



Applicant Exhibit 1
2024-0187-V
1/7/2025



2476 Bell Branch Road

Variance Hearing



Owner: Mark Stevenson & Catherine Boyd

2476 Bell Branch Rd, Gambrills MD 21054

Email: mark.stevenson@collins.com



A HOWELL COMPANY

Land Engineering & Development Services

53 OLD SOLOMONS ISLAND RD.

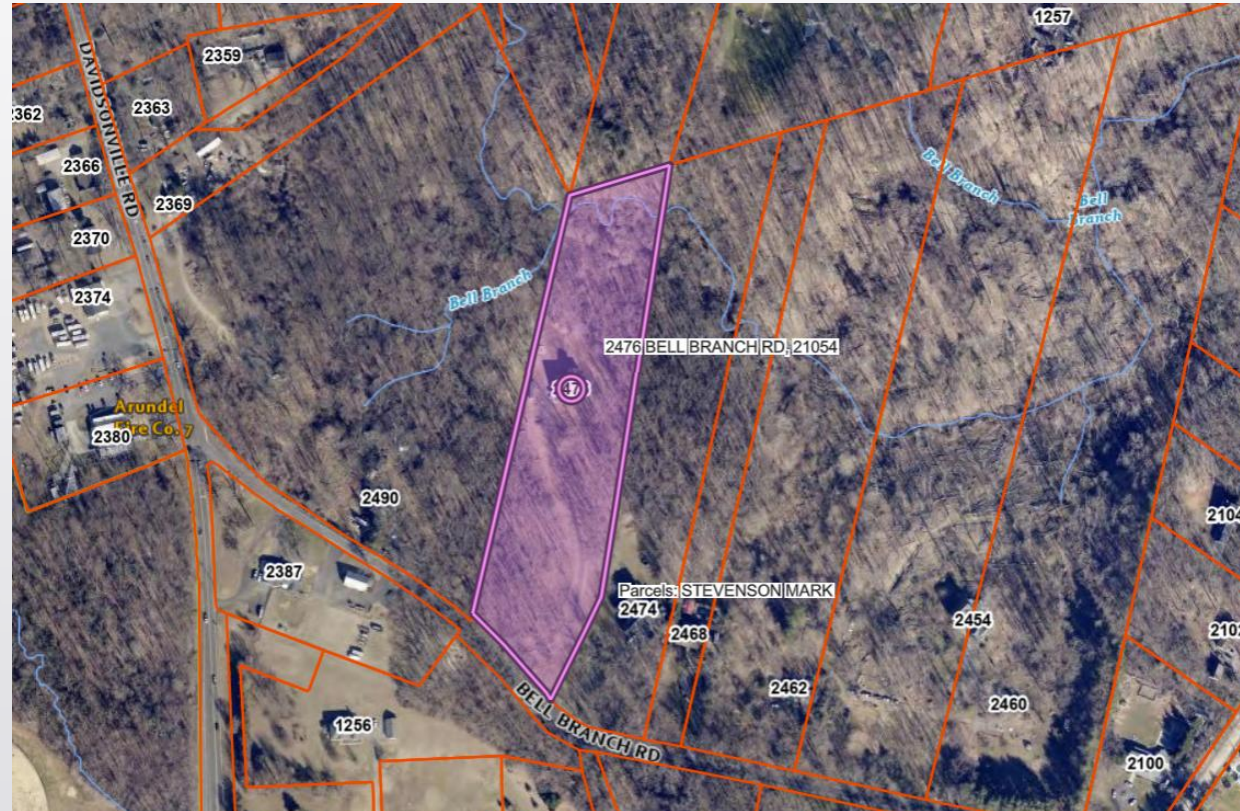
ANNAPOLIS, MD 21401

PHONE: 410-266-1160 * EMAIL: TERRAIN@COMCAST.NET

KELLY MCCORMICK, P.E., SENIOR CIVIL ENGINEER



Aerial Map



- **Title Slide**
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Agenda/ Contents



Posting of Signs

1 Sign Posted



Variance Request Letter:



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.



Variance Recommendations from Anne Arundel County

**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. *DD*
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.

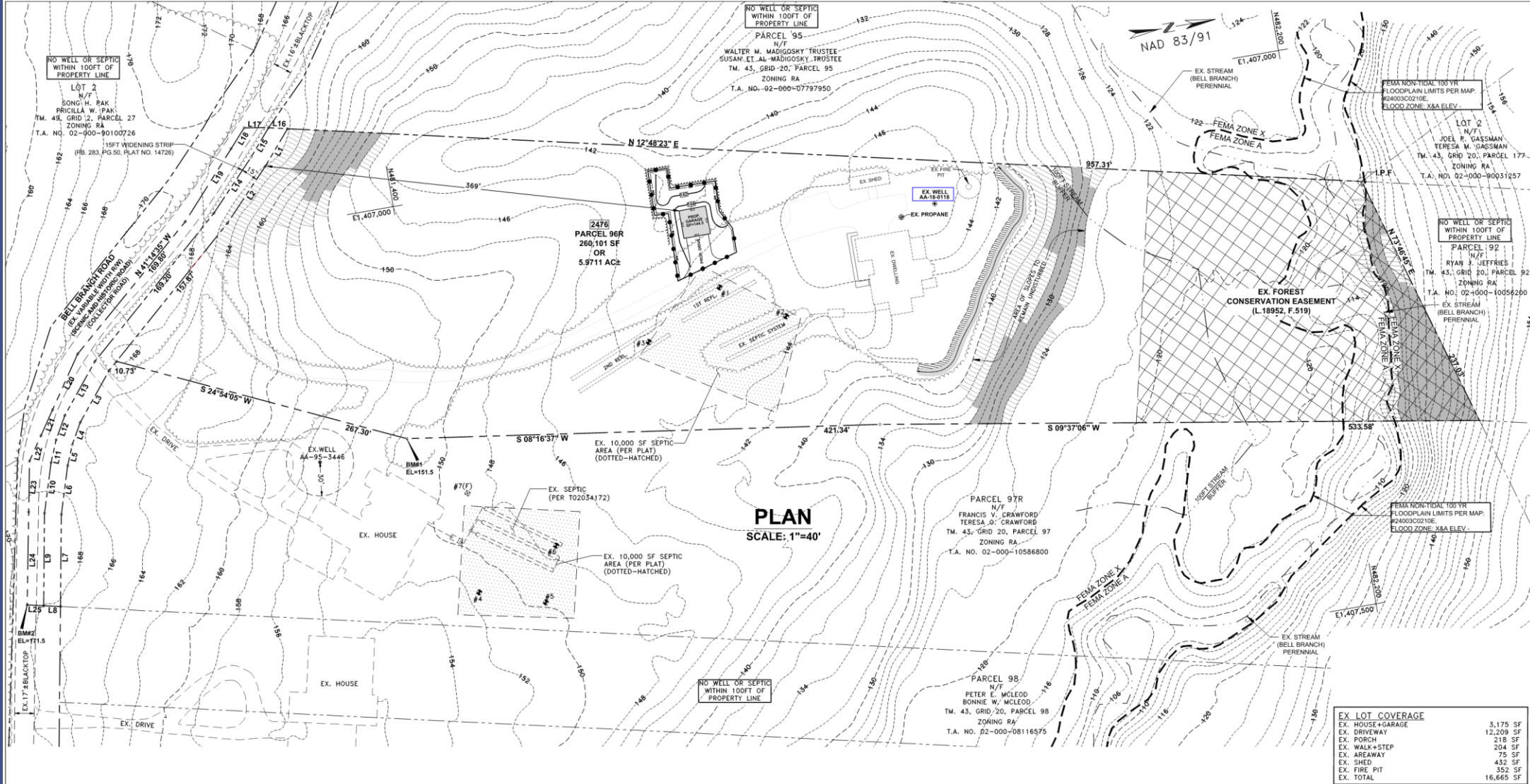
While the lot is of adequate size and width for the RA District, it can be argued that the location of the dwelling so far to the rear of the property in combination with the large lot size creates a unique situation in which compliance with the Code is difficult. Given the large front yard, placing 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	[Symbol]
25% > STEEP SLOPES	[Symbol]
PROPOSED SPOT ELEVATION	45.00
EXISTING TREE LINE	[Symbol]
REINFORCED SILT FENCE	RSF
LIMIT OF DISTURBANCE	[Symbol]
PERC TEST (PASSED)	[Symbol]
PERC TEST (FAILED)	[Symbol]
EXISTING BUILDING	[Symbol]
PROPOSED BUILDING	[Symbol]
EX. FOREST CONSERVATION EASEMENT (L.18952, F.519)	[Symbol]
EX. 10,000 SF SEPTIC AREA (PER FLAT)	[Symbol]
BUILDING RESTRICTION LINE	40FT. BRL
EX. STREAM	[Symbol]
EX. 100FT. STREAM BUFFER	[Symbol]

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

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL CERTIFICATION: THEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 13334, EXPIRATION DATE: 2/28/25; CORPORATE LICENSE # 8838, EXPIRATION DATE: 2/28/2025.

OWNERS
STEVENSON MARK
BOYD CATHERINE
 2476 BELL BRANCH RD
 GAMBRIELLS, MD 21054
 EMAIL:
 MARK.STEVENSON@COLLINS.COM



53 OLD SOLOMON'S ISLAND ROAD
SUITE 1
ANNAPOLIS, MARYLAND 21401
 410-266-1160 E-MAIL: TERRAIN@COMCAST.NET

VARIANCE SITE PLAN
GAMBRIELLS
PARCEL 96R
 PB. 283, PG. 50, PLAT NO. 14726
 2476 BELL BRANCH ROAD
 GAMBRIELLS, 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

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Garage Details

- Installation Surface : Concrete or Asphalt
- Size: 24' x 25'
- Leg Height: 9'
- Peak Height: 12' 8"



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Site Photographs:





QUESTION & ANSWER