

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


APPLICANT: Wei Chen

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2024-0227-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: February 18, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling with less setbacks than required and that does not comply with the designated location of a principal structure on a waterfront lot on property located at 8179 Bodkin Avenue in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 40,007 and is identified as Lot 42R of Parcel 78 in Block 20 on Tax Map 18 in the Bodkin Plains subdivision. The subject property is zoned R1 - Residential District and is currently undeveloped.

This is a waterfront property on Mathias Cove which lies entirely within the Chesapeake Bay Critical Area and is designated as LDA - Limited Development Area. The site is within a mapped BMA - Buffer Modification Area.

APPLICANT'S PROPOSAL

The applicant seeks to construct a single family dwelling that is roughly rectangular in shape with an integrated garage. The dwelling will measure approximately 53' X 39.33' with a 10' X 12' bump out on the eastern side. The dwelling height will be approximately 24'.

REQUESTED VARIANCES

§ 18-2-402(1) of the Code requires that a principal structure on a waterfront lot be located at an approximate average of the location of principal structures on abutting lots, intended to keep structures relatively in line with one another. The applicant's proposal requires a variance to allow the dwelling to be constructed not relatively in line with the location of principal structures on abutting lots.

No setbacks variances are required for this proposal.

FINDINGS

The applicant argues that the septic reserve area, steep slopes, and platted buffers dictate the location of the dwelling and that other homes in the area are closer to the water while others are

further away. It is described that the proposed development meets the underlying lot coverage limits and that no variance to critical area criteria is required.

The proposed lot coverage of 5,980 square feet appears to comply with the 15% lot coverage limit in the LDA. Exact lot coverage calculations will be determined at the time of permit.

The **Health Department** commented that it has no objection to the request provided a plan is submitted and approved by the Health Department.

The **Cultural Resources Division** commented that the property exhibits high archaeological potential and any proposed development requires review for compliance with Article 17-6-502. Once a permit application is submitted with plans detailing the limits of disturbance, the Cultural Resources Section shall need a site visit conducted by a County archaeologist to complete the compliance review.

The **Department of Inspections and Permits (Engineering Division)** did not take a position on the request but provided several comments and indicated that their approval shall occur during the grading permit process.

The **Critical Area Team** commented that they have no objection to the request.

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

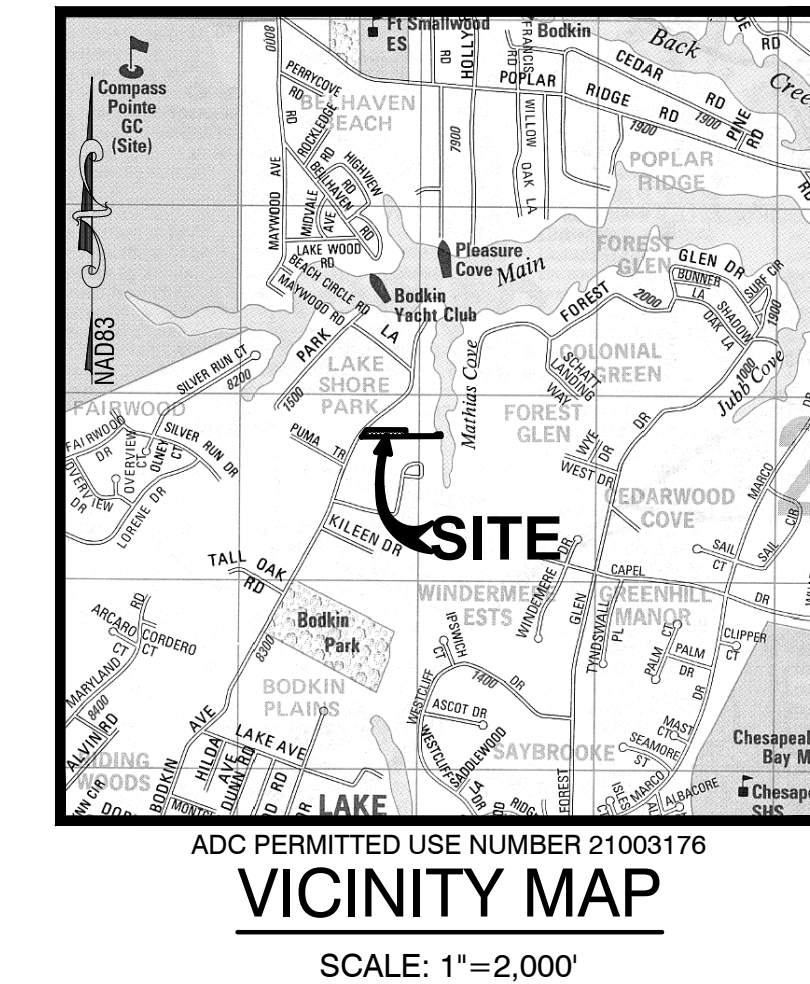
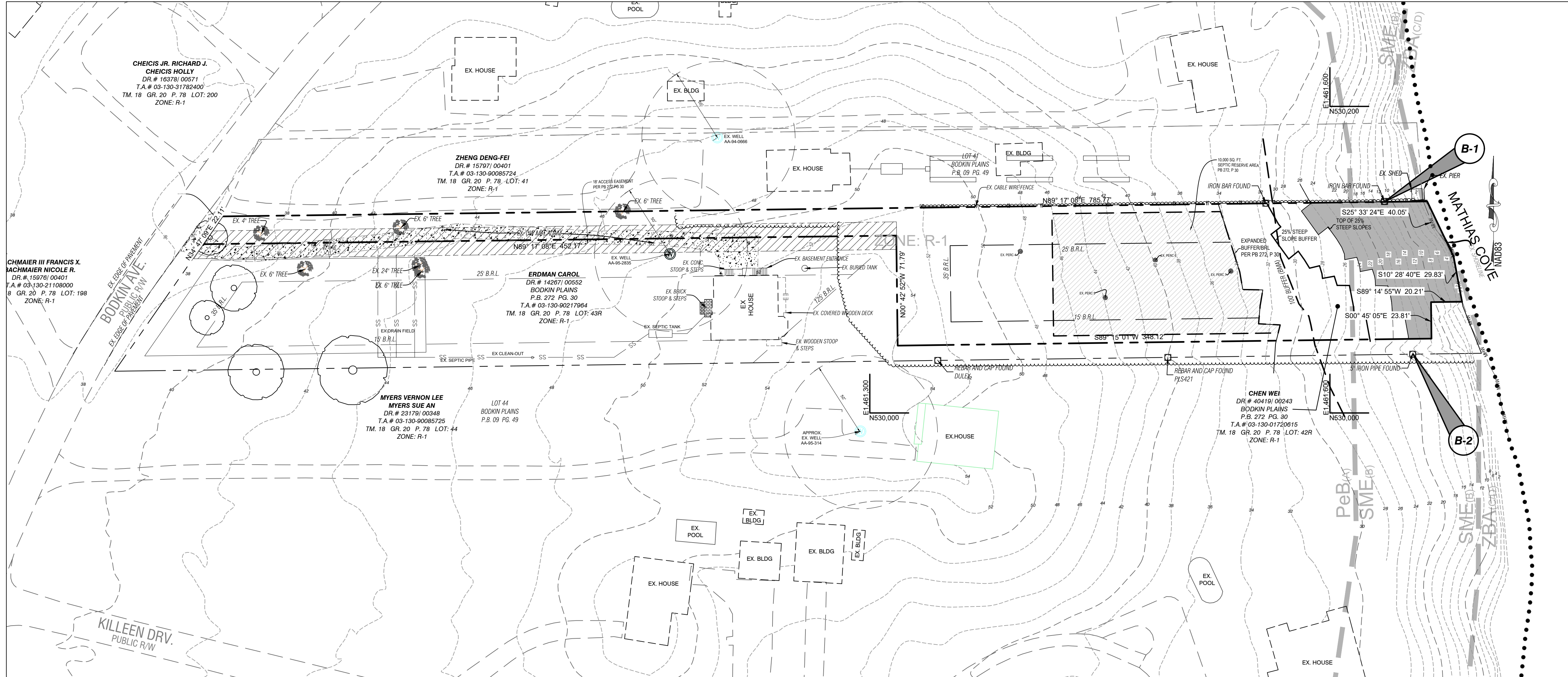
In this case the location of the structure is limited due to environmental factors, septic reserve area and the location of the dwellings on abutting lots. This scenario leaves no place to locate a dwelling that would not require a variance and as such relief is warranted to avoid practical difficulties and unwarranted hardship to the applicant.

The variance will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of adjacent properties. The variance will not reduce forest cover in the limited development area or resource conservation area, will not be contrary to acceptable clearing and replanting practices and will not be detrimental to the public welfare. The variance is considered the minimum necessary to afford relief in this case. The dwelling is reasonable in size and meets all applicable setback requirements. The proposed location is as far toward the rear setback as possible while still being 262.96 feet from the shoreline. The location of dwellings on nearby properties relative to the water varies significantly, so the proposed location can be considered the minimum necessary.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***approval*** of the variance to allow the proposed dwelling as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



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 (MAN SURVEY)
- 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

12/3/2024
 *PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 21591, EXPIRATION DATE: 5/14/25*

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 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

THIS DEED

MADE this 28th day of March, 2024, by and between Carol Erdman, party of the first part, Grantors and Wei Chen, party, of the second part, Grantees.

WITNESSETH, that in consideration of the sum recited below and other good and valuable considerations the said parties of the first part do grant and convey to the said parties of the second part in fee simple, as SOLE OWNER, all that property situate, lying and being in Anne Arundel County, State of Maryland, and described as follows, that is to say:

See Schedule "A" attached hereto and made a part hereof.

Being the same property conveyed in a Deed dated April 30, 2004, and recorded among the Land records of Anne Arundel County, Maryland in Liber 14795, Folio 680 between Rose A. Taylor unto Carol Erdman the within named Grantor.

By the execution of the Deed, the parties of the first part hereby certifies under penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage/deed of trust outstanding, is in the sum of \$280,000.00.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to be or in or in anywise appertaining.

SUBJECT to covenants, easements and restrictions of record.

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

WITNESS their hands and seals.

Carol Erdman (SEAL) _____ (SEAL)
Carol Erdman

_____(SEAL) _____(SEAL)

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 28th day of March, 2024, before me, the subscriber, a Notary Public of the State aforesaid, personally Carol Erdman, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act.

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

Notary Public signature and seal of Tracey V. Fye, Notary Public, Anne Arundel County, MD.

My Commission Expires: 10/12/2024

This is to certify that the within instrument has been prepared under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

Steven B. Preller, Attorney at Law

File No. 24F0038
Property Address: 8177 A Bodkin Avenue, Pasadena, MD 21122
Return To:
Freestate Title Services of Annapolis, Inc.
130 Holiday Court, Suite 108
Annapolis, Md 21401

ACCT. 3130 - 0172 - 0615
ALL REQUIRED LIENS ARE PAID AS OF 4/9/24 BY: A.A. COUNTY

LR - Deed (w Taxes)
Recording only ST20.00
Name: Erdman/CHEN
REF:
LR - Deed (with Taxes)
Surcharge 40.00
Transfer Tax 1,400.00
LR - NR Tax - 1kd 0.00
SubTotal: 1,460.00
Total: 1,575.00
05/09/2024 02:09
CC02-STC
CC0501 -
Anne Arundel
County/CC05.01.09 -
Register 09

LR - NR Tax
Transfer Tax 13,574.07
Name: Carol Erdman
REF:
Total: 13,574.07
05/09/2024 02:12
CC02-STC
#18119032 CC0501 -
Anne Arundel
County/CC05.01.09 -
Register 09

05/09/24 10:42 AM C 0001 R 0003
Val #: 0003-273393 \$2,800.00
County Transfer Tax

05/09/24 10:41 AM C 0001 R 0003
Val #: 0003-273392 \$1,960.00
Deed - Recordation Tax - Mail
Instrument Type: Deed

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40419, p. 0243, MSA_CE59_40861. Date available 05/17/2024. Printed 06/21/2024.

SCHEDULE "A"

Being known and designated as Lot numbered Forty-two-R (42R) as shown on the Plat entitled, "Revision Plat Bodkin Plains, Lot 42 and 43 Revised", which Plat is recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 272, Page 30.

Tax ID# 3-130-01720615

For informational purposes only the improvements to be known as: 8177 A Bodkin Avenue Pasadena, MD 21122

File No. 24F0038

State of Maryland Land Instrument Intake Sheet County: Anne Arundel County Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only. (Type or Print in Black Ink Only--All Copies Must Be Legible)											
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached									
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Conveyance Type Check box	<input checked="" type="checkbox"/> Improved Sale Arms-Length[1]	<input checked="" type="checkbox"/> Unimproved Sale Arms-Length[2]	<input type="checkbox"/> Multiple Accounts Arms-Length[3]	<input type="checkbox"/> Not an Arms-Length Sale[9]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		3 Tax Exemptions (if Applicable) Cite or Explain Authority Recordation State Transfer Purchase Money as to \$157,471.00 County Transfer And Construction Financing \$945,290.00									
4	Consideration And Tax Calculation	Consideration Amount				Finance Office Use Only					
		Purchase Price/Consideration	\$ 280,000.00			Transfer and Recordation Tax Consideration					
		Any New Mortgage	\$1,102,761.00			Transfer Tax Consideration	\$				
		Balance of Existing Mortgage	\$			X()%	= \$				
		Other:	\$			Less Exemption Amount	\$				
		Other	\$			Total Transfer Tax	\$				
		Full Cash Value	\$			Recordation Tax Consideration	\$				
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:			
		Recording Charge	\$20.00		\$20.00		Tax Bill:				
		Surcharge	\$40.00		\$40.00		C.B. Credit:				
		State Recordation Tax	\$1960.00		\$861.00		Ag. Tax/Other:				
		State Transfer Tax	\$1400.00		\$		TOTAL DUE		\$		
		County Transfer Tax	\$2800.00		\$		X()per \$500		= \$		
		Other	\$		\$		TOTAL DUE		\$		
		Other	\$		\$		TOTAL DUE		\$		
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i)	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var.LOG				
		3rd	3-130-01720615					(5)			
		Subdivision Name		Lot(3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)			
		Bodkin Plains		Lot 42R			272/30				
		Location/Address of Property Being Conveyed (2)									
		8177 A Bodkin Avenue, Pasadena, MD 21122									
		Other Property Identifiers (if applicable)									
		Water Meter Account No.									
		Residential [X] or Non-Residential [] Fee Simple [X] or Ground rent [] Amount:									
		Partial Conveyance? [] Yes [X] No Description/Amt. of SqFt/Acreage Transferred:									
7	Transferred From	Doc.1 – Grantor(s) Name(s)				Doc.2 – Grantor(s) Name(s)					
		Carol Erdman				Wei Chen					
		Doc.1 – Owner(s) of Record, if Different from Grantor(s)				Doc.2 – Owner(s) of Record, if Different from Grantor(s)					
8	Transferred to	Doc.1 – Grantee(s) Name(s)				Doc.2 – Grantee(s) Names(s)					
		Wei Chen				Shote United Bank					
		New Owner's (Grantee) Mailing Address									
1103 Grady Ct., Severn, MD 21144											
9	Other Names To Be Indexed	Doc.1 – Additional Names to be Indexed (Optional)				Doc.2 – Additional Names to be Indexed (Optional)					
10	Contact/Mail Information	Instrument Submitted By or Contact Person								<input type="checkbox"/> Return to Contact Person	
		Name: 24F0038								<input type="checkbox"/> Hold for Pickup	
		Firm: Freestate Title Services of Annapolis, Inc								<input type="checkbox"/> Return Address Provided	
		Address: 130 Holiday Court, Annapolis, Md 21401 Phone: 410-266-3352									
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information									
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? Unimproved although upon completion of home it will be primary residence									
		<input type="checkbox"/> Yes <input type="checkbox"/> No Does transfer include personal property? If yes, identify:									
		<input type="checkbox"/> Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).									
		Assessment Use Only – Do Not Write Below This Line									
		<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Pad		<input type="checkbox"/> Tran. Process Verification	
		Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:					
		Year		Geo.	Map	Sub.	Block				
		Land		Zoning	Grid.	Plat	Lot				
		Buildings		Use	Parcel	Section	Occ.Cd.				
Total		Town Cd.	Ex.St.	Ex.Cd.							
REMARKS:											

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 40419, p. 0245, MSA_CE59_40861. Date available 05/17/2024. Printed 06/21/2024.

***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.

[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		
		As of 01/01/2022	As of 07/01/2023	As of 07/01/2024
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

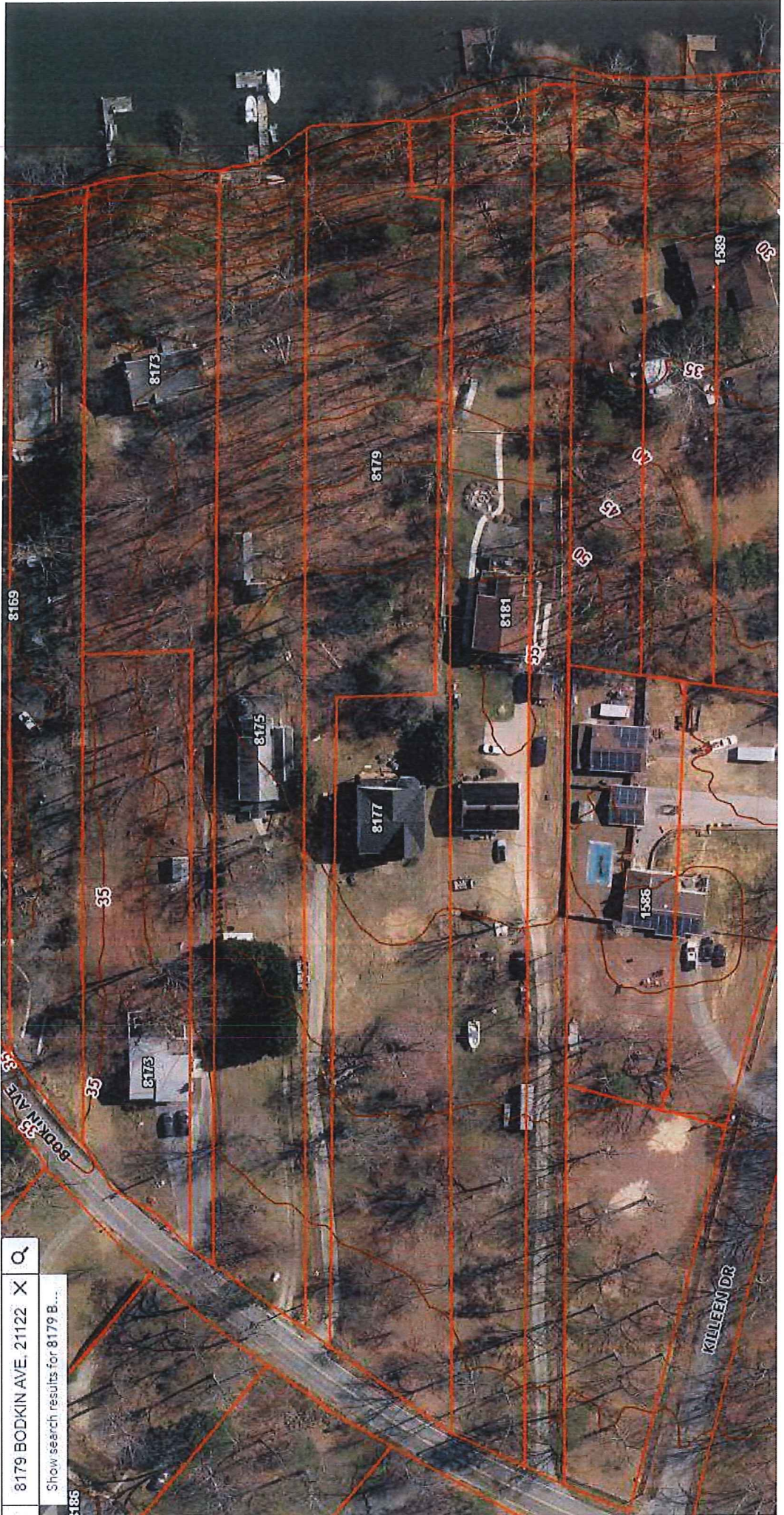
Homeowners' Tax Credit Application Status: No Application **Date:**

8179 BODKIN AVE, 21122 X Q

Show search results for 8179 B...

8185

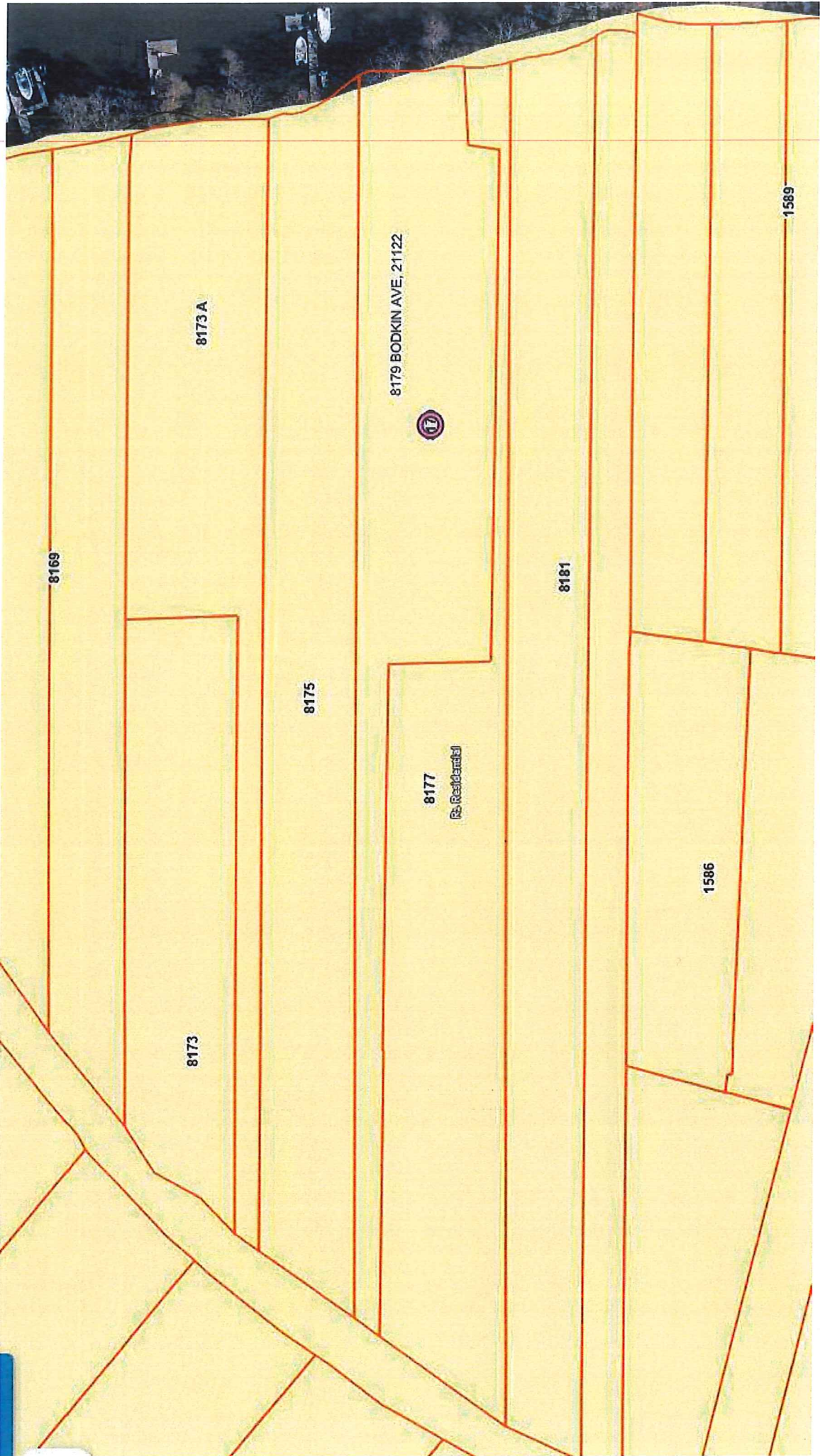




8179 BODKIN AVE, 21122 X Q

Show search results for 8179 B...

8186



8169

8173

8173 A

8175

8177

(R. Residential)

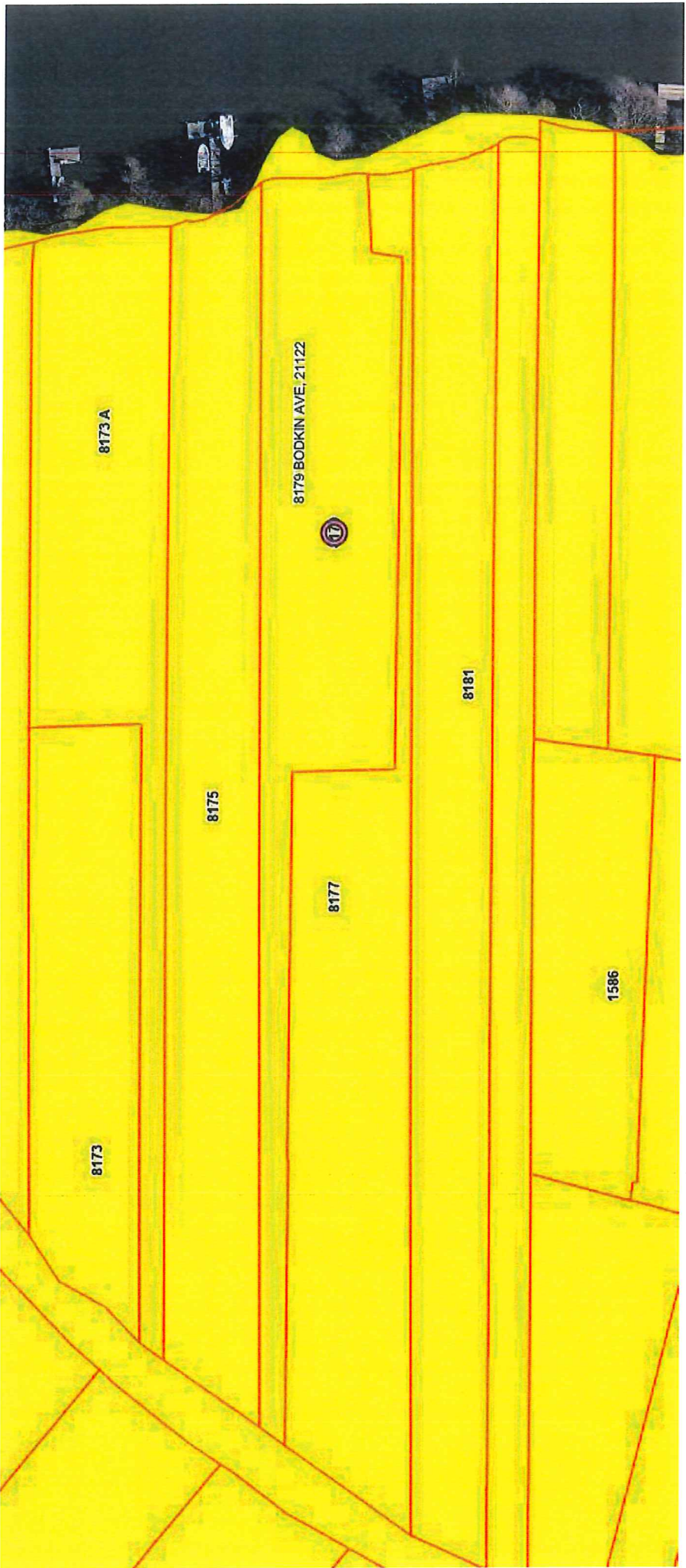
8179 BODKIN AVE, 2112

17

8181

1586

1589



National Flood Hazard Layer FIRMette



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, 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 2)
- 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

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

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.

NO SCREEN

Area of Minimal Flood Hazard (Zone X)

Effective LOMRS

Area of Undetermined Flood Hazard (Zone X)

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

Digital Data Available

No Digital Data Available

Unmapped

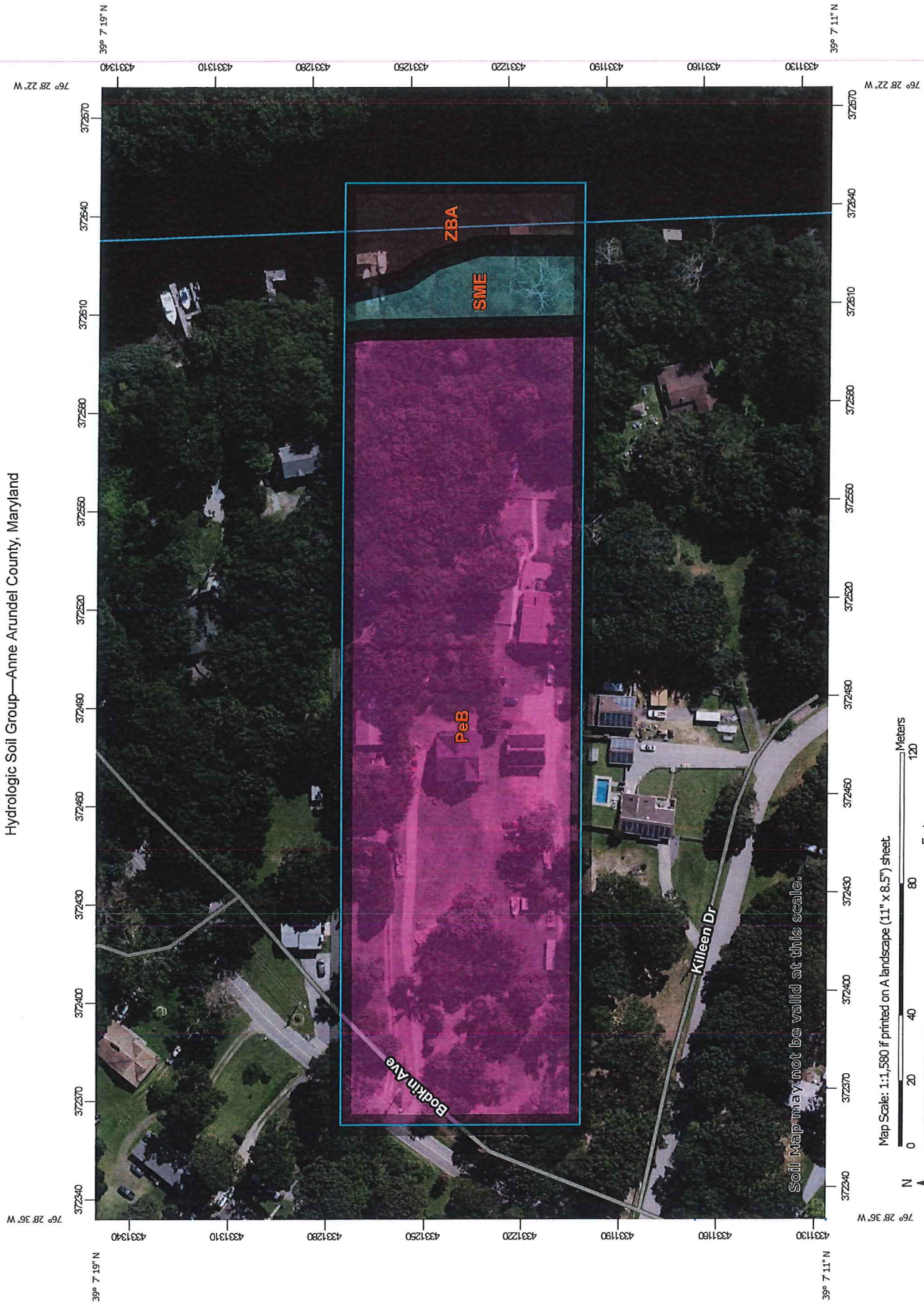
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.

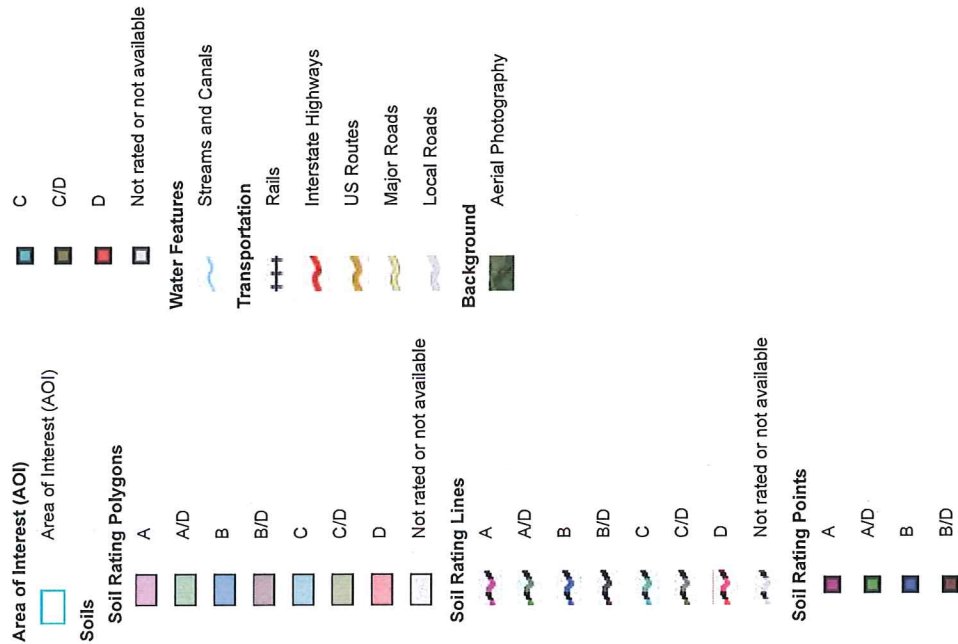
Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND



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
- 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
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	<i>0</i>	<i>0</i>
LDA Area	<i>0.918</i>	<i>40,007</i>
RCA Area	<i>0</i>	<i>0</i>
Total Area	<i>0.918</i>	<i>40,007</i>

Total Disturbed Area

Acres	<i>0.245</i>	Sq Ft	<i>10,680</i>
-------	--------------	-------	---------------

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>0.772</i>	<i>33,625</i>	Existing Lot Coverage	<i>0.1041</i>	<i>4,529</i>
Created Forest/Woodland/Trees	<i>TBD</i>	<i>TBD</i>	New Lot Coverage	<i>0.097</i>	<i>4,211</i>
Removed Forest/Woodland/Trees	<i>0.231</i>	<i>10,054</i>	Removed Lot Coverage	<i>0</i>	<i>0</i>
			Total Lot Coverage	<i>0.137</i>	<i>5,980</i>

VARIANCE INFORMATION (Check all that apply)

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

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

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

CRITICAL AREA 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 Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	<i>0</i>	<i>0</i>
LDA Area	<i>0.918</i>	<i>40,057</i>
RCA Area	<i>0</i>	<i>0</i>
Total Area	<i>0.918</i>	<i>40,057</i>

Total Disturbed Area

Acres	<i>0.245</i>
Sq Ft	<i>10,680</i>

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>0.772</i>	<i>33,625</i>	Existing Lot Coverage	<i>0.041</i>	<i>1,769</i>
Created Forest/Woodland/Trees	<i>TBD</i>	<i>TBD</i>	New Lot Coverage	<i>0.097</i>	<i>4,211</i>
Removed Forest/Woodland/Trees	<i>0.231</i>	<i>10,057</i>	Removed Lot Coverage	<i>0</i>	<i>0</i>
			Total Lot Coverage	<i>0.137</i>	<i>5,980</i>

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

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

Structure

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

2024-0227-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date	Due Date
12/13/2024	01/03/2025
Assigned to	Assigned to Department
Kelly Krinetz	OPZ Critical Area
Current Status	Status Date
Complete w/ Comments	12/27/2024
Action By	Overtime
Kelly Krinetz	No
Comments	Start Time
No objection.	
End Time	Hours Spent
	0.0
Billable	Action by Department
No	OPZ Critical Area
Time Tracking Start Date	Est. Completion Date
In Possession Time (hrs)	<input type="checkbox"/> Display E-mail Address in ACA
	<input checked="" type="checkbox"/> Display Comment in ACA
Estimated Hours	
0.0	
Comment Display in ACA	
<input checked="" type="checkbox"/> All ACA Users	
<input checked="" type="checkbox"/> Record Creator	
<input checked="" type="checkbox"/> Licensed Professional	
<input checked="" type="checkbox"/> Contact	
<input checked="" type="checkbox"/> Owner	

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

2024-0227-V

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date

12/13/2024

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

This property exhibits high archaeological potential and any proposed development requires review for compliance with Article 17-6-502. Once a permit application is submitted with plans detailing the limits of disturbance, the Cultural Resources Section shall need a site visit conducted by a County archaeologist in order to complete the compliance review.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

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

Due Date

01/03/2025

Assigned to Department

OPZ Cultural Resources

Status Date

12/31/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

Est. Completion Date

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

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

2024-0227-V

Menu Cancel Help

Task Details I and P Engineering

Assigned Date

01/02/2025

Assigned to

Natalie Norberg

Current Status

Complete w/ Comments

Action By

Natalie Norberg

Comments

The Final Development Plan was requested in the Variance Pre-File Comment Letter. Submit a copy of said Final Development Plan.

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

SWM devices need to be at minimum of 25 feet from the Septic Reserve Area. Address at grading permit submittal.

SWM drywells are to be 10 feet apart from each other.

Remove SWM devices from being under a residential driveway. Address at grading permit submittal.

The existing driveway appears to leave the existing access easement. Address at grading permit.

The Existing Use section of the Critical Area Report states that the property size is 42,722 sf. However, elsewhere throughout the application the size is 40,007 sf. Please address during grading permit.

Portions of the forest line are missing on the variance plans. Address at the grading permit.

The side BRLs appear to be switched between the Recorded Record Plat and the Variance Site Plans.

The Existing Access Easement is labeled as 18' width in the Variance Site Plans plan views but labeled as 20' in the Hatch Legend. The Recorded Record Plat shows the Access Easement as proposed but width not specified.

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

Due Date

01/03/2025

Assigned to Department

Engineering

Status Date

01/03/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Engineering

Est. Completion Date

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

Task Specific Information

Expiration Date

Review Notes

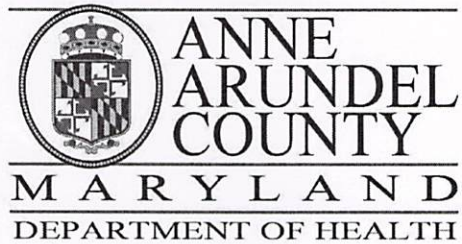
Reviewer Name

Reviewer Phone Number

Reviewer Email

Natalie Norberg

ipnorb81@aacounty.org



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

A handwritten signature in blue ink, appearing to be "BC", located to the right of the "FROM:" field.

DATE: December 20, 2024

RE: Wei Chen
8179 Bodkin Ave.
Pasadena, MD 21122

NUMBER: 2024-0227-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required and that does not comply with the designated location of a principal structure on a waterfront lot.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay

Dedication by Owners

I/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, widening 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 hereto affixed their signatures indicating their willingness to join in this plan of subdivision.

Further, the requirements of Section 3-10B, the Real Property Article, Annotated Code of Maryland, 1946 replacement volume (as supplemented) and Article 26, Section 3-304 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 4/25/05 Date
 Carol Erdman Date
 Witness 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 557 securing Leads 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 assent to this plan of subdivision.

We assent to this plan of subdivision.

Susan Ring 1-20-05 Date
 Northwest Savings Bank Date
 by: *Susan Ring*
 Title: *Branch Manager*

Caroline M. Pano 3/15/05 Date
 Bank of America, N.A. Date
 by: *Caroline M. Pano*
 Title: *Asst. Vice President*

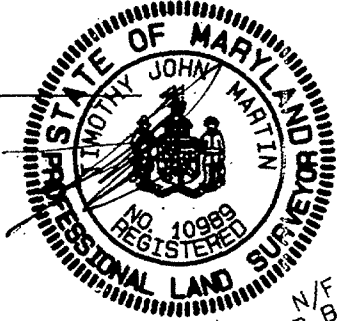
Surveyor's Certificate

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 552, (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 680.

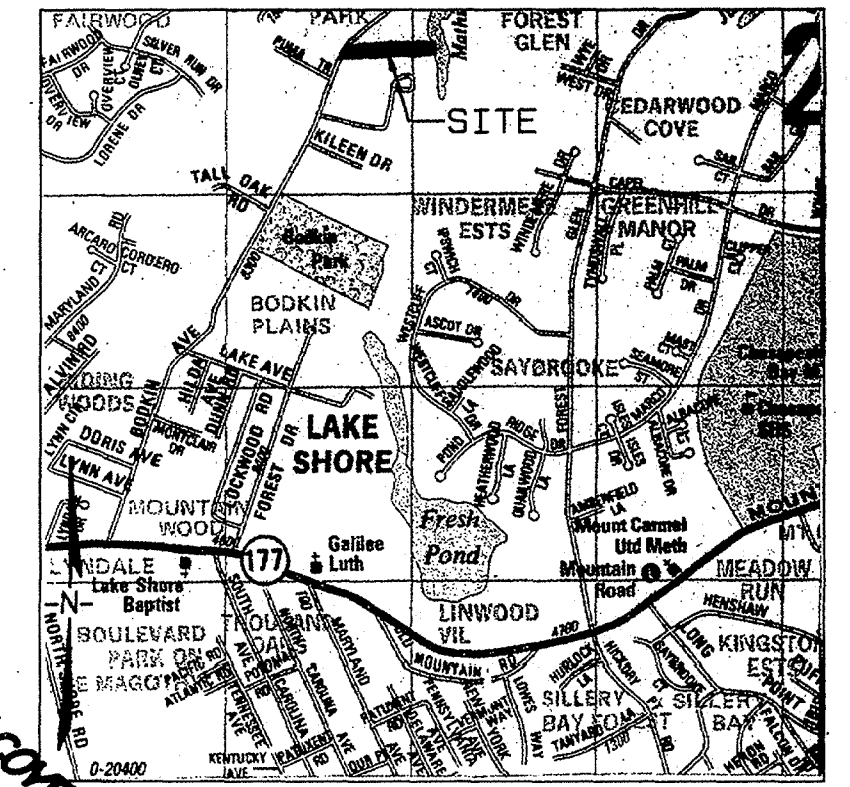
The requirements of Section 3-10B, the Real Property Article, Annotated Code of Maryland, 1946 replacement volume, (as supplemented) and Article 26, Sec. 3-304 of the Anne Arundel County Code as far as they relate to the making of these plats and setting of markers have been complied with.

Timothy J. Martin 1-3-05 Date
 Professional Land Surveyor #10989 Date
 Bay Engineering Inc.

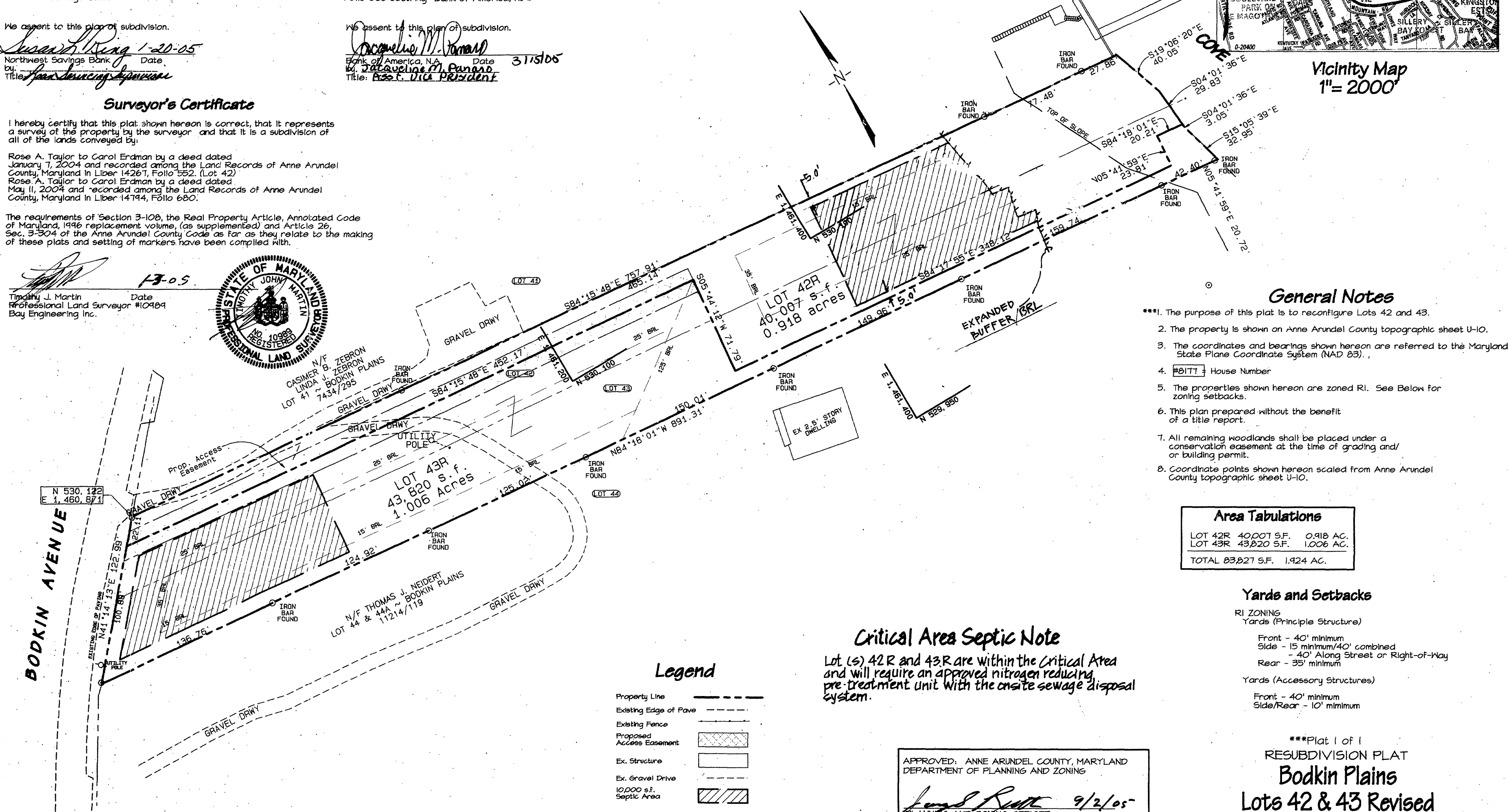


Critical Area Note For Resubdivision Plats

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. ~~80111~~ House Number
5. The properties shown hereon are zoned RI. 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	40,007 S.F.	0.918 AC.
LOT 43R	43,820 S.F.	1.006 AC.
TOTAL	83,827 S.F.	1.924 AC.

Yards and Setbacks

- RI ZONING
 Yards (Principle Structure)
 Front - 40' minimum
 Side - 15' minimum/40' combined
 - 40' Along Street or Right-of-Way
 Rear - 35' minimum
- Yards (Accessory Structures)
 Front - 40' minimum
 Side/Rear - 10' minimum

Critical Area Septic Note

Lot (s) 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 [Hatched Box]
- Ex. Structure [Solid Box]
- Ex. Gravel Drive [Dashed Box]
- 10,000 s.f. Septic Area [Diagonal Lines Box]
- Building Restriction Lines [Dotted Line]

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

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

K. Capry 7/29/05
 COUNTY HEALTH OFFICER
 Individual Well & Individual Private Septic Systems

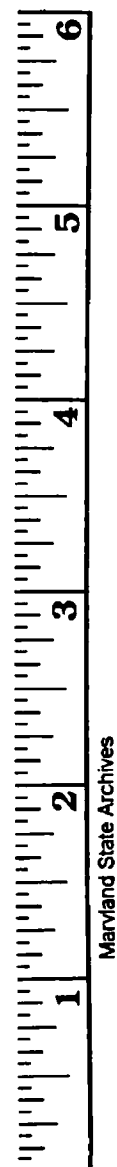
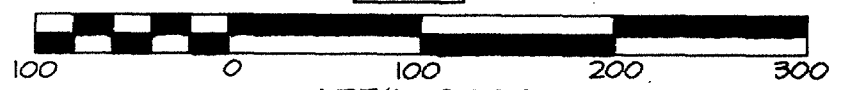
***Plat 1 of 1
RESUBDIVISION PLAT
Bodkin Plains
Lots 42 & 43 Revised
 SUB.# 1979-229, PROJ.#2004-169
 TAX MAP 18 ~ BLOCK 20 ~ PARCEL 18
 1"=50'

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

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 180 Admiral Cochrane Drive Suite 175
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 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.



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.

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 USA CSU 2081 4605

Map Title



Legend

Foundation

Addressing



Parcels



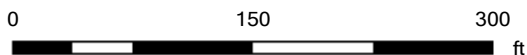
Parcels - Annapolis City



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

none

Notes



THIS MAP IS NOT TO BE
USED FOR NAVIGATION