy Clay Loam) water table encountered at 5 feet below existing grade	0.17

\* Based on USDA Guide Lines



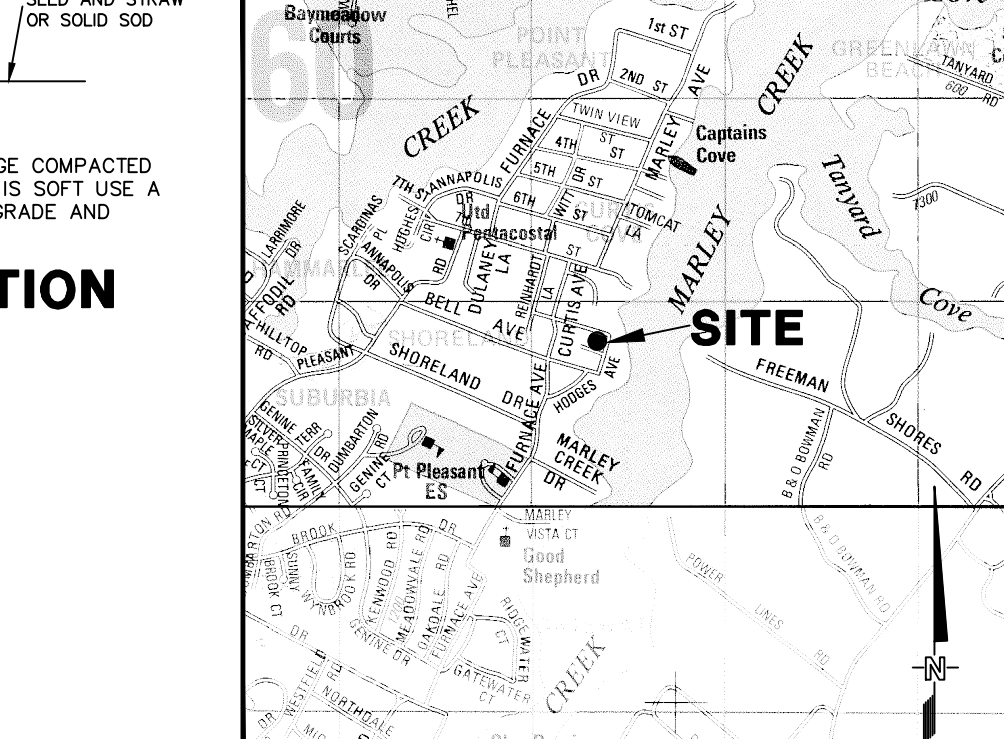
**STORMWATER MANAGEMENT SUMMARY TABLE**

MINIMUM SIZING CRITERIA	SYMBOL	VOLUME REQUIRED (ACRE- FEET)	STORMWATER MANAGEMENT PRACTICE	NOTES
WATER QUALITY VOLUME	(WQV)	0.0044	RAINWATER HARVESTING, ROOFTOP DISCONNECTS AND NONROOFTOP DISCONNECTS	
RECHARGE VOLUME	(REV)	0.0017	RAINWATER HARVESTING, ROOFTOP DISCONNECTS AND NONROOFTOP DISCONNECTS	
CHANNEL PROTECTION STORAGE VOLUME	(CpV)	N/A	N/A	NOT REQUIRED BASED ON MEETING TARGET P <sub>e</sub>
OVERBANK FLOOD PROTECTION	(Op10)	N/A	N/A	NOT REQUIRED BASED ON DISCHARGE TO A COUNTY OWNED CLOSED STORM DRAIN SYSTEM
EXTREME FLOOD	(OJ)	N/A	N/A	NOT REQUIRED BASED ON DISCHARGE TO A COUNTY OWNED CLOSED STORM DRAIN SYSTEM

**1 YR. STORM RUNOFF TABULATION TO EACH ESD PRACTICE SUMMARY SHEET**

STRU_NAME	DEVICE DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (ACRES)	WQV (AC-FT) (SEE NOTE 5)	RUNOFF FROM 1 YEAR 24 HOUR STORM	ESDV PROVIDED
N1-1	0.0082 AC.	0.0082 AC.	0.0018 AC. FT.	78.40 C.F.	55 C.F.
N2-1	0.0007 AC.	0.0007 AC.	0.0001 AC. FT.	4.35 C.F.	75.50 C.F.
N2-2	0.0069 AC.	0.0069 AC.	0.0015 AC. FT.	65.34 C.F.	75.50 C.F.
M1-1	0.0082 AC.	0.0082 AC.	0.0018 AC. FT.	152.46 C.F.	142 C.F.
M2-2	0.0164 AC.	0.0164 AC.	0.0035 AC. FT.	152.46 C.F.	142 C.F.

**OUTFALL STATEMENT**  
A FIELD INVESTIGATION OF THE OUTFALL WAS PERFORMED ON MAY 10, 2024 BY M.A.F. AND ASSOCIATES LLC. THE OUTFALL FOR THE SITE IS AT THE EASTERN PORTION OF THE PROPERTY AT THE FRONT OF THE PROPOSED RUNOFF DISCHARGES DIRECTLY INTO A CLOSED STORM DRAIN SYSTEM LOCATED WITHIN HODGES AVENUE. THIS STORM DRAIN SYSTEM DISCHARGES INTO TIDAL WATERS (MARLEY CREEK). THIS OUTFALL IS A WELL VEGETATED AREA WITH NO FLOODING OR EROSION PRESENT. THIS IS CONSIDERED AN ADEQUATE OUTFALL.



**SITE DATA**

PROPERTY ADDRESS: 1542 HODGES AVE. GLEN BURNIE, MD 21061

OWNER: TODD STEPHENS PHONE NUMBER: 443-221-5105  
KRAIG REBSTOCK EMAIL: owen.r.stephens@gmail.com  
1034 OAK TREE LANE ANNAPOLIS, MD 21409

DEVELOPER: KER REMODELING, INC PHONE NUMBER: 443-221-5105  
TODD STEPHENS EMAIL: owen.r.stephens@gmail.com  
1034 OAK TREE LANE ANNAPOLIS, MD 21409

EXISTING USE: VACANT PROPOSED USE: RESIDENTIAL

EXISTING ZONING: R5 SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'

TAX MAP: 10 BLOCK: 03 PARCEL: 273 LOT: 61

ASSESSMENT DISTRICT: 5TH

TAX ACCOUNT NUMBER: 5748-9025-5408

CRITICAL AREA: LDA

PREDOMINANT SOIL TYPE: Dwd 'A' SOILS

TOTAL SITE AREA: 0.1904 ACRES 8,294 SQUARE FEET

EXISTING IMPERVIOUS: 0 ACRES 0 SQUARE FEET

PROPOSED IMPERVIOUS: 0.0489 ACRES 2,131 SQUARE FEET

TOTAL DISTURBED AREA: 0.1377 ACRES 5,999 SQUARE FEET

CUT: 269 CUBIC YARDS

FILL: 111 CUBIC YARDS

AREA VEGETATIVELY STABILIZED: 0.0888 ACRES 430 SQUARE YARDS

AREA OF MECHANICAL STABILIZATION: 0.0489 ACRES 237 SQUARE YARDS

PROPOSED STRUCTURE HEIGHT: 30 FEET

PARKING SPACES REQUIRED: 2 PROVIDED: 2

PROPOSED STRUCTURE COVERAGE: 1,430 SQUARE FEET = 17.24%

**SITE TABULATION**

TOTAL SITE AREA: 0.1904 ACRES

TOTAL SITE AREA PER H.S.G.: 'A' SOILS 0.1904 ACRES

TOTAL EXISTING IMPERVIOUS: 0 ACRES

TOTAL PROPOSED IMPERVIOUS: 0.0489 ACRES

EXISTING IMPERVIOUS RATIO: 0:1 (SITE AREA)

PROPOSED IMPERVIOUS RATIO: 25.68:1 (SITE AREA)

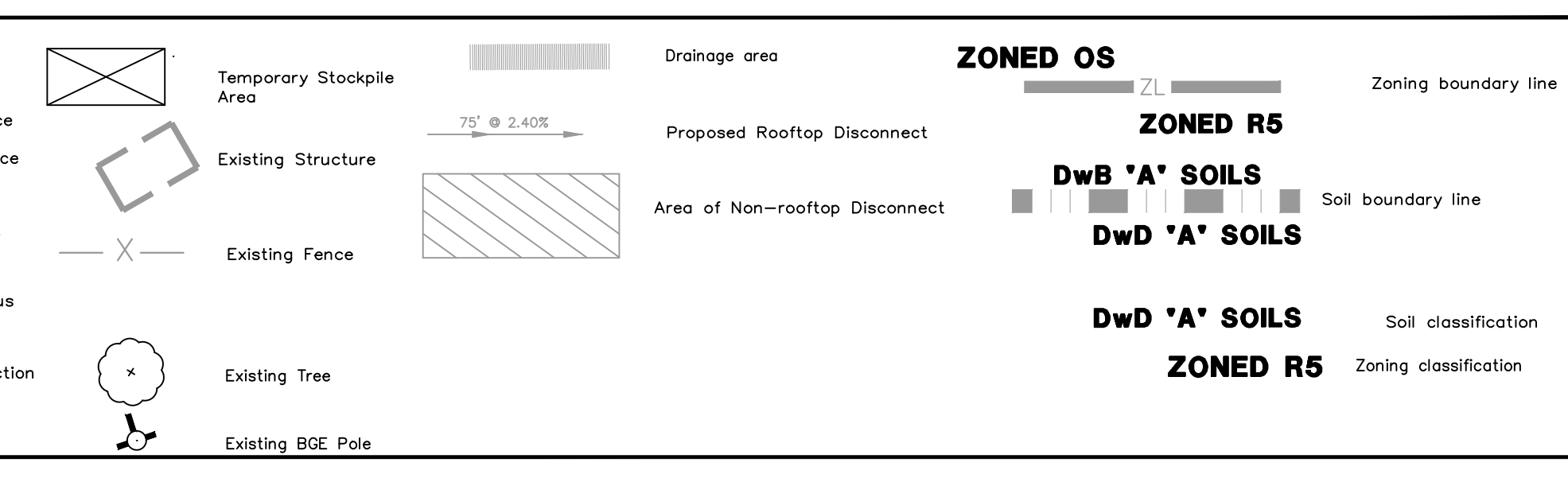
**SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATIONS (LDAI)**

- Total site area: 8,294 s.f. or 0.1904 AC.
- Total lot coverage allowed: 31.25% or 2,591 s.f.
- Hydrologic Soil Group Acreage: SOIL GROUP 'A' 0.1904 ac.
- Total woods on site: 2,197 square feet or 26.49% of the site.
- Total woods permitted to be cleared: up to 2.97 sq ft per 17'-8"-601(1)
- 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: 15% or 1,244 square feet.
- Total existing lot coverage: 0 s.f.
- Total proposed lot coverage: House 1,430 s.f.  
Drive: 370 s.f.  
Front walk: 301 s.f.  
Rear walk: 30 s.f.  
Total: 2,131 s.f. = 25.69% of the site
- Total lot coverage after construction: 2,131 s.f. = 25.69% of the site
- Total afforestation required: 0 square feet

**OWNER, DEVELOPER AND APPLICANT INFORMATION**

**OWNER:**  
TODD STEPHENS  
KRAIG REBSTOCK  
1034 OAK TREE LANE  
ANNAPOLIS, MD 21409  
PHONE NUMBER: 443-221-5105  
EMAIL: owen.r.stephens@gmail.com

**DEVELOPER/APPLICANT:**  
KER REMODELING, INC  
TODD STEPHENS  
1034 OAK TREE LANE  
ANNAPOLIS, MD 21409  
PHONE NUMBER: 443-221-5105  
EMAIL: owen.r.stephens@gmail.com



**REVISIONS**

NO.	DESCRIPTION	APPROVED BY	DATE

**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**

PROJECT NUMBER: **SHORELAND, PLAT A LOT 61**

**1542 HODGES AVE. GLEN BURNIE MD 21060**

TAX MAP 10 BLOCK 03 PARCEL 273 TAX ACCOUNT # 5748-9025-5408 ZONING: R5

DATE: MAY 28, 2024 ANNE ARUNDEL COUNTY, MARYLAND

**SHEET 1 of 1**

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

May 29, 2024

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

**RE: Shoreland, Plat A, Lot 61  
1542 Hodges Avenue, Glen Burnie MD 21060**

Dear Planner:

Please accept this submittal of a variance for the above referenced project. We are proposing to construction of a new single-family detached dwelling and associated site improvements on the above referenced property. The proposed dwelling is a 2-story dwelling with a height of 30'. The structure has a footprint of 22' x 65' and is setback 25' from the front property line, 75.90' from the northern rear property line, 7' from the western side property line and 21' from the side street property line. This proposal will require a zoning variance to allow development within the front and side lot line setback for stoops that exceed 3' into the setback and are closer than 5' from the side property line.

Please note this is an R5 zoned property and therefore we are holding setbacks that are required per this section of the code is 25' front, 20' rear, 20' side street lot lines and 7' from the side lot lines.

**Pre-File comments:**

**Zoning:** Zoning – Undersized lot create a practical difficulty in providing access to dwelling.

**Our response:** No response required.

**Engineering:**

1. There are two rainwater harvesting proposed for this project. How is the water re-used and show the area of the dedicated use? For example, if the water is used for irrigation purposes, need to call out the area on the plan and it should be a dedicated use. The water shall not cause downstream flooding or nuisance flooding to neighboring properties, please show and label.

**Our response:** A grading plan has been submitted for this project. The grading and sediment control plan shows the area of irrigation for the water captured by the two rainwater harvesting tanks.

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

**Our response:** The site outfall is shown on the submitted grading and sediment control plan.

3. Stormwater management will be addressed through rooftop disconnection and two rainwater harvesting.

**Our response:** Correct

4. 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:** This was addressed with the submitted grading permit application.

5. The site to ensure that any existing downstream flooding including nuisance flooding issues will be exacerbated by the proposed development.

**Our response:** Noted

6. 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:** Noted

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

**Our response:** Correct

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

**Our response:** Noted

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

**Our response:** Correct

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

**Our response:** Noted

The required zoning variance is stated below.

***WE REQUEST A VARIANCE TO ARTICLE 18-2-301(b) THAT REQUIRES STEPS REQUIRED FOR ACCESS, OR STOOP THAT DOES NOT EXCEED FIVE FEET BY FIVE FEET, MAY EXTEND NO MORE THAN THREE FEET INTO A REQUIRED SETBACK AND BE LOCATED NO CLOSER THAN FIVE FEET FROM ANY LOT LINE.***

***WE ARE REQUESTING A 1' VARIANCE TO ALLOW THE PROPOSED 4'X7.66' STOOP AND STEPS TO ENCROACH THE FRONT YARD SETBACK.***

***WE ARE REQUESTING A 1' VARIANCE TO ALLOW THE PROPOSED 4'X7.66' STOOP AND STEPS TO ENCROACH THE SIDE YARD SETBACK. WE ARE REQUESTING A 2' VARIANCE TO ALLOW THIS STOOP AND STES TO BE AS CLOSE AS 3' TO THE PROPERTY LINE.***

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 undersized (lot width of 50') legal lot. The lot is only 50' wide and is a corner lot. Since this is a corner lot there is a side street setback of 20'. The required setback forces a narrow house to be proposed. There must be access into the house and because of the narrow nature of the buildable are the proposed stops are proposed within the required setback. 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 a variance. If a variance is not granted, we would be required to construct a house less than the 22' wide house being proposed. We feel this would not be in keeping with the community.

**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 stops and steps are minimal in size. No other variances for the house are being requested. We feel this is a minimal impact to these 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 that have been constructed on corner lots.

**(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.

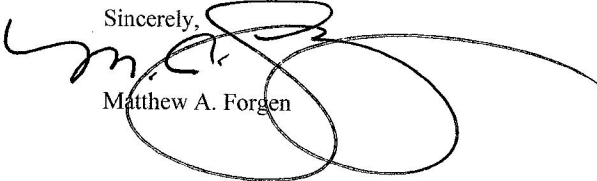
**(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:** The property is located within the LDA portion of the critical area will not reduce forest cover. No tree removal is being proposed with this application.

**(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 LDA 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 be required to provide storm water management through the permitting process. Storm water discharges into a closed storm drain system located within Hodges Avenue.

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

Sincerely,

  
Matthew A. Forgen

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: 6-14-2024

Tax Map #	Parcel #	Block #	Lot #	Section
10	273	3	61	

FOR RESUBMITTAL ONLY

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

\*Complete Only Page 1  
General Project Information

Tax ID: 5748-9025-5A08

Project Name (site name, subdivision name, or other) SHORELANDS, PLAT A

Project location/Address 1542 HODGES AVE.

City GLEN BURHIE MD Zip 21060

Local case number

Applicant: Last name STEPHENS First name TODD

Company

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

CONSTRUCTION OF A SINGLE FAMILY DWELLING

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		8294
RCA Area		0
Total Area		8294

Total Disturbed Area  Acres  Sq Ft

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2197	Existing Lot Coverage		0
Created Forest/Woodland/Trees		0	New Lot Coverage		2131
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		2131

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

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		5999	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



# **Shoreland, Plat A, Lot 61**

**1542 Hodges Ave. Glen Burnie, MD 21060**

## **CRITICAL AREA REPORT**

**PREPARED BY:**

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

**55 Jones Station Road, W.**

**Severna Park, MD 21146**

**443-864-8589**

**June 14, 2024**

## **INTRODUCTION**

The lot is located at 1542 Hodges Ave. Glen Burnie, MD 21060. This is a legal lot as defined by Article 17-1-101 (63). The property owner is proposing a new single-family dwelling that falls within the front and rear yard setbacks within a R5 zoning area.

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 unimproved single-family dwelling lot. The lot is a R5 zoned lot. The lot is partially clear of trees or woody vegetation. The site is 26.49% wooded. The property slopes slightly towards Hodges Avenue right of way. The slope is approximately 3-4%+ to the eastern side of the property.

There was no wildlife seen around the property at the time of inspection. It is expected that there is very little to no wildlife use of the property since it is a non-waterfront infill lot.

### **PROPOSED DEVELOPMENT**

We are proposing a new single-family dwelling that falls within the front and rear yard setbacks within a R5 zoning district.

### **STORMWATER MANAGEMENT**

During construction, sediment and erosion control measures will be employed. Storm water management will be provided with the required Grading and Sediment Control Permit application.

### **IMPACT MINIMIZATION**

Due to the unique lot characteristics (lot size and lot width) and need for safe access into the structure, we feel that this development plan demonstrates a minimal impact on the environment.

## **HABITAT PROTECTION AREAS**

There are no habitat protection areas on this property.

## **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	8,294 sf
Existing woodland	2,197sf
Proposed clearing	0 sf
Proposed planting	to be determined
Existing impervious coverage prior to the proposed lot coverage	0 sf
Allowed lot coverage	2,591 sf
Proposed lot coverage	2,131 sf
Proposed lot coverage reduction	0 sf
Existing and proposed lot coverage	2,131 sf

## **CONCLUSIONS**

The lot in question is a legal lot located in an established community. It's not possible to construct the proposed dwelling with safe access into the structure without the need for the requested zoning variances. This is based on the size and width of the lot.

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 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



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: 6-14-2024

Tax Map #	Parcel #	Block #	Lot #	Section
10	273	3	61	

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 5748-9025-5A08

Project Name (site name, subdivision name, or other) SHORELANDS, PLAT A

Project location/Address 1542 HODGES AVE.

City GLEN BURHIE MD Zip 21060

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

Applicant: Last name STERLENS First name TODD

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

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

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Buffer Disturbance		0	Buffer Forest Clearing		0
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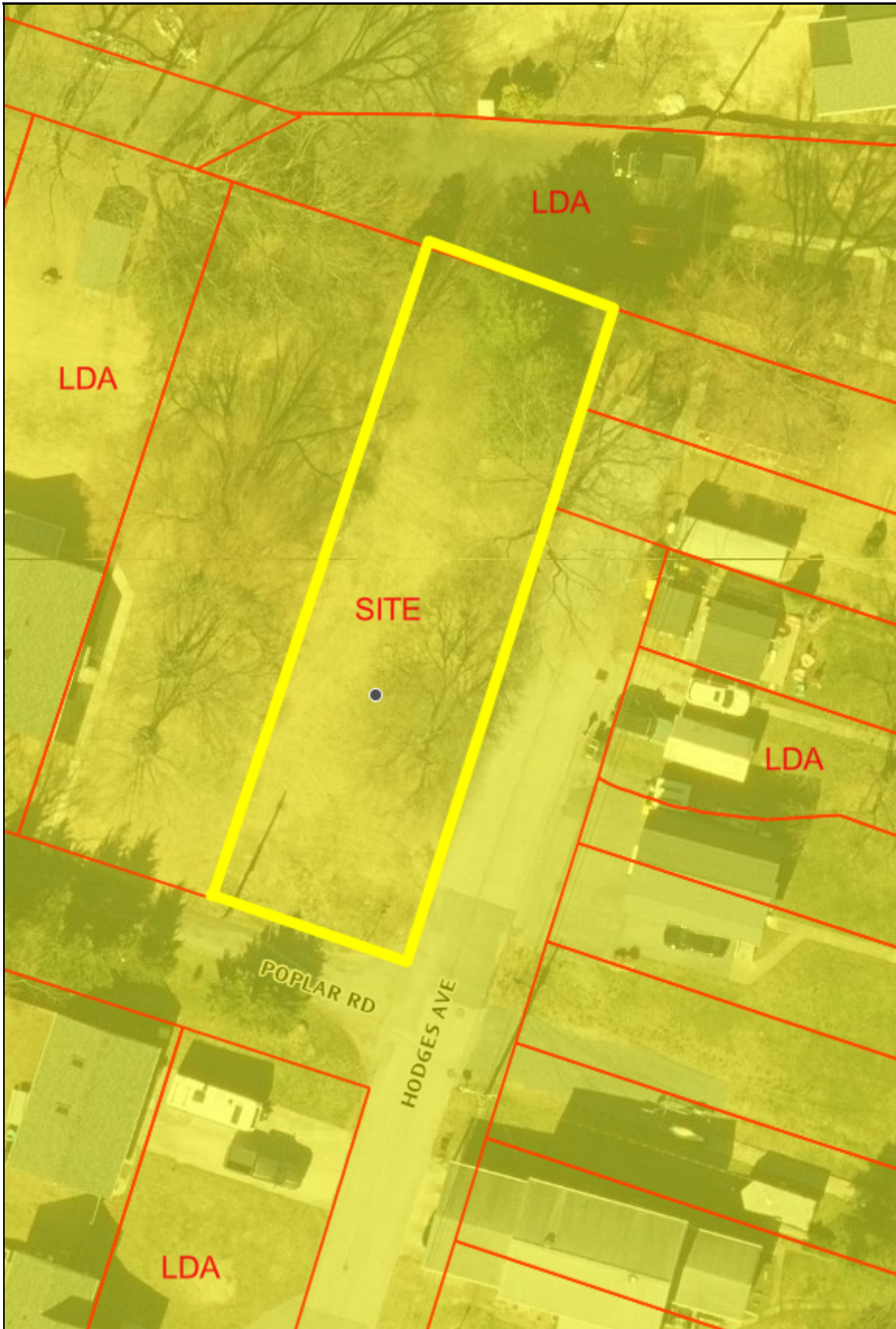
Variance Type

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

# 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
- Schools and Gov Label
- Parks Label
- County Boundary
- Orthophoto 2023

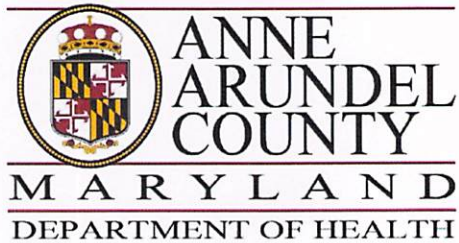


0 45 90 ft

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.  
DO NOT USE FOR NAVIGATION.  
Esri, NASA, NGA, USGS, FEMA



Notes



J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

### MEMORANDUM

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health *BC*

DATE: June 27, 2024

RE: Todd Stephens  
1542 Hodges Avenue  
Glen Burnie, MD 21060

NUMBER: 2024-0117-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling and associated facilities with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



# 2024-0117-V

Menu Cancel Help

Task Details I and P Engineering

**Assigned Date**

06/20/2024

**Assigned to**

Habtamu Zeleke

**Current Status**

Complete w/ Comments

**Action By**

Habtamu Zeleke

**Comments**

Variance request: variances for a setback for constructing two single-family dwellings.

Comments:

1. There are two rainwater harvesting proposed for this project. How is the water re-used and show the area of the dedicated use? For example, if the water is used for irrigation purposes, need to call out the area on the plan and it should be a dedicated use. The water shall not cause downstream flooding or nuisance flooding to neighboring properties, please show and label.
2. Identify site outfall to review the site plan and provide feedback regarding potential impact.
3. Stormwater management will be addressed through rooftop disconnection and two rainwater harvesting.
4. 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.
5. The site to ensure that any existing downstream flooding including nuisance flooding issues will be exacerbated by the proposed development.
6. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
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. Based on the plan provided, it appears that the property will be served by public sewer and water.
10. Based on the above comments and proposed site design, this office does not support this request.

**End Time**

**Billable**

No

**Time Tracking Start Date**

In Possession Time (hrs)

**Estimated Hours**

0.0

**Comment Display in ACA**

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Task Specific Information

**Due Date**

07/09/2024

**Assigned to Department**

Engineering

**Status Date**

07/08/2024

**Overtime**

No

**Start Time**

**Hours Spent**

0.0

**Action by Department**

Engineering

**Est. Completion Date**

Display E-mail Address in ACA

Display Comment in ACA

**Expiration Date**  
**Reviewer Phone Number**

**Review Notes**  
**Reviewer Email**

**Reviewer Name**

# Map Title



## Legend

### Foundation

#### Addressing



#### Parcels



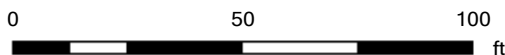
#### Parcels - Annapolis City



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none

## Notes



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION