

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

APPLICANT: Thomas & Nicole Murphy

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2024-0210-V

COUNCIL DISTRICT: 6

HEARING DATE: January 28, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a variance to allow dwelling additions (decks) and associated facilities (steps, retaining walls, pathway, driveway) with less setbacks than required and with disturbance to slopes of 15% or greater on property located at 1695 Dunstable Green in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 48,831 square feet of land, is located with frontage on the north side of Dunstable Green, and is identified as Lot 194 on Plat 9 in the subdivision of The Downs, Parcel 505 in Grid 19 on Tax Map 39. The property is zoned R1 – Residential District, and lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area. It is currently improved with a two-story dwelling and associated facilities.

PROPOSAL

The applicants are proposing to reconfigure the existing walkways, front entry steps, retaining walls, decks and driveway.

REQUESTED VARIANCES

§ 17-8-201(a) of the Anne Arundel County Code states that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline; and, all disturbance shall be limited to the minimum necessary.

- The proposed reconfiguration will disturb slopes of 15% or greater, necessitating a variance. The final amount of permanent and temporary steep slope disturbance will be determined during permit review.¹

¹ Disturbance to the steep slopes and their buffers (§ 17-6-404) may also require a modification, made under separate application, as per § 17-2-108; to be determined during permit review.

A review of the bulk regulations for development within the R1 District reveals that a setback variance is not required.

FINDINGS

This Office finds that the subject property is irregularly shaped and meets the minimum area of 40,000 square feet and the minimum width of 125 feet for a lot in the R1 District. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this neighborhood, with nearly all encumbered by steep slopes.

The existing critical area lot coverage of the site is 6,375 square feet. The proposed post-construction lot coverage is 5,921 square feet, which is below the lot coverage allowed under §17-8-402 (15%, or 7,324.65 square feet). The existing and proposed coverage by structures was not provided; however, based on the critical area lot coverage, it would be well below the 25% (12,207.75 square feet) maximum coverage by structures allowed under § 18-4-501.

The applicants' letter explains that due to the presence of steep slopes on the property, strict compliance with the Code would pose an unwarranted hardship. The applicants wish to replace and reconfigure the existing unsafe site amenities. They contend that nearby properties maintain comparable improvements to those proposed, and that the installation of permeable paving and the reduced lot coverage should increase the onsite water infiltration and reduce sedimentation.

Agency Comments

The **Critical Area Commission** noted that appropriate mitigation is required.

The **Critical Area Team** has no objection to this request, and noted that mitigation will be addressed with the permit application.

The **Health Department** has determined that the proposed request adversely affects the on-site sewage disposal and well water supply systems, and recommends denial.²

Variance Criteria

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

In this particular case, the property is encumbered by steep slopes, and the existing deck and steps are uneven and/or unsafe. The applicants' proposed reconfiguration is located generally within the existing footprint, and the new walkway and steps follow the slope.

² Refer to the Health Department's memo for their detailed objection.

Because of the physical conditions of the property, there appears to be no other alternative to provide safe access to the dwelling while complying with the County's critical area program. A literal interpretation of that program will deprive the applicants of rights commonly enjoyed by other properties in similar areas of the County. The granting of a variance will not confer on the applicants any special privilege. The variance request is not based on conditions or circumstances that are the result of actions by the applicants, and does not arise from any condition relating to land or building use on any neighboring property.

With mitigation, the granting of a variance should not adversely affect water quality or impact fish, wildlife, or plant habitat within the County's critical area and should be in harmony with the general spirit and intent of the County's critical area program. It should not reduce forest cover in the limited development area, nor should it be contrary to acceptable clearing and replanting practices.

In addition, the granting of the variance should not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

This Office recognizes that a variance does not necessarily require pre-approval by the Health Department and that, if granted, their comments would still have to be addressed at the time of permitting. The applicant is advised that, if a critical area variance is granted, any change to the proposed improvements shown on the site plan that are necessary during permit review may require a new variance.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the County Code under which a variance may be granted, this Office recommends *approval* of the Critical Area variance to § 17-8-201 to disturb steep slopes.

If granted, the final amount of disturbance will be determined during permit review.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.

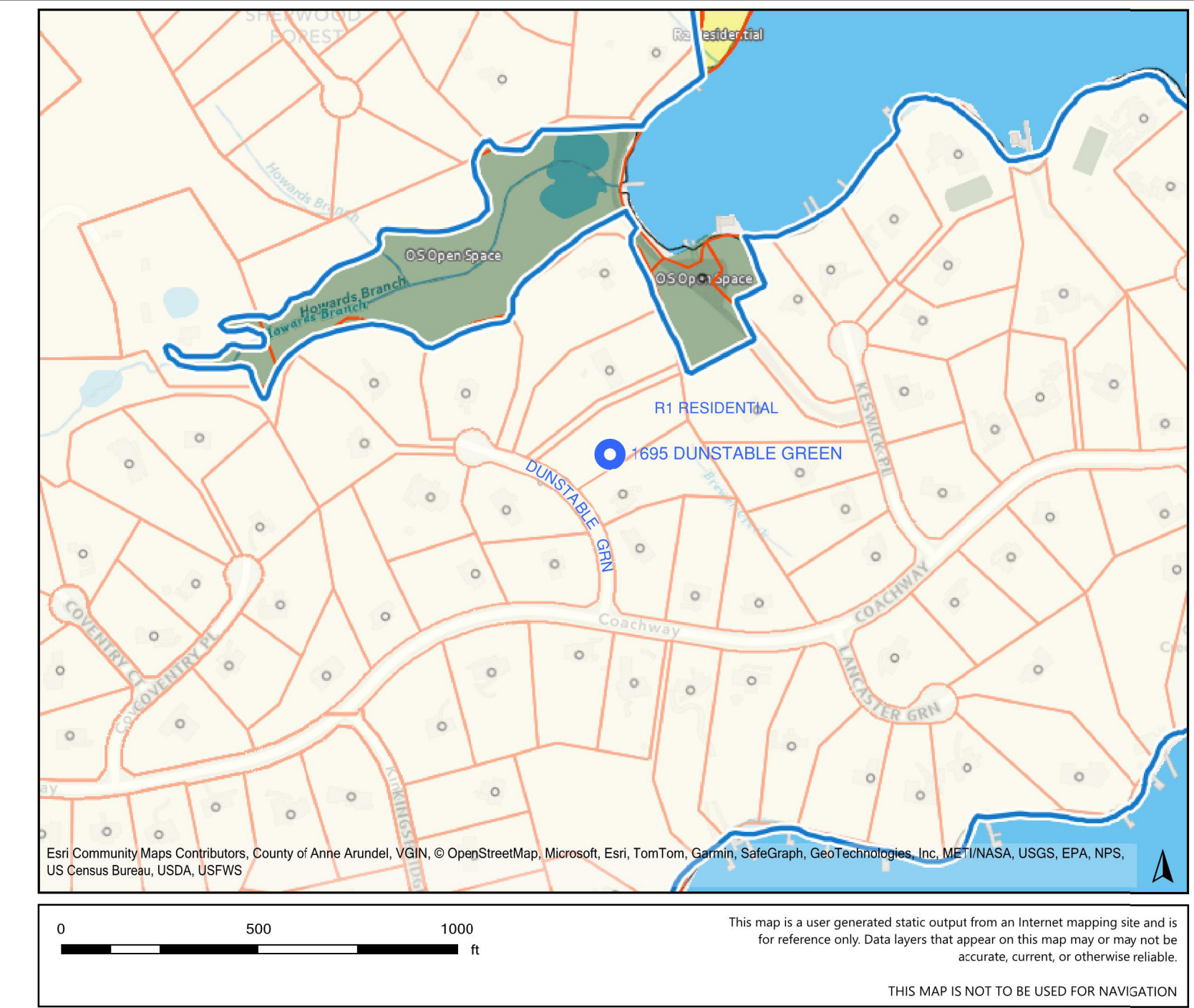
Site Information

TOTAL SITE AREA: 48,831.1 S.F. (1.12 ACRES)
 PREDOMINANT SOIL TYPES: AsB—Annapolis Fine Sandy Loam- 2-5% slopes (7.7%)
 AsG—Annapolis Fine Sandy Loam- 10-80% slopes (79.1%)
 CoC—Collington-Wist Complex 5-10% slopes (13.3%)

SITE ZONING: R1
 BUILDING RESTRICTION LINES: FRONT = 40'
 SIDES= 15'
 REAR= 35'

CRITICAL AREA DESIGNATION: LDA (LIMITED DEVELOPMENT AREA)
MAXIMUM IMPERVIOUS COVERAGE: 15% (7,324.7 SF)
 PER SUBTITLE (4) 17-8-402
 LOT CREATED IN 1980

ABOVE GRADE LIVING AREA: 2,392 SF
 FINISHED BASEMENT AREA: 1032 SF
 EXISTING COVERAGE: 6,375 SF
PROPOSED COVERAGE: 5,921.7 SF
LIMIT OF DISTURBANCE AREA: 4,938.8 SF
 (NOT SHOWN ON PLAN FOR CLARITY)

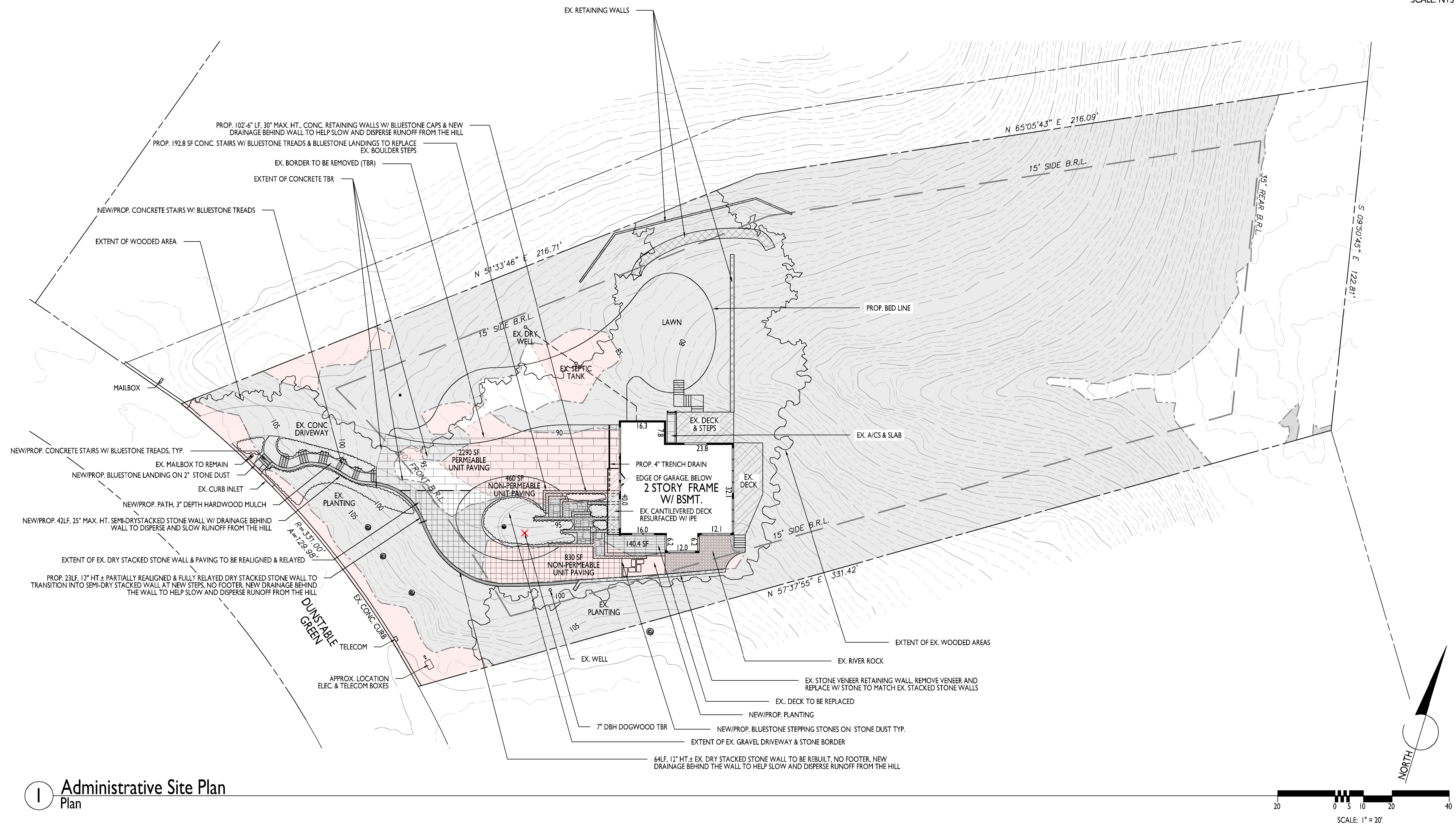


Vicinity Map with Zoning Boundaries

SCALE: NTS

Site Legend

PROPOSED STONE LANDINGS	
PROPOSED PAVING, UNIT PAVERS	
PROPOSED PERMEABLE PAVING, UNIT PAVERS	
PROPOSED RETAINING WALLS & STAIRS	
PROPOSED & REPLACEMENT DECK	
EXISTING DECK	
EX. RETAINING WALLS	
EX. RETAINING WALLS TO BE REBUILT & PARTIALLY REALIGNED	
STEEP SLOPES, 15% OR GREATER SLOPE	
BUFFER AREA OF STEEP SLOPES	
EDGE OF STEEP SLOPES	
EDGE OF STEEP SLOPE BUFFER	
EXTENT OF UNCLEARED WOODED AREA	
EX. HARDSCAPE TO BE REMOVED (TBR)	
PROPOSED PLANTING FOR SLOPE STABILIZATION	



Administrative Site Plan

TAX MAP - 0039 GRID - 0019 PARCEL - 0505 SUBDIVISION - 219 LOT - 194
 TAX ID: 05 219 90014202

Murphy Residence
 1695 Dunstable Green
 Annapolis, MD 21401

Administrative Site Plan

L-001

Scale: As Shown
 Date: 11.12.2024

Revisions:

JORDAN HONETMAN
 Landscape Architecture, LLC
 798 Chelms Street
 Milton, DE 19168
 302.770.8010



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Existing Conditions Images



1. Front Yard from Dunstable Green - Looking East



2. Front Yard from Dunstable Green - Looking North East



3. Driveway, Frontyard and Location of New Steps to Street and Front of House



4. Front Yard, Gravel Driveway, Landscape Walls and Front of House



5. Gravel Driveway, Main Lawn, Stairs to Entrance Deck and Front of House



6. Boulder Stairs to Cantilevered Entrance Deck Adjacent to Garage Doors - Looking South



7. Area of New Access Stairs to Dunstable Green (to include retaining walls) - Looking to West



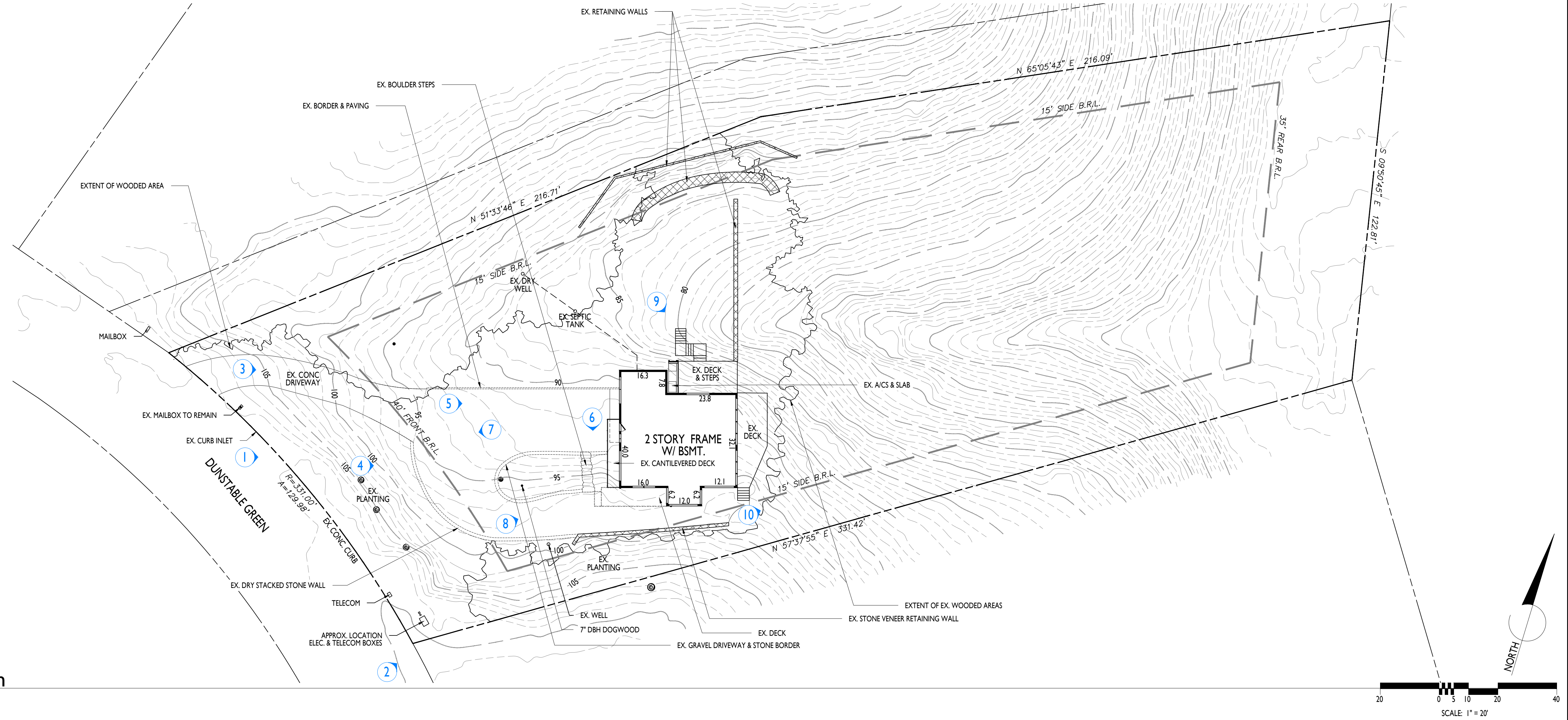
8. Upper Parking Area, Stone Retaining Wall, Entrance Deck and House - Looking to North East



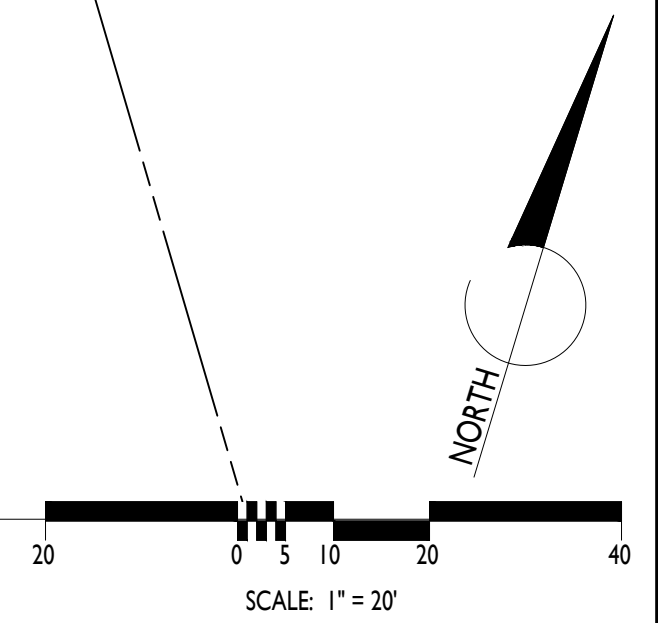
9. Side Yard Elevated Deck and Stairs - Looking to South East



10. Rear Wooded Area - Looking North East



1 Existing Conditions Plan



JORDAN HONETMAN
Landscape Architects, LLC
708 Chestnut Street
Milton, DE 19168
302.770.8010

Scale: As Shown
Date: 11.12.2024
Revisions:

TAX MAP - 0039 GRID - 0019 - PARCEL - 0505 SUBDIVISION - 219 LOT - 194
TAX ID: 03 219 90014202 PERMIT NUMBERS:

Murphy Residence
1695 Dunstable Green
Annapolis, MD 21401

Existing
Conditions Plan
& Images

L-002



**JORDAN
HONEYMAN**
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708 Chestnut Street
Milton, DE 19968
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202 439 4001c

November 13, 2024

To: Zoning Administration
Department of Planning & Zoning
2664 Riva Rd #3
Annapolis, MD 21401

Re: Thomas and Nicole Murphy
1695 Dunstable Green
Annapolis, MD 21401

Variance Letter of Explanation

Site Information:

Zone: R1-Residential, Critical Area Designation: Limited Development Area, Lot 194,
Plat 9, The Downs

Project Narrative:

This landscape project consists of the following four areas:

1. Pedestrian access from Dunstable Green

This area includes new steps, an adjacent semi-dry stacked stone retaining wall and a mulched path/landing between the steps to minimize site coverage. It also includes new drainage behind the walls to collect, slow, and evenly disperse the runoff from the hill. These proposed steps and low walls are on slopes over 15% within the 40' front yard building setback. All semi-dry stacked walls are less than 25 inches tall.

2. Front entry steps and retaining walls

These proposed steps and walls are outside all the setbacks and are to help stabilize the existing slope and replace very uneven existing boulder steps. These are on the slope between the upper driveway parking and entry deck and the lower garage driveway and parking area. This is a needed safer pedestrian connection for the homeowners, visitors and delivery personnel. The existing boulder steps and boulders, and the proposed steps and walls fall within the 15% slope buffer.

3. Front entry deck and rebuilt side entrance deck

We are proposing to replace the decking on the existing cantilevered front entry deck and also rebuild the adjacent side entrance deck to raise its elevation to match the same height as the front entry deck. The step from the side entrance is in excess of code at a height of 10" and we want

to correct that by adding new steps. The proposed deck layout is close to the existing one, but will have a new step giving it access to the new proposed planting area. This planting area will replace 97 sq ft of gravel paving and coverage. The existing and new deck is within the buffer of 15% sloped areas that is adjacent to the existing boulder steps.

4. Driveway improvement

This proposed new driveway will replace the existing 3,580 sq ft. gravel driveway and one section of the existing concrete driveway (241 sq ft) with new concrete pervious and non-pervious pavers. We are using pervious in areas where we have gentlest slopes. We are proposing to remove gravel around the existing Red Maple tree and we will replace that gravel with mulch and plantings. Included in this overall driveway renovation it includes expanded area of 300 SF +/- expansion of gravel driveway with unit pavers and permeable unit pavers. The existing and replaced driveway falls primarily of areas over 15% or within 25' of a 15% buffer slope.

We are requesting variance relief from Subtitle 2 § 17-2-201 (a) which states:

Development in the limited development area (LDA) [...] may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. All disturbance shall be limited to the minimum necessary.

We feel that this request for relief is in compliance w/ § 17-2-108 in that:

- (1) practical difficulties or unnecessary hardship will result from strict application of this article [...]: **This site is an existing, legal, improved lot. Nearly the entirety of the front and side yard of the property being developed is within steep sloped areas of 15% or the buffer of those slopes. There is no way to rebuild or resurface the existing driveway, rebuild the existing decks, and replace the existing boulders steps, which pose a fall hazard, without impacting the 15% slopes or their buffers. Similarly, there are no existing routes for a pedestrian path and stair to the roadway that would not impact the 15% slopes or their buffers. Proposed plans will improve safety and enable owners to “age in place”.**
- (2) the purposes of this article, including minimization and mitigation of environmental impacts through the use of clustering or other available design alternatives to preserve the character of the impacted area, will be served by an alternative proposal: **We propose to repair/redeck the existing front entry lead deck closely within its current area and rebuild and lift the elevation of an existing side entry deck to be flush with the entry lead deck. New designed steps are proposed to meet the rebuilt**

deck and replace the existing deck and boulder steps. Proposed street pedestrian access steps, walls, and pervious mulched path will further stabilize the existing slope and will require minimal to nearly no grading on the uphill side of the proposed wall location. Drainage will be included behind the wall to collect, slow, and slowly disperse the hillside water runoff. Replacing the existing gravel driveway with a large concentration of pervious pavers will further reduce water runoff.

- (3) the modification is not detrimental to the public health, safety, or welfare, is not injurious to other properties, [...]: **This proposal does not have any impact to surrounding owners nor their ability to develop their properties. Conversely, the proposal will provide safer methods than those existing to access the property by homeowners and pedestrians, potentially improving the future public health. These proposed improvements decrease site coverage from the existing site coverage. This is mostly achieved by the removal of excessive graveled areas.**
- (4) the modification does not have the effect of nullifying the intent and purpose of this article, the General Development Plan, or Article 18 of this Code: **This redevelopment does not have the effect of nullifying the intent and purpose of this article, the General Development Plan, or Article 18 of this Code. The proposed scope of work is within the existing site coverage, stabilizes sloping terrain, and improves safety and utility.**
- (5) the applicant has submitted written verification to the Office of Planning and Zoning that: (i) the requested modification was disclosed and discussed at a community meeting required under this article; or (ii) a notice explaining the reason for the modification, along with a copy of the request for modification, was mailed to: 1. all owners of property located within 300 feet of the affected property; and 2. the president of any community or homeowners' association of any subdivision that is located within 300 feet of the affected property subject to the application that are on the list of community associations, persons, and organizations maintained in the Office of the County Executive. **This variance request will be disclosed at a virtual community meeting. The date and time are to be confirmed by zoning. All community meeting requirements and notifications will be fulfilled.**

We believe that the request for variance relief meets requirements, per Article § 18-16-305 (b)

Requirements for Critical Area Variances

- (1) Unique physical conditions: **Due to the near totality of the site being in areas of 15% slope, or their buffers, strict compliance to § 17-2-201(a) would render the site near completely unmaintainable and undevelopable. Strict adherence to this article would pose an unwarranted hardship.**
- (2) Rights commonly enjoyed: **The proposed improvements are similar and in character to those of surrounding properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area: such as the ability to replace and reconfigure existing site amenities deemed unsafe, and the ability to attain a mode of safe pedestrian site access.**
- (3) Will not confer special privileges: **Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain comparable improvements to those proposed for the project. The project primarily consists of replacements of already existing amenities. Furthermore, the only new improvement to the property is a solely pedestrian walkway to the street. There are several instances of this site amenity in The Downs neighborhood.**
- (4) Not based on conditions or circumstances that are the result of action by the applicant: **No new development has occurred at the time of this variance request. The variance request does not arise from any condition relating to land or building use on any neighboring property.**
- (5) Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County critical area: **The proposed development will not cause adverse impacts to fish, wildlife or water quality in the Critical Area. There will be no impact to wooded areas or forested areas on the property. Furthermore, the partial replacement of existing driveway with 2290sf of permeable unit paving, and the reduction of site coverage by 453 sf should result in increased on site water infiltration. Increased water infiltration should result in reduction in stormwater volume discharges, reduced peak flow, and consequently, reduced erosive forces to channels downstream – which should lead to less sediment discharges (pollution).**

Requirements for All Variances.

- (1) Minimum necessary: **The proposed improvements are minimal, reduce site coverage, primarily occur in locations of existing improvements, and are within the scope of the surrounding properties, as previously asserted.**
- (2) The granting of the variance will not:

- i. Alter the essential character of the neighborhood and all proposed development will be harmonious with other properties of the surrounding area. **No improvements proposed are considerably divergent in character or utility from those found within the neighborhood.**
- ii. Substantially impair the appropriate use or development of adjacent properties: **There will be no substantial impact or impediments to adjacent properties.**
- iii. Reduce forest cover in the limited development area and resource conservation areas of the critical area: **There is no reduction of forest cover proposed.**
- iv. Be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: **There is no reduction to natural areas proposed.**
- v. Be detrimental to public welfare: **The proposed development would likely increase public safety and ease of access, while also reducing pollutants to Maryland waterways and channels.**

Thank you for your attention to this matter. If there is any additional information needed for this code variance request, please contact me at 202 439 4001, or Matt Zerfas at 262 510 1372.

Sincerely,
Jordan Honeyman
Landscape Architecture, LLC

A handwritten signature in black ink that reads "Paxton Holt Jordan". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Paxton Holt Jordan ASLA, Partner

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 11/7/2024

Tax Map #	Parcel #	Block #	Lot #	Section
0039	0505	n/a	194	n/a

FOR RESUBMITTAL ONLY

Corrections
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 02 - 219 - 90014202

Project Name (site name, subdivision name, or other) Murphy Residence - The Downs

Project location/Address 1695 Dunstable Green

City Annapolis Zip 21401

Local case number _____

Applicant: Last name Zerfas First name Matt

Company Jordan Honeyman Landscape Architecture

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:

Rebuilding Entrance Deck, replaciing stairs from driveway to entrance, replacement of part of driveway with new material, new construction of retaining walls and stairs to street from driveway

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	.11	4,964
LDA Area	1.12	48,831	# of Lots Created		
RCA Area					
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	.69	29,880	Existing Lot Coverage	.15	6,375
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	.01	453
			Total Lot Coverage	.14	5922

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	.11	4,964	Mitigation	0	0

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input checked="" type="checkbox"/> Barn <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input checked="" type="checkbox"/>
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Steps & Driveway

Critical Area Report

**1695 DUNSTABLE GREEN
ANNAPOLIS, MD 21401**

November 2024

Prepared for:
Nicole P. Murphy and Thomas M. Murphy

Prepared by:
Jordan Honeyman Landscape Architecture
708 Chestnut Street
Milton, DE 19968

Project Explanation

This project consists of newly constructed steps and stone walls to provide pedestrian street access to the existing residence. It also included the replacement of existing entry steps, to include newly constructed concrete retaining walls. The project also included partial replacements and resurfacing of the existing entry deck.

Lastly, the project includes the replacement of 3580 sf of existing gravel driveway and the removal of the lowest section of the existing concrete driveway (241 sf) with unit pavers. The reconfiguration of the renovated driveway will increase the driveway area by 300 +/- sf, and consist partially of permeable unit paving. The new driveway is 3,120 sf with 2,290 sf being permeable, reducing the storm water outflow & quantity.

Site Disturbance and Mitigation Forest and Vegetation Analysis

The site disturbance of 4,964 sf will not affect any woodland areas. Mitigation of erosion and sediment during the project will be achieved through silt fencing on the downhill side of disturbances. In addition to silt fencing there is a large area of existing lawn (next to existing garage) and woodland not to be disturbed on the downhill of the Limit of Disturbance. This lawn and downhill woodlands would act as a secondary redundant system to assist in stopping erosion or movement of sediment off the property or into downstream channels.

Forest and Vegetation Analysis

Approximately .69 Acres of the property is composed of woodland areas, none of which will be disturbed by the proposed project.

The Predominant Trees and Shrubs on Site are:

American Beech	<i>Fagus grandifolia</i>	
Sweet Gum	<i>Liquidambar styraciflua</i>	
Tuliptree	<i>Liriodendron tulipifera</i>	
American Holly	<i>Ilex opaca</i>	
Red Maple	<i>Acer rubrum</i>	
White Pine	<i>Pinus strobus</i>	Garden Planting
Flowering Dogwood	<i>Cornus florida</i>	Garden Planting
Pfitzer Juniper	<i>Juniperus x pfitzeriana</i>	Garden Planting
Mahonia	<i>Mahonia aquifolium</i>	Garden Planting
Otto Luyken English Laurel	<i>Prunus laurocerasus 'Otto Luyken'</i>	Garden Planting
Schip Laurel	<i>Prunus laurocerasus 'Schipkaensis'</i>	Garden Planting
Chinese Holly	<i>Ilex cornuta</i>	Garden Planting
Chindo Viburnum	<i>Viburnum awabuki 'Chindo'</i>	Garden Planting
Japanese Maple	<i>Acer palmatum</i>	Garden Planting

Azaleas
Riparian Forest Behind the House

Rhododendron spp.

Garden Planting

Miscellaneous deciduous shrubs and tree saplings are present outside of the LOD in the understory of the woodlands.

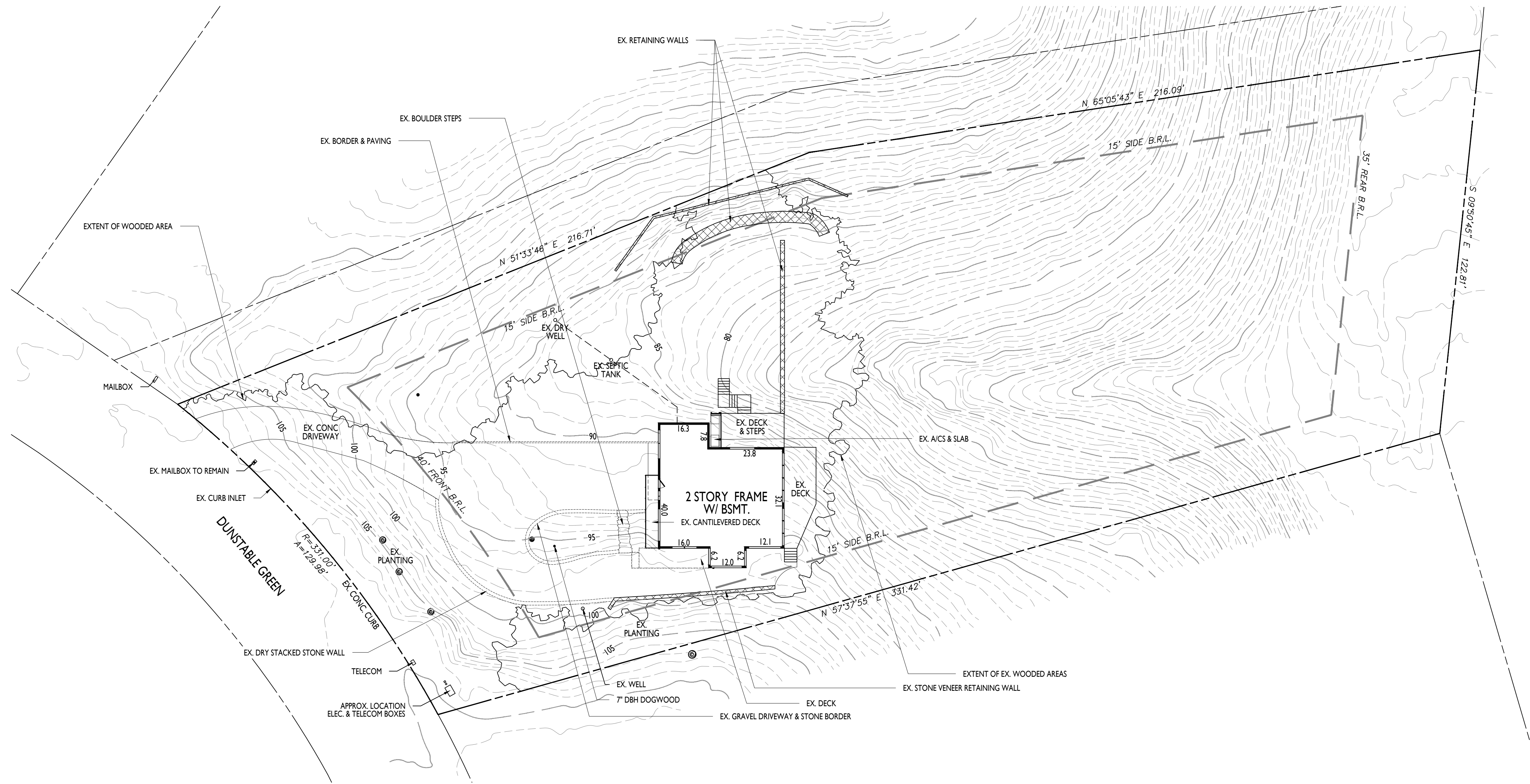
Pervious Surfaces and Coverage

The Site existing coverage is to be reduced from 6375 sf to 5858 sf which is achieved by the removal of gravel below existing deck and reduction of a portion of the existing driveway gravel.

While the replacement of 2290 sf of gravel driveway with permeable unit paving does not reduce the coverage amount above, it will very likely increase the site stormwater storage capacity via an openly graded gravel storage basin below the unit pavers. This subsurface storage will reduce impacts from the site to downstream channels and waterbodies during large storm events (e.g. a 1-year storm etc.).

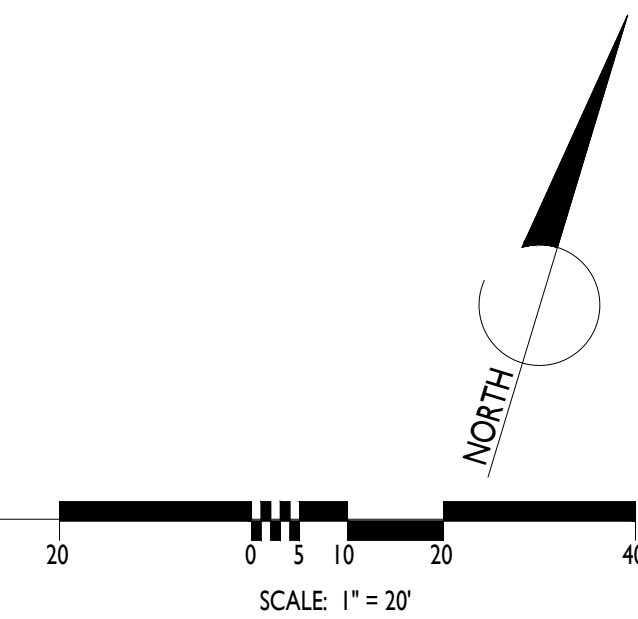
Riparian Forest

The proposed work is in the front and side yards, but the rear property is a Riparian Forest home to native flora and fauna. Deer, squirrels and many woodland birds.



Topography Note:
 Topographic elevation text is not based off of sea level baseline

1 Topographic Map
 Plan



JORDAN HONETMAN
 Landscape Architecture, LLC
 708 Chestnut Street
 Milton, DE 19168
 302.770.8010

Scale: As Shown
 Date: 11.12.2024
 Revisions:

TAX MAP - 0039 - GRID - 0019 - PARCEL - 0505 - SUBDIVISION - 219 LOT - 194
 TAX ID: 05 219 90014202

Murphy Residence
 1695 Dunstable Green
 Annapolis, MD 21401

Topographic Map

L-002

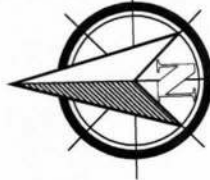
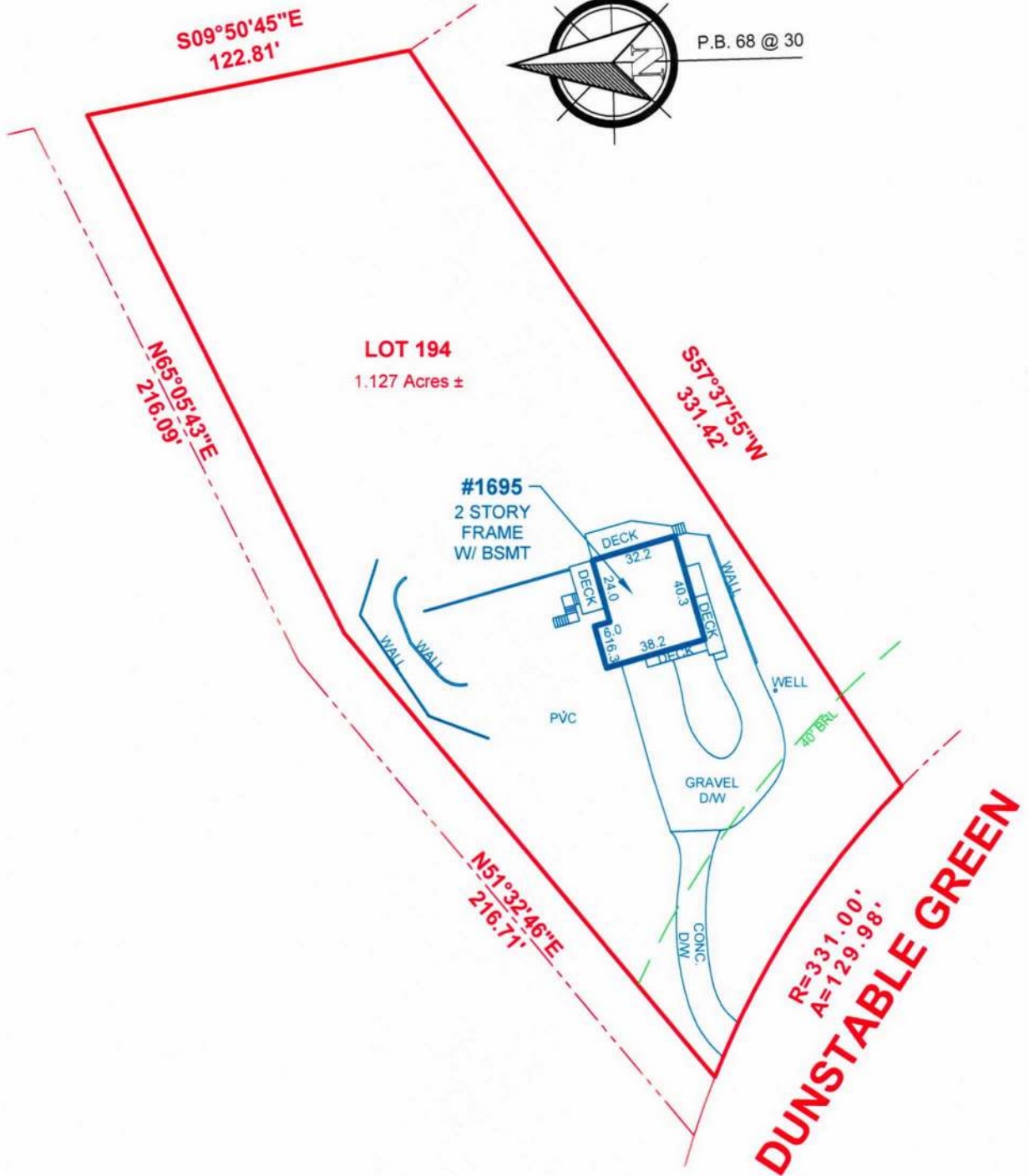
THIS DOCUMENT IS CERTIFIED TO:

EAGLE | TITLE LLC



EAGLE | TITLE LLC

CASE #: S22-20800



P.B. 68 @ 30

LOCATION DRAWING OF:

**#1695 DUNSTABLE GREEN
LOT 194**

PLAT 9 REVISED

"THE DOWNS"

PLAT BOOK 68, PLAT 30

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=60' DATE: 03-25-2022

DRAWN BY: B.G. FILE #: 222895-656

LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- Ex - EXISTING
- FR - FRAME
- MAC - MACADAM
- N/F - NOW OR FORMERLY
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

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SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)





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

CAC Comments: 2024-0210-V; Murphy (AA 0308-24), 2024-0188-V; Richardson (AA 0309-24)

1 message

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

Tue, Nov 26, 2024 at 2:14 PM

To: Sadé Medina <pzmedi22@aacounty.org>

Good afternoon,

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

- 2024-0210-V; Murphy Corporation (AA 0308-24): Appropriate mitigation required
- 2024-0188-V; Richardson (AA 0309-24): It appears that the applicant has reasonable and significant use of the entire parcel with the existing improvements, including a number of outdoor amenities. 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 within the Critical Area Buffer. The project would result in an increase in coverage within the Buffer. If this request were to be denied, they would still have reasonable and significant use of their lot. Our office would support an in-kind replacement.

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

Best,
Jamileh

--

Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalareaJamileh Soueidan (she/her)
Natural Resources Planner
1804 West Street, Suite 100
Annapolis, MD 21401
Office: [410-260-3462](tel:410-260-3462)
Cell: [667-500-4994](tel:667-500-4994) (preferred)
jamileh.soueidan@maryland.gov

2024-0210-V

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

This Office has no objection to the approval of this application provided the Hearing Officer finds that the applicant has met the requirements for approval. Mitigation 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

Due Date

12/09/2024

Assigned to Department

OPZ Critical Area

Status Date

12/12/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

Display E-mail Alerts

Display Comments

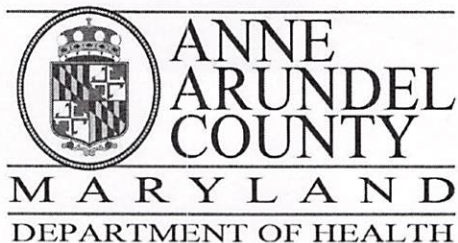
Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: November 27, 2024

RE: Thomas M. Murphy
1695 Dunstable Green
Annapolis, MD 21401

NUMBER: 2024-0210-V

SUBJECT: Variance/Special Exception/Rezoning

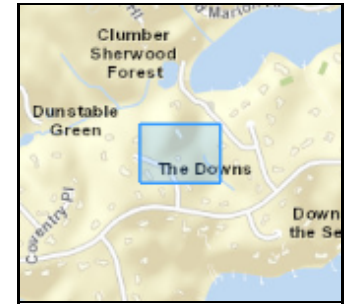
The Health Department has reviewed the above referenced variance to allow dwelling additions (decks) and associated facilities (steps, retaining walls, pathway, driveway) with less setbacks than required and with disurbamnncce to slopes of 15% or greater.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request adversely affects the on-site sewage disposal and well water supply systems. The Health Department recommends denial of the above referenced request. The proposed retaining walls and permeable pavers don't meet the required setbacks of 20' (variance with the Department of Health) and 100' respectfully..

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

cc: Sterling Seay

1695 Dunstable Green (2024-0210-V)



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Planning

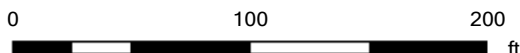
County Planning



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