

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

APPLICANT: Jennifer Harman Fetcho and
Edward Lomash, Jr.

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0162-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: November 12, 2024

PREPARED BY: Joan A. Jenkins 
Planner III

REQUEST

The applicants are requesting a variance to allow dwelling additions (one-story, porch, deck and stairs) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 2 Fetter Lane in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 18,829 square feet of land and is located with approximately 230 feet of road frontage on the west side of Fetter Lane, south of Riverside Drive. The subject property is identified as Lot C on Parcel 387 in Grid 3 on Tax Map 31 in the Hollywood on the Severn subdivision. The property is zoned R5 - Residential District.

This is a nonwaterfront property which lies within the Chesapeake Bay Critical Area and is designated IDA - Intensely Developed Area. This property is not mapped in a buffer modified area. The site is encumbered by steep slopes and the expanded buffer to tidal waters. The site is currently improved with a two-story single-family dwelling and associated features. The site is served by a private well and private septic.

APPLICANTS' PROPOSAL

The applicants propose to construct an irregularly-shaped one-story addition, a front porch (6' by 11'), and a deck (4' by 5' 2") with stairs.

REQUESTED VARIANCES

§ 18-13-104(a) of the Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams and tidal wetlands. § 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). § 27.01.01 (B) (8) (ii) of COMAR states a buffer exists "to protect a stream tidal wetland tidal waters or terrestrial environment from human disturbance." § 27.01.09 E. (1) (a) (ii) of COMAR authorizes

disturbance to the buffer for a new development activity or redevelopment activity by variance. The steep slopes are expanded. The limit of disturbance associated with the proposed improvements will be 2,044 square feet in the expanded buffer, necessitating a variance to this provision as shown on the site plan. Exact buffer disturbance will be determined at the time of permit.

§ 17-8-201(a) of the Anne Arundel Subdivision and Development Code states that development in the IDA may not occur on slopes of 15% or greater unless development will facilitate stabilization of the slope or the disturbance is necessary to allow connection to a public utility. All disturbance shall be limited to the minimum necessary. The limit of disturbance will create disturbance on slopes of 15% or greater for the construction of the deck and steps on the north side of the house. Actual disturbance to be determined at permitting.

This application does not require a variance to setbacks.

FINDINGS

This irregularly shaped site exceeds the R5 District area and width requirements. The property is encumbered by steep slopes on the rear of the property making any expansion in that direction impossible without a variance. The majority of the property and the entire dwelling are located in the expanded buffer making any expansion to the front of the dwelling impossible without a variance.

Development in the IDA may not exceed the lot coverage limitations of the underlying zoning district. The R5 District limits coverage by structure to 40%. The zoning coverage by structure maximum of 40% is being met based on the information on the site plan.

The **Health Department** commented that they have reviewed the well water supply system for the property and determined that the request does not adversely affect the system. The Health Department has no objection to the request.

The **Development Division (Critical Area Team)** offered no objection.

The **Critical Area Commission** commented that appropriate mitigation is required.

For the granting of a critical area variance, a determination must be made on the following:

Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship or practical difficulty. In this case the presence of the steep slopes and the expanded buffer to steep slopes make additional improvements impossible without variance relief. As such some relief is warranted to allow the applicants to improve upon their home.

A literal interpretation of the County's critical area program will deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by denying the applicant the right to make improvements to their home. The granting of the variance will not confer on the applicants a special privilege that would be denied by COMAR, Title 27. This request is not a result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. There is no evidence that the granting of the variances will adversely affect water quality or impact fish, wildlife or plant habitat and the proposal is 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 site planning alternatives.

With regard to the requirements for all variances:

There is no evidence that the improvements will alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare. The proposal will not be contrary to acceptable clearing and replanting practices. The variances as proposed are considered the minimum necessary to afford relief by this Office.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of variances to construct the one-story addition, a front porch, and a deck and stairs with less buffer than required and with disturbance to slopes of 15% or greater as shown on the site plan.

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



August 22, 2024

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401
Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST
EDWARD LOMASH, JR.
JENNIFER HARMAN FETCHO
PROPERTY
2 FETTER LANE
SEVERNA PARK, MD 21146
B02420620

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201(b) which states in part that 15% slopes or greater in the Intensely Developed Area (IDA) shall not be disturbed. A variance is also requested to Article 18-12-104(b)(1) which states there is an expanded buffer to the top of steep slopes in a non buffer modified area. The lot is developed with dwelling and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 18,829 square feet in area. The site is served by well and public sewer. It is served by Fetter Lane, a 30' right of way. The site drains across community property to the tidal waters of the Severn River. The site is waterfront by definition. The site is located in the IDA of the Chesapeake Bay Critical Area. The site is not located in a Buffer Modification area and is subject to a 50' expanded buffer due to the presence of steep slopes. The site is zoned R5 and MA-1, however the bulk of the property is R5.

The applicant wishes to construct small additions to the dwelling. The additions include an addition to the rear of the property, a new front porch, and a small deck attached to the existing first floor deck for ingress/egress to the ground from the deck. To perform this work, there will be a small amount of steep slope disturbance for slopes near the proposed deck on the north side of the dwelling. No slope disturbance is necessary for the addition and porch. However, all proposed work is located in the expanded buffer. Construction access to the deck is also located in the expanded buffer. This disturbance is for access only and will provide no grading, cutting or filling in the expanded buffer. The new addition on the west side of the dwelling will be elevated, on posts. As such the existing concrete and pavers below will remain, and there is no increase in lot coverage as the addition is entirely over top the existing concrete and pavers. The deck on the north side of the dwelling is 4'x5.2', and will allow access from the existing elevated first floor deck to the ground. This will provide for a secondary emergency egress point from the dwelling which currently does not

exist. The proposed porch is largely over top of concrete that will be removed to construct the porch. This results in an 62 square foot increase in lot coverage. The disturbance required for replacement of the construction is under 5,000 square feet, and a Standard Grading Plan should suffice for the proposed work, should the variance be granted. The disturbed area shown on the site plan provides 2,065 square feet of disturbance, with 2,044 square feet being in the expanded buffer.

In regards to the Agency responses to the prefile, dated February 8, 2024, the following is offered. Zoning noted they required the height of the structure to be noted, and it is added. The addition will be on posts, and elevated, so the first floor of the addition and the existing dwelling will match. The addition does not extend downwards to the basement. The addition is one story. The porch addition will be covered, and also one story, but it is a covered, not enclosed porch. Its height will match approximately, the first floor of the dwelling. The Critical Area Team noted that they had no objection to the proposal.

This plan meets the intent of 18-16-305(a):

1. The subject property is 19,829 square feet in size, and it is zoned R5 and is encumbered by steep slopes over much of the western portion of the site. The property has steep slopes from roughly the rear of the existing dwelling down to the community property. The site is subject to an expanded buffer. As such, there is no reasonable possibility of developing this property without relief to the Code.

2. The exceptional circumstances and practical difficulties in redeveloping the deck have been noted in #1 above to a large degree. As the site is entirely in the expanded buffer, even while being R5 and IDA, it would not be possible to do any improvements to the dwelling without a variance.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. What is peculiar about and inherent to this lot is that even though it is IDA and R5, it is subject to an expanded buffer and is located almost entirely in steep slopes and their expanded buffer from the house to the community property. Most of the work is not in steep slopes. But all of it is in the expanded buffer. Denial of a variance would be a hardship for the owners, as the requested improvements are modest, but subject to the expanded buffer. The modifications to the dwelling are intended to create a fully ADA/ABA compliant living situation to accommodate ageing in place of elderly family members.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and is subject to the expanded buffer, and there is no way to do the proposed work without moderately disturbing the expanded buffer or steep slopes. For the owners to not be allowed to proceed would be a denial of rights commonly enjoyed by others.

The site is not in a bog area.

3. This project will not confer special privileges to the owners. This is an existing house, and the development meets the underlying zoning and critical area lot coverage requirements. For the rear addition, the construction will be five roughly two foot diameter holes dug through existing pavers between the house and an existing retaining wall which is to remain in place.. Allowing the modest improvements to an existing dwelling will not confer a special privilege.

4. The request is not a result of actions of the owner. The steep slopes were there, the expanded buffer encumbers the site in which the proposed work is located, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality. The overall increase in lot coverage is small, 62 square feet, and as the site is located in the IDA, there are no lot coverage limitations per se. The owners designed this program to minimize environmental impacts, by using pervious decking and constructing the addition over existing lot coverage, and the porch mostly over existing lot coverage.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners rights of other owners in the County. The development is not detrimental to the environment as there is a very small increase in lot coverage, and modern construction will make the project a benefit not a detriment to the area.

8. The applicant has tried alternative design. However, since the additions are to an existing dwelling, design alternatives are limited.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is the minimum to allow for construction of additions to the dwelling, with a minor increase lot coverage proposed.

2. i. This variance will not alter the essential character of the neighborhood. The additions are to be part of the existing dwelling, and will not have an impact on the character of the neighborhood.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The proposed work meets all underlying zoning requirements, and is modest in nature.

iii. No tree clearing is proposed and any mitigation necessary during the permit process will not decrease tree cover in the LDA or RCA (or IDA).

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA (or IDA). The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction of additions to an existing home, and disturbance has been minimized. A grading permit should not be required. It appears that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

The enclosed plan represents the location of the proposed work of additions to the dwelling. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-266-3212.

Sincerely,
Messick and Associates

Mike Gillespie

Mike Gillespie
Project Manager

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: 8-15-29

Tax Map #	Parcel #	Block #	Lot #	Section
31	387	3	C	Plot A

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 3-490-24778750

Project Name (site name, subdivision name, or other) 2 Fether Lane

Project location/Address 3 Fether Lane

City Severna Park MD Zip 21146

Local case number

Applicant: Last name Hermanfetho / Lomash Jr First name Jennifer / Edward

Company

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input 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:

Construct 1sty Addition, Porch, 4'x4' Deck F. S. E.

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

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	0.432	18,829		0.047	3,065
LDA Area	0	0			
RCA Area	0	0			
Total Area	0.432	18,829	# of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.177	7,697	Existing Lot Coverage	0.069	2,987
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.003	116
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.001	54
			Total Lot Coverage	0.073	3,049

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.047	2,065	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	TBD	TBD

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

***CRITICAL AREA
REPORT***

**2 FETTER LANE
SEVERNA PARK, MD 21146**

August 2024

Prepared for:
Jennifer Harman Fetcho and
Edward Lomash, Jr.

Prepared by:
Messick and Associates
7 Old Solomons Island Road
Suite 202
Annapolis, MD 21401

INTRODUCTION

This site is an 18,829 square foot property that is located on the west side of Fetter Lane in Severna Park, MD. The proposal is to provide additions to the existing dwelling. The site is served by public sewer and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Intensely Developed Area (IDA). The property is zoned residential, R-5 with a community beach between it and the Severn River.

EXISTING USE

The property consists of 18,829 square foot property. The site is currently developed. The property is currently a residential lot developed with a house, driveway, and associated improvements. The property is not a corner lot and gains access from Fetter Lane.

SURROUNDING LAND USE

The properties that abut the site are relatively small, with the subject property being larger than most, and are developed as single-family lots. The general area is developed as single-family lots. The site is bounded by a developed property to the north, south with Fetter Lane to the east and a community beach to the west that abuts the Severn River.

PROPOSED WORK

The owners wish to provide additions to the existing dwelling. The work includes a 1 story addition on the west side, a new front porch on the east side, and a small deck connecting the existing deck to the ground. This construction will require disturbance to a small area of steep slopes around the small deck, and all the work will take place in the expanded buffer. This work will provide a 62 square foot increase in lot coverage in the IDA.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of UoD – Udorthents Loamy 5-15% Slopes (C Soils) and UoB – Udorthents Loamy 0-5% Slopes (C Soils)

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) as delineated on the firm flood insurance map #24003C0154F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

TIDAL WETLANDS

There are no Tidal Wetlands on this site.

BODIES OF WATER

The site drains to a community beach into the Severn River.

STEEP SLOPES

A about half of the site, predominantly between the dwelling and the community property is steep slopes.

RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

FOREST COVER

The existing forest cover is limited to overstory trees and some woodlands on the slope to the community beach.

The following are typical trees of areas such as this site:

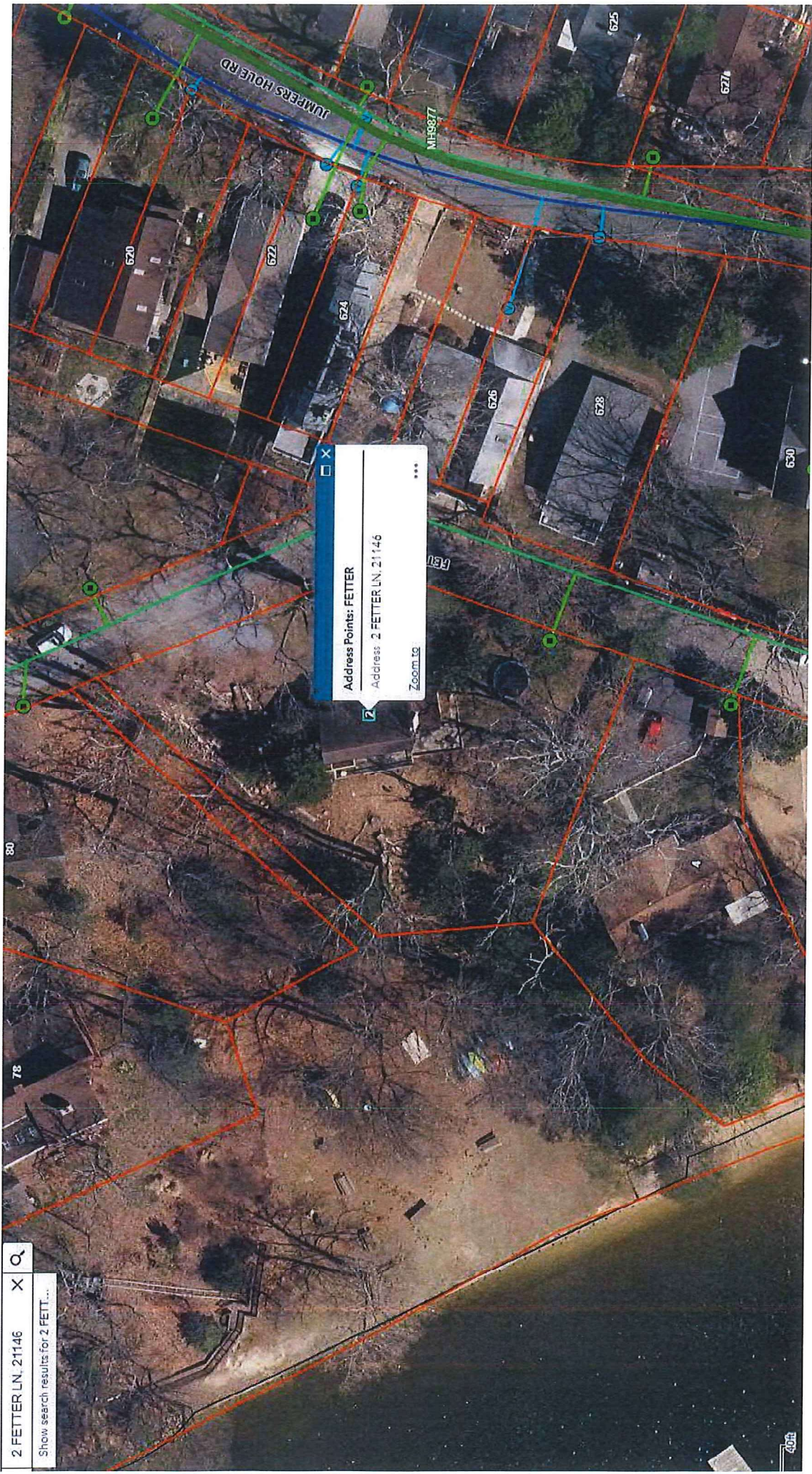
<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacaia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

SITE CALCULATIONS

1. Total Site area.....18,829 sq. ft.
2. Site area in IDA Critical area.....18,829 sq. ft
3. Existing lot coverage2,987 sq. ft.
4. Lot coverage to be removed.....54 sq. ft.
4. Proposed lot coverage116 sq. ft.
5. Total Lot Coverage after Construction...3,049 sq. ft.
6. Proposed Disturbed Area.....2,065 sq. ft.
7. Woodland Clearing.....0 sq. ft.



2 FETTER LN, 21146 X Q
Show search results for 2 FETT...

Address Points: FETTER
Address: 2 FETTER LN, 21146
Zoom to

80

78

40ft

JUMPERS HOLE RD

MI-198377

620

622

624

626

628

625

627A

630



2 FETTER LN, 21146

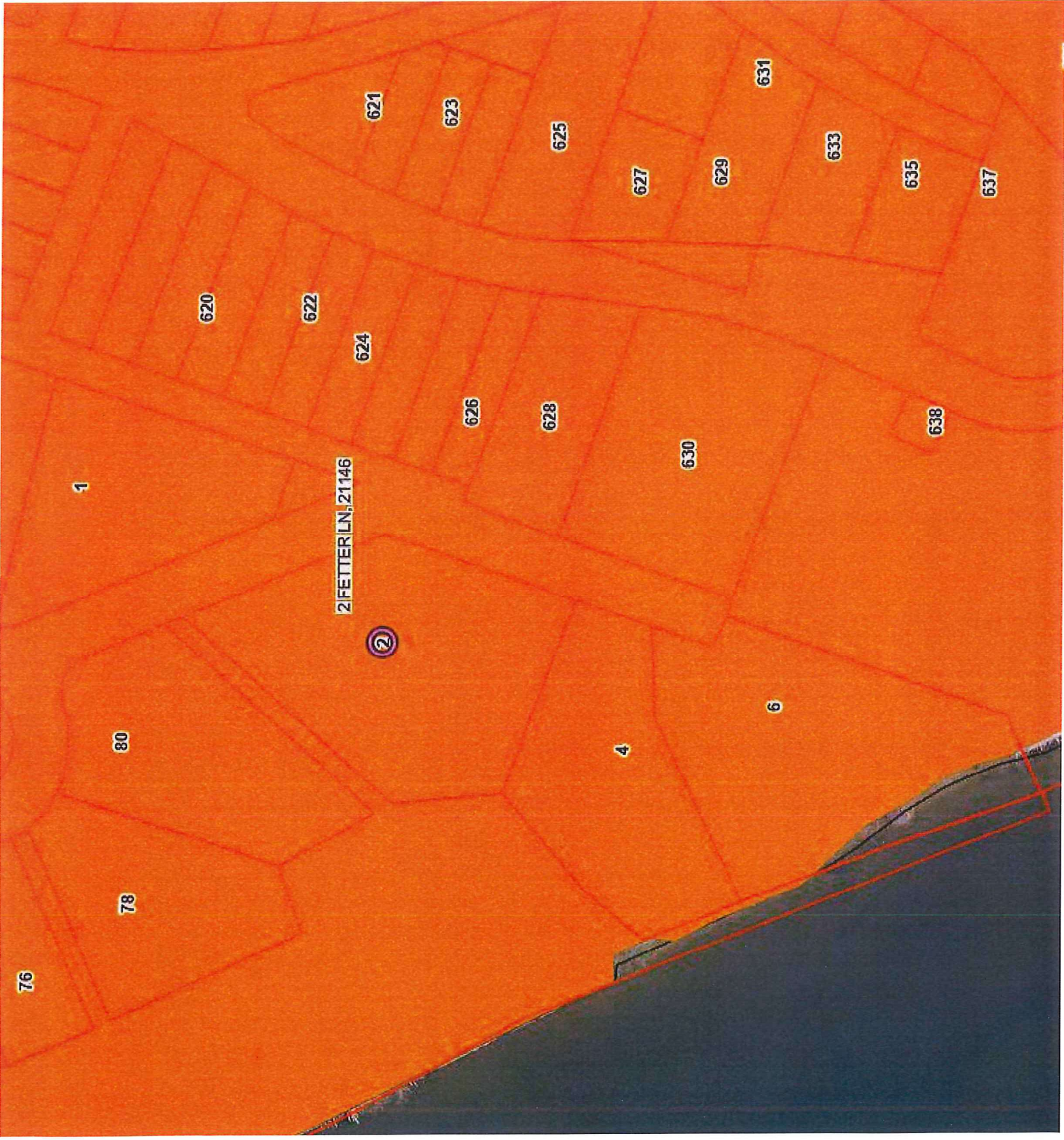
Show search results for 2 FETTER...



40ft

Fast Company, Mass Commercial Aerial, MCN, © Geo-Centennial, Mass





2 FETTER LN, 21146

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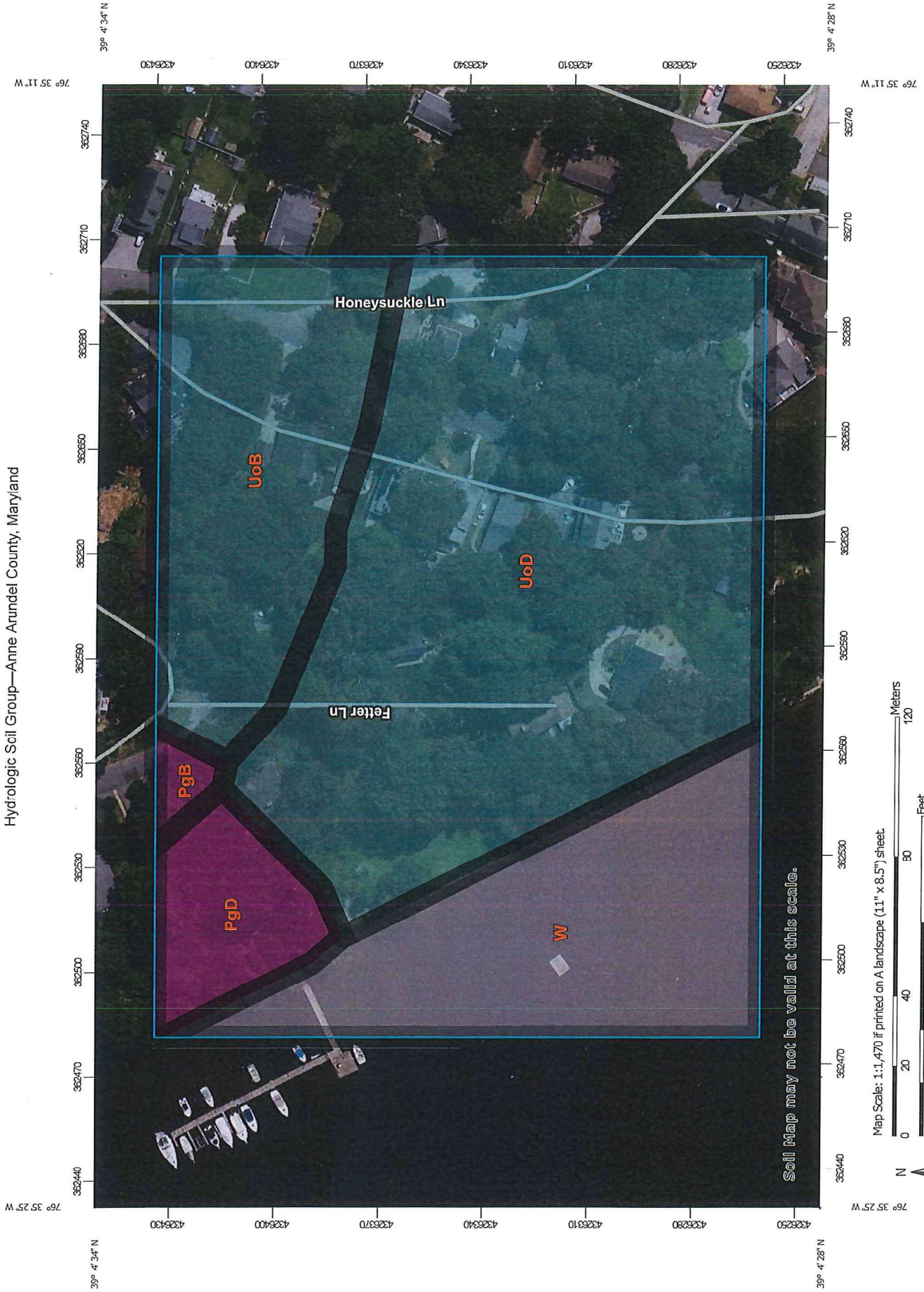
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637

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6

Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.

Map Scale: 1:1,470 if printed on A landscape (11" x 8.5") sheet.


































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland
 Survey Area Data: Version 22, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PgB	Patapsco-Fort Mott- Urban land complex, 0 to 5 percent slopes	A	0.1	1.1%
PgD	Patapsco-Fort Mott- Urban land complex, 5 to 15 percent slopes	A	0.6	6.1%
UoB	Udorthents, loamy, 0 to 5 percent slopes	C	1.8	19.0%
UoD	Udorthents, loamy, 5 to 15 percent slopes	C	5.2	54.0%
W	Water		1.9	19.8%
Totals for Area of Interest			9.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette



76°35'37"W 39°4'46"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile *Zone D*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/14/2024 at 4:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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: 8-15-29

Tax Map #	Parcel #	Block #	Lot #	Section
31	387	3	C	PLA A

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 3-440-24778750

Project Name (site name, subdivision name, or other) | 2 Fetter Lane

Project location/Address | 3 Fetter Lane

City | Severna Park MD | Zip | 21146

Local case number |

Applicant: Last name | Harman Ketcho / Lowashko | First name | Jennifer / Edward

Company |

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input 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:

Construct 1sty Addition, Porch, 4x4 Deck & Stair

Intra-Family Transfer
 Grandfathered Lot

Growth Allocation
 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	<i>0.432</i>	<i>18,829</i>
LDA Area	<i>0</i>	<i>0</i>
RCA Area	<i>0</i>	<i>0</i>
Total Area	<i>0.432</i>	<i>18,829</i>

Total Disturbed Area

Acres	<i>0.047</i>
Sq Ft	<i>3,065</i>

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>0.177</i>	<i>7,697</i>	Existing Lot Coverage	<i>0.069</i>	<i>2,987</i>
Created Forest/Woodland/Trees	<i>TBD</i>	<i>TBD</i>	New Lot Coverage	<i>0.009</i>	<i>116</i>
Removed Forest/Woodland/Trees	<i>0</i>	<i>0</i>	Removed Lot Coverage	<i>0.001</i>	<i>54</i>
			Total Lot Coverage	<i>0.078</i>	<i>3,049</i>

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	<i>0.047</i>	<i>2,065</i>	Buffer Forest Clearing	<i>0</i>	<i>0</i>
Non-Buffer Disturbance	<i>0</i>	<i>0</i>	Mitigation	<i>TBD</i>	<i>TBD</i>

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



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2024-0008-P)

DATE OF MEETING: 2/8/2024

P&Z STAFF: Sara Anzelmo, Kelly Krinetz

APPLICANT/REPRESENTATIVE: J.Harman, E.Lomash/Schwallenberg's Permit Svcs. EMAIL: diane.jamespermits@gmail.com

SITE LOCATION: 2 Fetter Lane, Severna Park LOT SIZE: 18,175 sf ZONING: R5 & MA1

CA DESIGNATION: IDA BMA: No or BUFFER: Yes APPLICATION TYPE: Critical Area Variance

From the applicant:

"We are requesting a variance to Article 18-13-104 of the Anne Arundel County Zoning Code to allow us to construct a 16.5'x9.6' second floor addition on posts over an existing impervious patio, a 4'x4' landing with stairs to grade from our existing deck, and an 11'x6' covered front porch in place of the existing concrete stoop. We will also be demolishing the roof and walls of an existing 10.1'x20.1' dining room and rebuilding a 12.5'x20.1' kitchen with a 2.5' cantilever; the existing foundation will remain. Our property is zoned R2 and MA1 and is in the Hollywood on the Severn subdivision of Severna Park. The property is considered waterfront, though there is a community-owned strip of land between our property and the Severn River. The Critical Area Designation is IDA. The existing impervious coverage is 3,172 SF. The proposed construction would mostly be over existing impervious coverage except for the proposed front porch; 2 SF of new impervious coverage will be added resulting in a total impervious coverage of 3,174 SF. Our property is subject to a 50' expanded buffer due to a preponderance of 15% and greater slopes within the 100' buffer. Approximately 86% of the property is within the expanded buffer which includes the whole of the existing house. The second-floor addition will require 5 new footings and the landing will require 4. There will be a total of 9 footings which will be hand-dug. There will be no land disturbance on the steep slopes, and reinforced silt fence will be installed carefully along the existing wall at the head of the slope to prevent erosive conditions or damage to the slopes. All construction access will be from the side yards, and the stockpile will be located as far from the slopes as possible."

COMMENTS

The **Critical Area Team** reviewed the proposal and offered no objection.

The **Zoning Administration Section** notes that variance site plans require proposed additions to be labeled with the height and number of stories. The applicants are advised that, in order for a Critical Area variance to be approved, the applicant must demonstrate and the Hearing Officer must find that the proposal complies with each and every variance standard provided under Section 18-16-305(b) and (c).

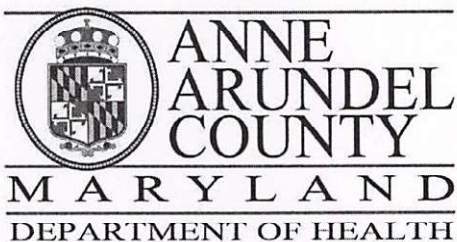
INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



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

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

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

DATE: August 29, 2024

RE: Jennifer A. Fetcho Harman
2 Fetter Lane
Severns Park, MD 21146

NUMBER: 2024-0162-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions (1-story, porch, deck and stairs) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. 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

2024-0162-V - exp buffer, slopes disturbance

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date 08/23/2024	Due Date 09/13/2024
Assigned to Kelly Krinetz	Assigned to Department OPZ Critical Area
Current Status Complete w/ Comments	Status Date 08/29/2024
Action By Kelly Krinetz	Overtime No
Comments No objection.	Start Time
End Time	Hours Spent 0.0
Billable No	Action by Department OPZ Critical Area
Time Tracking Start Date	Est. Completion Date
In Possession Time (hrs)	<input type="checkbox"/> Display E-mail Address in ACA
Estimated Hours 0.0	<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	

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

CAC Comments_Cole 2024-0155-V; Pellicano 2024-0156-V; Harmon Fetcho 2024-0162-V; Stancil 2024-0163-V

1 message

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

Wed, Sep 4, 2024 at 4:11 PM

Good afternoon,

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

- 2024-0155-V; Cole (AA 198-24): The process of subdividing two grandfathered dwellings on one parcel within the Resource Conservation Area of the Critical Area triggers the delineation of a 200-foot Critical Area Buffer. It appears that dwellings will be located within the 200-foot Buffer and expanded Buffer. Therefore, any proposed improvements to the existing improvements will require a Critical Area variance. Additionally, the subdivision will trigger a Buffer establishment requirement for both lots based on the total amount of lot coverage located outside of the critical Area Buffer.
- 2024-0156-V; Pellicano (AA 2024-24): We note that the Zoning Pre-File comments state that the applicant must show that the use has not ceased for the last three years. However, in order to meet the Critical Area grandfathering provisions that would allow for the legal nonconforming accessory dwelling unit to be reconstructed within the Critical Area Buffer and on lands designated as a Resource Conservation Area, the County must verify and determine that the use has been in continuous use since the Critical Area local program inception and has not been abandoned for more than one year in that time. If the County verifies the use has been in continuous use and has not been abandoned for more than one year, and the Administrative Hearing Officer finds that each and every one of the Critical Area variance standards have been met, then appropriate mitigation is required.
- 2024-0162-V; Harman Fetcho (AA 211-24): Appropriate mitigation is required.
- 2024-0163-V; Stancil (AA 212-24): 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](tel:410-260-3468)

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

Cell: [443-569-1361](tel:443-569-1361)

(Teleworking: Tues., Thurs.)

jennifer.esposito@maryland.gov

2 Fetter Lane



Legend

- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City
- Planning
- County Planning



Notes

none

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.



THIS MAP IS NOT TO BE USED FOR NAVIGATION