



**Rosenberg  
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December 18, 2024

**VIA ELECTRONIC MAIL / HAND-DELIVERY / ETC.**

Mrs. Jenny P. Dempsey  
Planning and Zoning Officer  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

Re: *335 Ritchie Highway, Severna Park, Maryland 21146  
Special Exception Application*

Dear Mrs. Dempsey:

Please accept this letter of explanation with regard to the above-referenced Special Exception application for a Self-Service Storage Facility at 335 Ritchie Highway, Severna Park, Maryland 21146 (the "Property"). Rosenberg Martin Greenberg, LLP ("RMG") represents Compson of Severna Park LLC, the owner of the Property.

**Background**

The Property is a 5.1 acre, C2 zoned parcel located on the northeast side of Governor Ritchie Highway, north of its intersection with Baltimore Annapolis Boulevard/Whites Road in the 5<sup>th</sup> Councilmanic District of Anne Arundel County, Maryland. The Property is currently improved with a 10,112 square foot Commercial Recreational Facility from which the Holy Trinity Council 3413 Knights of Columbus Columbian Center previously operated. My client intends to redevelop the Property with a 4 story, 140,000 square foot Self-Service Storage Facility. The Self-Service Storage Facility will contain self-storage units, an accessory office as well as accessory parking. The office will be open seven days per week from 9:00 am – 6:00 pm. The storage facility has gated access and is open seven days per week for renters who have access via key card from 7:00 am to 11:00 pm.

We are applying for Special Exception approval to permit the proposed Self-Service Storage Facility on the Property. Below is an overview of how the use meets the statutory general Special Exception criteria (Article 18-16-304) and the specific Special Exception criteria for the Self-Service Storage Facility use (Article 18-11-155).

**§ 18-16-304. Special Exceptions.**

- (1) The use will not be detrimental to the public health, safety, or welfare;**

The Self-Service Storage Facility is located on a heavily trafficked section of Ritchie Highway in Severna Park. It is bordered on the south by the Spring Arbor Senior Living facility, a three-story assisted living facility. The Property is bordered on the north and east by existing single family residential development.

Ritchie Highway runs along the western edge of the Property and the area on the opposite side of Ritchie Highway from the Property is undeveloped. There is substantial mature vegetation surrounding the Property and the residential areas around it. The facility will provide gated access to renters seven days per week and there will be an on-site office which will be open to the public seven days per week from 9:00 am to 6:00 pm. The site will utilize the existing access point on Ritchie Highway. There will be two way traffic circulation around the proposed building as well as twenty-five (25) parking spaces located in the front, side (south) and rear of the building. Approving the Special Exception request will have no negative impact on the public health, safety, or welfare of the general public.

- (2) The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;**

The proposed 140,000 square foot 4-story Self-Service Storage Facility is compatible with the development in the surrounding area. The location, height and scale of the building on the Property are within the permissible bulk requirements in the C2 zone and no variance relief is required for the building. The development will utilize the existing access from Ritchie Highway. Additional landscaping will be added to the Property as part of the proposed development to beautify the site and to provide an appropriate vegetative buffer with the surrounding properties. The scale and scope of the Self-Service Storage Facility is compatible with the development in the surrounding area. There are several large, multi-story buildings in the area including the Spring Arbor Assisted Living Facility (345 Ritchie Highway), Severna Park Market Center (485 Ritchie Highway), Park View at Severna Park Senior Community (180 Ritchie Highway) and The Sheridan at Severna Park Senior Community (134 Ritchie Highway). The proposed scope and scale of the Self-Service Storage Facility

- (3) Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article;**

The proposed Self-Service Storage Facility use on the Property will have no more impact with regard to noise, vibration, or light to nearby properties than operations in other uses permitted in the C2 zone under the Anne Arundel County Zoning Article. The proposed development on the Property will be set back approximately 156 feet from Ritchie Highway and is surrounded by mature vegetation on all sides except the road frontage. Additional landscaping will be added to the site in order to adequately buffer the proposed use from the surrounding properties as well as to provide an appropriately landscaped frontage along Ritchie Highway. The lighting will be in accordance with the Anne Arundel County requirements. In addition, the facility is appropriately located on the Property so as to reduce any perceivable impact to nearby properties.

- (4) The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;**

Generally, customers of the Self-Service Storage Facility will visit at the beginning of their rental to unload their possessions into a storage unit and will visit again at the end of their rental to remove the contents of their storage unit. They may visit periodically throughout their lease term to deposit and pick up small loads. The operation will be similar to other Self-Service Storage Facility uses in size, scope and feel. The location on Ritchie Highway provides a highly-trafficked location for the proposed use.

Customers of the facility will not need to proceed through residential neighborhoods or other minimally-trafficked locales in order to access the site. The facility will be constructed and located on the Property so as to provide efficient ingress and egress and to minimize impacts on the surrounding properties. Lastly, the lighting and landscaping of the site will have a similar feel of other Self-Service Storage Facilities.

- (5) The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;**

The Self-Service Storage Facility will not conflict with any existing or programmed public facility, public service, school or road. The facility will utilize the existing access road from Ritchie Highway.

- (6) The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;**

We anticipate that these recommendations and comments will be forthcoming.

- (7) The proposed use is consistent with the County General Development Plan;**

While the Property is located in an identified low density residential land use designated area in the 2040 Anne Arundel County General Development Plan, the Region 4 Plan has a Planned Land Use designation of Commercial (see Figure 12, page 44 Region 4 Plan). The use of the Property as a Self-Service Storage Facility is consistent with the visions articulated in the Region 4 Plan.

- (8) The applicant has presented sufficient evidence of public need for the use;**

In determining whether there is a public need for a commercial use, the Petitioner has conducted extensive market research. The industry standard for determining if there exists a need in the market for a Self-Service Storage Facility use is to calculate demand to be within a 5-mile ring. Storage demand, however, is typically calculated to be in a 3-mile ring (as people do not like the idea of having to drive too far to access their belongings). The industry average for Self-Service Storage at equilibrium (where supply = demand) is typically between 7.5-8 sq. ft. of storage demand per capita. Sometimes this will be higher in more urban areas where there is less space in dwellings for basements, attics, and garages for people to store things (e.g. urban areas or low lying coastal areas where there are more condos and zero basements because of the water table).

Considering these metrics, any area that is less than 7.5 sq. ft. of existing storage is considered as having unserved demand, any area under 6 sq. ft. is considered as having highly unmet demand, and any area that is under 5 sq. ft. is considered severely underserved. The Petitioner's market study report indicates that the 5-mile ring is currently at 4.76 sq. ft. of existing storage and the 3-mile ring is at 3.98 sq. ft. of existing storage. In consideration of the existing supply of storage, it is clear that the Severna Park market in the vicinity of the Property is considered to be severely underserved.

- (9) The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;**

As articulated in further detail below in the Section 18-11-155 requirements, the specific use requirements will be met.

- (10) The application will conform to the critical area criteria for sites located in the critical area; and**

The use is not located within the critical area.

- (11) The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.**

The proposed development of the Property, as represented in the site plan, meets the requirements of the Anne Arundel County Landscape Manual.

**§ 18-11-155. Self-service storage facilities.**

A self-service storage facility shall comply with all of the following requirements.

- (1) The facility shall be located on a lot of at least two acres.**

The Property is 5.1136 acres in size and therefore meets the minimum lot size requirement.

- (2) Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.**

The proposed use on the Property is a Self-Service Storage Facility with accessory parking.

- (3) Access shall be provided as follows:**
- (i) Each one-way interior driveway shall have a travel lane at least 15 feet wide.**
  - (ii) Each two-way interior driveway shall have two travel lanes, each at least 12 feet wide.**
  - (iii) Traffic direction and parking shall be designated by directional signs or pavement painting.**

As evidenced in the attached Site Plan, the Property and facility meet the above access requirements.

- (4) Outside storage is not permitted.**

There is no outside storage proposed at the Self-Service Storage Facility.

- (5) In a C2 District, a self-service storage facility shall be within an enclosed controlled central structure with no external access to individual storage units.**

The Property is located in a C2 District. The Self-Service Storage Facility is fully enclosed and there is no external access to individual storage units.

I hope that the above information is helpful in your consideration of the requested Special Exception relief. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Mrs. Jenny P. Dempsey  
Planning and Zoning Officer  
December 18, 2024  
Page 5

A handwritten signature in black ink, appearing to read 'A. Baker', followed by a long horizontal line extending to the right.

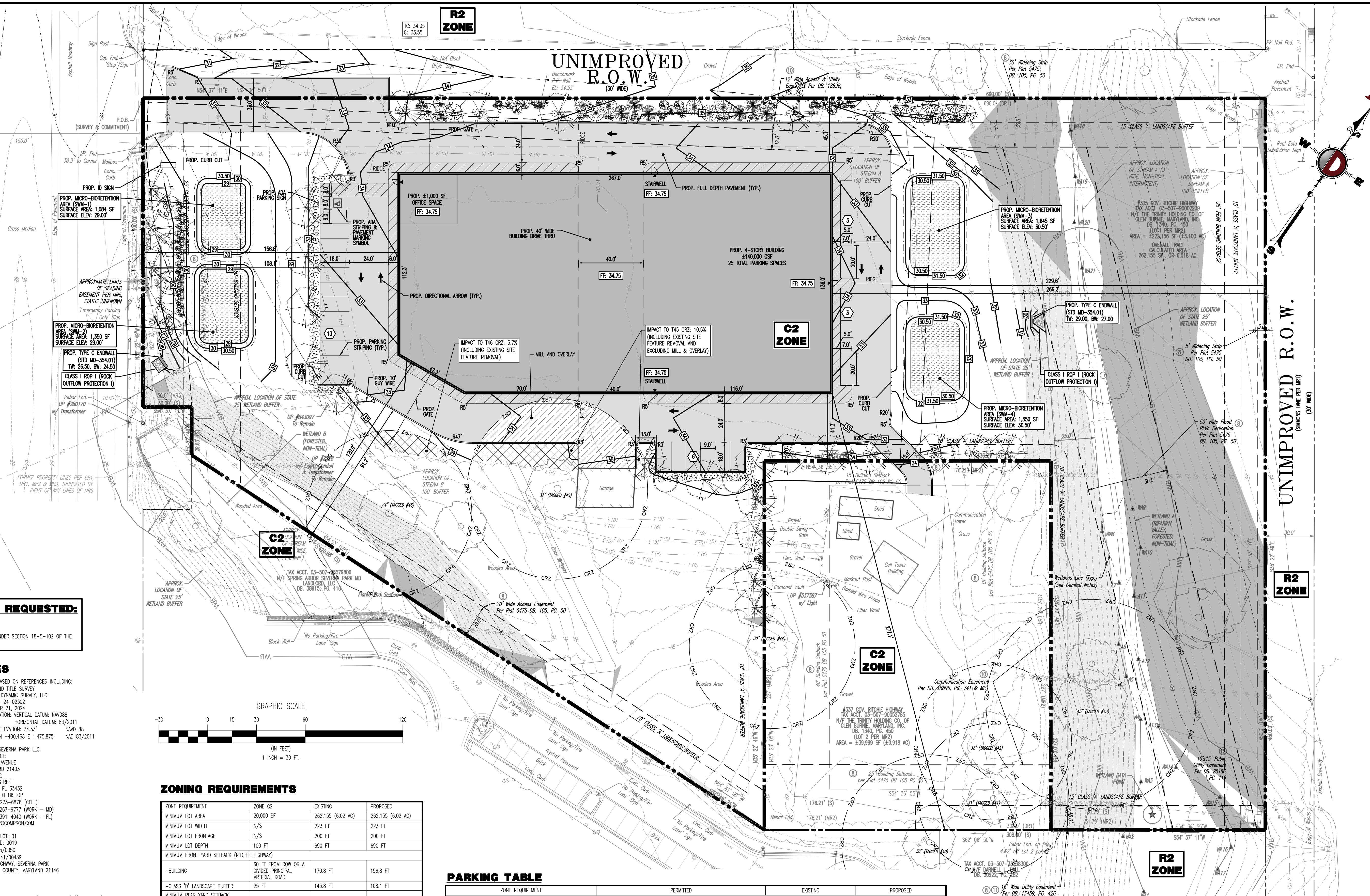
Adam D. Baker

ADB/bvh

cc: Mr. Robert Bishop  
Mr. Alan Caldwell  
Mr. Connor McManus  
Mrs. Lauren Smuz

**GOVERNOR RITCHIE HIGHWAY**

12/17/24 - 6:47 PM, By: janzuz  
 File: P:\DCPC PROJECTS\5407\Compass Development\24-02270 Severna Park MD\Draw\Exhibits (Hearings)\SPEX Administrative Site Plan\054072402270EX1.dwg, --- 01 SPEX Administrative Site Plan



**ZONING RELIEF REQUESTED:**

SPECIAL EXCEPTION RELIEF TO APPROVE:  
 USE SELF-STORAGE IN THE C2 ZONE UNDER SECTION 18-5-102 OF THE ANNE ARUNDEL COUNTY ZONING CODE.

**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 ALTA/NAPS LAND TITLE SURVEY PREPARED BY DYNAMIC SURVEY, LLC  
 JOB NO.: 5407-24-02302  
 DATED: OCTOBER 21, 2024  
 DATUM INFORMATION: HORIZONTAL DATUM: 83/2011  
 BENCHMARKS: ELEVATION: 34.53' NAVD 88  
 N = 400,468 E 1,475,875 NAD 83/2011
- OWNER: COMPSON OF SEVERNA PARK LLC, MARYLAND OFFICE: 315 SEVERNA AVENUE, ANNAPOLIS, MD 21403  
 FLORIDA OFFICE: 36 SE 3RD STREET, BOCA RATON, FL 33432  
 CONTACT: ROBERT BISHOP  
 PHONE: (240) 273-6878 (CELL), (410) 267-9777 (WORK - MD), (501) 391-4040 (WORK - FL)  
 EMAIL: RBISH@COMPSON.COM
- PARCEL DATA: PARCEL: 0518 LOT: 01  
 MAP: 0024 ORD: 01019  
 PLAT REF: 0105/0050  
 DEED REF: 40741/00439  
 335 RITCHIE HIGHWAY, SEVERNA PARK, ANNE ARUNDEL COUNTY, MARYLAND 21146
- SITE AREA: 222,156 SF (5.10 AC)
- ZONE: C2 (COMMERCIAL ZONE)
- EXISTING USE: COMMERCIAL RECREATIONAL FACILITY (PERMITTED USE) (§18-5-102)
- PROPOSED USE: SELF-STORAGE (SPECIAL EXCEPTION USE) (§18-5-102)
- PLANNING: GROWTH TIER: 1A  
 DEVELOPMENT POLICY AREA: NEIGHBORHOOD PRESERVATION  
 THE SITE IS NOT WITHIN A MARKED GROWTH AREA.  
 THE SITE IS WITHIN A PRIORITY PLANNING AREA.
- ENVIRONMENTAL: THE SITE IS WITHIN THE MAGDOTY RIVER WATERSHED. THE SITE IS LOCATED WITHIN THE LOWER WESTERN SHORT TRIBUTARY. THE SITE IS NOT IN THE CHESTERDALE BAY CRITICAL AREA. THE SITE IS NOT WITHIN THE MEAN HIGH WATER LINES. THERE ARE STEEP SLOPES ON SITE. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN. PER FEMA FLOODMAP NO. 24040301S8F, EFFECTIVE FEBRUARY 18, 2015, THE SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- WATER AND SEWER CATEGORY: W-5 & S-5
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT STATEMENT: STORMWATER MANAGEMENT WILL BE PROVIDED TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP) THROUGH THE USE OF FOUR (4) MICRO-BIORETENTION FACILITIES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE SURVEY REFERENCES AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND GREY DOKED ACTUAL BUILD-OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO: GROUND INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

**ZONING REQUIREMENTS**

ZONE REQUIREMENT	ZONE C2	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	262,155 (6.02 AC)	262,155 (6.02 AC)
MINIMUM LOT WIDTH	N/S	223 FT	223 FT
MINIMUM LOT FRONTAGE	N/S	200 FT	200 FT
MINIMUM LOT DEPTH	100 FT	690 FT	690 FT
MINIMUM FRONT YARD SETBACK (RITCHIE HIGHWAY)			

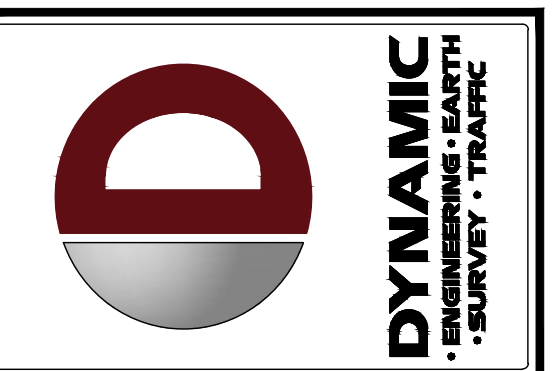
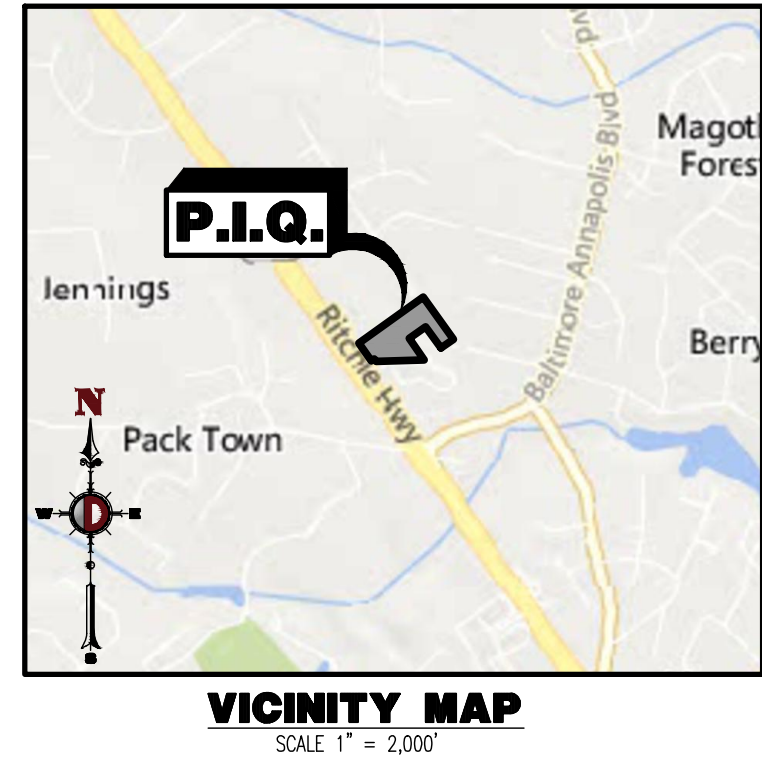
ZONE REQUIREMENT	EXISTING	PROPOSED	
—BUILDING	60 FT FROM ROW OR A DIVIDED PRINCIPAL ARTERIAL ROAD	170.8 FT	156.8 FT
—CLASS 'D' LANDSCAPE BUFFER	25 FT	145.8 FT	108.1 FT
MINIMUM REAR YARD SETBACK			
—BUILDING	25 FT	395.3 FT	266.2 FT
—CLASS 'X' LANDSCAPE BUFFER	15 FT	380.3 FT	235.6 FT
MINIMUM SIDE YARD SETBACK (UNIMPROVED ROAD & R2 ZONED LOTS 17 & 18 LOTS TO THE NORTH)			
—BUILDING	N/S	65.8 FT	45.7 FT
—CLASS 'X' LANDSCAPE BUFFER	15 FT	2.4 FT (E)	15 FT
MINIMUM SIDE YARD SETBACK (C2 ZONED LOT 2 & PARCEL 513 TO THE SOUTH)			
—BUILDING	N/S	79.2 FT (P. 513), 103.6 FT (LOT 2)	120.9 FT (P. 513), 41.3 FT (LOT 2)
—CLASS 'X' LANDSCAPE BUFFER	10 FT	73.6 FT (P. 513), 34.8 FT (LOT 2)	91.2 FT (P. 513), 10.6 FT (LOT 2)
MINIMUM SIDE YARD SETBACK (R2 ZONED LOT 7 TO THE SOUTH)			
—BUILDING	N/S	341.75 FT	276.0 FT
—CLASS 'X' LANDSCAPE BUFFER	15 FT	326.25 FT	244.0 FT
MAXIMUM BUILDING HEIGHT	60 FT - 72 FT*	±20 FT	< 60 FT
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	BOX OF GROSS AREA	38.9% (86,692 SF)	39.9% (88,807 SF)
MINIMUM UNOCCUPIED OPEN SPACE	N/S	N/A	N/A
MAX. FLOOR AREA RATIO	1.0	0.05	0.53
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE			

**PARKING TABLE**

ZONE REQUIREMENT	PERMITTED	EXISTING	PROPOSED
SELF-STORAGE FACILITIES	PARKING REQUIREMENTS (§18-3-104 OF THE ANNE ARUNDEL COUNTY CODE & §18-9-107 OF BILL NO. 84-25) 1 SPACE FOR EVERY 60 STORAGE BAYS; 4 SPACES LOCATED ADJACENT TO EACH UNOCCUPIED STORAGE AREA OF 8,000 SQUARE FEET; 2 SPACES FOR EMPLOYEE PARKING; 5 SPACES LOCATED AT THE BUSINESS OFFICE; [1 X (1000 BAYS/60 BAYS)] + 2 EMPLOYEE + 5 OFFICE = 24 SPACES	±98 SPACES	25 SPACES
HANDICAP	1 SPACE FOR 1-25 TOTAL SPACES (SPACE MUST BE VAN ACCESSIBLE)	11 SPACES	1 SPACE (VAN ACCESSIBLE)
MOTORCYCLE	N/A	N/A	N/A
CAR SHARE	N/A	N/A	N/A
ELECTRIC VEHICLE	N/A	N/A	N/A
BICYCLE	N/A	N/A	N/A
LOADING	N/A	N/A	AT INTERNAL BUILDING DRIVE-THRU
COMPACT CAR PARKING	8' x 14' (WITH 2' OVERHANG) OR 8' x 16'	N/A	N/A
NON-COMPACT CAR PARKING	9' x 15'	N/A	N/A
ANGLED PARKING	9' x 16'	N/A	N/A
LOADING SPACE	12' x 30'	N/A	N/A
HANDICAP PARKING SPACE	MIN. 8' WIDE SPACE WITH 5' WIDE ACCESS AISLE	8' x 18' WITH 8' WIDE ACCESS AISLE	N/A
VAN ACCESSIBLE PARKING SPACE	MIN. 11' WIDE SPACE WITH 5' WIDE ACCESS AISLE OR 8' WIDE SPACE WITH 8' ACCESS AISLE	8' x 18' WITH 9' WIDE ACCESS AISLE	8' x 18' WITH 8' WIDE ACCESS AISLE
ONE WAY DRIVE AISLE WIDTH (ANGLED PARKING OR NO PARKING)	MIN. 15'	15.0 FT	N/A
TWO WAY DRIVE AISLE WIDTH	MIN. 20'	N/A	N/A
TWO WAY DRIVE AISLE WIDTH	MIN. 24'	41.2 FT	24'
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE			

**SLOPES TABLE**

NUMBER	COLOR	SLOPE
1	[Color swatch]	15-24%
2	[Color swatch]	24% OR GREATER



REV.	DATE	COMMENTS
1	12/17/24	REV. PER COUNTY QPZ PRE-FILE SPEX COMMENTS

**THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION**

DESIGNED BY: LMS  
 CHECKED BY: LMS  
 DRAWN BY: LMS  
 CMM

**SPECIAL EXCEPTION ADMINISTRATIVE SITE PLAN**  
 TAX MAP 24, GRID 15B, PARCEL 618, SUBDIVISION 507  
 335 RITCHIE HIGHWAY, SEVERNA PARK, ANNE ARUNDEL COUNTY, MD 21146  
 ELECTION DISTRICT NO. 3

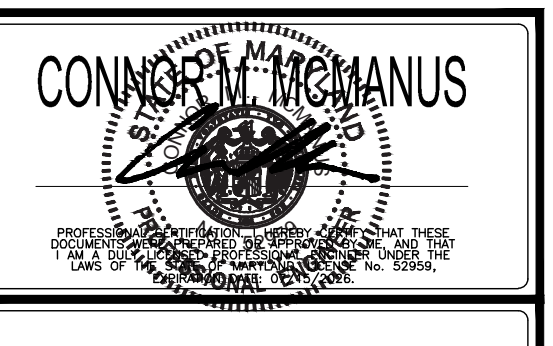
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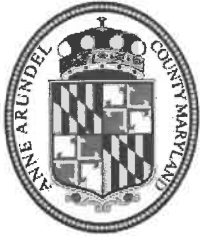


TITLE: **SPEX ADMINISTRATIVE SITE PLAN**

SCALE: (H) 1"=30'  
 (V) N/A DATE: 11/15/2024

PROJECT NO: 5407-24-02270

SHEET NO: 1 OF 1



# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING\_\_12/11/2024 (via email)\_\_

P&Z STAFF\_\_Donnie D/Eric O.\_\_\_\_\_

APPLICANT/REPRESENTATIVE\_\_Adam Baker (Rosenberg Martin Greenberg  
LLP\_\_\_\_EMAIL\_\_abaker@rosenbergmartin.com\_\_\_\_\_

SITE LOCATION\_\_335 Ritchie Hwy Severna Park\_\_\_\_\_ LOT SIZE\_5.10 Acres\_ ZONING \_\_C2\_\_\_\_\_

CA DESIGNATION\_\_NA\_\_\_\_\_ BMA\_\_NA\_\_ or BUFFER\_\_NA\_\_ APPLICATION TYPE\_\_Special Exception\_\_\_\_\_

The applicant is proposing a self-service storage facility on the site which is a special exception use in the C2 District. The facility will be 4 stories and contain 140,000 square feet. The use will consist of self-storage units, an accessory office and accessory parking.

### COMMENTS

**From Zoning:** The site plan appears ready for submittal. The applicant's letter of explanation and a review of the site plan indicates that no variance to the SE criteria will be required.

**From Development Division (Regional Team):** Based on the submitted special exception site plan, it appears an approval of the subject special exception will result in noncompliance with the Article 18-3-104, parking space requirements for self storage facilities. The site plan accurately shows the 17 parking spaces required based upon the proposed storage bays and 2 spaces for employee parking but does not show the 5 spaces required for the business office.

### INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

\*\*\* A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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.

[Return to Anne Arundel County](#)

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**\*\*\*\*If you are experiencing difficulties logging into your account clear browser cache/ browsing history data and restart browser to try again.**

Fee increase will be effective **October 1, 2024**, please visit the permit fee page for additional details: <https://www.aacounty.org/inspections-and-permits/fees/permit-fees>



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# Pre-File Application

Record Status: Closed - Complete

Record Info ▼

Payments ▼

Custom Component

## Work Location

335 RITCHIE HWY  
SEVERNA PARK 21146  
350790002239 \*

## Record Details

### Applicant:

Individual  
Adam D Baker

### Owner:

COMPSON OF SEVERNA PARK LLC \*  
315 SEVERN AVE



Mobile Phone(410)227-3914  
abaker@rosenbergmartin.com

SEVERNA PARK MD 21146  
TAX ACCT ID: 350790002239

Mailing Address  
25 South Charles Street  
Baltimore, MD, 21201  
United States

▼ **More Details**

📄 **Application Information**

📄 **Parcel Information**