



303 Najoles Road - Suite 114
Millersville, MD 21108

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

November 6, 2024

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

Re: **Arundel on the Bay**
Lot I, Block 20
T.M. 57 B. 21 P. 15

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 601 of the R-5 Bulk Regulations of 11' to the required 20' corner side lot line setback on the West side.

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 34' wide by 50' deep (1,583 sf footprint). The house will sit back 30' from the North lot line (front), 70' from the South lot line (rear), 7' from the East lot line (side), and 9' from the West lot line (corner side).

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

We believe the granting of this variance is warranted because the unique physical conditions of the lot. Specifically, the lot is very narrow at only 50' wide, well under the R2 bulk regulations requirement of 80'. With the lot being platted prior to bulk regulations, a variance is needed to build a house of adequate size that is compatible with the neighborhood. With strict implementation of the building restriction lines, a house of only 23' in width could be built.

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 corner side setback. The lot is severely undersized at only 7,568 square feet with the buildable area being only 23' wide because it is a corner lot necessitating a 20' corner side lot line setback. Strict adherence to the setback requirements will cause unwarranted hardship as these setbacks were implemented after the platting of these lots. The granting of this variance will not alter the character of the neighborhood as the proposed house has a typical 2-story elevation from the road and is typical of R2 development. This variance will not impair the appropriate use or

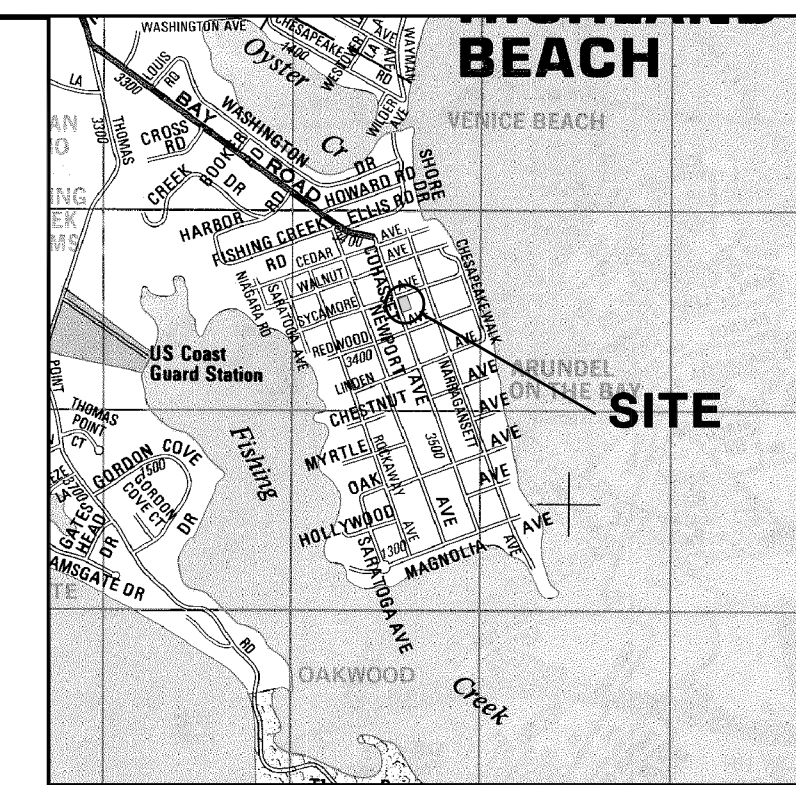
development of the surrounding property as it will not deny access or the possibility to build on neighboring lots and all surrounding properties have been developed. The granting of this variance will not be detrimental to the welfare of the public as a clear sight easement will be provided for drivers to safely navigate the adjacent intersection. In addition, stormwater management will be provided for flood protection from the new house.

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

Sincerely,

Matthew R. Seiss

Matthew R. Seiss



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

SITE ANALYSIS

- EXISTING ZONING: R2
- TOTAL SITE AREA: 7,568 s.f.
- EXISTING USE: VACANT
- PROPOSED USE: 1 SINGLE FAMILY LOT

HYDROLOGIC SOIL GROUP

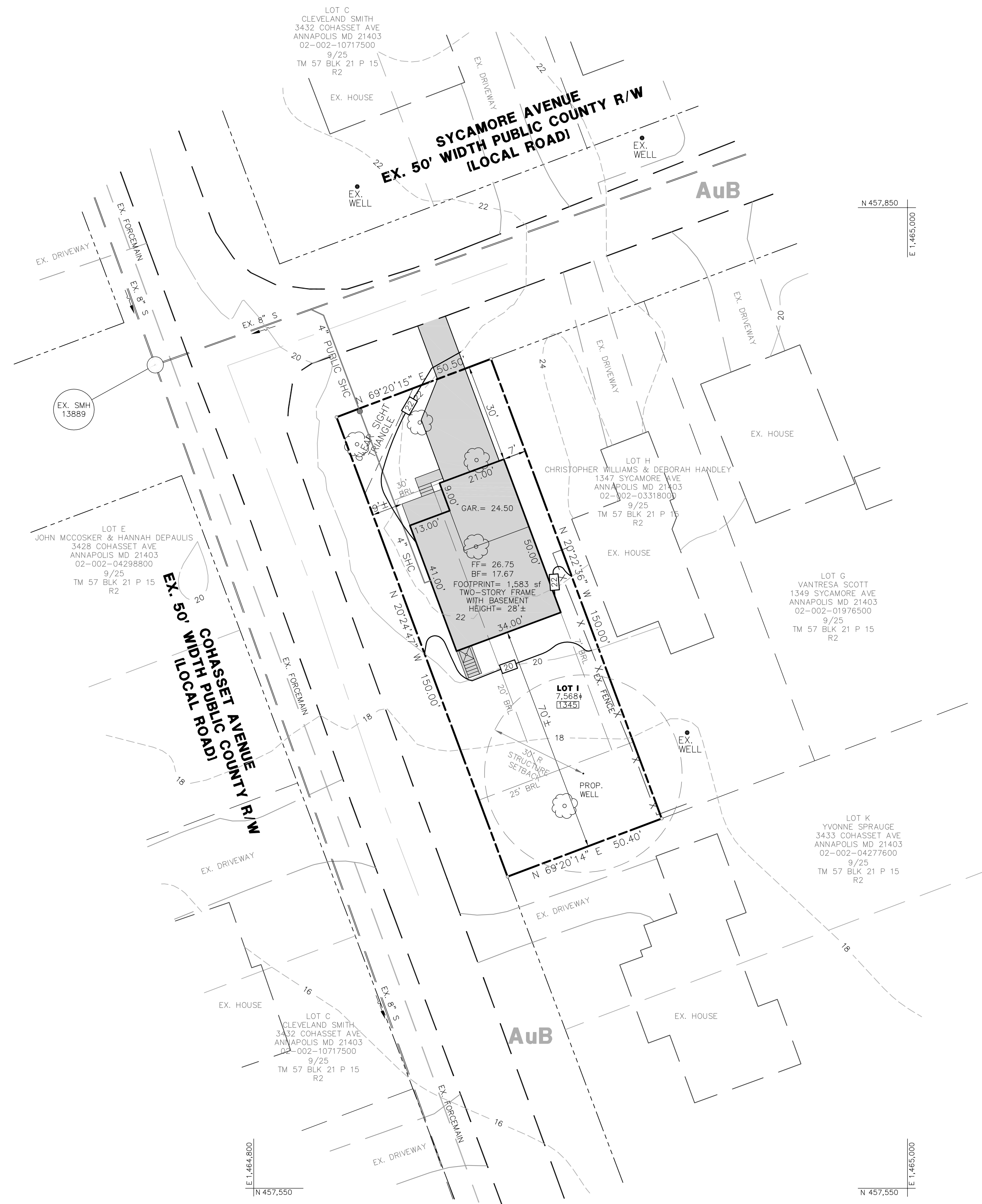
AREA (AC.)	A	B	C	D
	0.00	0.00	0.17	0.00

TOTAL SITE AREA		0.17 AC.
SOILS	A	0.00 AC.
	B	0.00 AC.
	C	0.17 AC.
	D	0.00 AC.
EX. IMPERVIOUS AREA		0.00 AC.
PROP. IMPERVIOUS AREA		0.05 AC.
RATIO OF EX. IMPERVIOUS TO TOTAL SITE AREA		0.00%
RATIO OF PROP. IMPERVIOUS TO TOTAL SITE AREA		29.41%

IMPERVIOUS LOT COVERAGE

PRE-DEVELOPMENT
 (VACANT) 0 sq. ft. 0.00 Ac.±
 TOTAL Ex. 0 sq. ft. 0.00 Ac.±

POST-DEVELOPMENT
 Prop. House 1,718 sq. ft.
 Prop. Driveway + Sidewalks 532 sq. ft.
 TOTAL Prop. 2,250 sq. ft.



PLAN:
 SCALE: 1"=20'

LEGEND

- Existing Contours
- 152- Proposed Contours
- Soils Line
- EX. 8" S Existing Sewer
- EX. 8" W Existing Water
- X Existing Fence Line
- o Existing Sewer Cleanout
- o Proposed Sewer Cleanout
- xx Existing Water Meter
- xx Proposed Water Meter
- Proposed Impervious

NATURE OF VARIANCE

- A VARIANCE TO ARTICLE 18-4-601 OF 11' TO THE REQUIRED 20' CORNER SIDE SETBACK

#	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 1
VARIANCE SITE PLAN
ARUNDEL ON THE BAY
 1345 SYCAMORE AVE, LOT I
 SYCAMORE AVENUE
 ANNAPOLIS, MD 21403
 GP # :
 TAX MAP 57 BLOCK 21 PARCEL 15 TAX ACCOUNT # 02-002-4276138 ZONING: R2
 DATE: SEPTEMBER, 2024
 SECOND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21403

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: 11/6/24

Tax Map #	Parcel #	Block #	Lot #	Section
57	15	21	I	20

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 02-002-04276138

Project Name (site name, subdivision name, or other) ARUNDEL ON THE BAY, LOT I, BLOCK 20

Project location/Address 1345 SYCAMORE AVE

City ANNAPOLIS Zip 21409

Local case number _____

Applicant: Last name RICE First name GREG

Company AMERI-STAR HOMES, INC.

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

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.15	6,362
LDA Area	0.17	7,568			
RCA Area					
Total Area			# of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage	0	0
Created Forest/Woodland/Trees			New Lot Coverage	0.05	2,250
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage	0.05	2,250

VARIANCE INFORMATION (Check all that apply)

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

<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"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input checked="" type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>



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Arundel on the Bay

Lot I, Block 20

1345 Sycamore Avenue, Annapolis, MD 21409

Critical Area Report

November, 2024

INTRODUCTION

The site is 0.17 acres in the Arundel on the Bay subdivision, known as Lot I, Block 20 located at 1345 Sycamore Avenue Annapolis, MD 21409. 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 public sewer.

EXISTING CONDITIONS & WOODLAND MITIGATION

The site is currently vacant and has a few trees scattered throughout. The site currently has developed woodlands in the form of tree canopy as the site is grass with no underbrush. The clearing is being minimized to only what is needed for construction and is being mitigated by planting on-site.

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 2,250 square feet.



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING (2024-0100-P)

DATE OF MEETING __10/21/2024 (via email)_____

P&Z STAFF __Donnie D./Habtam Z. _____

APPLICANT/REPRESENTATIVE __Matthew Seiss (Ameri-Star Homes Inc.)_____ EMAIL __matt@anarex.com _____

SITE LOCATION __1345 Sycamore Avenue Annapolis _____ LOT SIZE __7,568 SF_ ZONING __R2 _____

CA DESIGNATION __LDA _____ BMA _____ or BUFFER _____ APPLICATION TYPE __Variance _____

The applicant is proposing to develop the undeveloped site with a two story single family dwelling (height 28') and associated facilities. The applicant argues that the unique physical characteristics of the site are that it is undersized and narrow for the R2 District and that, in combination with being a corner lot with an increased corner setback makes a variance necessary for an adequately sized dwelling. The lot width and setbacks would allow for a dwelling that is only 23 feet to be built. The dwelling is proposed to be located 9 feet from the corner side lot line requiring a variance of 11 feet.

COMMENTS

From Zoning: The site plan should break down the critical area lot coverage by square footage for clarity. Application appears ready for submittal. The applicant will need to demonstrate compliance with 18-16-305

From Inspections and Permits (Engineering):

1. This reviewer is not clear on what type of Stormwater management is proposed for the site.
2. 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.
3. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
4. Please ensure that the minimum well and septic setbacks to proposed SWM practices are achieved.
5. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
6. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, 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.
7. 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.
8. A soil boring is required per practice. The suitability, and siting of proposed SWM practices should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted.
9. The soil boring results, including the seasonal high groundwater elevation, need to be added to the plan. The calculations will not be reviewed until the siting and suitability are first confirmed to be adequate.
10. A health department approval is required.
11. Based on the plan provided, it appears that the property will be served by a public sewer and well.

12. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

INFORMATION FOR THE APPLICANT

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

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

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

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