

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

APPLICANT: Frank Benz

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0209-V

COUNCIL DISTRICT: 5

HEARING DATE: January 28, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicant is requesting variances to allow a new dwelling with less setbacks than required on property located at 1100 Magothy Circle in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 42,722 square feet of land and is located with frontage on the east side of Magothy Circle. It is identified as Lot 337 of Section E on Plat 5 in the Cape Saint Claire subdivision, Parcel 28 in Grid 12 on Tax Map 40. The waterfront property is zoned R5 – Residential District, lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a one-story dwelling and associated facilities.

PROPOSAL

The applicant proposes to remove the existing house and to construct a new 2-story single-family dwelling (approximately 38' x 60', with a height of 30') with an attached garage (24' x 24'), a driveway, and a pool and patio.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Ordinance provides that a principal structure in an R5 District shall be set back a minimum of 20 feet from the rear lot line. The proposed single family dwelling would be constructed as close as 7 feet from the rear (western) lot line, necessitating a variance of 13 feet.

FINDINGS

The subject property is irregularly shaped and oversized for lots in the R5 District with regard to the minimum lot size of 7,000 square feet and the minimum lot width of 60 feet. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

Variance 1999-0129-V, to allow dwelling additions with less setbacks than required, had been

granted on June 4, 1999. Specifically, the variance allowed additions to the existing dwelling to be as close as 7 feet to the western lot line (referred to as the side lot line during that request). Permits B02097388 and G02008060 were subsequently issued, but were then canceled when no work had begun.

Grading permit G02020179, to construct a new single family dwelling, was submitted on July 22, 2024. Variance approval must be obtained prior to the permit being issued.

The existing critical area lot coverage of the site is approximately 2,254 square feet. The proposed post-construction lot coverage is approximately 4,930 square feet, which is below the lot coverage allowed under §17-8-402 (15% or 6,408.3 square feet). The proposed coverage by structures is approximately 3,652 square feet, which is well below the 40% (17,088.8 square feet) maximum coverage by structures allowed under § 18-4-701.

The applicant's letter explains that the new dwelling was designed so that no new lot coverage would be placed nearer to the shoreline than the facades of the existing dwelling, and as a result, a zoning variance to encroach into the rear setback is required. The applicant contends that the request is not out of character for the neighborhood, that the new dwelling will conform in size and layout with other properties on the peninsula, and that it will be further from the shoreline than many of the dwellings that exist in the area.

Agency Comments

The **Development Division (Critical Area Team)** noted that the proposed redevelopment of this site is in compliance with Article 17-8-702(b), that no Critical Area Variance is required for this proposal, and that mitigation and buffer establishment will be addressed at permitting.

The **Health Department** noted that they require additional information regarding the type and location of the existing and neighboring water supply well systems.

The **Inspections & Permits Engineering Section** is unable to recommend approval.¹

Variance Criteria

For the granting of a variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the subject property is irregularly shaped and encumbered by the 100 foot buffer, mapped as a buffer modification area (BMA). Although the eastern facade of the existing dwelling would allow the new dwelling to be constructed closer to the shoreline, the applicant has elected to maximize the distance to the shoreline in accordance with the BMA requirements².

¹ Refer to the Inspections & Permits Engineering Section's comments for their detailed objection.

² § 17-8-702 provides that lot coverage added during the expansion or replacement of an existing structure in a

Based on the orientation of the proposed dwelling, the western lot line will function as a side lot line, although it is designated as the rear lot line by the zoning ordinance. In the R5 District, the minimum side setback is 7 feet, which is consistent with the other dwellings to the west of the subject property. Therefore, the granting of a variance to rebuild the dwelling in the proposed location would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

With mitigation, the granting of the variance should not reduce forest cover in the limited development areas, nor be contrary to acceptable clearing and replanting practices required for development in the critical area.

This Office recognizes that a variance does not necessarily require pre-approval by the Engineering Section and that, if approved, their comments would still have to be addressed at the time of permitting. The applicant is advised that, if a zoning variance is granted, any change to the proposed improvements shown on the site plan that are necessary to address the Engineering comments may require a new variance.³

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 requested variances to § 18-4-701 to allow a dwelling with less setbacks than required.

In addition, if granted, per § 17-8-702(e), mitigation for new lot coverage or for replacement of existing lot coverage in the buffer modification area is required as follows:

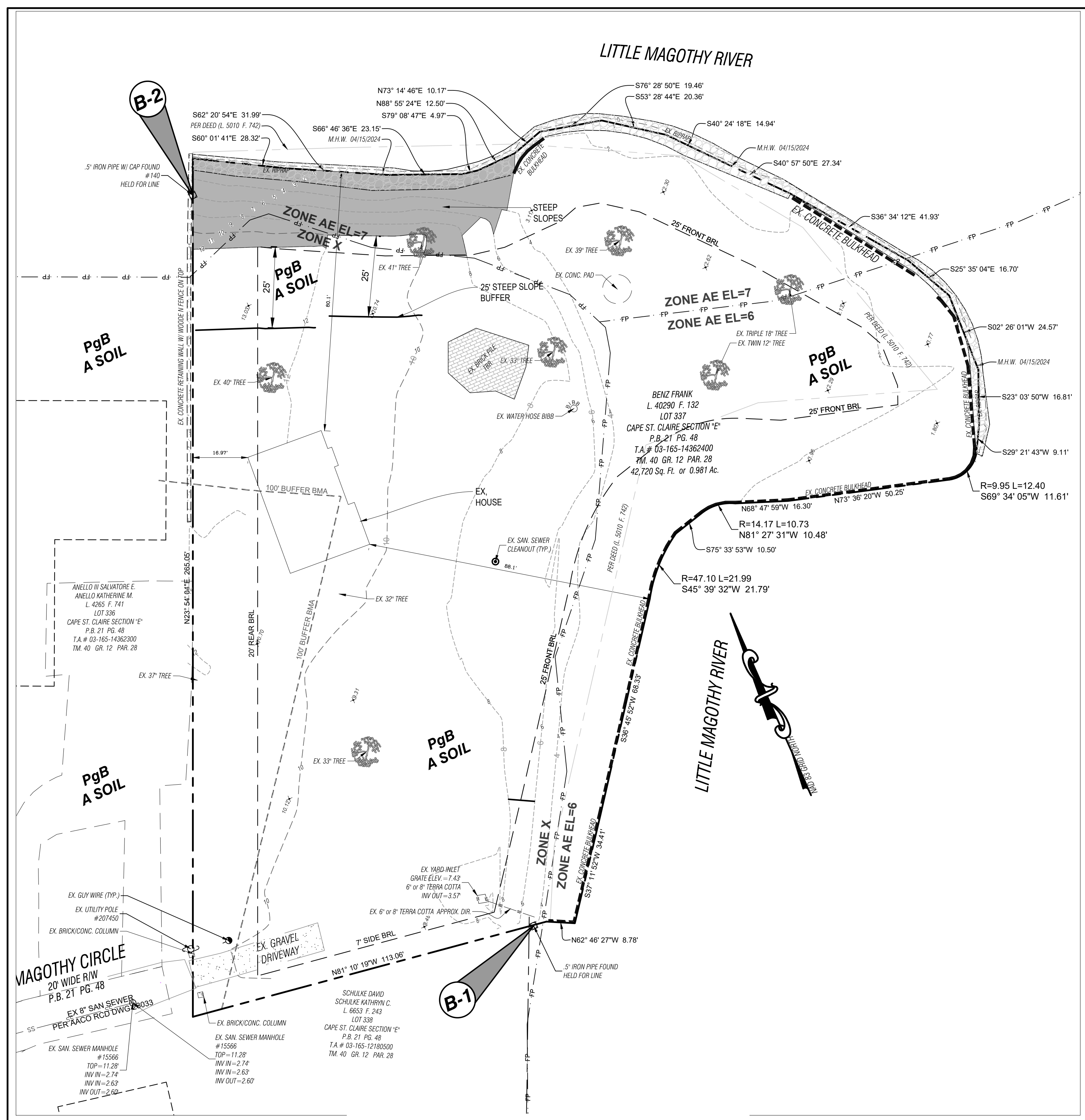
(1) For every square foot of additional lot coverage within 100 feet of the mean high water line, a vegetated buffer shall be planted within the buffer modification area at a ratio of two times the amount of lot coverage.

(2) If a variance is required, a vegetated buffer shall be planted within the buffer modification area at a ratio of 3:1 for the additional area of disturbance granted under the variance.

buffer modification area shall not be placed nearer to the shoreline than the closest facade of the existing principal structure. The structure or expansion shall be designed and located to maximize the distance from the shoreline and to enhance and protect the environmentally sensitive features on the site, taking into account the natural features. The design and location of a new structure shall maximize ESD design criteria and shall maximize the distance between the shoreline and the structure; accommodate the location of existing or proposed septic systems, storm drains, wells, and other utilities; be compatible with existing patterns of residential, industrial, commercial, or recreational development; maximize the ability of the buffer to provide for the removal or reduction of sediments, nutrients, and potentially harmful or toxic substances, including non-structural stormwater management practices, in runoff entering the bay and its tributaries; minimize the adverse effects of human activities on wetlands, shorelines, stream banks, tidal waters, and aquatic resources; maintain an area of transitional habitat between aquatic and terrestrial communities; maintain the natural environment of streams; and protect riparian wildlife.

³ This refers to, for example, changes to the footprint or location of the dwelling to accommodate stormwater management which shifts the dwelling closer to the lot lines.

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.



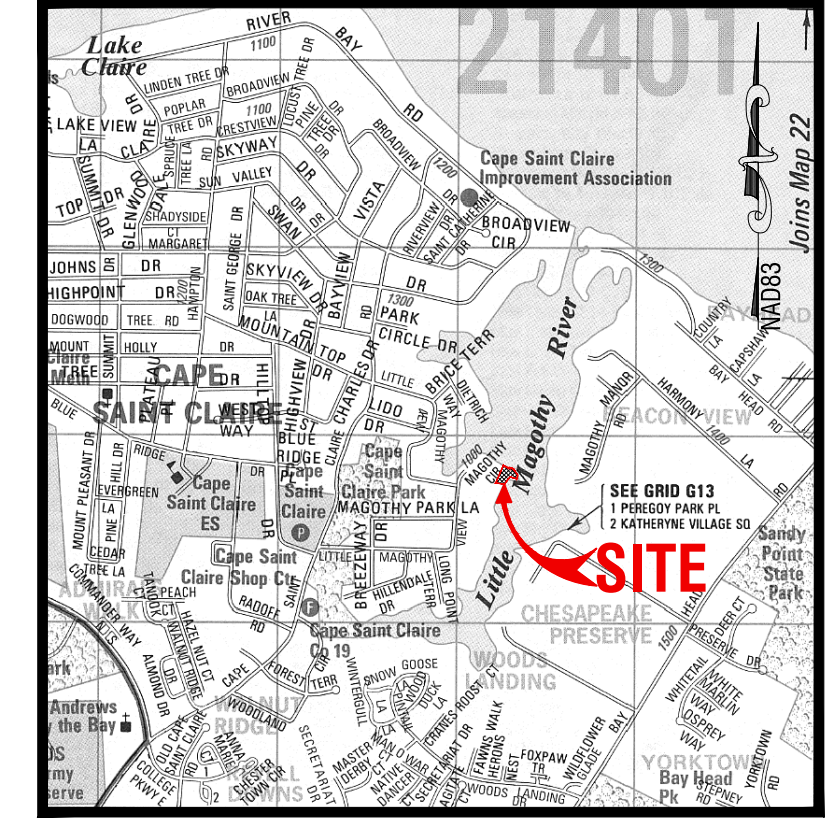
EXISTING CONDITIONS VARIANCE SITE PLAN
SCALE: 1" = 20'

GENERAL NOTES

- OWNER: FRANK BENZ, 770 HOLLY LANE, ARNOLD, MD 21012
- ENGINEER: MESSICK & ASSOCIATES, 7 OLD SOLOMONS ISL RD ST 202, ANNAPOLIS, MD 21401, PHONE: 410-266-3212, C/O MIKE GILLESPIE
- THE SITE ADDRESS IS: 1100 MAGOTHY CIRCLE ANNAPOLIS, MD 21409
- THE PROPERTY IS KNOWN AS: TAX MAP 40, GRID 12, PARCEL 28, LOT 337 SEC E, PLAT 5, CAPE ST. CLAIRE DEED REF: 40290 / 132 TAX ACCOUNT NO.: 03-165-14362400
- THIS PLAN DOES REFLECT A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MESSICK AND ASSOCIATES JUNE 2024.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAYS, OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.
- EXISTING ZONING IS R5 - RESIDENTIAL DISTRICT. SETBACKS PRINCIPAL STRUCTURE: FRONT = 25', SIDE = 7', REAR = 20'. SETBACKS ACCESSORY STRUCTURE: FRONT = 40', SIDE = 7', REAR = 7'.
- PROPOSED SITE UTILITIES ARE PRIVATE WELL (W-7), FUTURE SERVICE - BROADNECK AND PRIVATE SEPTIC (S-7, FUTURE SERVICE - BROADNECK).
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONES "AE" (AREA WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATION OF 6 FEET), "AE" (AREA WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATION OF 7 FEET), AND "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0191F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY).

VARIANCE REQUEST

§ 18-4-701. R5 BULK REGULATIONS WHICH STATE IN PART THAT A PRINCIPAL STRUCTURE IN AN R5 DISTRICT SHALL HAVE A REAR SETBACK OF 20'



ADC PERMITTED USE NUMBER 21003176
VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

PROPERTY ADDRESS:	1100 MAGOTHY CIRCLE ANNAPOLIS, MD. 21409		
OWNER ADDRESS:	BENZ FRANK, 770 HOLLY LANE, ARNOLD, MD. 21012		
TAX MAP: 40 GRID: 12 PARCEL: 28	DEED L: 40290, F: 132		
ASSESSMENT DISTRICT:	THRD		
TAX ACCOUNT NUMBER:	03-165-14362400		
EXISTING ZONING:	R-5	PROPOSED ZONING:	R-5 (NO CHANGE)
SETBACK:	FRONT: 25'	REAR: 20'	SIDES: 7'
MAX BUILDING HEIGHT:	45'		
FEMA RATE MAP NUMBERS:	24003C0191F	DATED:	02/18/2015
FEMA RATE MAP ZONE:	ZONE AE / ZONE X EL = 6 / 7		
CRITICAL AREA MAP:			
PREDOMINATE SOIL TYPES:			
SYMBOL	HSG	TYPE	
PgB	A	Patapsco-Fort Mott-Urban Land Complex, 0 TO 5 Percent Slopes	
EXISTING USE:	RESIDENTIAL		
PROPOSED USE:	RESIDENTIAL		
WATERSHED AREA:	MAGOTHY RIVER		
TOTAL SITE AREA:	42,722 S.F.	~0.98 AC.	
PROPOSED CLEARING:	5,789 S.F.	~0.13 AC.	
EXISTING IMPERVIOUS AREA:	2,254 S.F.	~0.05 AC.	
PROPOSED IMPERVIOUS AREA:	4,914 S.F.	~0.11 AC.	
TOTAL DISTURBED AREA:	11,784 S.F.	~0.27 AC.	
AREA VEG. STABILIZED:	6,870 S.F.	~0.16 AC.	
AREA STRUCT. STABILIZED:	4,914 S.F.	~0.11 AC.	
CUT:	100 CY.		
FILL:	80 CY.	CONTRACTOR IS ADVISED TO CHECK QUANTITIES	
BORROW:	20 CY.		

EXISTING LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	42,722 SQ. FT. OR 0.981 AC.
EXISTING WOODLANDS ON SITE.....	25,868 SQ. FT. OR 0.594 AC.
ALLOWABLE COVERAGE (15%).....	6,408 SQ. FT. OR 0.147 AC.
EXISTING LOT COVERAGE.....	2,254 SQ. FT. OR 0.052 AC.
HOUSE	1,100 S.F.
DRIVEWAY	347 S.F.
CONC STOOP & STAIR	41 S.F.
CONC PAD	64 S.F.
CONC WALK	246 S.F.
BRICK PILE	396 S.F.

MAPPED SOIL TYPES ON-SITE

SOURCE: <http://websoilsurvey.nrcs.usda.gov>

MAP SYMBOL	SOIL MAPPING UNIT	HYDRIC	HIGHLY ERODIBLE	HYDRD GROUP
PgB	PATAPSCO-FORT MOTT-URBAN LAND COMPLEX 0-5% SLOPES	NO	NO	A

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING WOODS / TREE LINE
- EXISTING TREE
- EXISTING CONC. BULKHEAD
- FLOOD PLAIN
- 100' BUFFER BMA
- EXISTING EOP
- EXISTING BUILDING
- EXISTING CONC. WALKWAY

REVISION DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202 ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

OWNER/DEVELOPER:

FRANK BENZ
770 HOLLY LANE
ARNOLD, MARYLAND 21012

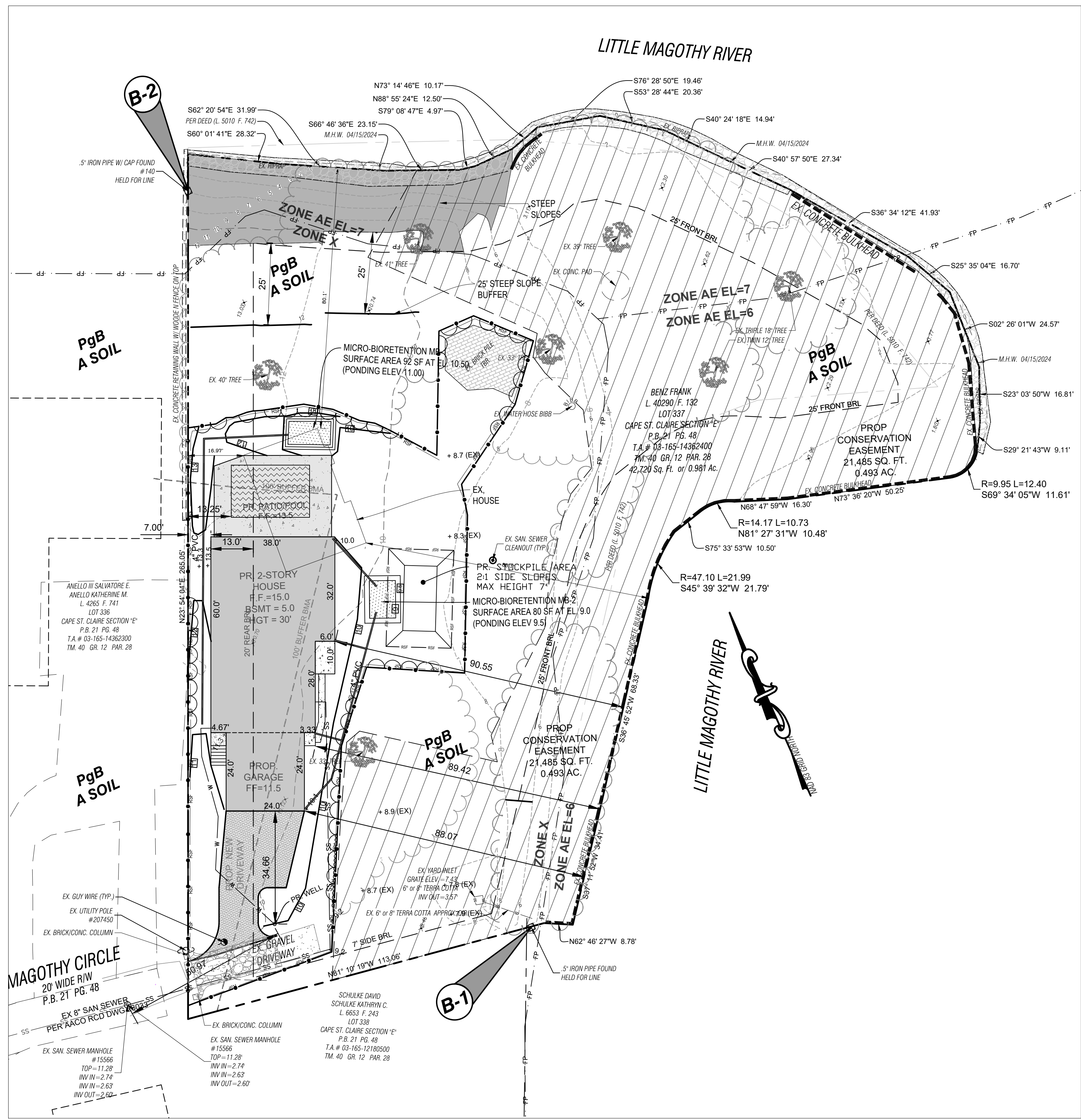
VARIANCE SITE PLAN

GRADING PERMIT
1100 MAGOTHY CIRCLE
ANNAPOLIS, MD. 21409

TM: 40 GRID: 12 PARCEL: 28 G02020179 ZONING: R-5/LDA
THRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER 2024 SHEET: 1 OF 2

November 2024 FILE: C:\A\A\03-165-14362400\1100 Magothy Circle\DWG\Grading_Permits\24-1854_1100 Magothy_Cr..._Grading_Plan 8/25/24.dwg

November 2024 FILE: C:\A\A\024-1654-1100\Magothy Circle\DWG\Grading_Permits\1654_1100\Magothy_Cir_Grading_Plan 8/25/24.dwg



PROPOSED CONDITIONS VARIANCE SITE PLAN
SCALE: 1" = 20'

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	42,722 SQ. FT. OR 0.981 AC.
EXISTING WOODLANDS ON SITE.....	25,868 SQ. FT. OR 0.594 AC.
EXISTING WOODLANDS TO BE REMOVED.....	5,789 SQ. FT. OR 0.133 AC.
EXISTING WOODLANDS TO REMAIN.....	20,079 SQ. FT. OR 0.461 AC.
ALLOWABLE COVERAGE (15%).....	6,408 SQ. FT. OR 0.147 AC.
EXISTING LOT COVERAGE TO REMAIN.....	411 SQ. FT. OR 0.009 AC.
- DRIVEWAY.....	347 SQ. FT.
- CONC PAD.....	64 SQ. FT.
PROPOSED LOT COVERAGE.....	4,503 SQ. FT. OR 0.103 AC.
- PR. HOUSE / GARAGE.....	2,898 SQ. FT.
- PR. DRIVEWAY.....	760 SQ. FT.
- PR. POOL AND PATIOS.....	884 SQ. FT.
- PR. WALK.....	42 SQ. FT.
TOTAL EX & PROPOSED LOT COVERAGE.....	4,914 SQ. FT. OR 0.113 AC.

BMA LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	42,722 SQ. FT. OR 0.981 AC.
EXISTING BMA LOT COVERAGE.....	1,694 SQ. FT. OR 0.039 AC.
HOUSE.....	748 S.F.
DRIVEWAY.....	240 S.F.
CONC PAD.....	64 S.F.
CONC WALK.....	246 S.F.
BRICK PILE.....	396 S.F.
PROPOSED BMA LOT COVERAGE.....	1,729 SQ. FT. OR 0.040 AC.
HOUSE.....	669 S.F.
DRIVEWAY.....	400 S.F.
POOL/PATIO.....	363 S.F.
EX DRIVEWAY.....	240 S.F.
WALK/STOOP.....	57 S.F.
DUE TO INCREASE IN BMA LOT COVERAGE OF 35 SQ. FT. THIS ADDITIONAL SQUARE FOOTAGE WILL BE MITIGATED AT A 2:1 BASIS, REQUIRING 1 TREE AND THREE SHRUBS	

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING WOODS / TREE LINE
	EXISTING TREE
	EXISTING CONC. BULKHEAD
	FLOOD PLAIN
	100' BUFFER BMA
	EXISTING COP
	EXISTING BUILDING
	EXISTING CONC. WALKWAY
	PROPOSED RESIDENTIAL DWELLING UNIT

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

OWNER/DEVELOPER:
FRANK BENZ
770 HOLLY LANE
ARNOLD, MARYLAND 21012

VARIANCE SITE PLAN

GRADING PERMIT
1100 MAGOTHY CIRCLE
ANNAPOLIS, MD. 21409

TM: 40 GRID: 12 PARCEL: 28 G02020179 ZONING: R-5/LDA
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER 2024 SHEET: 2 OF 2



November 11, 2024

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401
Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST
FRANK BENZ PROPERTY
1100 MAGOTHY CIRCLE
ANNAPOLIS, MD 21409
G02020179

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 18-4-701 which states in part that a principal structure be located 20' from a rear property line. The lot is developed with dwelling and associated improvements, that will be removed as per G02020179. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 42,722 square feet in area. The site is served by well and public sewer. It is served by Magothy Circle, a 20' right of way. The site drains to the tidal waters of the Little Magothy River. The site is waterfront. The site is located in the LDA of the Chesapeake Bay Critical Area. The site is located in a Buffer Modification area. The site is zoned R5. The dwelling is in flood zone X.

The applicant wishes to remove the existing features and construct a new dwelling and driveway on the lot. As the site is BMA, per 17-8-702(b), no lot coverage shall be placed nearer to the shoreline than the façade of the existing structure. The client designed a house specifically to meet this requirement. During the review of this grading permit, no comment was made on this layout. However, it was pointed out during this review that what had been labeled a side yard is actually the rear yard, per 18-2-401. The building restriction lines were thusly modified, and the need for a zoning setback variance request was determined. A review of aerial photography of the peninsula indicates that the request is not out of the character of the neighborhood. Because of the odd shape of the lot and the fact it has tidal water on three sides, the house was designed not only to meet 17-8-702(b) but to conform with the layout of existing properties. However, Magothy Circle serves the lot in a manner that requires the portion of the lot next to 1098 Magothy Circle to be the rear yard.

The existing dilapidated home does not currently meet the 20' rear yard setback. It is located 16.97' from the lot line. The proposed home would be 7' from the rear lot line, in conformance with other development in the area. The new home would require a 13' variance to the rear lot line. With the requirements of 17-8-702(b), this would leave a dwelling out of the character of the area, it would be long and narrow. The proposed home was designed to meet the underlying lot coverage allowances, and keep the clearing under the Codified limits. From the start, this was a tough site to

redevelop, and based on the current layout, with the granting of this variance, the site should be an improvement to what exists currently. Stormwater management is shown as provided, and all work has been kept as far as possible from the shoreline. Granting this variance would allow replacement of a potential eyesore with a modern dwelling compatible with the neighborhood. It should be noted that the design for the site does not require a critical area variance. Although the overall lot coverage is being increased from existing, the proposed lot coverage (4,884 sq. ft.) is well under the allowable lot coverage for a property of this size (6,408 sq. ft.).

In response to the pre file comments, the line of the closest façade to the shoreline was removed, and other proximities to the shoreline were reverified. It would appear that the proposed development meets the requirements of 17-8-702(b). The engineering comments are being addressed under the grading permit.

This plan meets the intent of 18-16-305(a):

1. The subject property is 42,722 square feet in size, and it is zoned R5, it is well above the R5 lot size requirements. The site is on a point, so it has tidal water on three sides. The neighboring lots side yard was determined to be the subject properties rear yard. The site is BMA, which precluded placing a dwelling closer to the shoreline than the façade of the existing structure. The site does have steep slopes and their buffers, but these would not be impacted by development. The closer to the shoreline provision does not allow for a dwelling commensurate in size to other dwellings in the neighborhood. As such, there is no reasonable possibility of developing this property without relief to the Code.

2. The exceptional circumstances and practical difficulties in redeveloping the property have been noted in #1 above to a large degree. As the site BMA, with an existing dilapidated structure, it would not be possible to do any improvements to the dwelling without a variance. The variance request for rear setback relief means no critical area variance is necessary or requested.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA, as mitigation will be required for the proposed tree removal. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is the minimum to allow for construction of a new dwelling, without the need to request a variance for critical area requirements.

2. i. This variance will not alter the essential character of the neighborhood. The new dwelling will conform in size and layout with other properties on the peninsula. The new house will be further from the shoreline than many of the dwellings that exist in the area. This dwelling will fit right in with others, and will not have an impact on the character of the neighborhood.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The proposed work meets all underlying critical area requirements, and meet all setbacks other than the one for which relief is being requested.

iii. Tree clearing within the prescribed limits of the Code will be necessary, however this tree clearing will require mitigation. Any mitigation necessary during the permit process will not decrease tree cover in the LDA or RCA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction of a new home, the disturbance has been kept to the minimum necessary to minimize earth disturbance, and tree clearing, and to provide stormwater management where none currently exists. A grading permit has been submitted. It appears that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

The enclosed plan represents the location of the proposed work. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank you in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-266-3212.

Sincerely,
Messick and Associates

Mike Gillespie

Mike Gillespie
Project Manager

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
4D	28	12	337	E-115

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

**Complete Only Page 1
General Project Information*

Tax ID: 03-165-1436240EJ

Project Name (site name, subdivision name, or other) 1100 Magophy Circle

Project location/Address 1100 Magophy Circle

City Annapolis MD Zip 21409

Local case number

Applicant: Last name BENZ First name Frank

Company

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site: Raze existing dwellings construct a new dwelling and pool, new water well

Intra-Family Transfer
 Grandfathered Lot

Growth Allocation
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	0
LDA Area	0.981	42,722
RCA Area	0	0
Total Area	0.981	42,722

Total Disturbed Area Acres 0.27 Sq Ft 11,784
 # of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.594	25,868	Existing Lot Coverage	0.252	2,254
Created Forest/Woodland/Trees	0.145	6,300	New Lot Coverage	0.104	4,519
Removed Forest/Woodland/Trees	0.233	5,789	Removed Lot Coverage	0.042	1,843
			Total Lot Coverage	0.163	4,930

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.169	7,380	Buffer Forest Clearing	0.089	3,999
Non-Buffer Disturbance	0.101	4,404	Mitigation	0.145	6,300

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other

***CRITICAL AREA
REPORT***

**1100 MAGOTHY CIRCLE
ANNAPOLIS, MD 21409**

November 2024

Prepared for:
Frank Benz

Prepared by:
Messick and Associates
7 Old Solomons Island Road
Suite 202
Annapolis, MD 21401

INTRODUCTION

This site is an 42,722 square foot property that is located at the terminus of Magothy Circle in Annapolis, MD. The property is Lot 337, Section E, Plat 5 of Cape St. Claire. The proposal is to raze the existing dwelling and construct a new dwelling on the property. The site is served by public sewer and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zoned residential, R-5 and has waterfront on the Little Magothy River.

EXISTING USE

The property consists of 42,722 square foot property. The site is currently developed with a dilapidated structure. The property is currently a residential lot developed with a house, driveway, and associated improvements. The property is not a corner lot and gains access from Magothy Circle.

SURROUNDING LAND USE

The properties that abut the site are approximately 20,000 square feet to 25,000 square feet in size, with the subject property being larger than most, and are developed as single-family lots. The general area is developed as single-family lots. The site is bounded by a developed property to the west and south, the Little Magothy River to the north and east, with Magothy Circle entering the property from the west.

PROPOSED WORK

The owners wish to construct a new dwelling, pool, driveway and water well. This construction will require relief to the rear zoning setback, due to the location of where Magothy Circle abuts the lot. No Critical Area variances are required. The overall plan meets the underlying lot coverage requirements. Mitigation is proposed for the tree clearing. The site has an active grading permit, G02020179. No variance is needed for the proposed pool. The layout of the house meets the requirements of 18-2-402.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of PgB – Patapsco-Fort Mott-Urban Land Complex 0-5% Slopes (A Soils).

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) zone AE elevation 6' and AE elevation 7', as delineated on the firm flood insurance map #24003C0191F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility. No work is proposed in the 100 year flood plain.

NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

TIDAL WETLANDS

There are no Tidal Wetlands on this site.

BODIES OF WATER

The site drains to the Little Magothy River.

STEEP SLOPES

Steep slopes and their buffer are noted on the north side of the property along the Little Magothy River. These features will not be disturbed.

RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

STORMWATER MANAGEMENT

Stormwater management will be provided via non rooftop disconnects and microbioretention device.

FOREST COVER

The existing forest cover is limited to overstory trees and some woodlands on the slope to the community beach.

The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacacia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

SITE CALCULATIONS

1. Total Site area.....42,722 sq. ft.
2. Site area in LDA Critical area.....42,722 sq. ft
3. Allowable Lot Coverage.....6,408 sq. ft (15%)
4. Existing lot coverage2,254 sq. ft.
5. Lot coverage to be removed.....1,843 sq. ft.
6. Proposed lot coverage4,519 sq. ft.
7. Total Lot Coverage after Construction...4,930 sq. ft.
8. Proposed Disturbed Area.....11,784 sq. ft.
9. Woodland Clearing.....5,789 sq. ft.

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Subdivision - 165 Account Number - 14362400

Owner Information

Owner Name: BENZ FRANK Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 770 HOLLY LN Deed Reference: /40290/ 00132
ARNOLD MD 21012-

Location & Structure Information

Premises Address: 1100 MAGOTHY CIR Legal Description: LT 337 SC E PL 5
ANNAPOLIS 21409-0000 1100 MAGOTHY CIR
Waterfront CAPE ST CLAIRE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5
0040 0012 0028 3150050.02 165 E 337 2025 Plat Ref: 0021/ 0048

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1955 940 SF 32,516 SF

StoriesBasementType Exterior QualityFull/Half BathGarageLast Notice of Major Improvements
1 YES STANDARD UNITSTUCCO/3 1 full

Value Information

	Base Value	Value		
		As of 01/01/2022	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	676,000	676,000		
Improvements	85,800	85,800		
Total:	761,800	761,800	761,800	
Preferential Land:	0			

Transfer Information

Seller: COOK JUNE S Date: 03/11/2024 Price: \$999,999
Type: ARMS LENGTH IMPROVED Deed1: /40290/ 00132 Deed2:
Seller: HOOVER RAYMOND M Date: 01/18/1990 Price: \$449,900
Type: ARMS LENGTH IMPROVED Deed1: /05010/ 00742 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

1100 MAGOTHY CIR, 2140 X



Show search results for 1100 M...



1100 MAGOTHY CIR, 2140 X



Show search results for 1100 M...



I want to...

+

-

1094

1092

1096

1098

1100 MAGOTHY CIR, 21409



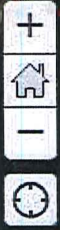
R₅ Residential

1090

1102

1104

0 60 ft



Modified Buffer

I want to...



1090

1092

1094

1096

1098

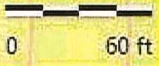
1100 MAGOTHY CIR, 21409



LDA

1102

1104



0 60 ft



National Flood Hazard Layer FIRMMette



76°26'16"W 39°2'34"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		13.3 Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

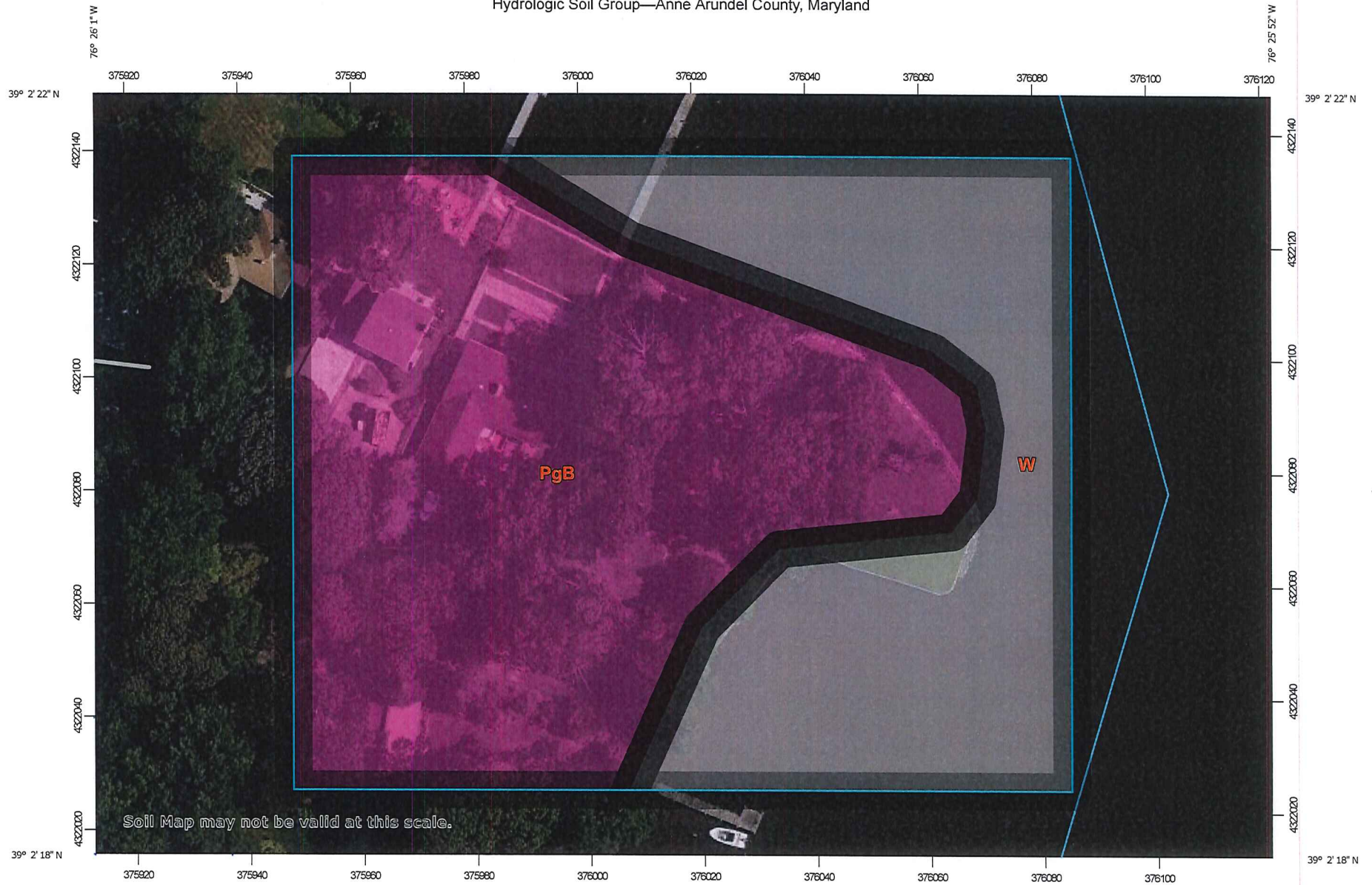
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2024 at 8:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

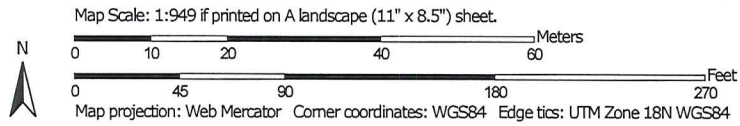
0 250 500 1,000 1,500 2,000 Feet 1:6,000

76°25'39"W 39°2'7"N

































Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Lines**
 -  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
 - Soil Rating Points**
 -  A
 -  A/D
 -  B
 -  B/D
- Soil Rating Polygons**
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland
 Survey Area Data: Version 22, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PgB	Patapsco-Fort Mott- Urban land complex, 0 to 5 percent slopes	A	2.4	61.9%
W	Water		1.5	38.1%
Totals for Area of Interest			3.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

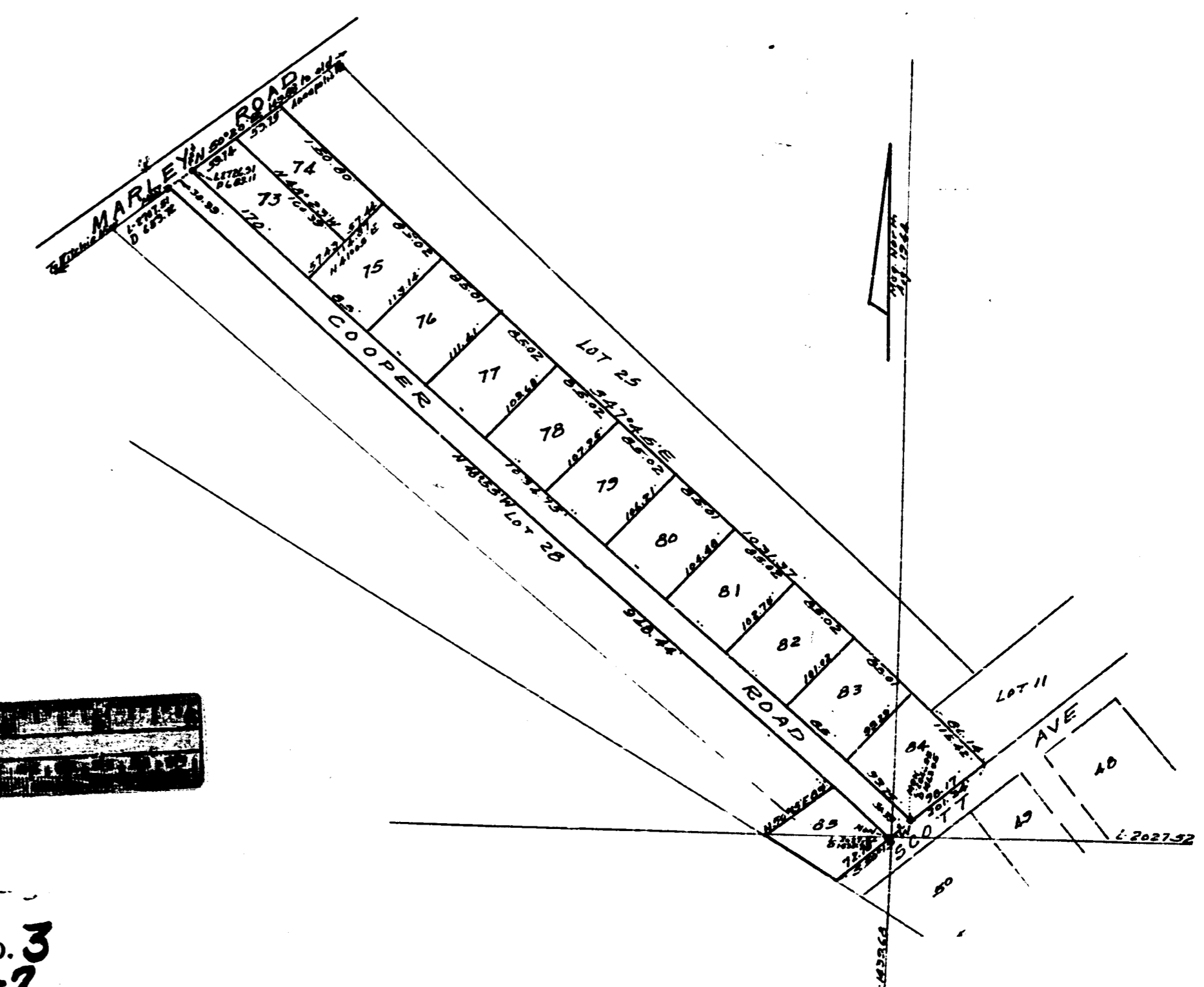
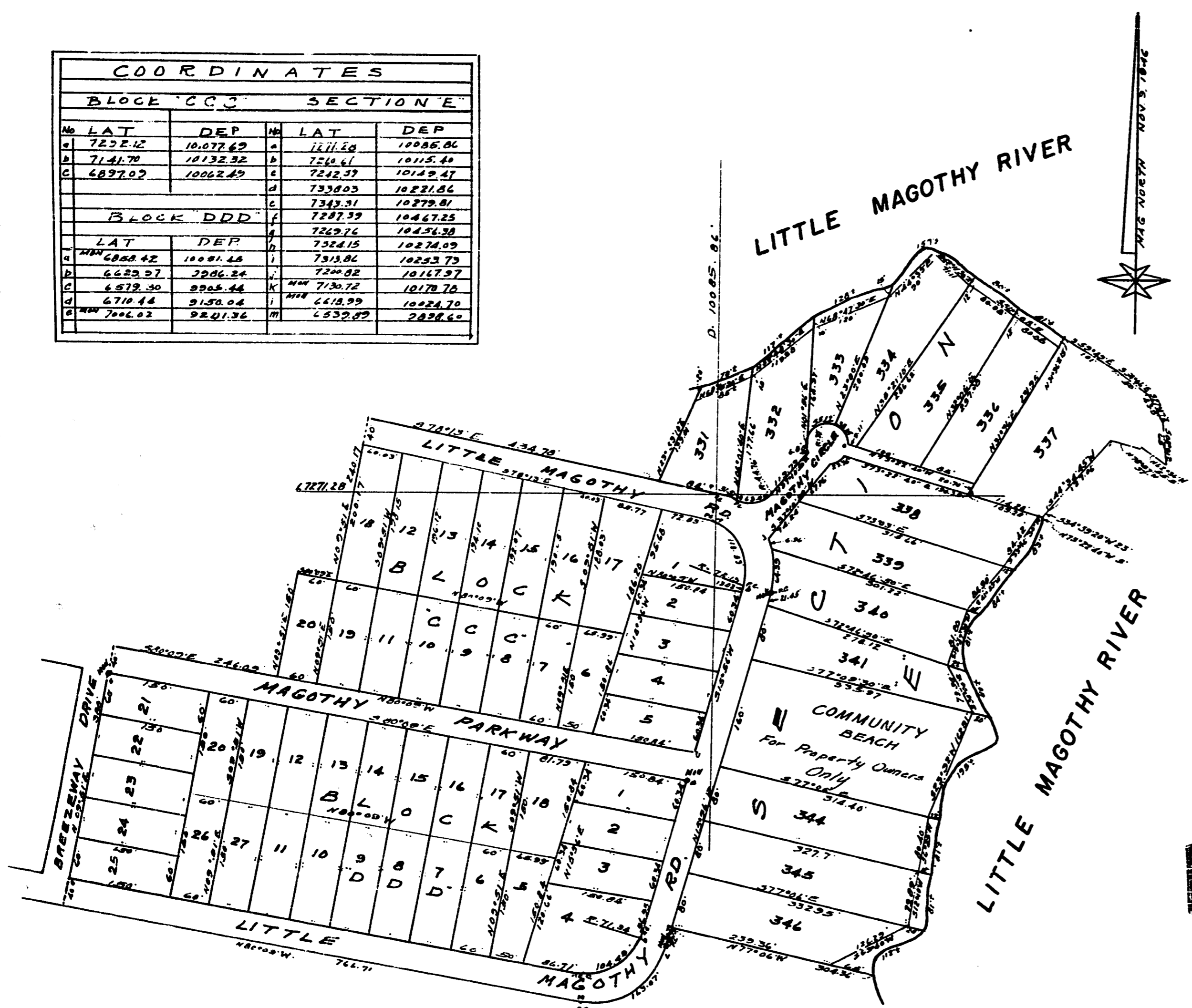
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

COORDINATES					
BLOCK 'CCC'		SECTION 'E'			
No	LAT	DEP	No	LAT	DEP
a	7232.12	10077.69	a	7271.88	10088.84
b	7141.70	10132.32	b	7240.41	10115.40
c	6897.07	10062.89	c	7242.37	10129.47
			d	7338.03	10221.84
			e	7343.31	10279.81
			f	7287.39	10467.25
			g	7269.76	10456.38
			h	7324.15	10274.09
			i	7313.84	10253.73
			j	7240.82	10167.37
			k	7130.72	10178.70
			l	6618.39	10024.70
			m	6532.82	2828.62



NOTE: ROADS, STREETS, WAYS, PATHS, ALLEYS, PARKS, AND BEACHES ARE SHOWN ON THIS PLAT FOR THE PURPOSE OF DESCRIPTION ONLY AND NOT FOR THE PURPOSE OF DEDICATION, AND NO DEED FROM THE RIVER BAY CO. CONVEYING ANY PART OF ITS LAND SHOWN HEREON, SHALL BE HELD TO CONVEY THE TITLE TO OR TO DEDICATE THE BED OF ANY ROAD, STREET, WAY, PATH, ALLEY, PARK, OR BEACH, EXCEPT WHEN EXPRESSLY SO CONVEYED OR DEDICATED IN THE DEED.

PLAT NO. 5
CAPE SAINT CLAIRE
 SHOWING PART SECTION 'E'
 BLOCK 'CCC' & PART BLOCK 'DDD'
 ST. MARGARETS, A.A. CO.
 MARYLAND

CABINET NO. 3
 Rod NO. F-7
 Plat No. 14

SUBDIVISION OF
 LOTS 26, 27 AND PART OF LOT 11
 PROPERTY ON OLD ANN. RD.

THE REQUIREMENTS OF SECTIONS 724, 725, 726, 727, OF ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND, 1933 EDITION (TITLE: CLERKS OF COURT, JOB-TITLE: CLERKS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.
J. R. Mc Grone, Jr.
 Surveyors Certification

J. R. MC GRONE, JR.
 ANNAPOLIS, MD.
 Scale 1"=100' Date 3/1/43

THE REQUIREMENTS OF SECTIONS 724, 725, 726, 727, OF ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND, 1933 EDITION (TITLE: CLERKS OF COURT, JOB-TITLE: CLERKS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
J. R. Mc Grone, Jr.
 Surveyors Certification

F&B
 FOXWELL & FOXWELL, INC.
 J. R. MC GRONE, JR.
 ANNAPOLIS, MD.
 Scale 1"=100' Date 3/1/43 # 377

2024-0209-V - setbacks

Menu Cancel Help

Task Details **OPZ Critical Area Team**

Assigned Date

11/18/2024

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

The proposed redevelopment of this site is in compliance with Article 17-8-702(b). No Critical Area Variance is required for this proposal. Mitigation and Buffer Establishment will be addressed at permit.

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

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Due Date

12/09/2024

Assigned to Department

OPZ Critical Area

Status Date

12/05/2024

Overtime

No

Start Time

Hours Spent

0.0

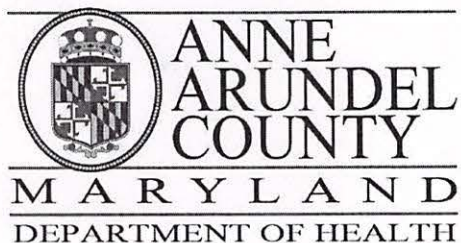
Action by Department

OPZ Critical Area

Est. Completion Date

Display E-mail Alerts

Display Comments



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 *BC*

DATE: December 2, 2024

RE: Frank Benz
1100 Magothy Circle
Annapolis, MD 21409

NUMBER: 2024-0209-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a new dwelling with less setbacks than required.

Based on a review of the above referenced request, additional information is needed by the Health Department on:

The type and location of the existing and neighboring water supply well system.

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

cc: Sterling Seay

2024-0209-V - setbacks

Menu Cancel Help

Task Details **I and P Engineering**

Assigned Date

11/27/2024

Assigned to

Natalie Norberg

Current Status

Complete w/ Comments

Action By

Natalie Norberg

Comments

1. Relocate the stockpile, so it is not situated in the location of the proposed SWM device.
2. Add B-1 and B-2 to the Legend. If they are benchmarks, they do not appear to have elevations, Northings, or Eastings associated with them.
3. Revise the grading around the SWM device near the pool as the 11 and 12 contours cross at the northwest corner of the device.
4. In General Note #7 on Sheet 1 of 2 of the Variance Site Plan, revise the Water Service Category to be Planned Service per the map. Also, revise the Sewer Service Category to be Existing Service per the map. The same note also states proposed Private Septic rather than Public Sewer as is shown on the Variance Site Plan, Sheet 2 of 2.
5. A Micro-Bioretenention Area requires a 10-foot setback from a structure (pool). It currently appears to be a little more than 6 feet from the pool.
6. An existing well is referenced, but a well does not appear to be shown on the existing plan; however, an existing water hose bibb is shown.
7. South of the existing house on the existing plan, there are two tree labels, Ex. 37" Tree and Ex. 32" Tree; however, they appear to be missing the tree symbol/block.
8. The Proposed Lot Coverage on the proposed plan is 4,503 sf while the New Lot Coverage on the CAC Project Notification Application is 4,519 sf. The Site Calculations in the CAC Report also note Proposed Lot Coverage of 4,519 sf.
9. The Total Ex. & Proposed Lot Coverage on the proposed plan is 4,914 sf while the Total Lot Coverage on the CAC Project Notification Application is 4,930 sf. The Site Calculations in the CAC Report also note Total Lot Coverage after Construction of 4,930 sf.
10. The Micro-Bioretenention Areas are shown on the plans; however, the non-rooftop disconnection areas noted in the CAC Report do not appear to be shown.
11. As stated in the pre-file comments, soil boring/Geotechnical Report has not been included with this Variance submittal. The siting and suitability of the proposed SWM practices could not be determined.
12. The following items were checked off on the Individual Single Family Dwelling (SFD) Engineering Review Checklist but did not appear on the plans: 3B, C, E, 14, 15, 16, and 18.
13. The subject application does not have the information of a complete stormwater preliminary plan. The required information for a complete review was not provided. A review cannot be completed until the County application requirements have been met.
14. The area shown for stormwater practice(s) must be based upon practice feasibility.
15. Feasibility considering the terrain, environmental factors, wells, physical characteristics of the prevalent soil strata and its ability to suitably treat the proposed stormwater runoff, and surface groundwater conditions, etc. The practice(s) location(s) should not require any additional regulatory permitting. The proposed development must be compatible with the surrounding community and consider downstream properties in design.
16. For the Grading Permit - If the existing SHC is to be replaced or upgraded, the LOD will need to expand to encompass the work. A cleanout will be needed at the property line per the appropriate DPW Sewer Detail and a PWA would be required for the work in the right of way up to and including the cleanout.
17. The property will be served by individual private water. The well will need to be reviewed and approved by the Health Department.

Due Date

12/09/2024

Assigned to Department

Engineering

Status Date

12/05/2024

Overtime

No

Start Time

Determination/Recommendation – Based on the above review comments, this office is unable to recommend the variance request approval from an Engineering and/or Utility review at this time.

1100 Magothy Circle (2024-0209-V)



Legend

Foundation

Addressing



Parcels



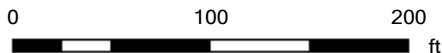
Parcels - Annapolis City



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