

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

APPLICANT: John E. Muller, III

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0132-V

COUNCIL DISTRICT: 3

HEARING DATE: September 24, 2024

PREPARED BY: Jennifer Lechner
Planner II



REQUEST

The applicant is requesting a variance to allow an accessory structure addition (second story) with less setbacks than required on property located at 8431 Bay Road in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 20,000 square feet of land and is located east of the intersection of Bay Road and Harlem Road. It is identified as Lots 11-14 of Section Y in the Riviera Beach subdivision, Parcel 178 in Block 11 on Tax Map 11. The property is zoned R5 – Residential District, as adopted by the comprehensive zoning for Region 4, effective September 7, 2024.

This waterfront site abuts a strip of community property on the waterside and is adjacent to the unimproved extension of Harlem Road creating a comer lot. The property lies within the Chesapeake Bay Critical Area - Intensely Developed Area (IDA), and is mapped as a Buffer Modified Area (BMA). It is currently improved with a two-story single-family detached dwelling, a detached garage, two sheds, residential pier, and other associated facilities.

PROPOSAL

The applicant proposes to construct a second story for an Accessory Dwelling Unit (ADU) on the existing detached garage, with exterior steps to grade.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Ordinance provides that an accessory structure in an R5 District shall be set back a minimum of 15 feet from the corner side lot line. The garage addition would be located as close as 9.6 feet from the corner side lot line, necessitating a variance of 6 feet.

§ 18-2-301(b) of the Code provides that steps required for access may extend no more than three feet into a required setback and be located no closer than five feet from any lot line. The proposed steps to grade will extend 8.9 feet into the corner side setback, necessitating a variance of 6 feet.

FINDINGS

The subject property is a corner lot, rectangular in shape, nearly triple the minimum lot area of 7,000 square feet, and exceeds the 60 foot minimum lot width for lots in an R5 District. A review of the County's aerial photography shows that the neighborhood contains an eclectic mix of homes and lot sizes in this established waterfront community, with detached garages as a typical amenity along Bay Road.

The applicant had been granted a variance, 2005-0093-V, to allow a one-story detached garage (30 by 30 by 22 feet) in the front yard and with less setbacks than required. Building permit B02219224, to construct said garage, was subsequently issued on August 4, 2005.

Building permit B02428576, to construct a second floor addition over the existing detached garage to create an accessory dwelling unit (ADU) with steps, was submitted on July 15, 2024. Variance approval must be obtained prior to the permit being issued.

The applicants' letter explains that the second floor addition is proposed over the existing garage, which had been constructed to meet the side setbacks at the time. However, the bulk regulations have since changed, and the garage is no longer in compliance with the minimum setbacks. The applicant desires to construct the addition for use as an accessory dwelling unit (ADU), which had not been a permitted use when the garage was initially constructed. The applicant believes that the proposed garage addition is comparable to the other detached structures on their street, including one which had been the subject of 2003-0234-V.

Agency Comments

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

Variance Criteria

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the applicant had been granted a variance to construct the detached garage in a location which does not comply with the current bulk regulations¹. As such, denying a variance to construct a second story on that structure due to its proximity to the corner side lot line would be an unnecessary hardship.

With regard to the variance for the exterior stairs, there is ample space on the opposite side, or rear, of the structure, which would eliminate the need for that variance. It appears that the

¹ Article 28, Section 2-507(a) required accessory structures to be located in a side or rear yard, and to be at least 50 feet from the front lot line and 10 feet from any side lot line. 2005-0093-V granted modified, conditional relief for a 30' x 30' x 22'H detached garage in the front yard, 25 from the front lot line, and 10 feet from the side lot lines. Bay Road had been considered the front lot line at that time.

proposed floor plan of the ADU could be flipped, or redesigned, to accommodate exterior stairs while complying with the bulk regulations. Because justification was not provided and alternatives exist which would eliminate the need for relief, this variance cannot be considered the minimum necessary to afford relief.

The granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located because other similar one and a half story detached structures exist nearby. Because the section of Harlem Road that abuts this lot is undeveloped, granting the variance would not substantially impair the appropriate use or development of adjacent property. Nor would it reduce forest cover in the critical area, be contrary to acceptable clearing and replanting practices required for development in the critical area, nor be detrimental to the public welfare.

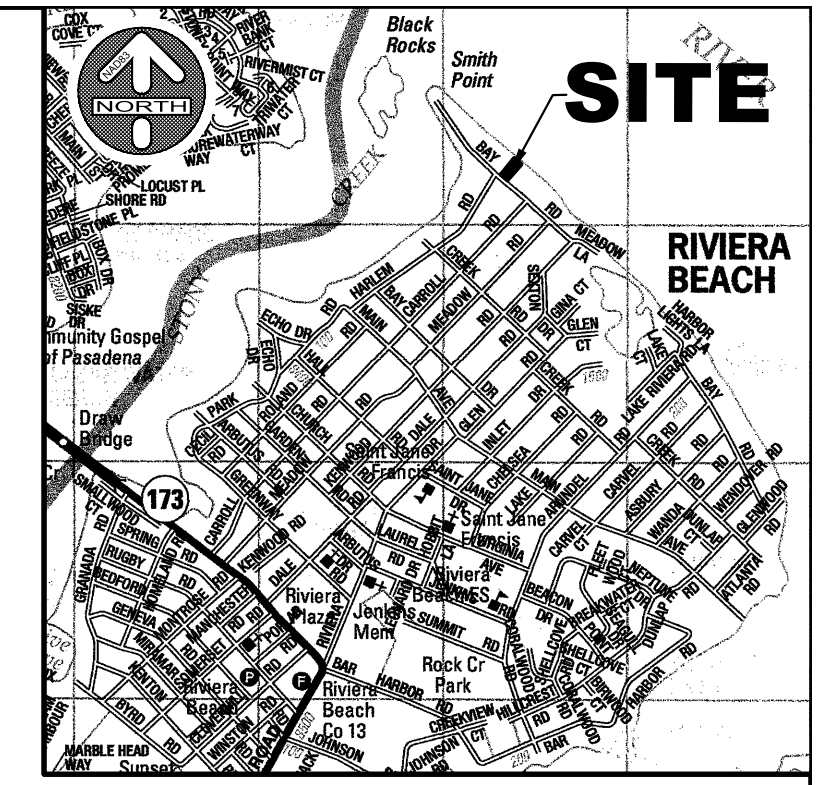
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, as proposed, this Office recommends ***approval*** of a zoning variance to § 18-4-701 to allow an accessory structure addition with less setbacks than required, and ***denial*** of a zoning variance to § 18-2-301(b) to allow steps required for access with more encroachment than allowed.

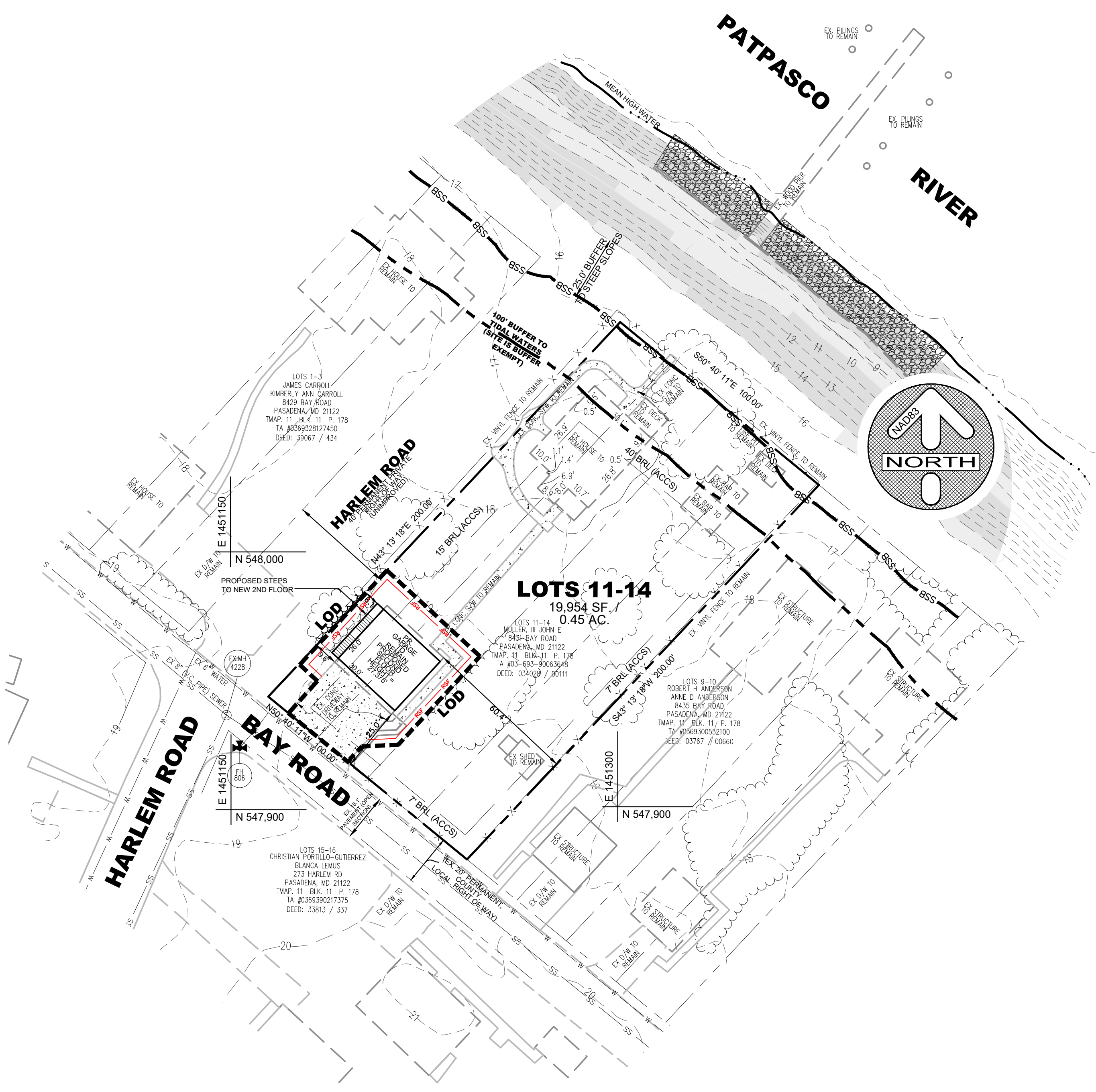
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This 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.

LEGEND

EXISTING CONTOUR	80	100' BUFFER TO TIDAL WATER	
PROPERTY LINE	78	25% STEEP SLOPES	
LIMIT OF DISTURBANCE	LOD	15% STEEP SLOPES	
MEAN HIGH WATER			
REINFORCED SILT FENCE	RSF		
25' BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER	SSB		

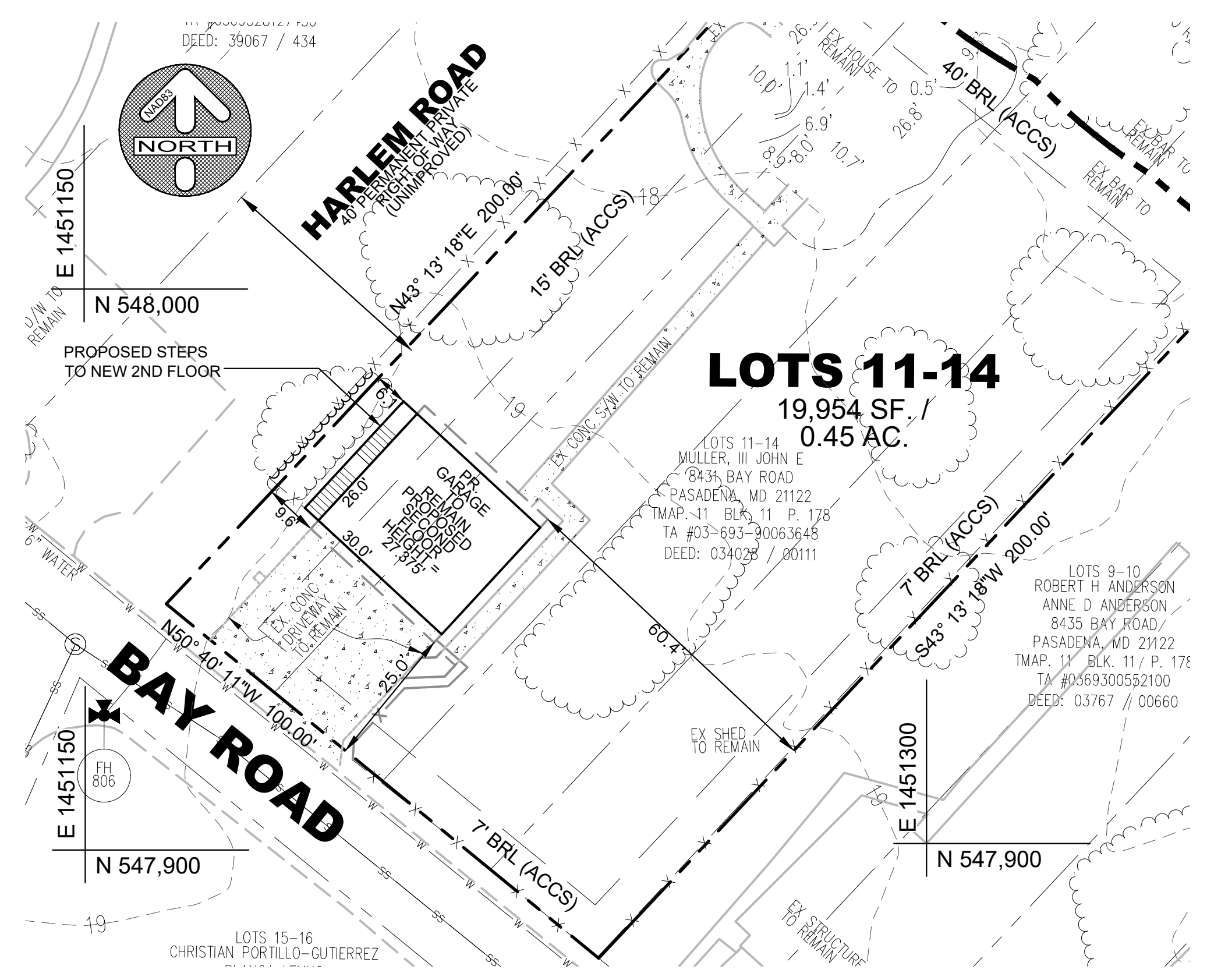


VICINITY MAP
SCALE: 1"=2,000'
COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NUMBER BUE0713

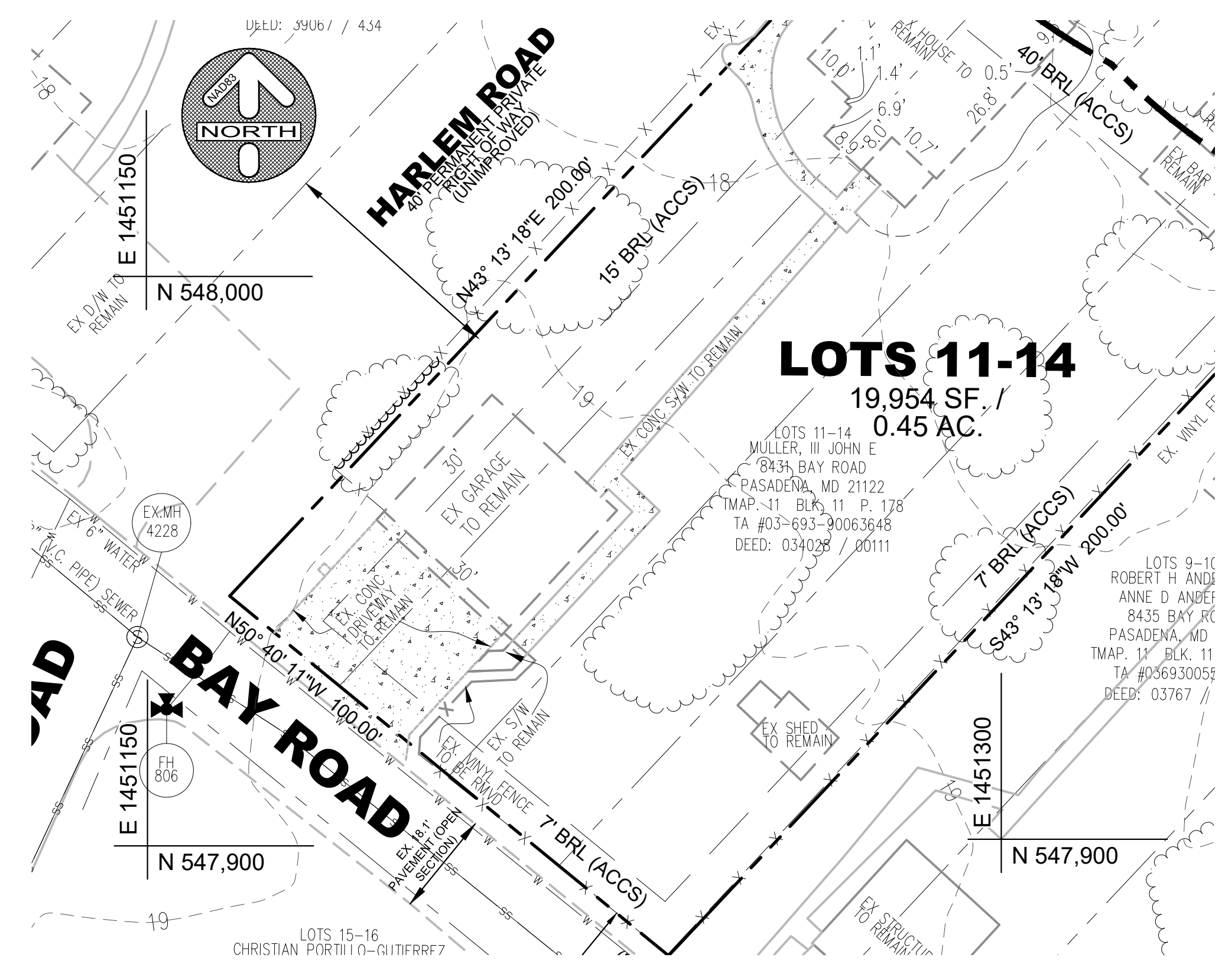


PLAN VIEW
SCALE: 1"=30'

NOTE:
TOPOGRAPHY SHOWN IS AERIAL TOPO 2020 WHICH IS IN NAD 83. THESE PLANS WERE PREPARED USING A BOUNDARY AND LOCATION SURVEY BY DFI IN FEBRUARY 2024.



PROPOSED SITE CONDITIONS
SCALE: 1"=30'



EXISTING SITE CONDITIONS
SCALE: 1"=20'

SITE CALCULATIONS

LOTS 11-14	19,954 SF / 0.45 AC.
PROPOSED LOT COVERAGE	
EX. HOUSE TO REMAIN	1,468 SF.
EX. DRIVEWAYS TO REMAIN	770 SF.
EX. SIDEWALKS TO REMAIN	876 SF.
EX. BAR TO REMAIN	346 SF.
EX. SHED TO REMAIN	149 SF.
EX. GARAGE TO REMAIN	915 SF.
EX. DECK TO REMAIN	100 SF.
EX. SIDEWALK TO BE REMAIN	25 SF.
TOTAL EXISTING LOT COVERAGE TO REMAIN	4,650 SF.
	(23.30% OF THE SITE)
PROPOSED LOT COVERAGE	
PR. STEPS (NOT LOT COVERAGE)	553 SF.
TOTAL PROPOSED LOT COVERAGE	0 SF.
TOTAL LOT COVERAGE AFTER DEVELOPMENT	4,650 SF.
	(23.3% OF THE SITE)
EX. WOODS	3,568 SF.
	(17.9% OF THE SITE)
PR. CLEARING	145 SF.
	(2.7% OF WOODS ONSITE)
PERMITTED TOTAL COVERAGE (R5 - 40% STRUCTURAL)	7,982 SF.
TOTAL DISTURBANCE	2961 SF. / 0.08 AC.

THE SITE IS WITHIN THE CRITICAL AREA (IDA)

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

OWNER/DEVELOPER:

JOHN E MULLER III
8431 BAY RD
PASADENA MD 21122-2925
JRMULLER77@GMAIL.COM

DESIGNED		CMB		09/24	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/24	date		09/24	date	
09/24	date		09/24	date	
09/24	date		09/24	date	
09/24	date		09/24	date	

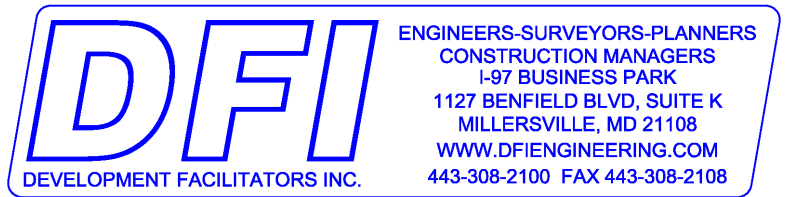
DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

BUILDING PERMIT PLAN / VARIANCE PLAN

8431 BAY ROAD
RIVERA BEACH, LOTS 11 - 14, SECTION Y
ZONING R-5
TAX MAP 11 BLOCK 11 PARCEL 178
SCALE: AS SHOWN DATE: SEPTEMBER, 2024
ZIP CODE: 21122

3RD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET
1
OF
1



June 27, 2024

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

**RE: Variance Application – Explanatory Letter
8431 Bay Road, Pasadena, MD 21122
Riviera Beach, Lots 11-14, Section Y
Tax Map 11 Block 11, Parcel 178**

To whom it may concern.

Please find submitted herewith the variance application and associated required submittal materials requesting a variance to 1) permit an addition to an accessory structure, a second story on an existing garage, with less setbacks than permitted on an R5 lot per Article 18-4-701.

The site is identified as 8431 Bay Road, Pasadena, Maryland, also known as Lots 11-14, Section Y on the recorded plat of “Riviera Beach”. This site is a 0.46-acre lot, zoned R5. The site is located within the Chesapeake Bay Critical Area (IDA). This lot is viewed as a waterfront lot, but it is separated from the water by community land known as Riviera Walk. The property is also a corner lot with frontage on Bay Road, an existing 20’ public improved right-of-way and Harlem Road, a 40’ unimproved private right-of-way owned by the Community Association. The site is served by existing public water and public sewer in Bay Road.

This site is currently developed with an existing two-story single-family home with a deck, a detached garage, driveway, walkways, a bar and a deck, all to remain. The proposed development is to construct a second story for an Accessory Dwelling Unit on the existing detached garage with wooden steps to the second floor.

Setbacks

The applicant is seeking a variance to permit an addition to an accessory structure (a second story on an existing detached garage) and steps to have less side corner yard setback than required. The required setback for this lot comes from Article 18-4-701 for R5 Residential Districts.

The property is a corner lot with frontage on Bay Road, an existing 20' public improved right-of-way and Harlem Road, a 40' unimproved private right-of-way such that the side setback for the northwesterly lot line is 15' (from Harlem Road). The existing 30'x30' detached garage was built back in 2005 (B02219224) with less front setbacks than required at the time with an approved variance (2005-0093-V). The variance decision had denied the request to reduce the side yard to 7' and allowed it at 10' which was the required setback at that time per the variance decision. Please note the variance was granted for the garage itself but to be set back 10' from Harlem Road however the current survey of the existing garage shows it sits 9.6' off Harlem Road. The variance was also to front setbacks but because this is a waterfront lot the "front" is the waterside of the lot and this is the rear yard setback. The owners wish to add a 30'x26' second-story to the existing detached garage for an Accessory Dwelling Unit. Given the existing garage does not meet the 15' corner side setback, the addition of the second-story will require a variance as requested. The addition proposed is a 30'x26' second-story with 3.5' wide wooden steps to the second floor. We are requesting a variance of 8.9' to the northwesterly side setback (Required 15' to Harlem Road) to allow the wooden stairs to be constructed at 6.1' to the lot line and the second story addition to be 9.6' from the lot line. Per Article 18-10-122 (Accessory Dwelling Units), given the requested setback variance is to a corner side setback for Harlem Road and is not a variance to setbacks to an adjacent lot, this variance maybe be applied for to allow an Accessory Dwelling Unit.

We feel this is the minimum relief necessary given the fact that the second-floor addition is to an existing garage that does not meet the corner side setback already, and given the fact that by allowing the existing garage to have a second floor addition there will be no environmental impact and no new lot coverage created. The garage size is very comparable to the other garages on this street, including 2-story garages located at 8435 Bay Road, 8441 Bay Road and 8451 Bay Road such that it will not alter the essential character of the neighborhood. Additionally, 8451 Bay Road was granted a side setback variance for their 2-story garage (2003-0234-V), so granting this variance will not confer any special privileges on the owner but will grant the owner the same rights that are commonly enjoyed by other properties on this street. This variance request is not based on conditions or circumstances that are a result of actions by the applicant, at the time the original garage was constructed, it was intended to meet the 10' side setback that was required at that time, the 0.4' difference could be the result of more efficient surveying techniques used now or a simple stakeout error during construction. Now that the setbacks / zoning code has changed, the existing garage no longer meets the side setback such that any addition to it will require a variance. Furthermore, at the time the garage was built, ADU's were not allowed on lots of this zoning and size and the owner had no way of knowing that in the future an ADU would be allowed. Granting this variance will not impair the use or development of adjacent property or be detrimental to the public welfare as the side setback variance being requested is adjacent to an unimproved private right-of-way and not a developed residential lot. If this were adjacent to a residential lot a variance would not be required

as the setback would only be 7' to an adjacent residential lot. Only because this lot is adjacent to a right-of-way is the setback increased. Another condition peculiar to this lot is that although this lot is technically adjacent to a right-of-way for Harlem Road, it is unimproved and not used as a right-of-way. The adjacent property owners' driveway / landscaping is within this right-of-way and there is no walkway from the street to the water for community access, such that this section of Harlem Road right-of-way is being used as part of the adjacent owner's residential property. It would be an unnecessary hardship on the owner to deny this variance when this variance would not be required if the site was adjacent to a residential lot and not a right-of-way especially given the right-of-way is currently being used as part of a residential lot. Granting this variance will not adversely affect water quality, impact fish, wildlife, or plant habitat in the Chesapeake Bay Critical Area as this development is not creating any additional lot coverage, the proposed steps are wooden, and the second-story addition is on top of existing garage which creates no new lot coverage. Given the site is within the IDA there is no clearing restrictions, however a very small amount of clearing is proposed (145 sf), but this is determined from the aerial image of the treeline and not that an actual tree needs to be removed for this development, but mitigation is not required.

A building permit will be applied for under separate cover.

Calculations for lot coverage, existing woods, clearing and limits of disturbance are provided on the site plan.

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

CHESAPEAKE BAY CRITICAL AREA REPORT

for

**8431 Bay Road
Pasadena, Maryland, 21122**

**Riviera Beach, Section Y, Lots 11-14
Anne Arundel County, Maryland**

Prepared for:

**John Muller III
8431 Bay Road
Pasadena Md 21122**

Prepared:

June, 2024

Prepared by:
DFI

INTRODUCTION

The property is identified as 8431 Bay Road, Pasadena, Maryland, 21122. The site is further identified as Riviera Beach, Section Y, Lots 11-14 and is also known as Tax Map 11, Block 11, Parcel 178. The site is zoned R-5, and is within the Chesapeake Bay Critical area, designated IDA. The site is buffer exempt. The site is served by public water and public sewer. The applicant proposes to construct a new second story on an existing detached garage with new wooden stairs.

PROJECT DESCRIPTION AND EXISTING SITE CONDITIONS

The subject property consists of 19,954 square feet (0.45 acres) of land located entirely within the Chesapeake Bay Critical Area (IDA). Currently, the property is developed with an existing single-family dwelling, detached garage, driveway, shed, bar, walkways and a deck. The site also consists of trees and grass in good condition.

There is 3,566 square feet of existing woods based on the aerial tree line and shrubbery.

There are no impacts to jurisdictional wetlands, 25-foot non-tidal wetland buffer, streams, or 100-year floodplain for this project. Therefore, authorization from the Maryland Department of the Environment and the U.S. Army Corps of Engineers is not required.

Lot Coverage allowed in the Critical Area (IDA) is not to exceed the lot coverage limitation of the underlying zoning district, in which this lot is zoned R5 such that the permitted lot coverage is 40% of the gross area. For this site the permitted lot coverage is 7,982 sf. The existing lot coverage is 4,650 sf. This development does not propose any additional lot coverage as the stairs are wooden.

This site has applied for a building permit for the new addition to the accessory structure (second story on an existing garage with wooden stairs for an accessory dwelling unit). Stormwater Management is not required as there is no new lot coverage.

Through the use of reinforced silt fence, the applicant will minimize any impacts on water quality and habitat during construction.

HABITAT PROTECTION AREAS

Nontidal Wetlands

The project area was not investigated for non-tidal wetlands by Development Facilitators, Inc. as all development is away from low lying areas.

Tidal Wetlands

The project area was not investigated for tidal wetlands by Development Facilitators, Inc. as all development is uphill of the tidal waters.

100-foot Buffer and Expanded Buffer

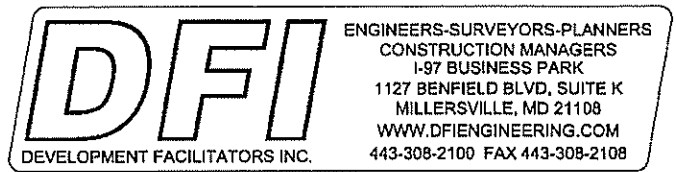
The property does front tidal waters, there is a 100' buffer onsite however this proposed work area is outside of the buffer. The site is buffer exempt.

Rare, Threatened & Endangered Species

A formal request for an environmental review for rare, threatened, or endangered species on the property was submitted to the Maryland Department of Natural Resources on June 27, 2024. A written response is currently pending. No rare, threatened, or endangered species were observed while performing the critical area study field work.

Steep Slopes

Steep slopes are defined as areas with greater than 15% slopes. Steep slopes are present offsite and the 25' buffer to the steep slopes runs along the waterfront side of the site, however no disturbance is proposed.



June 27, 2024

MD Department of Natural Resources
Wildlife and Heritage Service
Attn: Lori Byrne
580 Taylor Avenue
Tawes State Office Building E-1
Annapolis, MD 21401

**RE: 8431 Bay Road, Pasadena, MD, 21122
Riviera Beach, Section Y, Lots 11-14**

Dear Ms. Byrne,

The purpose of this letter is to respectfully request an environmental review for property located at 8431 Bay Road, Pasadena MD, 21122 (see attached site plan). The site is found on Tax Map 11, Block 11, Parcel 178 (ADC Map 5058/J3 is highlighted and enclosed for your reference). A field inspection was done, and no rare, threatened or endangered species appeared to be on site. We are preparing a Critical Area Report for this property and would appreciate a verification of our findings by your office as soon as possible.

Thank you in advance for consideration of the subject request and if you should have any questions or should require additional information, please do not hesitate to call me at your earliest convenience.

Sincerely,
Development Facilitators, Inc.

A handwritten signature in black ink, appearing to be 'CB', is written over a circular stamp or mark.

Candice Bateman
Project Manager

APPENDIX A

Project Notification Application

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: 6-27-24

Tax Map #	Parcel #	Block #	Lot #	Section
11	17		11-14	Y

FOR RESUBMITTAL ONLY

Corrections
 Redesign
 No Change
 Non-Critical Area

*Complete Only Page 1
 General Project Information

Tax ID: 03-693-90063648

Project Name (site name, subdivision name, or other) 8431 Bay Road

Project location/Address 8431 Bay Road

City Pasadena Zip 21122

Local case number

Applicant: Last name Muller III First name John

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 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:

Addition to an accessory structure (a second story on an existing garage for an accessory dwelling unit) and new wooden stairs
--

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	0.45	19,954
LDA Area		
RCA Area		
Total Area	0.45	19,954

Total Disturbed Area	Acres	Sq Ft
	0.08	2,961

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.08	3,566	Existing Lot Coverage	0.11	4,650
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0.003	145	Removed Lot Coverage	0	0
			Total Lot Coverage	0.11	4,650

VARIANCE INFORMATION (Check all that apply)

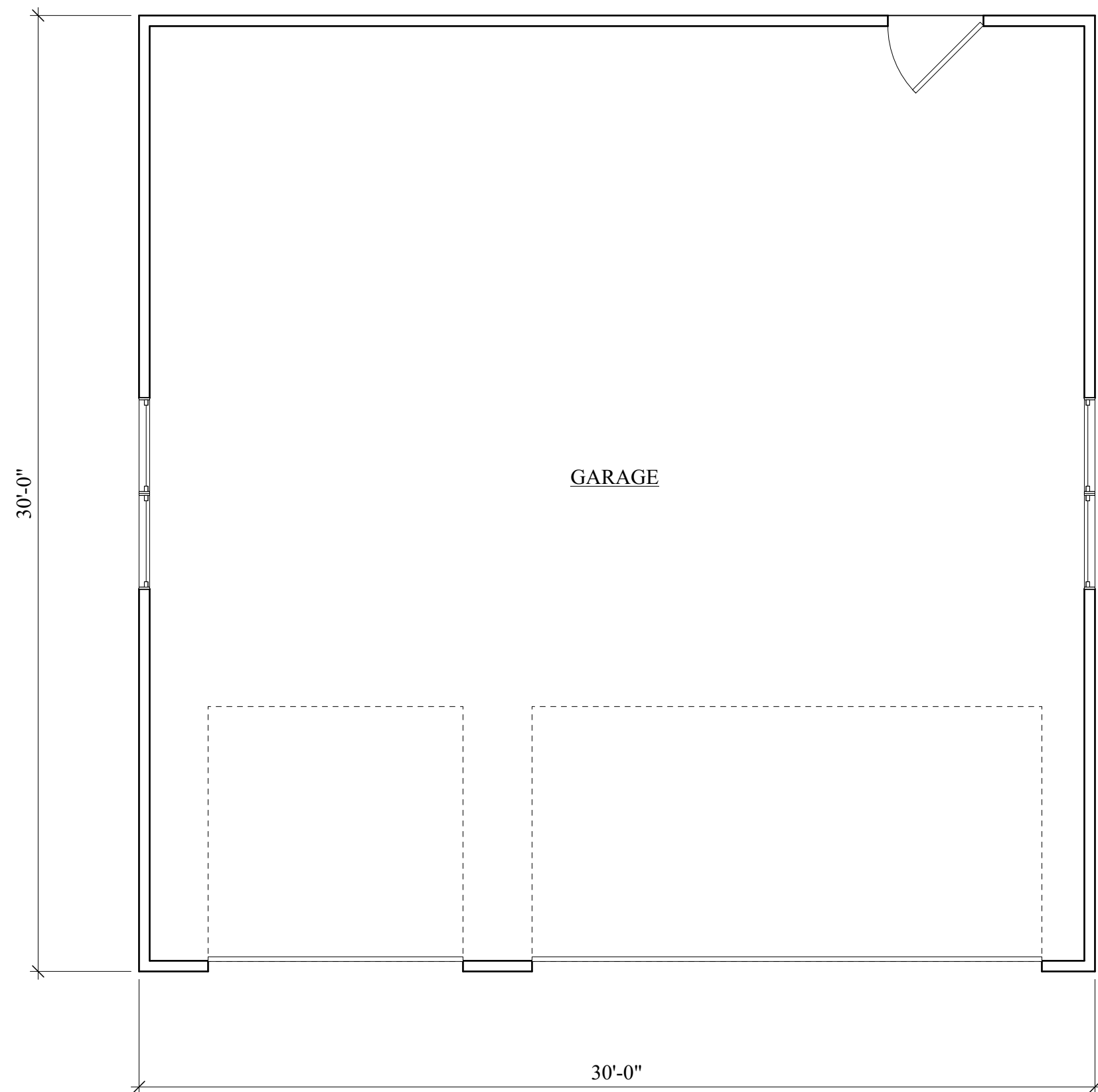
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	0	0

Variance Type

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

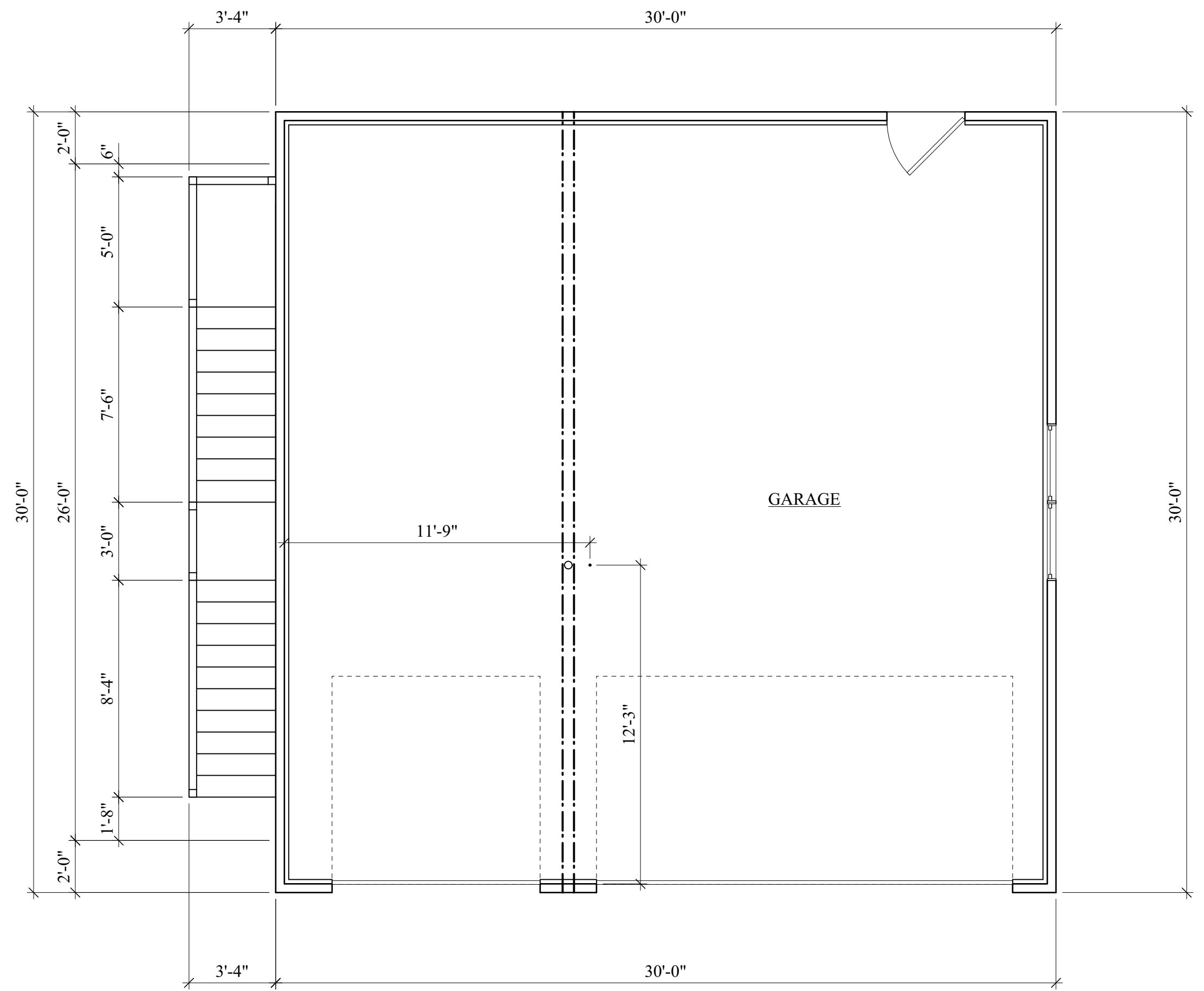
Structure

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



EXISTING FLOOR PLAN

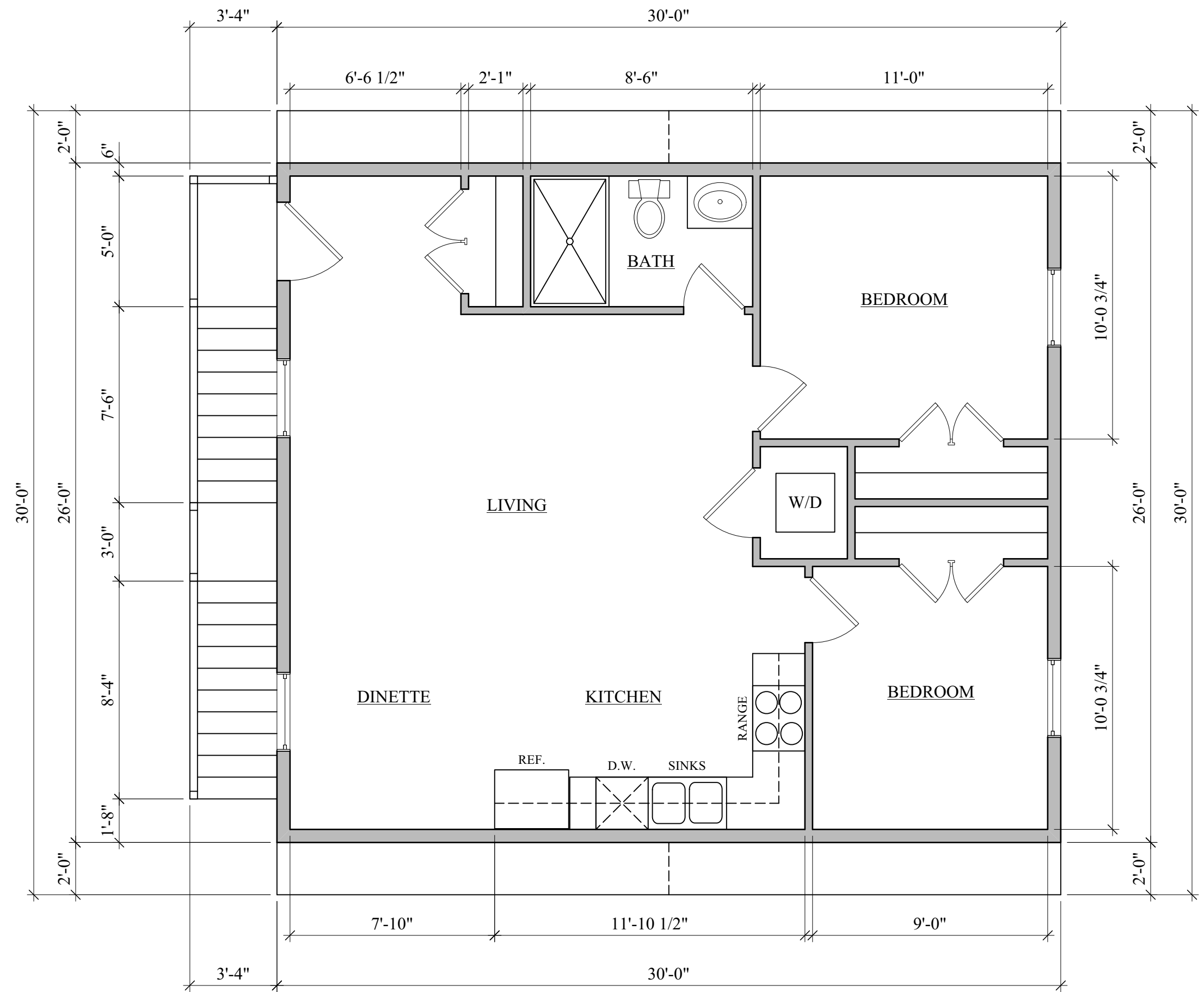
1/4"=1'-0"



PROPOSED FLOOR PLAN

1/4"=1'-0"

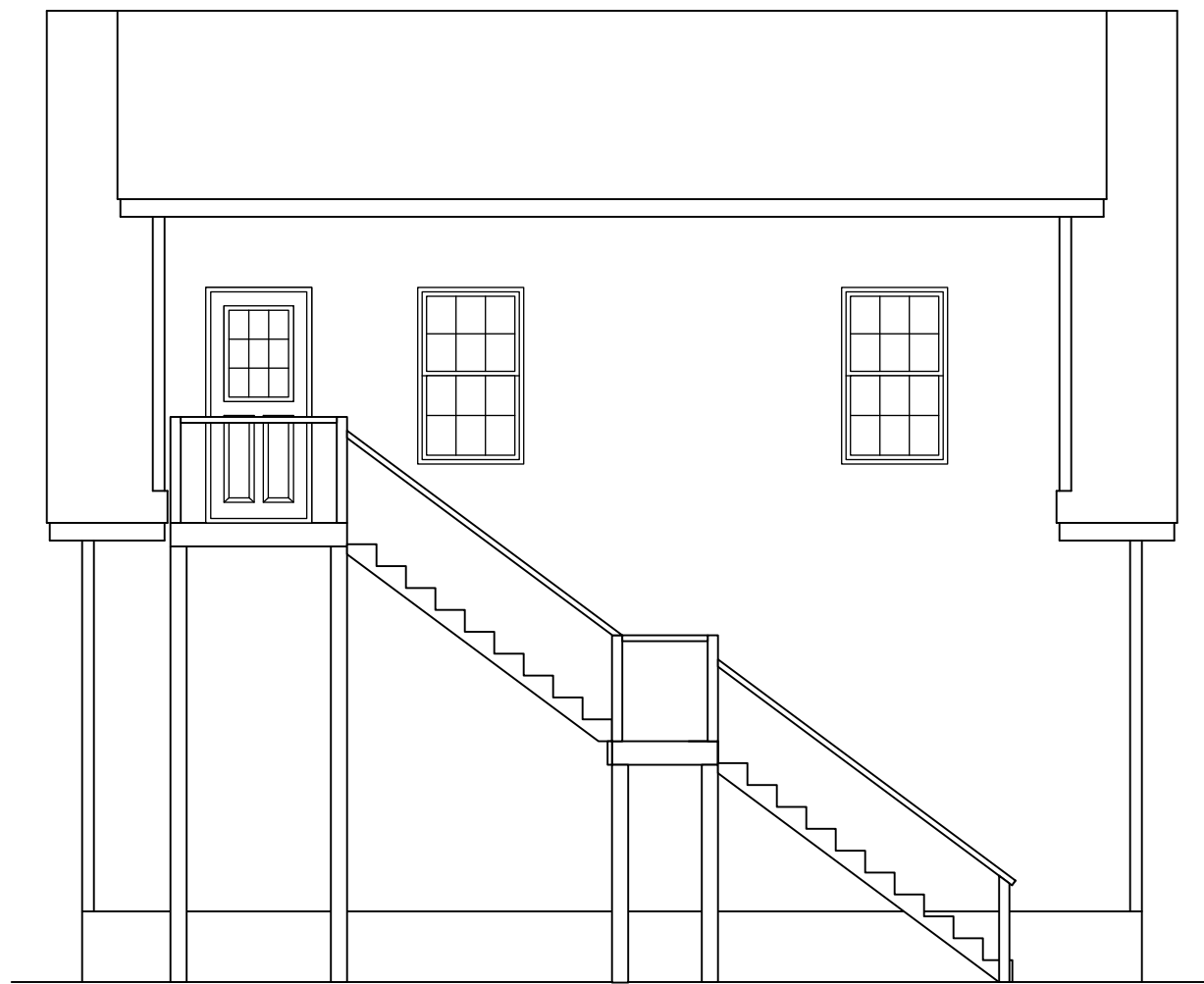
MULLER GARAGE		
1/17/24		
FLOOR PLANS		1 OF 4



SECOND FLOOR PLAN

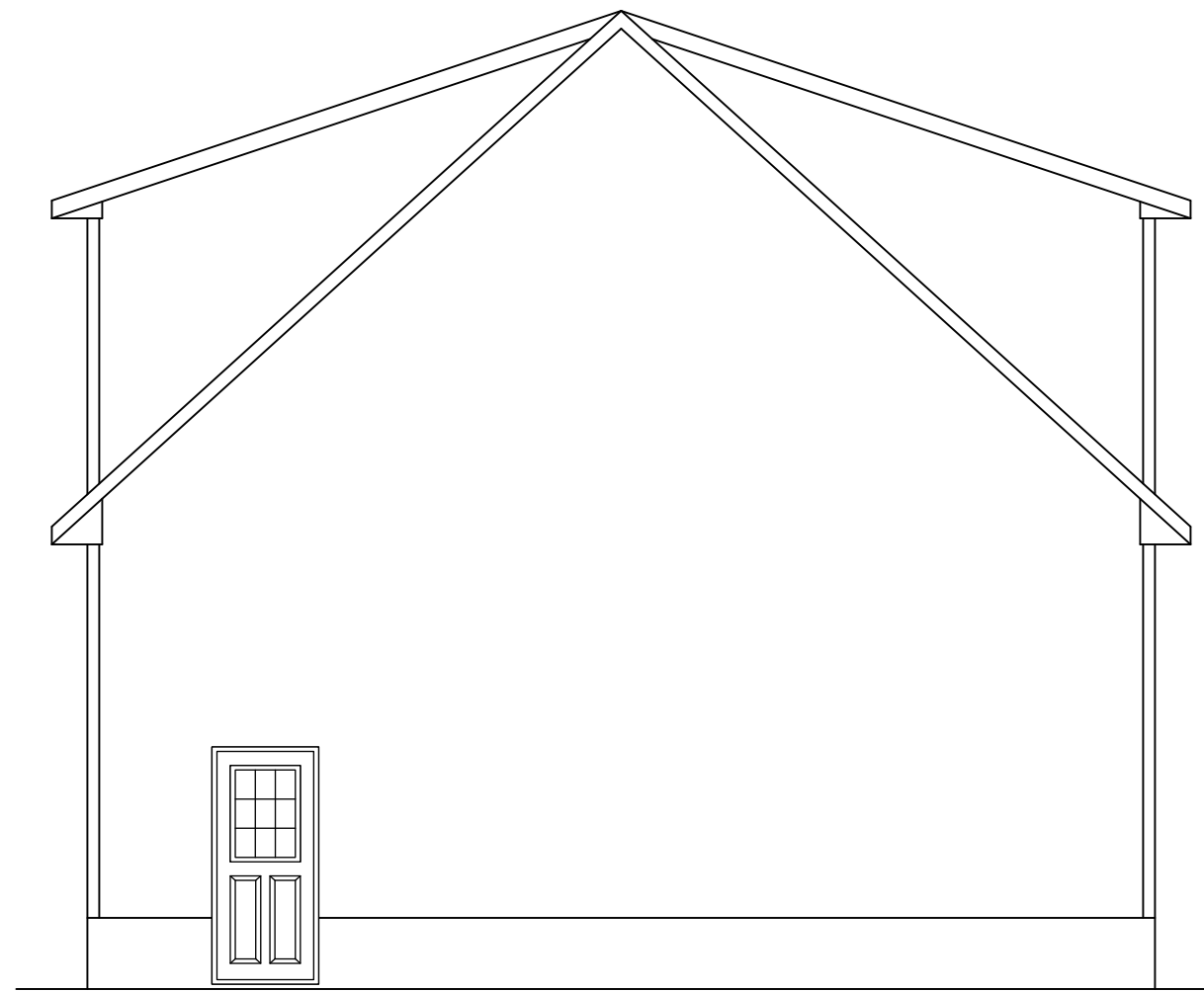
1/4"=1'-0"

MULLER GARAGE		
1/17/24		
SECOND FLOOR PLAN	2 OF 4	



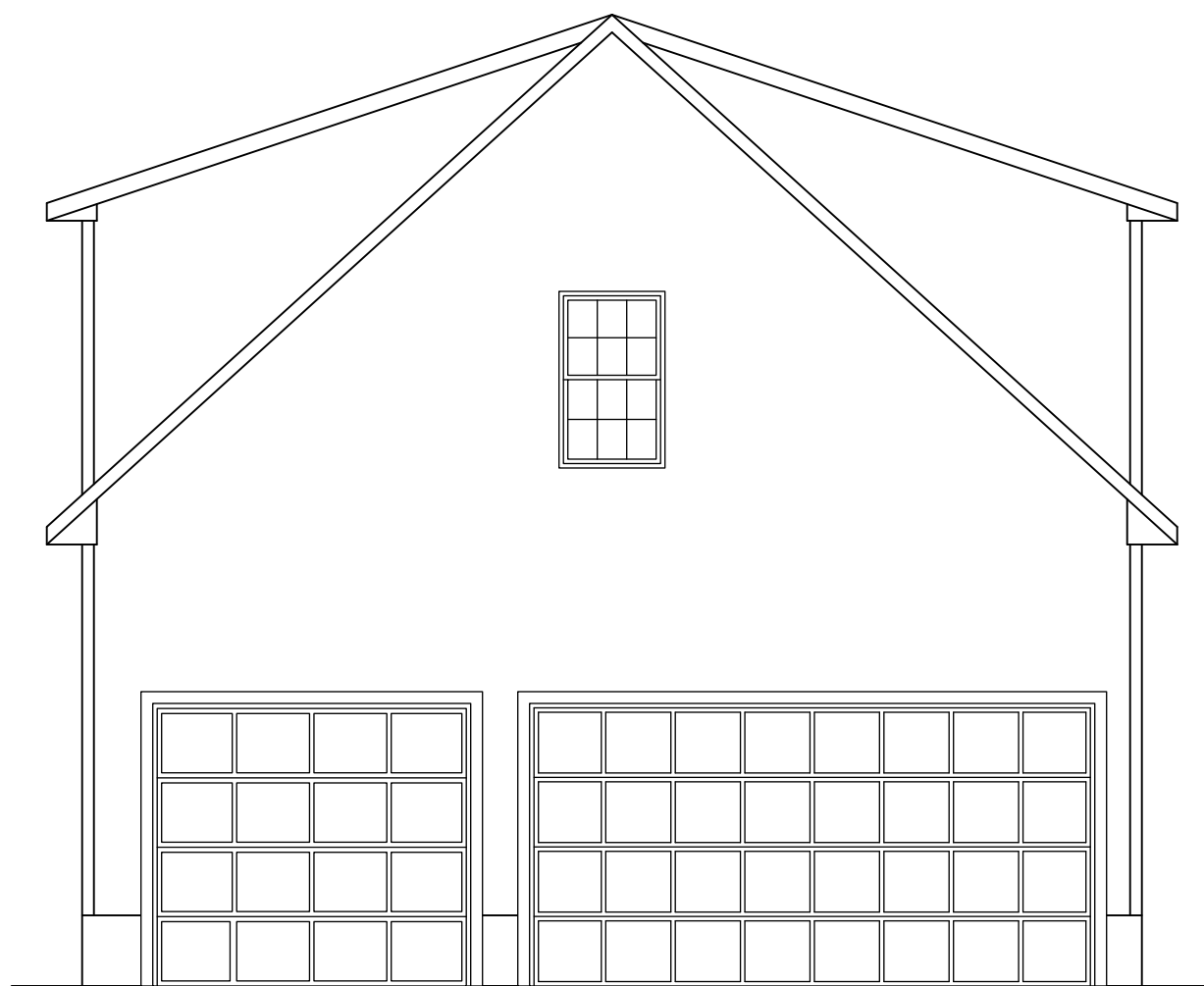
LEFT SIDE ELEVATION

3/16"=1'-0"



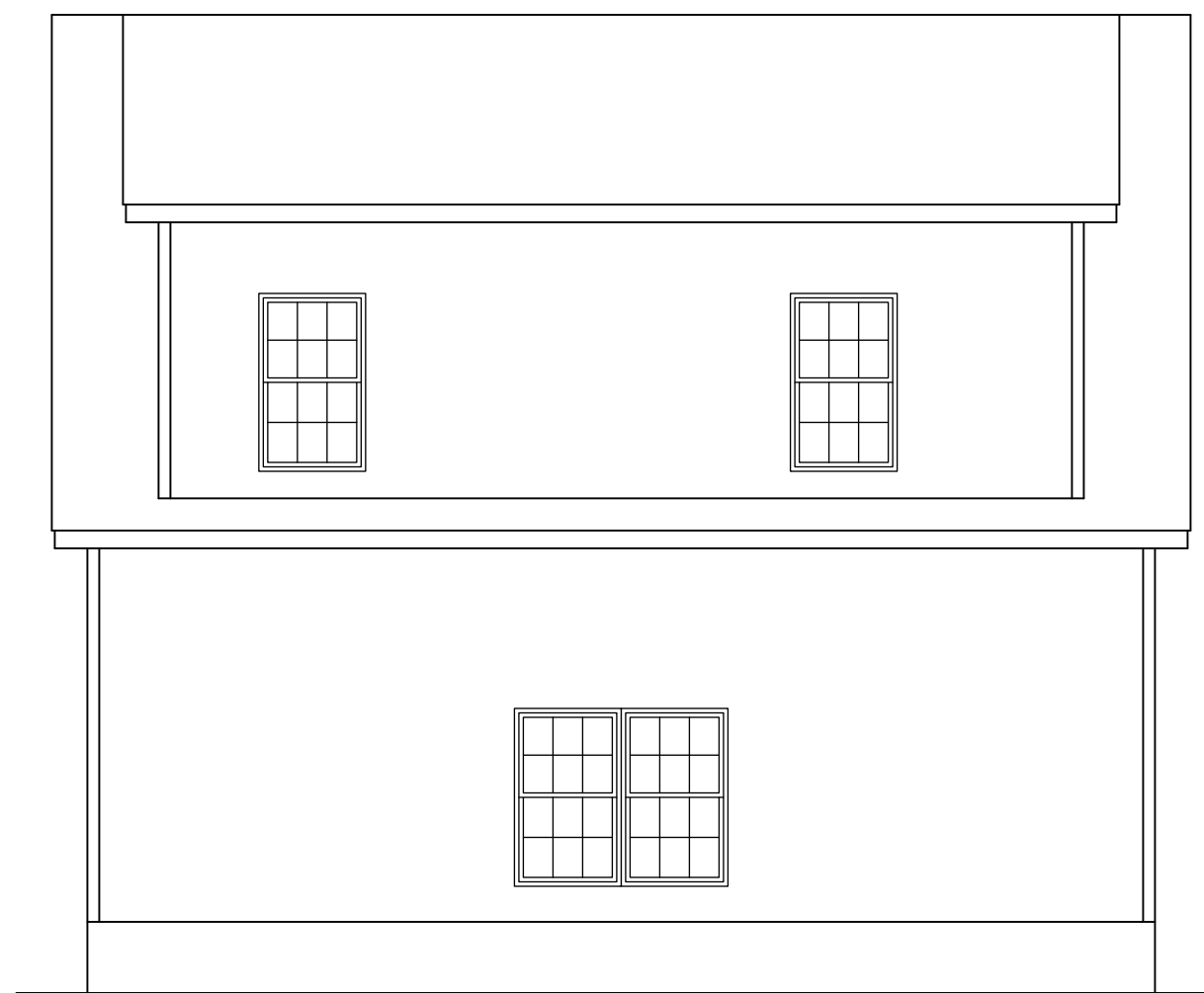
REAR ELEVATION

3/16"=1'-0"



FRONT ELEVATION

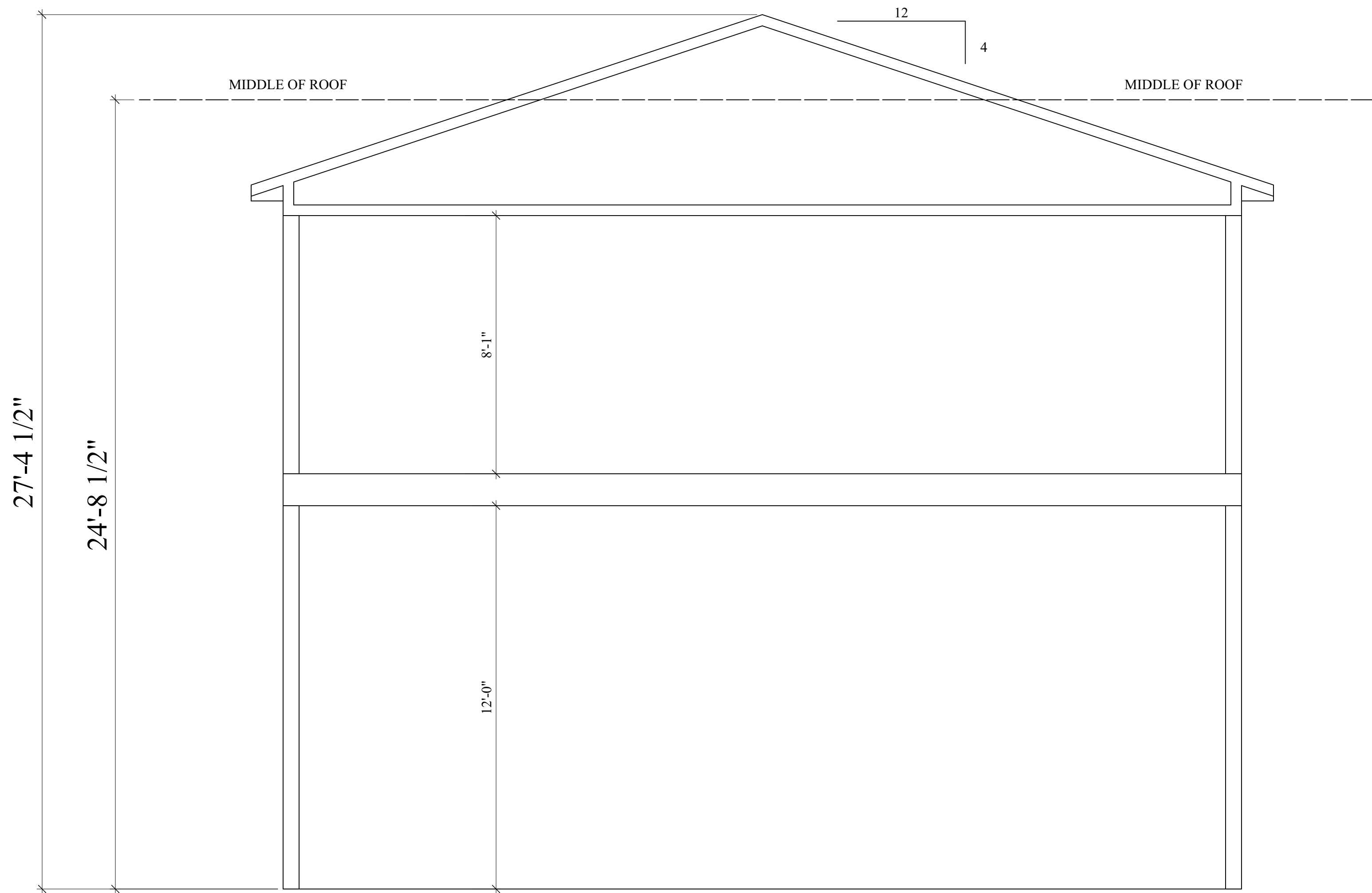
3/16"=1'-0"



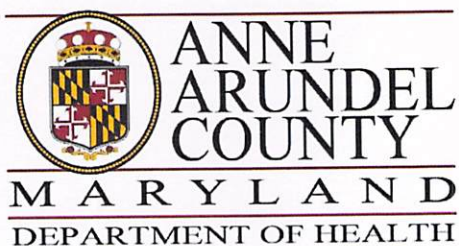
RIGHT SIDE ELEVATION

3/16"=1'-0"

MULLER GARAGE		
1/17/24		
ELEVATIONS		3 OF 4



MULLER GARAGE		
1/17/24		
CROSS SECTION	4 OF 4	




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 

DATE: July 19, 2024

RE: John E. Muller III
8431 Bay Road
Pasadena, MD 21122

NUMBER: 2024-0132-V

SUBJECT: Variance/Special Exception/Rezoning

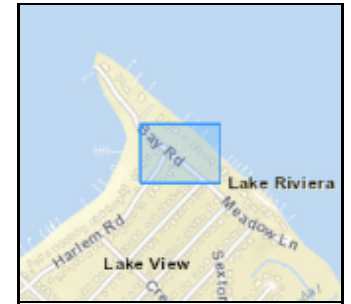
The Health Department has reviewed the above referenced variance to allow an accessory structure addition (second story) with less setbacks than required.

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

8431 Bay Road (2024-0132-V)



Legend

Foundation

Addressing



Parcels



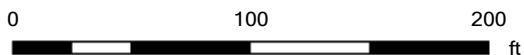
Parcels - Annapolis City



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.

none

Notes



THIS MAP IS NOT TO BE USED FOR NAVIGATION