

October 29, 2024

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

RE: Variance Request – Buffer Disturbance
North Shore ~ Lot 207
442 Park Creek Road
Pasadena, MD 21122
Tax Map 25, Grid 20, Parcel 250
Tax Account # 03-590-03654260

To whom it may concern,

On behalf of Mr. Paul A. Coffin & Stephanie M. Coffin, the owners of 442 Park Creek Road, please see the enclosed variance site plan dated October 18, 2024. Due to the delineation of the Buffer, the location of the existing improvements, and the presence of the steep slopes causing the buffer to expand, we hereby request a variance to Anne Arundel County code **Article 17, Section 8-301(b)** to allow development in the buffer. Specifically, to construct a two-story addition on the northwest corner, a new fireplace on the west side, and a new first floor cantilevered 2nd story balcony on the south side of the dwelling. A concrete walk is proposed to connect the front entry walk to an existing concrete walk of the west side of the house leading to the riparian access.

Property Description

The subject property is a grandfathered lot located in the subdivision of North Shore, in Pasadena, which was recorded in the land records of Anne Arundel County in 1940 plat book 11, page 23, plat number 638. The property is an irregular shaped waterfront property with shoreline along Park Creek and is designated as Non-Buffer Modified. The property is improved with a two-story single-family detached dwelling with a basement, shed, paved driveway, waterfront patios, and other associated improvements. The property has frontage and along the 40' right of way Park Creek Road from which the driveway is accessed. The property is approximately 53,462 square feet (1.23 Ac) in area, zoned R-2, and is entirely within the Chesapeake Bay Critical Area with mostly an LDA. Steep slopes are present on the southeast side of the property along the shoreline and a very large portion of the site is encumbered by steep slopes on the site from the south side of the driveway all the way to the south side property line. The buffer to tidal waters runs through the mid-section of the existing dwelling. The modestly sized existing 2,204 square foot aging dwelling was constructed in 1960 according to the Maryland State Department of Assessments and Taxation and appears to not have been improved or expanded from its original footprint nor does the site currently have stormwater management. The dwelling is served with private septic system located between the dwelling and steep slopes along the shoreline. The dwelling is served by a private well for potable water.

Proposed Development

The property owners propose to make renovations to the existing aging dwelling and construct an addition with a new main entry porch on the north side of the dwelling, a first story addition onto the east side of the house, a two-story addition on the northwest corner, a new fireplace and chimney on the west side, and a new cantilevered 2nd story balcony mostly overtop an existing patio on the waterfront side of the home is proposed. The cantilevered balcony construction access will be from within the existing dwelling. A new detached garage sited within the existing driveway parking area and overtop the existing shed footprint and is proposed outside the buffers to tidal waters. New walks are proposed for access around the house and areas of the existing asphalt driveway are to be removed. The proposed balcony, detached garage, and walks are proposed mostly overtop areas of existing lot coverage. As part of the permitting process stormwater management mitigation planting and buffer disturbance mitigation will be provided on-site to maximum extent practicable in accordance with code. In the proposed conditions, the sites lot coverage will be reduced by 200 square feet to be in conformance with the current Critical Area allowable lot coverage code requirements. The proposed height of the dwelling additions will be less than the maximum 35-ft for the R-2 zoning district, in the proposed conditions the dwelling height is 31.33-ft, and the proposed detached garage is 23.14-ft which is less than the height of the principal structure and no greater than 25-ft. The disturbance to the tidal water buffer is the minimum necessary to construct the proposed improvements, the 2nd story balcony is mostly over patio area of already permanently disturbed buffer. This design represents environmental site design and provides an overall reduction to the buffer disturbance from the previous designs proposed for pre-file review. The expanded buffer disturbance for the concrete walk, proposed fireplace chimney, and the two-story addition on the northwest corner of the house is also encumbered by the 25-ft buffer to the steep slopes. If necessary, a modification to Article 17, Section 6-404 for disturbance within the 25-ft buffer to steep slopes will be sought during the permitting process of the project, however this area is included within the same area which relief is being sought for the disturbance of the expanded buffer.

An initial variance prefile plan review was conducted in late 2023, comments were issued by the Office of Planning and Zoning on November 8, 2023 (see enclosed). That plan was to raze and rebuild the existing dwelling and construct a new dwelling in that footprint with a new entry porch addition, and detached garage. The Critical Area had no objection, the Zoning Administration had commented that the addition of the rear porch meant that the house is no longer considered in-kind replacement. I&P Engineering had no objection and commented that the site improvements, utilities and stormwater management would need sufficient clearance from the buffer and slopes. The property owners considered the pre-file comments and continued to work with their architect and engineer for an alternative design which would not require such a large amount of redevelopment as a result of demolishing the existing foundation and would also allow for the improvements to comply with a Limited Home Addition agreement for the existing septic system. That alternative design considerably reduced construction costs as well as the amount of site disturbance in the buffers. A second pre-file plan was submitted in August 2024, comments were issued by the Office of Planning & Zoning on August 22, 2024 (see enclosed). The Critical Area Team commented that the home is currently improved with suitable outdoor spaces for two levels of the existing home. The Zoning Administration commented that a buffer variance would be required, and that the 31x25 garage (outside the buffer) is larger than a typical 2-car garage, and the applicant must address variance requirements and that the proposed improvements are the

minimum necessary. The property owners once again considered the comments and worked with their architect to eliminate the deck on the waterside of the home and only have the 2nd story balcony on that side. The balcony is to be cantilevered thereby eliminating disturbance of the land. They added a fireplace chimney on the west side of the house (inside the both the steep slope and expanded buffer) and 1st story addition on the east (outside all buffers). The garage size is to allow vehicle protection and provide storage within the garage thereby eliminating the need for additional accessory structures (sheds) on the property, eliminating further lot coverage and disturbance within the property.

The owners have considered the sites sensitive environmental feature due to the unique topography, the irregular shape of the lot, the proximity of the existing dwelling to the tidal waters and steep slopes. They are proposing the minimum necessary to renovate and expand their home being very mindful of limiting the ground disturbance in the buffer, constructing mostly within areas already permanently disturbed, and ultimately reducing the sites lot coverage to be in conformance with the grandfathering code provisions. Since their home is mostly located within the expanded buffer nearly any improvements would require a variance. Thus, the need for the requested variance to **Article 17, Section 8-301(b)** to allow approximately 192 square feet of disturbance in the buffer to include 75 square feet of permanent disturbance for the improvements and 117 square feet of temporary disturbance for construction access.

We appreciate your consideration, and we remain available to provide any further considerations or requests you may have.

We believe that this request meets all the requirements for a Critical Area variance:

Code Article 18-16-305

(b) Requirements for Critical Area Variances.

- (1) Unwarranted Hardship- This is a modest sized house tightly encumbered by critical area buffers. Unique physical conditions including topography, the irregularly shaped lot, enveloping curved shoreline, the presence of steep slopes requiring the buffer expansion, coupled with the required dwelling and steep slope buffer, present significant constraints. The existing dwelling was constructed prior to the Critical Area code enactment and establishment of the non-buffer modification area, and is now mostly within the expanded buffer. A strict implementation of the regulations would deny a significant and reasonable use that is commonly enjoyed by homeowners. Additions and outdoor spaces such as balconies are not uncommon to other waterfront properties. The areas of proposed buffer disturbance are mostly overtopping existing impervious areas of already permanently disturbed buffer.
- (2) Rights commonly enjoyed - the proposed improvements are in character with other dwellings in the neighborhood surrounding properties. An entry porch, garage, dwelling additions and balconies are features commonly found throughout the neighboring waterfront properties. To deny applicants the ability to have these modest improvements to a waterfront house deprives applicants of rights commonly enjoyed by other property owners in the area.
- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. Nearby properties enjoy improvements larger in scale and are

greater than what is proposed for this project. The applicants have made extensive efforts to lay this proposed project out in a responsible manner that (i) considers surrounding environmental features, (ii) holds tight to the existing structure and associated disturbances, (iii) cuts back significantly from the scale of the development reflected in the prior pre-file plans, and further reduces lot coverage in the Critical Area.

- (4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on topography, the irregular shape of the site, the enveloping shoreline, the presence of steep slopes, and the existing dwellings proximity to the tidal waters, and that nearly the entire existing dwelling is located within the expanded buffer. The dwelling's construction in 1960 pre-dates the current Chesapeake Bay Critical Area code. It remains largely as originally constructed and unchanged since the applicants purchased the property in 2022.
- (5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, wildlife or plant habitat and be in harmony with the critical area program. Disturbance is minimized to only what is necessary to complete the project. Mitigation will occur in accordance with county regulations at a 3:1 ratio for buffer disturbance and will be addressed during the permitting process via a Buffer Management Plan. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. The stormwater management will also be addressed per county and state regulations via mitigation plantings and drainage areas will remain relatively unchanged. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.
- (6) The applicant has taken into account natural features, and has met the requirements of § 17-9-208 of the Code. There are no bogs present on the subject property.
- (7) Presumption Sec 8-1808(d)(2)(ii) – In light of all the factors discussed above, it is evident that the applicants have overcome the presumption that the use for variances were not in conformity with the purpose and intent of the Critical Area Program.
- (8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c) as demonstrated with this alternative design from what was proposed on the previous pre-file plans.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variances allow for modest uses that not only meets the “significant and reasonable standard” but also are the minimal necessary development to afford relief. The proposed northern side addition and entry porch expansion is further from the shoreline than the existing dwelling façade and sited mostly outside the expanded buffer. The waterfront balcony is also mostly overtop of the existing patio and does not cause ground disturbance. The proposed size of the additions and garage are far more modest than neighboring properties in the community. Disturbance to the buffer is the minimum necessary to construct the proposed improvements.
2. The granting of the variance will not:

- i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
- ii. substantially impair the appropriate use or development of adjacent properties.
- iii. reduce forest cover in the LDA. Vegetative clearing is reduced to the minimum necessary to construct the proposed improvements and will be mitigated appropriately during the permit process with a buffer management plan.
- iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area. Clearing is minimal and only for what is necessary for construction and access, and the property is not located within a Bog Protection Area.
- v. be detrimental to the public welfare as constructing additions to an existing dwelling on a residentially zoned property will not impose harm to adjacent property owners or the public.

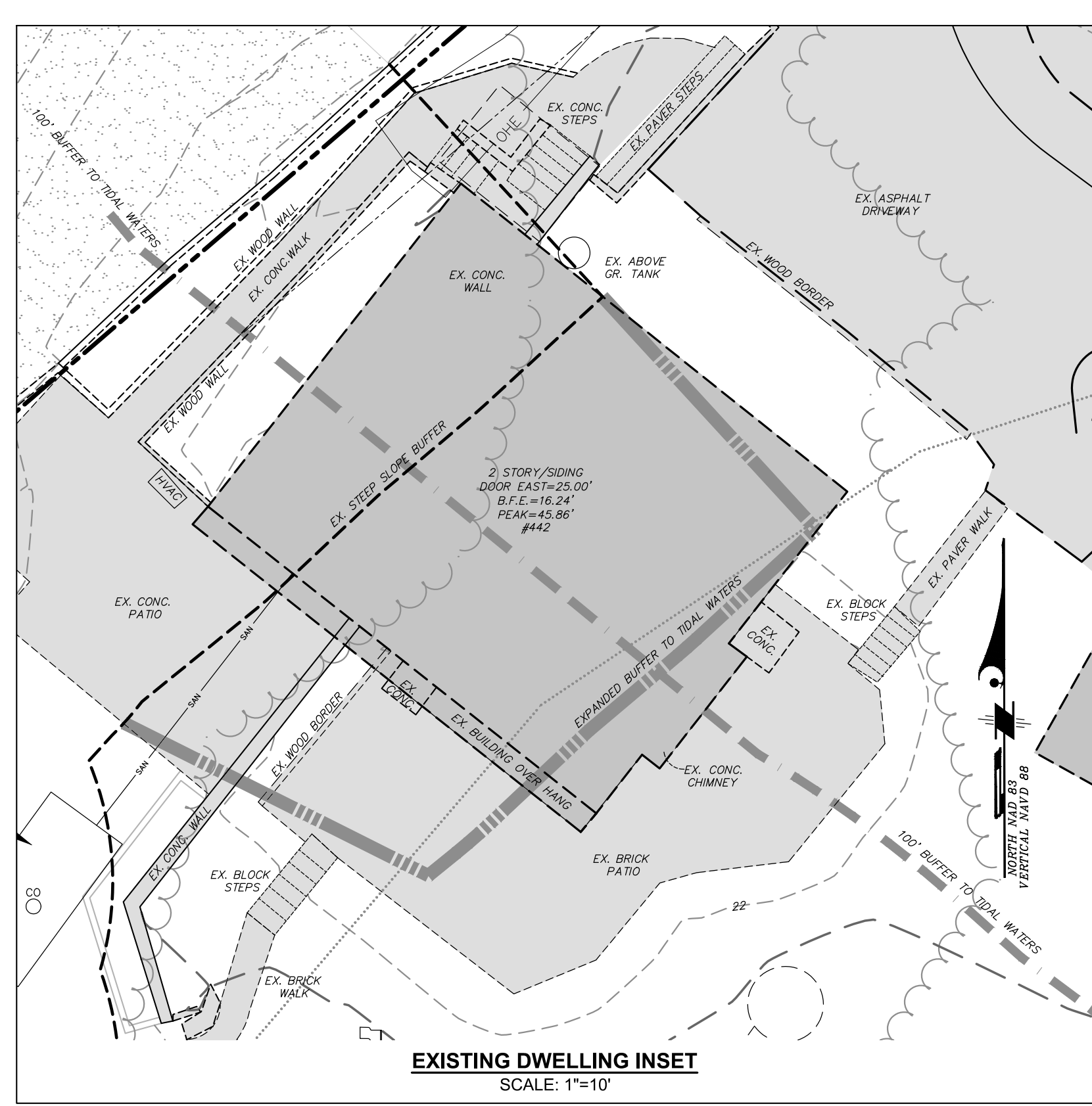
Denial of the requested variance and a strict implementation of the County's Critical Area Program would constitute an unwarranted hardship on the applicant and deprive them of the right to property maintenance and develop, and deny reasonable and significant use of the entire property. Reforestation and stormwater management mitigation will be provided on-site to the maximum extent practical.

We appreciate your consideration of the enclosed variance plan and we remain available to answer any questions you may have.

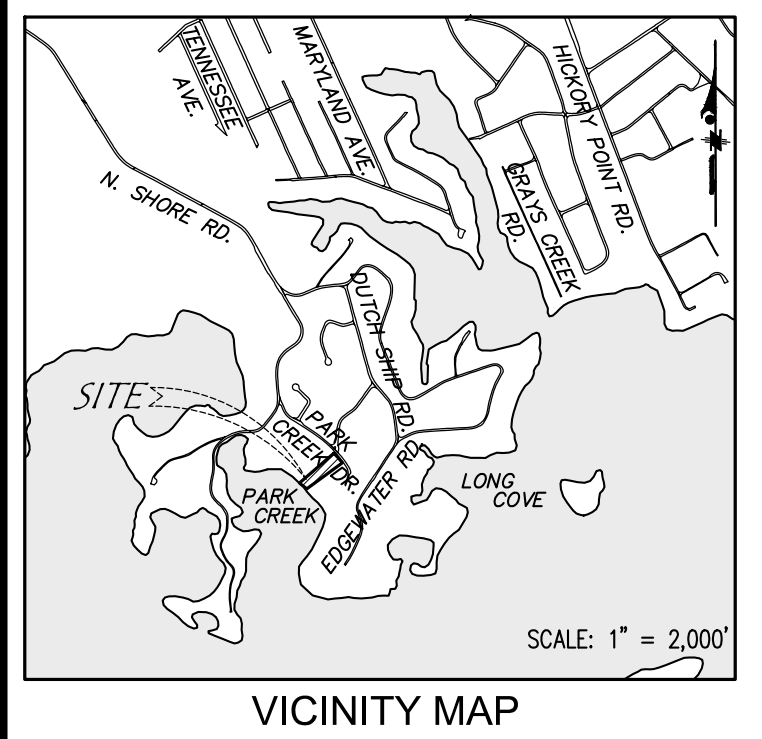
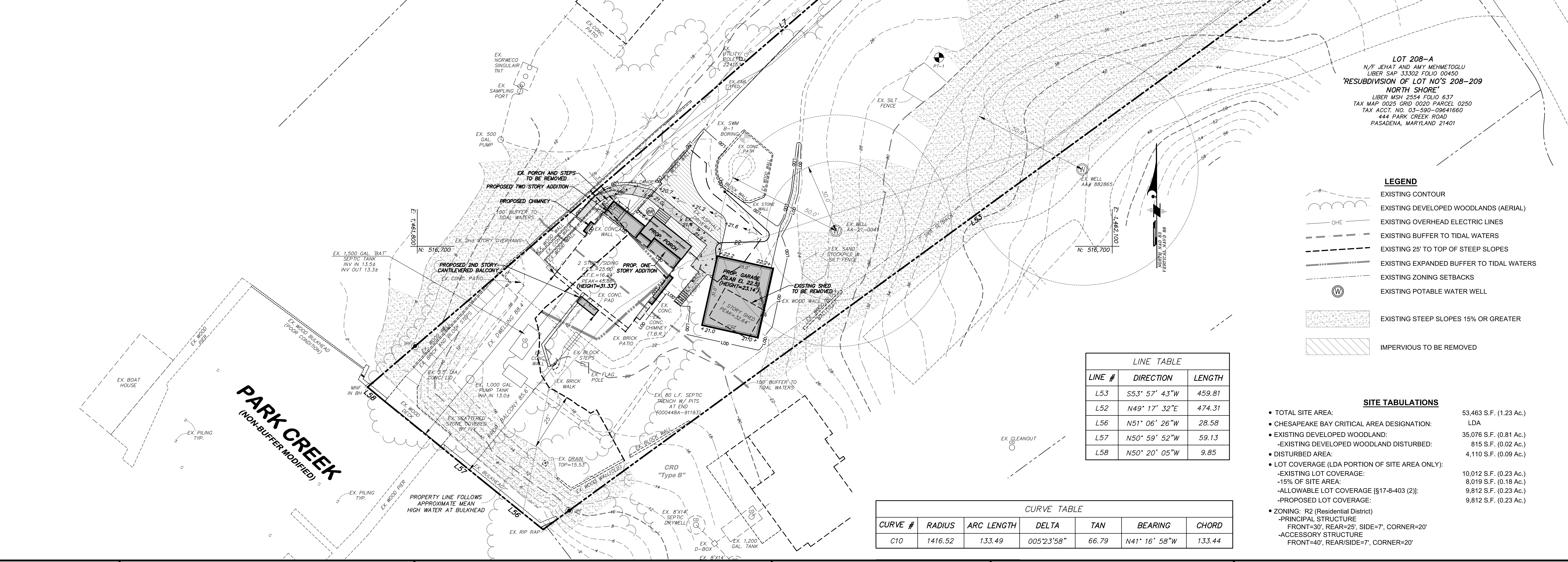
Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC



Mark W. Evans
Principal



P:\NC14423\CADD-24-NC14423\Eng Dwg\ NC14423-VARIANCE 8-13-2024.dwg 10/29/24-12:08
 DESIGNED: MWE DRAWN: WES
 ORIG. DATE: 8-25-2023
 MODIFIED BY/DATE: MWE ~ 8/13/2024
 CADD DWG # NC14423-PRELIM
 DLA PROJECT # NC14423
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LINE TABLE

LINE #	DIRECTION	LENGTH
L53	S53° 57' 43"W	459.81
L52	N49° 17' 32"E	474.31
L56	N51° 06' 26"W	28.58
L57	N50° 59' 52"W	59.13
L58	N50° 20' 05"W	9.85

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	TAN	BEARING	CHORD
C10	1416.52	133.49	005°23'58"	66.79	N41° 16' 58"W	133.44

- LEGEND**
- EXISTING CONTOUR
 - EXISTING DEVELOPED WOODLANDS (AERIAL)
 - EXISTING OVERHEAD ELECTRIC LINES
 - EXISTING BUFFER TO TIDAL WATERS
 - EXISTING 25' TO TOP OF STEEP SLOPES
 - EXISTING EXPANDED BUFFER TO TIDAL WATERS
 - EXISTING ZONING SETBACKS
 - EXISTING POTABLE WATER WELL
 - EXISTING STEEP SLOPES 15% OR GREATER
 - IMPERVIOUS TO BE REMOVED

- SITE TABULATIONS**
- TOTAL SITE AREA: 53,463 S.F. (1.23 Ac.)
 - CHESAPEAKE BAY CRITICAL AREA DESIGNATION: LDA
 - EXISTING DEVELOPED WOODLAND: 35,076 S.F. (0.81 Ac.)
 - EXISTING DEVELOPED WOODLAND DISTURBED: 815 S.F. (0.02 Ac.)
 - DISTURBED AREA: 4,110 S.F. (0.09 Ac.)
 - LOT COVERAGE (LDA PORTION OF SITE AREA ONLY):
 - EXISTING LOT COVERAGE: 10,012 S.F. (0.23 Ac.)
 - 15% OF SITE AREA: 8,019 S.F. (0.18 Ac.)
 - ALLOWABLE LOT COVERAGE [§17-8-403 (2)]: 9,812 S.F. (0.23 Ac.)
 - PROPOSED LOT COVERAGE: 9,812 S.F. (0.23 Ac.)
 - ZONING: R2 (Residential District)
 - PRINCIPAL STRUCTURE: FRONT=30', REAR=25', SIDE=7', CORNER=20'
 - ACCESSORY STRUCTURE: FRONT=40', REAR/SIDE=7', CORNER=20'

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-280-3122
 www.drumloyka.com | engineering@drumloyka.com

OWNER:
 PAUL A. & STEPHANIE M. COFFIN, TRUSTEES
 13113 BRANDON WAY
 GERMANTOWN, MD 20878

VARIANCE SITE PLAN
NORTH SHORE ~ LOT 207
 442 PARK CREEK ROAD, PASADENA, MD 21122-0000
 TAX ACCT. NO. 03-590-03654260
 TAX MAP 25 GRID 20 PARCEL 250 DISTRICT 3RD
 ANNE ARUNDEL, MARYLAND

SCALE: 1"=20' DATE: 10/29/2024 PROJ. NO: NC14423 SHEET 1 OF 1

CRITICAL AREA COMMISSION
 FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date October 29, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
25	250	20	207	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
 General Project Information

Tax ID 03-590-03654260

Project Name (site name, subdivision name, or other) North Shore – Lot 207

Project location/Address 442 Park Creek Road

City Pasadena Zip 21122

Local case number

Applicant: Last name Coffin First name Paul A.

Company n/a

Application Type (check all that apply):

- | | | | |
|---------------------------|--------------------------|-------------------|--------------------------|
| Building Permit | X | Variance | X |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | X |
| 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: _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

To renovate existing single-family dwelling and construct 1st and 2nd floor additions, porch, balcony, walk, and detached garage.

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	X	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	X
Industrial	<input type="checkbox"/>	Residential	X
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		Acres	Sq Ft
			Total Disturbed Area	0.09	4,110
IDA Area	0.00		# of Lots Created	n/a	
LDA Area	1.23				
RCA Area	0.00				
Total Disturbed Area	0.00				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.81		Existing Lot Coverage	0.23	
Created Forest/Woodland/Trees	TBD		New Lot Coverage	0.04	
Removed Forest/Woodland/Trees	0.02		Removed Lot Coverage	0.04	
			Total Lot Coverage	0.23	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		193	Buffer Forest Clearing		57
Non-Buffer Disturbance		3,917	Mitigation		TBD

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input 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"/>
Impervious Surface	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	X	Dwelling Addition	X
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>
			<input type="checkbox"/>

Porch, Walk

Chesapeake Bay Critical Area Report

North Shore ~ Lot 207

Tax map 25, Grid 20, Parcel 250

Tax Account # 03-590-03654260

Property Address: 442 Park Creek Road, Pasadena, MD

Owner & Variance Applicant: Mr. Paul A. Coffin & Stephanie M. Coffin

Critical Area Designation: LDA **Zoning:** R-2 **Lot Area:** 1.23 Ac.

Site Description

The subject property is a grandfathered lot located in the subdivision of North Shore, in Pasadena, which was recorded in the land records of Anne Arundel County in 1940 plat book 11, page 23, plat number 638. The property is an irregular shaped waterfront property with shoreline along Park Creek and is designated as Non-Buffer Modified. The property is improved with a two-story single-family detached dwelling with a basement, shed, paved driveway, waterfront patios, and other associated improvements. The property has frontage and along the 40' right of way Park Creek Road from which the driveway is accessed. The property is approximately 53,462 square feet (1.23 Ac) in area, zoned R-2, and is entirely within the Chesapeake Bay Critical Area with mostly an LDA. Steep slopes are present on the southeast side of the property along the shoreline and a very large portion of the site is encumbered by steep slopes on the site from the south side of the driveway all the way to the south side property line. The buffer to tidal waters runs through the mid-section of the existing dwelling. The modestly sized existing 2,204 square foot aging dwelling was constructed in 1960 according to the Maryland State Department of Assessments and Taxation and appears to not have been improved or expanded from its original footprint nor does the site currently have stormwater management. The dwelling is served with private septic system located between the dwelling and steep slopes along the shoreline. The dwelling is served by a private well for potable water.

Proposed Conditions

The property owners propose to make renovations to the existing aging dwelling and construct an addition with a new main entry porch on the north side of the dwelling, a first story addition onto the east side of the house, a two-story addition on the northwest corner, a new fireplace and chimney on the west side, and a new cantilevered 2nd story balcony mostly overtop an existing patio on the waterfront side of the home is proposed. The cantilevered balcony construction access will be from within the existing dwelling. A new detached garage sited within the existing driveway parking area and overtop the existing shed footprint and is proposed outside the buffers to tidal waters. New walks are proposed for access around the house and areas of the existing asphalt driveway are to be removed. The proposed balcony, detached garage, and walks are proposed mostly overtop areas of existing lot coverage. As part of the permitting process stormwater management mitigation planting and buffer disturbance mitigation will be provided on-site to maximum extent practicable in accordance with code. In the proposed conditions, the sites lot coverage will be reduced by 200 square feet to be in conformance with the current Critical Area allowable lot coverage code requirements.

A buffer management plan will address mitigation requirements during the permitting. A copy of the Concept Stormwater Management Narrative and Computations is included with this submittal package. In the proposed conditions, the sites lot coverage will be reduced by 200 square feet to be in conformance with the current Critical Area allowable lot coverage code requirements.

Description and Purpose of Variance Request

On behalf of the owners, please see the enclosed variance site plan dated October 11, 2024. Due to the delineation of the Buffer, the location of the existing improvements, and the presence of the steep slopes causing the buffer to expand, we hereby request a variance to **Article 17, Section 8-301(b)** to allow development in the buffer. Specifically, to construct a two-story addition on the northwest corner, a new fireplace on the west side, and a new first floor cantilevered 2nd story balcony on the south side of the dwelling. A concrete walk is proposed to connect the front entry walk to an existing concrete walk of the west side of the house leading to the riparian access. Specifically, to allow relief of approximately 192 square feet of disturbance in the buffer to include 75 square feet of permanent disturbance for the improvements and 117 square feet of temporary disturbance for construction access.

The need for the requested Critical Area variance arises from the unique nature, topography, and existing constraints of the property. Specifically, the irregular shape of the lot and location of the existing dwelling relative to the shoreline and steep slopes.

Buffers

The shoreline is mapped entirely Non-Buffer Modified, steep slopes 15% or greater boarder the shoreline on the south side of the property and follow around on the adjacent property to the west, and running along the west property line. The 100-ft buffer to tidal waters runs through the mid-section of the existing dwelling and falls within the steep slopes on the west side. The buffer is expanded 50 feet from the crest of those steep slopes. Nearly the entire existing dwelling is located within the expanded buffer. Approximately 192 square feet of disturbance is proposed in the buffer, with only 75 s.f. of permanent for the proposed additions and walk, and 117 s.f. of temporary disturbance for construction access. A 25-foot buffer to the steep slopes is located within the area of the expanded buffer and encumbers a portion of the west side of the existing dwelling.

Vegetative Coverage

The property is mostly developed woodland with large mature hardwood trees and turf lawn beneath the canopy. Creeping ivy envelopes the existing dwelling and the steep slope areas are mostly stabilized with mature trees and ivy. The existing tree canopy area is approximately 35,076 s.f. (0.81 ac.). The developed woodland tree canopy area located within the limit of disturbance is approximately 815 s.f. (0.02 ac.). Developed woodland removal will be mitigated on-site with a Buffer Management Plan.

Lot Coverage

The site currently has approximately 10,074 s.f (0.23 Ac.) of lot coverage, all of which is within the Chesapeake Bay Critical Area Limited Development Area (LDA). The proposed lot coverage is 9,812 s.f. (0.23 Ac.), equal to the allowable lot coverage of 9,812 s.f. (0.23 Ac). The proposed developed conditions result in an overall reduction of 262 square feet of lot coverage in

the Chesapeake Bay Critical Area to bring the property into current code conformance for a grandfathered lot in the LDA.

Steep Slopes (slopes > 15%)

Approximately 22% (13,558 s.f.) of the subject property is encumbered with steep slopes of 15% or greater. These steep slopes are mostly wooded, and extend up from the shoreline. As well as a large area of steep slopes adjacent to the septic reserve areas on the east side of the driveway to the east property line. There is no disturbance to the steep slopes proposed for the redevelopment. Portions of the western side of the existing dwelling and proposed additions are located within the 25 ft buffer to steep slopes. Most of the slope buffer disturbance is within areas which are already developed.

Predominant Soils

The predominant soil types in the area are of Patapsco-Evesboro-Fort Mott complex, 0 to 5 percent slopes (PeB), and Collington and Annapolis soils, 10 to 15 percent slopes (CRD). These soils have type "A" and "B" hydrology classifications and are not considered hydric. CRD soils can be considered Highly Erodible when located in areas with slopes greater than 15%.

FEMA Floodplain

The subject property appears on FEMA Firm panel no. 24003C0178F. The property is located in floodplain Zone AE with a base flood elevation of 7.0-ft (NAVD88). No disturbance is proposed within the flood zone. The existing dwelling and proposed improvements are well above the flood elevation.

Drainage and Rainwater Control

There does not appear to be any existing stormwater management on site. Drainage areas and patterns will remain relatively unchanged. Stormwater management for the new impervious coverage will be addressed via mitigation plantings during the building permit process. Sediment and Erosion control is achieved through perimeter controls, which are adequate to handle the small drainage areas to them. The development will have no adverse effect on the sensitive environmental features of the site and surrounding areas and site disturbance and woodland clearing will be mitigated onsite per the Mitigation Planting and Buffer Management plan during the permitting process in order to meet Anne Arundel County and MDE design criteria.

Conclusions – Variance Standards

The applicant proposes to renovate their existing single-family dwelling and add a walk, cantilevered balcony, small 1st and 2nd floor additions and new porch in the buffer; resulting in approximately 192 square feet of disturbance in the buffer. The need for the requested Critical Area Variance arises from the existing unique nature and constraints of this property, specifically the irregular shape of the lot, and the location of the existing dwelling in relation to the shoreline and steep slopes causing majority of the property to be encumbered by buffers and slopes. It is not possible to complete this project without the proposed minimized disturbance to the buffer and expanded buffer. The proposed improvements are comparable in size and amenities as other homes in the community and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to the public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of stormwater management planting mitigation, buffer mitigation, developed woodland disturbance mitigation, and sediment and erosion control

practices, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, Critical Area Map

Anne Arundel County Office of Planning & Zoning, Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, Critical Area Map

Federal Emergency Management Agency, 2016. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, August 2024 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.



SOUTH ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

DATE	REVISION	DESCRIPTION

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Project
Coffin Residence
 442 Park Creek Road
 Pasadena, Maryland 21122



DATE	10.16.2024
SCALE	AS SHOWN
SHEET	A2.1

TRADE SET



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2023-0049-P
DATE: 11/8/2023
OPZ STAFF: Joan A. Jenkins
Kelly Krinetz
I&P STAFF: Hala Flores

APPLICANT/REPRESENTATIVE: Anthony Coffin

EMAIL: paulandstephanie1@gmail.com

SITE LOCATION: 442 Park Creek Rd

LOT SIZE: 55,700 sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** **or BUFFER:** yes **APPLICATION TYPE:** Variance

Description:

The applicants are requesting a variance to 17-8-301(b) to allow disturbance in the buffer.

COMMENTS

Critical Area Team: No objection to this proposal. Clearing information must be included on the plan.

I & P Engineering: Since the proposed conditions reduce the imperviousness for the site, a change in the flow quantity and patterns is not expected with this demo/rebuild. The design must provide sufficient clearance between the proposed micro bios, the property line, structures, well and septic, etc. Further, the siting and suitability of the SWM design must be confirmed with the grading permit review. Underdrains may be required; the phreatic line from the proposed SWM structures may not intersect the steep slopes. Right to discharge permission may be required should the facilities require an underdrain system that would discharge to the adjacent site.

Zoning Administration Section: The addition of the rear porch means that the structure is not being replaced in kind. Indicate the distance of proposed structures to the lot lines. If the structures do not meet the R2 setbacks then setback variances will be required.

In accordance with § 18-13-104 (a), there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands. Specific development criteria apply as set forth in Article 17 of this Code and COMAR. The proposed work will disturb the 100 ft buffer. A variance will be required to disturb the buffer.

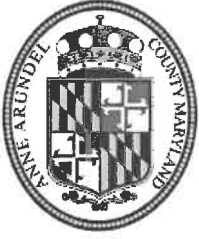
The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet ALL of the Critical Area variance standards provided under Section 18-16-305, which includes the requirement that the variance must be the minimum necessary to afford relief.

The Letter of Explanation for your variance submission should demonstrate that you meet all of those standards.

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.



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0079-P
DATE: 08/22/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Lisette Groen/Paul & Stephanie Green

EMAIL: lgroen@drumloyka.com/paulandstephanie1@gmail.com

SITE LOCATION: 442 Park Creek Road, Pasadena

LOT SIZE: 53,463

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** **or BUFFER:** expanded **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes to construct additions (addition and porch on streetside; deck and 2nd story balcony on waterfront) to an existing single-family dwelling and construct a new detached garage to the southeast side of the property.

COMMENTS:

Critical Area Team: The applicant will need to demonstrate compliance with all applicable approval standards. The home is currently improved with suitable outdoor spaces for two levels of the existing home.

Zoning Administration Section:

Variance required for disturbance to the expanded buffer.

Site plan: Label the Proposed Garage with the height in stories and feet.

A 31 x 21 garage is larger than a typical 2-car residential garage. The applicant must address all critical area variance requirements and requirements for all variances including the minimum necessary.

INFORMATION FOR THE APPLICANT

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