



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

March 25, 2025

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401

Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST
JOHN WHITEFORD PROPERTY
103 EDGE HILL
SHERWOOD FOREST
ANNAPOLIS, MD 21405

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201(a) which states in part that 15% slopes or greater in the LDA shall not be disturbed. A variance is also requested to Article 18-4-601, R-2 Bulk Regulations which states in part that there is a minimum side lot line setback of 7 feet, and a minimum rear yard of 25'. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 5,785 square feet in area. The site is served by public water (Sherwood Forest water supply) and septic. The site is accessed by Edge Hill. Access to the site is and will remain from Edge Hill. The site drains to the tidal waters of the Severn River. The site abuts community property that abuts mean high water, as such it may meet the definition of a waterfront lot. The site is located in the LDA (Limited Development Area) of the Chesapeake Bay Critical Area. The site is located in a Buffer Modification area and is not subject to a 50' expanded buffer. The site contains steep slopes throughout the property. There is a 25' buffer noted to these slopes. The site is zoned R-2.

The applicant wishes to do two modest, cantilever additions to the dwelling, leaving the remainder of the dwelling in place. As noted, these additions would be via cantilever, and braced on the existing structure as noted on the structural plan attached to the site plan. The east side addition will be located 25.39' from the east lot line. This addition will also cross the front BRL by 0.36'. The existing house is 28.57' from the same lot line. The rear, or south addition, will be as close as 18.50' to the rear lot line. The existing dwelling is located as close as 23.55' to this lot line. The dwelling is located in the steep slopes on the property. The existing lot coverage is 2,135 square feet, which includes all lot coverage on the property. This is over the allowable limit, so the lot coverage must be reduced by 10% of the coverage, as well as to compensate for the additions. This has been done, and the areas of impervious removal have been noted with a cross hatch on the site plan. The existing house is approximately 35'x31'.

The slope disturbance is predominantly for work area and to construct the additions. The additions do not touch the ground however. A review of the site plan will show the disturbance is minimized, and only the area necessary to perform the work. The overall lot coverage in the LDA will be reduced. The setback variances are unavoidable due to the underlying zoning and the location of the existing dwelling. An attempt to meet R2 zoning requirements for setbacks is not possible.

As the disturbance is less than 5,000 a grading permit should not be required. Stormwater management will be provided via planting during the permit process, if required.

In regards to the pre file comments, it should be noted that the underlying lot coverage requirements are being met, and the slope disturbance is the minimum necessary.

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

1. The subject property is 5,785 square feet in size, and it is zoned R2. The lot is extremely undersized for an R2 lot, which has a minimum lot area of 20,000 square feet per 18-4-601. The site is encumbered by steep slopes in and around much of the site, and much of the site is in the 25' steep slope buffer. 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 deck have been noted in #1 above to a large degree. Due to zoning and slope restrictions, any work to the dwelling would require a variance. The slope disturbance is minimal, for construction access and removal of existing lot coverage.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. What is peculiar about and inherent to this lot is that it is very undersized in relation to its zoning. It is almost entirely surrounded or encumbered by steep slopes and their buffer. Denial of a variance would be a hardship for the owners, no improvements could be done without a variance. The owners are proposing cantilevers, which help minimize disturbance. The work proposed creates an updated dwelling with the minimal amount of disturbance while maintaining the existing footprint for a large degree.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and their buffers. The structure itself is in steep slopes, and their buffers, and the slope disturbance is primarily for work area. For the owners to not be allowed to proceed would be a denial of rights commonly enjoyed by others.

The site is not in a bog area.

3. This project will not confer special privileges to the owner, as it is located in Sherwood Forest. Many homes have been granted variances for improvements or new dwellings with far greater impacts. The site is typical of many properties on the Severn River and its tributaries, and the relief requested is minimal.

4. The request is not a result of actions of the owner. The steep slopes were there, the zoning was determined by Anne Arundel County, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality as stormwater management will be provided as required by the Code, and any clearing must be mitigated for as per the Code. The amount of new lot coverage reduced. This would decrease runoff and erosion and on-site stormwater management will provide an overall benefit to the environment.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners' rights of other owners in the County. The Critical Area legislation was adopted not to stop development but to ensure proper development. This project fits within that scope.

8. The applicant has tried alternative design. Through the process of determining the location of the additions were analyzed, and it was determined the additions as shown are the least impactful.

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. 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 additions on this undersized lot in Sherwood Forest.

2. i. This variance will not alter the essential character of the neighborhood. Sherwood Forest is an eclectic mix of house styles and sizes. The Club must also approve the work.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. One addition is towards the path, the other is a projection of only 3'.

iii. No tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA or RCA, as the site is in the IDA.

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. 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 cantilevered additions, disturbance has been minimized. A grading permit should not be required, and stormwater management if necessary will be provided at permit. 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.

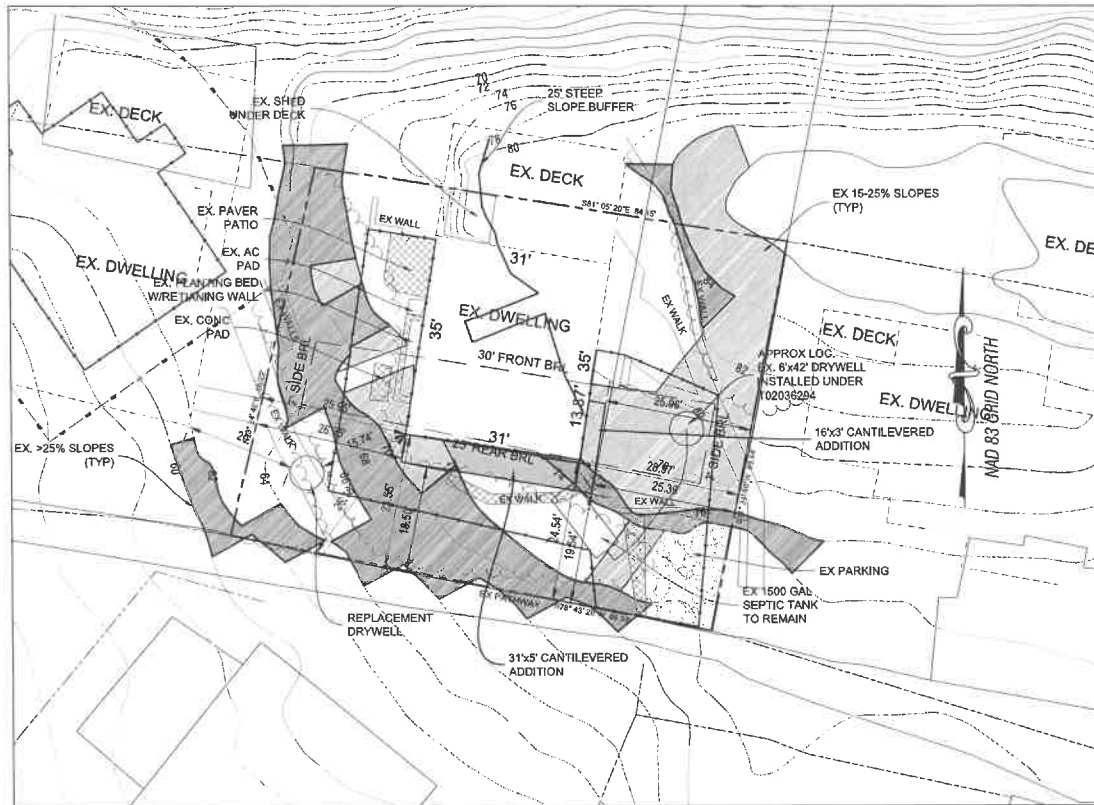
The enclosed plan represents the location of the proposed work. In closing, the variances requested are the minimum necessary to afford relief and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-897-9290.

Sincerely,
Bay Engineering, Inc.

Mike Gillespie

Mike Gillespie
Project Manager



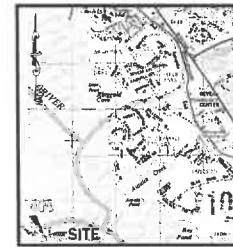
VARIANCE SITE PLAN
SCALE: 1" = 20'

LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	5,185 SQ. FT. OR 0.123 AC
ALLIABLE COVERAGE (25%+400 SQ. FT.)	1,296 SQ. FT. OR 0.029 AC
ALLIABLE COVERAGE (25%+400 SQ. FT.)	2,144 SQ. FT. OR 0.049 AC
EXISTING LOT COVERAGE	2,135 SQ. FT. OR 0.049 AC
EX. HOUSE & SHED	1,114 SQ. FT.
EX. SHED UNDER DECK	68 SQ. FT.
EX. PAV. PATIO	337 SQ. FT.
EX. CONC. PAD	79 SQ. FT.
EX. AC PAD	19 SQ. FT.
EX. RETAINING WALL	8 SQ. FT.
EX. PARKING AREA	181 SQ. FT.
EX. MOBILE HOME	243 SQ. FT.
EX. MOBILE HOME	148 SQ. FT.
EX. DELV. WOODLANDS	1,861 SQ. FT. OR 0.042 AC
EX. DELV. WOODLANDS CLEARING	9 SQ. FT. OR 0.000 AC
EX. DELV. WOODLANDS REMAINING	1,861 SQ. FT. OR 0.042 AC
EX. LOT COVERAGE TO BE REMOVED	224 SQ. FT. OR 0.005 AC
CONC. PAD	19 SQ. FT.
WALKWAY	37 SQ. FT.
PARKING AREA	48 SQ. FT.
RETAINING WALL	26 SQ. FT.
PAVER PATIO	79 SQ. FT.
PROPOSED LOT COVERAGE	200 SQ. FT. OR 0.004 AC
PROP. ADDITIONS	200 SQ. FT.
TOTAL POST CONSTRUCTION LOT COVERAGE	5,114 SQ. FT. OR 0.118 AC
TOTAL DISTURBANCE	1,854 SQ. FT. OR 0.042 AC

VARIANCE REQUEST

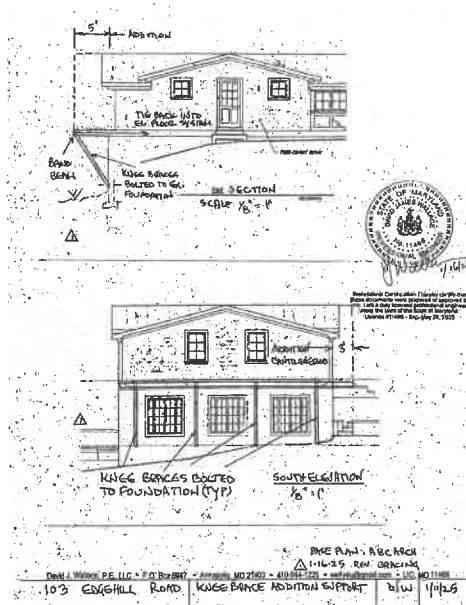
§ 16-401.10 BLANK REGULATION
WHICH STATE IN PART THAT A PRINCIPAL STRUCTURE IN AN R2 DISTRICT SHALL HAVE A REAR SETBACK OF 25
AND A SIDE YARD SETBACK OF 7'
§ 17-2.201(a) DEVELOPMENT ON SLOPES 15% OR GREATER
WHICH STATES IN PART THAT SLOPES 15% OR GREATER IN THE LDA MAY NOT BE DISTURBED



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- OWNER: JAMES WATKINS, JR.
100 E. 100th St.
ANNAPOLIS, MD 21405
- THE SITE ADDRESS IS 100 E. 100th St., ANNAPOLIS, MD 21405
- THE PROPERTY IS KNOWN AS:
TAX MAP 2010-18, PARCEL 200, LOT 100 PLAN 1 DEED REF. 21807/1/17
TAX ACCOUNT NO. 02-720-078009
- THIS PLAN IS BASED ON THE INFORMATION, DRILL LOGS, SITE PLAN, HEALTH DEPT RECORDS
AND FIELD OBSERVATION BY MESSICK & ASSOCIATES REPRESENTATIVE
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL
CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAY, OR MORE STRINGENT BUILDING RESTRICTIONS THAN
NOT SHOWN HEREON.
- EXISTING ZONING IS R2 - RESIDENTIAL DISTRICT
REQUIREMENTS: PRINCIPAL STRUCTURE:
FRONT - 30'
SIDE - 7'
REAR - 25'
- PROPOSED SITE UTILITIES ARE SHERWOOD FOREST WATER SUPPLY (100, 0.015) AND PRIVATE SEWER (20, 0.015).
NO PUBLIC UTILITY
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA
- THE PROPERTY IS DESCRIBED HEREON IN A MANNER THAT IS NOT SUBJECT TO THE 25%
ANNUAL CHANGE IN DEVELOPMENT ON THE FLOOD INSURANCE MAP (FIRM) DATED
FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY



MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD COLUMBIAN ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 • FAX (410) 266-3502 email:
eng@messickandassociates.com

REVISION	DESCRIPTION	BY	DATE

VARIANCE SITE PLAN
WHITEFORD PROPERTY
100 E. 100th St.
ANNAPOLIS, MD 21405
LOT 100 PARCEL 200, TAX MAP 2010-18, PARCEL 200, LOT 100 PLAN 1 DEED REF. 21807/1/17
TAX ACCOUNT NO. 02-720-078009
ANNE ARUNDEL COUNTY, MARYLAND
DATE: MARCH 2025
SHEET 1 OF 1

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
39	295	19	103	Sheet 1

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID:

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

Project location/Address 103 Edge Hill

City Sherwood Forest MD Zip 21405

Local case number

Applicant: Last name Whiteford First name John

Company

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

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 cantilevered additions to an existing dwelling

Intra-Family Transfer ☐
Grandfathered Lot ☒

Growth Allocation ☐
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	0	0
LDA Area	0.133	5,785
RCA Area	0	0
Total Area	0.133	5,785

Total Disturbed Area

Acres	Sq Ft
0.045	1,954

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.045	1,964	Existing Lot Coverage	0.049	2,135
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.005	203
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.005	224
			Total Lot Coverage	0.049	2,124

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.045	1,954	Mitigation	TBD	TBD

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
REPORT***

**103 EDGE HILL
SHERWOOD FOREST, MD 21405**

March 2025

Prepared for:
John Whiteford

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

INTRODUCTION

This site is a 5,785 square foot property that is located on the north side of Edge Hill in Sherwood Forest, MD. The proposal is to provide additions to the dwelling. The site is served by private septic and the Sherwood Forest water supply. 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-2.

EXISTING USE

The property consists of 5,785 square foot property. The site is currently developed with a structure. The property is currently a residential lot developed with a house, shed, and associated improvements. The property is not a corner lot and gains access from Edge Hill.

SURROUNDING LAND USE

The properties that abut the site are relatively small, with the subject property being on the smaller side compared to abutting lots, which are also developed as single-family lots. The subject lot and surrounding lots are undersized for their zoning. The general area is developed as single-family lots. The site is bounded by a developed property to the east and west, Sherwood Club property to the north with Edge Hill to the south.

PROPOSED WORK

The owners wish to construct additions to the existing dwelling. This construction will require disturbance to an area of steep slopes which would be disturbed for work area to construct the additions. The additions will be cantilevered and will not touch the ground.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AsG – Annapolis Fine Sandy Loam, 40-80% Slopes (C Soils) and CRD – Collington and Annapolis Soils, 10-15% Slopes (B Soils).

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) and zone "AE" El=6' as delineated on the firm flood insurance map #24003C00168F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

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 the Severn River.

STEEP SLOPES

An area of steep slopes exists throughout the property. This area will be partially disturbed for work area for construction of the additions.

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 planting mitigation.

FOREST COVER

The existing forest cover is limited to overstory trees mostly on the waterfront side of the property. A very large maple in the middle of the property is intended to be saved.

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>

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SITE CALCULATIONS

1. Total Site area.....5,785 sq. ft.
2. Site area in LDA Critical area.....5,785 sq. ft
3. Existing lot coverage2,135 sq. ft.
4. Lot coverage to be removed.....224 sq. ft.
4. Proposed lot coverage203 sq. ft.
5. Total Lot Coverage after Construction...2,114 sq. ft.
6. Proposed Disturbed Area.....1,954 sq. ft.
7. Woodland Clearing.....0 sq. ft.

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Number: District - 02 Subdivision - 720 Account Identifier - 07756009

Owner Information

Owner Name: WHITEFORD JOHN H **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 103 EDGE HILL **Deed Reference:** /31601/ 00097
ANNAPOLIS MD 21405

Location & Structure Information

Premises Address: 103 EDGE HILL **Legal Description:** LT 103 PL 1
ANNAPOLIS 21405-0000 103 EDGE HILL
Waterview SHERWOOD FOREST

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1
0039 0019 0295 2220002.02 720 103 2023 **Plat Ref:**

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2010 1,085 SF 5,774 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 YES STANDARD UNITFRAME/5 1 full

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2024 As of 07/01/2025	
Land:	914,100	1,027,500		
Improvements	191,500	267,400		
Total:	1,105,600	1,294,900	1,231,800	1,294,900
Preferential Land:	0	0		

Transfer Information

Seller: DORFMAN MARK C TRUSTEE	Date: 11/27/2017	Price: \$1,498,000
Type: ARMS LENGTH IMPROVED	Deed1: /31601/ 00097	Deed2:
Seller: DORFMAN MARK C	Date: 04/21/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27210/ 00043	Deed2:
Seller: BAIRD DANIEL S	Date: 03/13/2013	Price: \$1,210,000
Type: ARMS LENGTH IMPROVED	Deed1: /25864/ 00128	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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

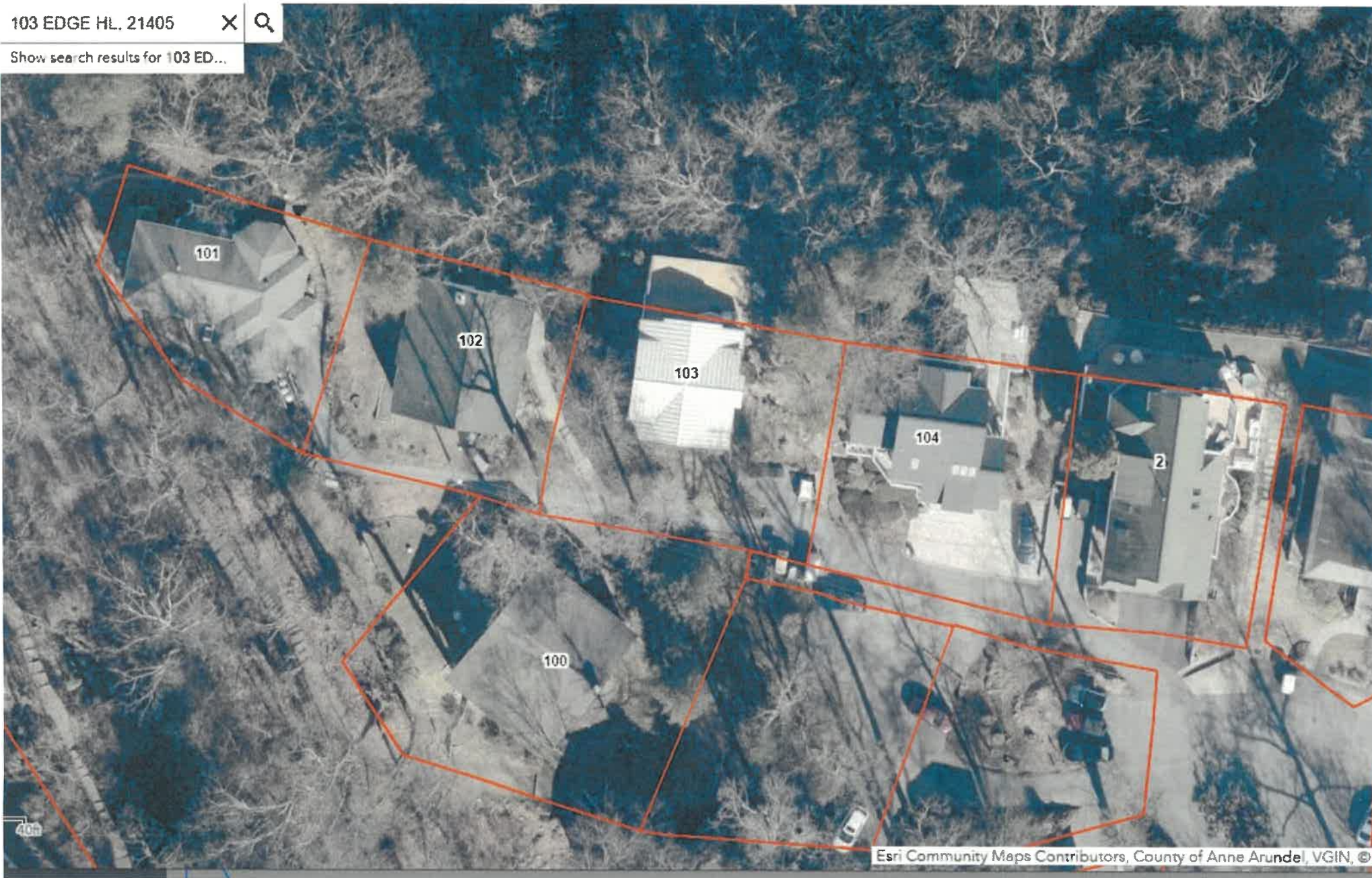
Homeowners' Tax Credit Application Information

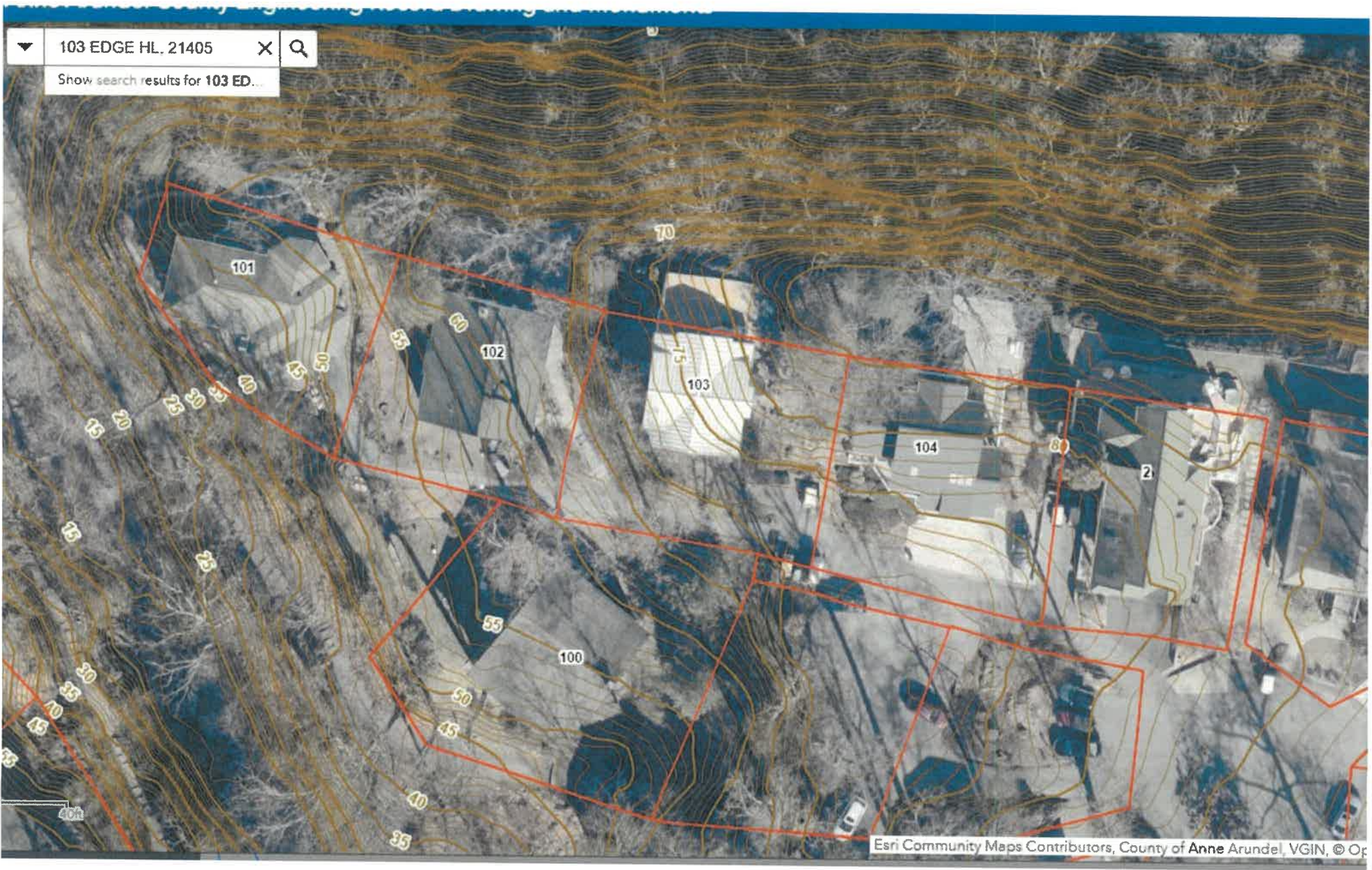
Homeowners' Tax Credit Application Status: No Application **Date:**

103 EDGE HL. 21405



Show search results for 103 ED...



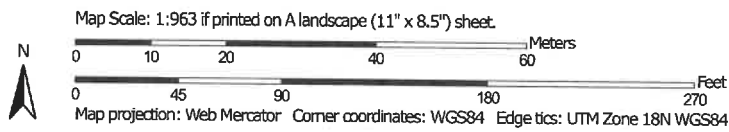
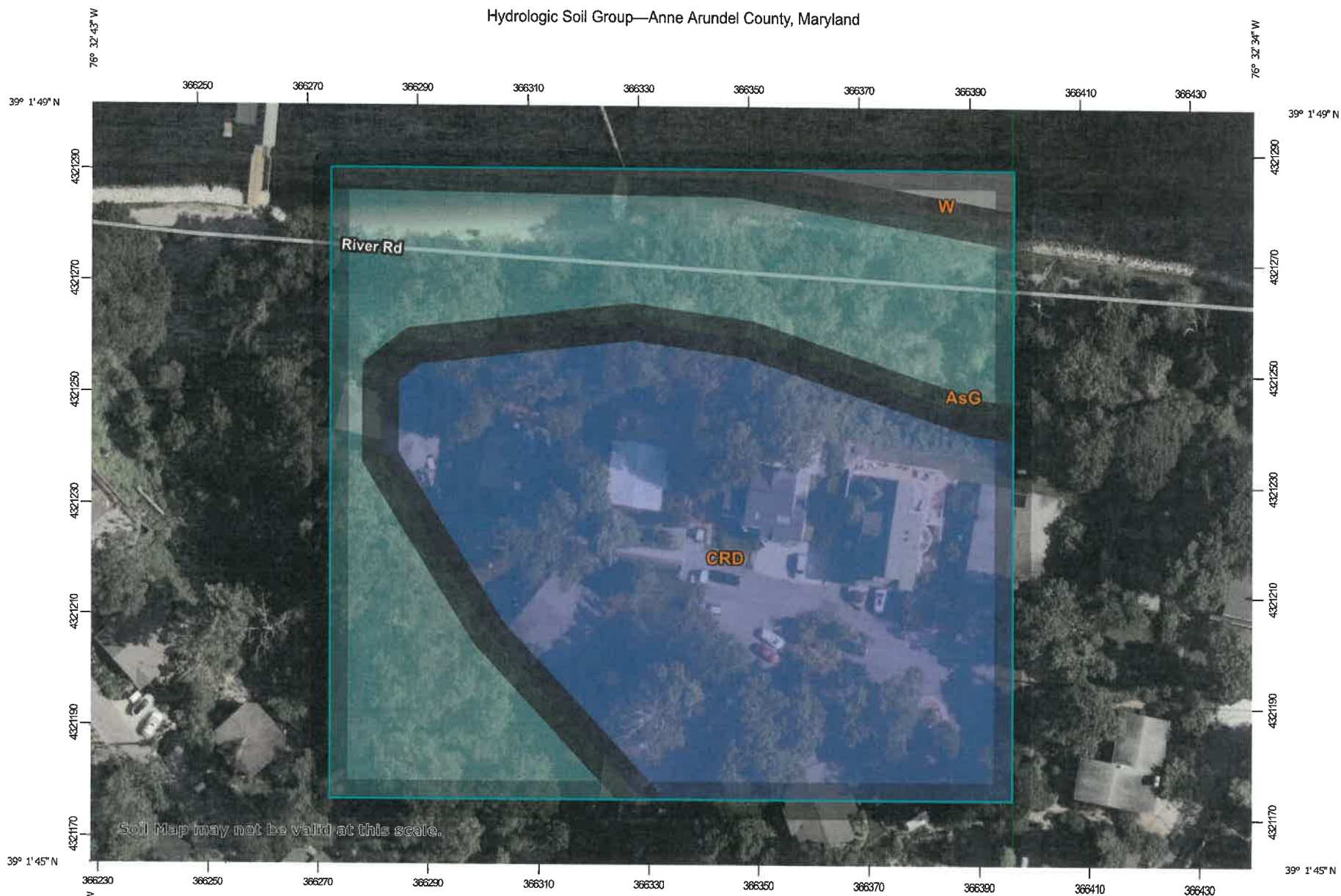









Hydrologic Soil Group—Anne Arundel County, Maryland






MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

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
AsG	Annapolis fine sandy loam, 40 to 80 percent slopes	C	1.4	41.3%
CRD	Collington and Annapolis soils, 10 to 15 percent slopes	B	1.9	55.9%
W	Water		0.1	2.8%
Totals for Area of Interest			3.5	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

National Flood Hazard Layer FIRMette

76°32'58"W 39°2'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

76°32'21"W 39°1'34"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		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.

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 3/14/2025 at 12:31 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.

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
39	295	19	103	Net 1

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID:

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

Project location/Address 103 Edge Hill

City Sharwood Forest MD Zip 21405

Local case number

Applicant: Last name Whiteford First name John

Company

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

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 cantilevered additions to an existing dwelling

Intra-Family Transfer ☐
Grandfathered Lot ☒

Growth Allocation ☐
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	0	0
LDA Area	0.133	5,785
RCA Area	0	0
Total Area	0.133	5,785

Total Disturbed Area

Acres	Sq Ft
0.045	1,954

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.045	1,964	Existing Lot Coverage	0.049	2,135
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.005	203
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.005	224
			Total Lot Coverage	0.049	2,124

VARIANCE INFORMATION (Check all that apply)

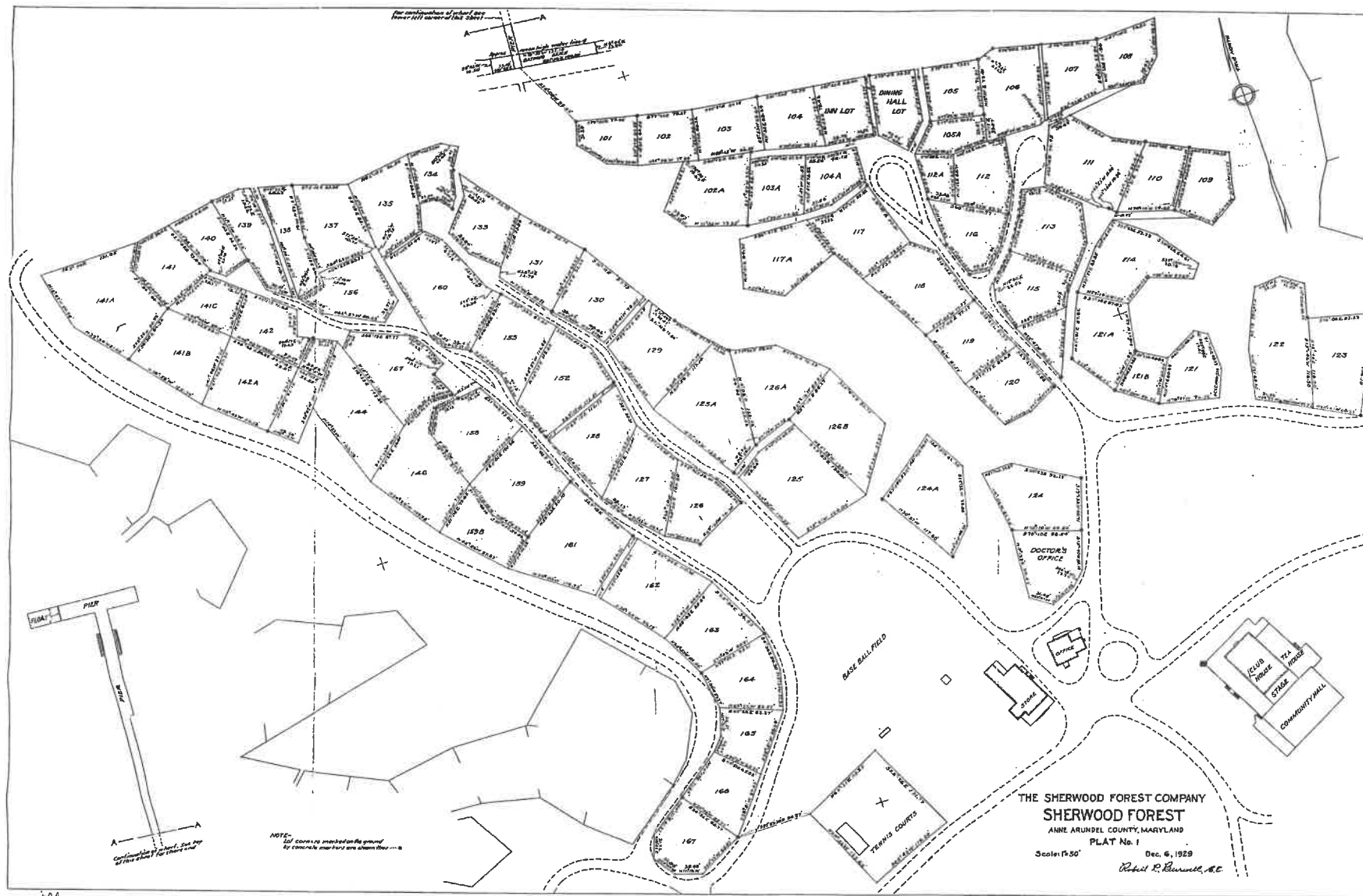
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.045	1,954	Mitigation	TBD	TBD

Variance Type

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

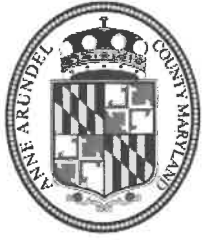
Structure

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



541

MSA_S1235_3601



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0015-P
DATE: 02/26/2025
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)
Stacy Poulos (OPZ)

APPLICANT/REPRESENTATIVE: Messick & Associates / John Whiteford

EMAIL: engr@messickandassociates.com

SITE LOCATION: 103 Edge Hill, Annapolis

LOT SIZE: 5,774sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** no **or** **BUFFER:** no **APPLICATION TYPE:** variance

DESCRIPTION:

The applicant proposes two cantilevered additions to a dwelling. The additions would result in disturbance to steep slopes of 15% or greater in the critical area (Article 17-8-201(a)) and will not meet the side and rear setbacks in the R2 District (Article 18-4-601).

COMMENTS:

Cultural Resources: This property is located within the Sherwood Forest Historic District (AA-941), but its existing structure is a non-contributing (non-historic) resource. This project proposal presents no adverse effect to the historic district.

Critical Area Team: No objection provided the applicant can demonstrate full compliance with all applicable approval standards for Critical Area approval. Compliance with lot coverage limitations will be addressed at permit.

Zoning Administration Section:

This lot is severely undersized for the R2 District, the house currently does not meet the setback requirements and steep slopes are present on the site. The applicant must demonstrate that all applicable approval standards for Critical Area approval can be met.

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.