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September 11, 2024

Ms. Sterling Seay, Zoning Administrator
Anne Arundel County
Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

Re: Variance Application:
623 Ridgely Avenue, Annapolis Maryland 21409 (the "Property")
Tax Map 45, Grid 3, Parcel 16, Lot 698
Explanation Letter

Dear Ms. Seay:

Attached for your review and processing is a variance application for the above referenced Property. The subject site consists of 30,390 square feet (0.697 acres) of land with approximately 135' of frontage on the southwest side of Ridgely Avenue, approximately 900 feet southeast of Bestgate Road. The property is identified as Lots 1, 2, and 3 of Parcel 698 on Tax Map 45. The site is currently zoned SB-Small Business District. The zoning has been in place since October 2, 2014 as a result of an order by the Administrative Hearing Officer rezoning the subject site from R-2 Residential to SB-Small Business District (2014-0175-R).

The property is currently improved with a two-story single family detached dwelling with a partial basement, a concrete slab and sidewalk and a blacktop driveway. The existing house consists of approximately 4,830 s.f. of total living area. It is accessed directly off Ridgely Avenue (a County Collector Road). The site is served by public (city) water and a private septic system and the property is in the "future" sewer service category in the Annapolis Sewer Service Area.

Plan 2040 places the site in the Neighborhood Preservation Development Policy Area. The site was the subject of a Land Use Change application during the Plan 2040 application process (LUCA-50), requesting a change in planned use from "Low Density Residential" to "Commercial". The change was adopted with Plan 2040. The adjacent property to the rear (west) was previously recognized by the County as non-conforming commercial use in a residential zone. The adjacent property to the southeast (parcel 150) is also within the Commercial Planned Land Use category (C-2 Zone) and is improved with a large 4 story commercial building and extensive parking area (160+ spaces). The site is located within Regional Planning Area #7. The Regional Plan acknowledges the Plan 2040 "Commercial Land Use" designation, but recommended retaining the SB-Small Business Zone as an appropriate transition zone between the C2 Commercial Zone to the south and the R-2 Residential Zone to the north.

Now that the SB zone has been confirmed through comprehensive rezoning, The owner plans to improve the property and incorporate an elevator addition to comply with ADA requirements. However, the existing SB-Small Business Zone limits commercial uses abutting a "collector" road to 3,000 s.f. Given the size of the existing building including the basement, the new improvements will exceed the 3,000 s.f. maximum floor area limitation allowed in the SB district on a collector road. The owner is therefore seeking a variance to acquire the necessary permits to expand the existing commercial office use of the property. Since the addition will be on the rear of the house, the proposed improvement will maintain the residential character of the site and act as a transitional use to the residential uses to the north.



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The property is part of a commercial neighborhood on Ridgely Avenue abutting US Route 50/301 (a limited access highway) and was recognized in the latest GDP (Plan 2040) as suitable for commercial land use. The site abuts a large 4 story office building with an extensive parking area (160+ spaces) and a large 2 story medical office with extensive parking area (200+ spaces) is located across the street. While the Regional Plan recognized this area as a mixed-use transition zone, the sites immediate proximity to such a large-scale commercial office makes the expansion of a commercial use beyond 3,000 s.f. an appropriate transition to the residential properties to the north.

Further, when the SB-Small Business Bill was approved by the County Council it limited commercial use on a "Collector" road to 3,000 s.f. or less. In essence this made several of the houses in the commercial neighborhood non-conforming with respect to commercial use. While a registered Non-Conforming Use would typically be allowed an expansion by up to 30% by code, in this case a variance is necessary to allow the reasonable and significant use of the property as a commercial office.

Specifically, the applicant is requesting the following variances:

1. A variance to exceed the maximum floor area permitted on a lot zoned SB (Small Business District) located on a collector road (Article 18-9-403).

We believe the proposed reconstructed structure is consistent with the character of the community and the variances being requested are the minimum necessary to afford relief, for the "reasonable and significant" use of the property. Finally, we believe the proposed variance meets all applicable criteria in accordance with the Anne Arundel County Code. Specifically:

Requirements for all variances:

- (c)(1) *The variance is the minimum variance necessary to afford relief.*

The site is a legally buildable lot which was designated as a "commercial use" in the latest General Development Plan (Plan 2040). The site is located within Regional Planning Area #7. The owner expended substantial funds in improving the property. Plans were undertaken to incorporate an elevator addition to comply with ADA requirements. At that time the owner discovered that the basement was required to be included in the calculation of the structures square footage, resulting in an improvement exceeding the 3,000 maximum floor area limitation allowed in the SB district on a collector road. The owner is now seeking a variance that, if granted, would allow the owner to acquire the necessary permits to expand the existing commercial office use of the property from 3,000 s.f. up to 5,998 s.f. while maintaining the residential character of the site.

We believe the proposed reconstructed structure is consistent with the character of the community and the variances being requested are the minimum necessary to afford relief, for the "reasonable and significant" use of the property. Finally, we believe the proposed variance meets all applicable criteria in accordance with the Anne Arundel County Code.



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(c)(2) *The granting of a variance will not (i) alter the essential character of the neighborhood or district in which it is located; (ii) substantially impair the appropriate use or development of adjacent property; (iii) reduce forest cover in the limited development and resource conservation areas of the critical area; (iv) be contrary to acceptable clearing and replanting practices required for development in the critical area; nor (v) be detrimental to the public welfare.*

The proposed variance will not alter the essential character of the neighborhood since the site is in a recognized commercial land use area and the expansion is on the rear of the existing house. The owner is simply seeking a variance that would allow the reasonable and significant commercial use of the property while providing a transition zone to the residential uses to the north.

The variance being requested is the minimum necessary to afford relief, and the proposed variance will not substantially impair the appropriate use or development of the adjacent properties. The proposed improvement is consistent with the clearing and replanting requirements in the County Code and is not detrimental to the public health safety and welfare.

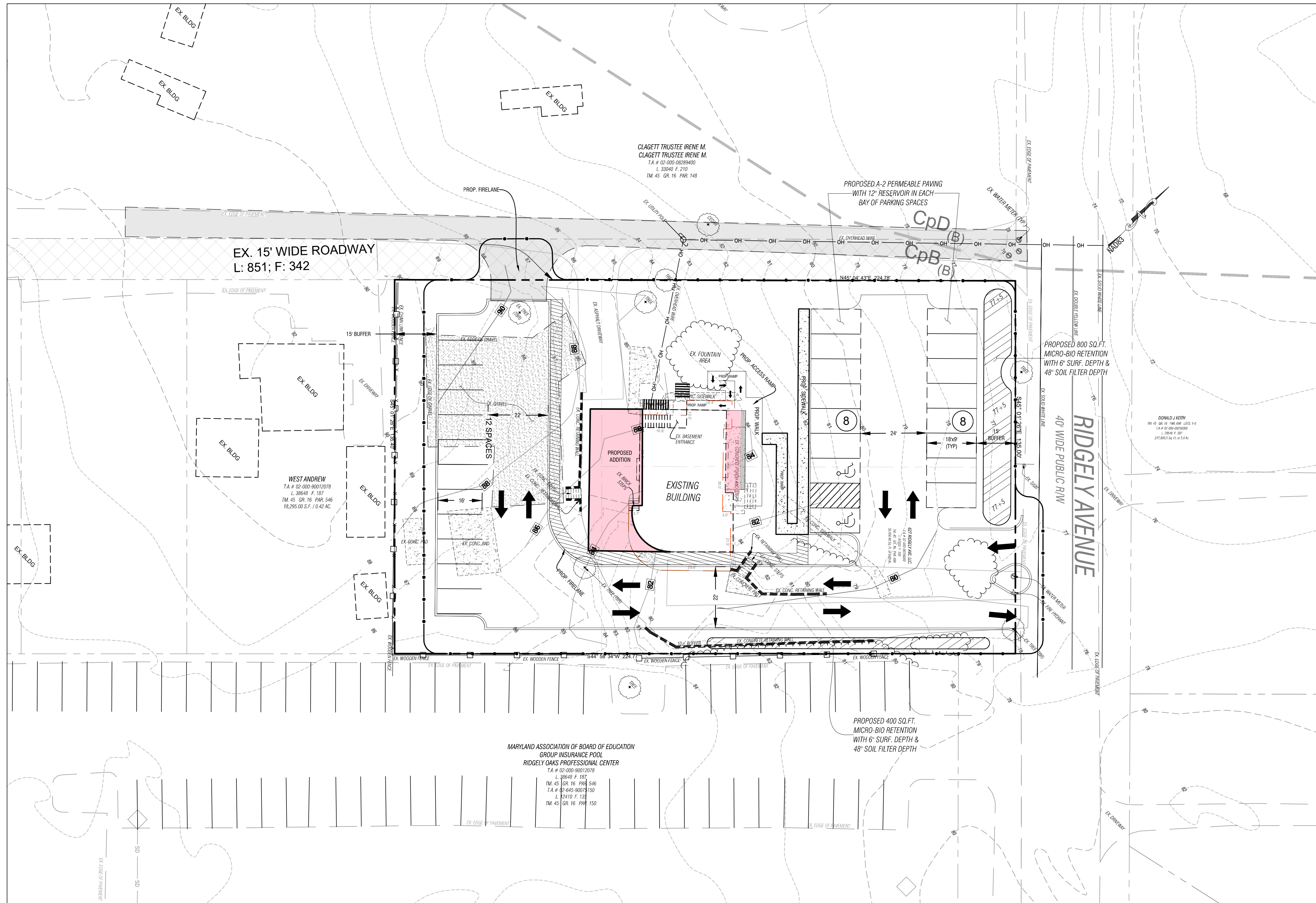
If there are any questions concerning this application, please do not hesitate to contact me.

Sincerely,
MESSICK GROUP, INC.
T/A MESSICK & ASSOCIATES

Timothy Brenza, Vice President



ADC PERMITTED USE NUMBER 21003176
VICINITY MAP
 SCALE: 1"=2,000'



PLAN
 SCALE: 1" = 20'

- GENERAL NOTES:**
- OWNER/APPLICANT: 627 RIDGELY AVENUE, LLC.
617 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
ATTENTION: BOB HAUCK 410-224-3257
 - SITE DESIGNATION: TAX MAP 45, BLOCK 16, PARCEL 698, LOTS 1-3
 - TAX ID# 2-000-08256000
 - AREA: 0.697 ACRES, 30,390 SQ.FT.
 - ZONING: SMALL BUSINESS (SB)
 - USE: OFFICE
 - A VARIANCE IS REQUESTED TO ARTICLE 18-9-403 WHICH STATES THE MAX OFFICE FLOOR AREA WITH DIRECT ACCESS TO PRINCIPAL ARTERIAL ROAD 10,000 SQ.FT. ALL OTHERS THE MAX OFFICE FLOOR AREA IS 3,000 SQ.FT. THE SUBJECT SITE IS LOCATED ON A COLLECTOR ROAD AND THE PROPOSED BUILDING OFFICE SQUARE FOOTAGE = 5,998 SQ.FT.
 - THIS SITE IS NOT IN THE CRITICAL AREA
 - PUBLIC (ANNAPOLIS CITY) WATER AND PRIVATE SEPTIC TO BE UTILIZED.
 - PARKING TABULATION =
 A. PROPOSED AREA OF FIRST FLOOR & SECOND FLOOR = 49 X 51 X 2 = 4,998 SQ.FT.
 B. BASEMENT LEVEL (EAST END) WILL HAVE 1,000 SQ.FT. OFFICE WITH BALANCE ALL STORAGE
 C. OFFICE SPACE = 4,998 + 1,000 = 5,998 SQ.FT.
 D. NET OFFICE SPACE = 5,998 X 0.75 = 4,499 SQ.FT.
 E. PARKING REQUIRED = 4,499 / 200 = 23 SPACES
 - TOTAL PARKING PROVIDED = 28 PARKING SPACES
 - EXISTING IMPERVIOUS SURFACE / LOT COVERAGE = 10,934 SQ.FT. (0.25 AC.) 36.0%
 - PROPOSED IMPERVIOUS SURFACE / LOT COVERAGE = 18,981 SQ.FT. (0.44 AC.) 62.5%
 - STORM WATER MANAGEMENT NOTES:
 A. CURRENTLY NO STORM WATER MANAGEMENT EXISTS.
 B. IN THE RE-DEVELOPED CONDITION, ON-SITE E.S.D. MEASURES WILL BE PROVIDED TO ADDRESS AND TREAT THE ESD TO THE MAXIMUM EXTENT POSSIBLE (MFP).
 C. FINAL ESD/SWM DESIGN WILL BE ADDRESSED DURING PERMIT REVIEW STAGE.
 - LANDSCAPING NOTE: LANDSCAPING & SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE COUNTY LANDSCAPE MANUAL AT PERMIT/REVIEW STAGE.

SITE DATA			
PROPERTY ADDRESS:	623 RIDGELY AVE. ANNAPOLIS, MD. 21401-1062		
OWNER ADDRESS:	627 RIDGELY AVENUE LLC. 627 RIDGELY AVE. ANNAPOLIS, MD. 21401-0000		
TAX MAP:	45	GRID:	16
PARCEL:	698; LOTS 1-3		
ASSESSMENT DISTRICT:	SECOND		
TAX ACCOUNT NUMBER:	02-000-08256000		
EXISTING ZONING:	SB	PROPOSED ZONING:	SB
FEMA RATE MAP NUMBER:	240003C0232F ZONE: AE ELEV: N/A		
FEMA RATE MAP ZONE:	AE EL: N/A		
CRITICAL AREA MAP:	N/A		
CRITICAL AREA DESIGNATION:	N/A		
WATERSHED:	WEEMS CREEK		
PREDOMINATE SOIL TYPES:	CpB(1) - COLLINGTON-WIST-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES		
EXISTING USE:	OFFICE	PROPOSED USE:	OFFICE
TOTAL SITE AREA:	30,390 S.F.		0.69 AC.
EXISTING IMPERVIOUS AREA:	10,934 S.F.		0.25 AC.
TOTAL IMPERVIOUS AREA:	18,981 S.F.		0.44 AC.
TOTAL DISTURBED AREA:	29,915 S.F.		0.69 AC.
AREA VEG. STABILIZED:	11,000 S.F.		1.02 AC.
AREA STRUCT. STABILIZED:	18,981 S.F.		1.76 AC.
CUT:	0 C.Y.		
FILL:	0 C.Y.		
SPOIL BORROW:	0 C.Y.		
		CONTRACTOR ADVISED TO CHECK QUANTITIES	

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR LINE
	EXISTING WOODS / FIRE LINE
	EXISTING DRIVEWAY / EOP
	EXISTING RETAINING WALL
	EXISTING ZONING LINE
	SOIL AREA
	EXISTING EASEMENT ACCESS
	EXISTING BUILDING / STRUCTURE
	EXISTING EOP / DRIVEWAY
	EXISTING WATER
	EXISTING SEWER
	EXISTING STORMDRAIN

REVISION DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
 CONSULTING ENGINEERS,
 PLANNERS AND SURVEYORS

7 OLD SOLOMONS ISLAND ROAD, SUITE 202
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502
 email: engr@messickandassociates.com

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

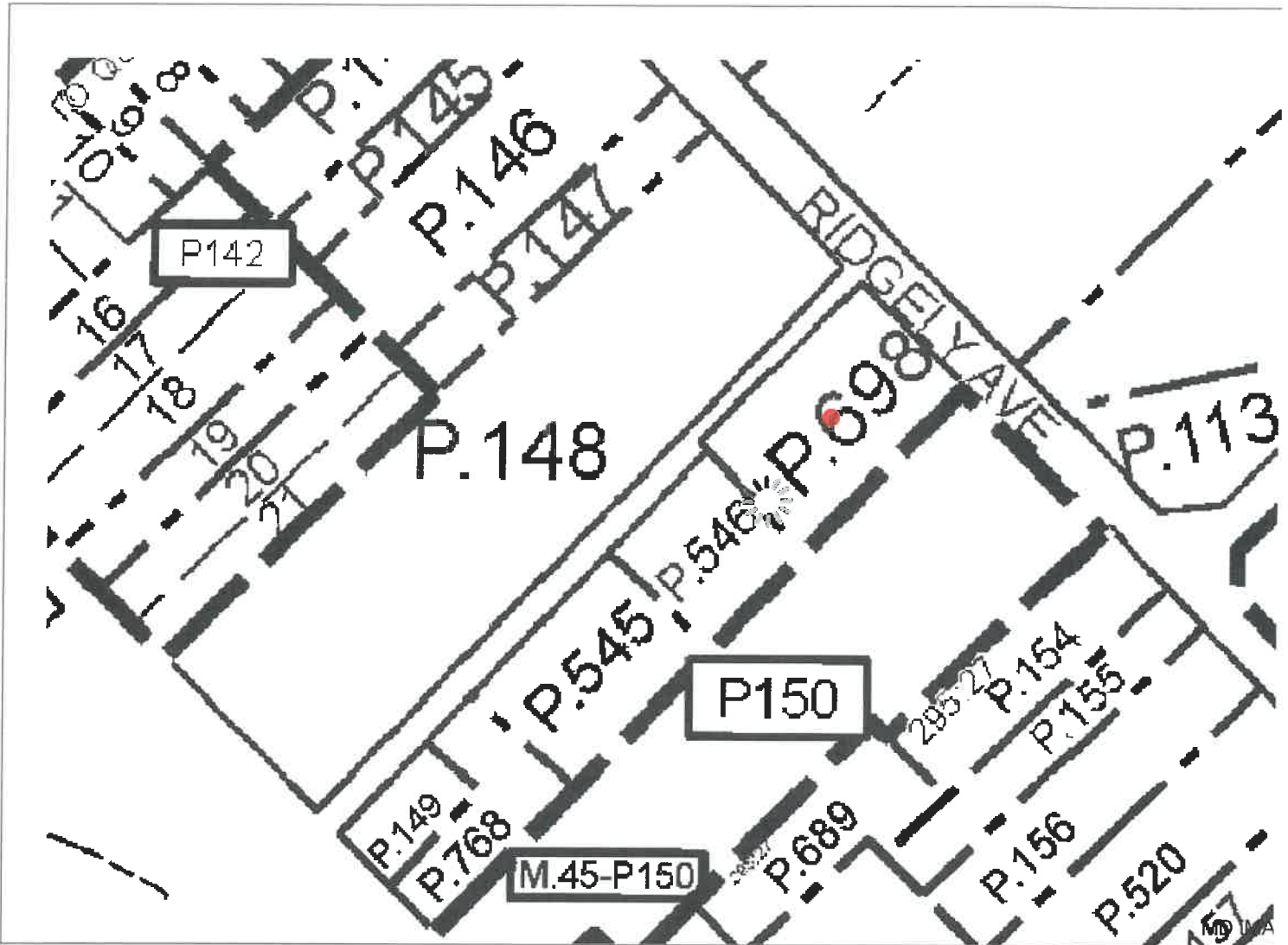
OWNER/DEVELOPER:
627 RIDGELY AVENUE LLC.
 623 RIDGELY AVE.
 ANNAPOLIS, MD. 21401

SITE PLAN
VARIANCE PLAN
 623 RIDGELY AVENUE
 ANNAPOLIS, MARYLAND 21401-1062

TM: 45 GRID: 16 PARCEL: 698 LOTS: 1-3 ZONING: SB
 SECOND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER 2024 SHEET: 1 OF 1

September 2024 FILE: G:\A\02-23-1606_623 Ridgely Avenue\DWG\BASE\48-48-23-1606_623 Ridgely_AVE_05-01-24.dwg

District: **02** Subdivision: **000** Account Number: **08256000**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).