

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

APPLICANT: Edward & Jamie Crowder

ASSESSMENT DISTRICT: 1st

CASE NUMBER: 2024-0141-V

COUNCILMANIC DISTRICT: 7th

HEARING DATE: October 10, 2024

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicants are requesting variances to allow a dwelling with less setbacks than required, with greater coverage by structures and parking than allowed, and with disturbance to slopes of 15% or greater on property located at 3726 Camp Letts Road in Edgewater.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 6,000 square feet of land and is located on the northwest side of Camp Letts Road. It is identified as Parcel 283 in Grid 14 on Tax Map 60.

The property is zoned OS – Open Space District. The site is not waterfront, but it lies entirely within the Chesapeake Bay Critical Area overlay and is designated as RCA – Resource Conservation Area. It is currently improved with a one-story single-family detached dwelling.

PROPOSAL

The applicant proposes to demolish the existing one-story dwelling with two attached decks and to construct a new two-story dwelling with a basement and two attached decks in the same general location. The maximum height of the proposed dwelling would be 32.21 feet.

REQUESTED VARIANCES

§ 18-9-203(a) of the Anne Arundel County Zoning Code provides that a use or structure in an OS District shall be located at least 50 feet from any lot line and 75 feet from any road right-of-way. The proposed dwelling would be located 11.9 feet from the Camp Letts Road right-of-way, necessitating a variance of 64 feet to the required 75-foot setback. The proposed dwelling would be located 37.9 feet from the rear lot line, 0.5 feet from the southwest side lot line, and 11 feet from the northeast side lot line, necessitating variances of 13 feet, 50 feet, and 39 feet, respectively, to the required 50-foot setback.

§ 18-9-203(c) provides that the maximum coverage by structures and parking in an OS District is 20% of the gross area. The proposed coverage by structures and parking would be 2,143 square feet (35.72%), necessitating a variance of 15.72%.

§ 17-8-201(a) of the Anne Arundel County Subdivision and Development Code provides that development in the Resource Conservation Area (RCA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. The proposed redevelopment would necessitate a variance to disturb approximately 1,073 square feet of slopes of 15% or greater.

FINDINGS

A review of the County 2024 aerial photograph shows that the subject site is one of four residentially developed OS - Open Space zoned lots that are surrounded by large, heavily wooded, OS - Open Space zoned properties owned by the Smithsonian Institution and the YMCA of Washington DC (Camp Letts). The existing critical area lot coverage is 1,438 square feet. The proposed coverage would increase to 1,801 square feet, which falls below the maximum 2,000 square feet (25% plus 500 square feet) of critical area lot coverage allowed in the RCA.

The **Department of Recreation and Parks** commented that this site is contiguous to a Smithsonian Institution federal park. Therefore, the Department defers approval to them. This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The **Department of Health** reviewed the on-site sewage disposal and well water supply system and has determined that the proposed request does not adversely affect these systems. The Department has no objection to the proposed variance.

The **Office of Inspections and Permits (Engineering Division)** reviewed the redevelopment proposal and has no objection to the variance request. The Division advises that additional detailed reviews will occur at the grading permit stage.

The **Development Division (Critical Area Team)** reviewed the redevelopment proposal and has no objection to the proposed variance.

The **Critical Area Commission** commented that, provided that the total lot coverage on this site is less than the maximum allowed for lots of this size per the Natural Resources Article, Section 8-1808.3 (i.e. 25% of parcel + 500 sq. ft.), and provided that the Administrative Hearing Officer finds that this proposal meets each and every one of the Critical Area Variance standards, appropriate mitigation is required.

The **Cultural Resources Section** commented that they have reviewed and approved the demolition permit, G02020125, on June 5, 2024.

The **Soil Conservation District** comments were not available at the time that this report was prepared.

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. The applicants' letter explains that there are approximately 1,302 square feet of steep slopes

located mainly on the western half of the lot. Given the narrowness of the lot, there is little room to shift the house to either side. Furthermore, the house cannot be shifted towards the front of the lot due to the required parking. Therefore, there is no way to demolish the existing dwelling and to reconstruct it within the existing footprint without disturbing the slopes. As such, a literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by denying reconstruction of an existing dwelling, which is allowed on a residentially developed OS - Open Space zoned lot.

The granting of a critical area variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. With proper mitigation and stormwater management, the granting of the variance would not adversely affect water quality or impact fish, wildlife, or plant habitat and would be in harmony with the general spirit and intent of the County's Critical Area Program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law and have evaluated and implemented site planning alternatives by keeping the proposed development almost exactly within the existing footprint.

With regard to the zoning setback and coverage variances, approval would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the resource conservation area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare. The 20% maximum coverage by structures and parking and the 50 to 75-foot minimum setbacks required for lots in an OS District were not created with small, residentially developed lots in mind. The maximum coverage by structures and parking on this 6,000 square foot lot would be a mere 1,200 square feet, and the minimum 50 to 75-foot setback would leave zero developable area. Therefore, setback and coverage variances are necessary to allow for any redevelopment. The reason for the increase in the proposed coverage over the existing is due to the fact that there is currently no driveway on the site and the Code requires two off-street parking spaces for new dwellings.

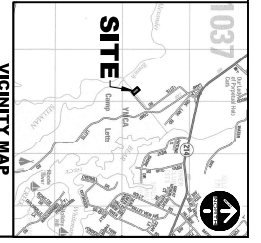
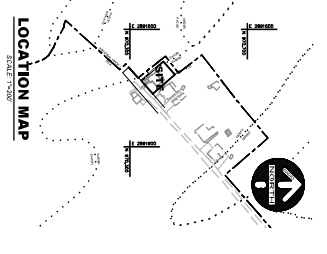
The proposed dwelling size is not considered to be excessive, and the requested variances are deemed to be the minimum necessary to afford relief in this case.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of a critical area variance to § 17-8-201(a) and ***approval*** of zoning variances to § 18-9-203(a) and § 18-9-203(c) to allow the construction of a two-story single-family dwelling with a basement and associated facilities with less setbacks than required, with greater coverage by structures and parking than allowed, and with disturbance to slopes of 15% or greater, all as shown on the site plan submitted by the applicant.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.

VARIANCE PLAN 3726 CAMP LETT'S RD



NOISE SOURCE	DISTANCE TO RECEIVING STRUCTURE	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)
ROADWAY TRAFFIC	3726 Camp Lett's Rd	68	58
ADJACENT PROPERTIES	1555 Ridgeley Drive	68	58
ADJACENT PROPERTIES	4483-238-426	68	58
ADJACENT PROPERTIES	ED@BOOKINGSWISLETTE.COM	68	58

Management Strategy	Volume Required (MG)	SWM Practice	Note
Retention Volume	0.008	Retention Ponds	
Peak-Runoff Volume	0.008	Retention Ponds	
Channel Protection	0.008	Best Practices	
Outfall Protection	0.008	Best Practices	

NOISE SOURCE	DISTANCE TO RECEIVING STRUCTURE	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)
ROADWAY TRAFFIC	3726 Camp Lett's Rd	68	58	48	38	28	18
ADJACENT PROPERTIES	1555 Ridgeley Drive	68	58	48	38	28	18
ADJACENT PROPERTIES	4483-238-426	68	58	48	38	28	18
ADJACENT PROPERTIES	ED@BOOKINGSWISLETTE.COM	68	58	48	38	28	18

STORMWATER REGULATION NOTE

UNDER THE CURRENT REGULATORY FRAMEWORK, THE PROPOSED DEVELOPMENT IS REQUIRED TO PROVIDE FOR THE MITIGATION OF STORMWATER RUNOFF TO THE EXTENT POSSIBLE. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE FOLLOWING REQUIREMENTS:

- RETENTION VOLUME (RV) - 0.008 MG HAS BEEN DETERMINED TO BE NECESSARY TO MITIGATE STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT. THIS VOLUME SHALL BE PROVIDED FOR BY THE PROPOSED DEVELOPMENT.
- PEAK-RUNOFF VOLUME (PRV) - 0.008 MG HAS BEEN DETERMINED TO BE NECESSARY TO MITIGATE STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT. THIS VOLUME SHALL BE PROVIDED FOR BY THE PROPOSED DEVELOPMENT.
- CHANNEL PROTECTION VOLUME (CPV) - 0.008 MG HAS BEEN DETERMINED TO BE NECESSARY TO MITIGATE STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT. THIS VOLUME SHALL BE PROVIDED FOR BY THE PROPOSED DEVELOPMENT.
- OUTFALL PROTECTION VOLUME (OPV) - 0.008 MG HAS BEEN DETERMINED TO BE NECESSARY TO MITIGATE STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT. THIS VOLUME SHALL BE PROVIDED FOR BY THE PROPOSED DEVELOPMENT.

STORMWATER MANAGEMENT NOTE

1. STORMWATER SHALL BE RETAINED ON-SITE BY PROVIDING RETENTION VOLUME (RV) OF 0.008 MG.

2. PEAK-RUNOFF VOLUME (PRV) SHALL BE PROVIDED BY PROVIDING PEAK-RUNOFF VOLUME (PRV) OF 0.008 MG.

3. CHANNEL PROTECTION VOLUME (CPV) SHALL BE PROVIDED BY PROVIDING CHANNEL PROTECTION VOLUME (CPV) OF 0.008 MG.

4. OUTFALL PROTECTION VOLUME (OPV) SHALL BE PROVIDED BY PROVIDING OUTFALL PROTECTION VOLUME (OPV) OF 0.008 MG.

OUTFALL STATEMENT

A FIELD INVESTIGATION OF THE OUTFALL WAS PERFORMED IN JUNE 2024 BY CH1. THE OUTFALL IS LOCATED ALONG THE WESTERN PROPERTY LINE. THE FLOW DIRECTION IS FROM THE NORTH TO THE SOUTH. THE FLOW RATE IS APPROXIMATELY 0.5 CFS. THE OUTFALL IS OPEN TO THE RECEIVING WATER BODY. THE FLOW IS UNOBSTRUCTED. THE OUTFALL IS IN GOOD CONDITION. THE OUTFALL IS NOT CAUSING ANY PROBLEMS TO THE RECEIVING WATER BODY.

NOISE SOURCE	DISTANCE TO RECEIVING STRUCTURE	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)
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NOISE SOURCE	DISTANCE TO RECEIVING STRUCTURE	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)	NOISE LEVEL (L ₅₀)
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GENERAL NOTES

- TOTAL AREA OF SITE IS 1.4267, 1,400.52 FT².
- EXISTING CONDITIONS ARE SHOWN AS EXISTING.
- PROPOSED SUELFIELD TRAILING.
- THE SITE IS WITHIN THE FOLLOWING SENSITIVE AREAS:
1. 0.24
2. 0.54
3. 0.84
4. 1.14
5. 1.44
6. 1.74
7. 2.04
8. 2.34
9. 2.64
10. 2.94
11. 3.24
12. 3.54
13. 3.84
14. 4.14

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET & LOCATION MAP
2	GENERAL NOTES
3	EXISTING SITE CONDITIONS & EXISTING UTILITIES
4	PROPOSED DEVELOPMENT & CONSTRUCTION

COVER SHEET & LOCATION MAP

VARIANCE PLAN

3726 CAMP LETT'S RD

PARCEL 283

17M MAP 80, BLOCK 14, PARCEL 283

SCALE AS SHOWN, DATE: SEPTEMBER, 2024

1ST ASSESSMENT DISTRICT

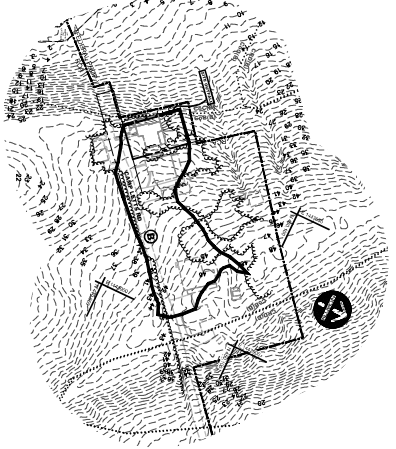
ANNE ARUNDEL COUNTY, MARYLAND

DEVELOPMENT FACILITATORS INC.

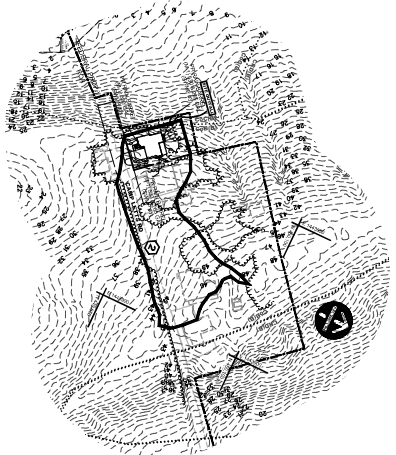
ENGINEERS-AND-PLANNERS
CONSTRUCTION MANAGERS
1127 BELFIELD BLVD SUITE K
MILLSVILLE, MD 21108
WWW.DEPENBERG.COM
410-296-1007 FAX 410-296-1009

DESIGNED: CMB
DRAWN: ACT
CHECKED: CMB
APPROVED: STJ

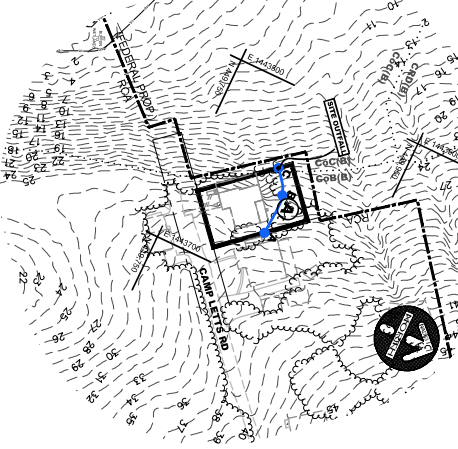
DATE: 09/24
BY: [Signature]
DATE: 09/24
BY: [Signature]



EXISTING DRAINAGE AREA TO SITE OUTFALL
 DRAINAGE AREA TO SITE OUTFALL
 SCALE: 1" = 100'
 36,298 SF / 0.833 AC.



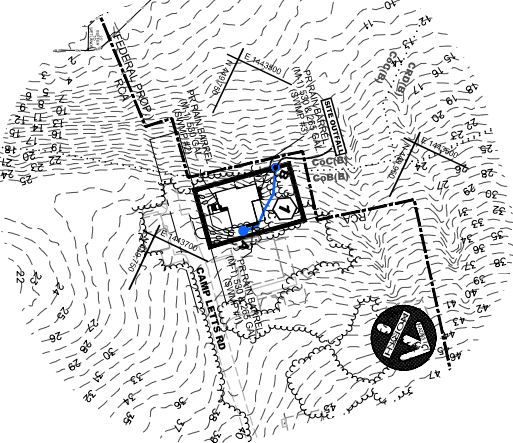
PROPOSED DRAINAGE AREA TO SITE OUTFALL
 DRAINAGE AREA TO SITE OUTFALL
 SCALE: 1" = 100'
 36,298 SF / 0.833 AC.



EXISTING SITE DRAINAGE AREA

DRAINAGE AREA TO SITE OUTFALL
 SCALE: 1" = 40'
 6,000 SF / 0.134 AC.

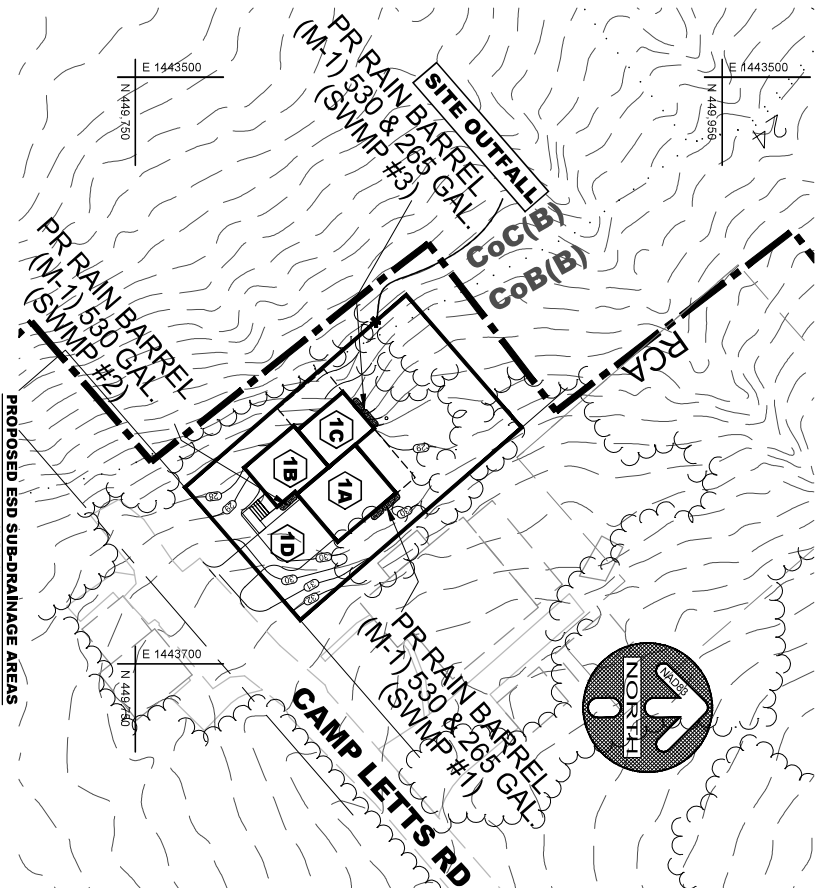
NO.	DATE	DESCRIPTION
1	08/11/2021	ISSUED FOR PERMIT
2	08/11/2021	ISSUED FOR PERMIT



PROPOSED SITE DRAINAGE AREA

DRAINAGE AREA TO SITE OUTFALL
 SCALE: 1" = 40'
 6,000 SF / 0.134 AC.

NO.	DATE	DESCRIPTION
1	08/11/2021	ISSUED FOR PERMIT
2	08/11/2021	ISSUED FOR PERMIT



ESD DA COMPUTATIONS

ESD FACILITY	DESIGN FLOW (MGD)	DESIGN FLOW (MGD)	DESIGN FLOW (MGD)	DESIGN FLOW (MGD)
1A RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1B RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1C RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1D RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1E RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1F RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1G RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1H RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1I RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1J RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1K RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1L RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1M RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1N RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1O RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1P RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1Q RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1R RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1S RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1T RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1U RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1V RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1W RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1X RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1Y RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
1Z RAIN BARREL (M-1) (SWMP #1)	0.05	0.05	0.05	0.05
TOTAL DRAINAGE AREA	0.05	0.05	0.05	0.05

- DRAINAGE AREA NOTES:**
- THE DRAINAGE AREA IS WITHIN CRITICAL AREA PROTECTION AREA.
 - THE ENTIRE DRAINAGE AREA IS NOT WITHIN THE BOO PROTECTION AREA.
 - THE ENTIRE DRAINAGE AREA IS IN ZONING OS.

DRAINAGE AREA MAPS

VARIANCE PLAN
3726 CAMP LETTIS RD
 ZONING OS
 SCALE: 1" = 50'
 187 ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

CALL MISS UTILITY
 OR 811
 BEFORE YOU DIG!



SHEET
 2
 OF
 4

OWNER/DEVELOPER:

EDMUNDSON
 JAMIE CROWDER
 1533 BRIDLEY DRIVE
 EIGHTH FLOOR, SUITE 200
 WASHINGTON, MD 20037
 443-336-4246
 ED@COMMERCIALTE.COM

DESIGNED:

DATE: 08/24/21
 BY: [Signature]
 DESCRIPTION: [Text]

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/11/2021	ISSUED FOR PERMIT
2	08/11/2021	ISSUED FOR PERMIT



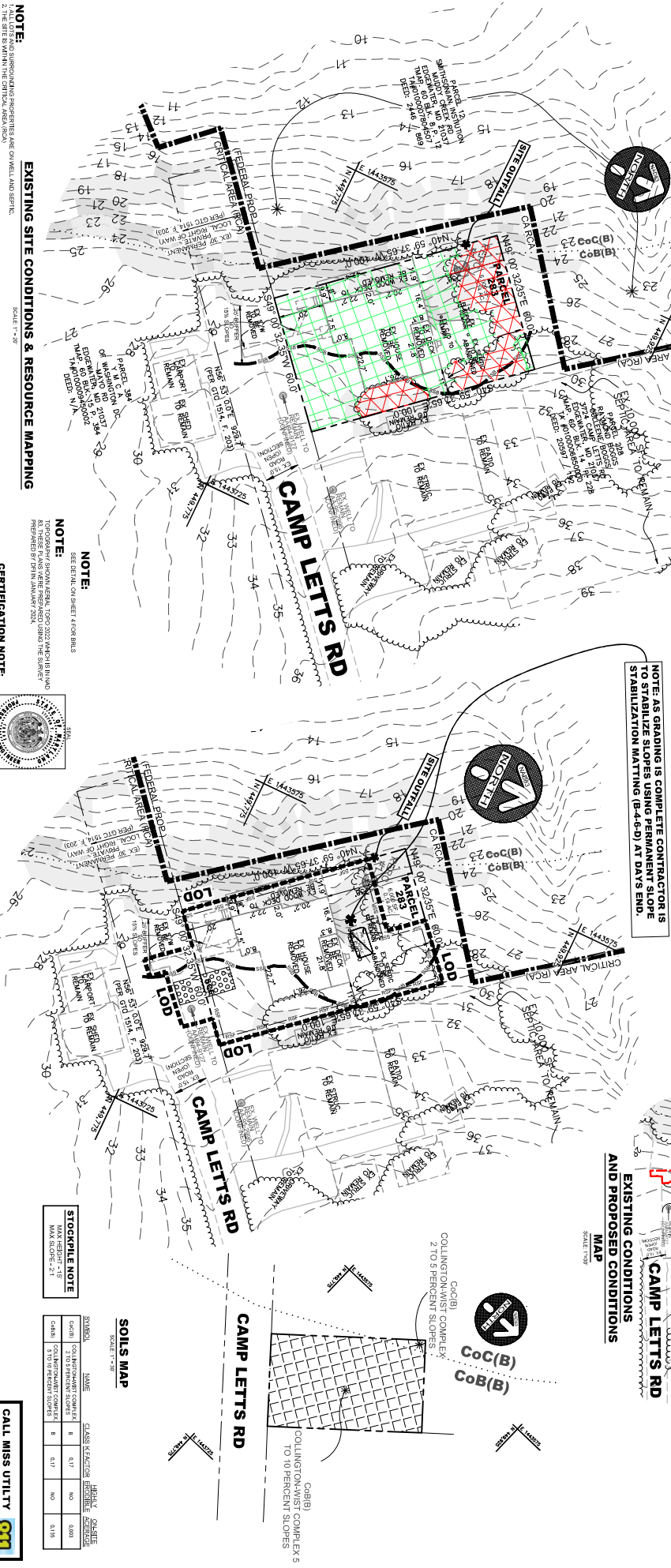
ENGINEERS-SURVEYORS-PLANNERS
 1177 BELFIELD BLVD SUITE K
 WASHINGTON, DC 20004
 443-308-2100 FAX 443-308-2106



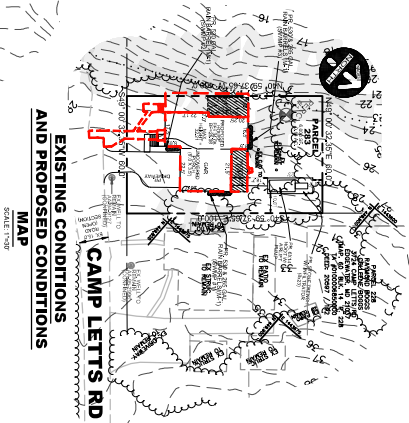
187 ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
- EXISTING FENCE
- CRITICAL AREA LINES
- EXISTING PERC TEST
- AREA TO BE PROTECTED
- PROTECTED AREA
- EXISTING SITE ZONES
- SOIL ADEQUACY
- SOIL ADEQUACY
- 25% STEEP SLOPES
- 15% STEEP SLOPES
- EXISTING TO 10% SLOPES
- EXISTING TO 5% SLOPES



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



EXISTING SITE CONDITIONS & RESOURCE MAPPING

- NOTE:**
1. THE SITE IS WITHIN THE CRITICAL AREA (RCA) OF THE FEDERAL PROJECT.
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STOCKPILE NOTE

STOCKPILE	CLASS	REASON	DATE
COC(B)	5	5% SLOPES	5/20/24
COB(B)	10	10% SLOPES	5/20/24

SOILS MAP

SYMBOL	NAME	CLASS	REASON	DATE
COC(B)	COLLINGTONWIST COMPLEX 2 TO 5 PERCENT SLOPES	B	5%	5/20/24
COB(B)	COLLINGTONWIST COMPLEX 10 TO 10 PERCENT SLOPES	B	10%	5/20/24

CALL MISS UTILITY BEFORE YOU DIG!

OWNER/DEVELOPER:

EDGE CONCRETE
155 RIDGELY DRIVE
EDgewater, MD 21037
442-336-4246
ED@EDGECONCRETE.COM

DESIGNED

DATE	BY	DESCRIPTION
05/20/24	DRM	ACT
05/20/24	DRM	CHK
05/20/24	DRM	APP

REVISIONS

NO.	DATE	BY	DESCRIPTION

DEVELOPMENT FACILITIES INC.

ENGINEERS-PLANNERS-CONSTRUCTION MANAGERS
117 BENEFIELD BLVD. SUITE K
WILMERSVILLE, MD 21158
WWW.DFIENGINEERS.COM
410-292-1100 FAX 410-292-1109

EXISTING SITE CONDITIONS / RESOURCE MAPPING DETAIL & SOILS MAP

VARIANCE PLAN

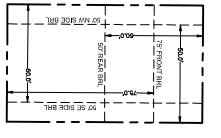
3726 CAMP LETTS RD

PARCEL 283
17A MAP 86, BLOCK 14, PARCEL 283
SCALE AS SHOWN, DATE: SEPTEMBER, 2024
37 CORNERS
ANNE ARUNDEL COUNTY, MARYLAND

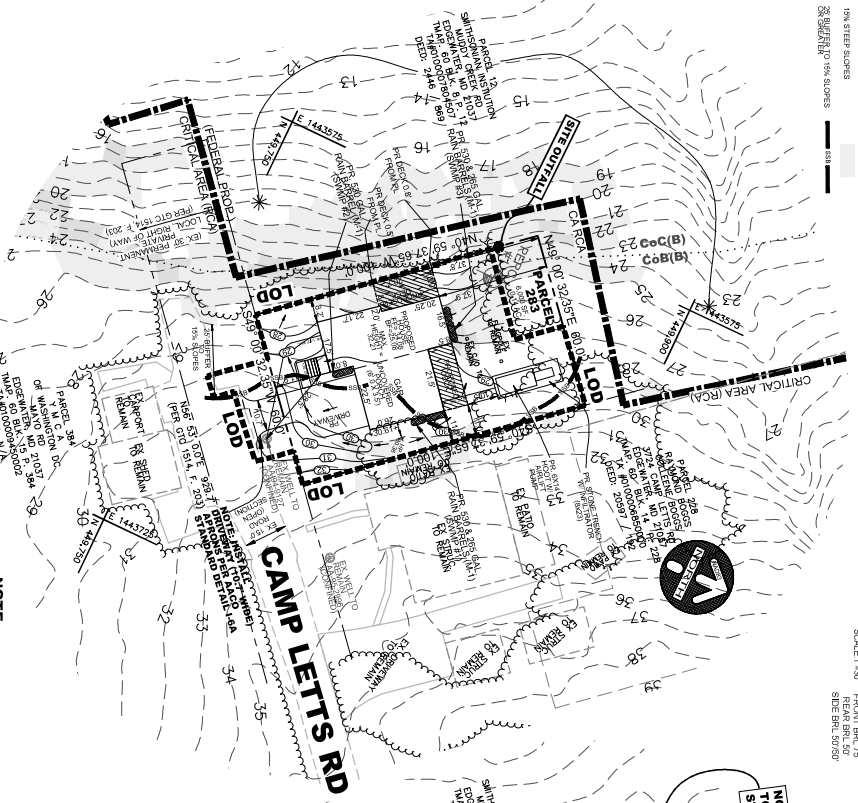
SHEET 3 OF 4

LEGEND

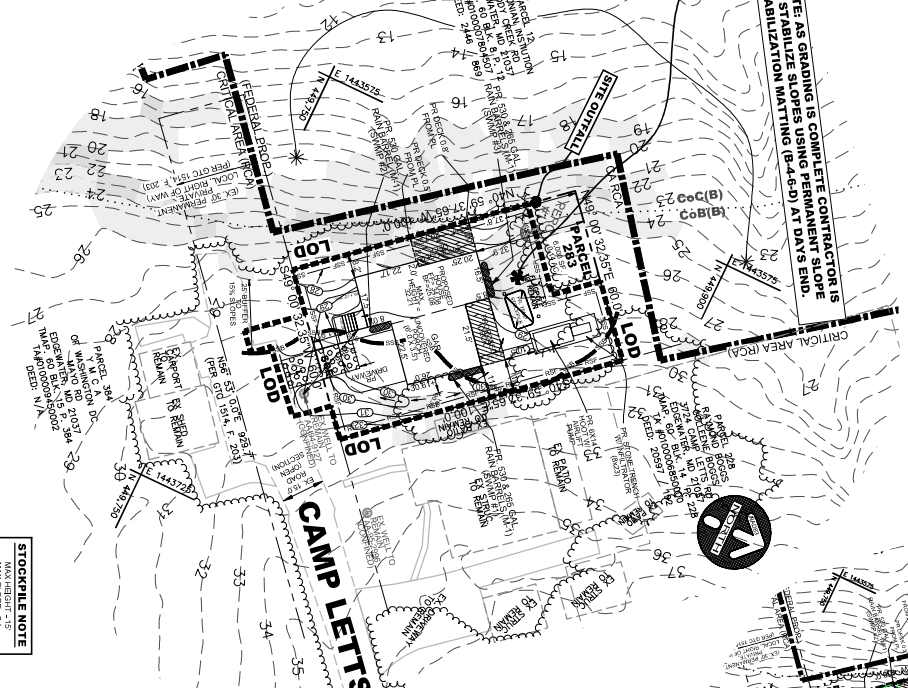
- EXISTING CONTOUR
- PROPOSED FENCELINE
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED SUMP PIT FENCE
- PROPOSED CRITICAL AREA
- CRITICAL AREA LINES
- AREA TO BE PROTECTED
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE
- PROPOSED SWM DENCE
- 2% STEEP SLOPES
- 15% STEEP SLOPES
- 30% STEEP SLOPES



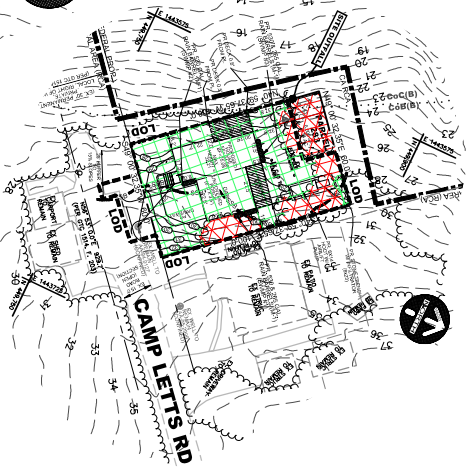
SETBACKS FOR OS ZONING
SCALE: 1"=30'



DEVELOPMENT CONCEPT PLAN
SCALE: 1"=20'



SEDIMENT AND EROSION CONTROL DETAIL FOR PROP DEVELOPMENT
SCALE: 1"=20'



AREA TO BE PROTECTED FOR PROPOSED DEVELOPMENT DETAIL
SCALE: 1"=20'

SITE CALCULATIONS

PARCEL 283: 1,599 SQ. FT. (0.036 AC.)
 PARCEL 282: 1,414 SQ. FT. (0.032 AC.)
 TOTAL: 3,013 SQ. FT. (0.068 AC.)
 TOTAL LOT COVERAGE: 1,414 SQ. FT. (0.032 AC.)
 TOTAL PROPOSED LOT COVERAGE: 1,414 SQ. FT. (0.032 AC.)
 TOTAL DISTURBANCE OF COVERAGE: 1,601 SQ. FT. (0.036 AC.)
 TOTAL DISTURBANCE OF COVERAGE: 1,601 SQ. FT. (0.036 AC.)
 PERMITTED LOT COVERAGE BY FEDERAL ROAD: 1,414 SQ. FT. (0.032 AC.)
 PERMITTED LOT COVERAGE BY CAMP LETTS RD: 1,414 SQ. FT. (0.032 AC.)
 PERMITTED LOT COVERAGE BY FEDERAL ROAD AND CAMP LETTS RD: 1,414 SQ. FT. (0.032 AC.)
 PROPOSED LOT COVERAGE: 1,414 SQ. FT. (0.032 AC.)
 TOTAL DISTURBANCE OF COVERAGE: 1,601 SQ. FT. (0.036 AC.)
 PERMITTED DISTURBANCE OF COVERAGE: 1,601 SQ. FT. (0.036 AC.)

STOCKPILE NOTE
MAX. SCOPE - 21'

SEDIMENT AND EROSION CONTROL PLAN / DEVELOPMENT CONCEPT PLAN

**VARIANCE PLAN
3726 CAMP LETTS RD**

PARCEL 283
 17A MAP 88, BLOCK 14, PARCEL 283
 SCALE AS SHOWN, DATE: SEPTEMBER, 2024
 27' CORNER ANNE ARUNDEL COUNTY, MARYLAND
 151' ASSESSMENT DISTRICT

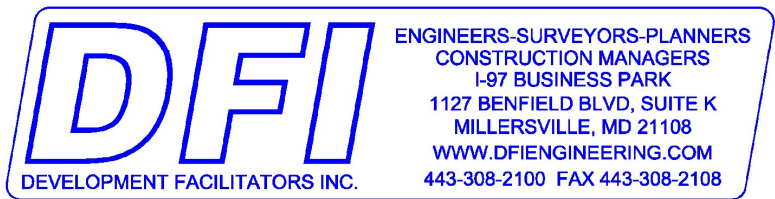


DPF I
 ENGINEERS/SURVEYORS/PLANNERS
 CONSTRUCTION MANAGERS
 1137 BIRNFIELD BLVD. SUITE K
 WILMERSVILLE, MD 21158
 WWW.DPFIENGINEERING.COM
 410-592-1100 FAX 410-592-1100

DESIGNED: CMB
 DRAWN: CMB
 CHECKED: CMB
 APPROVED: STX

DESCRIPTION	DATE	BY
CONSTRUCTION		
NO. OF SHEETS		

OWNER/DEVELOPER:
 ERMIE GROWER
 1355 RIDGELY DRIVE
 EDGEWATER, MD 21037
 442-338-4242
 ERMIE@GROWERSDELTE.COM



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 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

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		

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

Tax ID: 01-000-03521400

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

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

Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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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> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input checked="" type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input checked="" type="checkbox"/> Steep Slopes <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Dwelling <input checked="" type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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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 reconstruction 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

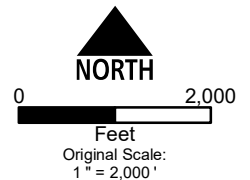
L:_WSI0001000s\0001100\0001101\Admin\05-ENVR\Critical Area Study\Components\Working\01-Critical Area Report.docx

EXHIBIT 1



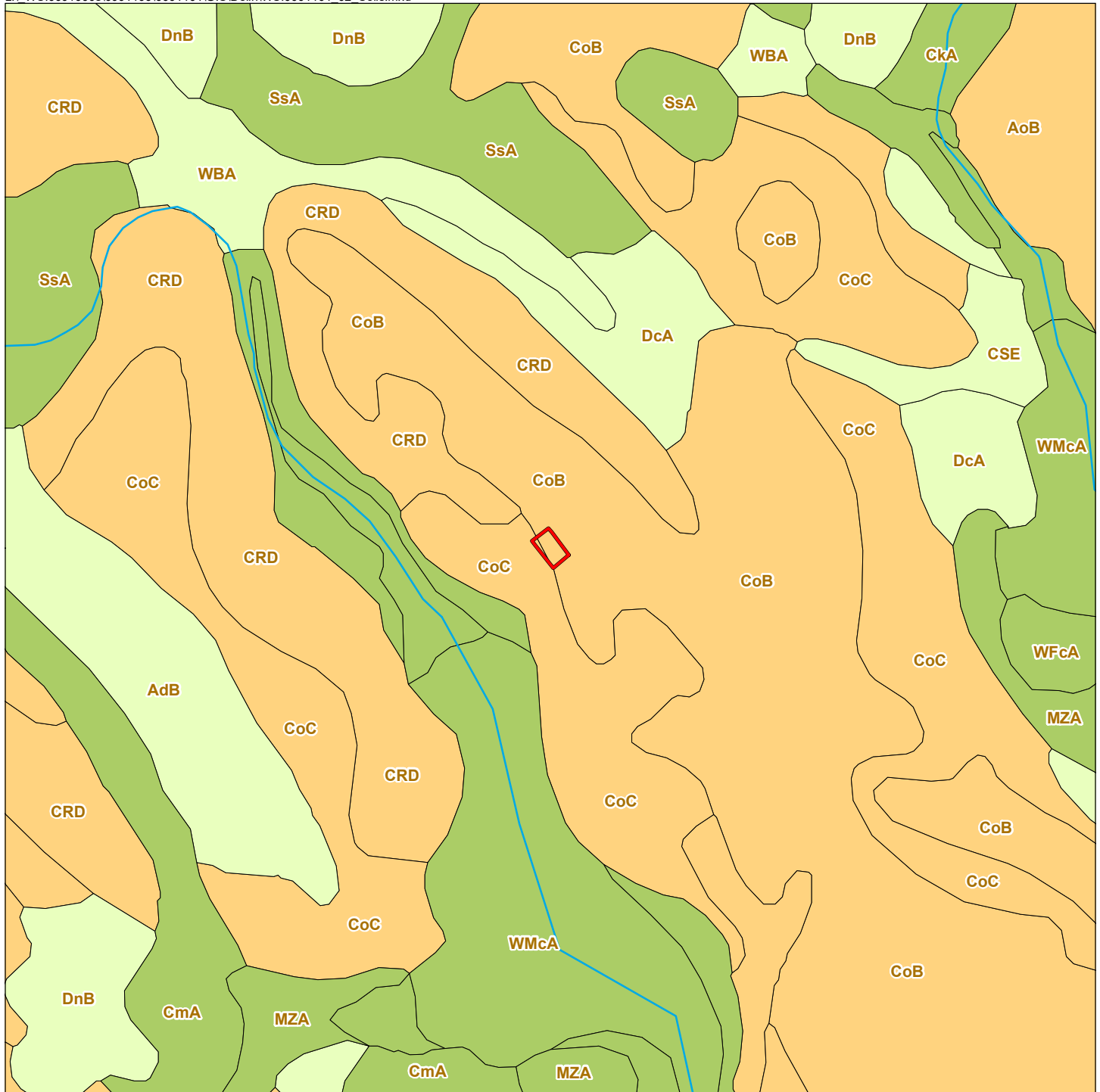
Site (±0.2 acres)






Vicinity Map 3726 Camp Letts Road



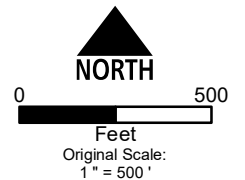
ADC Map/Column/Row: 5536D6
Source: ADC 2008-2012

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,

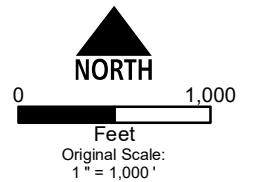
Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources





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

EXHIBIT 4



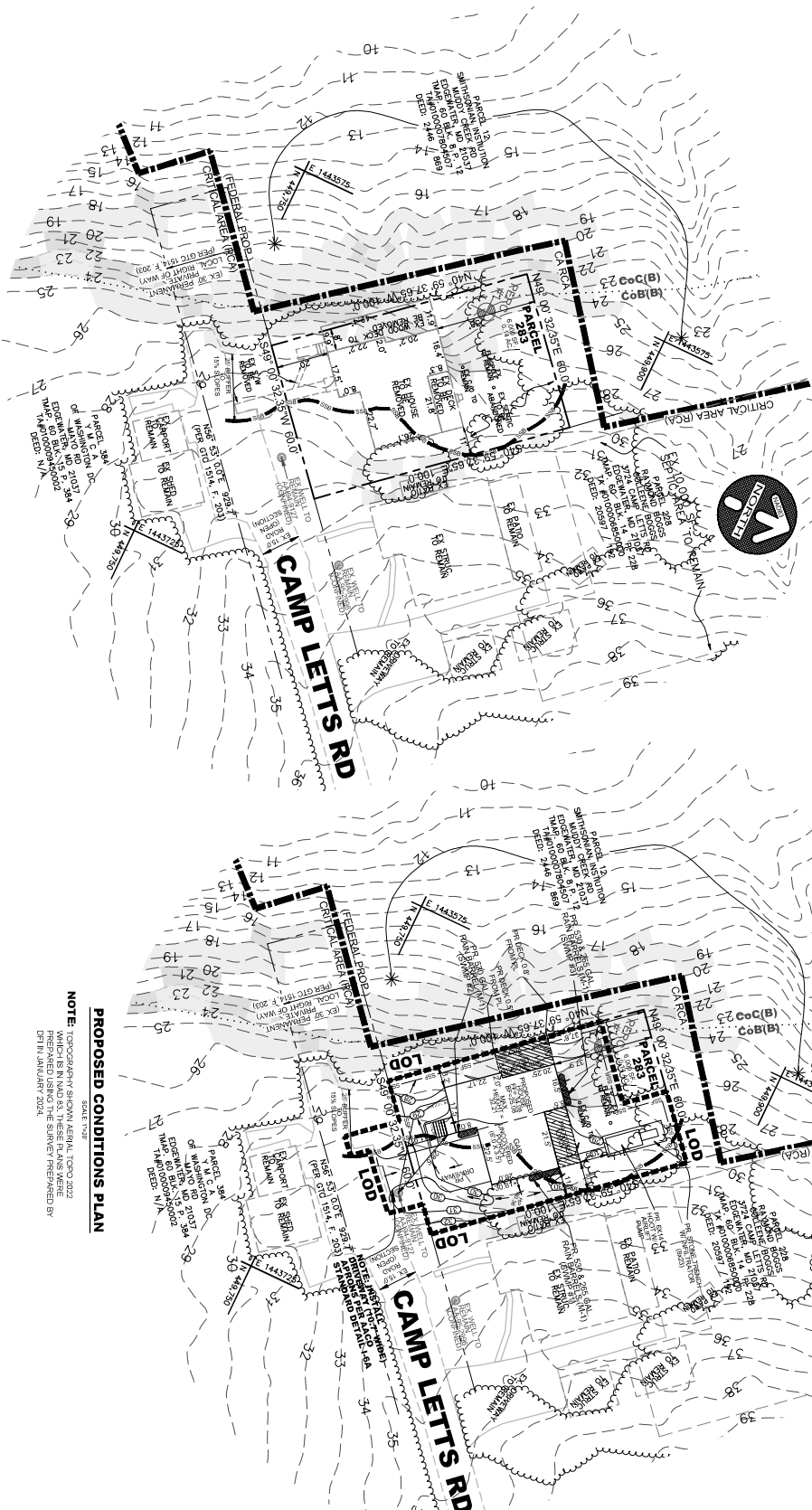
**Potential Habitat for
Forest Interior Dwelling Species (FIDS)
3726 Camp Letts Road**



-  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

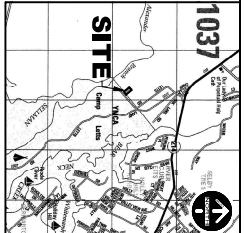
ATTACHMENT 1



EXISTING CONDITIONS PLAN
DATE: 11-20-22

PROPOSED CONDITIONS PLAN
DATE: 11-20-22

NOTE: TOPOGRAPHY SHOWN AERIAL, 10/30/2022 WHICH IS IN WAD 83. THESE PLANS WERE CPIN JANUARY 2024



VICINITY MAP
CONTRIBUTOR: THE AAS PROJECT
PREPARED BY: DECEMBER 18, 2023

LEGEND

EXISTING CONTOUR
PROPOSED TIELINE
LIMIT OF DISTURBANCE
REMOVED LOT LINE
PROPOSED DRIVEWAY
CRITICAL AREA LINES
AREA TO BE PROTECTED
BUILDABLE AREA
STABILIZE CONSTRUCTION
TEMPORARY STOCKPILE
PROPOSED SWAMP DRAINAGE
20% STEEP SLOPES
15% STEEP SLOPES
3% SLOPES

SITE CALCULATIONS

EXISTING LOT COVERAGE
EX. HOUSE: 1,220 SF
(TO BE REMOVED)
EX. SHED: 1,164 SF
(TO BE REMOVED)
EX. DECK: 101 SF COVERAGE 1,488 SF
TOTAL EXISTING LOT COVERAGE 1,488 SF

PROPOSED LOT COVERAGE

(INCLUDES UNCOVERED FLOOR)
PR. DRIVEWAY: 452 SF
PR. SHED: 412 SF
PR. DECK: 101 SF COVERAGE 397 SF
TOTAL PROPOSED COVERAGE 1,262 SF
PERMITTED LOT COVERAGE: 1,200 SF

EX. WOODS ON SITE: 1,290 SF
PROPOSED WOODS ON SITE: 669 SF
(46% OF WOODS ON SITE)
REMAINING CLIPPING: 621 SF

15% OR GREATER SLOPES ON SITE: 1,702 SF
2% REFER TO STEEP SLOPES ON SITE 2,469 SF
2% REFER TO STEEP SLOPES ON TYPED ON SITE 2,139 SF
TOTAL DISTURBANCE 5,989 SF / 7.04 AC.

EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
THE SITE IS WITHIN THE CRITICAL AREA (CA)
PROPOSED IDENTIFIED TO BE DETERMINED FROM
(MANNING 10/17/23)

OWNER/DEVELOPER:		DESIGNED:		DATE:		REVISIONS:	
ECKE CROWNER JAMES L. CROWNER 117 W. WASHINGTON BLVD. EGGSVILLE, MD 21037 443-338-4416 ECKE@CROWNERENGINEERING.COM		CMB G24 08/09		DATE: 11/20/22		DESCRIPTION	
DRAWN:		ACT:		DATE:		DESCRIPTION:	
CMB		G24					
CHECKED:		CMB:		DATE:		DESCRIPTION:	
CMB		G24					
APPROVED:		CMB:		DATE:		DESCRIPTION:	
CMB		G24					

DEVELOPMENT FACILITIES INC.

**ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS**

1127 BELFIELD BLVD. SUITE K
WILLETSVILLE, MD 21108
WWW.DFIENGINEERING.COM
410-206-1100 FAX 410-206-1105

ENVIRONMENTALLY SENSITIVE AREAS PLAN

G0202

3726 CAMP LETTS RD

73A WARD 83 BLOCK 44, PARCELS 253
ZONING 05
21-PCOE-2102
ANNE ARUNDEL COUNTY, MARYLAND
197 ASSESSMENT DISTRICT



STUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2024-0141-V

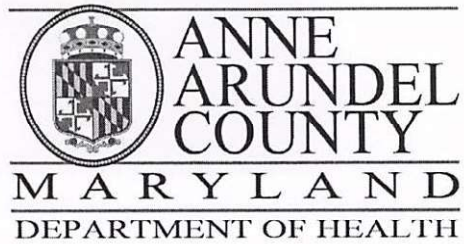
DATE: July 29, 2024

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- This site is contiguous to a Smithsonian Institution federal park. We defer approval to them.
- This site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File



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

A handwritten signature in blue ink, appearing to be "BC", located to the right of the "FROM:" line.

DATE: July 26, 2024

RE: Edward Crowder
3726 Camp Letts Road
Edgewater, MD 21037

NUMBER: 2024-0141-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required, greater coverage by structures than allowed and with disturbance to slopes of 15% or greater.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

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

cc: Sterling Seay

2024-0141-V

Menu Cancel Help

Task
I and P Engineering
Assigned to Department
Engineering
Action by Department
Engineering
Start Time

Due Date
08/15/2024
Assigned to
Habtamu Zeleke
Action By
Habtamu Zeleke
End Time

Assigned Date
07/25/2024
Status
Complete w/ Comments
Status Date
08/15/2024
Hours Spent
0.0

Billable
No
Overtime
No

Comments
Variance request: variances for setback, lot coverage, and disturbance to steep slopes.
Comments:
1. Stormwater management will be addressed through three rain barrels.
2. The utility for the site will be reviewed during the grading permit.
3. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.
4. Based on the plan provided, it appears that the property will be served by a private septic and well.
5. Based on the above, this office has no objection to the above-referenced variance request; additional reviews and detailed reviews are at the grading permit stage.

Time Tracking Start Date **Est. Completion Date**
Display E-mail Address in ACA **Display Comment in ACA** **Comment Display in ACA**

In Possession Time (hrs)
 All ACA Users
 Record Creator
 Licensed Professional
 Contact
 Owner

Estimated Hours
0.0
Action
Updated

Workflow Calendar

Task Specific Information

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name

2024-0141-V

Menu Cancel Help

Task OPZ Critical Area Team	Due Date 08/15/2024	Assigned Date 07/25/2024
Assigned to Department OPZ Critical Area	Assigned to Kelly Krinetz	Status Complete w/o Comments
Action by Department OPZ Critical Area	Action By Kelly Krinetz	Status Date 07/25/2024
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments No objection.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
		<input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner
Estimated Hours 0.0	Action Updated	Workflow Calendar

Task Specific Information

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name



CAC Comments: 2024-0126-V; Civic Assoc. of Palisades/Diggs and 2024-0141-V; Crowder

Jennifer Esposito <jennifer.esposito@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>
Cc: Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>

Fri, Aug 2, 2024 at 3:54 PM

Good afternoon,

The Critical Area Commission has reviewed the following variances and we provide the following comments:

- 2024-0126-V; Civic Association of Palisades INC/Diggs (AA 170-24); Appropriate mitigation is required.
- 2024-0141-V; Crowder (AA 183-24); Provided that the total lot coverage on this site is less than the maximum allowed for lots of this size per the Natural Resources Article, Section 8-1808.3 (i.e. 25% of parcel + 500 sq. ft.), and provided that the Administrative Hearing Officer finds that this proposal meets each and every one of the Critical Area Variance standards, appropriate mitigation is required.

Thank you for the opportunity to provide comments. If you have any questions or concerns, please let me know.

The above comments have been uploaded to the County's online portal.



 facebook_logo.jpg

 twitter_logo.jpg

dnr.maryland.gov/criticalarea

Jennifer Esposito

Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

Office: 410-260-3468

(In office: Mon., Wed., Friday)

Cell: 443-569-1361

(Teleworking: Tues., Thurs.)

jennifer.esposito@maryland.gov

2024-0141-V

Menu

Cancel

Help

Task

OPZ Cultural Resources

Assigned to Department

OPZ Cultural Resources

Action by Department

OPZ Cultural Resources

Start Time

Due Date

08/15/2024

Assigned to

Stacy Poulos

Action By

Stacy Poulos

End Time

Assigned Date

07/25/2024

Status

Complete w/ Comments

Status Date

08/06/2024

Hours Spent

0.0

Comments

The Cultural Resources Section reviewed and approved demolition permit, G02020125, on 6/5/24.

In Possession Time (hrs)

Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Workflow Calendar

Billable

No

Time Tracking Start Date

Overtime

No

Est. Completion Date

Display E-mail Address in ACA

No

Display Comment in ACA

Estimated Hours

0.0

Action

Updated

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



3726

3724

3720

Camp Lettis