

March 6, 2025

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

**RE: 1836 COVE POINT ROAD
Annapolis MD, 21401
Variance Application**

Sir/Madam:

Attached is a variance application and associated submittal documents for the above referenced property. Variances to the Anne Arundel County Code are required to obtain permits to allow modest improvements to the subject property. The requested variances to the Code relate to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater in the LDA, to **Article 17, Section 8-301** for disturbance to the buffer to tidal waters, and to **Article 18, Section 2-402** for stipulations of principal dwellings on waterfront lots.

The subject property is a legal building lot located on Cove Point Road in Annapolis. The property is currently improved with an aging single-family dwelling and associated improvements, and consists largely of wooded area. It is zoned R-1, served with private well and septic, and has waterfrontage on the Severn River in a partially buffer modified section. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. Steep slopes about the existing improvements to the west and the expanded buffer abuts the improvements to the east, limiting and restricting the areas that allow for property improvements without a variance.

The applicants seek approval to demolish and rebuild the existing dwelling and construct a new single-family home. They have done their due diligence by coordinating with the county on the proposed development prior to submitting any variance pre-file application or formal request. Meeting minutes from these coordination efforts are included as Attachment 1. As directed, the proposed improvements are set back 13-ft from the façade of the existing dwelling, an additional foot from what was discussed. The proposed improvements have been further revised in response to pre-file comments from Anne Arundel County. In particular, the originally planned expanded patio area has been eliminated, and the proposed pool has been downsized to minimize its impact. These adjustments have been made to provide adequate construction access and eliminate unnecessary slope disturbance.

The design is consistent with development in the area and expands away from the shoreline, ensuring that the expansion occurs in a manner that minimizes environmental impact. Additionally, the development will provide a new nitrogen-reducing septic system, further enhancing the environmental capability of the site. The combination of steep slopes, expanded buffer, and location for the septic system lock in the developable area.

Due to the unique physical conditions inherent to the property, the following variances to the Anne Arundel County Code are being requested: **Article 17, Section 8-201(a)** for approximately 965-sf of disturbance on slopes 15% or greater in the LDA, to **Article 17, Section 2-301** for approximately 650-sf of disturbance to the expanded buffer, and to **Article 18, Section 2-402** to the stipulations of principal structures on a waterfront lot. The need for the requested variance arises from the unique physical conditions of the site, including steep slopes, the mapping of the shoreline in a partially non-buffer modified area, and the positioning of existing dwellings in relation to a meandering shoreline.

Due to the existing environmental features and improvements located on site, opportunities for stormwater management are very limited. Steep slopes are located in and around the development, limiting potential locations for stormwater management devices. Additionally, the Engineering Division of Inspections and Permits has policies that do not allow for any micro-scale or structural practices within 100 feet to tidal waters or in the expanded buffer, or underneath a driveway. Setbacks to the septic and well further restrict the location of management devices. In addition, soils mapped in the area are considered hydric, which is a characteristic that typically reduces the permeability of the soil. A green roof was considered, but the architecture of the roof is too steep to accommodate this practice. All of these factors combine to make it challenging to meet the required stormwater volume, as defined by the State Manual. Rain barrels will be installed at the roof leaders, and non-structural disconnections will be utilized in the very limited space where grading allows this practice to be effective. Using these management practices, Environmental Site Design will be met to the maximum extent practicable.

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. With the implementation of stormwater management and a nitrogen-reducing septic system, 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 topography, as well as the location of the existing improvements in relation to the slopes and buffer. Denial of the requested variance would constitute an unwarranted hardship on the applicant and deprive them of the right to redevelop and deny reasonable and significant use of the entire property.
2. Rights commonly enjoyed - The proposed improvements are similar and in character to those of surrounding properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
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 made an effort to design the improvements in a manner that considers the location of surrounding environmental features and reduced the scope in accordance with pre-file comments.
4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the environmental features of the site and the location of the existing improvements, not because of actions by the applicants.
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.

Requirements for all variances.

1. Minimum necessary - The proposed improvements are minimal and in keeping with the character of the surrounding properties. They are largely sited atop existing improvements, minimizing disturbance to the site, and are positioned to expand away from tidal waters
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.
- 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.

Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,
DRUM, LOYKA & ASSOCIATES, LLC



Katie Yetman

Meeting Notes for 1836 Cove Point Road, Annapolis:

Date of meeting: 6 May, 2024

Attendees:

- Jaime Stournaras, Contract Purchaser
- Peter Stournaras, Contract Purchaser
- Sterling Seay, AA County Zoning
- Kelly Krinetz, Aa County P&Z, Development Division
- Michael Day, AA County P&Z, Development Division
- Travis Gray, Realtor
- Michael Drum, P.E., Civil Engineer

The discussion revolved around future property improvements to the subject property for Mr. & Mrs. Stournaras as they are contract purchasers of the subject property.

We reviewed the land survey that DLA compiled for the property, and we reviewed site information for the subject property. Zoning, CB Critical Area, Septic, slopes, existing trees, etc.

We discussed options that the County might allow to the house/property as a “matter of right” and that would not require Variances or Modification to the County Code. These options were limited, and discussion on these options ended.

We discussed how the existing dwelling is an older home, in need of repairs and updates. It’s apparent that the existing structure needs to be razed and removed and a new single-family dwelling needs to be built in it’s place.

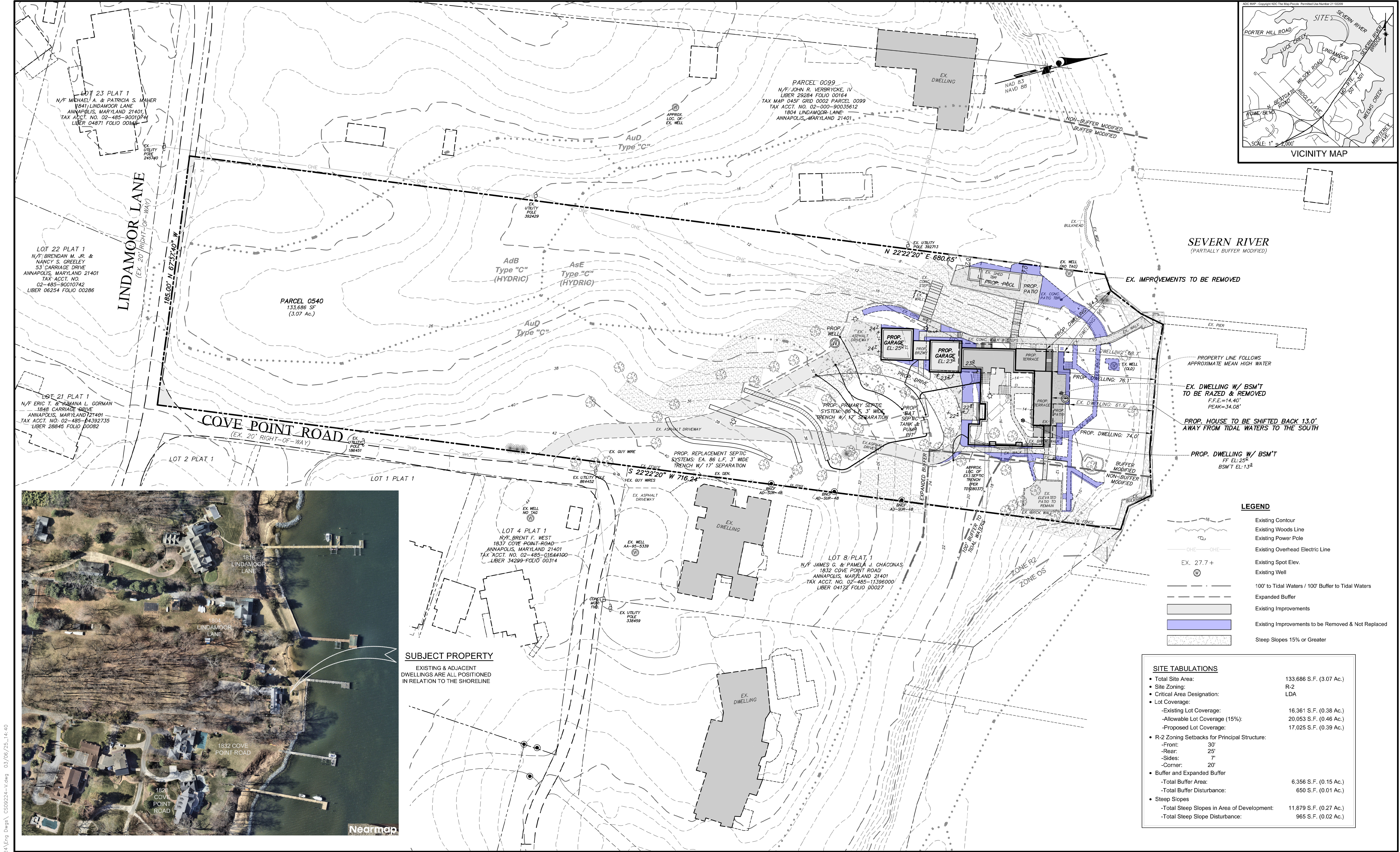
The County indicated they might support a new dwelling located 10 – 12 feet back from the water with justification from the engineers and architect. The justifications might be the presence of existing mature trees and vegetation that would be destroyed if a new dwelling was set back further. The presence of steep slopes and areas needed for septic systems would also be a justification for not setting the dwelling back too far on the subject property.

A variance to the Code will be required for a new dwelling in the approximate location of the existing dwelling as the dwelling is not “in relative line” with the two adjacent structures. A variance would also be required if the existing dwelling was raised in height.

The County indicated that they could support this variance request as a new dwelling would be in the same relative location as the existing dwelling.

We discussed removing impervious area from the west side of the property; shed, conc patio and replacing the coverage with a swimming pool. The County proffered that a new swimming pool might be located in an area immediately adjacent and west of the existing dwelling. A new pool would need to be located behind the façade of the existing dwelling and meet coverage and slope criteria.

The meeting was generally positive and the County provided the necessary confidence to the contract purchasers that the site could be redeveloped with a new 5,000 to 6,000 square foot dwelling located behind (not to far, maybe 10-12 feet) and to the South of the existing dwelling.



SUBJECT PROPERTY
EXISTING & ADJACENT DWELLINGS ARE ALL POSITIONED IN RELATION TO THE SHORELINE

- LEGEND**
- Existing Contour
 - Existing Woods Line
 - Existing Power Pole
 - Existing Overhead Electric Line
 - Existing Spot Elev.
 - Existing Well
 - 100' to Tidal Waters / 100' Buffer to Tidal Waters
 - Expanded Buffer
 - Existing Improvements
 - Existing Improvements to be Removed & Not Replaced
 - Steep Slopes 15% or Greater

SITE TABULATIONS	
• Total Site Area:	133,686 S.F. (3.07 Ac.)
• Site Zoning:	R-2
• Critical Area Designation:	LDA
• Lot Coverage:	
-Existing Lot Coverage:	16,361 S.F. (0.38 Ac.)
-Allowable Lot Coverage (15%):	20,053 S.F. (0.46 Ac.)
-Proposed Lot Coverage:	17,025 S.F. (0.39 Ac.)
• R-2 Zoning Setbacks for Principal Structure:	
-Front:	30'
-Rear:	25'
-Sides:	7'
-Corner:	20'
• Buffer and Expanded Buffer	
-Total Buffer Area:	6,396 S.F. (0.15 Ac.)
-Total Buffer Disturbance:	650 S.F. (0.01 Ac.)
• Steep Slopes	
-Total Steep Slopes in Area of Development:	11,879 S.F. (0.27 Ac.)
-Total Steep Slope Disturbance:	965 S.F. (0.02 Ac.)

DESIGNED: MMD		DRAWN: KLY		REVISIONS TO APPROVED PLANS	
ORIG. DATE: 04-24-24		No.	DATE	BY	DESCRIPTION
MODIFIED BY/DATE:					
CADD DWG # CS09224					
DLA PROJECT # CS09224					
<p>© Drum, Loyka & Associates, LLC</p> <p>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.</p>					



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

CLIENT:
PETER & JAIME STOURNARAS
1836 COVE POINT ROAD
ANNAPOLIS, MARYLAND 21401

VARIANCE PLAN
1836 COVE POINT ROAD
1836 COVE POINT ROAD, ANNAPOLIS, MD 21401
TAX ACCT. NO. 02-000-02456700
TAX MAP 045F GRID 0002 PARCEL 0540 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=30' DATE: MARCH 4, 2025 PROJ. NO: CS09224 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
045F	0540	0002	N/A	N/A

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 02-219-90020547

Project Name (site name, subdivision name, or other) 1836 Cove Point Road

Project location/Address 1836 Cove Point Road

City Annapolis Maryland Zip 21401

Local case number

Applicant: Last name Stournaras First name Peter

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:

Raze and remove existing single-family dwelling & construct new single-family dwelling with associated improvements

Intra-Family Transfer	Yes	Growth Allocation	Yes
Grandfathered Lot	X	Buffer Exemption Area	X

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	X
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.58	
LDA Area	3.07		# of Lots Created	0	
RCA Area					
Total Area	3.07				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	2.66		Existing Impervious Surface	0.38	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.08	
Removed Forest/Woodland/Trees	0.32		Removed Impervious Surface	0.07	
			Total Impervious Surface	0.39	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.01		Buffer Forest Clearing	0.00	
Non-Buffer Disturbance	0.57		Mitigation	0.00	

Variance Type

Buffer	
Forest Clearing	
HPA Impact	
Impervious Surface	
Expanded Buffer	X
Nontidal Wetlands	
Steep Slopes	X
Setback	
Other	X 18-2-402

Structure

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

Chesapeake Bay Critical Area Report

1836 Cove Point Road

Tax Map 045F, Grid 0002, Parcel 0540

Tax Account No. 02-000-02456700

Property Address: 1836 Cove Point Road
Annapolis, Maryland 21401

March 5, 2025

Property Owners & Variance Applicant: Peter and Jaime Stournaras

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 3.07 Ac.

Site Description

The subject property is a legal building lot located on Cove Point Road in Annapolis. The property is currently improved with a single-family dwelling and associated improvements. It is zoned R-1, served with private well and septic, and has waterfrontage on the Severn River in a partially buffer modified section. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. Steep slopes abut the existing improvements to the west and the expanded buffer abuts the improvements to the east, severely limiting and restricting the areas that allow for property improvements without a variance. The parcel is large and consists mainly of woodland area.

Description and Purpose of Variance Request

The applicants propose to raze and remove the existing single-family dwelling and construct a new single-family dwelling. Due to the unique physical conditions inherent to the property, the following variances to the Anne Arundel County Code are being requested: **Article 17, Section 8-201(a)** for approximately 965-sf of disturbance on slopes 15% or greater in the LDA, to **Article 17, Section 2-301** for approximately 650-sf of disturbance to the expanded buffer, and to **Article 18, Section 2-402(1)** to the stipulation for principal structures on a waterfront lot to be relatively in line with one another.

The applicants seek approval to raze and rebuild the existing dwelling and construct a new single-family dwelling. The proposed improvements are set back 13-ft from the façade of the existing dwelling and have been revised after considering pre-file comments from Anne Arundel County. The previously proposed expanded patio area has been removed, and the proposed pool is smaller to allow for construction access without the need to disturb steep slopes. The design is consistent with development in the area and expands away from the shoreline, ensuring that the expansion occurs in a manner that minimizes environmental impact. Additionally, the development will provide a new nitrogen-reducing septic system, further enhancing the environmental capability of the site. The combination of steep slopes, expanded buffer, and location for the septic system lock in the developable area.

Vegetative Coverage and Clearing

The property's primary vegetation is woodland and creeping ivy that is common to wooded areas in the community. The existing wooded area totals roughly 115,800-sf. Approximately 14,000 square feet of canopy will be removed as part of the development. This amount is an estimate based on the county's requirement that any canopy within the limit of disturbance be considered removed, even if the tree itself is preserved. Any reforestation and afforestation requirements will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 16,361-sf of lot coverage. The proposed impervious lot coverage for this property is 17,025-sf, which is well below the max allowable coverage of 20,053-sf.

Steep Slopes (slopes > 15%) & Expanded Buffer

The subject property is greatly affected by steep slopes. There is approximately 11,879-sf of slopes in the development area, of which approximately, 965-sf will be disturbed as part of the proposed construction. The shoreline is also mapped as non-BMA, so the expanded buffer lies partially within the area of development. The buffer encompasses about 6,356-sf of the site and only 650-sf will be affected by the development, a good portion of which is needed to remove lot coverage.

Predominant Soils

The soil types on site are Adelphia-Holmdel complex (AdB), 2-5% slopes, Annapolis Fine Sandy Loam (AsE), 15-25% slopes, and Annapolis-Urban land complex (AuD), 5-15% slopes. These soils have a type "C" hydrologic classification and both AdB and AsE are considered hydric soils.

Drainage and Rainwater Control

Due to the existing environmental features and improvements located on site, opportunities for stormwater management are very limited. Steep slopes are located in and around the development, limiting potential locations for stormwater management devices. Additionally, the Engineering Division of Inspections and Permits has policies that do not allow for any micro-scale or structural practices within 100 feet to tidal waters or in the expanded buffer, or underneath a driveway. Setbacks to the septic and well further restrict the location of management devices. In addition, soils mapped in the area are considered hydric, which is a characteristic that typically reduces the permeability of the soil. A green roof was considered, but the architecture of the roof is too steep to accommodate this practice. All of these factors combine to make it challenging to meet the required stormwater volume, as defined by the State Manual. Rain barrels will be installed at the roof leaders, and non-structural disconnections will be utilized in the very limited space where grading allows this practice to be effective. Using these management practices, Environmental Site Design will be met to the maximum extent practicable.

Stormwater management and sediment and erosion control details will be provided during the permit phase of the project in accordance with Anne Arundel County design criteria.

Conclusions – Variance Standards

The need for the requested variances arises from the unique physical conditions of the site, specifically the presence of steep slopes and expanded buffer. The proposed construction lies mostly within the footprint of existing improvements, and expands away from tidal waters. 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 will not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and a nitrogen reducing septic system, 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. Stormwater Management and reforestation requirements will be addressed during the permit phase of the project. Reforestation will be provided on-site to the extent practicable.

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, 2025 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



PROPOSED
SOUTH ELEVATION



PROPOSED
EAST ELEVATION



**SPEIGHT
COOK**
studio architects, inc.

222 Lorton Ave.
Suite 3
Annapolis, MD 21401

*Stowman's
Residence*
1844 Green Point Road
Annapolis, Maryland 21401

date: 03.07.25
scale: 3/16"=1'-0"
project no.: 224.112

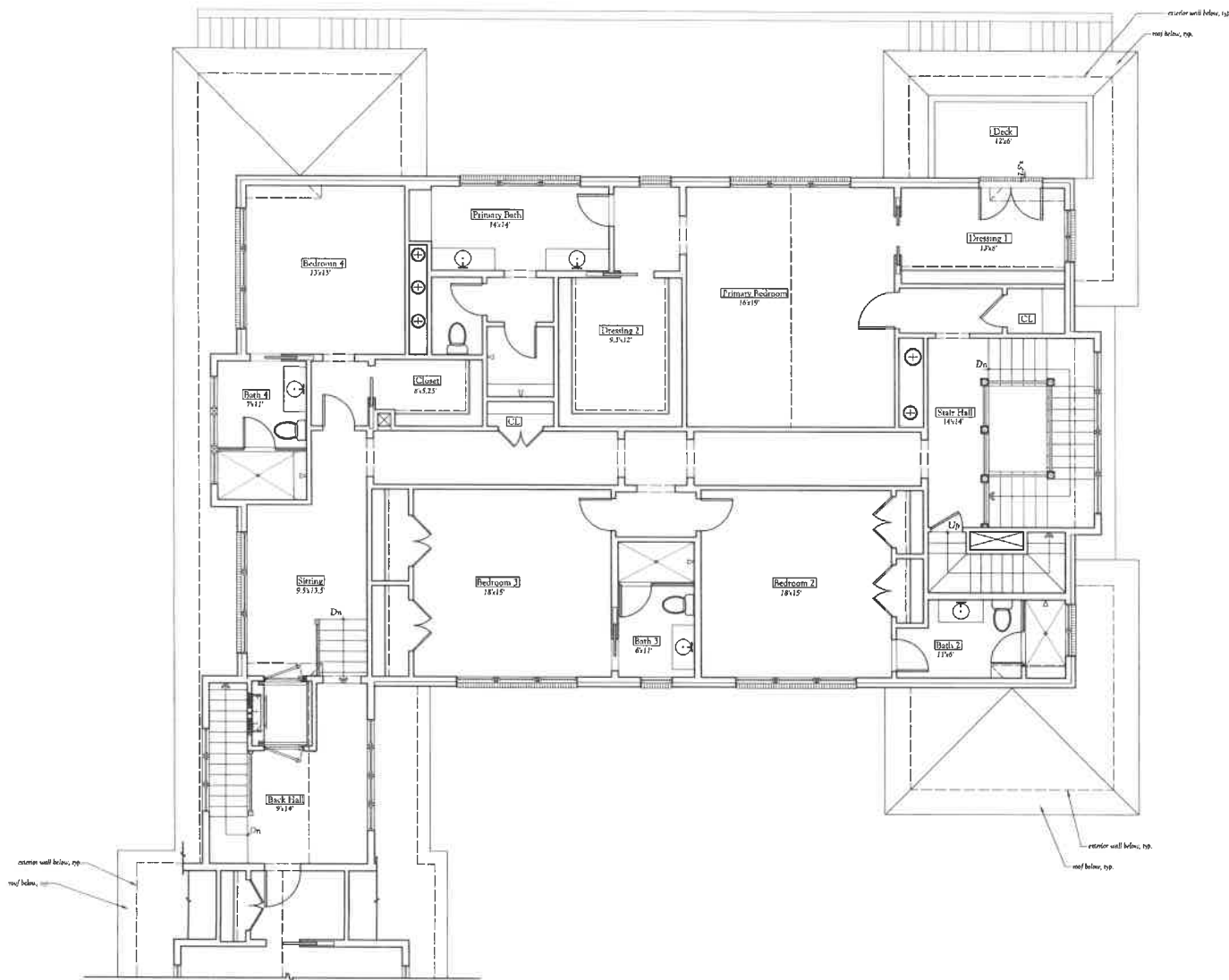
Proposed
Elevations

A3
of 3

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland. My commission #111, expires on 07/25.

© 2025 SCSAI

NOT FOR CONSTRUCTION



PROPOSED
SECOND FLOOR PLAN



**SPEIGHT
COOK**
studio architects, inc.

272 Lupton Ave.
Suite 3
Annapolis, MD 21401

*Stowmaras
Residence*

8518 Grove Point Road
Annapolis, Maryland 21403

date 03.07.25
scale 1/4" = 1'-0"
project no. 224.112

Proposed
Second Floor
Plan

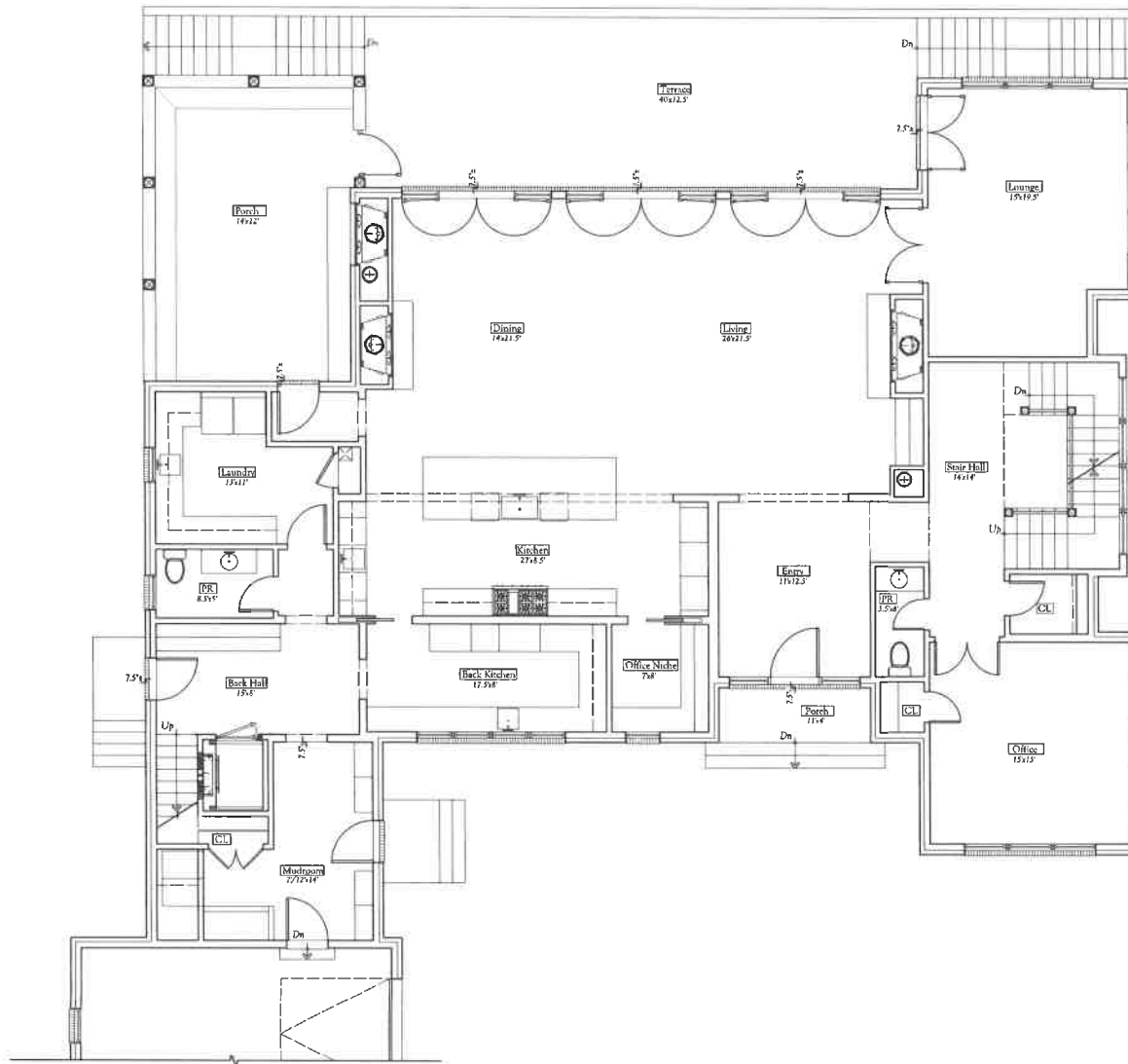
A2
of 3

I certify that these documents were
prepared or approved by me, and
that I am a duly Licensed Architect
under the laws of the State of
Maryland. License number 8111.
signature date 3/7/25

© 2025 SCSAI



NOT FOR CONSTRUCTION



PROPOSED
FIRST FLOOR PLAN



**SPEIGHT
COOK**
studio architects, inc.

201 Lorton Ave
Suite 1
Annapolis, MD 21401

**Stourmaras
Residence**

1936 Cove Point Road
Annapolis, Maryland 21401

date 03.07.25
scale 1/4" = 1'-0"
project no. 224.112

**Proposed
First Floor
Plan**

A1
of 3

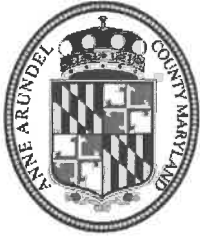
I certify that these documents were
prepared or approved by me, and
that I am a duly licensed architect
under the laws of the state of
Maryland, license number 0011,
expiring date 5/1/26.

© 2025 SC/SA1



NOT FOR CONSTRUCTION

<i>Northwest Corner Elevation:</i>	<i>10.0'</i>
<i>Northeast Corner Elevation:</i>	<i>13.0'</i>
<i>Southeast Corner Elevation:</i>	<i>22.0'</i>
<i>Southwest Corner Elevation:</i>	<i>24.5'</i>
<i>Total:</i>	<i>69.5'</i>
<i>Average Grade Plane:</i>	<i>17.4'</i>
<i>Height Limit (35' abv. GP):</i>	<i>52.4'</i>
<i>Proposed House Height (34.5'):</i> <i>(grade plane to mid-point of main roof)</i>	<i>51.9'</i>



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0009-P
DATE: 02/06/2025
OPZ STAFF: Jennifer Lechner
Kelly Krinetz
I&P STAFF: Habtamu Zeleke

APPLICANT/REPRESENTATIVE: Jaime & Peter Stournaras / Drum, Loyka & Associates LLC

EMAIL: jaimeg3@yahoo.com / kvetman@drumloyka.com

SITE LOCATION: 1836 Cove Point Road, Annapolis

LOT SIZE: 3.1 acres

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

The applicants are proposing to raze and remove the existing dwelling and to construct a new dwelling with associated improvements.

The following variances are requested:

- Article 18-2-402(1) to allow a principal structure on a waterfront lot which will not be relatively in line with principal structures on abutting lots.
- Article 17-8-201 to allow disturbance within slopes of 15% or greater in the limited development area (LDA).

COMMENTS

Zoning Administration Section:

The Administrative Site Plan must specify the setbacks, dimensions, height, and number of stories of all structures. Providing the floor plans and/or architectural elevations (front, side and rear) is strongly recommended in order to assist in the evaluation of any requested variance.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

OPZ Critical Area Team:

The site plan does not include the location of the proposed septic area. The driving force to the proposed location of the dwelling is the preservation of the existing woodland so the location of the septic area must be considered. Given the lot size, existing vegetation and the movement of the home back from the existing location, this Office has no objection to the generally in line request.

This Office has no objection to the location of the pool provided the applicant can demonstrate that there will be no additional slope disturbance related to the location. The proposed walkway expansion cannot be supported if it involves additional slope disturbance.

I&P Engineering:

1. It is unclear how Stormwater management will be addressed for the raze and rebuild of the existing house.
2. Please ensure that the minimum well and septic setbacks to proposed SWM practices are achieved.
3. Per Code 17-6-404, disturbance within the 25' steep slope buffer (SSB) is prohibited.
4. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed

or existing, is flooded or has water impounded against it during the 100-year storm event.

5. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resource areas and their steep slopes and buffers.
6. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
7. Ensure the proposed improvement including runoff, seepage, and slope saturation does not adversely impact the integrity of the slope and potential impact of slope failure.
8. A soil boring is required per practice. The suitability and siting of proposed SWM practices should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted. Describe the site's hydrologic, and topographic characteristics and provide a recommendation on the feasibility of various BMPs.
9. Based on the plan provided, it appears that the property will be served by a private septic and well.
10. The utility for the site will be reviewed during the grading permit.
11. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

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.

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

Anne Arundel County Engineering Record Drawing and Monuments



3/5/2025, 8:40:02 AM

Topo_2023

Index

Intermediate

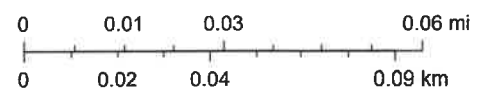
Local Road Label

County Boundary

Address Points

Parcels

1:2,257



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION,