



2664 RIVA ROAD, P.O. BOX 6675  
ANNAPOLIS, MARYLAND 21401  
**OFFICE OF PLANNING AND ZONING**

## **CRITICAL AREA RECLASSIFICATION INSTRUCTIONS**

A Critical Area reclassification application must contain the following **required** information. It must be hand delivered to the Zoning Division of the Office of Planning and Zoning for processing. **Note: Prior to submittal, a pre-filing meeting with the Zoning Division is required prior to submittal. Appointment required.**

1. **Two (2) Critical Area Reclassification Forms**: Printed name, address, home and work telephone numbers and an e-mail address for both the applicant and the owner(s) must be completed on the application. Sign each with original signatures of both the applicant and property owner(s) of the subject property. An applicant must have a financial, contractual or proprietary interest in the property.
2. **Letter of Explanation**: Applications require **ten (10) copies of a detailed letter of explanation.**

The **Letter of Explanation** must outline the specifics of the Critical Area Reclassification request. This letter must contain the justification for the request and must address the specific criteria for a Critical Area Reclassification as set forth in Article 18-16-302 of the Anne Arundel County Code.

3. **Administrative site plan**: Applications require **ten (10) copies of an administrative site plan.**

**Complete the Site Plan Checklist found on page 2**: All administrative site plans must be drawn at an engineering scale no smaller than 1"=40' showing the entire property in question. Site plans on paper larger than 8.5" x 14" must be folded. Please provide an electronic .pdf version for site plans larger than 11" x 17". In addition to the requirements set forth in Article 18-16-201(b), the site plan shall also include a metes and bounds description and the bearings and distances related to the County coordinate system, and at least three grid ticks, Maryland State grid coordinate of the property proposed for Critical Area Reclassification. The site plan shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor registered to practice in the State of Maryland.

4. **One (1) copy of the current deed** to confirm the ownership of the subject property.
5. **List of property owners within 175 feet**: A separate sheet with the names and mailing addresses of all property owners within 175 feet of the subject property lines in all directions, including across a road. This measurement includes **all improved and unimproved property.**
6. **A copy of the pre-file form** that was provided at the above-mentioned required pre-file meeting.
7. **Filing fee of \$1,200** and a **\$35.00 fee for each sign** that is required to be posted on the property. For sites with frontage on more than one road or on the water, additional signs for each road and water frontage are required. Filing fee and sign fee may be combined in one check made payable to **Anne Arundel County.**
8. **Four (4) copies of a Critical Area Report and Plan** which includes the following: a **Notification of Project Application Form, Site Plan** (for waterfront property or property impacted by the presence of steep slopes show the location of the 100-foot buffer, Expanded buffer and/or the top of the steep slopes on the Plan), **topographic map to scale** (available from the 4<sup>th</sup> floor Map Counter), and a **narrative statement** (see Critical Area Report Criteria).

**It is the responsibility of the applicant to post the required sign(s) on the subject property a minimum of thirty (30) days prior to the date of the hearing.** The sign(s) is provided to the applicant by the Research & GIS Division (4<sup>th</sup> Floor) of the Office of Planning and Zoning.

## **18-16-201 APPLICATIONS and SITE PLAN CHECKLIST**

(a) **Generally.** A person having a financial, contractual, or proprietary interest in property to be affected may file an application, accompanied by an administrative site plan, with the Office of Planning and Zoning on a form supplied by the Office. A separate application is required for each request. The Office of Planning and Zoning may not accept an application for filing if it fails to conform with the requirements of this title.

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

(c) **Contents of a pre-file plan.** A pre-file plan shall include:

- \_\_\_\_\_ (1) the outline of the property and topography with steep slopes and buffers delineated with scale and north arrow which requirement may be satisfied by a County GIS with tax map boundary overlay;
- \_\_\_\_\_ (2) zoning boundaries;
- \_\_\_\_\_ (3) critical area and bog protection areas;
- \_\_\_\_\_ (4) existing and proposed structures and uses;
- \_\_\_\_\_ (5) setbacks and parking;
- \_\_\_\_\_ (6) access and interior road circulation;
- \_\_\_\_\_ (7) conceptual utilities and drainage structures;
- \_\_\_\_\_ (8) forested areas and mean high water lines;
- \_\_\_\_\_ (9) all natural features and required buffers; and
- \_\_\_\_\_ (10) a vicinity map.

(d) **Contents of administrative site plan.** An administrative site plan shall include:

- \_\_\_\_\_ (1) the outline of the property with scale and north arrow;
- \_\_\_\_\_ (2) zoning boundaries and, where the boundary abuts a public right-of-way, the boundary shall be shown to the center line of the right-of-way;
- \_\_\_\_\_ (3) critical area and bog protection areas;
- \_\_\_\_\_ (4) existing and proposed structures and uses;
- \_\_\_\_\_ (5) setbacks, parking, and landscaping in accordance with requirements of the Landscape Manual;
- \_\_\_\_\_ (6) access and interior road circulation;
- \_\_\_\_\_ (7) utilities and drainage structures;
- \_\_\_\_\_ (8) easements of record;
- \_\_\_\_\_ (9) forested areas and mean high water lines;
- \_\_\_\_\_ (10) natural features;
- \_\_\_\_\_ (11) for sites in the critical area, field run topography at two-foot intervals if the site has slopes of 15% or more;
- \_\_\_\_\_ (12) for sites not in the critical area, field run topography at two-foot intervals if the site has slopes of 25% or more;
- \_\_\_\_\_ (13) a vicinity map;
- \_\_\_\_\_ (14) for any development impacting environmentally sensitive areas, and all new single-family dwellings, all information contained in the current County preliminary plan checklist or other relevant information specified by the Planning and Zoning Officer; and
- \_\_\_\_\_ (15) for any development impacting environmentally sensitive areas or disturbing 5,000 square feet or more, and all new single-family dwellings, a stormwater management plan that satisfies requirements of the County Procedures Manual.