



Messick & Associates

Consulting Engineers,
Planners, Surveyors
& Landscape Architects
"Designing Success Since 1951"

December 6, 2024

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

Re: VARIANCE REQUEST
WEI CHEN PROPERTY
8179 BODKIN AVENUE
PASADENA, MD 21122
G02020257

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 18-2-402 which states in part that a principal structure be located an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another. The lot is undeveloped, and is intended to have a dwelling, well, septic system and associated improvements per G02020257. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 40,007 square feet in area. The site is served by well and septic. It is served by an 18' access easement from Bodkin Avenue. The site drains to the tidal waters of the Mathias Cove. 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 R1. The dwelling is in flood zone X. The lot was created by subdivision September 2, 2005 as the Resubdivision Plat of Bodkin Plains Lots 42 & 43 Revised.

The applicant wishes to construct a new dwelling and driveway on the lot. During the review of this grading permit it was pointed out during this review that the site did not meet the requirements of 18-2-402. The site development proposed is consistent with the record plat and with the Final Development Plan prepared with the subdivision. The home is to be constructed in the area it was intended to be constructed. However, the review process indicated that this location does not meet current code. The permit was submitted consistent with the approved subdivision, and the house is located in the only area it will fit on the lot, as intended.

The proposed home would meet the underlying lot coverage requirements and tree clearing limitations. The plan has been reviewed by the county agencies. The new home would be located 262.96' from mean high water. Other houses in the general area are closer, and others further. Storm water management is shown as per the proposed grading plan, and all work has been kept as far as possible from the shoreline. There is a septic reserve area, steep slopes, and platted buffers that force the house to be located where it is, which is consistent with the subdivision. Granting this variance

would allow the owner to develop the property as intended. It should be noted that the design for the site does not require a critical area variance.

In regard to the prefile comments, the engineering comments are being addressed via the grading permit process for construction of the home. The height of the house is noted on the plan.

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

1. The subject property is 40,007 square feet in size, and it is zoned R1, it was created as per the subdivision. As noted, the property was the subject of a subdivision, and met the Code requirements in place at the time of its creation. 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. The subdivision prescribed an area for development of the lot, and as such, the home must go where it is proposed.. The variance request for the approximate average 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 lot was designed to place the dwelling as shown. The area is an eclectic mix of dwellings and setbacks from tidal water. 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.

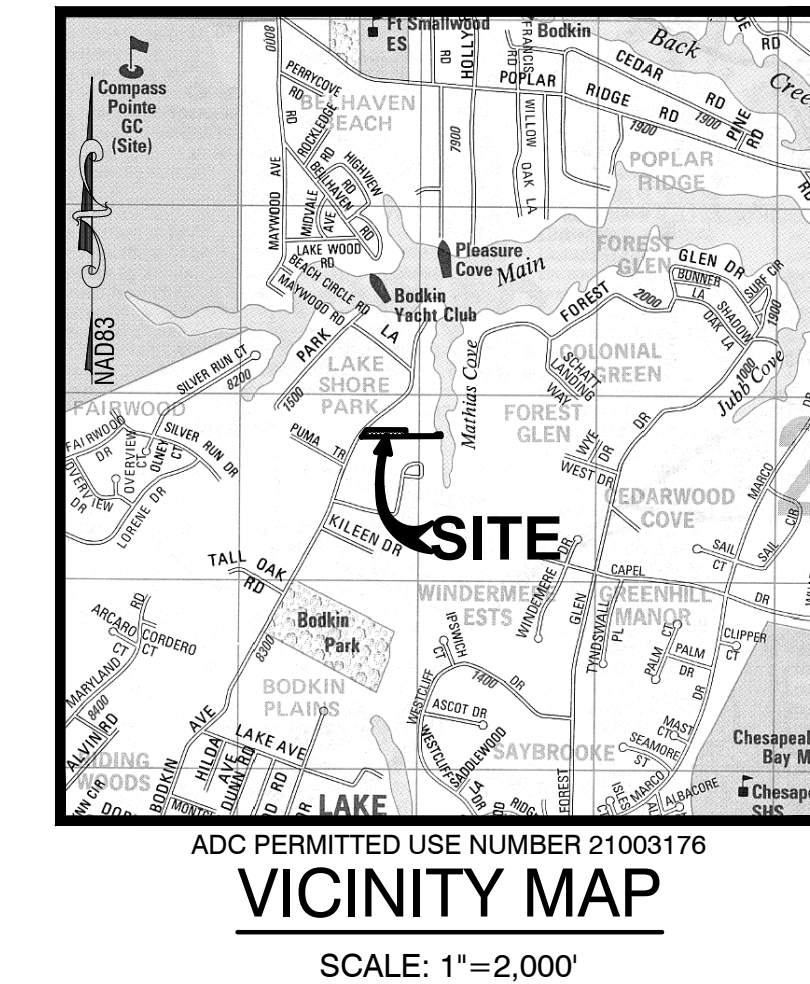
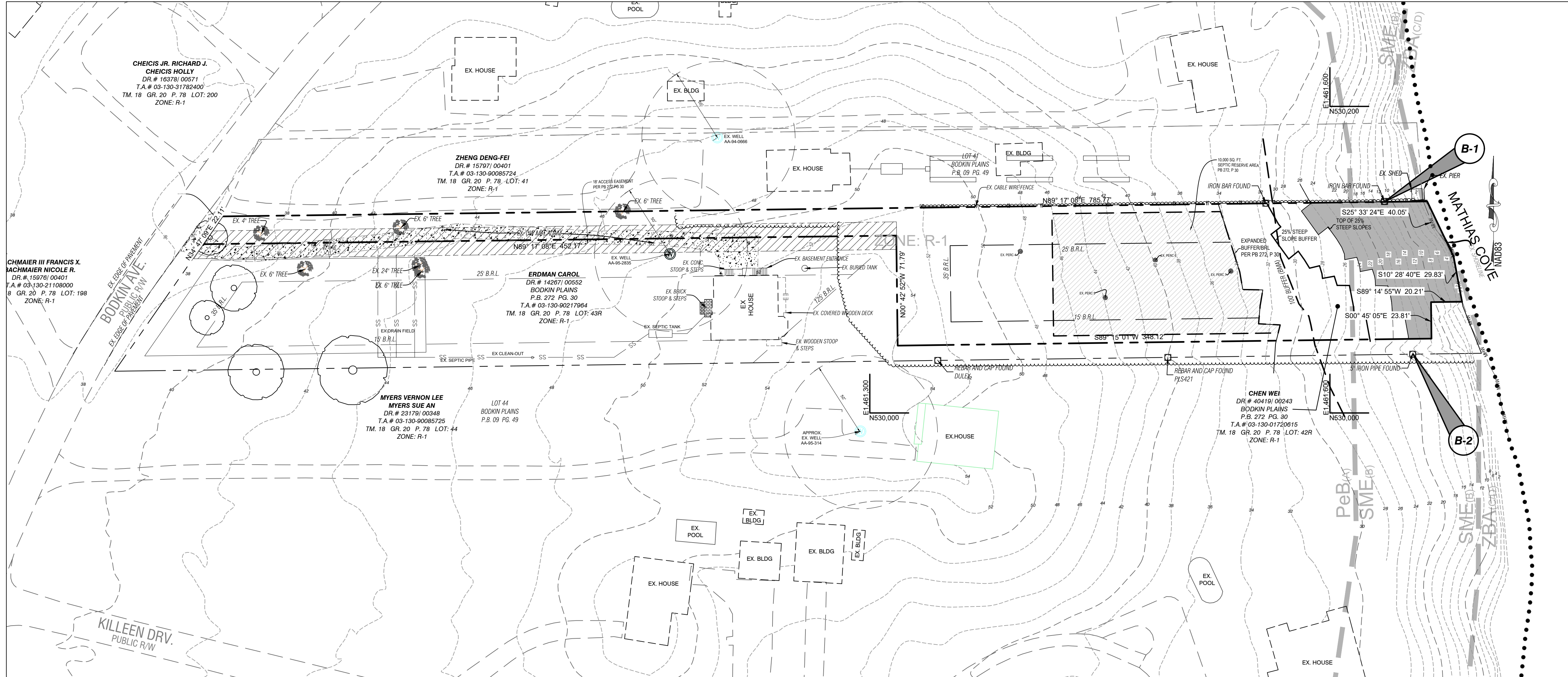
The enclosed plan represents the location of the proposed work. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

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



GENERAL NOTES

- OWNER: WEI CHEN, 1103 GRADY COURT, SEVERN, MD 21144. 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: 8179 BODKIN AVE. PASADENA, MD 21122.
- THE PROPERTY IS KNOWN AS: TAX MAP 18, GRID 20, PARCEL 78, LOT 42R BODKIN PLANS, DEED REF. 40419 / 243 TAX ACCOUNT NO. 03-130-01720615.
- 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 R1 - RESIDENTIAL DISTRICT. SETBACKS PRINCIPAL STRUCTURE: FRONT = 40', SIDE = 15/40', REAR = 35'. SETBACKS ACCESSORY STRUCTURE: FRONT = 50', SIDE = 15', REAR = 15'.
- PROPOSED SITE UTILITIES ARE PRIVATE WELL (W-3, NO PUBLIC SERVICE - RURAL) AND PRIVATE SEPTIC (S-3, NO PUBLIC SERVICE - RURAL).
- 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 5 FEET), AND "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #240303101 DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EXISTING CONDITIONS VARIANCE SITE PLAN
 SCALE: 1" = 40'

VARIANCE REQUEST

- § 18-2-402. Principal structures.
- The Office of Planning and Zoning designates the location of a principal structure on a waterfront lot based on:
- an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another;
 - the height, location, necessity, and purpose of the proposed structure;
 - existing and allowed land uses on the lot and adjacent waterfront properties;
 - topographic and other physical features of the lot and adjacent waterfront properties, including shoreline irregularities and restrictions based on the required placement of utilities;
 - the impact of the structure on the use and enjoyment of adjacent waterfront properties and their light, air, and view; and
 - protection of environmental features and maximization of ESD design criteria.

EXISTING LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	40,007 SQ. FT. OR 0.918 AC.
ALLOWABLE COVERAGE (15%).....	6,001 SQ. FT. OR 0.138 AC.
EXISTING LOT COVERAGE.....	1,769 SQ. FT. OR 0.041 AC.
EX. DRIVEWAY.....	1,769 SQ. FT.
EX. WOODLANDS.....	33,625 SQ. FT. OR 0.772 AC.

SOIL TABLE

ID	HSG	DESCRIPTION
PeB	A	Patuxent-Evesboro-Fort Mott Complex, 0 to 5 % Slopes
SME	B	Sassafras and Croom Soils, 10 to 25 % Slopes
ZBA	CD	Zekiah and Issue Soils, 0 to 2 % Slopes, Frequently Flooded
TOTAL SITE AREA:		0.918 AC.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING CONCRETE WALKWAY
- EXISTING BUILDING / STRUCTURE
- EXISTING DIRT MACADAM
- EXISTING CONCRETE DRIVEWAY
- EXISTING TREE (CLIENT)
- EXISTING TREE (ANALYSIS)
- EXISTING WELL
- 10' BUFFER
- FEMA LINE
- 20' STEEP SLOPE BUFFER
- TOP OF SLOPE
- EXISTING SOIL
- PROPOSED L.O.D.
- PROPOSED REINFORCED GILT FENCE

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

STATE OF MARYLAND
 WYNNE ALAN MESSICK
 10/21/2015
 PROFESSIONAL ENGINEER

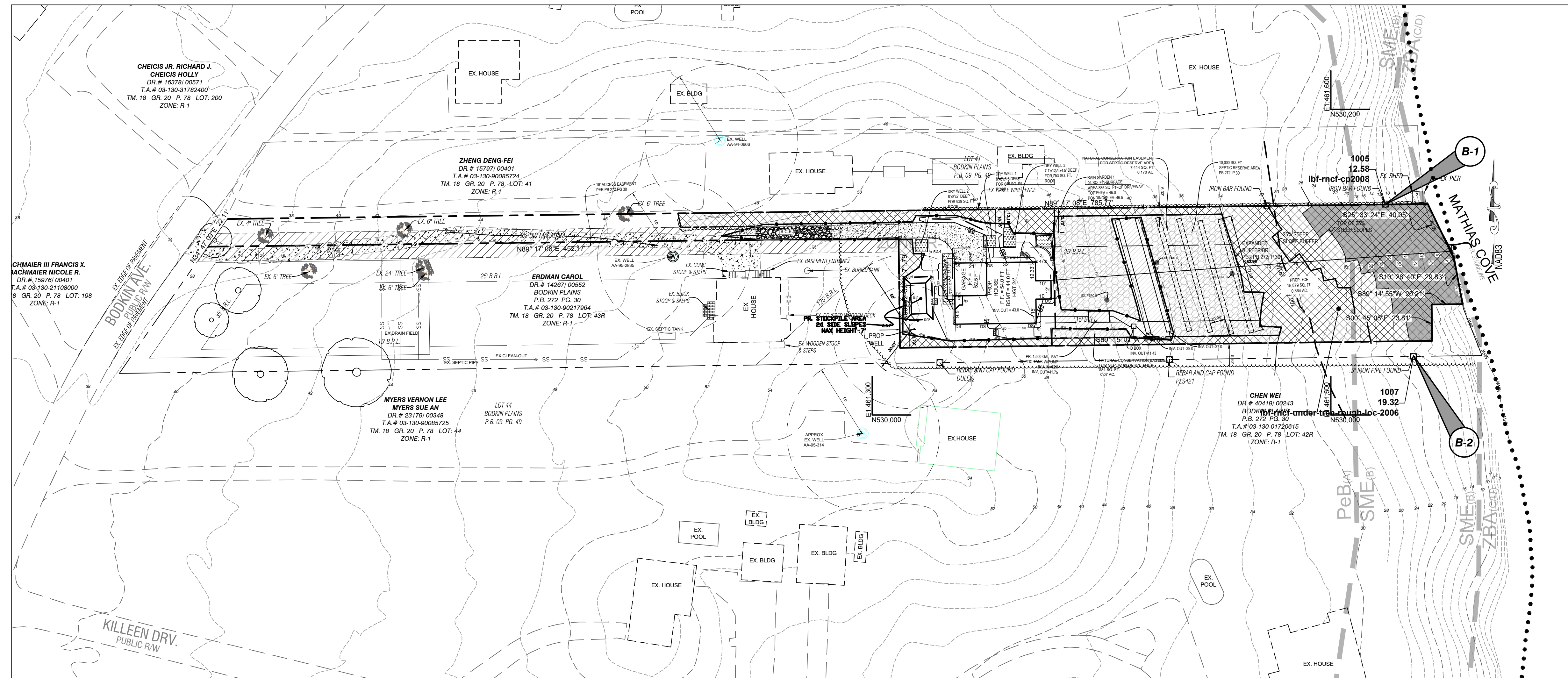
OWNER:
 WEI CHEN
 1103 GRADY COURT
 SEVERN, MD 21144
DEVELOPER:
 WHITEHALL BUILDING COMPANY INC.
 216 NORTH CRAIN HIGHWAY
 SUITE 201
 GLEN BURNIE, MD 21061
 410-977-7059
 WHITEHALLBUILDINGCO@GMAIL.COM

EXISTING CONDITIONS VARIANCE SITE PLAN

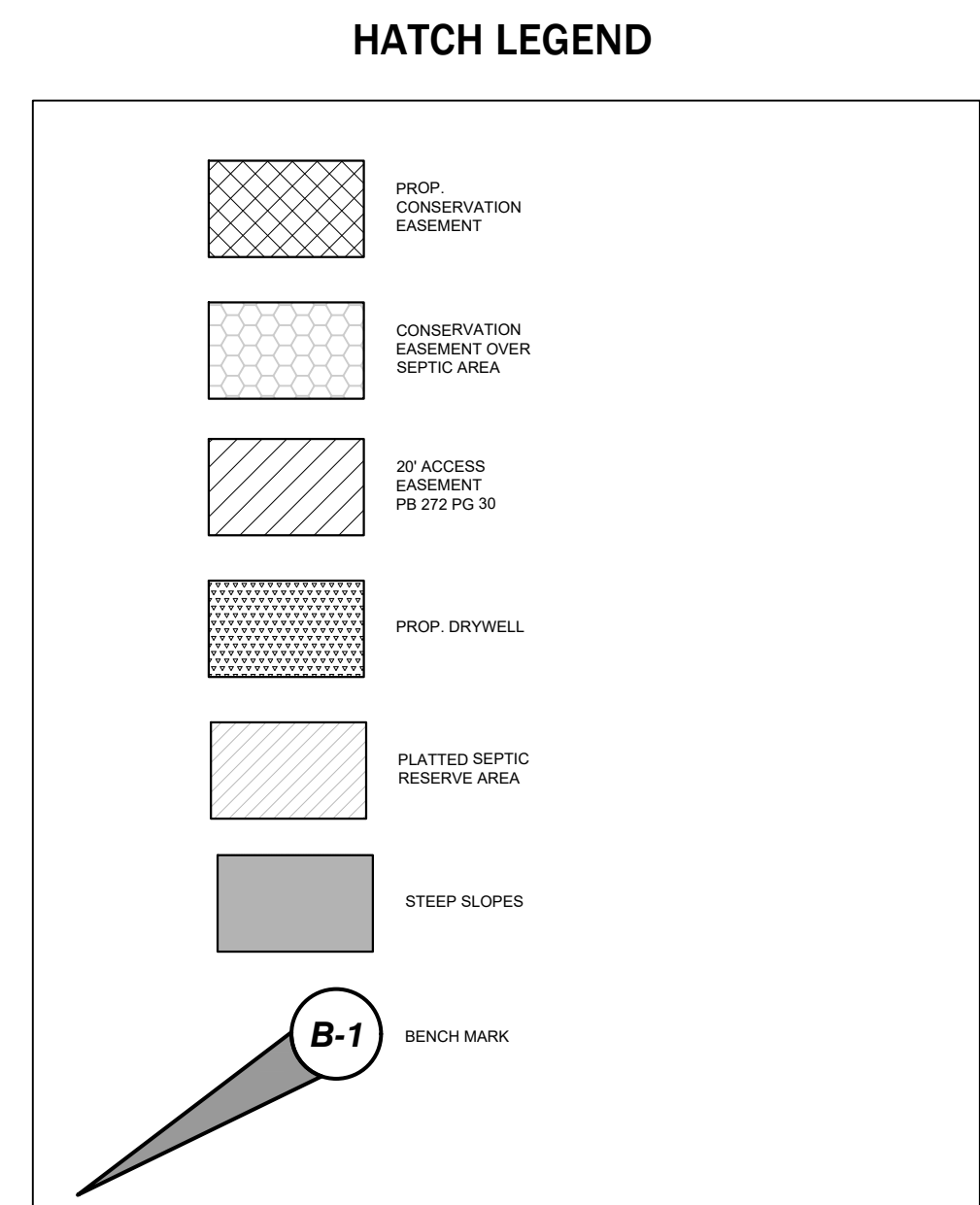
GRADING PLAN
 8179 BODKIN AVENUE LOT 42R
 PASADENA, MD. 21122-0000
 WATERFRONT - G02020257

TM: 18 GRID: 20 PARCEL: 78 TAX ACCOUNT # 03-130-01720615 ZONING: R-1/LDA
 THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: DECEMBER 2024 SHEET: 1 OF 2

December 2024 FILE: C:\AA\024\1858\1878 Bodkin Avenue\DWG\Grading & Sediment Control\24-1858-8177_Bodkin_Ave_Sediment_Control_13-3-24.dwg



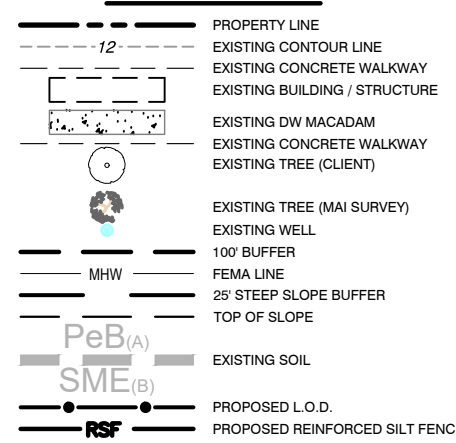
VARIANCE SITE PLAN PROPOSED
SCALE: 1" = 40'



PROPOSED LOT COVERAGE SUMMARY

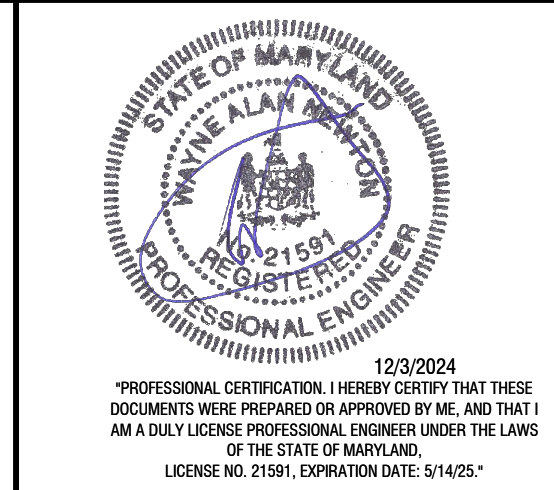
DESCRIPTION	AREA
EXISTING LOT AREA.....	40,007 SQ. FT. OR 0.918 AC.
ALLOWABLE COVERAGE (15%).....	6,001 SQ. FT. OR 0.138 AC.
EXISTING LOT COVERAGE.....	1,769 SQ. FT. OR 0.041 AC.
PROP. LOT COVERAGE.....	4,211 SQ. FT. OR 0.097 AC.
PROP. HOUSE W/PORCH -	2,240 SQ. FT.
PROP. DRIVEWAY -	1,853 SQ. FT.
PROP. WALK -	118 SQ. FT.
TOTAL LOT COVERAGE POST DEVELOPMENT.....	5,980 SQ. FT. OR 0.137 AC.
EX. DEV. WOODLANDS.....	33,625 SQ. FT. OR 0.772 AC.
EX. DEV. WOODLANDS CLEARING.....	10,054 SQ. FT. OR 0.231 AC. (29.9%)
EX. DEV. WOODLANDS REMAINING.....	23,571 SQ. FT. OR 0.541 AC.

LEGEND



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:
WEI CHEN
1103 GRADY COURT
SEVERN, MD 21144
DEVELOPER:
WHITEHALL BUILDING COMPANY INC.
216 NORTH CRAIN HIGHWAY
SUITE 201
GLEN BURNIE, MD 21061
410-977-7059
WHITEHALLBUILDINGCO@GMAIL.COM

VARIANCE - PROPOSED CONDITIONS PLAN

GRADING PLAN
8179 BODKIN AVENUE LOT 42R
PASADENA, MD. 21122-0000
WATERFRONT - G02020257

TM.: 18 GRID: 20 PARCEL: 78 TAX ACCOUNT # 03-130-01720615 ZONING: R-1/LDA
THIRD ASSESSMENT DISTRICT SCALE: AS SHOWN ANNE ARUNDEL COUNTY, MARYLAND DATE: DECEMBER 2024 SHEET: 3 OF

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
18	75	20	42R	

Tax ID: _____

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) | 8179 Bodkin Ave

Project location/Address | 8179 Bodkin Ave Pasadena MD 21122

City | Zip |

Local case number |

Applicant: Last name | Chen | First name | Wei

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:

Construct a Single Family Dwelling on Vacant Lot

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input checked="" type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input 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	Total Disturbed Area	Acres	Sq Ft
IDA Area	0	0	0.245	0.245	10,680
LDA Area	0.918	40,007			
RCA Area	0	0			
Total Area	0.918	40,007	# of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.772	33,625	Existing Lot Coverage	0.041	1,769
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.097	4,211
Removed Forest/Woodland/Trees	0.231	10,054	Removed Lot Coverage	0	0
			Total Lot Coverage	0.137	5,980

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.245	10,680	Mitigation	TBD	TBD

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

***CRITICAL AREA
REPORT***

**8179 Bodkin Avenue
Pasadena, MD 21122**

December 2024

**Prepared for:
Wei Chen**

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

INTRODUCTION

This site is an 40,007 square foot property that is located at the terminus at 8179 Bodkin Avenue on Pasadena, MD. The property is Lot 42R of the Resubdivision Plat of Bodkin Plains Lot 42 & 43 Revised. The proposal is to construct a new dwelling on the property. The site is served by septic 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-1 and has waterfront on Mathias Cove.

EXISTING USE

The property consists of 42,722 square foot property. The site is currently undeveloped. The property is currently has a platted septic area. The property is not a corner lot and gains access from Bodkin Avenue.

SURROUNDING LAND USE

The properties that abut the site are generally in conformance with the R1 zoning, 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 north and south, Mathias Cove to the east, and Bodkin Avenue to the west.

PROPOSED WORK

The owners wish to construct a new dwelling, driveway and water well. This construction will require relief to the approximate average setback, due to the location of adjoining dwellings. 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, G02020257. The layout of the house requires relief to the requirements of 18-2-402(1).

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of PeB – Patapsco-Evesboro-Fort Mott-Urban Land Complex 0-5% Slopes (A Soils), SME, Sassafrass and Croom Soils, 10-25% slopes (B Soils) and ZBA Zekiah and Issue Soils, 0.2% slopes (C/D Soils). All development is in the PeB soils.

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) zone AE elevation 5', as delineated on the firm flood insurance map #24003C0176F 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 Mathias Cove.

STEEP SLOPES

Steep slopes and their buffer are noted on the east side of the property up from Mathias Cove. 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 drywells and a rain garden.

FOREST COVER

The site is wooded.

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.....40,007 sq. ft.
2. Site area in LDA Critical area.....40,007 sq. ft
3. Allowable Lot Coverage.....6,001 sq. ft (15%)
4. Existing lot coverage1,769 sq. ft.
5. Lot coverage to be removed.....0 sq. ft.
6. Proposed lot coverage4,211 sq. ft.
7. Total Lot Coverage after Construction...5,980 sq. ft.
8. Proposed Disturbed Area.....10,680 sq. ft.
9. Woodland Clearing.....10,054 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 - 130 Account Number - 01720615

Owner Information

Owner Name: CHEN WEI **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 1103 GRADY CT **Deed Reference:** /40419/ 00243
 SEVERN MD 21144-

Location & Structure Information

Premises Address: 8177 BODKIN AVE **Legal Description:** LT 42R
 PASADENA 21122-0000 8177 BODKIN AVE
 Waterfront BODKIN PLAINS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0018 0020 0078 3160050.02 130 42R2022 Plat Ref: 0272/ 0030

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 40,007 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value	Phase-In Assessments	
			As of 01/01/2022	As of 07/01/2023
Land:	304,700	266,700		
Improvements	0	0		
Total:	304,700	266,700	266,700	266,700
Preferential Land:	0	0		

Transfer Information

Seller: ERDMAN CAROL **Date:** 05/09/2024 **Price:** \$280,000
Type: ARMS LENGTH VACANT **Deed1:** /40419/ 00243 **Deed2:**
Seller: TAYLOR, ROSE A **Date:** 05/11/2004 **Price:** \$215,000
Type: ARMS LENGTH VACANT **Deed1:** /14794/ 00680 **Deed2:**
Seller: BERRY, DAVID C **Date:** 04/05/2001 **Price:** \$149,700
Type: ARMS LENGTH IMPROVED **Deed1:** /10294/ 00446 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	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:**

8179 BODKIN AVE, 21122 X Q

Show search results for 8179 B...

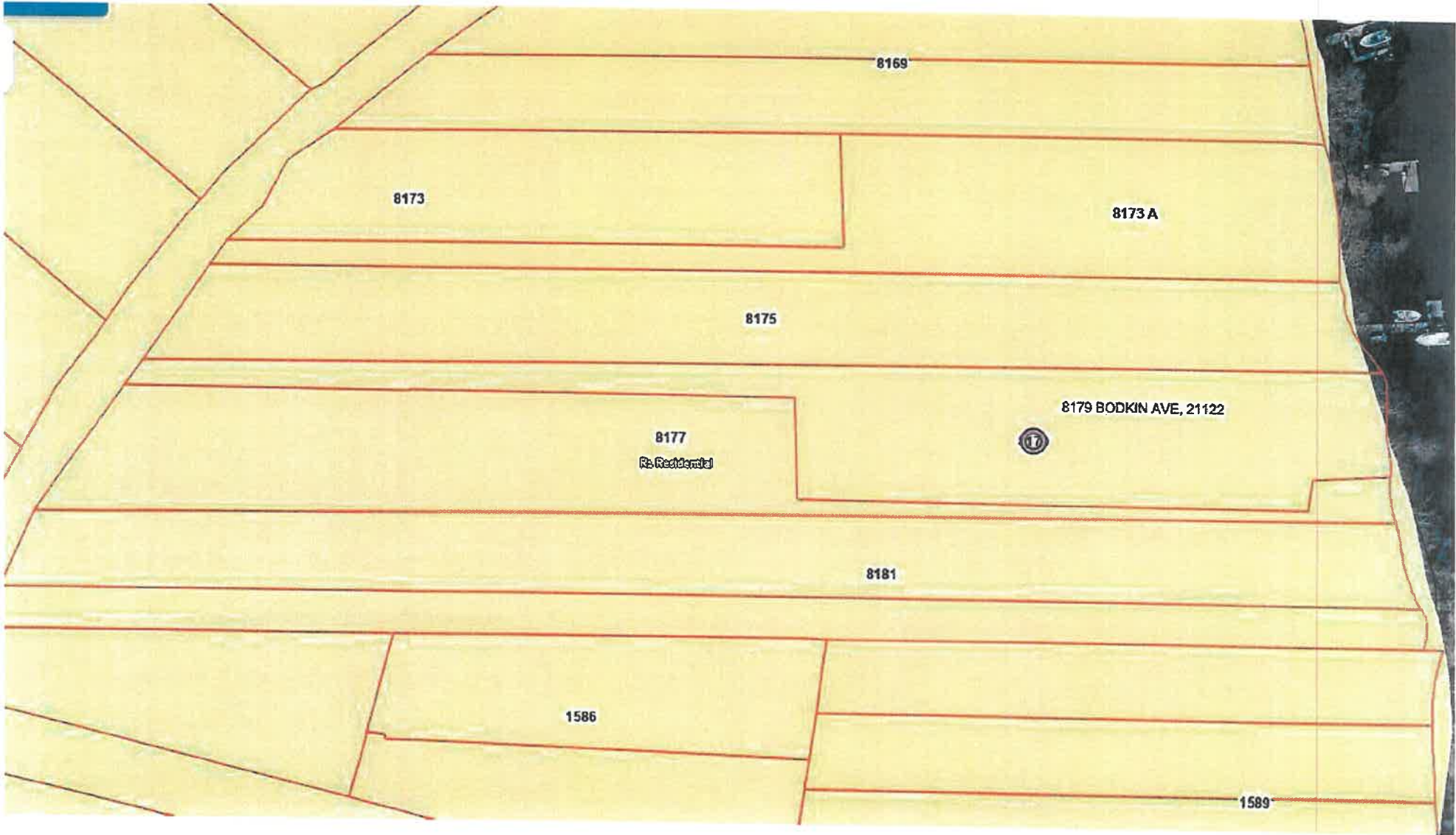
1586

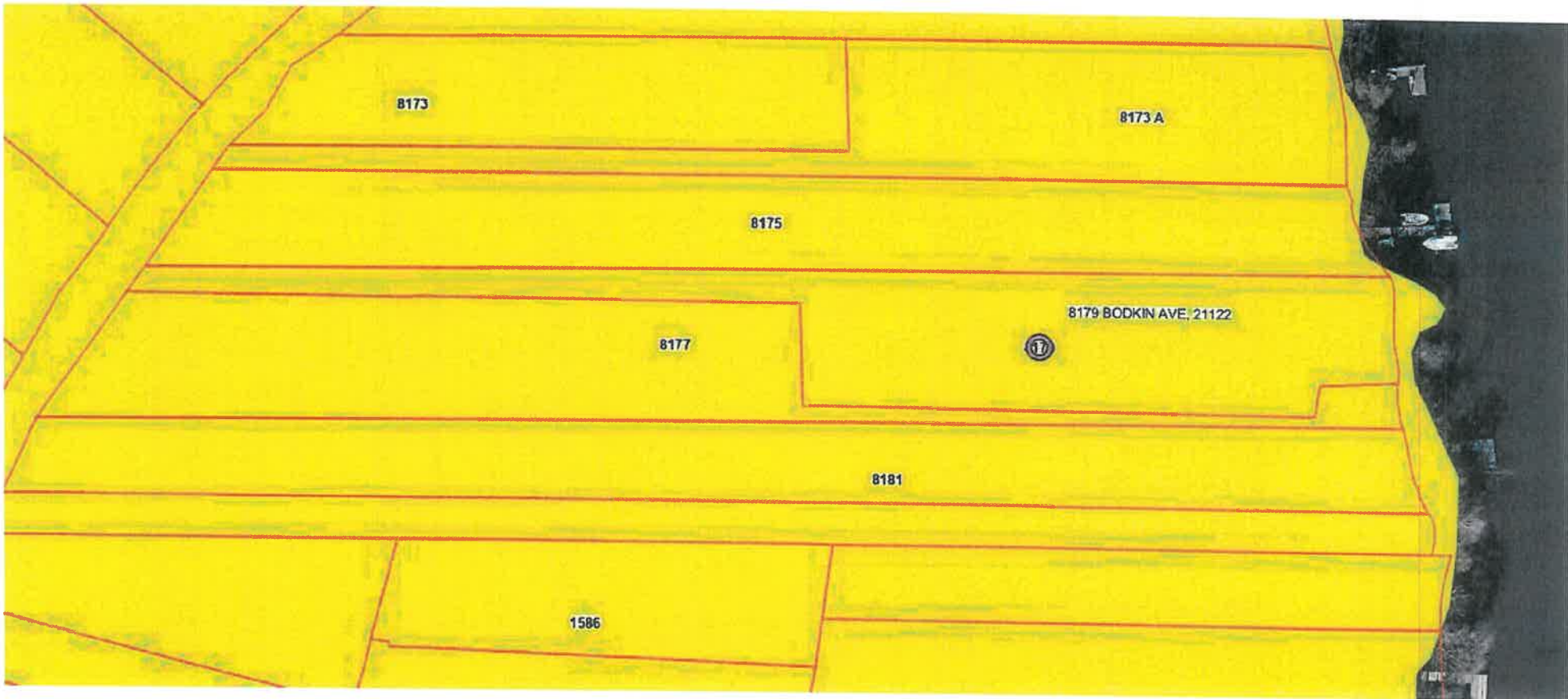


8179 BODKIN AVE, 21122 X Q

Show search results for 8179 B...







8173

8173 A

8175

8179 BODKIN AVE. 21122

8177

17

8181

1586

National Flood Hazard Layer FIRMMette



76°28'49"W 39°7'29"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
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
	Hydrographic Feature	
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 12/3/2024 at 8:51 PM 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.



































76°28'12"W 39°7'2"N

Hydrologic Soil Group—Anne Arundel County, Maryland



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.
0 20 40 80 120 Meters
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

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
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other**
 -  C
 -  C/D
 -  D
 -  Not rated or not available

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 23, Sep 6, 2024

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
PeB	Patapsco-Evesboro-Fort Mott complex, 0 to 5 percent slopes	A	4.4	84.6%
SME	Sassafras and Croom soils, 15 to 25 percent slopes	C	0.4	7.2%
ZBA	Zekiah and Issue soils, 0 to 2 percent slopes, frequently flooded	B/D	0.4	8.2%
Totals for Area of Interest			5.3	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

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
18	75	20	42R	

Tax ID: _____

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

Project Name (site name, subdivision name, or other) 8179 Bodkin Ave

Project location/Address 8179 Bodkin Ave Pasadena MD 21122

City _____ Zip _____

Local case number _____

Applicant: Last name Chen First name Wei

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:

Construct a Single Family Dwelling on vacant lot

Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input checked="" type="checkbox"/>
--	---

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"/>
---	---

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft	
IDA Area	0	0	Total Disturbed Area	0.245	10,680	
LDA Area	0.918	40,067		# of Lots Created		
RCA Area	0	0				
Total Area	0.918	40,067				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.772	33,626	Existing Lot Coverage	0.041	1,729
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.097	4,211
Removed Forest/Woodland/Trees	0.231	10,054	Removed Lot Coverage	0	0
			Total Lot Coverage	0.137	5,980

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.245	10,680	Mitigation	TBD	TBD

<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 checked="" type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input checked="" 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 type="checkbox"/>
---	--

Dedication by Owners

We, owners of the property shown and described hereon, hereby adopt this plan of subdivision establish the minimum building restriction lines and dedicate the streets, alleys, walkways and other easements, riding strips and floodplains, to public use, such lands to be deeded to Anne Arundel County or the State Highway Administration, as may be appropriate on request.

There are no suits, actions at law, leases, liens, mortgages, trusts easements, or rights-of-way affecting the property included in this plan of subdivision, and all parties in interest have heretofore affixed their signatures indicating their willingness to join in this plan of subdivision.

Further, the requirements of Section 9-108, the Real Property Article, Annotated Code of Maryland, 1976 replacement volume (as supplemented) and Article 26, Section 9-304 of the Anne Arundel County Code as far as they relate to the making of these plats and the setting of markers shall be complied with.

Carol Erdman 4/21/05 Date Witness 4/21/05 Date

The property shown hereon is subject to a Deed of Trust dated December 22, 2003 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 14267, Folio 587 securing 1 Leeds Federal Savings Bank, now transferred to Northwest Savings Bank.

The property shown hereon is subject to a Deed of Trust dated April 30, 2004 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 14794, Folio 685 securing Bank of America, N.A.

We consent to this plan of subdivision.

Northwest Savings Bank Date Title

I consent to this plan of subdivision.

Bank of America, N.A. Date Title

Surveyor's Certificate

I hereby certify that this plat shown hereon is correct, that it represents a survey of the property by the surveyor and that it is a subdivision of all of the lands conveyed by:

Rose A. Taylor to Carol Erdman by a deed dated January 7, 2004 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 14267, Folio 582, Lot 42
Rose A. Taylor to Carol Erdman by a deed dated May 11, 2004 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 14794, Folio 682.

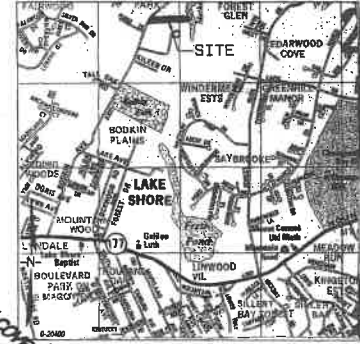
The requirements of Section 9-108, the Real Property Article, Annotated Code of Maryland, 1976 replacement volume, (as supplemented) and Article 26, Sec. 9-304 of the Anne Arundel County Code as far as they relate to the making of these plats and setting of markers have been complied with.

Therese J. Martin Date 12/05
Professional Land Surveyor #10184
Bay Engineering Inc.

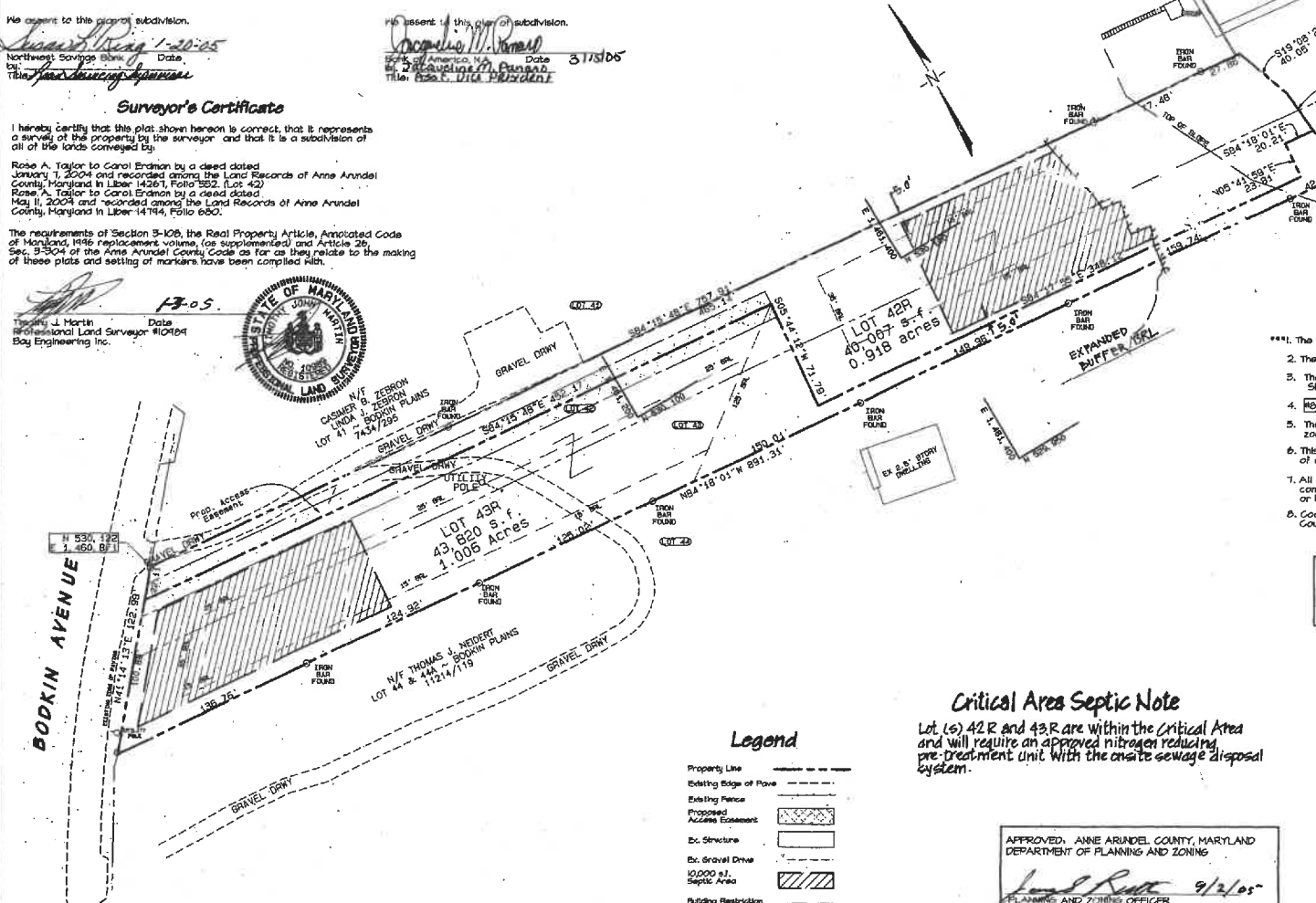


Critical Area Note For Resubdivision Plat

This site is located entirely in the LDA (Limited Development Area) Designation of the Chesapeake Bay Critical Area and will be subject to all Critical Area requirements in effect at the time grading and/or building permit.



Vicinity Map 1" = 2000'



- General Notes**
1. The purpose of this plat is to reconfigure Lots 42 and 43.
 2. The property is shown on Anne Arundel County topographic sheet U-10.
 3. The coordinates and bearings shown hereon are referred to the Maryland State Plane Coordinate System (NAD 83).
 4. R5771 House Number
 5. The properties shown hereon are zoned R1. See Below for zoning setbacks.
 6. This plan prepared without the benefit of a title report.
 7. All remaining woodlands shall be placed under a conservation easement at the time of grading and/or building permit.
 8. Coordinate points shown hereon scaled from Anne Arundel County topographic sheet U-10.

Area Tabulations

LOT 42R	40,087 S.F.	0.918 AC.
LOT 43R	43,820 S.F.	1.006 AC.
TOTAL	83,907 S.F.	1.924 AC.

- Yards and Setbacks**
- R1 ZONING**
Yards (Principle Structure)
- Front - 40' minimum
 - Side - 15' minimum/40' Combined
 - Rear - 35' minimum
- Yards (Accessory Structures)
- Front - 40' minimum
 - Side/Rear - 10' minimum

Critical Area Septic Note
Lot 42R and 43R are within the Critical Area and will require an approved nitrogen reducing pre-treatment unit with the onsite sewage disposal system.

Legend

- Property Line
- Existing Edge of Pavement
- Existing Fence
- Proposed Access Easement
- Ex. Structure
- Ex. Gravel Drive
- 10,000 sq. ft. Septic Area
- Building Restriction Lines

APPROVED, ANNE ARUNDEL COUNTY, MARYLAND
DEPARTMENT OF PLANNING AND ZONING

Joseph Rutter 9/2/05
PLANNING AND ZONING OFFICER DATE
JOSEPH RUTTER DATE

THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY
MARYLAND HEALTH DEPARTMENT HAVE BEEN MET
IN THE SEPARATION OF THIS PLAT

K. Depress 7/29/05
HEALTH DEPARTMENT OFFICER DATE
Individual Well & Individual Private Septic Systems

***Plat 1 of 1
RESUBDIVISION PLAT
Bodkin Plains
Lots 42 & 43 Revised
SUB.# 1979-229, PROJ.#2004-169
TAX MAP 10 ~ BLOCK 20 ~ PARCEL 10
1" = 50'

APRIL, 2004
Zip Code: 21122
DRAWN BY: D. MILLER
THIRD DISTRICT ~ A.A. CO. MARYLAND

Bay Engineering Inc.
Engineers, Planners and Surveyors
190 Admiral Cochrane Drive Suite 175
Annapolis, Maryland 21401
410.877.9280
410.877.9288 fax
email: info@bayengineering.com

The 10,000 square foot septic area shown hereon shall remain unencumbered by buildings, easements, rights-of-way or other physical or permanent structures.

RECORDED IN BOOK PAGE PLAT NO.

GADD FILE # 1979-229-2004-169-10
USA CSU 2081 460

ANNE ARUNDEL COUNTY CIRCUIT COURT Subdivision Plats (County Copy), AA Plat 14156; Plat Book 272, p. 30, MSA_C2081_4605; Date available 2005/09/13. Printed 03/15/2024.





OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0110-P
DATE: 11/26/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)
Natalie Norberg (I&P)

APPLICANT/REPRESENTATIVE: Whitehall Building Co, Inc / Messick & Assoc

EMAIL: 999wbc@gmail.com / enr@messickandassociates.com

SITE LOCATION: 8179 Bodkin Ave

LOT SIZE: 40,007 sq ft

ZONING: R1 **CA DESIGNATION:** LDA **BMA:** yes or **BUFFER:** no **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes to construct a new dwelling and driveway. Variance required for the location of a principal dwelling on a waterfront lot (relatively in line).

COMMENTS:

I & P Engineering:

The Final Development Plan was referenced in the Variance Request Letter. Submit a copy of said Final Development Plan.

Specify the type of buildings on the surrounding lots. It is unknown which buildings are houses if all buildings are generically labeled "EX. BLDG".

Include all hatch marks in the Legend. It is unclear what the forward slash and honeycomb hatches represent.

Identify the Limits of Disturbance linetype in the Legend.

Specify what B-1 and B-2 identify on the eastern portion of the property.

The stockpile cannot be located on top of a dry well or any other swm device.

Under "Existing Lot Coverage Summary" on the first sheet, it is noted the existing lot coverage is 1,769 sq ft while the existing driveway is 1,796 sq ft. Please clarify.

On the existing and proposed plan sheets, the "Soil Table" shows the total site area to be 1.01 acres. However, both the "Existing" and "Proposed Lot Coverage Summary" show the existing lot area to be 0.918 acres. Please clarify.

Turn on the property's metes and bounds.

Provide three Northings and Eastings in each plan view.

In General Note #2, revise the site address.

It appears the proposed house is closer to the Septic Reserve Area than the designated setback. Please refer any Health Department comments.

Dry Wells 1 and 3 do not meet the 25-foot setback from the Septic Reserve Area.

Down spouts, like storm drain pipes, are to have a 10-foot setback from the Septic Reserve Area.

The stormwater management Engineering Review approval for the site shall occur during grading permit.

Based on the plan provided, it appears the property will be served by private well and septic.

The comments above are provided as a courtesy review at this Variance Pre-file stage for your review and consideration for the Variance/Design Plan(s). A detailed Engineering Review will occur during grading permit.

Critical Area Team: No objection to the request for a relatively in line variance given the lot configuration.

Zoning Administration Section:

Provide the height, in feet, on the site plan in the area of the proposed house.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.