

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


**APPLICANT:** Paul Coffin

**ASSESSMENT DISTRICT:** 3rd

**CASE NUMBER:** 2024-0199-V

**COUNCILMANIC DISTRICT:** 3rd

**HEARING DATE:** January 21, 2025

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicant is requesting a variance to allow dwelling additions with less setbacks and buffer than required on property located at 442 Park Creek Road in Pasadena.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 53,463 square feet of land and is identified as Lot 207 of Parcel 250 in Block 20 on Tax Map 25 in the North Shore subdivision. The subject property is zoned R2 - Residential District and is a waterfront property on Park Creek located within the Chesapeake Bay Critical Area with a designation of LDA - Limited Development Area. The site is not mapped within the BMA - Buffer Modification Area and is currently improved with a single family detached dwelling and associated facilities.

**APPLICANT'S PROPOSAL**

The applicant proposes several additions to the existing single family dwelling. The additions include a two story addition on the northwest corner, a new fireplace chimney on the west side and a cantilevered second story balcony on the south side of the dwelling. Also proposed is a concrete walk to connect the front entry walk to an existing concrete walk on the west side of the dwelling.

Also proposed but not requiring variances are a one story addition and entry porch on the front of the dwelling, a one story addition on the east side of the dwelling, a detached garage and new access walkways.

**REQUESTED VARIANCES**

§ 18-13-104(a) of the Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams and tidal wetlands. § 18-13-104 (b) provides for an expanded buffer where there are contiguous steep slopes of 15% or more and is to be expanded by the greater of four feet for every 1% of slope or to the top of the slope and shall include all land within 50 feet from the top of the slopes. § 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). § 27.01.01 (B) (8) (ii) of COMAR states a buffer exists “to protect a stream tidal wetland tidal waters or terrestrial environment from human disturbance.” § 27.01.09 E. (1) (a) (ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The proposed fireplace chimney, two story addition, cantilevered balcony and northwest access walkway are located within the expanded buffer, necessitating a variance to this provision.

Exact buffer disturbance will be determined at the time of permit.

No setback variances are required.

## **FINDINGS**

The property is of adequate size and width for a lot in the R2 District. According to the site plan, the total lot coverage after development will be 9,812 square feet which appears to comply with the 10% reduction requirement. Exact lot coverage calculations will be determined at the time of permit.

The applicant describes that the initial plan was to demo the existing dwelling and construct a new dwelling. After several prefile meetings with OPZ, the applicant has revised the proposal to additions while keeping the existing dwelling. This has resulted in a reduction to the amount of disturbance proposed.

The **Health Department** commented that it has no objection to the variance request as long as a perc application and site plan are submitted and approved by the Health Department.

The **Development Division (Critical Area Team)** commented that provided the renovation occurs as an addition to the existing dwelling, they offer no objection to this application. If, however the plans indicate or field conditions necessitate the demolition of the existing structure, a new variance may be required.

The **Critical Area Commission** commented it appears that the applicant has reasonable and significant use of the entire parcel with the existing improvements. It does not appear that this request meets each and every one of the Critical Area variance standards including unwarranted hardship or that this variance would not adversely affect water quality and wildlife or plant habitat. The existing dwelling on this grandfathered lot is located on steep slopes and within the expanded Critical Area buffer. The project would result in 57 square feet of forest clearing within the buffer and 192 square feet of disturbance within the buffer. If this request were to be denied for the construction within the buffer, the applicant will still enjoy reasonable and significant use of the entire property and may continue with current plans for improvements outside of the buffer.

For the granting of a critical area variance, a determination must be made on the following:

Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship or practical difficulty. In this case the existing dwelling is located within the expanded buffer, making improvements difficult without variance relief. As such, some relief is warranted to allow the applicant to make modest improvements and avoid unwarranted hardship and practical difficulties.

A literal interpretation of the County's critical area program may deprive the applicant of rights that are commonly enjoyed by other properties in similar areas. The granting of the variance will not confer on the applicant a special privilege that would be denied by COMAR, Title 27. This request is not a result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. There is no evidence that the proposal will adversely affect water quality, impact fish, wildlife or plant habitat and the proposal is in harmony with the general spirit and intent of the County's critical area program. While the Critical Area Commission comments indicated that they did not agree that the applicant met these criteria, the OPZ Critical Area team offered no objection.

2024-0199-V

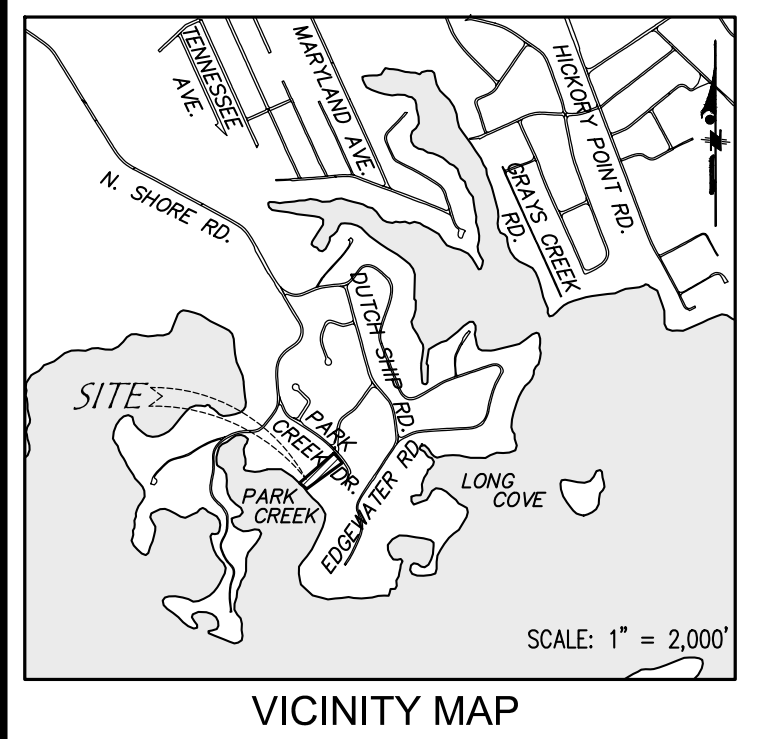
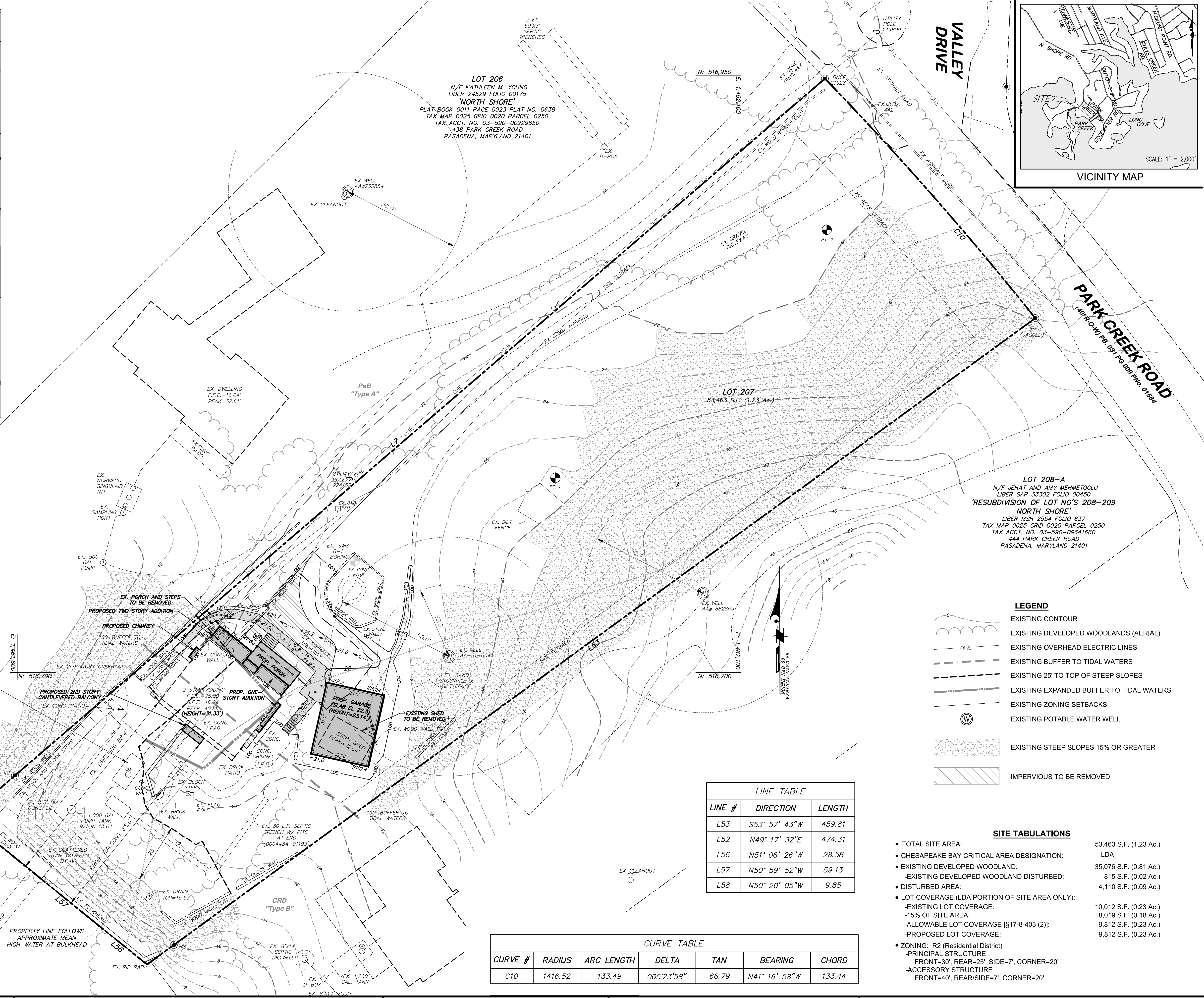
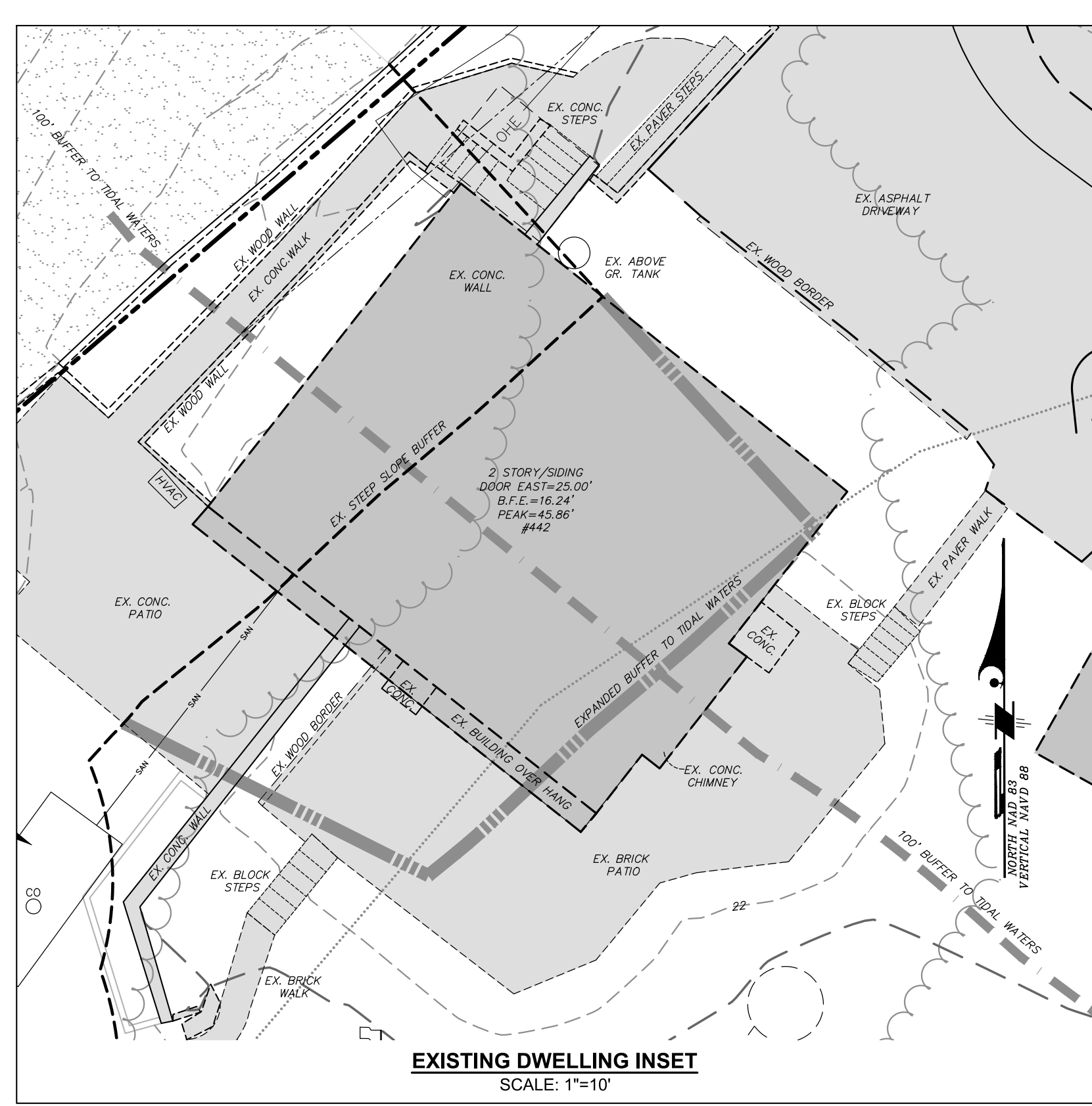
With regard to the requirements for all variances:

There is no evidence that the proposal will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare. Additionally, the proposal is considered to be the minimum necessary by this Office. The proposed improvements are estimated to result in 192 square feet of buffer disturbance and the applicant has located a large portion of the additions outside of the expanded buffer. Additionally, the applicant has reduced the proposal from the original design of a demo/rebuild.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends *approval* of the proposed variances for the construction of the dwelling additions 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.



- 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

**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

- 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'

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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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

October 29, 2024

Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, 3<sup>rd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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

**AFTER RECORDING, RETURN TO:**

Attn: S22-21102  
Eagle Title  
181 Harry S. Truman Parkway  
Suite 200  
Annapolis, MD 21401

Tax ID No.: 03-590-03654260

LR - Deed (w Taxes)  
Recording only ST20.00  
Name: Campbell  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 4,875.00  
LR - NR Tax - 1kd 0.00  
=====  
SubTotal: 4,935.00  
=====  
Total: 4,995.00  
08/26/2022 08:29  
CC02-RA  
#16553991 CC0501 -  
Anne Arundel  
County/CC05.01.10 -  
Register 10

**DEED**

**THIS DEED**, made this 18 day of MAY, 2022, by and between **FRANCES L. CAMPBELL, Personal Representative of the Estate of MARY PATRICIA AUSTIN, formerly known of record as Mary P. Campbell, Anne Arundel County, Maryland, Estate No. 105047**, party of the first part, **GRANTOR**, and **PAUL ANTHONY COFFIN and STEPHANIE MIKALAC COFFIN**, parties of the second part, **GRANTEES**.

**WITNESSETH**, that for and in consideration of the sum of Nine Hundred Seventy Five Thousand and 00/100 Dollars (\$975,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **PAUL ANTHONY COFFIN and STEPHANIE MIKALAC COFFIN**, as tenants by the entireties, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

**BEING KNOWN AND DESIGNATED** as Lot No. 207 as shown on the Plat of Part of North Shore, which said Plat is duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet 1, Rod A-9 Plat 14, now Plat Book 11, folio 23.

The improvements thereon being known as 442 Park Creek Road.

**BEING** the same property which, by Deed dated June 07, 1972, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 2498, folio 121, was granted and conveyed by Charles C. D. McGill unto Mary P. Campbell, as sole owner. Mary P. Campbell, also known as Mary Patricia Austin, departed this life on or about November 20, 2021, thereby vesting title in Frances L. Campbell, Personal Representative of The Estate of Mary Patricia Austin, formerly known of record as Mary P. Campbell.

**SUBJECT** to all easements, covenants and restrictions of record.

**TOGETHER** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

ACCT. 3590-0365-4260  
ALL REQUIRED LIENS ARE PAID AS  
OF 8/23/22 A.A. COUNTY  
BY: MLT

08/24/22 09:44 AM C 0017 R 0001  
Val #: 0001-036563 \$6,825.00  
Instrument Type: Deed

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39058, p. 0479, MSA\_CE59\_39500. Date available 09/26/2022. Printed 10/29/2024.  
08/24/22 09:44 AM C 0017 R 0001  
Val #: 0001-036564 \$9,750.00  
County Transfer Tax

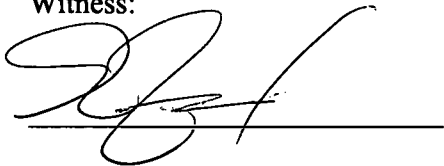
**TO HAVE AND TO HOLD** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **PAUL ANTHONY COFFIN** and **STEPHANIE MIKALAC COFFIN**, as tenants by the entireties, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple.


**AND** the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

[SIGNATURES BEGIN ON NEXT PAGE]

WITNESS the hand and seal of said Grantor, the day and year first above written.

Witness:

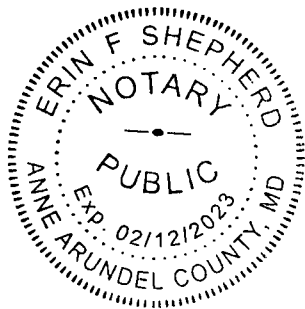



 (SEAL)  
**FRANCES L. CAMPBELL, Personal Representative of the Estate of MARY PATRICIA AUSTIN, formerly known of record as Mary P. Campbell, Anne Arundel County, Maryland, Estate No. 105047**

STATE OF Maryland, COUNTY OF Anne Arundel, to wit:

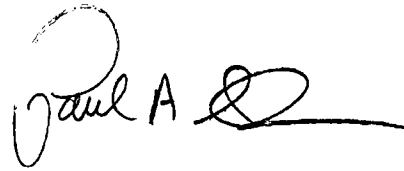
I HEREBY CERTIFY that on this 17<sup>th</sup> day of May, 2022, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **FRANCES L. CAMPBELL**, who acknowledged herself to be the Personal Representative of the Estate of Mary Patricia Austin, formerly known of record as Mary P. Campbell, Anne Arundel County, Maryland, Estate No. 105047, and that she being authorized so to do, signed the foregoing Deed in her capacity as Personal Representative for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
NOTARY PUBLIC  
My Commission Expires: 2/12/2023

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

A handwritten signature in black ink, appearing to read "Paul A. Skrickus". The signature is written in a cursive style with a large initial "P" and a stylized "S".

---

Paul A. Skrickus, Esquire

**MARYLAND  
FORM  
WH-AR**

**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence**

**2022**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor The Estate of Mary Patricia Austin

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

442 Park Creek Road, Pasadena, MD 21122

**3. Reasons for Exemption**

**Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

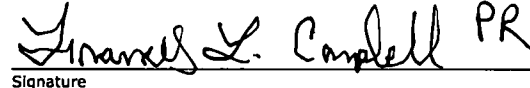
**3a. Individual Transferors**

  
Witness

Frances L. Campbell, Personal  
Representative of The Estate of Mary  
Patricia Austin

5/17/22  
\*\*Date

Name

  
Signature

**3b. Entity Transferors**

\_\_\_\_\_  
Witness/Attest

\_\_\_\_\_  
Name of Entity

\_\_\_\_\_  
By

\_\_\_\_\_  
Name

\_\_\_\_\_  
\*\*Date

\_\_\_\_\_  
Title

\*\* Form must be dated to be valid.

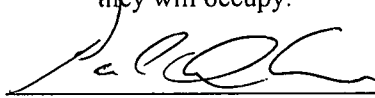
**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

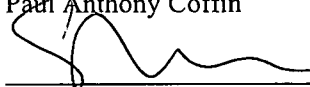
**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**AFFIDAVIT OF GRANTEES  
PRIMARY RESIDENCE**

THE UNDERSIGNED STATE UNDER OATH AS FOLLOWS:

1. The undersigned are the Grantees of residentially improved real property located at 442 Park Creek Road in City of Pasadena.
2. The undersigned state that the above referenced property will be their principal residence which they will occupy.

  
 \_\_\_\_\_  
 Paul Anthony Coffin

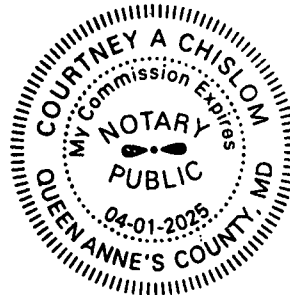
  
 \_\_\_\_\_  
 Stephanie Mikalac Coffin

STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL, to wit:

Sworn to and subscribed before me by Paul Anthony Coffin and Stephanie Mikalac Coffin on this 18th day of May, 2022.

  
 \_\_\_\_\_ (SEAL)  
 Signature of Notary Public

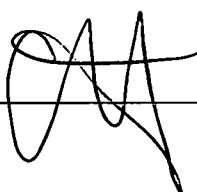
My Commission Expires:




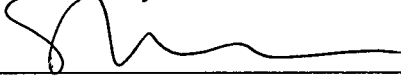
OWNER OCCUPANCY AFFIDAVIT

Paul Anthony Coffin and Stephanie Mikalac Coffin, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

  
\_\_\_\_\_

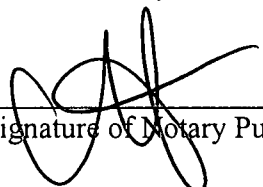
  
\_\_\_\_\_ (SEAL)  
Paul Anthony Coffin

  
\_\_\_\_\_ (SEAL)  
Stephanie Mikalac Coffin

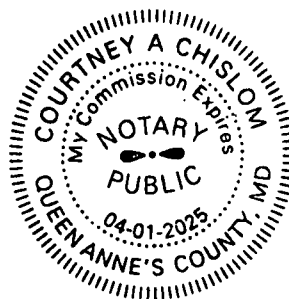
STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL, to wit:

I hereby certify that on the 18th day of May, 2022, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Paul Anthony Coffin and Stephanie Mikalac Coffin, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

  
\_\_\_\_\_  
Signature of Notary Public

My Commission Expires:





State of Maryland Land Instrument Intake Sheet

Baltimore City  County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		1 Deed	Mortgage	Other _____	Other _____
	2 Deed of Trust	Lease			
2	Conveyance Type Check Box	<input checked="checked" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
		3 Tax Exemptions (if applicable)			
Cite or Explain Authority		Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 975,000.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$ 780,000.00	X ( ) % =	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount -	\$
		Other:	\$	Total Transfer Tax =	\$
		Other:	\$	Recordation Tax Consideration	\$
		Full Cash Value:	\$	X ( ) per \$500 =	\$
				<b>TOTAL DUE</b>	<b>\$</b>

5	Fees	Amount of Fees		Agent:		
		Doc. 1		Doc. 2		
		Recording Charge	\$ 60.00	\$ 60.00		
		Surcharge	\$	\$	Tax Bill:	
		State Recordation Tax	\$ 6,825.00	\$	C.B. Credit:	
		State Transfer Tax	\$ 4,875.00	\$	Ag. Tax/Other:	
		County Transfer Tax	\$ 9,750.00	\$		
		Other	\$	\$		
		Other	\$	\$		

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
			03-590-03654260	2498 , 121				<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Location/Address of Property Being Conveyed (2)							
		442 Park Creek Road, Pasadena, MD 21122							
		Other Property Identifiers (if applicable)					Water Meter Account No.		
		Residential <input checked="checked" type="checkbox"/> Or Non-Residential <input type="checkbox"/> Fee Simple <input checked="checked" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: \$ _____						Partial Conveyance <input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____	

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Frances L. Campbell, Personal Representative of The Estate of Mary Patricia	Paul Anthony Coffin and Stephanie Mikalac Coffin
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		Paul Anthony Coffin and Stephanie Mikalac Coffin	Scott Everett
		New Owner's (Grantee) Mailing Address	
		442 Park Creek Road, Pasadena, MD 21122	

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
			Everett Financial, Inc., dba Supreme Lending

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="checked" type="checkbox"/> Return to Contact Person
		Name: Lisa Lowry		<input type="checkbox"/> Hold for Pickup
		Firm: Eagle Title		<input type="checkbox"/> Return Address Provided
		Address: 181 Harry S. Truman Parkway, Suite 200 Annapolis, MD 21401 Phone: (410) 266-3600		

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
Assessment Information	<input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
	<input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No	Does the transfer include personal property? If yes, identify: _____					
	<input type="checkbox"/> Yes <input checked="checked" type="checkbox"/> No	Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).					
Assessment use only - Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole	Part	Tran. Process Verification	
Transfer Number	Date Received:		Deed Reference:		Assigned Property No.:		
Year	20	20	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		

REMARKS:

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39058, P. 0486, MSA CE59-39058, P. 0486, Date available 09/26/2022. Printed 10/29/2024.

Space Reserved for County Validation

03-590-03654260

Title Insured by: N/A

Parcel ID: 03-03654260  
Address: 442 Park Creek Road  
Pasadena, MD 21122

**THIS DEED**

Made this 24 day of March, 2023, by and between, **Paul Anthony Coffin** and **Stephanie Mikalac Coffin**, husband and wife as tenants by the entireties, parties of the first part, and **Paul A. Coffin, Trustee**, and **Stephanie M. Coffin, Trustee**, of the **Paul A. Coffin Living Trust - Restated**, dated the 24 day of March, 2023, parties of the second part, and **Stephanie M. Coffin, Trustee**, and **Paul A. Coffin, Trustee**, of the **Stephanie M. Coffin Living Trust - Restated**, dated the 24 day of March, 2023, parties of the third part. This no consideration deed transfers an interest in real property to the grantors' revocable trusts in which grantors are primary beneficiaries.

WHEREAS, this deed transfers an interest in real property to revocable trusts without any consideration other than an obligation under a mortgage or deed of trust encumbering the transferred property; and

WHEREAS, pursuant to MD Code Ann., Est. & Trusts § 14.50-1001(b) and MD Code Ann., Tax-Property § 12-108 (ee), this transfer is NOT subject to any transfer or recording taxes; and

WHEREAS, the above-described property has heretofore been held as tenants by the entirety, and in making this conveyance, the grantors intend that the above-described property and any proceeds of the property shall enjoy the immunity from the claims of their separate creditors as set forth in Section 14.5-511 of the Estates and Trusts Article of the Annotated Code of Maryland, as may be amended, and any further provisions in effect which shall provide the greatest degree of immunity from the claims of said creditors.

WITNESSETH, that for estate planning purposes and for no consideration, the said parties of the first part do grant and convey unto the parties of the second part, a Fifty Percent (50%) undivided interest, and unto the parties of the third part, a Fifty Percent (50%) undivided interest, in fee simple and as tenants in common, as between the parties of the second part and the parties of the third part, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in Anne Arundel County, Maryland, namely:

Lot No. 207 as shown on the Plat of Part of North Shore, which said Plat is duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet 1, Rod A-9 Plat 14, now Plat Book 11, folio 23.

BEING that same property described in Liber 39058 at folio 479

LR - Deed (No-Taxes) 20.00  
Recording Fee  
Name: COFFIN  
LR - Deed (No-Taxes) 40.00  
Surcharge  
===== 60.00  
Subtotal  
===== 60.00  
Date: 04/14/2023 11:46  
CC02-X6  
#17147468 CC0501 -  
by Anne Arundel  
County/CC05.01.08 -  
Register 08

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39587, p. 0273, MSA\_CE59\_40029. Date available 05/08/2023. Printed 08/17/2023 04:13/23 01:15 PM C 0001 R 0003  
Val #: 0003-270115 \$0.00  
Deed - Recordation Tax - Exempt - Mail  
Instrument Type: Deed  
ACCT: 3990-03654260  
ALL REQUIRED LIENS ARE PAID AS OF 4/13/23 A.A. COUNTY  
BY: EDM

Handler  
Levine


AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurances of said land as may be requisite.

Subject to covenants and restrictions of record.

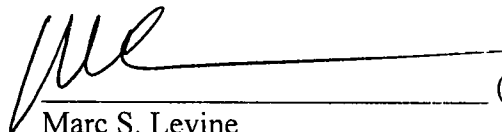
TO HAVE AND TO HOLD said parcel of land and premises above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the Grantees herein as Trustee(s) of **Paul A. Coffin Living Trust - Restated**, dated the 24 day of March, 2023, and as Trustee(s) of the **Stephanie M. Coffin Living Trust - Restated**, dated the 24 day of March, 2023, the survivor of them, their successors and assigns in fee simple, with full power and authority to declare the trust, to protect, conserve, lease, encumber, manage, dispose of, distribute (according to the terms of their Trust), convey to their successors or otherwise deal with the real property described in this deed.

WITNESS our hands and seals the day and year hereinabove written.

  
\_\_\_\_\_  
Paul Anthony Coffin (SEAL)

  
\_\_\_\_\_  
Stephanie Mikalac Coffin (SEAL)

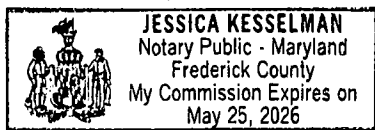
The undersigned hereby certifies that he is an attorney admitted to practice before the Court of Appeals of Maryland and that the foregoing Deed was prepared under his supervision.

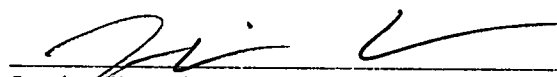
  
\_\_\_\_\_  
Marc S. Levine (SEAL)

STATE OF MARYLAND :  
COUNTY OF MONTGOMERY : ss:

The undersigned, a Notary Public in and for the said State and County, does hereby certify that **Paul Anthony Coffin** and **Stephanie Mikalac Coffin**, parties to the above Deed, hereto annexed, personally appeared before me in said State and County, the said individuals being personally known to me (or satisfactorily proven) as the persons who executed the said Deed, and acknowledged the same to be their act and deed for the purposes therein contained.

Given under my hand and seal this 24 day of March, 2023.



  
\_\_\_\_\_  
Jessica Kesselman, Notary Public

My Commission Expires: 5/25/2026

ADDRESS OF GRANTORS and GRANTEES: 13113 Brandon Way Road  
Germantown, MD 20878

PLEASE RETURN TO: **Marc S. Levine, Esq.**  
**HANDLER & LEVINE, LLC**  
**4520 East West Highway, Suite 700**  
**Bethesda, MD 20814**

Re: Grantors: **Paul Anthony Coffin**  
**Stephanie Mikalac Coffin**

Grantees: **Paul A. Coffin, Trustee and Stephanie M. Coffin, Trustee**  
**Paul A. Coffin Living Trust - Restated,**  
dated the 24 day of March, 2023

**Stephanie M. Coffin, Trustee and Paul A. Coffin, Trustee**  
**Stephanie M. Coffin Living Trust - Restated,**  
dated the 24 day of March, 2023

Property Address: 442 Park Creek Road  
Pasadena, MD 21122


NO CONSIDERATION TRANSFER

This is a transfer without consideration: (EXPLAIN)

This no consideration deed transfers an interest in real property to the grantors' revocable trusts in which grantors are primary beneficiaries.

AFFIDAVIT OF CONSIDERATION

The undersigned hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the grantee, is in the sum total of \$ -0-. No Grantor or Grantee is assuming liability for debt or being relieved of liability for debt in this transaction.

  
\_\_\_\_\_  
By: Marc S. Levine, Agent for  
Transferor and Transferee

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39587, p. 0276, MSA\_CE59\_40029. Date available 05/08/2023. Printed 08/17/2023.

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Anne Arundel
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

Space Reserved for Circuit Court Clerk Recording Validation

Form with sections 1-11 including: Type(s) of Instruments, Conveyance Type Check Box, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From, Transferred To, Other Names to Be Indexed, Contact/Mail Information, and Assessment Information.

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39587, p. 0277, MSA\_CE59\_40029. Date available 05/08/2023. Printed 08/17/2023.

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	

<b>FOR RESUBMITTAL ONLY</b>	
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	

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           | <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 checked="" 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: 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 1<sup>st</sup> and 2<sup>nd</sup> floor additions, porch, balcony, walk, and detached garage.

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input checked="" 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 checked="" 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		Acres	Sq Ft
	0.00		Total Disturbed Area	0.09	4,110
IDA Area	0.00				
LDA Area	1.23		# of Lots Created	n/a	
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	Acc. Structure Addition
Forest Clearing	Barn
HPA Impact	Deck
Impervious Surface	Dwelling
Expanded Buffer	Dwelling Addition
Nontidal Wetlands	Garage
Steep Slopes	Gazebo
Setback	Patio
Other	Pool
	Shed
	Other
	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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 border 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 1<sup>st</sup> and 2<sup>nd</sup> 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

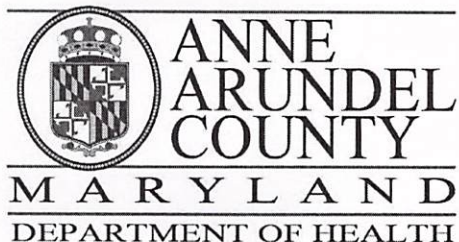
Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, Critical Area Map

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.




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**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: Paul Anthony Coffin, Trustee  
442 Park Creek Road  
Pasadena, MD 21122

NUMBER: 2024-0199-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions with less setbacks and buffer 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 perc application and site plan are submitted and approved by the Health Department.

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

cc: Sterling Seay

# 2024-0199-V

Menu Cancel Help

Task Details OPZ Critical Area Team

**Assigned Date**

10/30/2024

**Assigned to**

Kelly Krinetz

**Current Status**

Complete w/ Comments

**Action By**

Kelly Krinetz

**Comments**

Provided the renovation occurs as an addition to the existing dwelling, we offer no objection to this application. If, however the plans indicate or field conditions necessitate the demolition of the existing structure, a new variance request may be required.

**End Time**

**Billable**

No

**Time Tracking Start Date**

**In Possession Time (hrs)**

**Estimated Hours**

0.0

**Comment Display in ACA**

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

**Due Date**

11/20/2024

**Assigned to Department**

OPZ Critical Area

**Status Date**

11/06/2024

**Overtime**

No

**Start Time**

**Hours Spent**

0.0

**Action by Department**

OPZ Critical Area

**Est. Completion Date**

- Display E-mail Address in ACA
- Display Comment in ACA

Task Specific Information

**Expiration Date**

**Reviewer Phone Number**

**Review Notes**

**Reviewer Email**

**Reviewer Name**



Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

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**CAC Comments: 2024-0198-V; Brookwood Corporation (AA 0284-24), 2024-0199-V; Coffin (AA 0285-24), 2024-0200-V; O'Neill (AA 0293-24)**

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

Wed, Nov 20, 2024 at 8:43 AM

To: "pzmedi22@aacounty.org" <pzmedi22@aacounty.org>

Cc: Jennifer Esposito <jennifer.esposito@maryland.gov>

Good morning,

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

- 2024-0198-V; Brookwood Corporation (AA 0284-24): Appropriate mitigation required.
- 2024-0199-V; Coffin (AA 0285-24): It appears that the applicant has reasonable and significant use of the entire parcel with the existing improvements. It does not appear that this request meets each and every one of the Critical Area variance standards including unwarranted hardship or that this variance would not adversely affect water quality and wildlife or plant habitat. The existing dwelling on this grandfathered lot is located on steep slopes and within the expanded Critical Area Buffer. The project would result in 57 square feet of forest clearing within the Buffer and 192 square feet of disturbance within the Buffer. If this request were to be denied for the construction within the Buffer, the applicant will still enjoy reasonable and significant use of the entire property and may continue with current plans for improvements outside of the Buffer.
- 2024-0200-V; O'Neill (AA 0293-24): Appropriate mitigation required.

Best,  
Jamileh

--



Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays  
[dnr.maryland.gov/criticalarea](http://dnr.maryland.gov/criticalarea)

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





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



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

DATE	REVISOR	DESCRIPTION

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 All dimensions and materials represent a design intent and may deviate from what is shown on the drawings. All dimensions and materials are not specifically noted or dimensioned are to be considered representational.

Project:  
**Coffin Residence**  
 442 Park Creek Road  
 Pasadena, Maryland 21122



DATE:	10.16.2024
SCALE:	AS SHOWN
SHEET:	A2.1

TRADE SET

# Map Title



## Legend

### Foundation

#### Addressing



#### Parcels



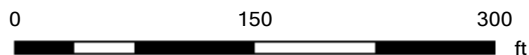
#### Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

none

## Notes



THIS MAP IS NOT TO BE USED FOR NAVIGATION