

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


APPLICANT: Mark Stevenson

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2024-0187-V

COUNCILMANIC DISTRICT: 7th

HEARING DATE: January 7, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow an accessory structure (garage) in the front yard of a non-waterfront lot with less setbacks than required on property located at 2476 Bell Branch Road in Gambrills.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 5.97 acres of land and is zoned as RA - Rural Agricultural District. The property is identified as Lot 96R of Parcel 96 in Block 20 on Tax Map 43 in the Bell Branch Road Resubdivision of Parcels 96 and 97 subdivision. This property is located outside of the Chesapeake Bay Critical Area and is improved with a single family detached dwelling and associated facilities.

APPLICANT'S PROPOSAL

The applicant seeks to construct a detached garage measuring 24' X 25' in the front yard of the property, south of the existing dwelling.

REQUESTED VARIANCES

§ 18-2-204 (b) of the Anne Arundel County Zoning Code states that an accessory structure may not be located in the front yard of a non-waterfront lot. The garage as proposed is in the front yard, necessitating a variance to this provision.

No setback variances are required.

FINDINGS

The subject property is of adequate size and width for a lot in the RA District. The State tax records indicate the dwelling was constructed in 2019. The applicant argues that due to the location of the existing structures and well, the garage could not be located in the back of the property and has been designed to meet all setbacks and minimize visibility from the right of way.

The **Health Department** commented they have no objection to the request as the proposal does not adversely affect the on-site sewage disposal and well water supply systems.

The **Recreation and Parks Department** commented that the proposal is consistent with the spirit of the Green Infrastructure Master Plan.

The **Cultural Resources Division** commented that the property is located on a Scenic and Historic Road and is subject to compliance with Article 17-6-504. This application proposes no adverse effect to existing conditions of the historic roadway.

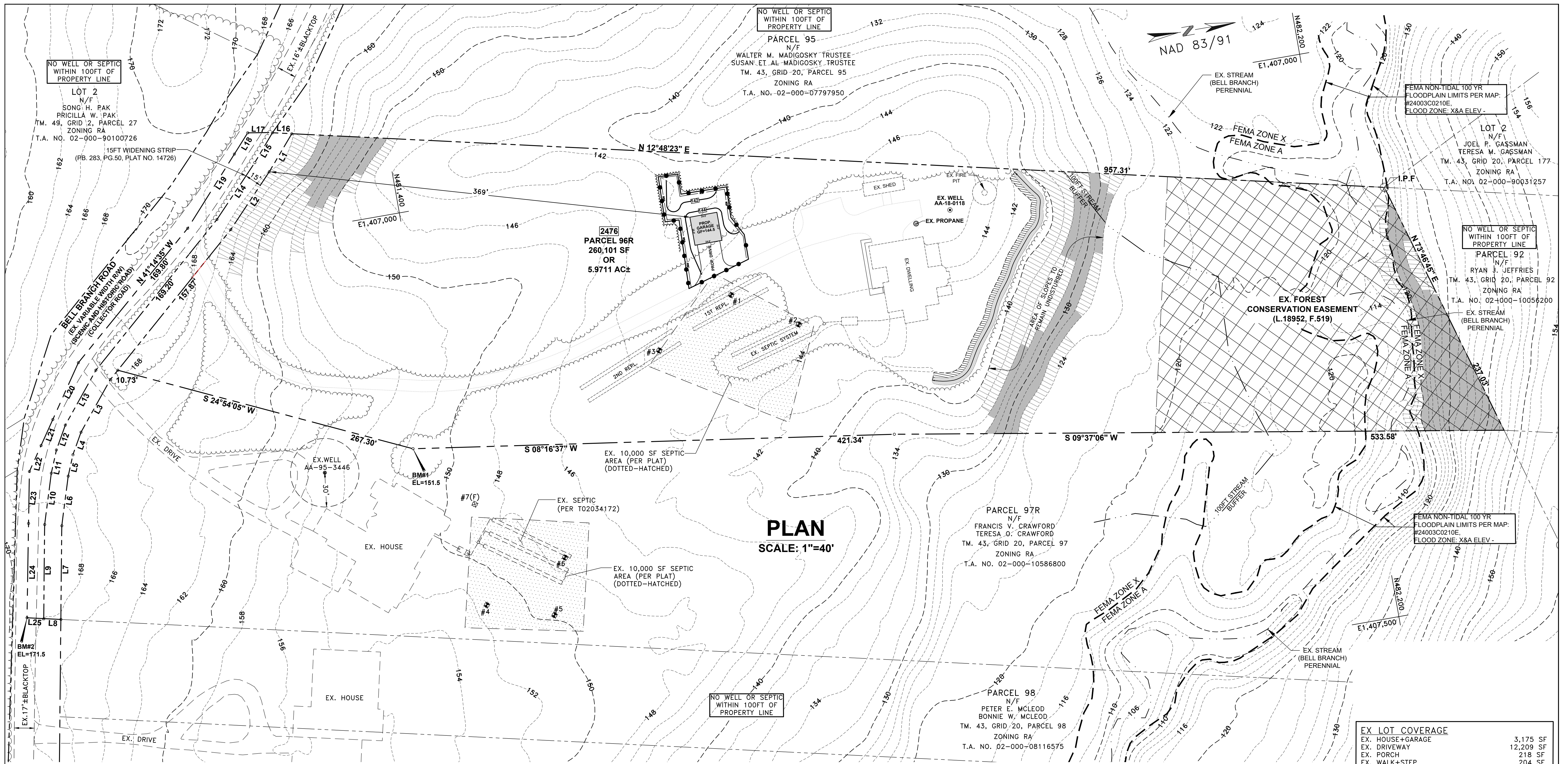
While the lot is of adequate size and width for the RA District, it can be argued that the location of the dwelling so far to the rear of the property in combination with the large lot size creates a unique situation in which compliance with the Code is difficult. Given the large front yard, placing any accessory structure in the side or rear yard is difficult and may cause practical difficulties to the applicant. As such some relief is warranted to allow the applicant to place the garage in the large front yard of the site.

Typically this Office does not recommend approval for accessory structures measuring greater than 24' X 24' as they are larger than a typical detached garage and usually do not represent the minimum necessary to afford relief. In this case however, the size of the accessory structure has no bearing on the need for the requested variance and a reduction in the size of the structure would not lessen or eliminate the needed relief, nor would it lessen any impact on adjacent properties. The site is heavily wooded and the structure will be screened from the road and have no visual impact to the existing front yard. Additionally, the garage location is behind the neighboring dwellings, further lessening potential impacts on the streetscape. As such, the proposed garage can be considered the minimum necessary to afford relief in this case. The variance as proposed will not alter the essential character of the neighborhood, be detrimental to the public welfare or impair the appropriate use or development of adjacent properties.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***approval*** of the zoning variance to allow the construction of the garage 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.



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

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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
 GAMBRILLS, MD 21054

EMAIL:
 MARK.STEVENSON@COLLINS.COM



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
 GAMBRILLS, MD 21054

TAX MAP 43, GRID 20, PARCEL 96 TAX ACCT#02-000-10585400 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

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, P.E.



Home First Title Group, LLC
File No. RR-18-1528
Tax ID # 02 10585400

This Deed, made this 19th day of February, 2019, by and between **Susan Morgan Smith** and **Douglas James Smith**, GRANTOR, and **Mark Stevenson** and **Catherine Boyd**, GRANTEEES.

Witnesseth -

That in consideration of the sum of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 96R on the Plat entitled "Plat One of One Bell Branch Road Resubdivision of Parcels 96 and 97" designated as Plat No. 14726, and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 283, Folio 50.
The lot thereon being known as 2476 Bell Branch Road Gambrills MD 21054
Tax ID# 02-000-10585400

Being a part of the same fee simple property which by Deed dated December 1, 2004 and recorded December 13, 2004 among the Land Records of Anne Arundel County, Maryland in Liber 15695 Folio 695 was granted and conveyed by and between Priscilla Snyder, also known as Priscilla Jane Snyder, Personal Representative of the Estate of Merle Lewis Shumaker, by Letters of Administration dated August 23, 2004 and filed with the Register of Willis of Anne Arundel County, Maryland in Estate No. 56182, and Priscilla Jane Snyder, devisee and heir of Merle Lewis Shumaker under the Last Will and Testament of Merle Lewis Shumaker dated June 9, 1997 and filed and probated August 23, 2004 with the Register of Wills of Anne Arundel County, Maryland in Estate No. 56182 unto Douglas James Smith and Susan Morgan Smith.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Mark Stevenson and Catherine Boyd, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

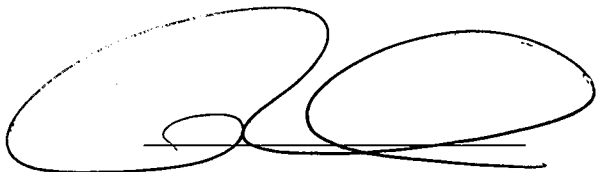
LR - Deed (w Taxes) ST20.00
Name: boyd
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,825.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 1,885.00
=====
Total: 1,945.00
02/28/2019 09:10
CC02-JS
1172609 CC0501 -
County/CC05.01.10 -
Register 10

02/28/19 08:54 AM C 0001 R 0003
Val #: 0003-228714 \$2,555.00
Deed - Recordation Tax
Instrument Type: Deed

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 32909, p. 0319, MSA_CE59_33351. Date available 03/05/2019. Printed 09/27/2024.
3650
182500
60
ACCT. 200010585400
ALL LIENS ARE PAID AS
OF 2-28-19 A.A. COUNTY
BY: CD

02/28/19 08:54 AM C 0001 R 0003
Val #: 0003-228715 \$3,650.00
County Transfer Tax

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.



Susan Mogan Smith (SEAL)
Susan Mogan Smith

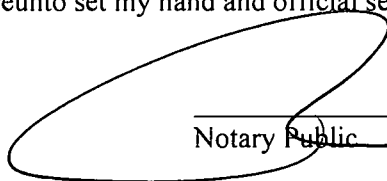
As to both

Douglas James Smith (SEAL)
Douglas James Smith

STATE OF MARYLAND } ss
COUNTY OF ANNE ARUNDEL

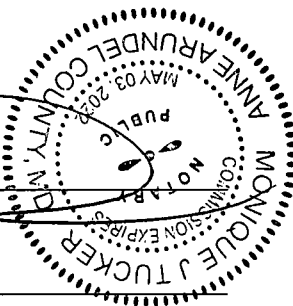
I hereby certify that on this 19th day of February, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared , , Susan Mogan Smith and Douglas James Smith, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: _____



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

G. Russell Donaldson
G. Russell Donaldson, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Home First Title Group, LLC
1655 Crofton Boulevard
Suite 201
Crofton, Maryland 21114

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

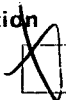
Name of Transferor Douglas James Smith

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

2476 Bell Branch Road, Gambrills, MD 21054

3. Reasons for Exemption

Resident Status



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Douglas James Smith

2/19/19

Name

**Date

Signature Douglas James Smith

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 32909, p. 0321, MSA_CE59_33351. Date available 03/05/2019. Printed 09/27/2024.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Susan Mogan Smith

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

2476 Bell Branch Road, Gambrills, MD 21054

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

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3a. Individual Transferors

Witness

Susan Mogan Smith

2/19/19

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

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Baltimore City County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		1 Deed	Mortgage	Other _____	Other _____
2	Conveyance Type Check Box	2 Deed of Trust	Lease	Multiple Accounts	Not an Arms-Length Sale
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
		Purchase Price/Consideration	\$ 365,000.00	Transfer and Recordation Tax Consideration		
		Any New Mortgage	\$ 972,146.00	Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$	X () % =	\$	
		Other:	\$	Less Exemption Amount	-	\$
		Other:	\$	Total Transfer Tax	=	\$
		Full Cash Value:	\$	Recordation Tax Consideration	\$	
		X () per \$500 =	\$			
		TOTAL DUE	\$			

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$ 20.00	
		Surcharge	\$ 40.00	\$ 40.00	
		State Recordation Tax	\$ 7,518.00	\$	
		State Transfer Tax	\$ 1,825.00	\$	
		County Transfer Tax	\$ 3,650.00	\$	
		Other	\$	\$	
		Other	\$	\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		02	10585400	15695/695				<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)	
		Bell Branch Road Resubdivision		96R			283/050		
		Location/Address of Property Being Conveyed (2)							
		2476 Bell Branch Road, Gambrills, MD 21054							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:		N/A			
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: N/A							
If Partial Conveyance, List Improvements Conveyed: N/A									

7	Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
		Susan Mogan Smith, Douglas James Smith	Mark Stevenson and Catherine Boyd
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
		Mark Stevenson and Catherine Boyd	J MacGregor Tisdale, Trustee
		New Owner's (Grantee) Mailing Address	
1824 Judicial Way, Crofton, MD 21114			

9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
			First National Bank of PA

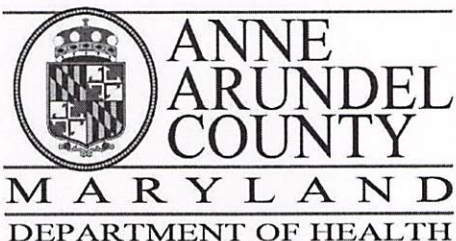
10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Post Closing		<input type="checkbox"/> Hold for Pickup
		Firm: Home First Title Group, LLC		<input type="checkbox"/> Return Address Provided
		Address: 1655 Crofton Boulevard, Suite 201 Crofton, Maryland 21114 Phone: (410) 451-8844		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		Yes	<input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	
		Yes	<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____	
		Yes	<input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	

Assessment Use Only – Do Not Write Below This Line						
Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification		
Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:		
Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	
REMARKS:						

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 32909, p. 0323, MSA_CE59_33351. Date available 03/05/2019. Printed 09/27/2024.



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

z/g for Brian Chew

DATE: October 17, 2024

RE: Mark Stevenson
2476 Bell Branch Road
Gambrills, MD 21054

NUMBER: 2024-0187-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (garage) in front yard of a non-waterfront lot with less setbacks than required.

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



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



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

2024-0187-V

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date

10/02/2024

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

This property is located on a Scenic and Historic Road and is subject to compliance with Article 17-6-504. This application proposes no adverse effect to existing conditions of the historic roadway.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Due Date

10/23/2024

Assigned to Department

OPZ Cultural Resources

Status Date

10/10/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

Est. Completion Date

- Display E-mail Address in ACA
- Display Comment in ACA

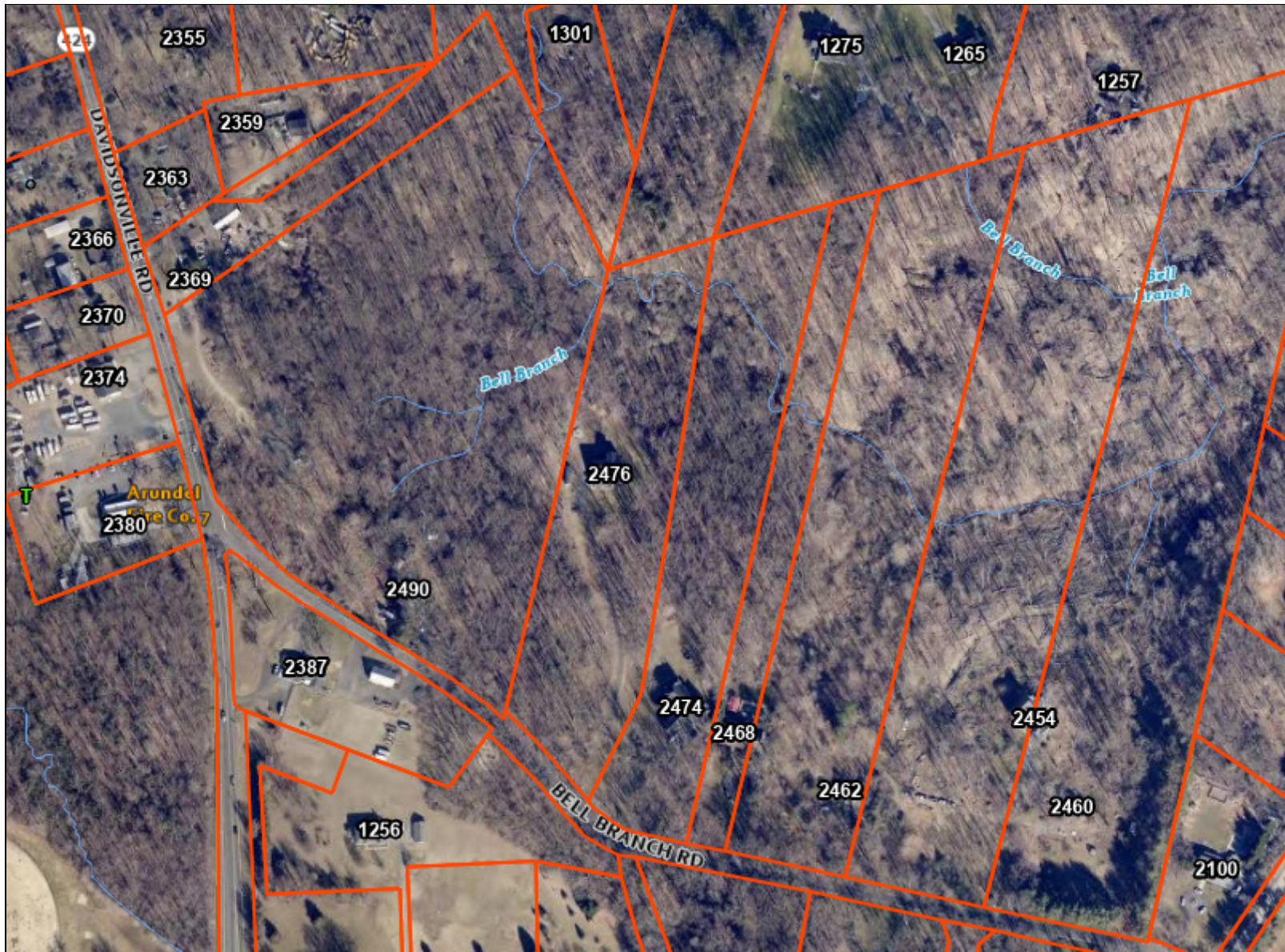
Task Specific Information

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name

Map Title



Legend

Foundation

Addressing



Parcels



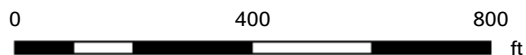
Parcels - Annapolis City



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none

Notes



THIS MAP IS NOT TO BE USED FOR NAVIGATION