

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

APPLICANT: Adam & Christine Nefferdorf

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2024-0195-V

COUNCILMANIC DISTRICT: 6

HEARING DATE: January 16, 2025

PREPARED BY: Sara Anzelmo
Planner

REQUEST

The applicants are requesting a variance to allow a dwelling addition (second story) with less setbacks than required, with disturbance to slopes of 15% or greater, and that does not comply with the designated location of a principal structure on a waterfront lot on property located at 1156 Severnview Drive in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 13,786 square feet¹ of land and is located on the north side of Severnview Drive, immediately west of Hayman Drive. It is identified as Part of Lot 372 of Parcel 144 in Block 9 on Tax Map 31 in the Sunrise Beach subdivision.

The property is zoned R2 – Residential District. This is a waterfront lot that lies within the Chesapeake Bay Critical Area overlay, is designated as LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is currently improved with a one-story single-family detached dwelling, a garage, a shed, a pier, patios, and other associated facilities.

PROPOSAL

The applicants propose to construct a second-story dwelling addition over the existing first floor. The addition would include living space, a covered deck area, and an open deck area. The height of the proposed addition would measure 23'-8" at its peak.

REQUESTED VARIANCES

§ 18-2-402(1) of the Anne Arundel County Zoning Ordinance provides that the location of a principal structure on a waterfront lot is based in part on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another. Because the existing dwelling and proposed second story addition are located closer to the shoreline than the dwelling on the lot to the west, a variance to this provision is required.

§ 17-8-201(a) of the Subdivision and Development Code provides that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will

¹ There is a discrepancy between the lot area shown on the State Tax Assessment record (13,786 sf), the lot area shown on the Critical Area Project Notification Worksheet submitted with the variance application (13,754 sf), and the Critical Area Report Worksheet submitted with the building permit application (13,939 sf).

facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. A portion of the Limit of Disturbance (LOD) around the proposed addition necessary for access during construction would disturb an unspecified area of slopes of 15% or greater. If approved, the actual amount of slope disturbance would be determined at permitting.

A review of the bulk regulations for development within an R2 District reveals that a zoning setback variance is not required.

FINDINGS

The subject property is irregular in shape and is both undersized and narrow for the district. More specifically, the lot does not meet the minimum 80-foot width required or the minimum 20,000 square foot area required for new lots not served by public sewer in an R2 District. The existing critical area lot coverage is reported as 13,754 square feet on the Critical Area Project Notification Worksheet. However, that calculation is clearly erroneous, as it represents the entire property. The critical area worksheet pulled from the associated building permit file shows an existing coverage of 3,542 square feet. Regardless of the actual existing lot coverage, the proposed second story addition would not result in any increase in lot coverage.² If the variance is approved, the applicant will need to provide accurate coverage calculations at the time of permitting.

A review of the 2024 County aerial photograph shows an eclectic mix of dwellings in this older waterfront community. The homes occupy a variety of lot sizes, many of which were developed prior to the enactment of critical area laws and many of which also contain steep slopes. According to State tax assessment records, the subject dwelling was originally constructed in 1960. The property was the subject of a prior variance application (#2015-0036-V) under which approval was granted to construct an accessory structure (garage) with greater height than allowed.

The applicant's letter explains that the proposed vertical construction is the most practical and environmentally responsible option for expansion. The second-floor addition will have a maximum height of 23'- 8" and will remain entirely within the existing first-floor footprint, ensuring no new encroachment into setbacks or further disturbance of the surrounding environment. The property's steep grade and placement midway down a slope preclude horizontal expansion. The additional height from the second-floor addition will not obstruct the water views of neighboring properties, which are situated at significantly higher elevations. The applicant concludes that the proposed design maintains the character of the neighborhood and aligns with sustainable development principles by minimizing environmental disruption.

The **Health Department** does not have an approved plan for this project, but has no objection to the variance request as long as a plan is submitted and approved by the Department.

The **Soil Conservation District** reviewed the proposal and provided no comment.

The **Critical Area Commission** took no position on the variance request but commented that appropriate mitigation is required.

² This Office notes that the patio areas shown on the waterfront side do not match the actual conditions of the site. Not only are the semi-circular and circular patios configured differently, but there is also a larger rectangular paver patio expansion that has not been accounted for on the site plan. The expansion was constructed sometime between the January 2018 and January 2020 aerials. There is no record of a variance to allow the new critical area lot coverage nearer to the shoreline than the closest facade of the existing principal structure.

The **Development Division (Critical Area Team)** reviewed the proposal and has no objection.

For the granting of a critical area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. In this particular case, the lot slopes towards the shoreline, falling from approximately 46 feet at the road to 24 feet at the house, then sloping steeply down to the water. The existing dwelling is located on the flattest part of the lot. However, it is impossible to expand even vertically without some temporary slope disturbance for access during construction.

A literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by denying a typical second story addition over this one-story dwelling. The granting of the variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. With proper mitigation and stormwater management, the granting of the variance would not adversely affect water quality or impact fish, wildlife, or plant habitat and would be in harmony with the general spirit and intent of the County's Critical Area Program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law and have evaluated and implemented site planning alternatives by keeping the proposed development within the existing already disturbed dwelling footprint.

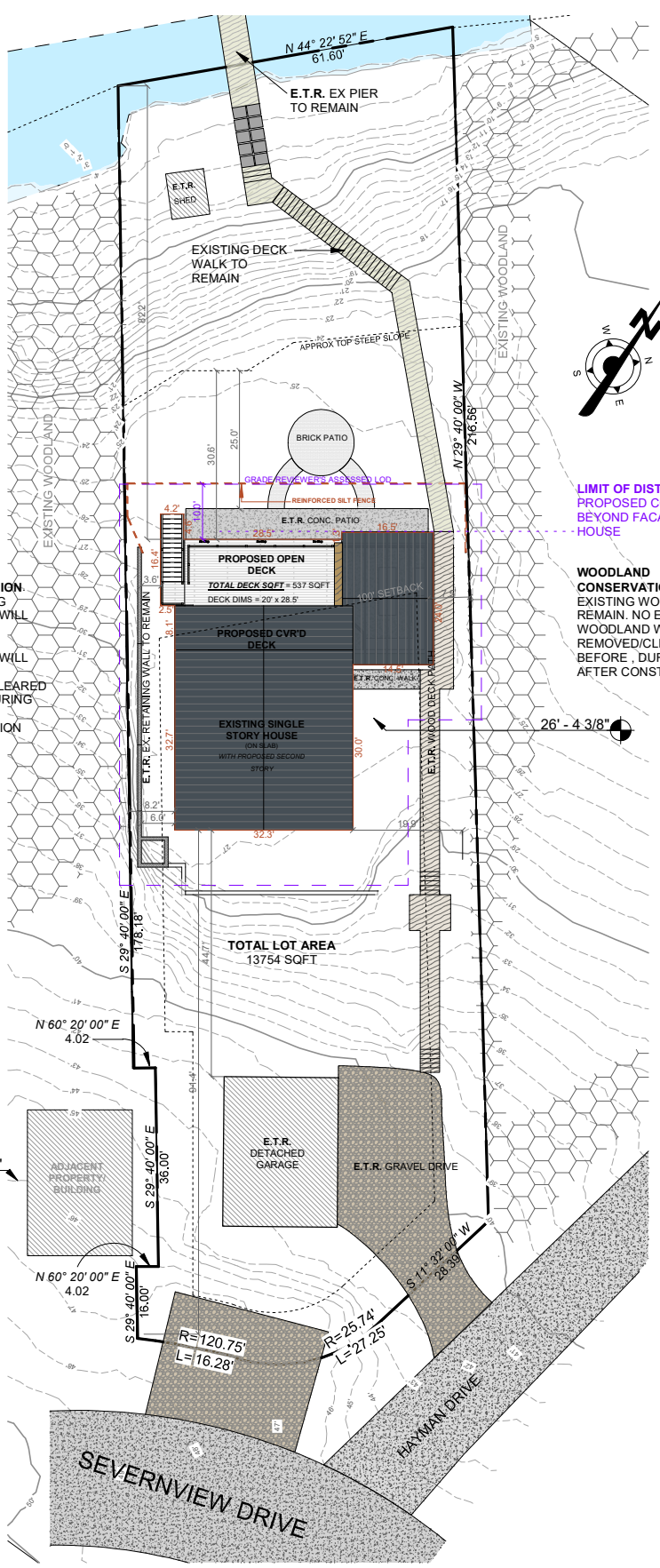
With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood, as the proposed dwelling would be comparable to that of many nearby lots. The variance would not impair the appropriate use or development of adjacent properties, as the proposed addition would exceed the minimum setbacks from both adjacent lots and would project no closer to the shoreline than the existing first floor dwelling. The variances would not reduce forest cover in the limited development area, would not be contrary to acceptable clearing and replanting practices, and would not be detrimental to the public welfare.

The existing dwelling was constructed in 1960 and already projects nearer to the shoreline than the dwelling on the lot to the west. An upward expansion is the most environmentally sensitive way to expand the existing dwelling and would not interfere with the air, light, or view of the dwellings on adjacent lots. Given the long-standing location of the existing house, the location of the steep slopes throughout the lot, and the overall neighborhood context, the request for relief is justified and is considered to be the minimum necessary to afford relief in this case.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the proposed critical area and zoning variances.

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.



GENERAL NOTES.

MODIFICATION (17-2-108) FOR STEEP SLOPE 25' BUFFER DISTURBANCE (17-6-403) MAY BE REQUIRED.

WOODLAND CONSERVATION. CRITICAL AREA WORKSHEET INDICATES 0 FOR WOODLAND REMOVAL. ALL EXISTING WOODLANDS TO REMAIN.

VARIANCE MAY BE REQUIRED PER WATERFRONT ZONING PROVISIONS FOR ANNE ARUNDEL COUNTY SECTION 18-2-402.

LOT BOUNDARIES REFERENCE BOOK 4178 PAGE 531

BUILDING HEIGHT. THE HEIGHT TO THE PEAK OF THE PROPOSED ROOF IS 23' - 8". THE EXISTING ROOF PEAK WAS AT 12' - 7" FOR A TOTAL INCREASE IN ROOF PEAK HEIGHT OF 11' - 1"

ROOF SLOPE. THE PROPOSED ROOF SLOPE / PITCH WILL MATCH THE EXISTING ROOF SLOPE / PITCH OF 4 1/4" / PER FOOT

GENERAL NOTES (12/3/2024)

-LOD IS LOCATED DIRECTLY IN THE SLOPES OF 15% OR GREATER (VARIANCE REQUIRED)

-DEVELOPMENT IN THE LDA. (17-8-201) DEVELOPMENT IN THE LIMITED DEVELOPMENT AREA (LDA) OR IN THE RESOURCE CONSERVATION AREA (RCA) MAY NOT OCCUR WITHIN SLOPES OF 15% OR GREATER UNLESS DEVELOPMENT WILL FACILITATE STABILIZATION OF THE SLOPE; IS TO ALLOW CONNECTION TO A PUBLIC UTILITY; OR IS TO PROVIDE DIRECT ACCESS TO THE SHORELINE. ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.

PRINCIPAL STRUCTURES (18-2-402)

THE OFFICE OF PLANNING AND ZONING DESIGNATES THE LOCATION OF A PRINCIPAL STRUCTURE ON A WATERFRONT LOT BASED ON:

- (1) AN APPROXIMATE AVERAGE OF THE LOCATION OF PRINCIPAL STRUCTURES ON ADJUTING LOTS INTENDED TO KEEP STRUCTURES RELATIVELY IN LINE WITH ONE ANOTHER;
- (2) THE HEIGHT, LOCATION, NECESSITY, AND PURPOSE OF THE PROPOSED STRUCTURE;
- (3) EXISTING AND ALLOWED LAND USES ON THE LOT AND ADJACENT WATERFRONT PROPERTIES;
- (4) TOPOGRAPHIC AND OTHER PHYSICAL FEATURES OF THE LOT AND ADJACENT WATERFRONT PROPERTIES, INCLUDING SHORELINE IRREGULARITIES AND RESTRICTIONS BASED ON THE REQUIRED PLACEMENT OF UTILITIES;
- (5) THE IMPACT OF THE STRUCTURE ON THE USE AND ENJOYMENT OF ADJACENT WATERFRONT PROPERTIES AND THEIR LIGHT, AIR, AND VIEW; AND
- (6) PROTECTION OF ENVIRONMENTAL FEATURES AND MAXIMIZATION OF ESD DESIGN CRITERIA.

18-16-305. VARIANCES

(A) REQUIREMENTS FOR ZONING VARIANCES. THE ADMINISTRATIVE HEARING OFFICER MAY VARY OR MODIFY THE PROVISIONS OF THIS ARTICLE WHEN IT IS ALLEGED THAT PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS PREVENT CONFORMANCE WITH THE STRICT LETTER OF THIS ARTICLE, PROVIDED THE SPIRIT OF LAW IS OBSERVED, PUBLIC SAFETY SECURED, AND SUBSTANTIAL JUSTICE DONE.

(B) REQUIREMENTS FOR CRITICAL OR BOG PROTECTION AREA VARIANCES. FOR A PROPERTY LOCATED IN THE CRITICAL AREA OR A BOG PROTECTION AREA, A VARIANCE TO THE REQUIREMENTS OF THE COUNTY'S CRITICAL AREA PROGRAM OR THE BOG PROTECTION PROGRAM MAY BE GRANTED IF THE ADMINISTRATIVE HEARING OFFICER MAKES THE FOLLOWING AFFIRMATIVE FINDINGS: (SEE ITEMS 1-8)

(C) REQUIREMENTS FOR ALL VARIANCES. A VARIANCE MAY NOT BE GRANTED UNLESS IT IS FOUND THAT:

- (1) THE VARIANCE IS THE MINIMUM VARIANCE NECESSARY TO AFFORD RELIEF; AND
- (2) THE GRANTING OF THE VARIANCE WILL NOT:
 - (a) ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD OR DISTRICT IN WHICH THE LOT IS LOCATED;
 - (b) SUBSTANTIALLY IMPAIR THE APPROPRIATE USE OR DEVELOPMENT OF ADJACENT PROPERTY;
 - (c) REDUCE FOREST COVER IN THE LIMITED DEVELOPMENT AND RESOURCE CONSERVATION AREAS OF THE CRITICAL AREA;
 - (d) BE CONTRARY TO ACCEPTABLE CLEARING AND REPLANTING PRACTICES REQUIRED FOR DEVELOPMENT IN THE CRITICAL AREA OR A BOG PROTECTION AREA; NOR
 - (e) BE DETRIMENTAL TO THE PUBLIC WELFARE.

WOODLAND CONSERVATION. ALL EXISTING WOODLAND WILL REMAIN. NO EXISTING WOODLAND WILL BE REMOVED/CLEARED BEFORE, DURING OR AFTER CONSTRUCTION

WOODLAND CONSERVATION. ALL EXISTING WOODLAND WILL REMAIN. NO EXISTING WOODLAND WILL BE REMOVED/CLEARED BEFORE, DURING OR AFTER CONSTRUCTION

1 SITE PLAN 11x17
A307 Scale: 1" = 20'-0"

Kapital Drafting L.C.
4130 Home Dale Road
Sykesville, MD 21784
443-974-4946

NOTE: TO RETAIN SCALE PRINT THIS SHEET ON 11x17 SIZED SHEETS

Site Plan UPDATED 10/23/2024, 12/3/2024

1156 Severnview Drive

Crownsville, MD 21032

SITE PLAN-REVISED

A307

Anne Arundel County Zoning Division
2664 Riva Road
Annapolis, MD 21401

Subject: Justification Letter for Variance Request for Second-Floor Addition at 1156 Severnview Dr, Crownsville, MD

Dear Zoning Administrator,

I am writing to request approval for variances under **Article 17-8-201(a)** and **Article 18-2-402** of the Anne Arundel County Code to allow for the construction of a second-floor addition to our residence at **1156 Severnview Dr, Crownsville, MD**. These articles address the requirements of the critical area variance standards provided under **Section 18-16-305(a), (b) and (c)** of the Anne Arundel County Code, ensuring that the proposed work adheres to the applicable regulatory framework.

We are seeking these variances due to the unique topographical constraints and site conditions of our property, which necessitate specific accommodations for the proposed work.

Property Overview and Current Conditions

Our property is situated on a lot with significant topographical challenges, including steep grading and uneven land formations. The **project tax ID is 274812249300**, tax map **31**, parcel **0144**, block **9**, section **2**, with a lot size of **.32 acres**.

The property is approved for an addition of up to 867 square feet per the Bay Restoration Fund Grant, updated BAT Septic System, and relocation of the well. However, the steep slopes on the site preclude ground-level expansion, making vertical construction the most practical and environmentally responsible option.

The proposed second-floor addition will have a maximum height of **23' 7/8"** and will remain entirely within the existing first-floor footprint, ensuring no new encroachment into setbacks or further disturbance of the surrounding environment.

Variance Requests and Justifications

1. Variance under Article 17-8-201(a)

This variance is required due to the temporary disturbance to slopes of 15% or greater within the **Limited Development Area (LDA)**. The **Limits of Disturbance (LOD)** encompass areas directly within these slopes. While the disturbance is necessary for construction access and safety, it will be limited in scope and duration.

Mitigation Measures:

- **Reinforced silt fencing** will be installed along the retaining wall and the lowest end of the area marked "grade reviewers accessed L.O.D." to control erosion and sediment during construction.
- The existing 4.5' wide concrete pad on the water side of the structure will remain undisturbed, acting as a barrier to minimize soil disruption.
- All footers for the exterior staircase will be carefully placed to avoid further impact to the steep slopes.

These measures ensure that any temporary disturbance is appropriately mitigated, preserving the site's ecological integrity.

2. Variance under Article 18-2-402

This variance is required because the existing dwelling, including the proposed second-floor addition, projects closer to the shoreline than the dwelling to the west. While the addition remains within the existing first-floor footprint, the location of the house relative to neighboring structures necessitates this variance.

Justification:

- The property's steep grade and placement midway down a slope preclude horizontal expansion, making vertical construction the only feasible option.
- The additional height from the second-floor addition will not obstruct the water views of neighboring properties, which are situated at significantly higher elevations.
- The proposed design maintains the character of the neighborhood and aligns with sustainable development principles by minimizing environmental disruption.

Critical Area Standards and Compliance

In addition to addressing the critical area variance standards under **Section 18-16-305 Section 18-16-305(a), (b) and (c)**, the project incorporates the following measures to ensure compliance:

- Limiting the **Limits of Disturbance (LOD)** to only what is necessary for construction access.
- Installing reinforced silt fencing to control sediment and protect the surrounding environment.
- Avoiding grading or excavation that would further disrupt the steep slopes or buffer zones.

These efforts align with the intent of the critical area regulations to balance necessary development with environmental preservation.

Conclusion

Given the unique topographical challenges of the property, the proposed second-floor addition is the most practical and environmentally responsible way to expand our living space. The requested variances are essential to ensure the project proceeds safely and in compliance with county regulations.

We respectfully request approval of these variances, and we appreciate your time and consideration. Please do not hesitate to contact us for further information or clarification.

Sincerely,
Adam Nefferdorf
1156 Severnview Dr
Crownsville, MD

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: _____

Tax Map #	Parcel #	Block #	Lot #	Section
31		9	372	2

Tax ID: 274812249300

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other) Nefferdorf Residence

Project location/Address 1156 Severnview Drive

City Crownsville Zip 21032

Local case number _____

Applicant: Last name Nefferdorf First name ADAM

Company _____

Application Type (check all that apply):

- | | | | |
|---------------------------|-------------------------------------|-------------------|-------------------------------------|
| Building Permit | <input checked="" 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

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/>
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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"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		
LDA Area					
RCA Area			# of Lots Created		
Total Area	.32	13754.28			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	n/a		Existing Lot Coverage	0.32	13,754.28
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.32	13,754.28

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	0	0

<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 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 type="checkbox"/> Dwelling Addition <input checked="" 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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CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number _____

Total Site Area 13939 _____ Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area _____ Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

* Please Indicate Square Footage of Woodland Removed for the following:

- 1. House 0 _____ Sq. Ft.
5. Accessory Structure 0 _____ Sq. Ft.
2. Septic or sewer 0 _____ Sq. Ft.
6. Additions 0 _____ Sq. Ft.
3. Well 0 _____ Sq. Ft.
7. Storm Water Management 0 _____ Sq. Ft.
4. Driveway 0 _____ Sq. Ft.
8. Other Clearing: work area; access; stockpiles, etc. 0 _____ Sq. Ft.

* Total Woodland Removed = 0 _____ Sq. Ft.

'Impervious Coverage' IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

* Please Indicate Square Footage of Impervious Coverage for the following:

- Existing Impervious Proposed Impervious
1. House (roof area) 2150 _____ Sq. Ft. 1. House (roof area) 0 _____ Sq. Ft.
2. Driveway + Sidewalks 825 _____ Sq. Ft. 2. Driveway + Sidewalks 0 _____ Sq. Ft.
3. Accessory Structures 576 _____ Sq. Ft. 3. Accessory Structures 0 _____ Sq. Ft.
4. Additions 0 _____ Sq. Ft.

* Total Existing and Proposed Impervious Coverage 3542 _____ Sq. Ft.

⊗ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I Adam Nefferdorf _____, Property Owner _____, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 372 _____, block # _____ of Subdivision 748 _____.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

(Signature) 10/01/2024 (Date)

Property Owner (Title)

(Signature) (Date)

(Title)



ANNE
ARUNDEL
COUNTY


MARYLAND
DEPARTMENT OF HEALTH

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

DATE: November 6, 2024

RE: Adam Nefferdorf
1156 Severnview Drive
Crownsville, MD 21032

NUMBER: 2024-0195-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (second floor) that does not comply with the designated location of a principal structure on a waterfront lot and with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Scay

SECRET

CONFIDENTIAL

1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to identify the key areas for improvement.

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2. The project has made significant progress in the areas of research and development, and it is expected that the final results will be published in the next few months.

3. The project has also received significant funding from the government and private industry, which will enable us to continue our work in this area.

4. The project has also received significant media attention, and it is expected that this will lead to increased public interest in the project.

5. The project has also received significant support from the academic community, and it is expected that this will lead to increased collaboration between the project and other researchers in the field.

6. The project has also received significant support from the public, and it is expected that this will lead to increased public participation in the project.

7. The project has also received significant support from the private sector, and it is expected that this will lead to increased investment in the project.



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

CAC Comments: 2024-0195-V; Nefferdorf (AA 0321-24)

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>
Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

Mon, Dec 23, 2024 at 9:38 AM

Good morning,

The Critical Area Commission has reviewed the following variance and we provide the following comments:

- **2024-0195-V; Nefferdorf (AA 0321-24):** Appropriate mitigation required

The above comments have been uploaded to the County's online portal.

Sincerely,
Jamileh
--



Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalarea

Jamileh Soueidan (she/her)
Natural Resources Planner
1804 West Street, Suite 100
Annapolis, MD 21401
Office: [410-260-3462](tel:410-260-3462)
Cell: [667-500-4994](tel:667-500-4994) (preferred)
jamileh.soueidan@maryland.gov

2024-0195-V

Menu Cancel Help

Task OPZ Critical Area Team	Due Date 11/15/2024	Assigned Date 10/25/2024
Assigned to Department OPZ Critical Area	Assigned to Kelly Krinetz	Status Complete w/ Comments
Action by Department OPZ Critical Area	Action By Kelly Krinetz	Status Date 11/06/2024
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments No objection.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA
		<input checked="" type="checkbox"/> All ACA Users
		<input checked="" type="checkbox"/> Record Creator
		<input checked="" type="checkbox"/> Licensed Professional
		<input checked="" type="checkbox"/> Contact
		<input checked="" type="checkbox"/> Owner
Estimated Hours 0.0	Action Updated	Workflow Calendar

Task Specific Information

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name



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SEVERNVIEW DR

HAYMAN DR

