



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

September 16, 2024

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

Re: **Magothy Beach Lot 345R**
Lot 345R
T.M. 24 B. 15 P. 343

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client regarding critical area law. The variance request is to Article 18, Section 13-104 prohibiting structures in the buffer or expanded buffer.

We are requesting this variance to allow for a house to be built on an existing platted lot. The proposed house will be 2 stories tall (28'+/-) and 24' wide by 44' deep (976 sf footprint). The house will sit back 10' from the North lot line (side), 10' from the South lot line (side), 164' from the East lot line (front) and 59' from the West lot line (front). The site is a dual frontage lot with right of ways on each side.

Explanation as required by Article 18, Section 16-305(b)

The topographical conditions and irregular size and shape of this lot cause implementation of the County's critical area program to cause unwarranted hardship on the property. With the buffer being expanded to 50' beyond the top of the steep slopes, the site is severely encumbered by the buffer. With the needed for both a private well and septic system, there is no reasonable way to develop this lot without a variance. Literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas and will not confer special privilege onto the applicant as adjacent houses are also built within these buffers. The proposed house will be roughly 110' from the stream, while other houses are built as close as 80' to the stream. These variance requests are not results of actions by the applicant and there has been no commencement of development before this application for a variance was filed and does not have any bearing or connection to building on neighboring properties. The granting of this variance will not adversely affect water quality and fish as the flow characteristics of the site remain unchanged in the proposed condition as ESDv for the site has been provided. Wildlife or plant habitat will

not be adversely affected as the granting of the variances will require the developer to mitigate the disturbance with a mixture of on-site and/or off-site plantings.

Explanation as required by Article 18, Section 16-305(c)

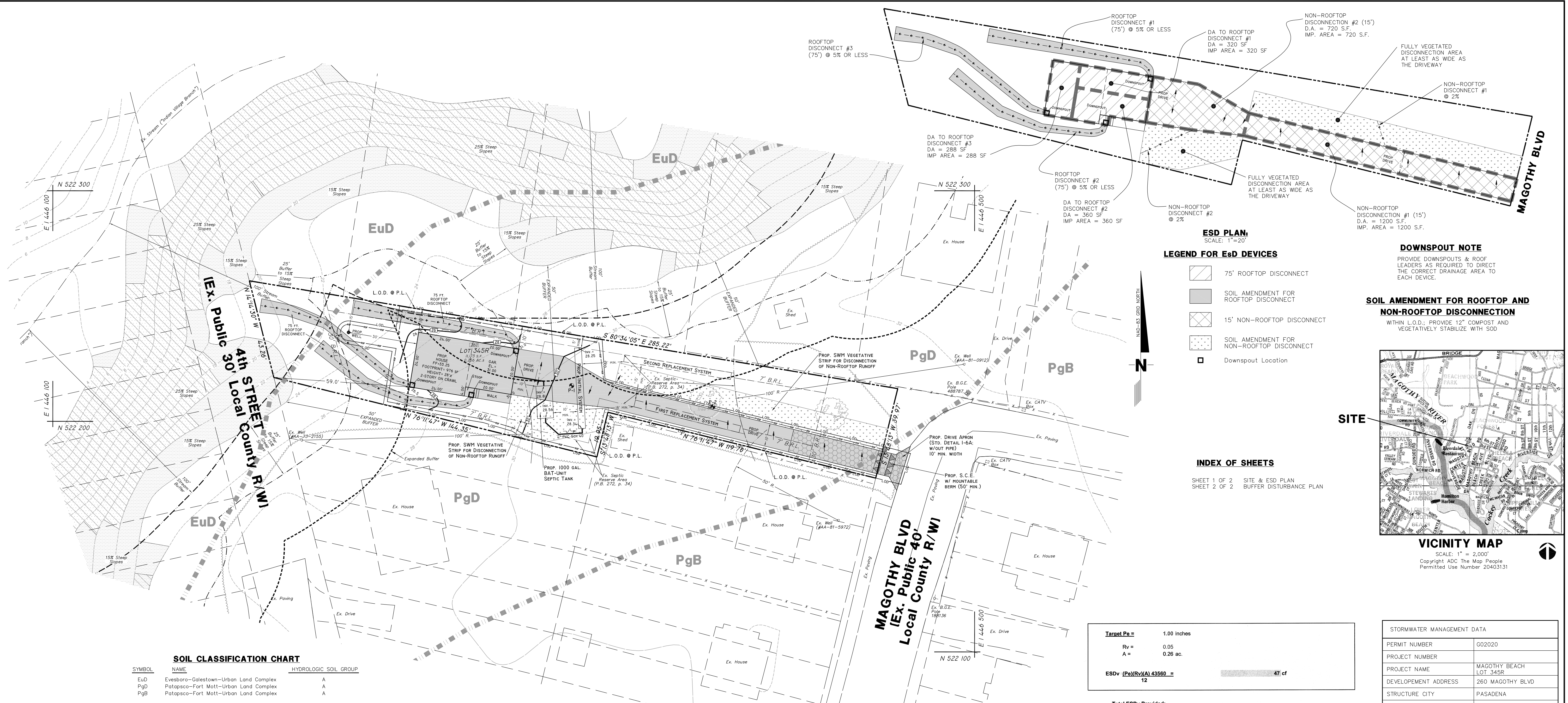
We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions such as the shape, topography and the need for private utilities. The site is laid out to minimize the septic separation in order to keep the house as close to the road as possible and disturb as little of the buffer and forest as possible. The granting of this variance will not alter the character of the neighborhood as the proposed house is typical of R5 development and will be typical of houses in the surrounding area. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The granting of this variance will not be detrimental to the welfare of the public. The lot is in the LDA critical area where replanting practices and mitigation for the buffer disturbance will be provided to not reduce forest cover in the LDA critical area.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew R. Seiss". The signature is written in a cursive, flowing style.

Matthew R. Seiss, P.E.



SOIL CLASSIFICATION CHART

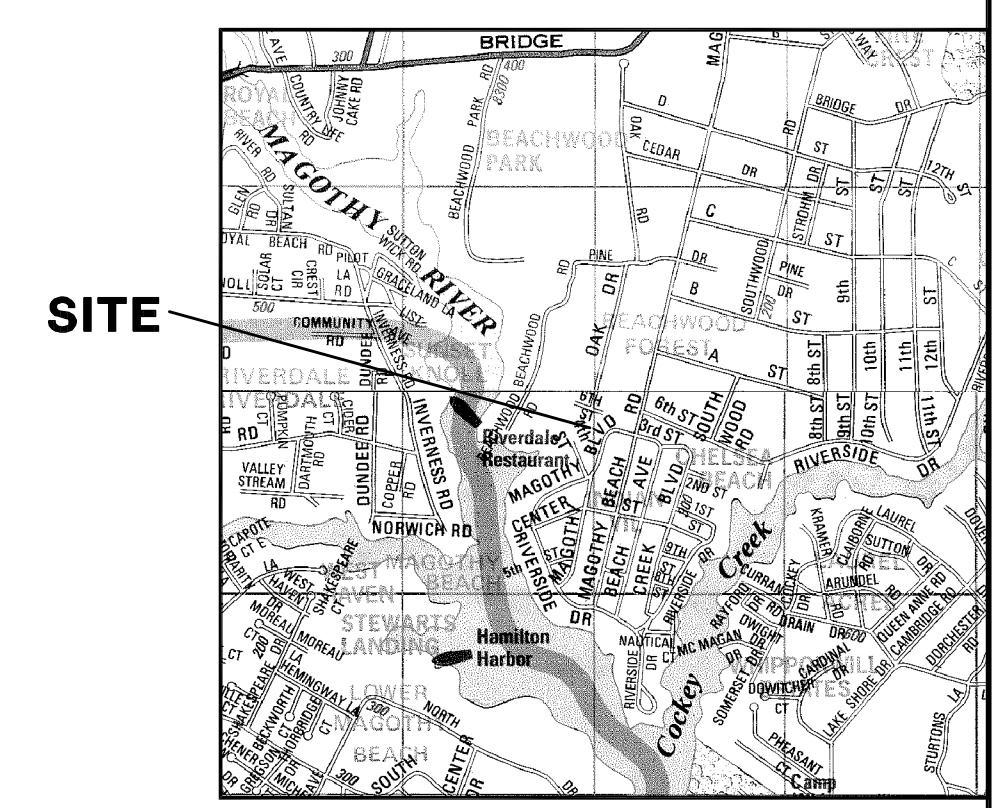
SYMBOL	NAME	HYDROLOGIC SOIL GROUP
EuD	Evesboro-Galestown-Urban Land Complex	A
PgD	Patapsco-Fort Mott-Urban Land Complex	A
PgB	Patapsco-Fort Mott-Urban Land Complex	A

PLAN:
SCALE: 1"=20'

- ESD PLAN:**
SCALE: 1"=20'
- LEGEND FOR ESD DEVICES**
- 75' ROOFTOP DISCONNECT
 - SOIL AMENDMENT FOR ROOFTOP DISCONNECT
 - 15' NON-ROOFTOP DISCONNECT
 - SOIL AMENDMENT FOR NON-ROOFTOP DISCONNECT
 - Downspout Location

DOWNSPOUT NOTE
PROVIDE DOWNSPOUTS & ROOF LEADERS AS REQUIRED TO DIRECT THE CORRECT DRAINAGE AREA TO EACH DEVICE.

SOIL AMENDMENT FOR ROOFTOP AND NON-ROOFTOP DISCONNECT
WITHIN L.O.D.; PROVIDE 12" COMPOST AND VEGETATIVELY STABILIZE WITH 500



VICINITY MAP
SCALE: 1" = 2,000'
Copyright ADC The Map People
Permitted Use Number 20403131

Target Pe = 1.00 inches

Rv = 0.05
A = 0.26 ac.

ESDv (Pe/Rv)(A) 43560 = 47 cf

Total ESDv Provided:

Practice	Location	Area Treated	Volume (ESDv)
RTD 1	Right Front of House	320	25
RTD 2	Left Front of House	360	29
RTD 3	Rear of House	288	23
Non-RTD 1	Driveway & Walkways	1200	19
Non-RTD 2	Driveway & Walkways	720	11
Total cf			107
			ESDv, Req'd cf = 47

Rv = 0.05
A = 0.26 ac.

Pe = 12(ESDv) = 1.00 inches
(Rv)(A) 43560

STORMWATER MANAGEMENT DATA

PERMIT NUMBER	G02020
PROJECT NUMBER	
PROJECT NAME	MAGOTHY BEACH LOT 345R
DEVELOPMENT ADDRESS	260 MAGOTHY BLVD
STRUCTURE CITY	PASADENA
STATE	MARYLAND
STRUCTURE ZIP	21122
TOTAL DRAINAGE AREA	0.26 Ac
RCN - PRE CONSTRUCTION	30
RCN -POST CONSTRUCTION	48
RCN-WOOD	38
TOTAL NUMBER OF BMPS	5
PE REQUIRED	1"
PE ADDRESS	1"
MD 8-DIGIT HUC	02131001
USGS 12-DIGIT HUC	

Stormwater Management Summary Table

Minimum Sizing Criteria	Symbol	Site Area	Drainage Area	Qe Required (inches)	Target Pe (inches)	Pe Provided (inches)	Notes
Water Quality Volume Recharge	(WQv) (Rev)	0.26	0.26	0.00	0.00	1.00	ESD'S ON SITE REQUIRED VOLUMES ESDv REQ'D = 47 cf ESD'S ON SITE PROVIDED VOLUMES ESDv PROVIDED = 107 cf
Channel Protection Volume	(Cpv)						
Overbank Flood Protection	(Op10)	0.26	EX=0.26 Ac. PR=0.26 Ac.	N/A	N/A	N/A	EX_Q10 = 0 cfs PROP_Q10 = 0.2 cfs OVERBANK FLOOD PROTECTION HAS BEEN MET AS THE SITE OUTFALLS TO A PUBLIC LOCAL COUNTY RIGHT OF WAY.
Extreme Flood		N/A	N/A				N/A

CRITICAL AREA NOTES

SITE AREA	EX. WOODLANDS SITE (TREE CANOPY)	EX. WOODLANDS SITE (TREE CANOPY) WITHIN IDA	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	MAX. LOT COVERAGE 31.25%
11,173 S.F.	11,173 S.F.	11,173 S.F.	0 S.F.	3,002 S.F.	3,492 S.F.

**CLEARING MITIGATION TO BE ADDRESSED BY OFF-SITE REFORESTATION IN A LAND BANK.

TOTAL SITE AREA	0.256 AC.
A	0.256 AC.
B	0.000 AC.
C	0.000 AC.
D	0.000 AC.
EX. IMPERVIOUS AREA	0.000 AC.
PROP. IMPERVIOUS AREA	0.069 AC.
RATIO OF EX. IMPERVIOUS TO TOTAL SITE AREA	0.00%
RATIO OF PROP. IMPERVIOUS TO TOTAL SITE AREA	26.87%

STORM_ID	STRU_NAME	MDE BMP CLASS	MDE BMP TYPE	CONSTRUCTION PURPOSE	ON OE OFF SITE	LAND USE	DEVICE DRAINAGE AREA (AC)	IMPERVIOUS AREA TO DEVICE (AC)	IMPERVIOUS AREA RESTORED (AC)	MD NORTH CORRD. (NAD83- FT)	MD EAST CORRD. (NAD83- FT)	WQv (AC- FT)	MAINTENANCE RESPONSIBILITY
	ROOFTOP DISCONNECT #1	E	N-1	NEW DEVELOP	ON	E	0.007	0.007	N/A	N 522,230.56	E 1,446,301.00	25	OWNER
	ROOFTOP DISCONNECT #2	E	N-1	NEW DEVELOP	ON	E	0.008	0.008	N/A	N 522,211.48	E 1,446,281.61	29	OWNER
	ROOFTOP DISCONNECT #3	E	N-1	NEW DEVELOP	ON	E	0.007	0.007	N/A	N 522,215.74	E 1,446,255.96	23	OWNER
	NON-ROOFTOP DISCONNECT #1	E	N-2	NEW DEVELOP	ON	E	0.028	0.028	N/A	N 522,206.17	E 1,446,403.19	19	OWNER
	NON-ROOFTOP DISCONNECT #2	E	N-2	NEW DEVELOP	ON	E	0.017	0.017	N/A	N 522,200.90	E 1,446,316.65	11	OWNER

- LEGEND**
- 152--- Existing Contours
 - 152--- Proposed Contours
 - Existing Tree Line
 - Soils Line
 - EX. 8" S Existing Sewer
 - EX. 15" SD Existing Storm Drain
 - EX. 8" W Existing Water
 - x-x- Existing Fence Line
 - - - Limit of Disturbance
 - - - Reinforced Silt Fence
 - o Existing Pole
 - o Existing Sewer Cleanout
 - o Proposed Sewer Cleanout
 - xx Existing Water Meter
 - xx Proposed Water Meter
 - Temporary Stockpile Area
 - Proposed Impervious
 - Stabilized Construction Entrance (S.C.E.)

OWNER/DEVELOPER:
BROOKWOOD CORP
4701 LATONA AVE NE
SEATTLE, WA 98105
(P) C/O 410-987-6901
(E) C/O MIKE@ANAREX.COM

#	REVISIONS:	APPROVED BY:	DATE:

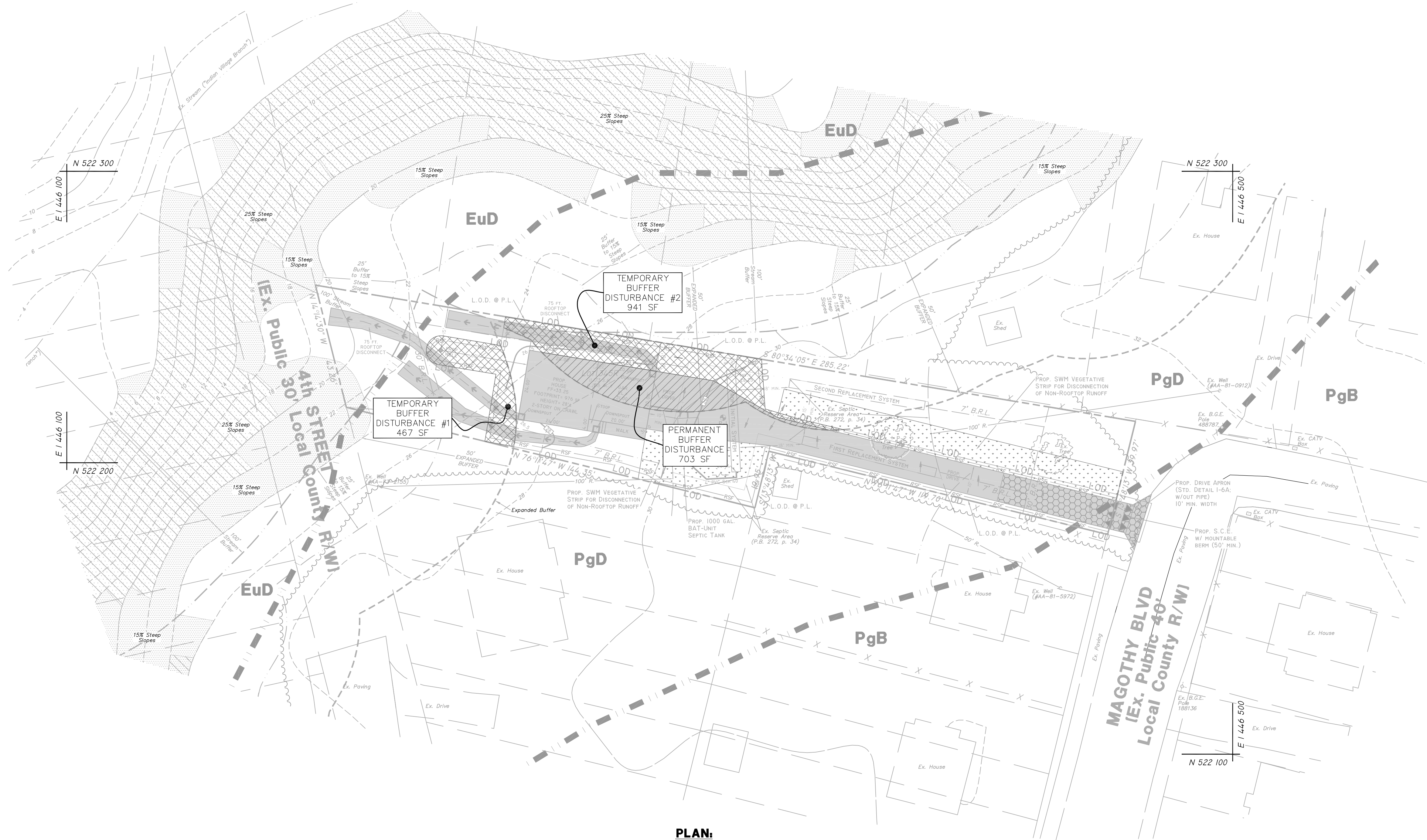
ANAREX, INC
CIVIL ENGINEERING SERVICES
LAND SURVEYING

303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901
www.anarex.com

SHEET 1 OF 2
VARIANCE SITE PLAN
SITE & ESD PLAN

MAGOTHY BEACH
Lot 345R
GP#G02020220

TAX MAP 24 GRID 15 PARCEL 343 TAX ACCOUNT #03-881-25486565
260 Magothy Boulevard, Pasadena, MD 21122
3rd ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND 21122
SCALE: 1" = 20' DATE: OCTOBER, 2024



PLAN:
SCALE: 1"=20'



CRITICAL AREA NOTES

SITE AREA	EX. WOODLANDS SITE (TREE CANOPY)	EX. WOODLANDS SITE (TREE CANOPY) WITHIN IDA TO BE CLEARED	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	MAX. LOT COVERAGE 31.25%
11,173 S.F.	11,173 S.F.	11,173 S.F.	6,343 S.F.**	0 S.F.	3,002 S.F.

**CLEARING MITIGATION TO BE ADDRESSED BY OFF-SITE REFORESTATION IN A LAND BANK.

BUFFER DISTURBANCE NOTES
 TEMPORARY BUFFER DISTURBANCE= 1,408 SF
 PERMANENT BUFFER DISTURBANCE= 703 SF

LEGEND

---152---	Existing Contours	○	Existing Pole
---152---	Proposed Contours	■	Proposed Impervious
---	Existing Tree Line	▨	Permanent Buffer Disturbance
---	Soils Line	▩	Temporary Buffer Disturbance
EX. 8" S	Existing Sewer		
EX. 15" SD	Existing Storm Drain		
EX. 8" W	Existing Water		
X	Existing Fence Line		
---	Limit of Disturbance		
---RSF---	Reinforced Silt Fence		

OWNER/DEVELOPER:
 BROOKWOOD CORP
 4701 LATONA AVE NE
 SEATTLE, WA 98105
 (P) C/O 410-987-6901
 (E) C/O MIKE@ANAREX.COM

#	REVISIONS:	APPROVED BY:	DATE:

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 Millersville, MD 21108-2512
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 www.anarex.com

SHEET 2 OF 2
VARIANCE SITE PLAN
 BUFFER DISTURBANCE PLAN

MAGOTHY BEACH
Lot 345R
 GP#G02020220

TAX MAP 24 GRID 15 PARCEL 343 TAX ACCOUNT #03-881-25486565
 260 Magothy Boulevard, Pasadena, MD 21122
 3rd ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND 21122
 SCALE: 1" = 20' DATE: OCTOBER, 2024

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: 10/25/24

Tax Map #	Parcel #	Block #	Lot #	Section
24	343	15	345R	

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
 General Project Information

Tax ID: 03-881-25486565

Project Name (site name, subdivision name, or other) MAGOTHY BEACH, lot 345R

Project location/Address 260 MAGOTHY BLVD

City PASADENA Zip 21122

Local case number _____

Applicant: Last name REEDER First name JOHN

Company BROOKWOOD CORP

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:

SINGLE FAMILY DWELLING WITH PRIVATE WELL AND SEPTIC

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	<i>0.15</i>	<i>6,388</i>
LDA Area	<i>0.26</i>	<i>11,174</i>	# of Lots Created		
RCA Area					
Total Area	<i>0.26</i>	<i>11,174</i>			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>0.26</i>	<i>11,174</i>	Existing Lot Coverage	<i>0</i>	<i>0</i>
Created Forest/Woodland/Trees			New Lot Coverage		<i>3,002</i>
Removed Forest/Woodland/Trees	<i>0.15</i>	<i>6,343</i>	Removed Lot Coverage		
			Total Lot Coverage	<i>0.07</i>	<i>3,002</i>

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

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



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Phone: 410-987-6901
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Magothy Beach

Lot 345R

260 Magothy Boulevard, Pasadena, MD 21122

Critical Area Report

October, 2024

INTRODUCTION

The site is 0.26 acres in the Magothy Beach subdivision, known as Lot 345R located at 260 Magothy Boulevard Pasadena, MD 21122. The site is entirely within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area.

PROPOSED USE

The site is currently vacant and is being proposed as a single family detached dwelling site. The proposed house will be served by private well and a private septic system within in the septic reserve area as shown on the plat of the property (P.B. 272 P. 33).

EXISTING CONDITIONS & WOODLAND MITIGATION

The site is currently vacant and has a number of oak trees covered with vines. The site is currently 100% wooded (11,174 sf) with the proposed clearing being 6,343 square feet. The clearing is being minimized to only what is needed for construction and is being mitigated by a payment to a land bank due to no room on site to plant.

WATER QUALITY & HABITAT IMPACT MINIMIZATION

The site will have stormwater management as required by the County and State codes that will be reviewed and approved prior to work commencing. The stormwater management will provide the water quality volume as required by code. During construction, the entire site will be wrapped in silt fence and a stabilized construction entrance will be used to keep all sediment from leaving the site.

IMPERVIOUS CALCULATIONS

The site currently has no impervious area. The site in the developed condition will have a lot coverage of 3,002 square feet.

EXPANDED BUFFER

The areas around the site are encumbered with 15% steep slopes. Due to the critical area classification, the buffer expands onto the site. The site has been designed to minimize impacts to the expanded buffer with only 703 square feet of permanent disturbance.

DEDICATION BY OWNERS

WE, THE BROOKWOOD CORPORATION, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE ON REQUEST.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, AND ALL PARTIES IN INTEREST HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

FURTHER, THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME (AS SUPPLEMENTED) AND ARTICLE 26, SECTION 3-304 OF THE ANNE ARUNDEL CODE AS FAR AS THEY RELATE TO THE MAKING OF THESE PLATS AND THE SETTING OF MARKERS SHALL BE COMPLIED WITH.

Charles M. Reeder 7/9/05
THE BROOKWOOD CORPORATION DATE
CHARLES M. REEDER, PRESIDENT

Candace A. Davis 7/9/05
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JULIUS ROBINSON TO THE BROOKWOOD CORPORATION BY DEED DATED OCTOBER 5, 1979, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3250, FOLIO 376.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AND ARTICLE 26, SECTION 3-304 OF THE ANNE ARUNDEL COUNTY CODE AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

James M. Luff 6/27/05
JAMES M. LUFF DATE
PROFESSIONAL LAND SURVEYOR #10320



VICINITY MAP
Scale -- 1"=2000'
Copyright ADC The Map People
Permitted Use No. 20402107

CRITICAL AREA NOTE

THIS SITE IS LOCATED ENTIRELY WITHIN THE "LDA" DESIGNATION OF THE CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS INCLUDING "STREAM BUFFER/ EXPANDED BUFFER TO BE DETERMINED AT THE TIME OF GRADING AND/ OR BUILDING PERMIT.

CRITICAL AREA SEPTIC NOTE

LOTS 345-352 ARE WITHIN THE CRITICAL AREA AND WILL REQUIRE AN APPROVED NITROGEN REDUCING PRETREATMENT UNIT WITH ON-SITE SEWAGE DISPOSAL SYSTEM.

SEPTIC AREA NOTE

"THE SEPTIC AREA, SHOWN HEREON, SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS OF WAYS, AND OTHER PERMANENT AND PHYSICAL OBJECTS."

PUBLIC IMPROVEMENT NOTE

"ROAD, UTILITY, STORM WATER MANAGEMENT OR STORM DRAINAGE REQUIREMENTS (AT A MINIMUM) WILL BE ADDRESSED AND MUST BE MET, AS REQUIRED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."

GENERAL NOTES

- ** 1. THE PURPOSE OF THIS SUBDIVISION IS TO COMBINE THE REMAINING LOTS AS ESTABLISHED BY ANNE ARUNDEL COUNTY CIRCUIT COURT CASE NUMBER 1105524, AND THE DIVISION LINE SURVEY AS PREPARED BY C.H. MILLER, JULY 1987, AND RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY IN P.B. 111, PG. 32. NO NEW LOTS ARE BEING CREATED.
- 2. THE 20 FOOT RIGHT-OF-WAY, KNOWN AS "THIRD STREET", AS DELINEATED HEREON, WILL BE EXTINGUISHED AT THE PROPOSED BOUNDARY LINE OF THE REMAINING LOTS AT THE TIME OF RECORDATION OF THIS PLAT.
- 3. THE GRIDTICKS SHOWN HEREON ARE ON NAD 83 DATUM.
- 4. THE SUBJECT PROPERTY IS LOCATED IN THE "MAGOTHY RIVER" WATERSHED FOR ANNE ARUNDEL COUNTY, MARYLAND.
- 5. #1174 DENOTES HOUSE NUMBER.
- 6. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, PER FIRM MAP PANEL 240008-20-C, DATED MAY 2, 1983.
- 7. THE SUBJECT SITE WILL BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC. SEE PERC TEST APPLICATION #T02030916.

ZONING & SETBACKS

Tax Map 24 - Block 15 - Parcels 343
Zoning - R2 -- RESIDENTIAL DISTRICT
Building Restriction Lines
Front: 30'
Rear: 25'
Side: 7' (combined 20')

PLAT 1 OF 2



ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING
CONSTRUCTION SERVICES
20 RIDGELY AVENUE • ANNAPOLIS, MARYLAND 21401
(410) 267-8621 • FAX (410) 267-9932
email annap@mcchrone-inc.com - Web Site www.mcchrone-inc.com

DATE 2/2/05	SCALE 1" = 50'	WAIVER NOTE		APPROVED: ANNE ARUNDEL COUNTY, MARYLAND DEPARTMENT OF PLANNING AND ZONING
JOB NUMBER C1040387	DRAWN BY J.B.C.			<u>Joseph Rutter</u> 9/7/05 JOSEPH RUTTER DATE PLANNING AND ZONING OFFICER
DESIGNED BY N/A	APPROVED BY J.M.L.	REVISIONS		THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY MARYLAND HEALTH DEPARTMENT HAVE BEEN MET IN THE PREPARATION OF THIS PLAT
FOLDER REFERENCE 505	No.	DESCRIPTION	DATE	
CAOD FILE	1	address County Planning comments	7/17/05	
	2	address County Planning comments	7/23/05	
		<u>Dr. Josephine</u> 8/3/05 ANNE ARUNDEL COUNTY HEALTH OFFICER DATE PRIVATE WELL/ PRIVATE SEPTIC		

** RESUBDIVISION "LOTS 345-352"
MAGOTHY BEACH
Subdivision #1996-136 Project #2005-069
Tax Map 24 ~ Block 15 ~ Parcel 343
GRAPHIC SCALE

1 inch = 50 ft. Zip Code: 21122 February 2005
Drawn By: J. Carey Job # C1040387 Folder Reference: 505
Third District ~ Anne Arundel County. ~ Maryland

CADD: ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND ZONING, 14159-14160; Plat Book 272, pp. 33-34, MSA_51235_8811. Date available 2005/09/14. Printed 07/02/2024.

ANNE ARUNDEL COUNTY RECORDS
PLAT BOOK 272, PAGE 33

P113510 MSA 51235-8811-1

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 14159-14160; Plat Book 272, pp. 33-34, MSA_S1235_8811, Date available 2005/09/14, Printed 07/02/2004.



SEPTIC AREA NOTE

"THE SEPTIC AREA, SHOWN HERFOR, SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS OF WAYS, AND OTHER PERMANENT AND PHYSICAL OBJECTS."



James M. Luff 6/27/05
James M. Luff Date
Professional Land Surveyor # 10320

I consent to this plan of subdivision,

Charles M. Reader 7/8/05
Charles M. Reader Date
President
The Brookwood Corporation

See plot one of two for notice to title examiners, owner's dedication, surveyor's certificate, and other notations.

PLAT 2 OF 2

MCCRONE

ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING
CONSTRUCTION SERVICES
20 RIDGELY AVENUE • ANNAPOLIS, MARYLAND 21401
(410) 267-8621 • FAX (410) 267-9932
email annap@mccrone-inc.com - Web Site www.mccrone-inc.com

DATE	2/2/05	SCALE	1" = 50'
JOB NUMBER	C1040387	DRAWN BY	J.B.C.
DESIGNED BY	N/A	APPROVED BY	J.M.L.
FOLDER REFERENCE	05		
CADD FILE			

WAIVER NOTE		
No.	DESCRIPTION	DATE
1	address County comments	5/17/05
2	address County Planning comments	5/23/05

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND
DEPARTMENT OF PLANNING AND ZONING

Joseph Rutter 9/14/05
JOSEPH RUTTER DATE
PLANNING AND ZONING OFFICER

THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY MARYLAND HEALTH DEPARTMENT HAVE BEEN MET IN THE PREPARATION OF THIS PLAT

W. D. ... 8/3/05
COUNTY HEALTH OFFICER DATE
PRIVATE WELL/ PRIVATE SEPTIC

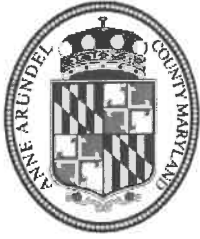
**** RESUBDIVISION "LOTS 345-352" MAGOTHY BEACH**
Subdivision #1996-136 Project #2005-069
Tax Map 24 ~ Block 15 ~ Parcel 343
GRAPHIC SCALE



1 inch = 50 ft. Zip Code: 21122 February 2005
Drawn By: J. Carey Job # C1040387 Folder Reference: 505
Third District ~ Anne Arundel County ~ Maryland

P11359/ msa 95u1235-8811-2

RECORDED FOR A.C. COUNTY
785 SEP 14 A 10 11



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0094-P
DATE: 10/01/24/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)
Habtamu Zeleke (I&P)

APPLICANT/REPRESENTATIVE: Brookwood Corporation/Matt Seiss, Anarex

EMAIL: matt@anarex.com

SITE LOCATION: 260 Magothy Blvd, Pasadena

LOT SIZE: 11,173sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** no or **BUFFER:** exp buffer **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes a new dwelling with an attached garage, a driveway, and associated facilities. A portion of the property is within the expanded buffer due to steep slopes surrounding the property. Variance required for disturbance within the expanded buffer. This property has dual frontage.

COMMENTS:

I & P Engineering:

1. Stormwater management will be addressed through three rooftop disconnections and two non-rooftop disconnections.
2. The County Practices and Procedures Manual requires that pre and post-drainage area maps should have elevations clearly labeled and contour lines must extend a minimum of 200 feet beyond the delineated area. Per County Code § 16-3-209 (a).
3. Add proposed spot elevations along the disconnection flow path to ensure the slopes are 5% or less so the contractor can grade the disconnection and the property properly.
4. Provide additional spot elevations on the disconnection flow path to ensure the pervious disconnection flow path area works/flows as intended.
5. Regarding site grading, existing and proposed elevation, elevation changes (especially on "flat" sites with little to no grade relief, impacts to neighboring properties, or accounting for offsite runoff as a part of the site design).
6. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
7. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, the SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resource areas and their steep slopes and buffers.
8. Ensure the proposed improvement including runoff, seepage, and slope saturation does not adversely impact the integrity of the slope and potential impact of slope failure.
9. Based on the plan provided, it appears that the property will be served by a private septic and well.
10. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Critical Area Team: No objection

2024-0042-P

page 2

Zoning Administration Section:

This Office notes that this property has dual frontage. Future development between the dwelling and the road right of ways will require a variance to allow an accessory structure in the front yard.

The applicant may submit the variance application through the LUN system.

INFORMATION FOR THE APPLICANT

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.