

February 21, 2025

Anne Arundel County, Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: Sunrise Beach ~ Lot 756 & P/O 755
614 Echo Cove Drive
Crownsville, MD 21032
Variance Application**

Sir/Madam:

Attached is a variance request application and associated submittal documents for the above referenced property. To allow for a modest addition to the existing single-family dwelling on the subject property, a variance to the Anne Arundel County Code is required. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater within the Critical Area.

The subject property is a legal building lot located in the community of Sunrise Beach, Maryland. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by a private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The property is mapped within a Buffer Modification Area. Steep slopes exist between the existing dwelling and the shoreline of Indian Creek, which limits redevelopment without a variance. Primary vegetation consists of multiple hardwood trees and lawn area.

The applicant proposes to construct an addition to the existing dwelling. The addition is modest in size, is generally located within the same development footprint as the original house construction. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 830-sf of disturbance on slopes 15% or greater in the LDA.

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes. Despite the fact that the property is Buffer Modified, the house is situated well outside the shoreline buffer. The closest portion of the existing structure to the waterfront is situated approximately 183' from the shoreline. With the proposed improvements, the closest portion of the structure will be approximately 183' from the shoreline as well. There

is a substantial existing wooded buffer between the house and the waterfront. This buffer will remain intact with construction of the proposed improvements.

Please note that the area of the proposed improvements was previously disturbed with the original development of the house. The area around the perimeter of the house was cleared and graded. There are existing patios, hardscapes, and a deck structure within the footprint of the proposed improvements. The proposed area of disturbance is also inside of (less than) the area that would have been previously disturbed for installation of the septic system and shed. Most of the proposed addition is outside of the steep slope area. The proposed disturbance of steep slopes is primarily due to the required 10' workspace around the perimeter of the structure. This area will be fully restored after construction of the improvements.

Due to the layout of the existing dwelling, the architectural plans for the house make the only feasible additions to the kitchen and primary bedroom expansions towards the front of the house. All possible alternatives to expansion in the direction of the steep slopes have been explored and found to be not feasible or impractical. Expansion of the kitchen to the west side of the house would not avoid steep slope disturbance and would require the existing shed to be relocated, which would be additional and unnecessary disturbance (the shed is located within the steep slopes). Expansion of the primary bedroom and bathroom to the east is also not possible, as such an expansion would violate the zoning setback to the side lot line. Therefore, expanding towards the front is the solution which allows the applicant to develop their property with an addition while minimizing steep slope disturbance. For more information regarding the floor plan, please refer to the architectural plans included in this package and the letter from the applicant included with this application.

The limit of disturbance for the proposed improvements is less than 5,000 square feet. Therefore, a building permit and associated standard grading plan will be required to permit the addition. A grading permit and stormwater management are not required. There are existing rain barrels at each of the four corners of the existing dwelling which capture roof drainage. These rain barrels will remain on site in the proposed condition.

Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

We believe that these requests meet all the requirements for variance, per Article 18-16-305:

Requirements for Critical Area Variances.

1. Unique physical conditions – Specifically, the existing dwelling and improvements in relation to steep slopes. As mentioned above, the steep slopes run from the water’s edge all the way up to the existing structure/associated improvements. Denial of the requested variance would constitute an unwarranted hardship as it would be impossible to do any renovations or improvements to the perimeter of the structure without disturbing the steep slopes.
2. Rights commonly enjoyed – The existing house is modest in size and with the proposed improvements the house is similar in character to those of surrounding properties. This house is set back further from the water than the house at 612 Echo Cove and has similar setbacks to the house at 620 Echo Cove, including with the addition. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
3. Will not confer special privilege - Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain improvements comparable to what is proposed for this project. The applicants have made extensive efforts to design this proposed project in a manner that considers the layout of the existing dwelling and location of surrounding environmental features.
4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the presence of steep slopes and the location of the existing improvements and are not because of actions by the applicant.
5. Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area – The proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area. Disturbance is minimized only to what is necessary to complete the project. Mitigation will occur in accordance with county regulations and will be addressed during the permitting process. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.
6. Applies to development within the 100-foot buffer and bog areas and is not applicable to this application.
7. The applicant has overcome the presumption contained in COMAR §8-1808. Environmental impacts will be minimized. Despite the property being mapped as Buffer Modified, there is an existing buffer that will remain intact. The proposed improvements are situated over existing lot coverage to the extent possible minimizing any increase in lot coverage. Also, plantings will be added during the building permit process to provide mitigation as needed.
8. The applicant has evaluated site planning alternatives and submitted a pre-file plan to County staff for review.

Requirements for all variances.

1. Minimum necessary - The improvements are modest and are sited to utilize the footprint of the existing improvements and developed area to minimize new disturbance.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with other properties of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the LDA as appropriate mitigation will be required as part of the permit process. Clearing will be minimal.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area.
 - v. be detrimental to the public welfare.

In summary, the proposed development meets all criteria required for the Administrative Hearing Officer to grant this variance request. The proposed development represents the minimum disturbance necessary to allow the applicant to develop their property with an addition. We respectfully request that Anne Arundel County Planning & Zoning staff and the Critical Area Commission support this application. Please contact us if you require additional information to complete your review of this variance request.

Sincerely,

DRUM, LOYKA & ASSOCIATES, LLC



Andrew Price, EIT
Project Engineer

February 2025

To Whom It May Concern:

I am the homeowner of 614 Echo Cove Drive and am writing to explain the reasons for the variance request. To allow for a modest addition to the existing dwelling, a variance is required. The requested variance is to Article 17, Section 8-201(a) for development within slopes 15% or greater in the LDA.

My property is 1.5 legal lots (Lot 756 and partial Lot 755 totaling .75 acres) located within the Sunrise Beach subdivision. It is currently improved with a single-family dwelling and associated improvements. The lot is zoned R2 and is served by a private well and a private septic system. It is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The property is mapped within the Buffer Modification Area.

The purpose of seeking an addition to the house is to expand the existing kitchen and master bedroom and bathroom, all of which are located at the front of the house. There will be very little disturbance to steep slopes which were not already disturbed with construction of the existing improvements as proposed. The existing septic system is sized appropriately to serve the proposed footprint. The property is encumbered by steep slopes from the waterfront to the structure/associated improvements. Most of the disturbance associated with the proposed improvements is for access to the perimeter of the structure. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing any steep slopes.

My project team has examined all possible avenues to construct the proposed addition, and it has been determined that expanding into the front yard is the only practical solution to develop the addition. Here are the reasons to expand to the front:

- Existing infrastructure for the kitchen, primary bathroom, and primary bedroom are at the front of the house.
- The current "front of house" footprint is already impacting most of the area for the addition – there are two cement pads on the ground floor in the front and the existing deck is on the kitchen side of the front of the house.
 - The addition does not seek to expand towards the creek beyond impacted land on the kitchen side of the house. The primary bedroom and bath will not extend beyond the new kitchen footprint.
- The primary bedroom expansion cannot be moved to the side yard as there is an existing house and a side expansion wouldn't meet county setback requirements. (Note: the county approved a variance for this next-door house at 612 Echo Cove that impacted my viewshed among other impacts to my property). The existing house is 3.4 feet from the side building restriction line. With the limited space and close proximity of the neighboring house (right on their building restriction line) a proposed addition would not fit on the east side of the house.
- An expansion of the kitchen to the west side of the house would further impact the steep slopes and the existing shed would have to be relocated.
- The movement of the existing kitchen to the rear of the house (currently a living room, entry door on the ground floor, and steps from the entry door to the kitchen) would be an unwarranted hardship because of the infrastructure change. Moving the proposed improvements to the rear of the house would essentially require reconfiguration/reconstruction of the entire existing floorplan.

- The movement of the primary bedroom and bathroom to the rear of the house impacts two other bedrooms with no bathroom facilities. The rear of the house also has a porch, hallway, entry door, and steps which would need to be relocated to provide the same space currently allowed for the kitchen and primary bathroom at the front of the house. This would be an unwarranted hardship. Moving the proposed improvements to the rear of the house would essentially require reconfiguration/reconstruction of the entire existing floorplan.
- The addition does not impact the watershed views of my neighbors, nor the view of the roof from the rear (street side) of the house. Depending on one's location on Echo Cove Drive, the screened porch will be a new visual impact. The house is built on an angle and from the top of the driveway, the porch will only be partially visible. If one is closer to 612 Echo Cove, the porch would not be visible, and from the other end of the property, existing trees will partially block visibility.

In summary, the current house already impacts most of the area for the addition and the addition does not seek to expand towards the creek beyond currently impacted land on the kitchen side and minimally expands beyond impacted land on the master bedroom side of the house. Expanding to the sides is not doable on one side (neighbor's house) and would further impact the steep slope on the other. Switching the footprint of the house so the kitchen and master bedroom and bath are at the rear of the house is not practical and would cause more disturbance than is necessary to build the addition. The existing septic is sized correctly for the house with the addition and most of the disturbance associated with the proposed improvements provides access to the perimeter of the structure.

I respectfully request the County to approve the variance to construct the proposed modest addition within slopes 15% or greater.

Thanks,

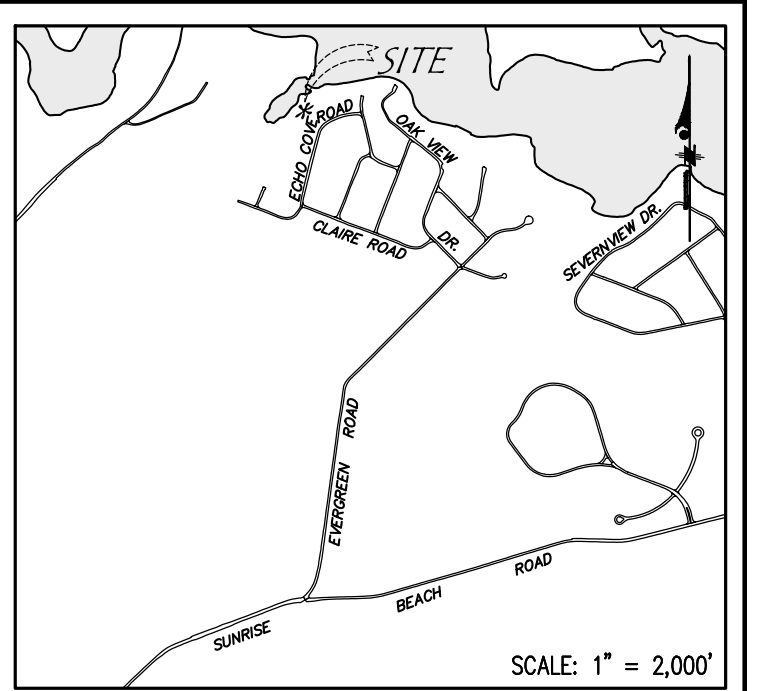
A handwritten signature in black ink that reads "Margaret McNutt (Peggy)". The signature is written in a cursive, flowing style.

Margaret (Peggy) McNutt

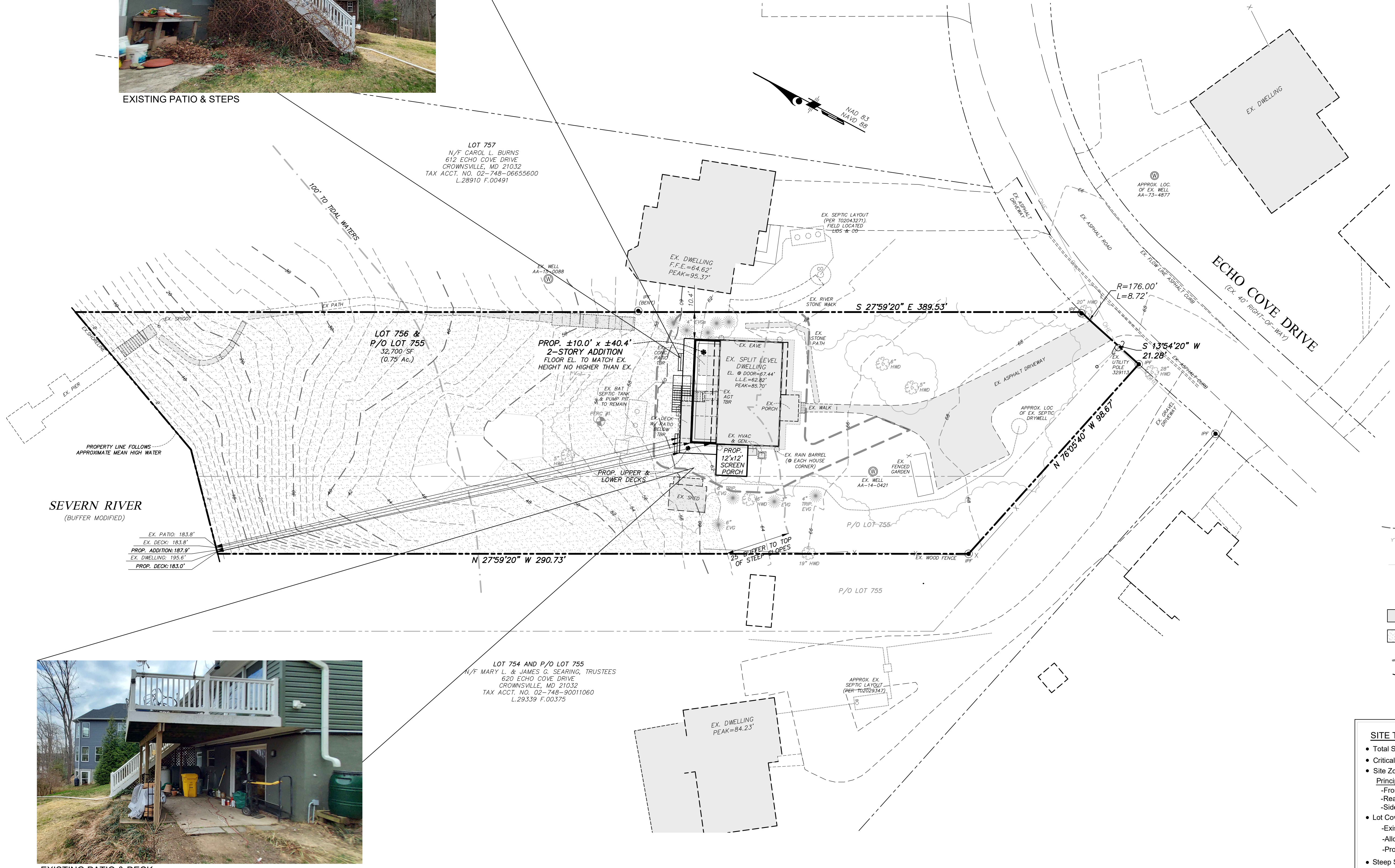
p.s. Please also note the variances and permits approved for a house to be built at 610 Echo Cove Drive in much steeper slopes.



EXISTING PATIO & STEPS



VICINITY MAP



EXISTING PATIO & DECK

LEGEND

- Existing Contour
- Existing Woods Line
- Existing Power Pole
- Existing Overhead Electric
- Existing Well
- Existing Spot Elev.
- Existing Improvements
- Steep Slopes 15% or Greater
- Limit of Disturbance
- Proposed Grade
- Proposed Spot Elev.

SITE TABULATIONS

• Total Site Area:	32,700 S.F. (0.75 Ac.)
• Critical Area Designation:	LDA
• Site Zoning:	R-2
Principal Structure Setbacks	
-Front:	30'
-Rear:	25'
-Side:	7'
Lot Coverage	
-Existing Lot Coverage:	3,615 S.F. (0.08 Ac.)
-Allowable Lot Coverage:	5,445 S.F. (0.13 Ac.)
-Proposed Lot Coverage:	3,856 S.F. (0.09 Ac.)
Steep Slopes	
-Total On-Site Steep Slopes:	18,702 S.F. (0.43 Ac.)
-Total On-Site Steep Slopes Disturbed:	829 S.F. (0.02 Ac.)
-Total Off-Site Steep Slopes Disturbed:	0 S.F. (0.00 Ac.)

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DESIGNED: RTM/AP	DRAWN: KLY
ORIG. DATE: 08-29-23	
MODIFIED BY/DATE:	
CADD DWG # ST12023	
DLA PROJECT # ST12023	
© Drum, Loyka & Associates, LLC These drawings are the property of Drum, Loyka & Associates, LLC. Unauthorized reproduction for any purpose is not permitted and is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.	

REVISIONS TO APPROVED PLANS			
No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-280-3122
 www.drumloyka.com

CLIENT:
PEGGY MCNUTT
 614 ECHO COVE DRIVE
 CROWNSVILLE, MARYLAND 21032

VARIANCE PLAN
SUNRISE BEACH ~ LOT 756 & P/O 755
 614 ECHO COVE DRIVE, CROWNSVILLE, MD 21032
 TAX ACCT. NO 02-748-06569760
 TAX MAP 0031 GRID 0008 PARCEL 0142 DISTRICT 2ND
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: APRIL 10, 2025 PROJ. NO: ST12023 SHEET 1 OF 1

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: _____ Date _____

Tax Map #	Parcel #	Block #	Lot #	Section
0031	0142	0008	756/755	

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	

Tax ID

Project Name (site name, subdivision name, or other)

Project location/Address

City Zip

Local case number

Applicant: Last name First name

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: _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Construction addition to existing single-family dwelling

<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;"></td> <td style="text-align: center; width:10%;">Yes</td> <td style="width:15%;"></td> <td style="width:10%;"></td> <td style="width:15%;"></td> <td style="text-align: center; width:10%;">Yes</td> </tr> <tr> <td>Intra-Family Transfer</td> <td style="text-align: center;"><input type="checkbox"/></td> <td></td> <td></td> <td>Growth Allocation</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Grandfathered Lot</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> <td></td> <td>Buffer Exemption Area</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>		Yes				Yes	Intra-Family Transfer	<input type="checkbox"/>			Growth Allocation	<input type="checkbox"/>	Grandfathered Lot	<input checked="" type="checkbox"/>			Buffer Exemption Area	<input checked="" type="checkbox"/>	
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Project Type (check all that apply)

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Water-Dependent Facility	<input type="checkbox"/>																						

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	0.07	
LDA Area	0.75		# of Lots Created	0	
RCA Area					
Total Area	0.75				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.40		Existing Impervious Surface	0.08	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.02	
Removed Forest/Woodland/Trees	0.01		Removed Impervious Surface	0.01	
			Total Impervious Surface	0.09	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance	0.07		Mitigation		

<p><u>Variance Type</u></p> <table style="width:100%; border-collapse: collapse;"> <tr><td>Buffer</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Forest Clearing</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>HPA Impact</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Impervious Surface</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Expanded Buffer</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Nontidal Wetlands</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Steep Slopes</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>Setback</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Other</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table>	Buffer	<input type="checkbox"/>	Forest Clearing	<input type="checkbox"/>	HPA Impact	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	Expanded Buffer	<input type="checkbox"/>	Nontidal Wetlands	<input type="checkbox"/>	Steep Slopes	<input checked="" type="checkbox"/>	Setback	<input type="checkbox"/>	Other	<input type="checkbox"/>	<p><u>Structure</u></p> <table style="width:100%; border-collapse: collapse;"> <tr><td>Acc. Structure Addition</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Barn</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Deck</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Dwelling</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Dwelling Addition</td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>Garage</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Gazebo</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Patio</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Pool</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Shed</td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>Other</td><td style="text-align: center;"><input type="checkbox"/></td></tr> </table>	Acc. Structure Addition	<input type="checkbox"/>	Barn	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>	Dwelling Addition	<input checked="" 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"/>
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Chesapeake Bay Critical Area Report
Sunrise Beach ~ Lot 756 & P/O 755
Tax Map 31, Grid 8, Parcel 142
Tax Account No. 02-748-06569760

Property Address: 614 Echo Cove Drive
Crownsville, MD 21032

February 2025

Property Owners & Variance Applicant: Margaret McNutt

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 0.75 Ac.

Site Description

The subject property is a legal building lot located in the community of Sunrise Beach in Crownsville. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by a private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. Steep slopes about the existing dwelling and shed, which limit redevelopment without a variance. Primary vegetation consists of multiple hardwood trees and lawn area.

Description and Purpose of Variance Request

The applicant proposes to construct an addition to the existing dwelling. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 830-sf of disturbance on slopes 15% or greater in the LDA.

The applicant proposes to raze and remove the existing dwelling and construct a new dwelling in almost the same location as the existing dwelling. The addition is modest in size, is generally in the same footprint as the existing structures and is in relation to the surrounding homes in the neighborhood. A new septic drywell and BAT tank have been recently installed per approved plans from the Health Department. The new septic system is sized to serve the proposed dwelling size.

Vegetative Coverage and Clearing

The property's primary vegetation is lawn area with multiple hardwood trees. The existing wooded area totals roughly 16,000-sf. The proposed clearing is minimal; some small brush east of the proposed addition may be affected by construction. Any mitigation planting requirements for this property will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 3,615-sf of lot coverage. The proposed impervious lot coverage for this property is 3,856-sf, which is well below the allowable coverage of 5,445-sf. The site currently has 1,685-sf of coverage by structures. The proposed coverage by structures is 2,113-sf, which is within the allowable amount.

Steep Slopes (slopes > 15%)

The subject property contains approximately 19,543-sf of steep slopes, all of which are concentrated around the existing improvements. Approximately, 830-sf of slopes will be disturbed as part of the proposed construction. Most of this disturbance is necessary for access to the addition area.

Predominant Soils

The predominant soil type is Evesboro-Galestown-Urban land complex (EuE & EuD). This soil has a type "A" hydrologic classification and is not considered hydric soil.

Drainage and Rainwater Control

There are currently rain barrels that exist at all four corners of the existing dwelling, capturing and storing rain water for later re-use. The rain barrels will remain in the proposed condition, although the locations may be adjusted to account for the roof changes. As the limit of disturbance is less than 5,000-sf, stormwater management is not required for this development.

Conclusions – Variance Standards

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes. Despite the fact that the property is Buffer Modified, the house is situated well outside the shoreline buffer. The closest portion of the existing structure to the waterfront is situated approximately 183' from the shoreline. With the proposed improvements, the closest portion of the structure will be approximately 183' from the shoreline as well. There is a substantial existing wooded buffer between the house and the waterfront. This buffer will remain intact with construction of the proposed improvements.

Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

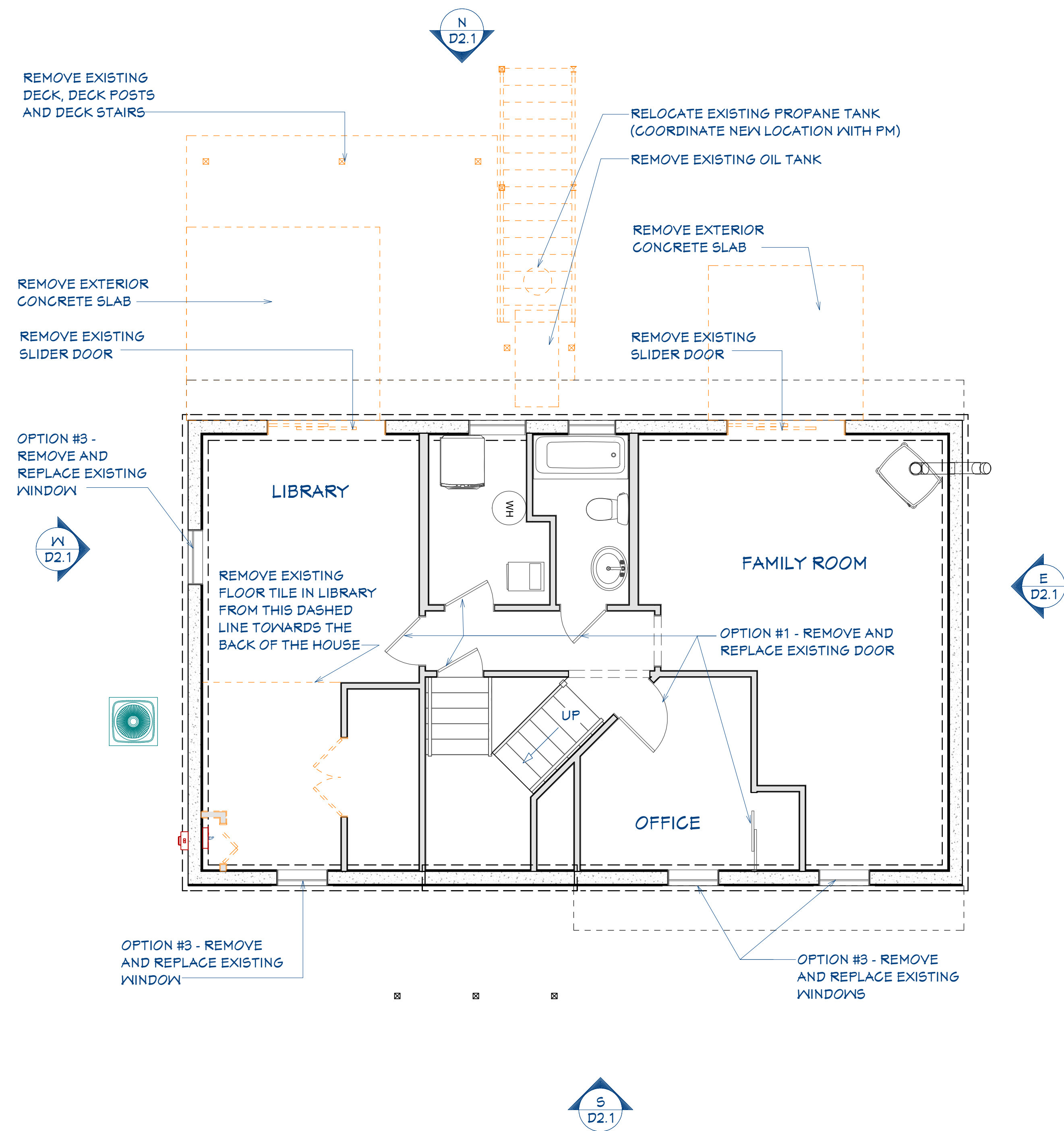
Federal Emergency Management Agency, 2015. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

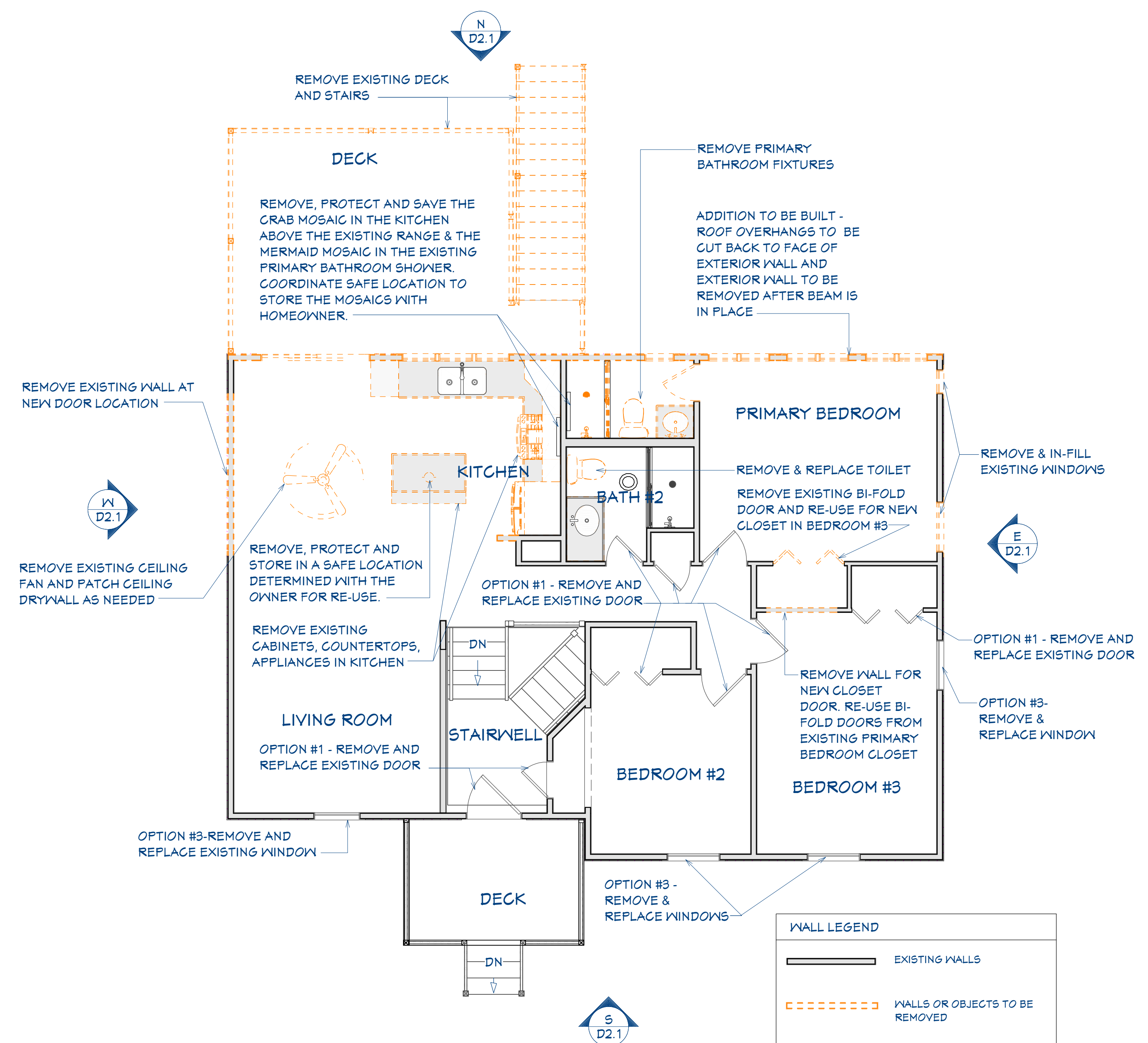
Drum, Loyka and Associates LLC, 2024 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2003 Soil Survey of Anne Arundel County Maryland.

State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District



1-AS-BUILT/DEMO FIRST FLOOR PLAN 1/4" = 1'-0"



1-AS-BUILT/DEMO SECOND FLOOR PLAN 1/4" = 1'-0"

REVISION

DATE

These drawings are the property of Creative Spaces Remodeling and are to be used only for the property listed. They should not be relied on by others. Any unauthorized use is at the sole risk of the user without liability to Creative Spaces Remodeling, its officers, employees, or sub-contractors. All rights reserved. All 3 dimensional renderings represent a design intent and may deviate from what is specifically noted or dimensioned and are to be considered representational.

Project:
McNutt/Draper Addition
614 Echo Cove Drive
Crownsville, MD 21032



DATE:

10.18.2024

SCALE:

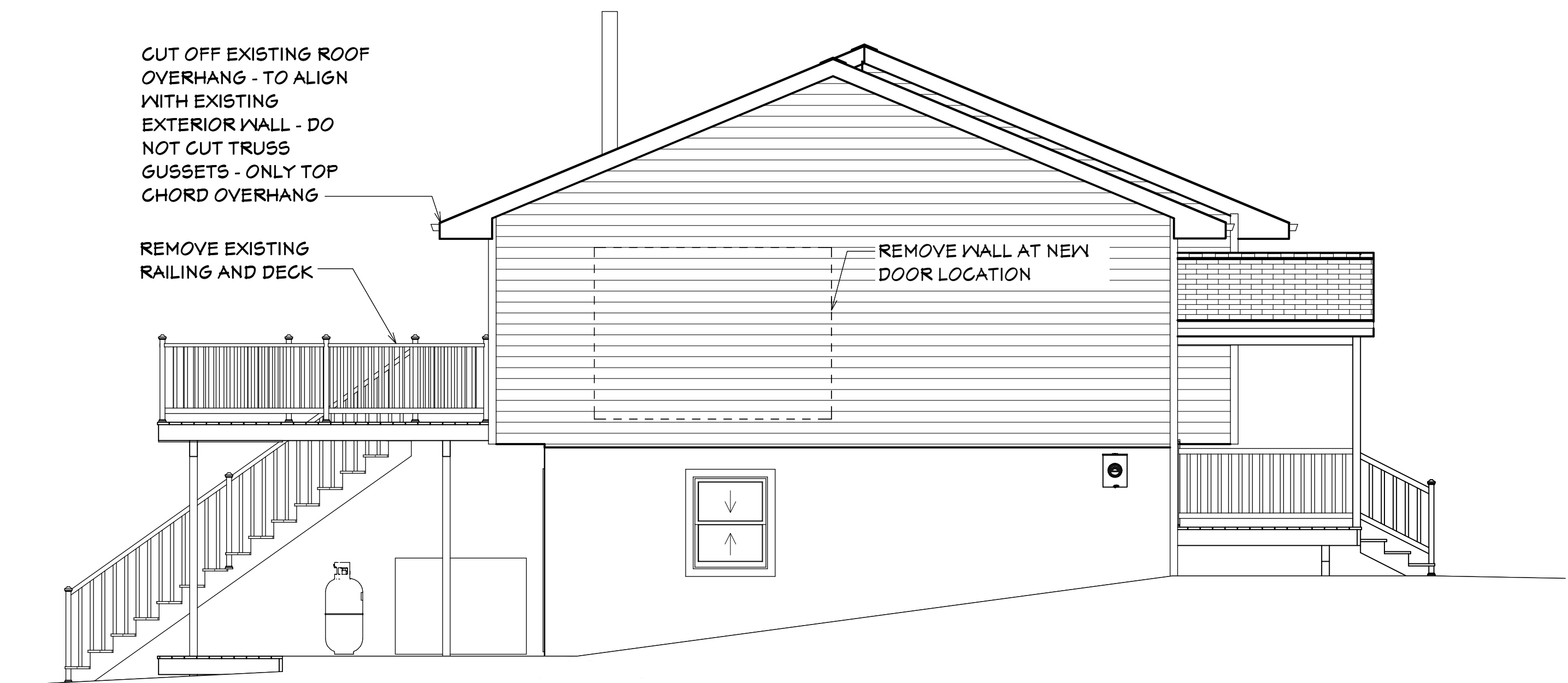
AS SHOWN

SHEET:

D1.1



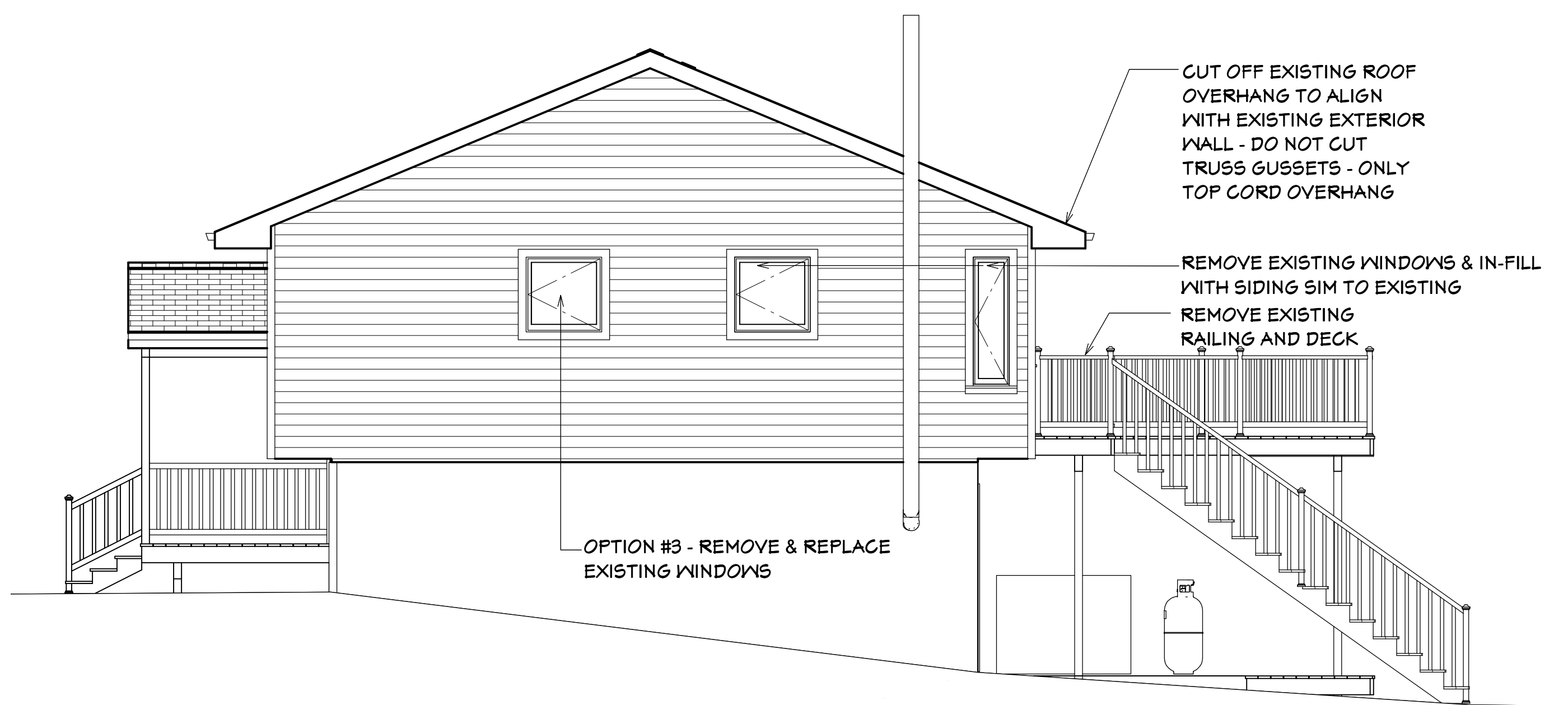
AS-BUILT/DEMO NORTH ELEVATION 1/4" = 1'-0"



AS-BUILT/DEMO WEST ELEVATION 1/4" = 1'-0"



AS-BUILT/DEMO SOUTH ELEVATION 1/4" = 1'-0"



AS-BUILT/DEMO EAST ELEVATION 1/4" = 1'-0"

TRADE DRAWINGS

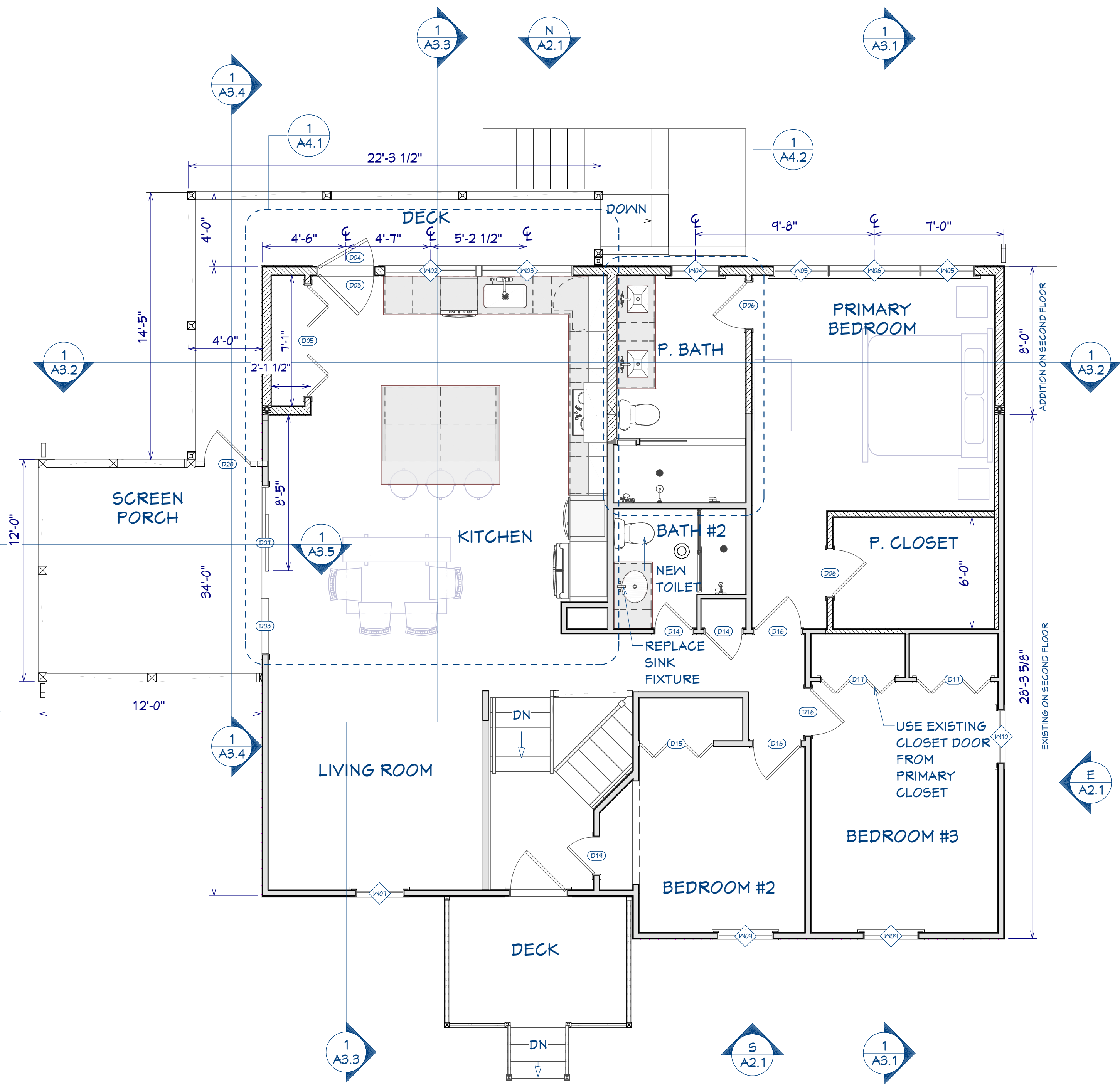
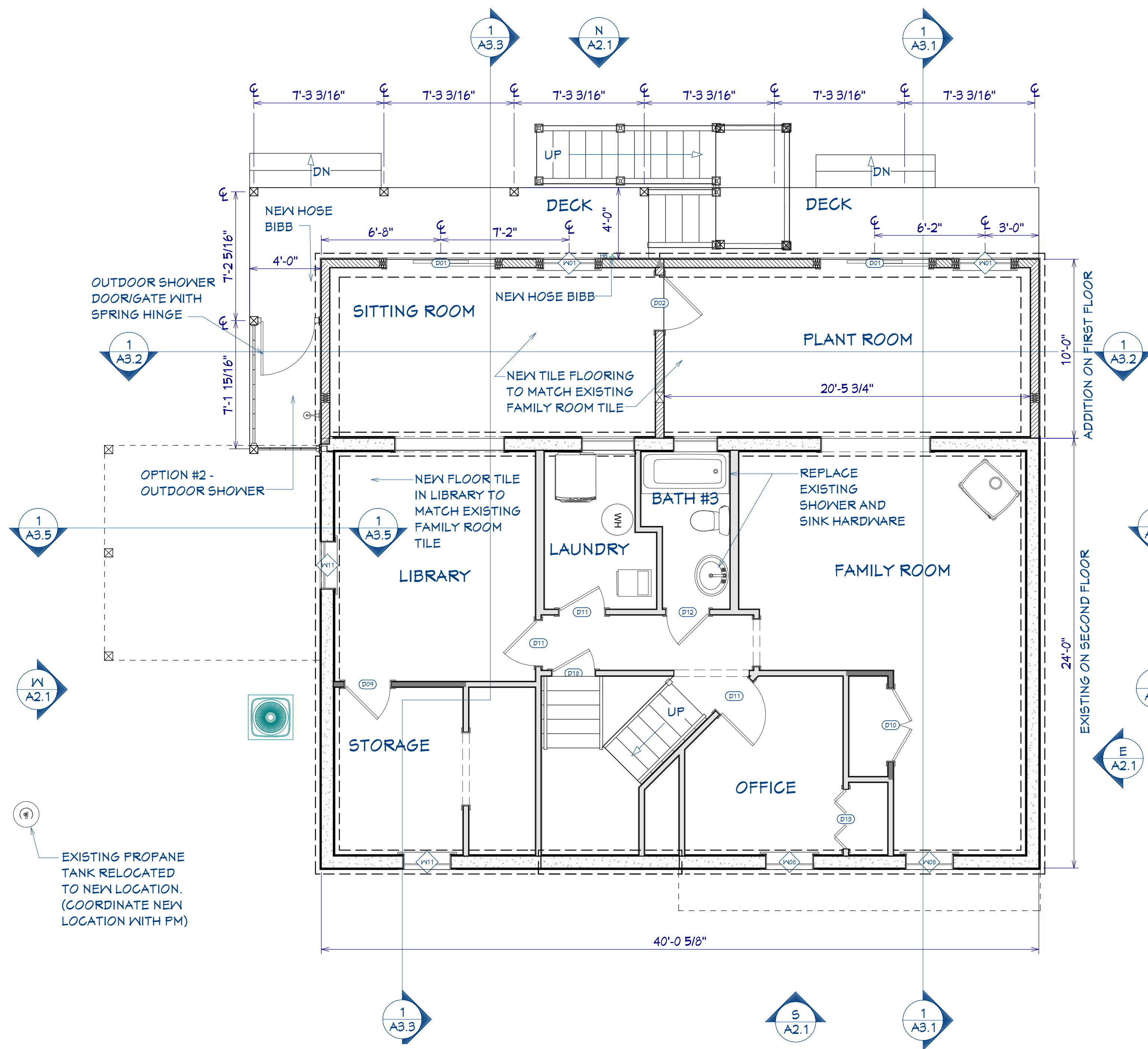
REVISION	DATE

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 All 3 dimensional renderings represent a design intent and may deviate from the actual construction. All dimensions and materials are to be specifically noted or dimensioned and are to be considered representational.

Project:
 McNutt/Draper Addition
 614 Echo Cove Drive
 Crownsville, MD 21032



DATE:	10.18.2024
SCALE:	AS SHOWN
SHEET:	D2.1

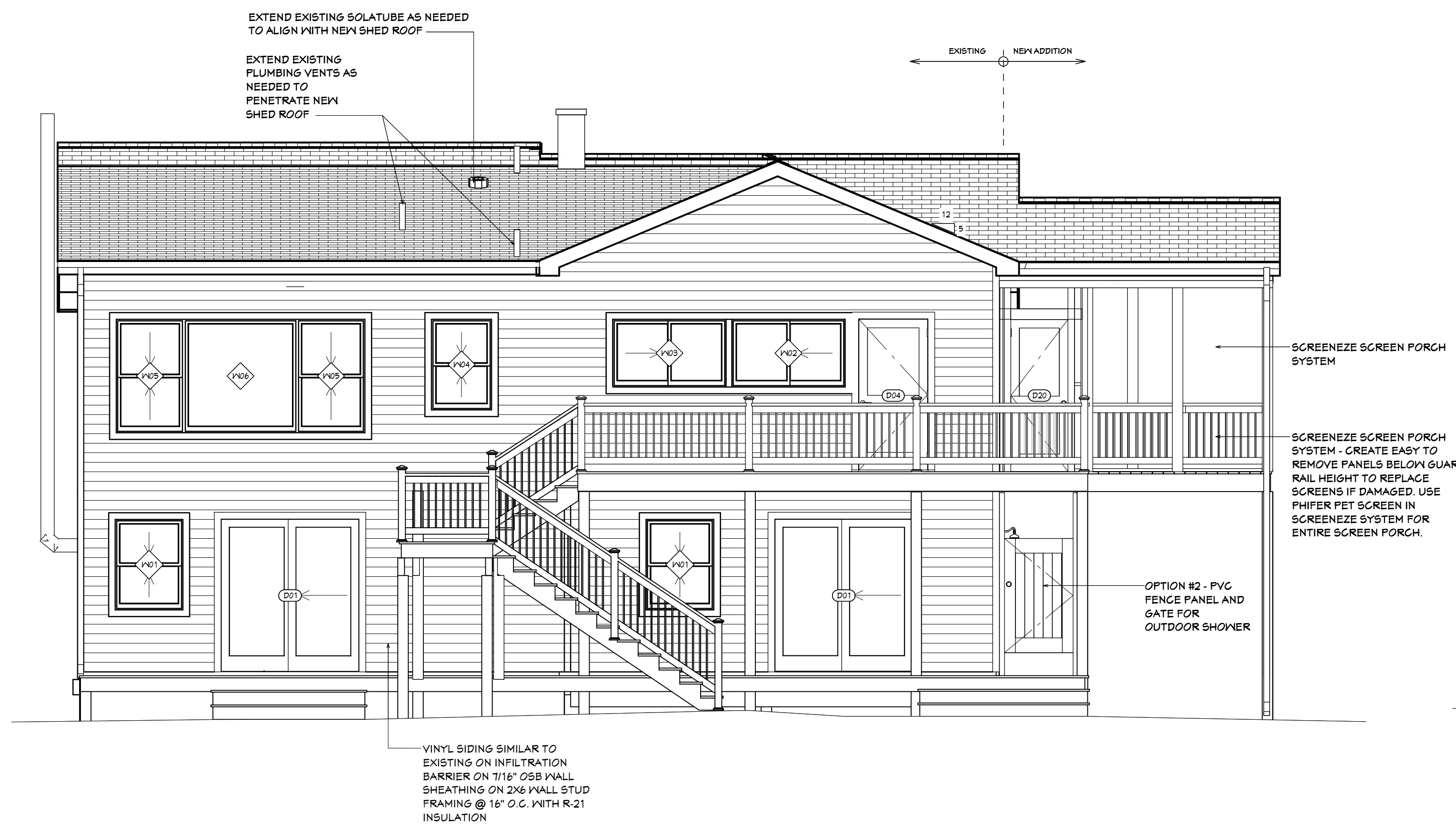


WALL LEGEND	
	EXISTING WALLS
	NEW WALLS INTERIOR TO BE 2X4 @ 16" OC U.N.O EXTERIOR TO BE 2X6 @ 16" OC U.N.O
1. NEW WALL DIMENSIONS ARE FRAMING TO FRAMING U.N.O 2. DIMENSIONS FROM EXISTING WALLS ARE FROM FACE OF DRYWALL	

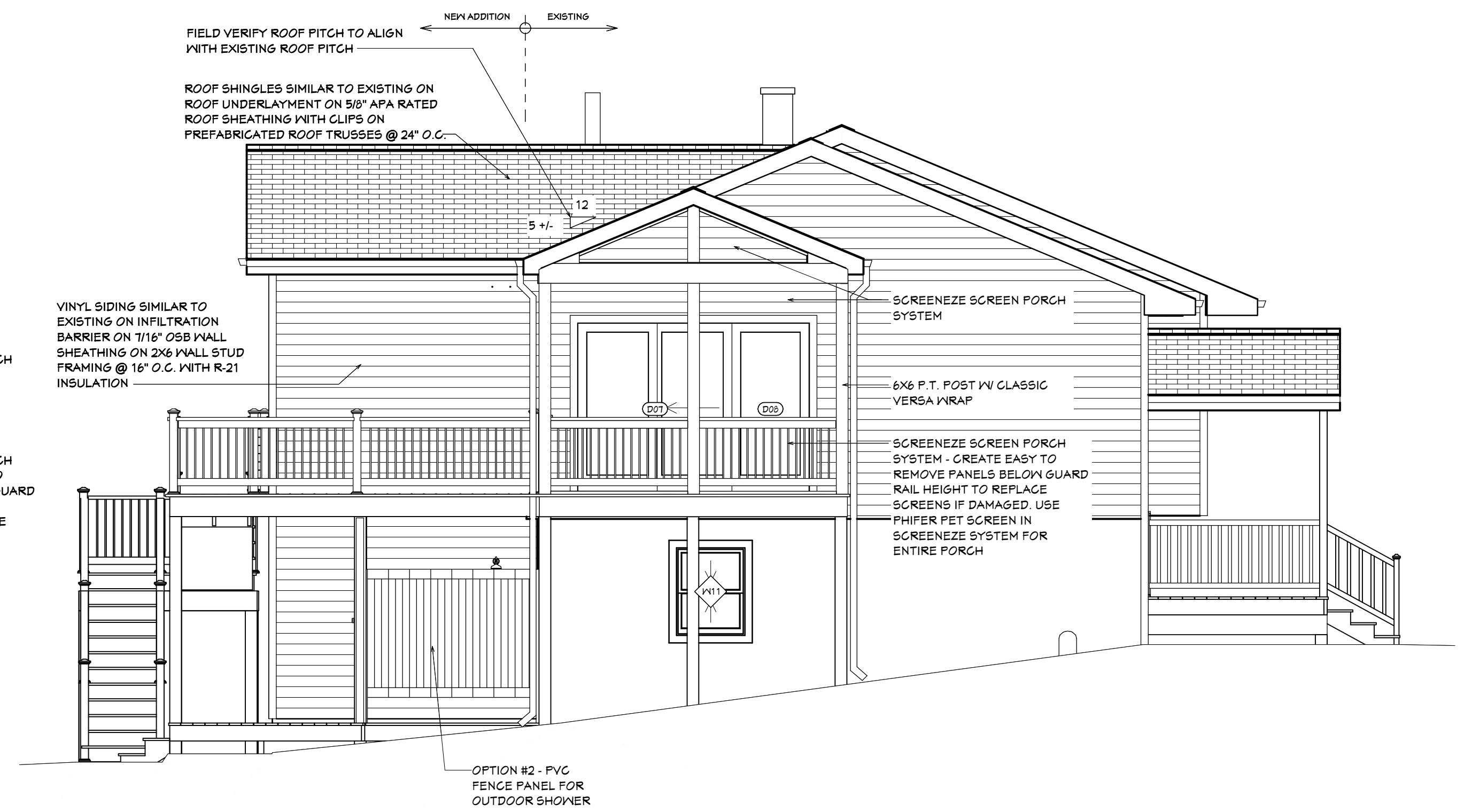
1-PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"

2-PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"

REVISION	DATE
<p>These drawings are the property of Creative Spaces Remodeling and are to be used only for the property listed. They should not be relied on by others. Any unauthorized use is at the sole risk of the user without liability to Creative Spaces Remodeling, its officers, employees, or sub-contractors. All rights reserved.</p> <p>All 3 dimensional renderings represent a design intent and may deviate from actual construction. All dimensions and annotations are to be considered representational.</p>	
<p>Project: McNutt/Draper Addition 614 Echo Cove Drive Crownsville, MD 21032</p>	
<p>CREATIVE SPACES REMODELING</p>	
DATE:	10.18.2024
SCALE:	AS SHOWN
SHEET:	A1.1



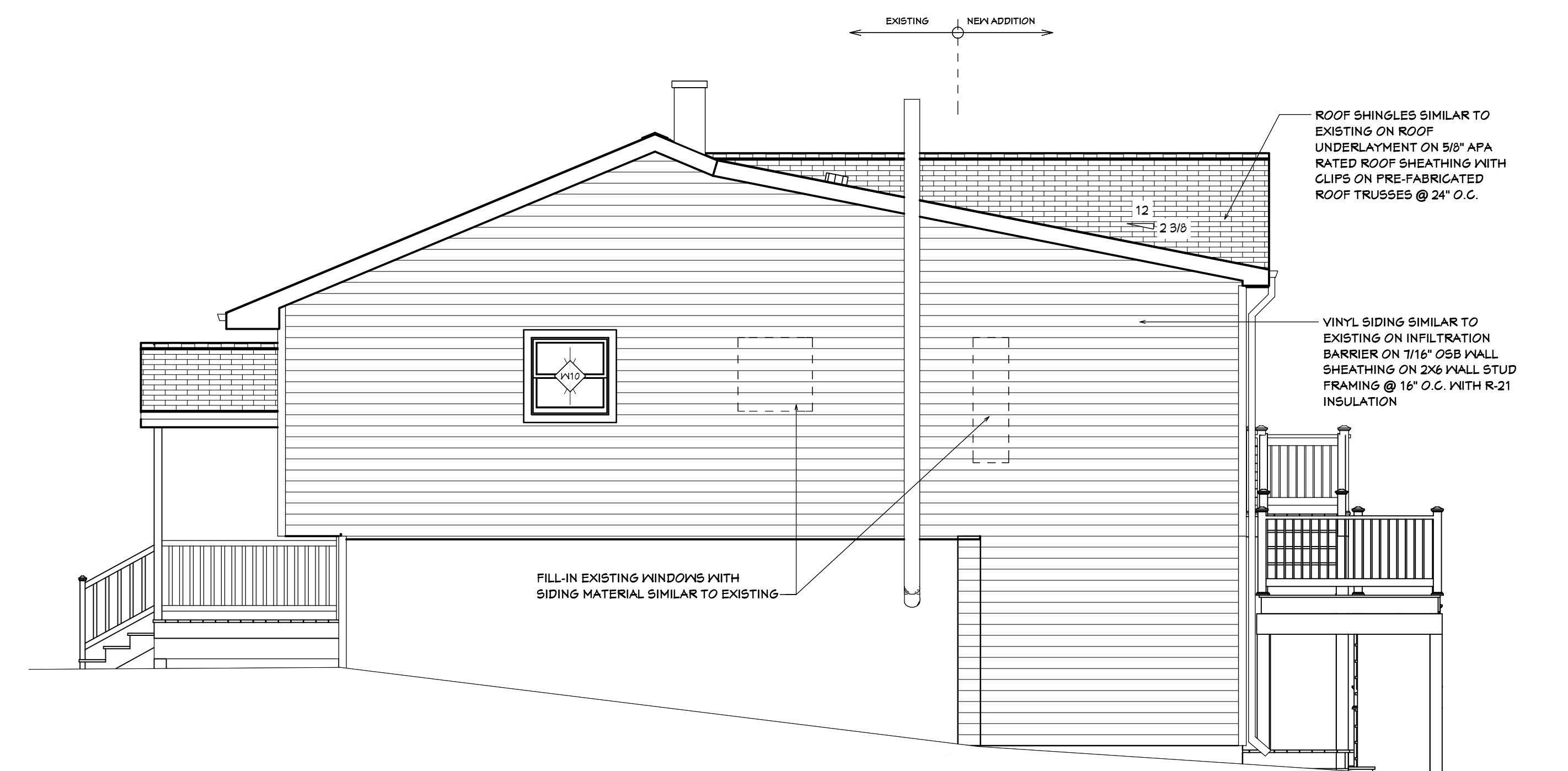
N-PROPOSED NORTH ELEVATION 1/4" = 1'-0"



W-PROPOSED WEST ELEVATION 1/4" = 1'-0"



S-PROPOSED SOUTH ELEVATION 1/4" = 1'-0"



E-PROPOSED EAST ELEVATION 1/4" = 1'-0"

TRADE DRAWINGS

REVISION

DATE

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Project:
McNutt/Draper Addition
614 Echo Cove Drive
Crownsville, MD 21032

CREATIVE SPACES
REMODELING

DATE:

10.18.2024

SCALE:

AS SHOWN

SHEET:

A2.1

February 2025

Anne Arundel County

To Whom It May Concern:

I reside at 612 Echo Cove Drive and understand that my neighbor, Peggy McNutt, at 614 Echo Cove Drive is hoping to do a 900 square foot addition to her house. The addition will be made to the front of the house with a screened porch on the side.

The two level addition will not impede my watershed views as my house will still extend closer to the creek than hers. I also understand that the addition does not include building up and, as planned, the addition will not extend closer to my lot and house (and can't because of the lot line and closeness of the houses).

She let me know that small portions of the addition will impact 15% slopes and that the house as built already impacts the 15% slope and these impacts will remain as well. The county has allowed a much greater impact to much steeper slopes, removal of many trees, and reduction of my watershed views for a home to be built at 610 Echo Cove Drive. Peggy has maintained a wooded property at the front of the house and installed rain barrels to slow the flow of water during rains (and uses the water for her gardens and plants).

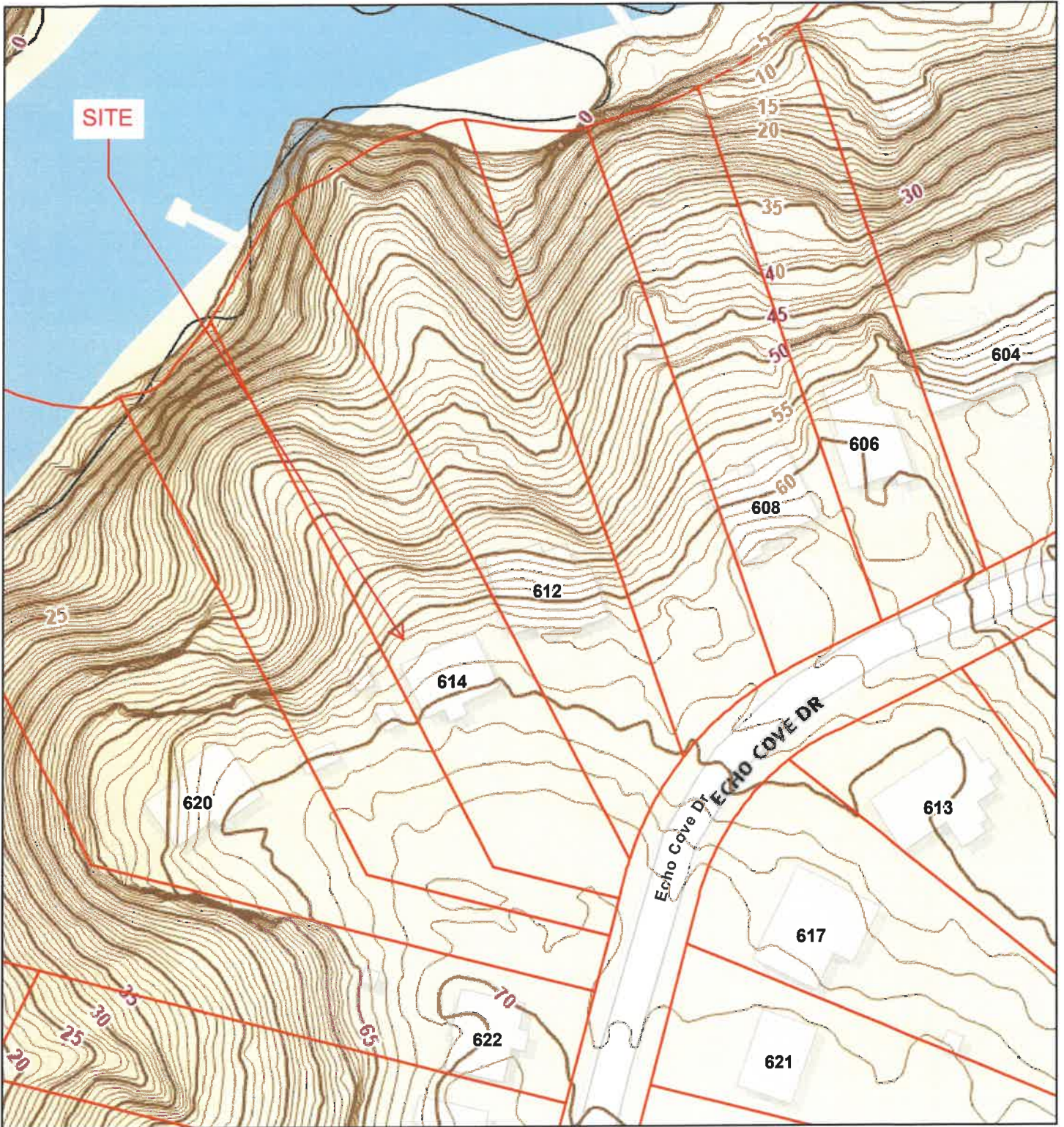
I support the addition Peggy is proposing.

Thanks,

A handwritten signature in black ink that reads "Carol Burns". The signature is written in a cursive style with a large, stylized "C" and "B".

Carol Burns
Owner, 612 Echo Cove Drive
Crownsville

Anne Arundel County Engineering Record Drawing and Monuments



2/19/2025, 10:52:17 AM

Topo_2023

Index

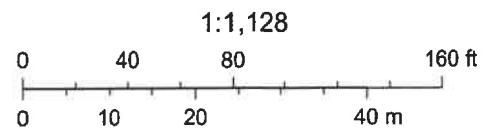
Intermediate

Local Road Label

 County Boundary

 Address Points

 Parcels



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Anne Arundel County

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OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0007-P
DATE: 01/29/2025
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Andrew Price / Peg McNutt

EMAIL: aprice@drumloyka.com / pegmcnutt@sbcglobal.net

SITE LOCATION: 614 Echo Cove Drive

LOT SIZE: 33,600 sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** X **or BUFFER:** **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes to construct an addition on the existing single-family dwelling. Steep slopes enclumber the property.

COMMENTS:

Critical Area Team: There is no information provided in this request as to how this application meets the approval standards outlined in the Code. While the site is encumbered by steep slopes, there are areas of the property that do not qualify as a steep slope and the existence of steep slopes is not unique. The applicant should consider expanding to the rear or sides of the property rather than going forward into the steep slopes. Based on the information provided, this Office cannot support this application.

Zoning Administration Section:

The Zoning Administration section concurs with the Critical Area Team. The letter of explanation should address each of the critical area criteria for a variance under 18-16-305.

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.