



September 26, 2024
Planning and Zoning
Zoning Division
2664 River Rd. 3rd Floor
Annapolis, MD 21401

Re: 2476 Bell Branch Rd,
Gambills MD 210584
T.A. 2000-10585400

To Whom It May Concern:

To recognize the Site Development as proposed, a Variance to Allow Existing Structures to Remain in a Front Yard will be necessary.

The site is zoned Rural Residential (RA) and therefore minimum setbacks for accessory structures are: front – 50 ft, rear – 15 feet, side – 15 feet. In accordance with section 18-2-204 of the Anne Arundel County Code, an accessory structure may not be located in the front yard of a non-waterfront lot.

The existing site features a Single-Family Dwelling Unit and Accessory Structure located approximately 530 ft front setback from Bell Branch Road. Both existing structures meet the required setbacks.

The Development Plan proposes an accessory structure located in the front yard of the property. Design alternatives were considered; however, due to the location of the existing structures and well, the proposed accessory structure could not be in the back of the property. The accessory structure was carefully designed to limit the amount of visibility from the right of way. The proposed structure is located 369' from the R/W with woods located in between the structure and right of way. The accessory structure is located 50.5' from the side property line, exceeding the required setback.

In accordance with Article 18-16-305; Variances:

The Site meets the requirements for Zoning Variances because practical difficulties and hardships are created as follows:

1. The site exhibits unique physical conditions due to the existing structures far exceeding the minimum required setback of the property (530 feet as compared to the 50-foot minimum).
2. An unnecessary hardship exists because the existing buildings are in excellent condition and are purposeful.

Requirements for all Variances:

1. The Variance is the minimum necessary to avoid relief due to the two (2) existing structures and well location.
2. The granting of a Variance will not:
 - (i). Alter the essential character of the neighborhood as the referenced structures are existing and the Site Planning maintains the character of the neighborhood.
 - (ii). The adjacent properties, right and left when viewed from Bell Branch Road, remains largely undeveloped where the proposed structure is located and will not be impacted by the development.

- (iii). The development is not located in the Critical Area and is exempt from Forest Conservation Requirements because clearing is less than 20,000 SF. Clearing for this project has been minimized and is less than 20%.
- (iv). The Site is not located in a Bog Protection Area or Critical Area Designation.
- (v). The Site is being developed in accordance with County Regulations and will not be detrimental to Public Welfare.

The requested Variance allows orderly development of the Site and will not be detrimental to surrounding properties. Therefore, we believe that support of this Request is consistent with County Policy.

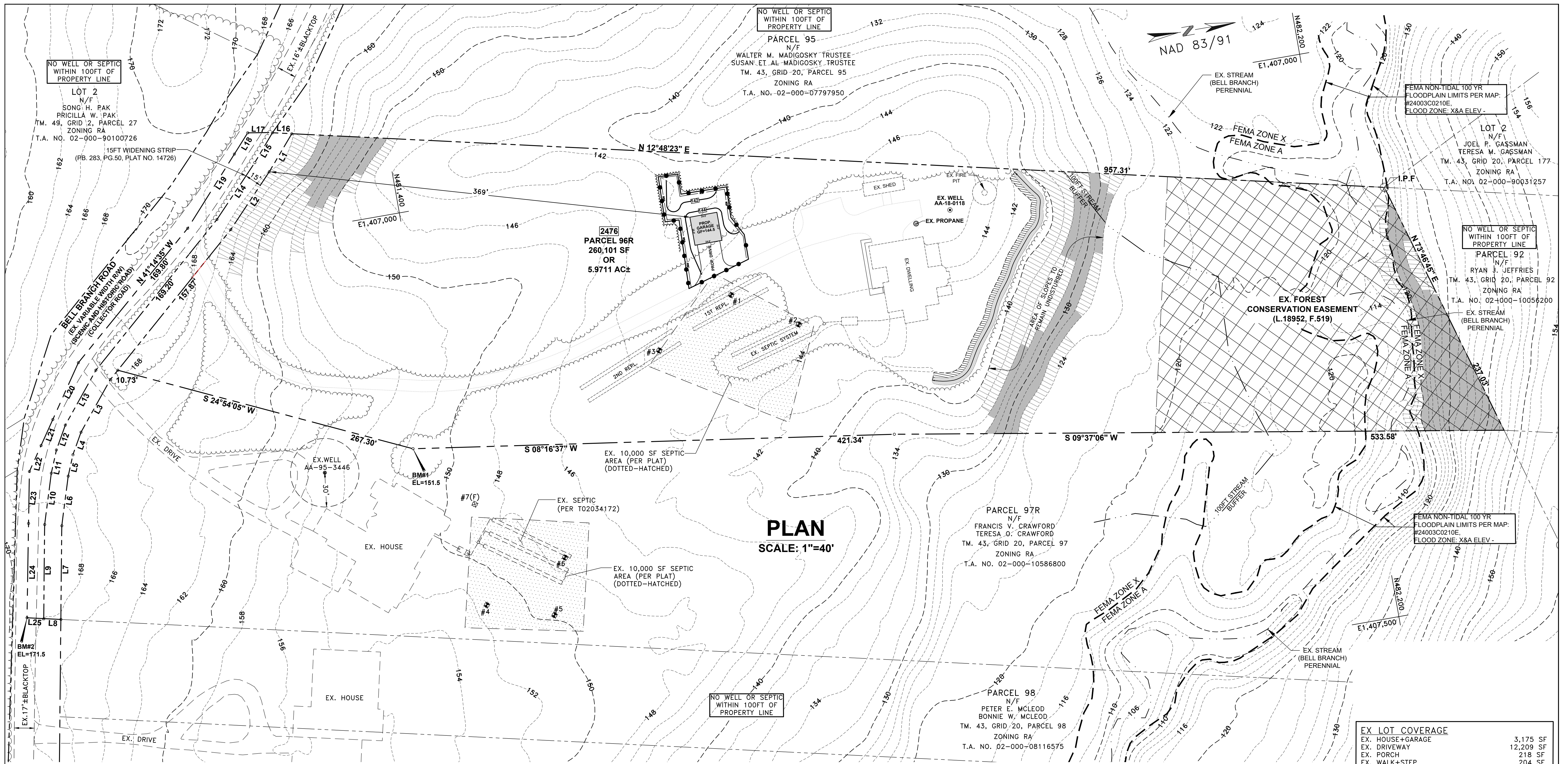
If you should have any questions or comments, please reach out to our office at (410) 266-1160 or email terrain@terrainmd.com.

Sincerely,

Kelly McCormick

Kelly McCormick, P.E.





PLAN
SCALE: 1"=40'

LEGEND

EXISTING CONTOUR	42
PROPOSED CONTOUR	40
15% > < 25% STEEP SLOPES	
25% > STEEP SLOPES	
PROPOSED SPOT ELEVATION	45.00
EXISTING TREE LINE	
REINFORCED SILT FENCE	RSF
LIMIT OF DISTURBANCE	
PERC TEST (PASSED)	
PERC TEST (FAILED)	
EXISTING BUILDING	
PROPOSED BUILDING	
EX. FOREST CONSERVATION EASEMENT (L.18952, F.519)	
EX. 10,000 SF SEPTIC AREA (PER PLAT)	
BUILDING RESTRICTION LINE	40FT BRL
EX. STREAM	
EX. 100FT STREAM BUFFER	

EX LOT COVERAGE

EX. HOUSE+GARAGE	3,175 SF
EX. DRIVEWAY	12,209 SF
EX. PORCH	218 SF
EX. WALK+STEP	204 SF
EX. AREAWAY	75 SF
EX. SHED	432 SF
EX. FIRE PIT	352 SF
EX. TOTAL	16,665 SF

LOT COVERAGE

SITE AREA	260,101 SF
EX. LC AREA	16,665 SF
PROP. LC GARAGE & DRIVE	1,247 SF
EX. WOODLANDS	206,312 SF
PROP. CLEARING	2,800 SF

© THESE DESIGNS AND DRAWINGS ARE PROTECTED BY THE FEDERAL COPYRIGHT LAWS AND MAY NOT BE COPIED, REPRODUCED, MODIFIED, DISTRIBUTED OR USED IN ANY OTHER WAY WITHOUT THE SPECIFIC WRITTEN CONSENT OF TERRAIN, 2024

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #. 13354, EXPIRATION DATE: 2/28/25. (CORPORATE LICENSE #48856, EXPIRATION DATE: 2/28/2025)

OWNERS
STEVENSON MARK
BOYD CATHERINE
 2476 BELL BRANCH RD
 GAMBRIILLS, MD 21054

EMAIL:
 MARK.STEVENSON@COLLINS.COM

TERRAIN
 ENGINEERING • SURVEYING • ENVIRONMENTAL

53 OLD SOLOMON'S ISLAND ROAD
 SUITE I
 ANNAPOLIS, MARYLAND 21401
 410-266-1160 E-MAIL: TERRAIN@COMCAST.NET

VARIANCE SITE PLAN
GAMBRILLS
 PARCEL 96R
 PB. 283, PG. 50, PLAT NO. 14726
 2476 BELL BRANCH ROAD
 GAMBRIILLS, MD 21054

TAX MAP 43, GRID 20, PARCEL 96 TAX ACCT#02-000-10586400 ZONING-RA
 SECOND TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

DATE: SEPTEMBER, 2024 DRAWN BY: S.J.W.
 SCALE: AS SHOWN CHECKED BY: R.C.L.
 SHEET: 1 OF 1 TERRAIN JOB NO. 3362



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



MEMORANDUM

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

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2024-0187-V

DATE: October 7, 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.

- A portion of 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