



Revised September 25, 2024
July 17, 2024

Anne Arundel County
Department of Planning and Zoning
2664 Riva Road
Annapolis, MD. 21401

**RE: 3726 Camp Letts Road, Edgewater MD, 21037
Variance Application – Explanatory Letter**

To Whom it May Concern:

Please find submitted herewith the variance application and associated required submittal materials requesting a variance to 1) permit a new home (demo/rebuild) and two (2) decks to have less setbacks than permitted per Article 18-9-203(a), 2) to exceed the 20% maximum lot coverage by structures and parking per Article 18-9-203(b) and 3) to disturb steep slopes in the Chesapeake Bay Critical Area per Article 17-8-201(a)

The site is identified as 3726 Camp Letts Road, in Edgewater. This site is a 6,000 square foot parcel zoned OS. The site is located entirely within the Chesapeake Bay Critical Area designation RCA. The site is currently developed with an existing single-family home with two (2) decks, and a sidewalk and served by an existing septic system, that is to be replaced and private well that is to remain. The site fronts Camp Letts Road and existing 30' private right-of-way improved with 15' of paving. The parcel is 25% wooded and contains steep slopes (1,810 sf) and a steep slope buffer (3,294 sf).

The proposed development consists of demolishing the existing single-family home and two (2) decks and rebuilding a new single-family home with two new (2) decks, driveway, stormwater management and replacement of the septic system. A grading permit has been applied for under G02020125 and the septic system has been approved under PAT02050382. Calculations for existing and proposed lot coverage are provided on the site plans and a brief description is below:

The permitted lot coverage for an OS zoned lot is 20% which is **1,200 sf.** for Structures and Parking.

The existing lot coverage for Structures and Parking is **1,910 sf**, which equates to 35.71% of the site.

The proposed lot coverage for Structures and Parking is **2,143 sf**, which equates to 31.83% of the site.

OS Zoning Setbacks

The applicant is first seeking a variance to permit the new (reconstructed) house and decks to have less front, rear and side yard setbacks than what is permitted per Article 18-9-203(a). The setbacks for a structure other than a pier, conservation use, passive recreational use, or beach are 50' from any lot line and 75' from any road right-of-way. This parcel is only 60' x 100' such that all setbacks overlap and there is absolutely no buildable area without relief from the OS setbacks. The proposed house is almost exactly in the same location / footprint as the existing house (a difference of inches). The deck off the rear of the house is being replaced in the same location and size. The deck off the side of the house is being replaced in the same location but smaller, the existing deck on the side of the house crossed over the property line by approximately 1.7', the new deck is proposed at 0.5' off the property line. The proposed requested variance setbacks are:

| Setback | Required Setback | Proposed Setback | Variance Requested |
|----------------|-------------------------|-------------------------|---------------------------|
| Front | 75' | 11.9' | 63.1' |
| Rear | 50' | 37.9 | 12.1' |
| Side (SW) | 50' | 0.50' | 49.50' |
| Side (NE) | 50' | 11.0' | 39.0' |

(C1) We feel this is the minimum relief necessary given the fact that this house and the decks are being reconstructed in almost the exact same location / footprint as the existing house and decks, a difference of inches. Even though there are a couple of residential homes on this private road, they are zoned OS versus a zoned residential and OS zoning setbacks are greater than residential zoning setbacks. (A1 / B1) Given this parcel's certain unique physical condition such as the size, 60'x100', the larger OS zoning setbacks make it impossible to rebuild anything given the setbacks all overlap such that there is no buildable area. A variance would be required for any reconstruction, as there is no possibility of developing this lot in strict conformance with the County Code or Critical Area Regulations. (A2) This also causes practical difficulties and an unwarranted hardship for the owner, that no home can be constructed without a setback variance especially given there is an existing house currently there. (B3)(i) The house size is very comparable to the other couple of homes on this street so it will not confer any special privileges on the owner, but the new home will in fact be in character with the few existing homes such that it will not alter the essential character of the neighborhood. (B2)(v) Given the fact that none of the existing homes on this street meet all the OS zoning setbacks, granting this variance will grant the owner the same rights that are commonly enjoyed by other properties on this street and it is not detrimental to the public welfare as the demolition and reconstruction will have no effect on the public. (B4) This variance request is not based on conditions or circumstances that are a result of actions by the applicant, he is simply trying to rebuild a new home where the existing house has existed since 1926, long before the zoning and critical area regulations came into effect. (ii) Granting this variance will not impair

the use or development of adjacent property as the new home will be in the same footprint as the existing but will correct the encroachment of the existing deck onto the adjacent parcel, with this development the new deck will be within the property lines. (B5) Granting this variance will not adversely affect water quality, impact fish, wildlife, or plant habitat in the Chesapeake Bay Critical Area as the site will be proposing stormwater management which will enhance the water quality. (B8) A grading permit has been applied for (G02020125) by the applicant. During the review the site was evaluated and implemented site planning alternatives, such as providing stormwater management in accordance with the State Stormwater Management Manual. (iii)(iv) Lastly, given the new house is in the same location / footprint as the existing, the clearing has been minimized to 960 sf. Which most of the clearing is caused by the installation of a new septic system, which is utilizing a new BAT Septic Tank and mitigation is proposed onsite for the clearing consisting of 4 trees and 12 shrubs, this is shown on the grading plans that have been submitted to AACo Permit Office.

Steep Slopes Disturbance

The applicant is also seeking a variance to Article 17-8-201(a) to permit disturbance to 15% or greater slopes in the Chesapeake Bay Critical Area. The site contains 1,302 sf of slopes over 15%. The proposed site plan indicates 1,073 sf of disturbance onsite to slopes over 15% or greater. Most of the steep slopes are along the western half of the site and the house is fairly centered to the site. Given the site is narrow, pushing the house closer to either side would not lessen the slopes disturbed. Additionally, the house cannot move closer to the road due to the needed (2) car off street parking requirement / driveway and the setback to the existing well. Therefore, the new house and decks are proposed in the same location as the existing house. There is no way to demolish the old house and rebuild the new house in the same location without disturbing the slopes which is why we are requesting a variance to disturb 1,073 sf based on the following:

(C1) We feel this is the minimum relief necessary given the fact that this house and the decks are being reconstructed in almost the exact same location / footprint as the existing house and decks, a difference of inches. A variance would be required for any reconstruction, as the slopes would be disturbed simply by the demolition, the only area not encumbered by steep slopes is where the proposed (and existing) septic are located, and where the existing home sits currently. Therefore, a replacement in the exact footprint is the minimum relief necessary to afford relief for this site. (B1) These slopes (topography) cause an unwarranted hardship especially given there is an existing house currently there and no way to reconstruct it without disturbing them. (B3)(C2i) The house size is very comparable to the other couple of homes on this street so it will not confer any special privileges on the owner, but the new home will in fact be in character with the few existing homes such that it will not alter the essential character of the neighborhood. (B2i)(Cv) Granting this variance will grant the owner the same rights that are commonly enjoyed by other properties on this street, as they also own lots that are

zoned OS and contain steep slopes in the critical area and it is not detrimental to the public welfare as the demolition and re construction will have no effect on the public. (B4) This variance request is not based on conditions or circumstances that are a result of actions by the applicant, he is simply trying to rebuild a house where the old existing house has existed since 1926, long before the zoning and critical area regulations came into effect. (C2ii) Granting this variance will not impair the use or development of adjacent property but will correct the encroachment of the deck onto the adjacent parcel, with this development the new deck will be within the property lines. (B5) Granting this variance will not adversely affect water quality, impact fish, wildlife, or plant habitat in the Chesapeake Bay Critical Area as the site will be proposing stormwater management which will enhance the water quality. (B8) A grading permit has been applied for (G02020125) by the applicant. During the review the site was evaluated and implemented site planning alternatives, such as providing stormwater management in accordance with the State Stormwater Management Manual. (iii)(iv) Lastly, given the new house is in the same location / footprint as the existing, the clearing has been minimized to 960 sf. Which most of the clearing is caused by the installation of a new septic system, which is utilizing a new BAT Septic Tank and mitigation is proposed onsite for the clearing consisting of 4 trees and 12 shrubs, this is shown on the grading plans that have been submitted to AACo Permit Office.

Lot Coverage for OS Zoning (Structures and Parking)

The applicant is also seeking a variance to exceed the permitted lot coverage of an OS zoned lot which is 20% for Structures and Parking per Article 18-9-203(b). The code indicates the maximum coverage by structures and parking is 20% of the gross area which equals to 1,200 sf. The existing lot coverage for structures and parking is 1,910 sf or 35.71% and includes an existing house, stoop/porch, and the decks. The proposed lot coverage is 2,143 sf or 31.83% and includes the house, driveway, deck, and stoop/porch. The main difference in the existing and proposed lot coverage is the proposed driveway the existing home does not have a driveway and the owners are forced to park on the grass or out in the road, which is not ideal. The proposed driveway has been minimized as much as possible as it is 10.3' wide at the entrance and then opens up to a 2-car parking pad of 18' wide at the garage. We therefore request a variance of 11.83% based on the following:

(C1) We feel this is the minimum relief necessary given the fact that if this site, which has had a house there since 1926, the lot coverage allowed in the RCA is 2,000 sf based on a 6,000 sf lot created before 1985 (25% + 500 sf) the site meets the RCA Lot Coverage Requirement. The permitted lot coverage for OS for Structures and Parking is 20% or 1,200 sf which is not much to build a decent sized house, and driveway. The existing house alone, which is not an overly large home, is over the allowable lot coverage for an OS zoned lot but is not for the Critical area lot coverage allotment. The proposed house is almost exactly the same size as the existing house and a small driveway is needed.

(B1) Not granting this variance to rebuild a house of the same size with a needed driveway would cause unwarranted hardship as the OS zone has a much smaller Lot coverage allotment than a residential zone and given the fact that the Critical Area lot coverage requirement is being met. There is no possibility of rebuilding this old home in conformance with the OS zoning code (although residentially used) especially since the existing home already does not meet the permitted lot coverage by structures and parking. (B3)(C2i) Though the lot coverage is more than is allowed in a OS zone for structures and parking, the lot coverage is not extreme, it is for the same size house that currently exists, a front porch/stoop, a sidewalk, a modest sized driveway, and a smaller deck which is no more than the few other homes on this street have such that is will be in character with the few existing homes and will not alter the essential character of the neighborhood. Allowing the lot coverage by structures and parking to be exceeded will not confer any special privileges on the owner, as the owner is asking to replace what has been there for years, plus an area to park two cars, which is a reasonable request. (B4) This variance request is not based on conditions or circumstances that are a result of actions by the applicant as a home has existed on this parcel since 1926 (26 years prior to the first Zoning Ordinance) and probably should have been zoned residential and had it been zoned residential this variance would not be required. (B2i)(Cv) The main increase in lot coverage is the addition of a driveway which is more of a necessity and not a privilege and something the other homes on the street currently have such that granting this variance will grant the owner the same rights commonly enjoyed by others, and it is not detrimental to the public welfare. (C2ii) Granting this variance will not impair the use or development of adjacent property but will correct the 2' encroachment of the deck onto the adjacent parcel, with this development the new deck will be within the property lines. (B5) Granting this variance will not adversely affect water quality, impact fish, wildlife, or plant habitat in the Chesapeake Bay Critical Area as the site will be proposing stormwater management which will enhance the water quality. (B8) A grading permit has been applied for (G02020125) by the applicant. During the review the site was evaluated and implemented site planning alternatives, such as providing stormwater management in accordance with the State Stormwater Management Manual. (iii)(iv) Lastly, given the new house is in the same location / footprint as the existing, the clearing has been minimized to 960 sf. Which most of the clearing is caused by the installation of a new septic system, which is utilizing a new BAT Septic Tank and mitigation is proposed onsite for the clearing consisting of 4 trees and 12 shrubs, this is shown on the grading plans that have been submitted to AACo Permit Office.

We feel that the variances requested above will not alter the essential character of the existing neighborhood, but in fact will mimic the existing character of the neighborhood as the other homes on this street are also zoned OS and within the Critical Area. We feel that granting these variances will not confer on the applicant any special privileges, as the footprint remains the same. We also feel that denial of the variances will deprive the applicant of the rights commonly enjoyed by other property owners in the neighborhood and cause unwarranted hardship that would deny the applicant

reasonable and significant use of their lot. The owner is not requesting these variances based on conditions or circumstances that are the result of actions by the applicant. And last the granting of these variances will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat in the Chesapeake Bay Critical Area, as the site will be meeting clearing requirements, and the proposed stormwater management will enhance the water quality. Also, a grading permit will be applied for, and stormwater management will be addressed for the entire site in accordance with the State Stormwater Management Manual.

Calculations for critical area clearing and lot coverage are provided on the site plan.

Five copies of the Critical Area report prepared by Wetland Solutions Inc. are included with this application.

We respectfully submit that this legally buildable parcel would not be able to be reasonably redeveloped without the relief requested.

Point-by-Point Response to Comments Generated from Pre-File:

Zoning:

Comment 1: 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.

Response: The letter of explanation has a section for each Variance and then each section addresses all Variance Standards in Section 18-16-305.

I&P Engineering:

Comment 1: There are three Rain Barrels proposed for this project. How is the water reused 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.

Response: The water will be used for irrigation purposes and this comment was addressed with the grading permit by showing an irrigation area and having notes about using the water to water the lawn and or plants.

The SWM will reduce the runoff leaving the site from existing conditions to proposed conditions, therefore the development will not cause downstream flooding or nuisance flooding to neighboring properties, this is better spelled out in the SWM report, within the outfall statement, and showing the reduction on the QP10 computations.

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

Response: The site outfall and outfall statement are both shown on the grading plans and have been reviewed by the engineering department.

Comment 3: Stormwater management will be addressed through three rain barrels.

Response: True, Stormwater management is being addressed by Rain Barrels.

Comment 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.

Response: QF Extreme Flood is not required, as there is no evidence of flooding downstream.

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

Response: The SWM will reduce the runoff leaving the site from existing conditions to proposed conditions, therefore the development will not cause downstream flooding or nuisance flooding to neighboring properties, this is better spelled out in the SWM report, within the outfall statement, and showing the reduction on the QP10 computations.

Comment 6: Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.

Response: The SWM will reduce the runoff leaving the site from existing conditions to proposed conditions, therefore the development will not cause downstream flooding or nuisance flooding to neighboring properties, this is better spelled out in the SWM report, within the outfall statement, and showing the reduction on the QP10 computations.

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

Response: The Utilities for the site are being reviewed by Health Department since the site is served by well and septic, the Health Department has approved the septic plan for this development.

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

Response: Acknowledged

Comment 9: Based on the plan provided, it appears that the property will be served by a private septic and well.

Response: This is true.

Comment 10: The above is provided as courtesy review comments at the pre-file stage to review and consider the design plan; additional reviews and detailed reviews are at the grading permit stage.

Response: Acknowledged.

Thank you for your consideration of this request and please do not hesitate to contact me if you have any questions or if you require any additional information.

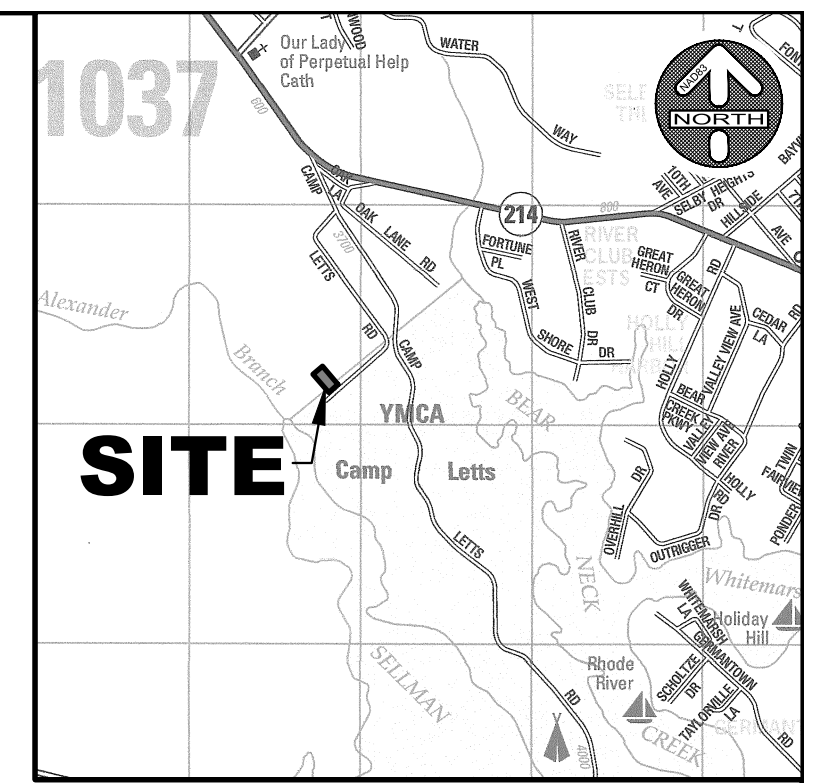
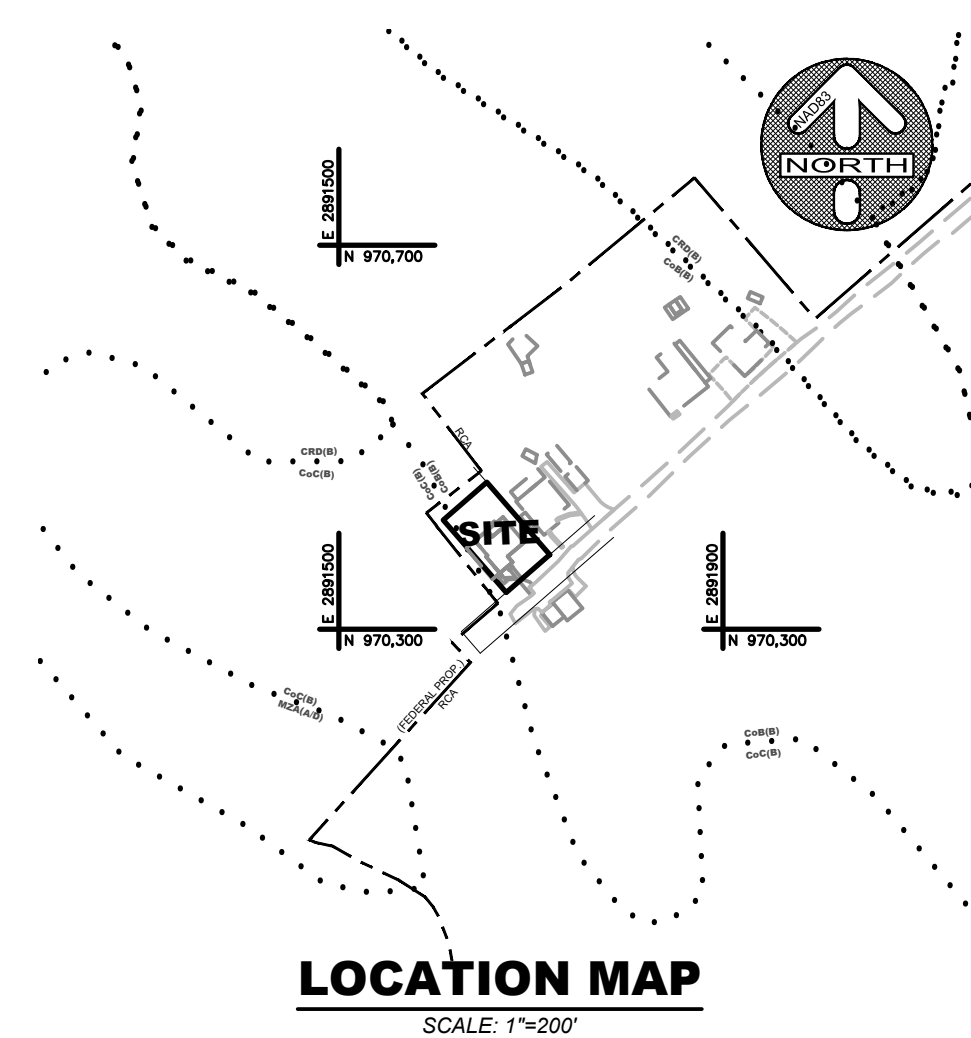
Sincerely,
Development Facilitators, Inc.

A handwritten signature in black ink, appearing to be 'CB' with a stylized flourish extending to the right.

Candice Bateman
Project Manager

Cc: Steve Andraka, P.E., DFI

VARIANCE PLAN 3726 CAMP LETTS RD



VICINITY MAP
SCALE: 1"=2,000'
COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NUMBER BJE0713

LEGEND

| | |
|-------------------------|--------------------------|
| PROPERTY LINES | --- |
| ADJOINER PROPERTY LINES | ---- |
| MEAN HIGH WATER LINE | |
| CRITICAL AREA LINES | ----- |
| SOILS LINES | |
| | LDA |
| | NOT-CRITICAL AREA |

GENERAL NOTES

- TOTAL AREA OF SITE IS 0.14 AC. / 6,000 SQ. FT.
- EXISTING ZONING IS OS
- EXISTING USE OF THE SITE: SINGLE FAMILY DWELLING
- PROPOSED USE: SINGLE FAMILY DWELLING
- THE SITE IS WITHIN THE CRITICAL AREA (RCA)
- THE SITE IS WITHIN THE FOLLOWING SENSITIVE AREAS:
 - RCA
 - OS
- WATERSHED: RHODE RIVER WATERSHED
- THE SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM # 24003C0243F
- PLAT REFERENCE: N/A
- DEED REF: 14186 / 362
- COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83 AS DETERMINED FROM REAL TIME KINEMATIC SURVEYING AS BROADCAST BY THE LEICA SMARTNET NETWORK.
- ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85), AS DETERMINED BY R.T.K. G.P.S. OBSERVATIONS AS BROADCAST BY THE LEICA SMARTNET NETWORK (GEOID18)
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION SEPTEMBER 1988 AND THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS CONSTRUCTION WITH THE CONSTRUCTION BY THE OTHER CONTRACTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY EXISTING MAIN SIDEWALKS, DAMAGED OR REMOVED DURING CONSTRUCTION.

SITE ANALYSIS

- CUT: 300 CU. YARDS
- FILL: 300 CU. YARDS, 0 CU. YARDS SPOIL/BORROW
- TOTAL AREA STRUCTURALLY STABILIZED IS 0.04 AC. / 1,801 SQ.FT.
- TOTAL AREA VEGETATIVELY STABILIZED IS 0.10 AC. / 4,165 SQ.FT.
- TOTAL AREA OF DISTURBANCE IS 0.14 AC. / 5,966 SQ.FT.
- PREDOMINANT SOIL TYPES: COLLINGTON-WIST COMPLEX 2 TO 5 PERCENT SLOPES (B), COLLINGTON-WIST COMPLEX 5 TO 10 PERCENT SLOPES.

| DA1 | |
|-----------------------------|-----------------|
| Permit Number | |
| Project Name | 3726 Camp Letts |
| Structure Address | 3726 Camp Letts |
| Structure City | Edgewater |
| State | Maryland |
| Structure Zip | 21037 |
| Total Drainage Area (Acres) | 0.14 |
| RCN - Pre Construction | 70 |
| RCN - Post Construction | 72 |
| RCN - Woods | 55 |
| Total Number of BMPs | 3 |
| PE Required (see Note 1) | 1.6" |
| PE Addressed (see Note 2) | 2.1" |
| MD 8 Digit HUC (see Note 4) | 0 |
| USGS 12 Digit HUC | 0 |

| STORMWATER MANAGEMENT SUMMARY TABLE FOR DA 1 | | | | |
|--|--------------------|-----------------------------|---------------|--|
| Minimum Sizing Criteria | Symbol | Volume Required (acre-feet) | SWM Practices | Notes |
| Water Quality Volume | (WQ _v) | 0.006 | Rain Barrels | |
| Recharge Volume | (Re _v) | 0.006 | Rain Barrels | |
| Channel Protection Volume | (Cp _v) | 0.006 | Rain Barrels | Cp _v has been addressed since the reduced RCN for developed conditions after implementing ESD's reflects "existing conditions". |
| Overbank Flood Protection | (O _o) | N/A | N/A | O _o has been addressed since the reduced RCN for developed conditions after implementing ESD's reflects "existing conditions". |
| Extreme Flood | (Q _f) | N/A | N/A | DA 1 - No evidence of flooding downstream. |

| STORM_ID | STRU_NAME | MDE BMP CLASS | MDE BMP TYPE | CONSTRUCTION PURPOSE | ON or OFF SITE | LAND USE | DEVICE DRAINAGE AREA (Acres) | IMPERVIOUS AREA DRAINING TO DEVICE (Sq.Ft.) | IMPERVIOUS ACRES RESTORED (See Note 3) | MD NORTH COORD (NAD83 - FT) | MD EAST COORD (NAD83 - FT) | WQ _v (Cu.Ft.) (See Note 5) | Maintenance Responsibility | Comments |
|--------------------|-----------------------|---------------|--------------|----------------------|----------------|----------|------------------------------|---|--|-----------------------------|----------------------------|---------------------------------------|------------------------------------|----------|
| Blank - County Use | Rain Barrel (SWMF #1) | E | MRWH | NEW | ON | | 0.012947668 | 564 | | 550591 | 1427389 | 363 | Individual Homeowner (Residential) | |
| | Rain Barrel (SWMF #2) | E | MRWH | NEW | ON | | 0.00922866 | 402 | | 550515 | 1427353 | 71 | Individual Homeowner | |
| | Rain Barrel (SWMF #3) | E | MRWH | NEW | ON | | 0.00767385 | 334 | | 550584 | 1427418 | 97 | Individual Homeowner | |

STORMWATER REGULATION NOTE

THIS PLAT OR GRADING PERMIT #G02010125 WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SEC. 4 AND THE FINAL PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ESD TO THE MEP WAS ACHIEVED THROUGH: RAIN BARRELS

STORMWATER MANAGEMENT NOTE

- WATER QUALITY (WQV) - DRAINAGE AREA 1A** IS BEING ADDRESSED BY UTILIZING RAIN BARRELS. DRAINAGE AREA 1B IS BEING ADDRESSED BY UTILIZING RAIN BARRELS. DRAINAGE AREA 1C IS BEING ADDRESSED BY UTILIZING RAIN BARRELS. DRAINAGE AREA 1D CONTAINS THE REMAINING IMPERVIOUS AND WILL THEREFORE BE OVERMANAGED FOR IS DRAINAGE AREAS 1A, 1B AND 1C.
- RECHARGE VOLUME (REV) - DRAINAGE AREA 1A** IS BEING ADDRESSED BY UTILIZING RAIN BARRELS. DRAINAGE AREA 1B IS BEING ADDRESSED BY UTILIZING RAIN BARRELS. DRAINAGE AREA 1C IS BEING ADDRESSED BY UTILIZING RAIN BARRELS. DRAINAGE AREA 1D CONTAINS THE REMAINING IMPERVIOUS AND WILL THEREFORE BE OVERMANAGED FOR IS DRAINAGE AREAS 1A, 1B AND 1C.
- CHANNEL PROTECTION VOLUME (CPV) - CPV** HAS BEEN ADDRESSED SINCE THE REDUCED RCN FOR DEVELOPED CONDITIONS AFTER IMPLEMENTING ESD'S REFLECTS "EXISTING CONDITIONS".
- OVER BANK PROTECTION (OP) - OP** HAS BEEN ADDRESSED SINCE THE REDUCED RCN FOR DEVELOPED CONDITIONS AFTER IMPLEMENTING ESD'S REFLECTS "EXISTING CONDITIONS".
- EXTREME FLOOD (QF) - QF** IS NOT REQUIRED AS THERE IS NO EVIDENCE OF FLOODING DOWNSTREAM.

OUTFALL STATEMENT

A FIELD INVESTIGATION OF THE OUTFALL WAS PERFORMED IN JUNE, 2024 BY DFI ENGINEERING.

THE SITE OUTFALL IS LOCATED ALONG THE WESTERN PROPERTY LINE. THE DRAINAGE LEAVES THE SITE IN A SHALLOW CONCENTRATED FASHION AND FLOWS ACROSS ADJACENT LOTS. THE RUNOFF LEAVING THE SITE HAS NOT CHANGED. SINCE THE DRAINAGE PATTERN HAS BEEN MAINTAINED LEAVING THE SITE AND THERE IS NO INCREASE IN THE POST DEVELOPMENT RUNOFF AN ANALYSIS OF THE DOWNSTREAM CONVEYANCE SYSTEM IS NOT REQUIRED, AND THE OUTFALL IS DEEMED ADEQUATE. THE OUTFALL DOES NOT SHOW ANY SIGNS EROSION AT THIS TIME NOR WILL DOWNSTREAM FLOODING OR EROSION OCCUR AS A RESULT OF DEVELOPMENT OF THIS SITE.

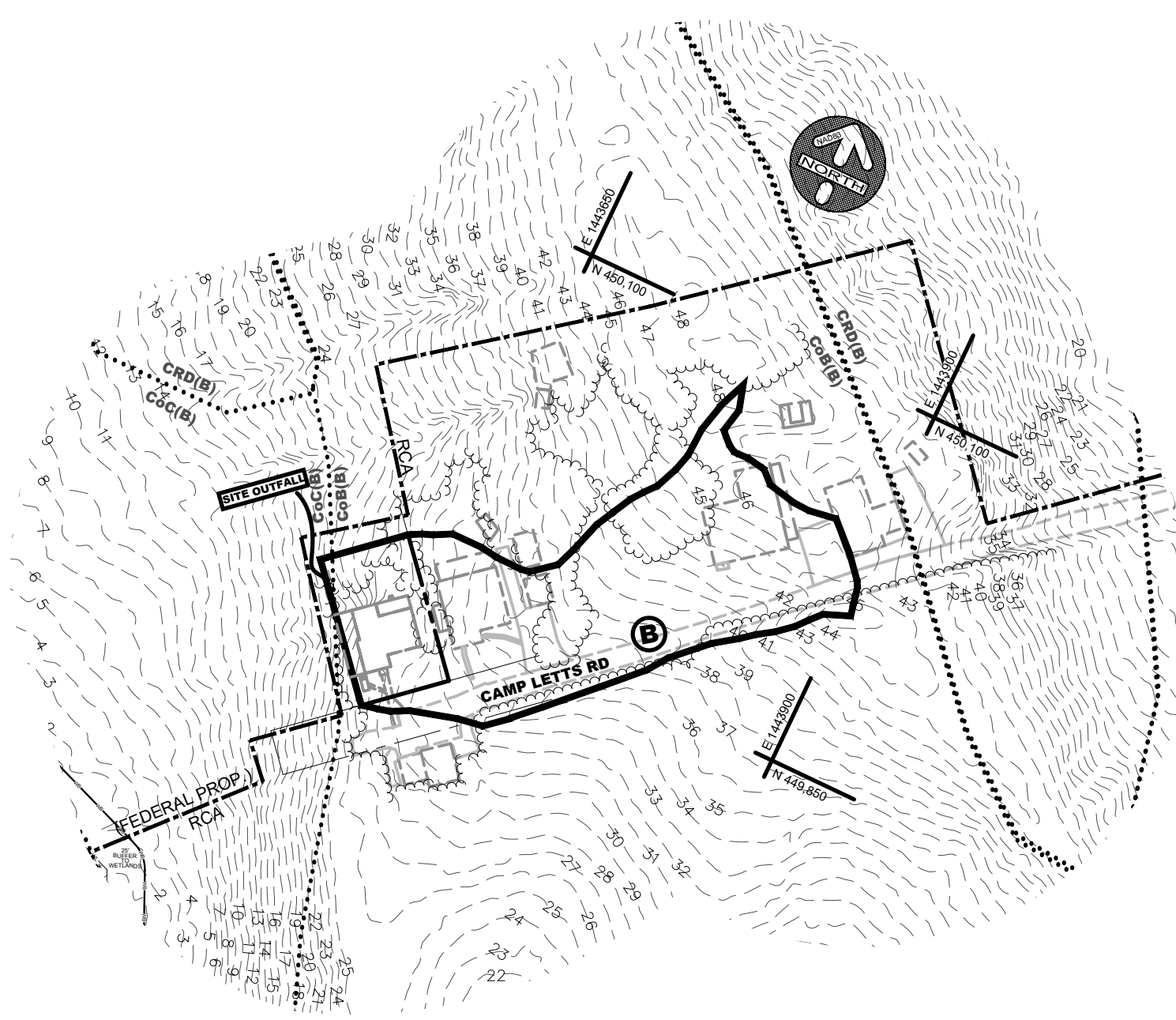
INDEX OF SHEETS

| SHEET | DESCRIPTION |
|-------|---|
| 1 | COVER SHEET & LOCATION MAP |
| 2 | DRAINAGE AREA MAPS |
| 3 | EXISTING SITE CONDITIONS & SOILS MAP |
| 4 | DEVELOPMENT CONCEPT PLAN & EXISTING/PROPOSED OVERLAY DETAIL |

| <p>OWNER/DEVELOPER: EDDIE CROWDER JAMIE L CROWDER 1535 RIDGELY DRIVE EDGEWATER, MD 21037</p> <p>443-336-4245 ED@ROOFINGBYELITE.COM</p> | <p>DESIGNED CMB 09/24 date</p> <p>DRAWN ACT 09/24 date</p> <p>CHECKED CMB 09/24 date</p> <p>APPROVED STA 09/24 date</p> | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | DATE | BY | DESCRIPTION | | | | | | | | | | | | | <p>ENGINEERS-SURVEYORS-PLANNERS CONSTRUCTION MANAGERS 1-97 BUSINESS PARK 1127 BENFIELD BLVD, SUITE K MILLERSVILLE, MD 21108 WWW.DFIENGINEERING.COM 443-308-2100 FAX 443-308-2108</p> | <p>STATE OF MARYLAND PROFESSIONAL ENGINEER</p> | <p>COVER SHEET & LOCATION MAP</p> <p>VARIANCE PLAN 3726 CAMP LETTS RD PARCEL 283 ZONING OS TAX MAP 60, BLOCK 14, PARCEL 283 SCALE: AS SHOWN DATE: SEPTEMBER, 2024 ZIP CODE: 21037</p> <p>1ST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND</p> | <p>SHEET 1 OF 4</p> |
|---|---|--|------|-------------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|---|
| | | DATE | BY | DESCRIPTION | | | | | | | | | | | | | | | | | |
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| <p>1ST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND</p> | | | | | | | | | | | | | | | | | | | | | |

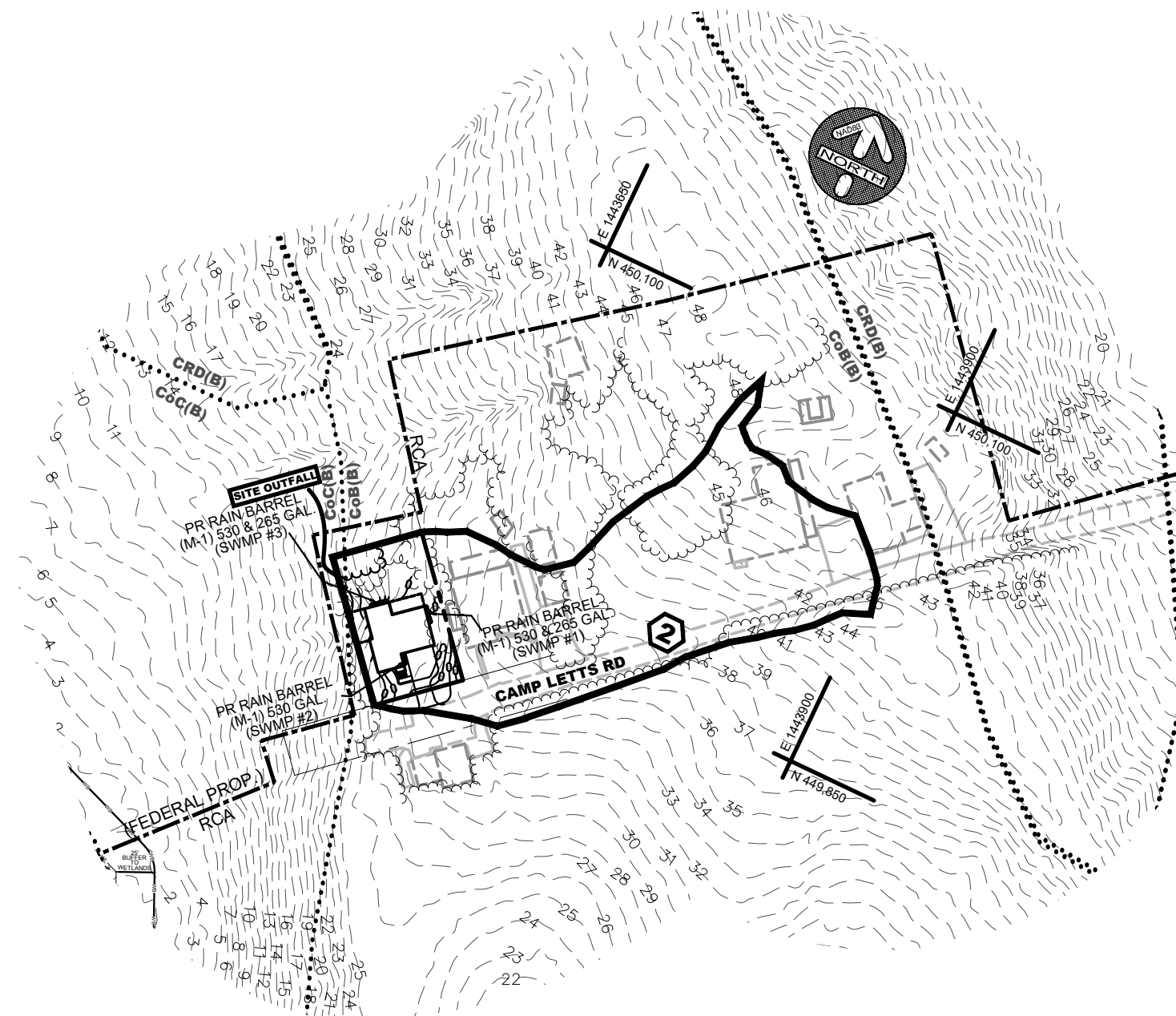
LEGEND

| | | | |
|------------------|--|-----------------------|-------------------|
| EXISTING CONTOUR | | EXISTING TREELINE | |
| PROPOSED CONTOUR | | PROPOSED TREELINE | |
| SOIL AREA LIMITS | | TIME OF CONCENTRATION | |
| | | DRAINAGE AREA LIMITS | |
| | | CRITICAL AREA LINES | |
| | | | |
| | | | LDA |
| | | | NOT-CRITICAL AREA |



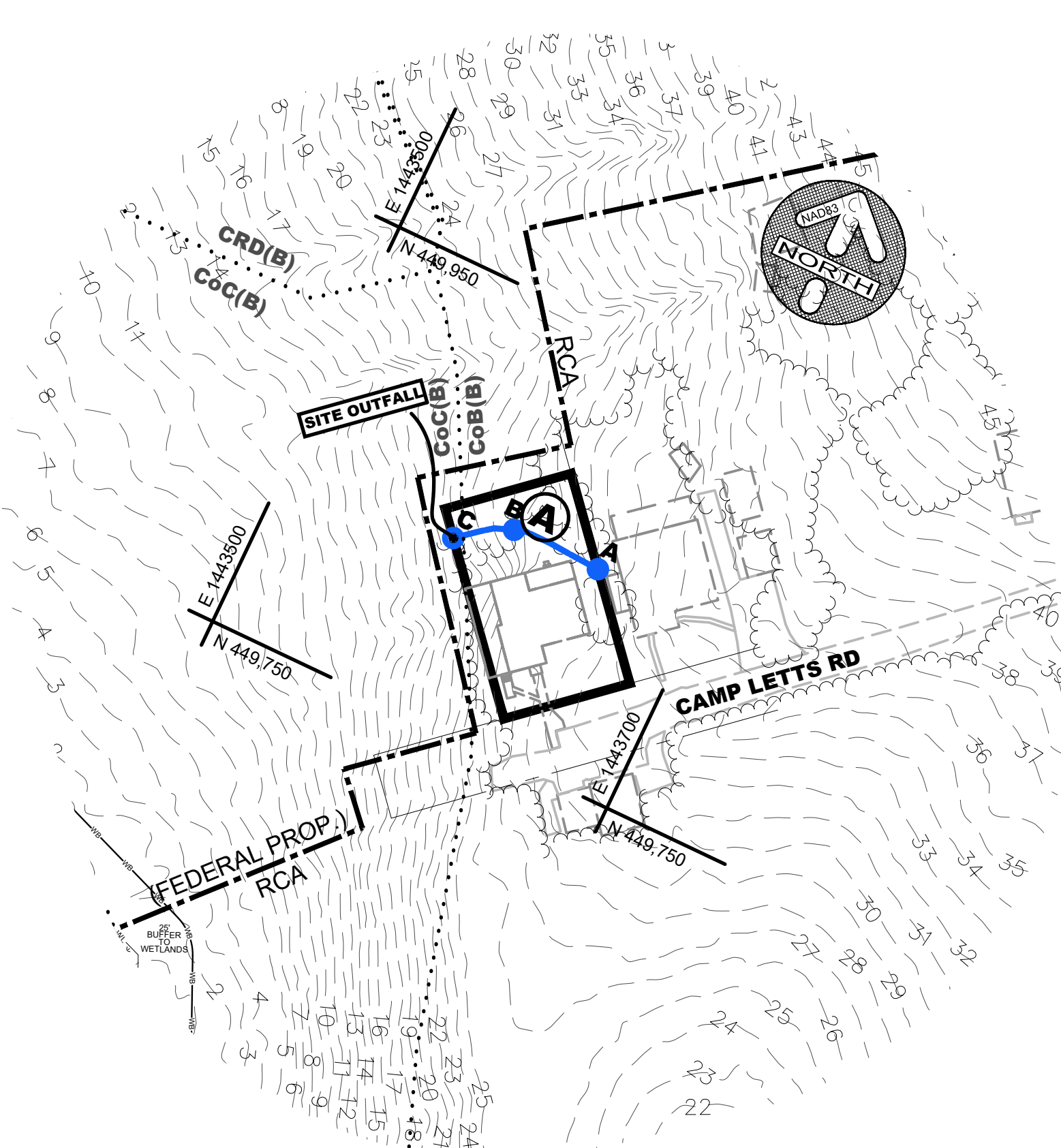
EXISTING DRAINAGE AREA TO SITE OUTFALL

SCALE: 1" = 100'
 (B) DRAINAGE AREA "B"
 36,298 SF / 0.83 AC.
 (DRAINAGE AREA TO SITE OUTFALL)



PROPOSED DRAINAGE AREA TO SITE OUTFALL

SCALE: 1" = 100'
 (2) DRAINAGE AREA "2"
 36,298 SF / 0.83 AC.
 (DRAINAGE AREA TO SITE OUTFALL)



EXISTING SITE DRAINAGE AREA

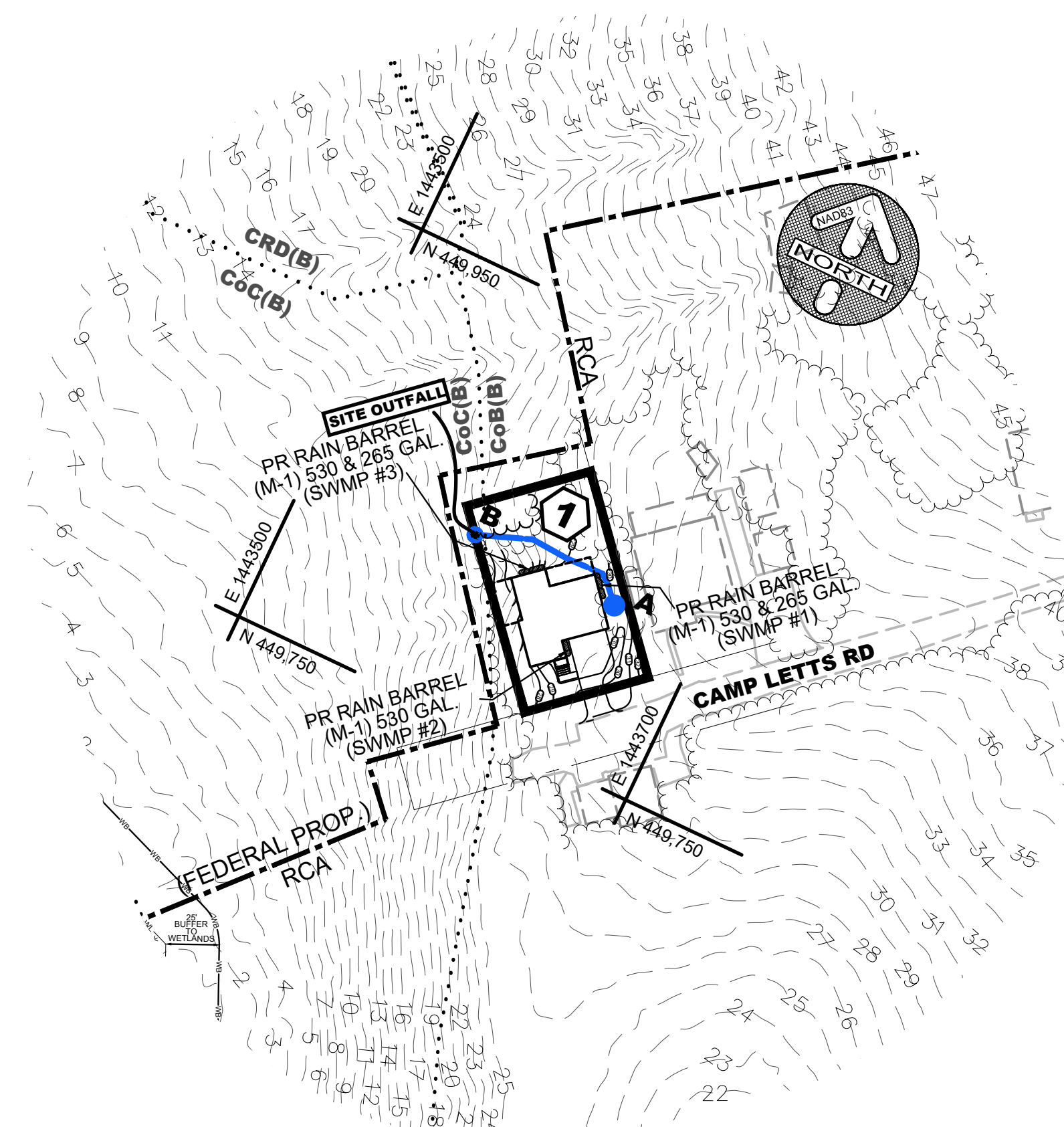
SCALE: 1" = 60'

| D.A. | AREA (ACRE) | CN | T.C. (HR) | CFS |
|------|-------------|----|-----------|------|
| A | 0.14 | 70 | 0.1 | 0.47 |

(A) DRAINAGE AREA "A"
 6,000 SF / 0.14 AC.
 (SITE DRAINAGE AREA)

TIME OF CONCENTRATION CHART FOR DRAINAGE AREA "A"

| SEGMENT | FLOW TYPE | LENGTH | SLOPE | "n" |
|---------|---------------------|--------|--------|------|
| A-B | SHALLOW CONCENTRATE | 45' | 7.20% | 0.15 |
| B-C | SHALLOW CONCENTRATE | 27' | 18.95% | 0.4 |



PROPOSED SITE DRAINAGE AREA

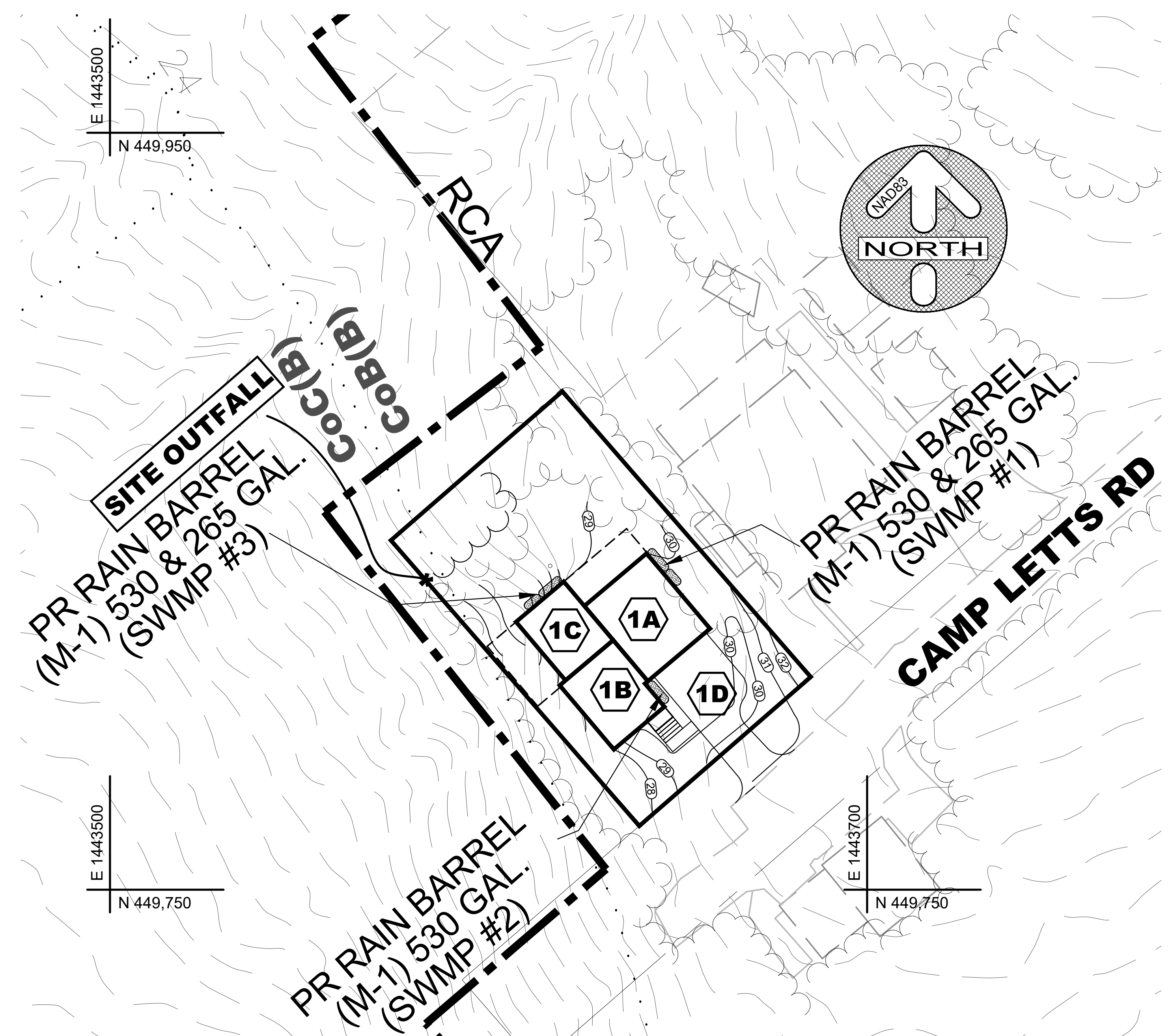
SCALE: 1" = 60'

| D.A. | AREA (ACRE) | CN | T.C. (HR) | CFS |
|------|-------------|----|-----------|------|
| 1 | 0.14 | 72 | 0.1 | 0.51 |

(1) DRAINAGE AREA "1"
 6,000 SF / 0.14 AC.
 (SITE DRAINAGE AREA)

TIME OF CONCENTRATION CHART FOR DRAINAGE AREA "1"

| SEGMENT | FLOW TYPE | LENGTH | SLOPE | "n" |
|---------|---------------------|--------|-------|------|
| A-B | SHALLOW CONCENTRATE | 79' | 9.95% | 0.15 |



PROPOSED ESD SUB-DRAINAGE AREAS

SCALE: 1" = 20'

ESD DA COMPUTATIONS

| ESD PRACTICE | SUB-DRAINAGE AREA | IMPERVIOUS AREA | LANDSCAPE AREA | DISCONNECT MET |
|---|----------------------|-----------------|----------------|----------------|
| (1A) RAIN BARRELS (M-1)-(SWMP #1) | 559 SF / 0.01 AC. | 559 SF. | 0 SF. | NO |
| (1B) RAIN BARRELS (M-1)-(SWMP #2) | 402 SF / 0.01 AC. | 402 SF. | 0 SF. | NO |
| (1C) RAIN BARRELS (M-1)-(SWMP #3) | 334 SF / 0.01 AC. | 334 SF. | 0 SF. | NO |
| (1D) REMAINING DRAINAGE AREA NOTE: REMAINING DRIVEWAY AND SIDEWALK TO BE OVERMANAGED BY SA 1A, 1B AND 1C | 4,696 SF / 0.11 AC. | 584 SF. | 4,112 SF. | N/A |
| TOTAL DRAINAGE AREA | 6,000 SF. / 0.14 AC. | 1,879 SF. | 4,112 SF. | |

DRAINAGE AREA NOTES:

- THE DRAINAGE AREA IS WITHIN CRITICAL AREA
- THE ENTIRE DRAINAGE AREA IS NOT WITHIN THE BOG PROTECTION AREA.
- THE ENTIRE DRAINAGE AREA IS IN ZONING OS

CALL MISS UTILITY OR 811 BEFORE YOU DIG!



OWNER/DEVELOPER:

EDDIE CROWDER
 JAMIE L CROWDER
 1535 RIDGELY DRIVE
 EDGEWATER, MD 21037
 443-336-4245
 ED@ROOFINGBYELITE.COM

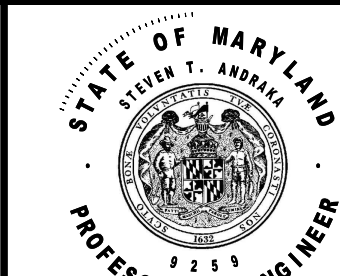
| DESIGNED | CMB | 09/24 |
|----------|-----|-------|
| DRAWN | ACT | 09/24 |
| CHECKED | CMB | 09/24 |
| APPROVED | STA | 09/24 |

REVISIONS

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |
| | | |
| | | |



ENGINEERS-SURVEYORS-PLANNERS
 CONSTRUCTION MANAGERS
 I-97 BUSINESS PARK
 1127 BENFIELD BLVD, SUITE K
 MILLERSVILLE, MD 21108
 WWW.DFIENGINEERING.COM
 443-308-2100 FAX 443-308-2108



PROFESSIONAL CERTIFICATE NO. 11882
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18882. EXPIRATION DATE: 10-30-2024

DRAINAGE AREA MAPS

**VARIANCE PLAN
 3726 CAMP LETTS RD**

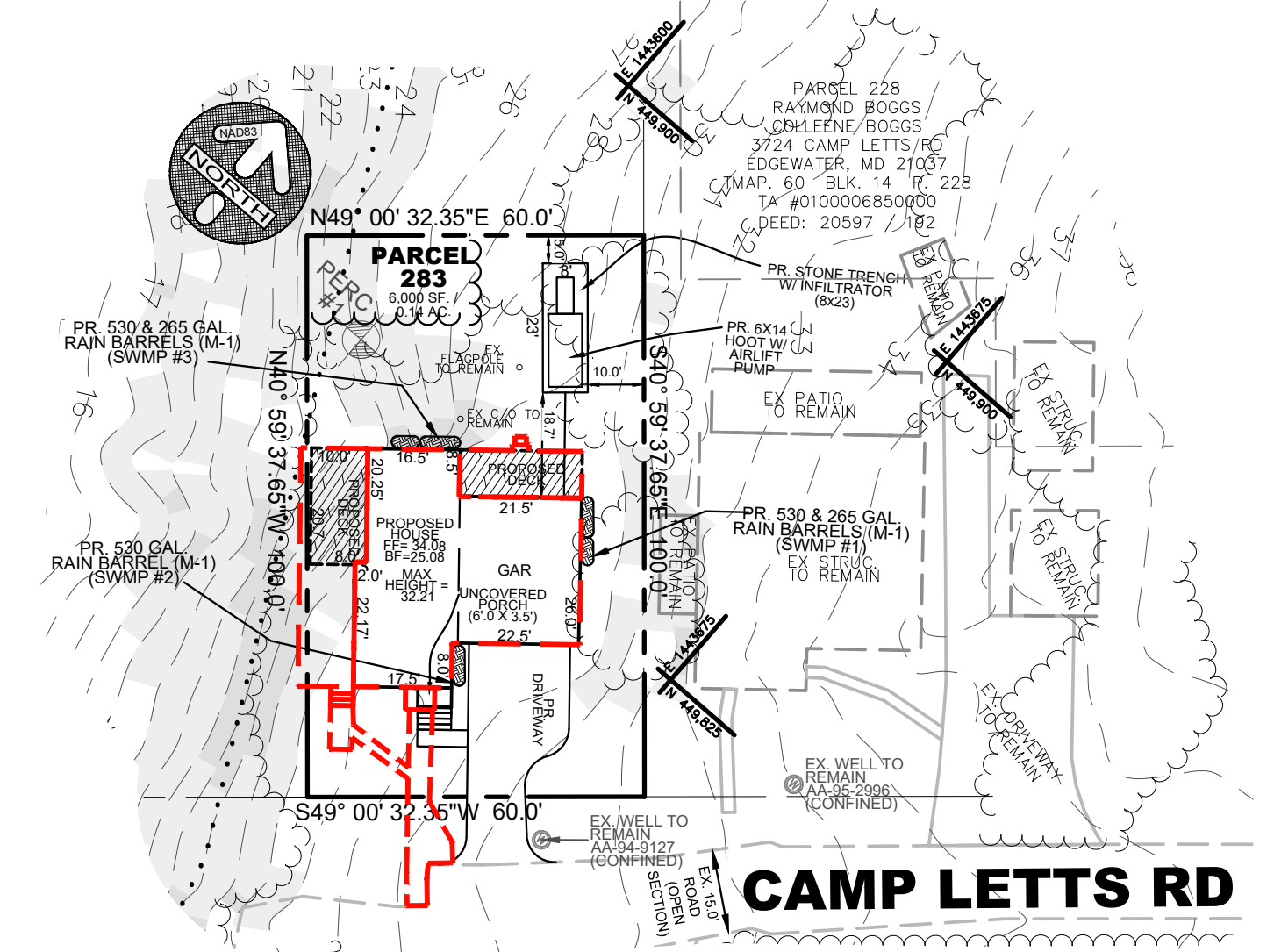
PARCEL 283
 ZONING OS
 TAX MAP 60, BLOCK 14, PARCEL 283
 SCALE: AS SHOWN DATE: SEPTEMBER, 2024
 ZIP CODE: 21037

1ST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

**SHEET
 2
 OF
 4**

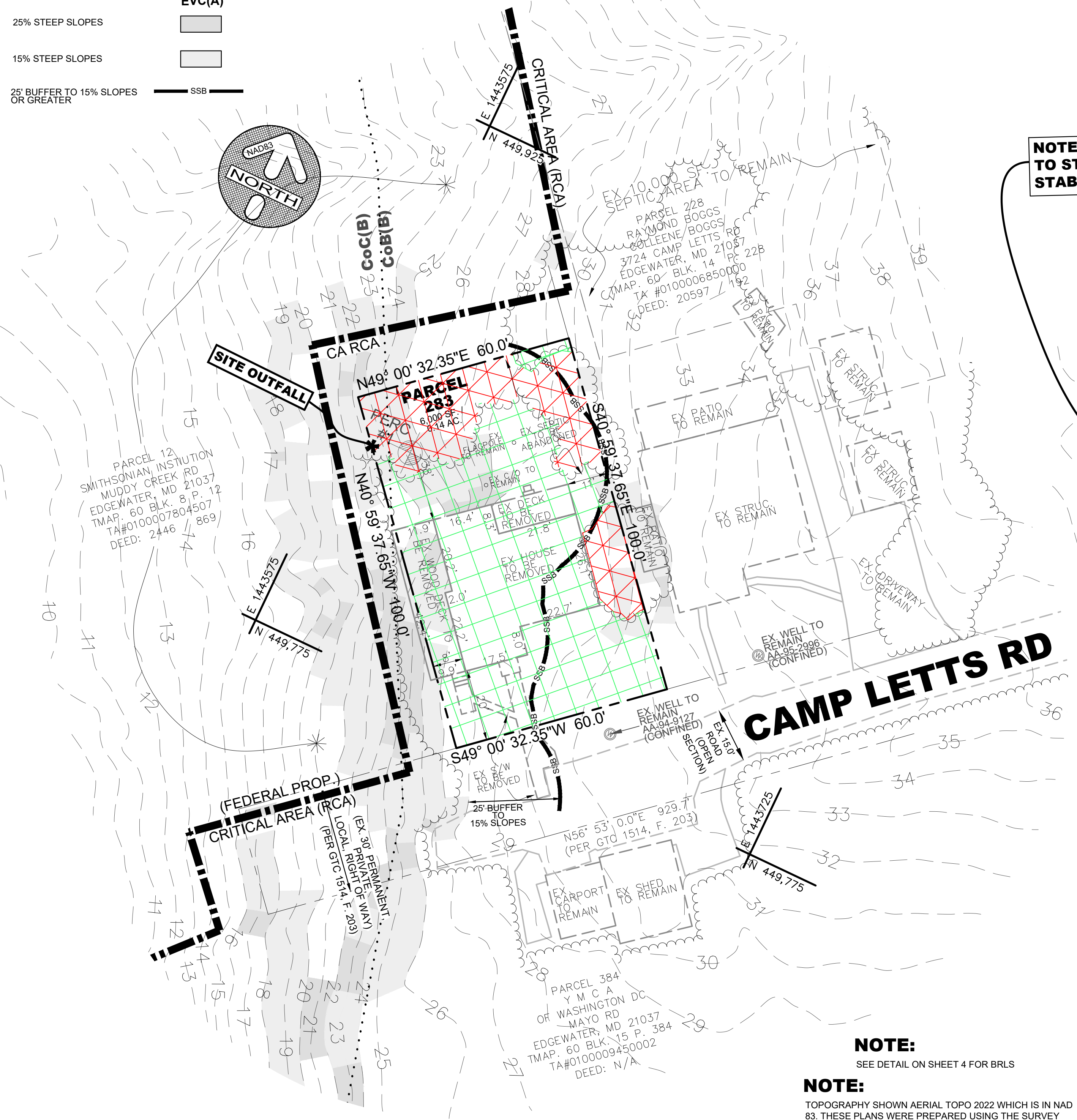
LEGEND

- EXISTING CONTOUR
- EXISTING TREELINE
- SUPER SILT FENCE
- CRITICAL AREA LINES
- EXISTING PERC TEST
- AREA TO BE PROTECTED FROM DEVELOPMENT
- BUILDABLE AREA
- EXISTING 'B' TYPE SOILS
- SOIL AREA LIMITS
- 25% STEEP SLOPES
- 15% STEEP SLOPES
- 25' BUFFER TO 15% SLOPES OR GREATER

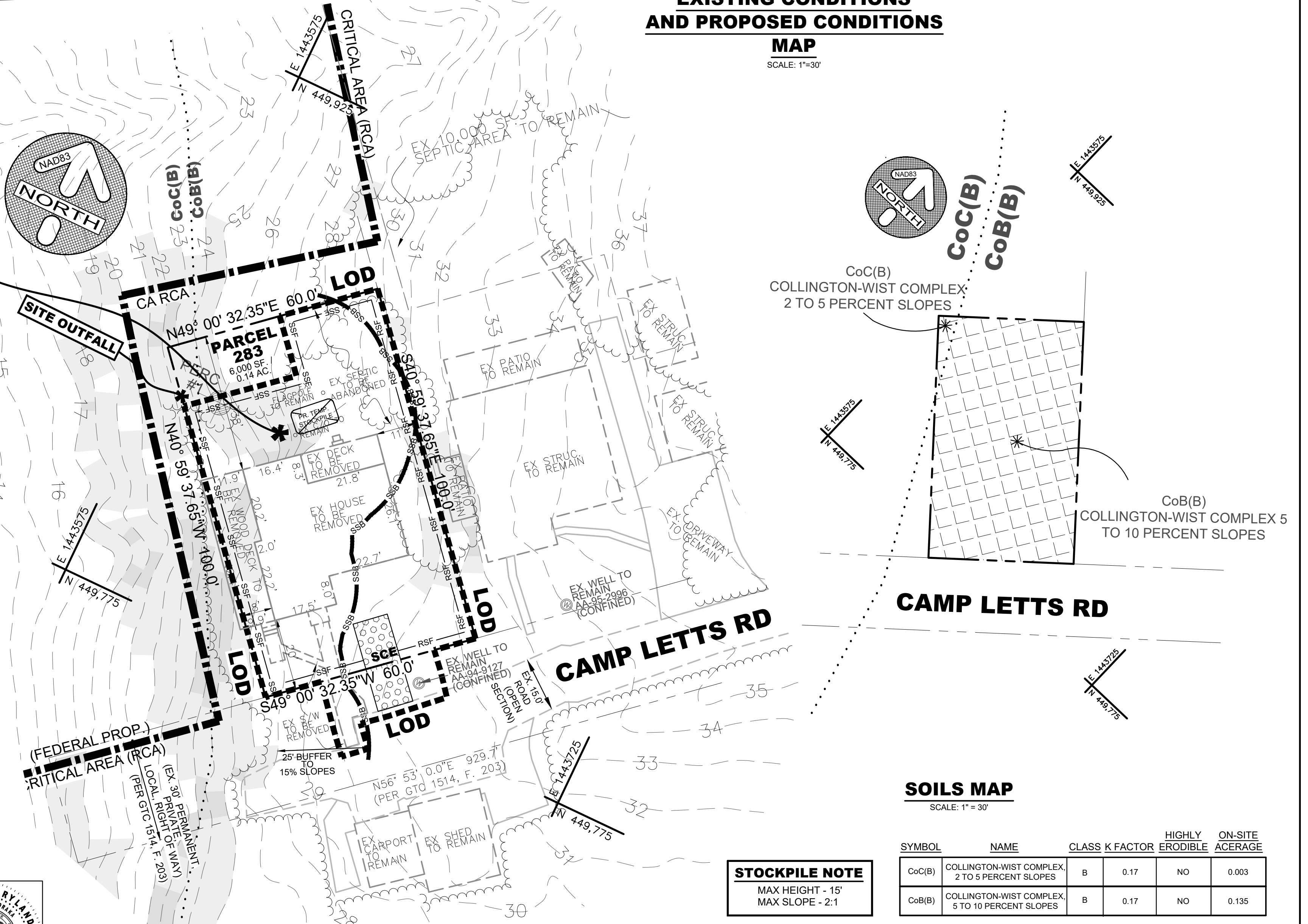


EXISTING CONDITIONS AND PROPOSED CONDITIONS MAP
SCALE: 1"=30'

NOTE: AS GRADING IS COMPLETE CONTRACTOR IS TO STABILIZE SLOPES USING PERMANENT SLOPE STABILIZATION MATTING (B-4-6-D) AT DAYS END.



EXISTING SITE CONDITIONS & RESOURCE MAPPING
SCALE: 1"=20'



SEDIMENT AND EROSION CONTROL DETAIL FOR DEMOLITION OF EX FEATURES
SCALE: 1"=20'

SOILS MAP
SCALE: 1"=30'

| SYMBOL | NAME | CLASS | K FACTOR | HIGHLY ERODIBLE | ON-SITE ACERAGE |
|--------|---|-------|----------|-----------------|-----------------|
| CoC(B) | COLLINGTON-WIST COMPLEX, 2 TO 5 PERCENT SLOPES | B | 0.17 | NO | 0.003 |
| CoB(B) | COLLINGTON-WIST COMPLEX, 5 TO 10 PERCENT SLOPES | B | 0.17 | NO | 0.135 |

STACKPILE NOTE
MAX HEIGHT - 15'
MAX SLOPE - 2:1

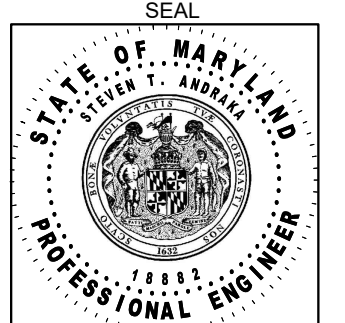
- NOTE:**
1. ALL LOTS AND SURROUNDING PROPERTIES ARE ON WELL AND SEPTIC.
 2. THE SITE IS WITHIN THE CRITICAL AREA (RCA).
 3. ALL LOTS AND SURROUNDING PROPERTIES ARE IN WATER SERVICE AREA (RHODE RIVER) AND SEWER SERVICE AREA (RURAL).
 4. CAMP LETTS ROAD IS NOT A SCENIC OR HISTORIC ROAD.
 5. ALL LOTS AND SURROUNDING PROPERTIES ARE IN OS ZONING.
 6. SITE IS OR IS NOT WITHIN ANY BOG DRAINAGE AREAS OR IMPACT AREAS.

NOTE:
SEE DETAIL ON SHEET 4 FOR BRLS

NOTE:
TOPOGRAPHY SHOWN AERIAL TOPO 2022 WHICH IS IN NAD 83. THESE PLANS WERE PREPARED USING THE SURVEY PREPARED BY DFI IN JANUARY 2024.

CERTIFICATION NOTE:

DFI HEREBY CERTIFIES THAT THE LOCATION OF FEATURES SHOWN ON THE RESOURCE MAP HAS BEEN FIELD VERIFIED.

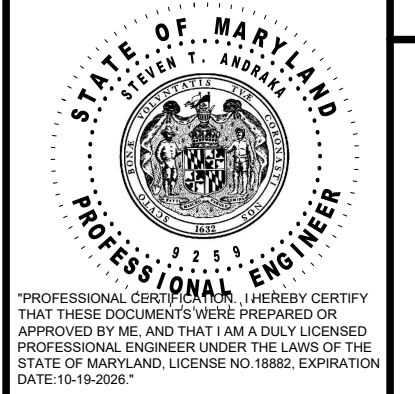


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18882, EXPIRATION DATE: 10-15-2024.

OWNER/DEVELOPER:
EDDIE CROWDER
JAMIE L CROWDER
1535 RIDGELY DRIVE
EDGEWATER, MD 21037
443-336-4245
ED@ROOFINGBYELITE.COM

| DESIGNED | CMB | 09/24 | DATE | BY | DESCRIPTION |
|----------|-----|-------|------|----|-------------|
| DRAWN | ACT | 09/24 | DATE | | |
| CHECKED | CMB | 09/24 | DATE | | |
| APPROVED | STA | 09/24 | DATE | | |

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108



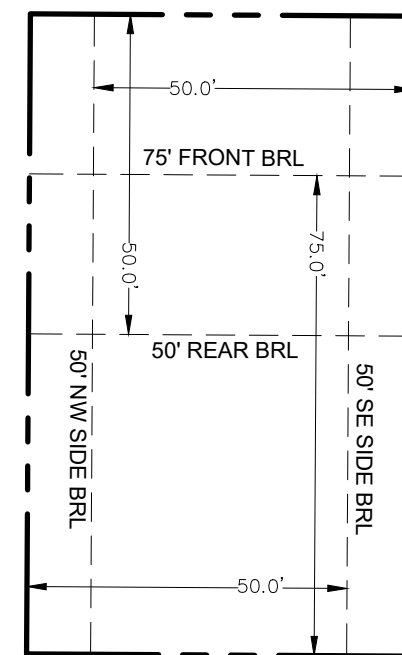
EXISTING SITE CONDITIONS / RESOURCE MAPPING DETAIL & SOILS MAP

VARIANCE PLAN
3726 CAMP LETTS RD
PARCEL 283
ZONING OS
TAX MAP 60, BLOCK 14, PARCEL 283
SCALE: AS SHOWN DATE: SEPTEMBER, 2024
ZIP CODE: 21037
1ST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

LEGEND

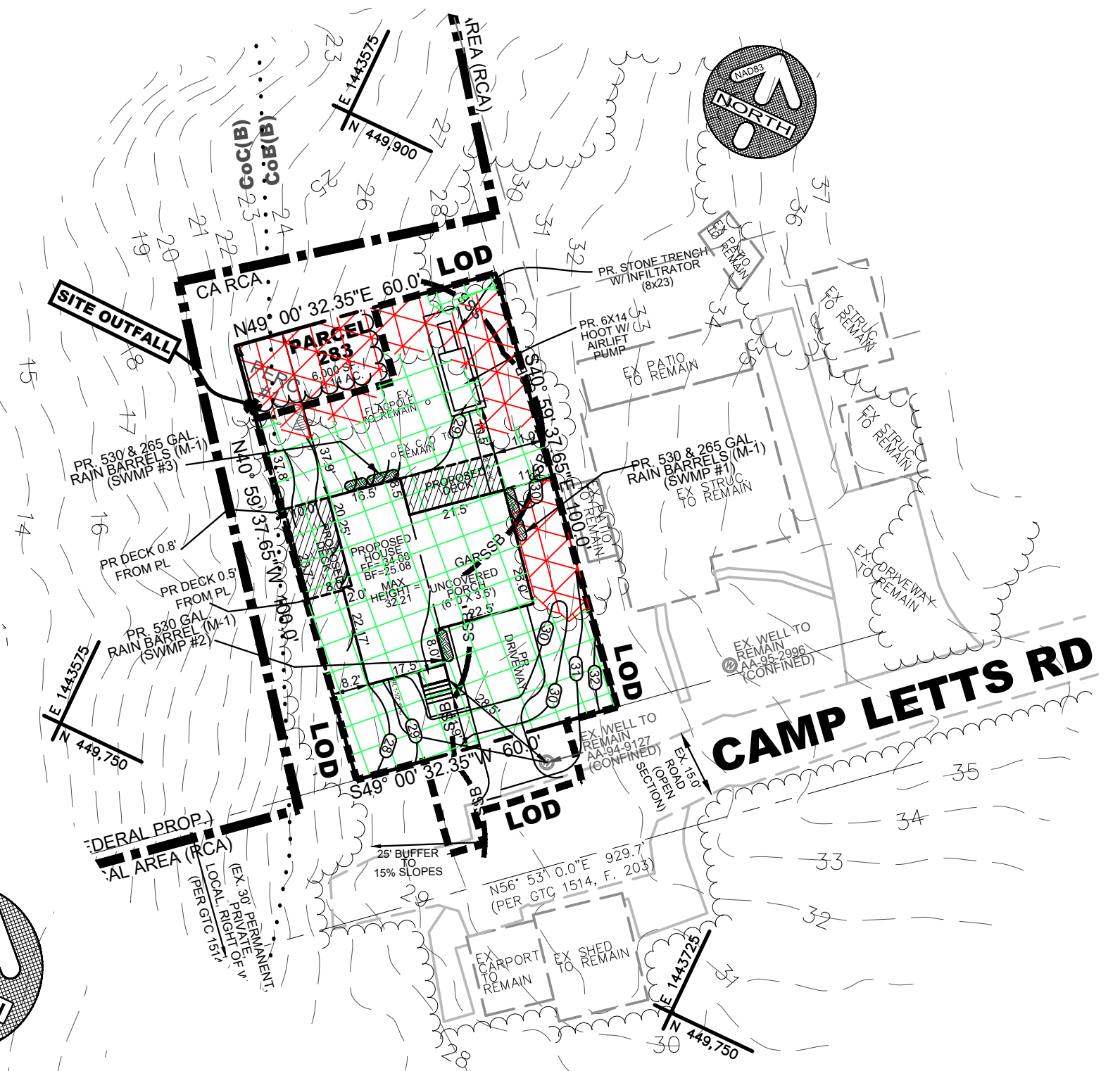
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- REINFORCED SILT FENCE
- PROPOSED CONTOUR
- CRITICAL AREA LINES
- AREA TO BE PROTECTED
- BUILDABLE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE
- PROPOSED SWM DEVICE
- 25% STEEP SLOPES
- 15% STEEP SLOPES
- 25' BUFFER TO 15% SLOPES OR GREATER



SETBACKS FOR OS ZONING

SCALE: 1"=30' FRONT BRL 75'
REAR BRL 50'
SIDE BRL 50'/50'

NOTE: AS GRADING IS COMPLETE CONTRACTOR IS TO STABILIZE SLOPES USING PERMANENT SLOPE STABILIZATION MATTING (B-4-6-D) AT DAYS END.



AREA TO BE PROTECTED FOR PROPOSED DEVELOPMENT DETAIL

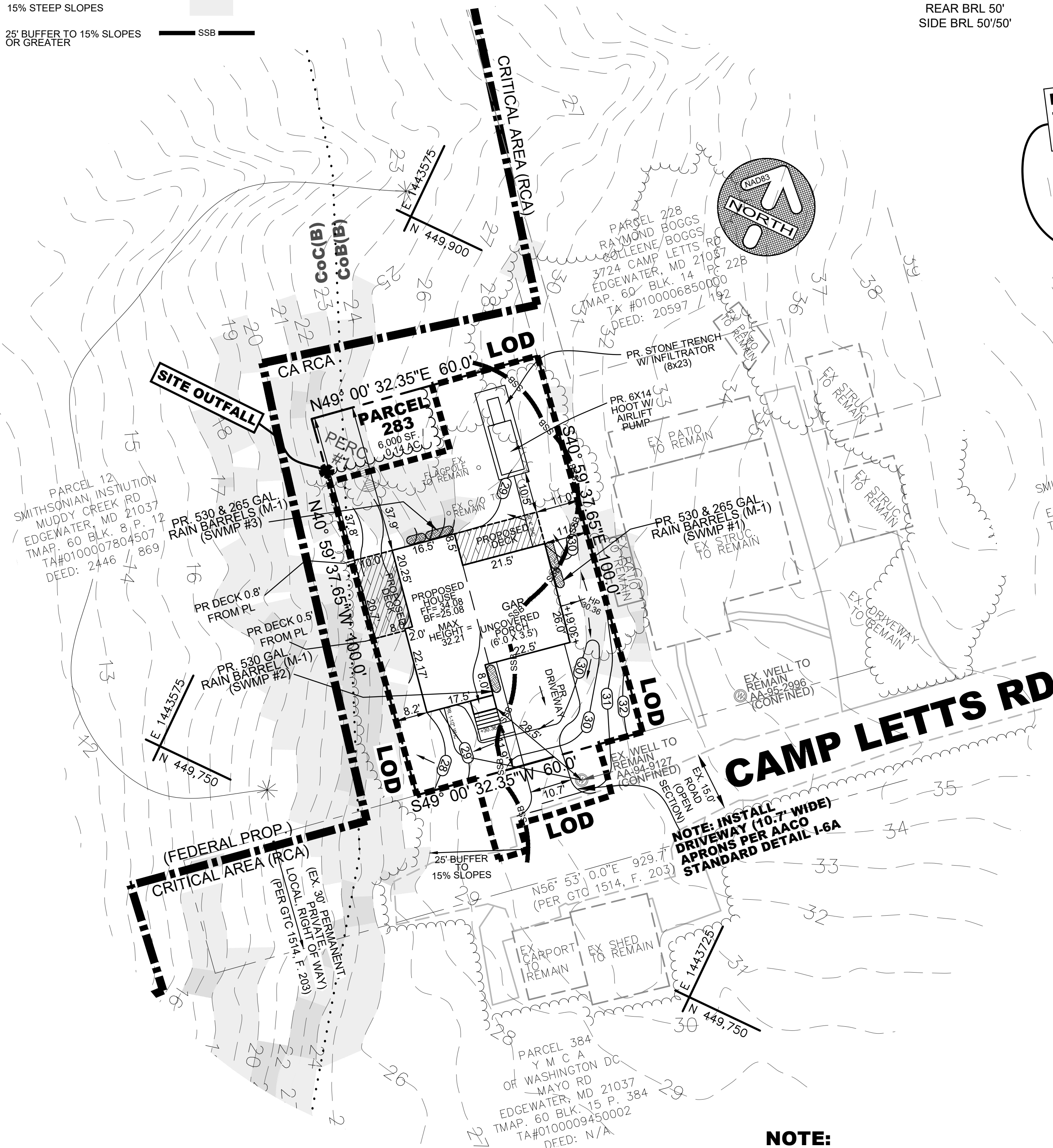
SCALE: 1"=30'

SITE CALCULATIONS

PARCEL 283 6,000 SF. / 0.14 AC.
OS ZONING 6,000 SF. / 0.14 AC.
SOILS (B) 6,000 SF. / 0.14 AC.
RCA 6,000 SF. / 0.14 AC.

EXISTING LOT COVERAGE

- EX. HOUSE 1,322 SF. (TO BE REMOVED)
- EX. SIDEWALK 116 SF. (TO BE REMOVED)
- EX. DECK (NOT LOT COVERAGE) 588 SF.
- TOTAL EXISTING LOT COVERAGE 1,438 SF (23.97% OF SITE)
- TOTAL LOT COVERAGE BY STRUCTURES & PARKING 1,910 SF. (HOUSE & DECK)
- PROPOSED LOT COVERAGE**
- PR. HOUSE 1,321 SF. (INCLUDING UNCOVERED PORCH)
- PR. DRIVEWAY 435 SF.
- PR. SIDEWALK 45 SF.
- PR. DECK (NOT LOT COVERAGE) 387 SF.
- TOTAL PROPOSED LOT COVERAGE 1,801 SF. / 0.04 AC. (30.02% OF THE SITE)
- TOTAL LOT COVERAGE BY STRUCTURES & PARKING 2,143 SF. (HOUSE, DRIVEWAY, DECK)
- PERMITTED LOT COVERAGE BY STRUCTURES & PARKING 1,200 SF (20% OF SITE)
- PERMITTED LOT COVERAGE BY RCA (25% + 500) = 2,000 SF.
- EX. WOODS ON SITE 1,509 SF. (25% OF SITE)
- PROPOSED CLEARING ONSITE 960 SF. (64% OF WOODS ON SITE)
- PERMITTED CLEARING 6,534 SF.
- 15% OR GREATER SLOPES ON SITE 1,302 SF.
- 15% OR GREATER SLOPES DISTURBED ON SITE 1,073 SF.
- 25' BUFFER TO STEEP SLOPES ON SITE 3,450 SF.
- 25' BUFFER TO STEEP SLOPES DISTURBED ON SITE 3,139 SF.
- TOTAL DISTURBANCE 5,966 SF. / 0.14 AC.
- EXISTING USE: SINGLE FAMILY DWELLING
- PROPOSED USE: SINGLE FAMILY DWELLING
- THE SITE IS WITHIN THE CRITICAL AREA (RCA)
- PROPOSED HEIGHT: TO BE DETERMINED FROM CONSTRUCTION PLANS (MAXIMUM HEIGHT 32')



DEVELOPMENT CONCEPT PLAN

SCALE: 1"=20'

NOTE:
TOPOGRAPHY SHOWN AERIAL TOPO 2022 WHICH IS IN NAD 83. THESE PLANS WERE PREPARED USING THE SURVEY PREPARED BY DFI IN JANUARY 2024.

SEDIMENT AND EROSION CONTROL PLAN FOR PROP DEVELOPMENT

SCALE: 1"=20'

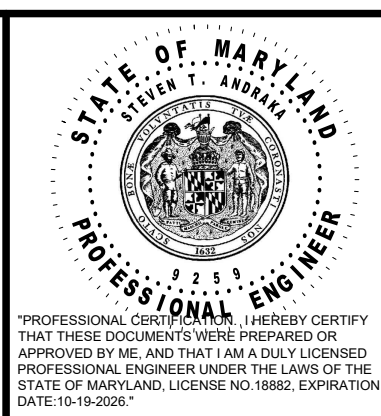
STOCKPILE NOTE
MAX HEIGHT - 15'
MAX SLOPE - 2:1

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

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443-336-4245
ED@ROOFINGBYELITE.COM

| DESIGNED | CMB | 09/24 | DATE | BY | DESCRIPTION |
|----------|-----|-------|------|----|-------------|
| DRAWN | ACT | 09/24 | DATE | | |
| CHECKED | CMB | 09/24 | DATE | | |
| APPROVED | STA | 09/24 | DATE | | |

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CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108



SEDIMENT AND EROSION CONTROL PLAN / DEVELOPMENT CONCEPT PLAN

VARIANCE PLAN
3726 CAMP LETTS RD
PARCEL 283
ZONING OS
TAX MAP 60, BLOCK 14, PARCEL 283
SCALE: AS SHOWN DATE: SEPTEMBER, 2024
ZIP CODE: 21037
1ST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET
4
OF
4

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: 6-21-24

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| 60 | 283 | 60 | | |
| | | | | |
| | | | | |

Tax ID: 01-000-03521400

| 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 | |

Project Name (site name, subdivision name, or other) 3726 Camp Letts Road

Project location/Address 3726 Camp Letts Road

City Edgewater Zip 21037

Local case number

Applicant: Last name Crowder First name Edward

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 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:

Demo / rebuild single family dwelling w/ 2 decks, driveway & swm in CA RCA

| | |
|--|--|
| Intra-Family Transfer <input type="checkbox"/> | Yes <input type="checkbox"/> |
| Grandfathered Lot <input type="checkbox"/> | Growth Allocation <input 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 | | Acres | Sq Ft |
|------------|-------|-------|----------------------|-------|-------|
| IDA Area | | | Total Disturbed Area | 0.14 | 5,966 |
| LDA Area | | | | | |
| RCA Area | 0.14 | 6,000 | # of Lots Created | | |
| Total Area | 0.14 | 6,000 | | | |

| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|-------|-----------------------|-------|-------|
| Existing Forest/Woodland/Trees | 0.03 | 1,509 | Existing Lot Coverage | 0.03 | 1,438 |
| Created Forest/Woodland/Trees | 0 | 0 | New Lot Coverage | 0.04 | 1,801 |
| Removed Forest/Woodland/Trees | 0.02 | 960 | Removed Lot Coverage | 0.03 | 1,438 |
| | | | Total Lot Coverage | 0.04 | 1,801 |

VARIANCE INFORMATION (Check all that apply)

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

| | |
|--|---|
| <p><u>Variance Type</u></p> <p>Buffer <input type="checkbox"/></p> <p>Forest Clearing <input type="checkbox"/></p> <p>HPA Impact <input type="checkbox"/></p> <p>Lot Coverage <input checked="" type="checkbox"/></p> <p>Expanded Buffer <input type="checkbox"/></p> <p>Nontidal Wetlands <input type="checkbox"/></p> <p>Setback <input checked="" type="checkbox"/></p> <p>Steep Slopes <input checked="" type="checkbox"/></p> <p>Other <input type="checkbox"/></p> | <p><u>Structure</u></p> <p>Acc. Structure Addition <input type="checkbox"/></p> <p>Barn <input type="checkbox"/></p> <p>Deck <input checked="" type="checkbox"/></p> <p>Dwelling <input checked="" type="checkbox"/></p> <p>Dwelling Addition <input type="checkbox"/></p> <p>Garage <input checked="" type="checkbox"/></p> <p>Gazebo <input type="checkbox"/></p> <p>Patio <input type="checkbox"/></p> <p>Pool <input type="checkbox"/></p> <p>Shed <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p> |
|--|---|

3726 Camp Letts Road

Anne Arundel County, Maryland

WSSI #P.WSI0001101

Critical Area Report

June 25, 2024

Prepared for:

Edward Crowder
1535 Ridgely Drive
Edgewater, Maryland 21037

Prepared by:



1131 Benfield Boulevard, Suite L
Millersville, MD 21108
Tel: 410-672-5990
Email: contactus@wetlands.com
www.wetlands.com

1. Introduction

The applicant proposes to construct an addition to single-family residence at 3726 Camp Letts Road, in Edgewater, Anne Arundel County, Maryland (Exhibit 1). This construction also involves the tear-down of the existing house to the foundation and the reconstruction of the first and second floors, and side and rear wooden decks. The property is identified as Parcel 283, Block 14, Tax Map 60, and is zoned OS.

2. Project Description and Existing Site Conditions

The subject property covers 6,000 square feet (0.14 acres) of land entirely located within the Chesapeake Bay Critical Area (critical area). Currently, the lot is comprised of a residential home, a driveway, mowed lawn, a small amount of mixed hardwood forest, and landscape trees. The property is located adjacent to Sellman Creek; however, there is approximately 250 feet of forested open space located between this lot and the shoreline. Steep slopes exist on the site and are depicted on the *Environmentally Sensitive Areas Plan* dated June 2024 (Attachment 1), prepared by DFI.

Although the lot is within close proximity of Sellman Creek, no impacts to jurisdictional wetlands, 25-foot wetland buffers, streams, tidal waters or the 100-year floodplain are proposed for this project. Therefore, authorization from the Maryland Department of the Environment and/or the U.S. Army Corps of Engineers will not be required.

There is 1,438 square feet of existing lot coverage currently on the lot and the proposed lot coverage for this redevelopment is 1,801 square feet. The project, as proposed, will increase the total lot coverage by 363 square feet, as noted on Attachment 1.

Stormwater management (SWM) will be provided onsite. Stormwater management will be provided using strategically placed rain barrels and vegetation plantings. In addition, stone trench infiltration will be utilized to redirect stormwater flow from impervious services to reduce stormwater discharge. This will allow for the stormwater to infiltrate into the soil.

According to the updated Anne Arundel County soil survey (Exhibit 2), two (2) soil types have been mapped on the property: Collington-Wist complex, 2 to 5 percent slopes (CoB) and Collington-Wist complex, 5 to 10 percent slopes (CoC). Both soil types are classified as non-hydric soils.

Through the use of the stormwater management strategies listed above, the applicant will minimize any impacts on water quality and habitat during construction.

3. Habitat Protection Areas

Non-tidal Wetlands

A cursory wetland delineation conducted by Marius Flemmer, WPIT, on June 5, 2024 revealed that jurisdictional non-tidal wetlands do not exist on or within 25 feet of the lot.

Tidal Waters/Wetlands

This lot is located approximately 250 feet from tidal waters, and the proposed addition and re-construction of the house will not impact tidal waters or wetlands.

100-foot Buffer and Expanded Buffer

The 6,000-square foot lot is located outside of the 100-foot buffer and Expanded Buffer.

Rare, Threatened & Endangered Species

A formal request for an environmental review for rare, threatened, or endangered species was submitted to the Maryland Department of Natural Resources on June 5, 2024. A copy of the request letter can be found in ([Exhibit 3](#)) of this report. No rare, threatened, or endangered species were observed while performing the critical area study field work.

Steep Slopes

According to Article 17, Title 1 of the Anne Arundel County Code, steep slopes are defined as 25% or greater slope that has an on-site and off-site contiguous area that is greater than 5,000 square feet over 10 feet vertical as measured before development. Steep slopes exist within the study area and are depicted on [Attachment 1](#). The proposed project will disturb 1,073 square feet of existing steep slopes.

4. Existing Vegetative Cover

A small portion of the site (northwestern corner) is considered mixed-hardwood forest dominated by tulip poplar (*Liriodendron tulipifera*), southern red oak (*Quercus falcata*), and American sweetgum (*Liquidambar styraciflua*) ranging from 18 – 30 inches in diameter. The understory contains red maple (*Acer rubrum*), black gum (*Nyssa sylvatica*), American beech (*Fagus grandifolia*), and American sweetgum while the relatively open herbaceous layer is dominated by Virginia creeper (*Parthenocissus quinquefolia*), Japanese stiltgrass (*Microstegium vimineum*), Japanese barberry, oriental bittersweet (*Celastrus orbiculatus*), Japanese honeysuckle (*Lonicera japonica*), and ground ivy (*Glechoma hederacea*). Several invasive species were observed in the herbaceous layer. The perimeter of the existing house was surrounded by garden beds and mowed lawn containing several types of ornamental plant species as well as an abundance of Japanese stiltgrass. Additionally, two planted fuzzy deutzia (*Deutzia scabra*) exist behind the house to the northeast. There is currently no developed woodland on the site, however, 960 square feet of the

1,509 square feet of existing, onsite forest is proposed to be cleared. This is well under the maximum clearing limit of 6,534 square feet.

5. **Wildlife**

No wildlife was observed during the site visit. However, The Maryland Department of Natural Resources has identified this site as having potential Forest Interior Dwelling Species (FIDS) habitat (Exhibit 4).

6. **Date of Field Work**

June 5, 2024 – Marius Flemmer, Wetland Studies and Solutions, Inc.

WETLAND STUDIES AND SOLUTIONS, INC.



Michael J. Klebasko, P.W.S.
Manager – Maryland Environmental Sciences



Marius Flemmer, WPIT
Environmental Scientist

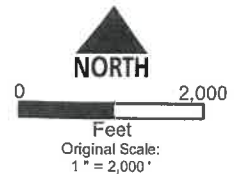
L:_WSI0001000s\0001100\0001101\Admin\05-ENVR\Critical Area Study\Components\Working\01-Critical Area Report.docx

EXHIBIT 1



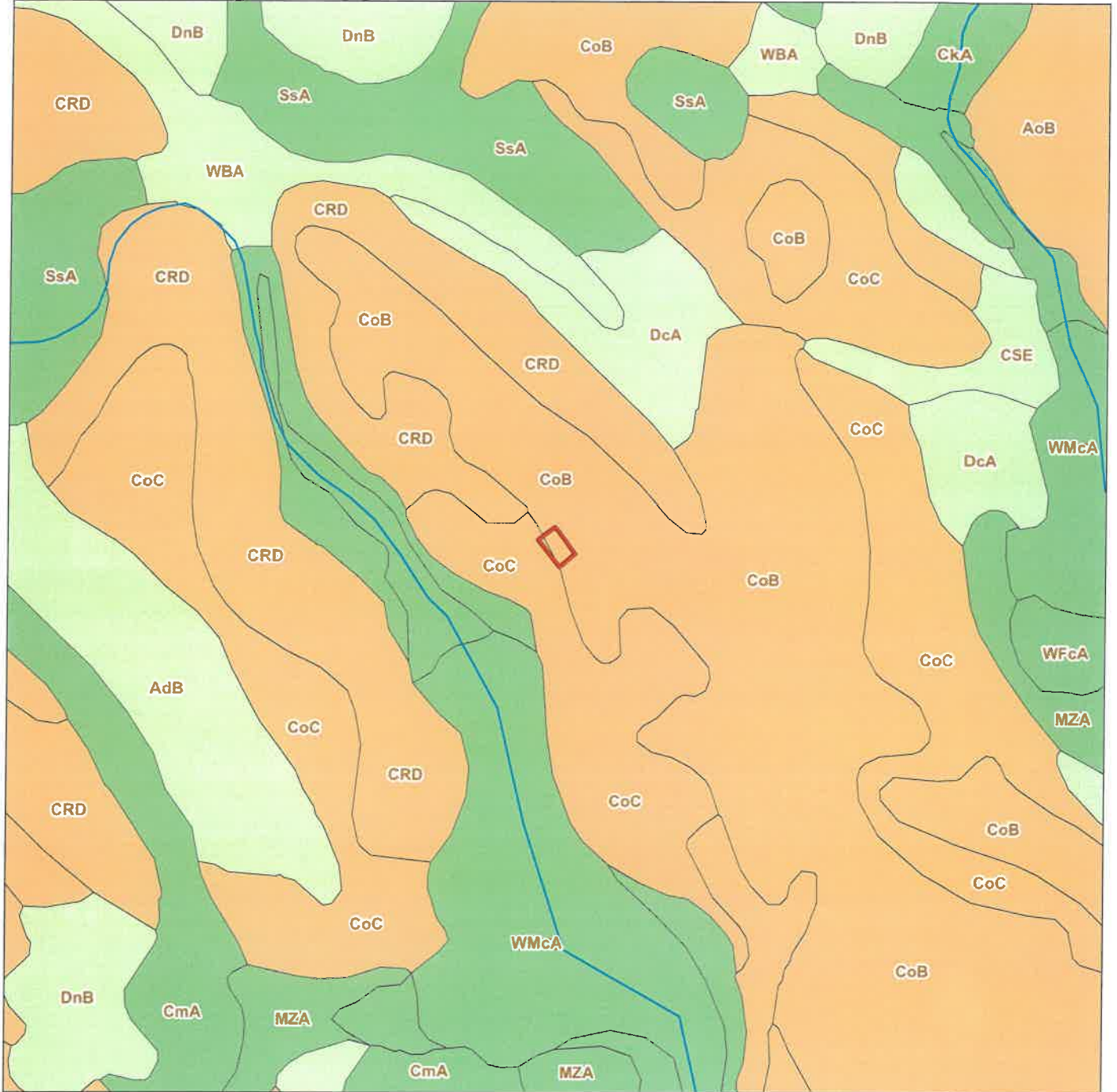
Site (±0.2 acres)






Vicinity Map
3726 Camp Letts Road



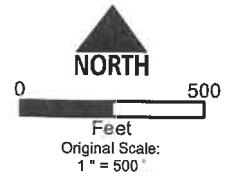
ADC Map/Column/Row: 5536D6
 Source: ADC 2008-2012

EXHIBIT 2



-  Site
-  Hydric Soil
-  Soil with Hydric Inclusion
-  Non-Hydric Soil
-  Water

Soils Map
3726 Camp Letts Road
WSI0001101



Major Land Resource Area: Northern Coastal Plain, 149A
Land Resource Region: Northern Atlantic Slope Diversified Farming Region, S
Source: Anne Arundel County Digital Data, U.S. Department of Agriculture, 2021

EXHIBIT 3



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

June 27, 2024

Mr. Michael J. Klebasko
Wetland Studies and Solutions, Inc.
1131 Benfield Boulevard
Suite L
Millersville, Maryland 21108

RE: Environmental Review for 3726 Camp Letts Road, Edgewater, Anne Arundel County, Maryland.

Dear Mr. Klebasko:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

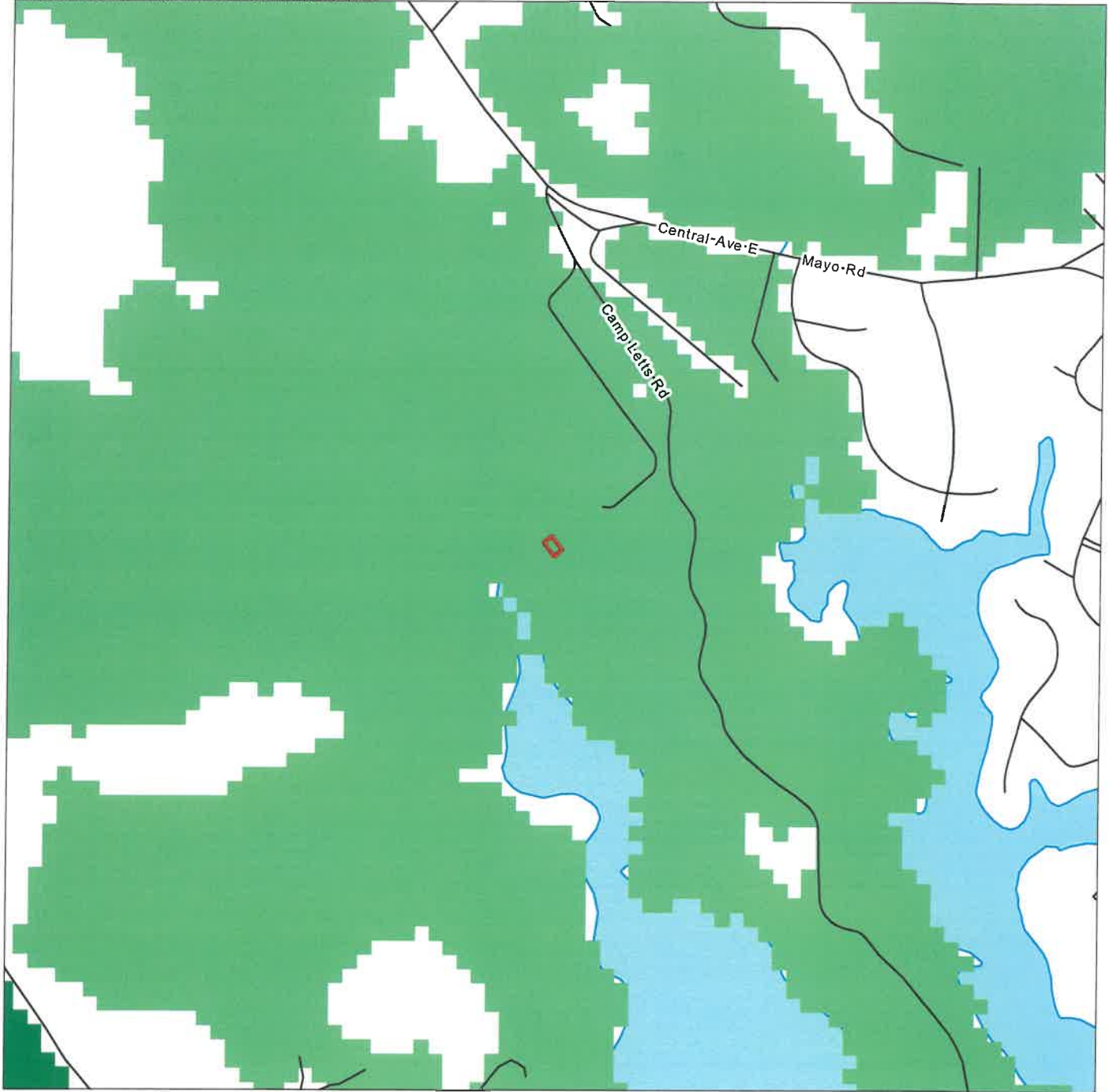
Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or at (410) 260-8573.

Sincerely,

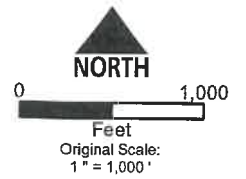
Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources





ER# 2024.0983.aa
Cc: C. Jones, CAC

EXHIBIT 4



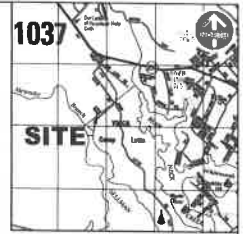
**Potential Habitat for
Forest Interior Dwelling Species (FIDS)
3726 Camp Letts Road**



-  Site
-  Class 1: Potential FIDS Core Area
-  Class 2: High Quality Potential FIDS Habitat
-  Class 3: Potential FIDS Habitat

Source: MD Department of Natural Resources (DNR); February 2013

ATTACHMENT 1



1037

SITE

VICINITY MAP
SCALE: 1"=200'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 50601555

- LEGEND**
- EXISTING CONTOUR
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - LIMIT OF DISTURBANCE
 - REINFORCED BELT FENCE
 - PROPOSED CONTOUR
 - LDA
 - CRITICAL AREA LINES
 - NOT-CRITICAL AREA
 - AREA TO BE PROTECTED
 - BUILDABLE AREA
 - STABILIZED CONSTRUCTION ENTRANCE
 - TEMPORARY STOCKPILE
 - PROPOSED SWM DEVICE
 - 25% STEEP SLOPES
 - 15% STEEP SLOPES
 - 25' BUFFER TO 15% SLOPES OR GREATER

SITE CALCULATIONS

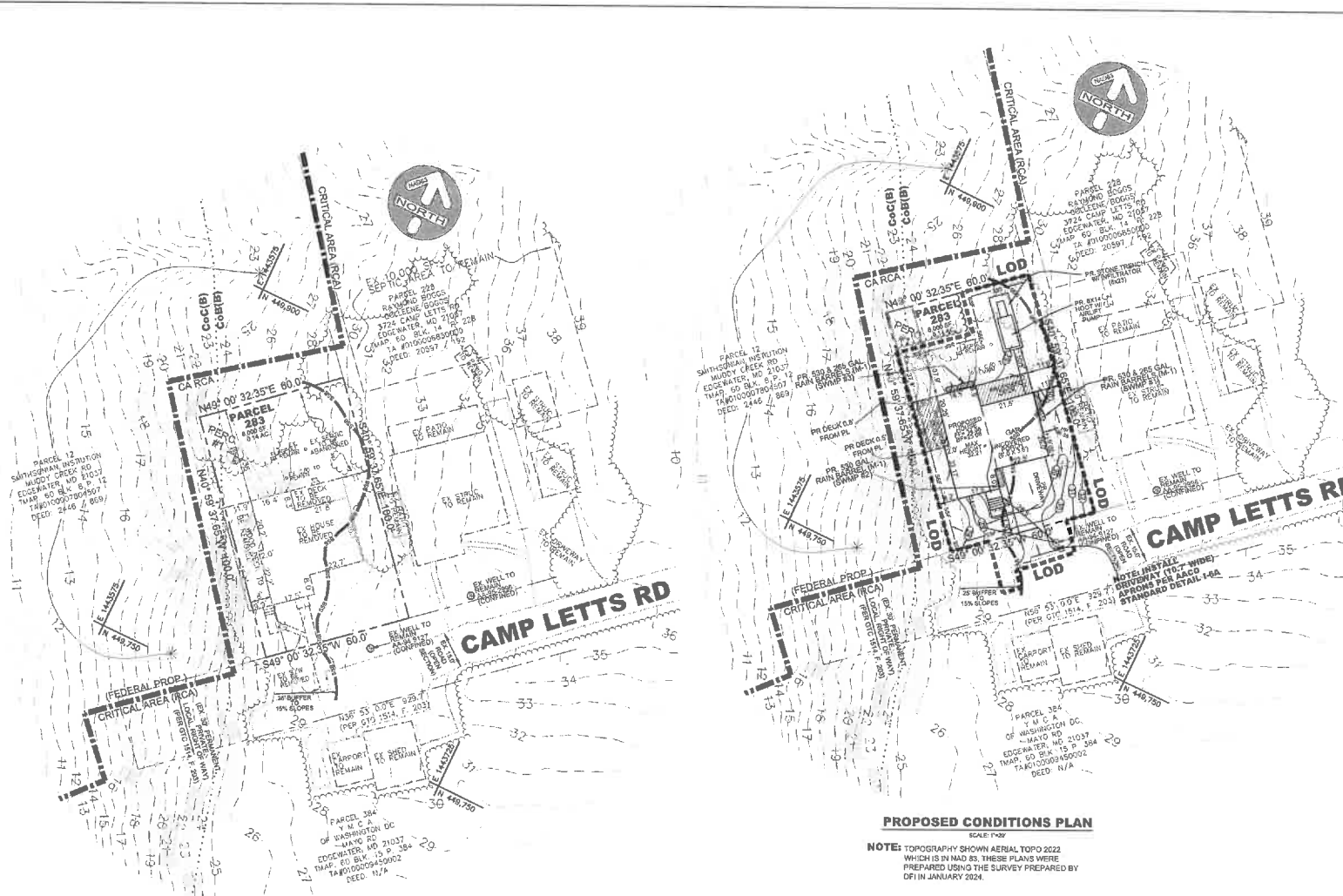
EXISTING LOT COVERAGE
 EX. HOUSE 1,302 SF. (TO BE REMOVED)
 EX. SIDEWALK 119 SF. (TO BE REMOVED)
 EX. DECK (NOT LOT COVERAGE) 588 SF.
 TOTAL EXISTING LOT COVERAGE 1,438 SF. (53.3% OF SITE)

PROPOSED LOT COVERAGE
 PR. HOUSE 1,231 SF. (EXCLUDING UNCOVERED PORCH)
 PR. DRIVEWAY 435 SF.
 PR. SIDEWALK 45 SF.
 PR. DECK (NOT LOT COVERAGE) 387 SF.
 TOTAL PROPOSED LOT COVERAGE 1,801 SF. (70.04 AC. (30.6% OF THE SITE))

PERMITTED LOT COVERAGE 1,200 SF. (25% OF SITE)
 EX. WOODS ON SITE 1,209 SF. (25% OF SITE)
 PROPOSED CLEARING ON SITE 640 SF. (84% OF WOODS ON SITE)
 PERMITTED CLEARING 6,534 SF.

15% OR GREATER SLOPES ON SITE 1,302 SF.
 15% OR GREATER SLOPES DISTURBED ON SITE 1,073 SF.
 25' BUFFER TO STEEP SLOPES ON SITE 3,450 SF.
 25' BUFFER TO STEEP SLOPES DISTURBED ON SITE 2,139 SF.

TOTAL EXTURBANCE 5,866 SF. / 0.14 AC.
 EXISTING USE: SINGLE FAMILY DWELLING
 PROPOSED USE: SINGLE FAMILY DWELLING
 THE SITE IS WITHIN THE CRITICAL AREA (RCA)
 PROPOSED HEIGHT: TO BE DETERMINED FROM CONSTRUCTION PLANS (MAXIMUM HEIGHT 32')



EXISTING CONDITIONS PLAN
SCALE: 1"=200'

PROPOSED CONDITIONS PLAN
SCALE: 1"=200'

NOTE: TOPOGRAPHY SHOWN AERIAL, TOPD 2022 WHICH IS IN MAD 83. THESE PLANS WERE PREPARED USING THE SURVEY PREPARED BY DFI IN JANUARY 2024.

OWNER/DEVELOPER :
EDDIE CROWDER
JAMIE L CROWDER
1535 PROCELY DRIVE
EDGEWATER, MD 21037
410.336.4518
EDGPROOFINGBYELITE.COM

| | | REVISIONS | |
|----------|------|-----------|-------------|
| DESIGNED | DATE | BY | DESCRIPTION |
| CMB | 8/24 | | |
| drawn | ACT | 8/24 | |
| CHECKED | CMB | 8/24 | |
| APPROVED | CMB | 8/24 | |

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-398-2100 FAX 443-308-2108

G0202
ENVIRONMENTALLY SENSITIVE AREAS PLAN

3726 CAMP LETTS RD
PARCEL 283
ZONING: R-1
TAX MAP 60, BLOCK 14, PARCEL 283
SCALE AS SHOWN DATE: JUNE, 2024
ZIP CODE: 21037

1ST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 OF 1



OFFICE OF PLANNING AND ZONING
CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0063-P
DATE: 07/08/2024
OPZ STAFF: Jennifer Lechner
Kelly Krinetz
I&P STAFF: Habtamu Zeleke

APPLICANT/REPRESENTATIVE: Edward & Jamie Crowder / Development Facilitators Inc.

EMAIL: ed@roofingbyelite.com / nicole@dfiengineering.com

SITE LOCATION: 3726 Camp Letts Road, Edgewater

LOT SIZE: 6,000 SF

ZONING: OS **CA DESIGNATION:** RCA **BMA:** n/a **BUFFER:** n/a **APPLICATION TYPE:** Variance

The applicants are proposing to demolish the existing single-family home and two (2) decks, and rebuild a new single-family home with two (2) new decks, driveway, stormwater management and replacement of the septic system. A grading permit has been applied for under G02020125 and the septic system has been approved under PAT02050382.

Variances requested:

- 1) permit a new home (demo/rebuild) and two (2) decks to have less setbacks than permitted per Article 18-9-203(a)
- 2) to exceed the 20% maximum lot coverage by structures per Article 18-9-203(b)
- 3) to disturb steep slopes in the Chesapeake Bay Critical Area per Article 17-8-201(a)

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 provided the proposed SWM is approved by I&P.

I&P Engineering:

1. There are three Rain Barrels proposed for this project. How is the water reused 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 three rain barrels.
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 a private septic and well.
10. The above is provided as courtesy review comments at the pre-file stage to review and consider the design plan; additional reviews and detailed reviews are at the grading permit stage.

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.