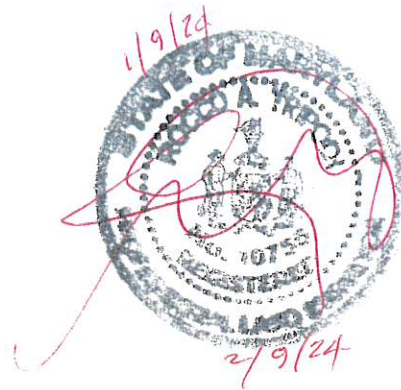


ROCCO ENTERPRISES, INC.
130 LUBBRANO DRIVE SUITE 200
ANNAPOLIS, MD 21401
PHONE: 301-261-8042

Jan. 8, 2024

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



RE: 23 Leeland Road Edgewater, MD

Variance 2023-0174-V/ Revised Jan. 8, 2024

REVISED 2-9-24

LETTER OF EXPLANATION

As stated in the pre-filing dated Aug. 17, 2023 and at the Variance hearing dated Dec. 5, 2023, the subject site is known as 23 Leeland Road Edgewater, MD and as shown on A.A. Tax map 56, Grid 7, Parcel 274. The property is zoned R-1 and it is located within the L.D.A. Critical Area. The property owner is John Powell, Jr. residing at 1108 Niblick Court Arnold, MD 21012 and by Deed recorded in Liber 39714, Folio 25. The 2.31 acre site is partially wooded and clear with 15% and 25 % slopes and their respective 25' and 50' buffers and expanded buffers.

Due to site zoning restrictions there is no area available to construct a residential house without impacting steep slopes and their buffers. Based on the Variance hearing comments and neighbors concerns we placed the proposed house along the road. Leeland Road services the existing Marina to the southeast and therefore is heavily trafficked by cars and trucks. The proposed house location will be 72' from Leeland Road. Also, the primary and approved septic system will remain as originally designed and Re-approved by the Anne Arundel County Health Department on Dec. 28, 2023 with the revised site plan.

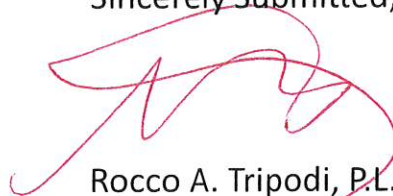
As to Critical Area data please refer to the Revised Notification Worksheet and a copy is attached hereto. As to SWM requirements, ESD to MEP as now Revised will be addressed via rooftop disconnections and raingarden with

complete SWM Comps, report and Revised Final Development Plan and response in writing to Inspections and permits comments dated Oct. 10, 2023. Also in order to minimize disturbance and to accommodate the proposed house, water well, driveway, septic system and SWM devices the total L.O.D. is 3,166 sq. ft. or 0.302 AC.

Therefore, based on the above and also on the pre-filing and Variance Hearing recommendation we need to seek a Variance to zoning code section 17-8-201(a) to allow disturbance of slopes of 15% or greater within the Limited Development Critical Area and to section 18-13-104(a) to allow disturbance to the buffer and expanded buffers. Due to the site impacted by steep slopes the expanded buffer covers the entire 2.31 acre site.

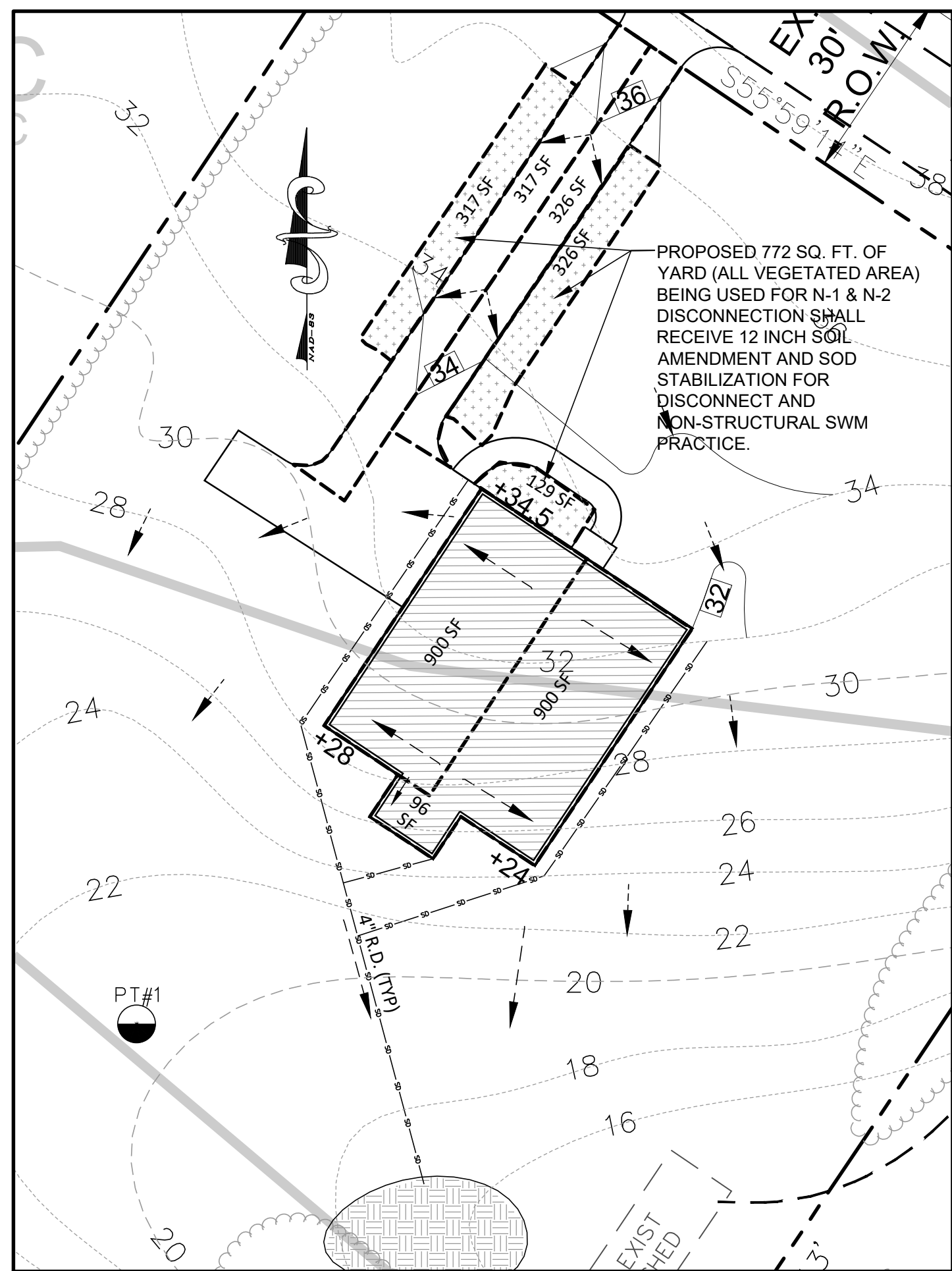
In conclusion we hope the enclosed Revised information package is satisfactory for your office to proceed with the variance hearing and should you need further information please feel free to contact me.

Sincerely Submitted,



Rocco A. Tripodi, P.L.S.
FOR ROCCO ENTERPRISES LLC

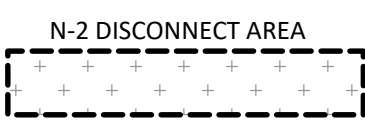
Cc Mr. John Powell, Jr.



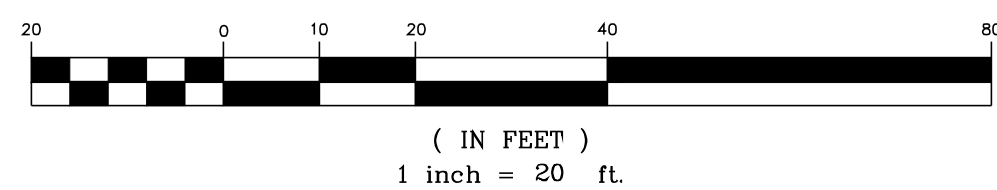
MICRO DRAINAGE AREA MAP

SCALE: 1" = 20'

LEGEND



GRAPHIC SCALE



ESDv COMPUTATIONS:

A1. ESDv DETERMINATION (SITE):

1. SITE AREA: 101,800 SQ.FT.
2. SOILS: HSG B&C
3. LOT COVER: 2,684 SQ.FT., 2.6%
4. Pe: 1.0"
5. Rv: $0.05 + (0.009 \times 2.6) = 0.0734$
6. Qe: $1.0' \times 0.0734 = 0.0734'$
7. ESDv: $(101,800 \times 0.0734) / 12 = 623$ CU.FT.

A2. ESDv DETERMINATION (LOD):

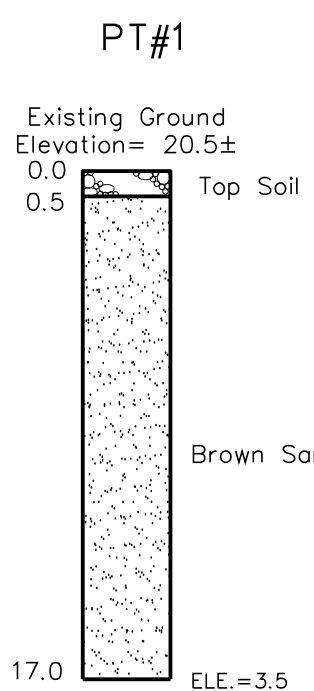
1. LOD AREA: 13,166 SQ.FT.
2. SOILS: HSG B&C
3. LOT COVER: 2,684 SQ.FT., 28.3%
4. Pe: 1.6"
5. Rv: $0.05 + (0.009 \times 28.3) = 0.3047$
6. Qe: $1.6' \times 0.3047 = 0.4875'$
7. ESDv: $(13,166 \times 0.4875) / 12 = 535$ CU.FT.

A2. ESDv DETERMINATION (PEAK MANAGEMENT - 10 YEAR - RCN REDUCTION):

1. ESDv SUMMARY AND COMPUTATIONS = 711 CU.FT.
2. SEE RCN REDUCTION COMPUTATION IN SWM REPORT.

B. ESDv COMPLIANCE:

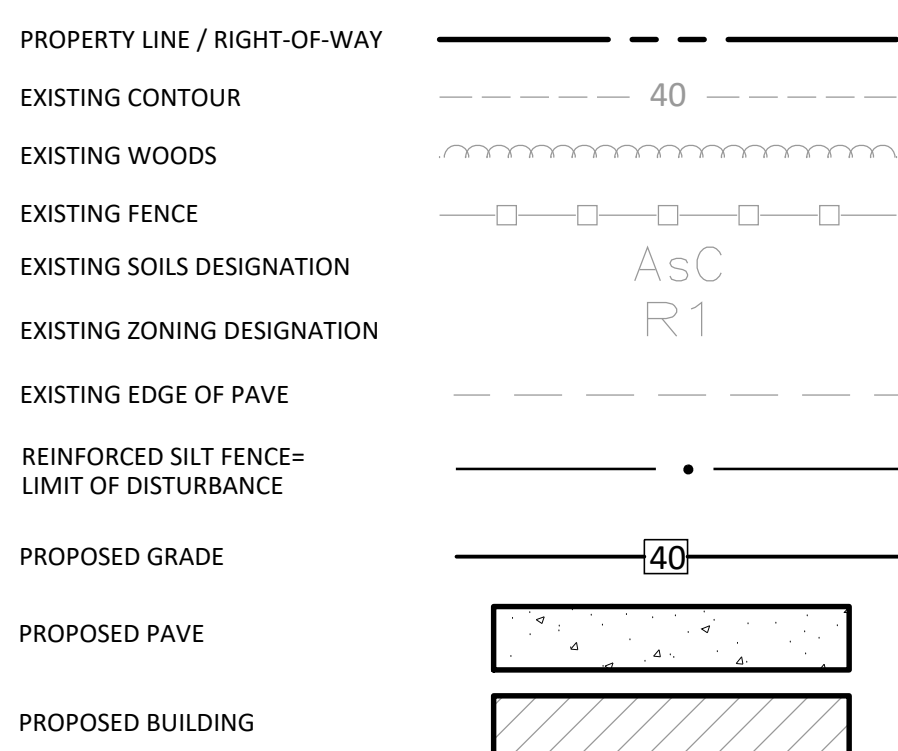
1. NEED 426 CU.FT. ESDv
2. THE ROOF OF THE SUBJECT HOUSE IS 1,896 SQ.FT.
3. 1,896 SQ. FT. OF THE ROOF AREA WILL DRAIN TO (M-7) R.G. VIA SHEET FLOW FOLLOWING NATURAL DRAINAGE PATHS TO PROPOSED RAINGARDEN.
4. $530 + 445 = 975$ SQ. FT. OF DRIVEWAY, WALK AND STOOP TO N-2 DISCONNECT.
5. THE TOTAL 1" ESD CREDIT FOR 1,896 SQ.FT. ROOF = $(1,896 \times 0.95) / 12 = 150$ CU.FT. THE 2.7" MAX TOTAL CREDIT FOR 1,800 SQ.FT. = 405 CU.FT.
4. THE RAINGARDEN WILL BE CONSTRUCTED WITH 32" SOILS DEPTH AND 6" SURFACE DEPTH. EACH WILL PROVIDE 1.6 CU.FT. OF TREATMENT FOR EACH SQ.FT. OF SURFACE AREA.
5. RG#1 (17' WIDE x 25' LONG (INSIDE DIMENSIONS)) = 425 SQ.FT. = 680 CU.FT. ESD CAPACITY WILL TREAT ALL 1,896 SQ.FT. OF ROOF OF THE HOUSE AND PORCH. THEREFORE, THE ESD CREDIT ACHIEVED AT RG#1 = 680 CU.FT.
9. ALSO THE 326 & 317 SQ.FT. OF DRIVEWAY AND 129 SQ.FT. WALKWAY WILL DRAIN TO THE VEGETATED FRONT YARD FOR THE N-2 ESD CREDIT. CREDIT ACHIEVED = $(326 + 317 + 129 = 772 \times 0.95) / 12 = 61$ CU.FT.
10. THEREFORE, THE GRAND TOTAL OF M-7 AND N-2 CREDITS FOR THE SUBJECT SITE = $680 + 61 = 741$ CU.FT. WHICH COMPLETELY ADDRESSES THE REQUIRED 623 CU.FT. ESDv AND MEETS REQUIREMENTS OF 711 CU. FT. FOR PEAK MANAGEMENT - 10 YEAR - RCN REDUCTION



PERC. TEST LOG

n.t.s.

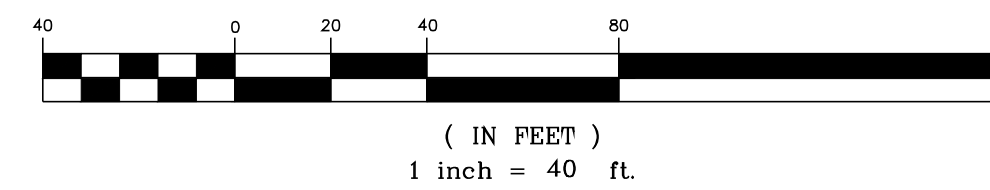
LEGEND



GRADING PLAN

SCALE: 1" = 40'

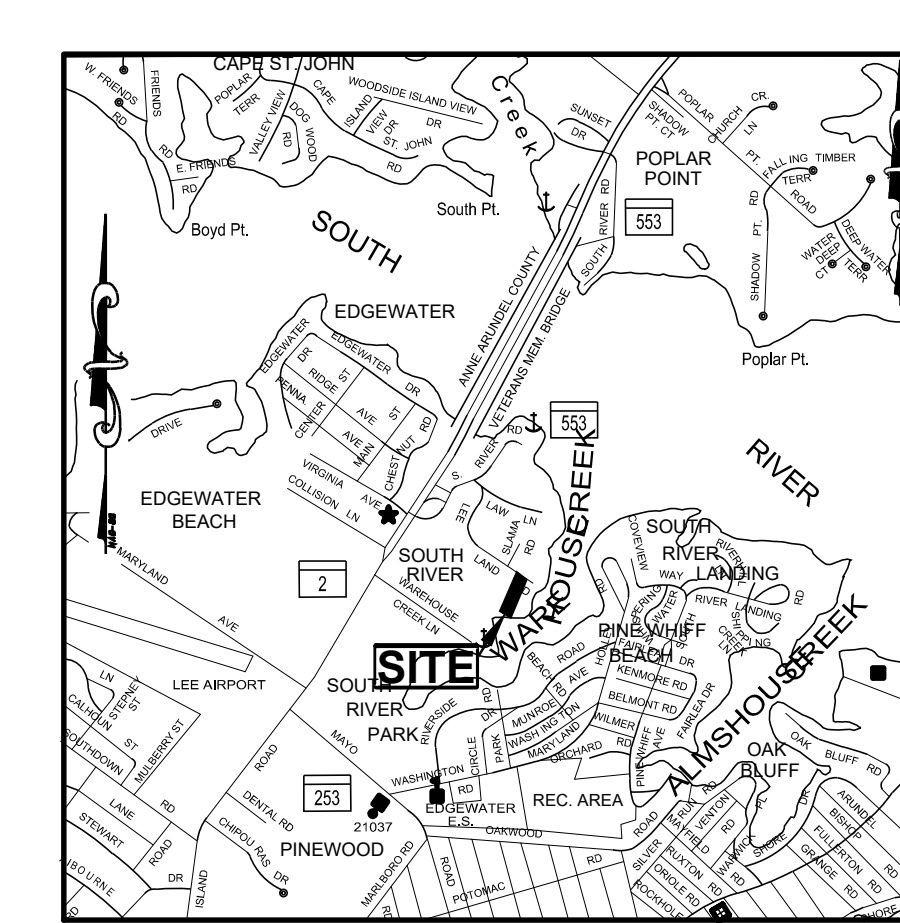
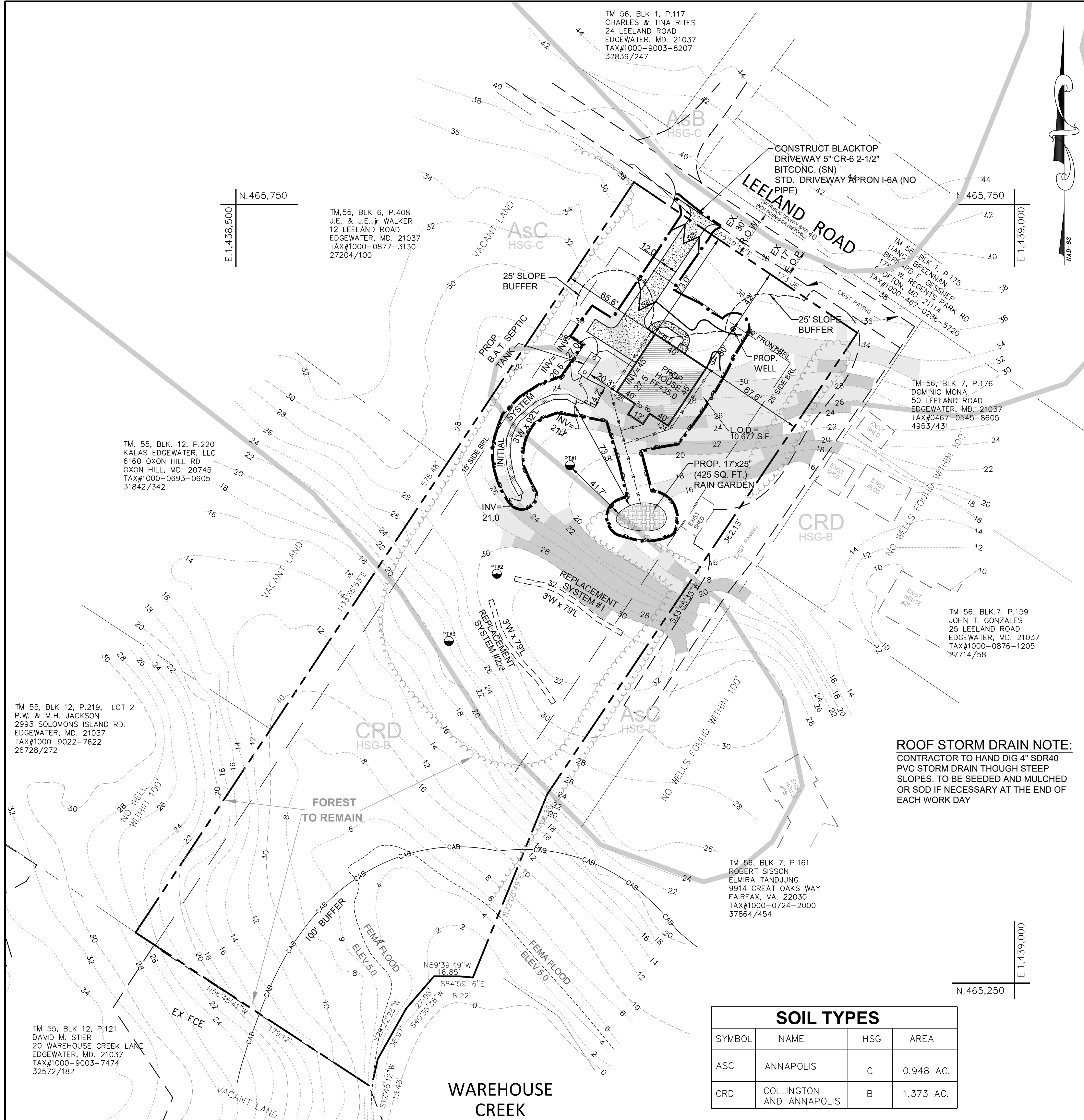
GRAPHIC SCALE



SOIL TYPES

SYMBOL	NAME	HSG	AREA
ASC	ANNAPOLIS	C	0.948 AC.
CRD	COLLINGTON AND ANNAPOLIS	B	1.373 AC.

ROOF STORM DRAIN NOTE:
CONTRACTOR TO HAND DIG 4" SDR40 PVC STORM DRAIN THROUGH STEEP SLOPES. TO BE SEEDED AND MULCHED OR SOD IF NECESSARY AT THE END OF EACH WORK DAY



VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES

1. ZONING: R-1
2. SETBACKS: FRONT: 40' REAR: 35' SIDE: 15'/40', SIDE STREET 40'
3. PREDOMINANT SOIL TYPE: AuB, AuD, ANNAPOLIS, "C" AND CRD "B"
4. TOTAL AREA OF SITE: 101,800 S.F. 2.337 ACRES.
5. PROPOSED DISTURBED AREA: 13,166 S.F. 0.302 ACRES.
6. A. A. COUNTY TOPO SHEET: BA
7. F.E.M.A. RATE MAP: 24003C0233 F ZONE X & AE ELEV 5.0
8. THIS LOT IS PARTLY IN THE 100 YEAR FLOOD AREA.
9. THIS PLAN WAS PREPARED FROM DEED DESCRIPTIONS / FORMER SURVEY BY OTHERS / A.A. COUNTY PUBLIC RECORDS / INFORMATION GIVEN BY THE CLIENT AND FIELD VERIFICATION BY ROCCO ENTERPRISES, LLC IN JUNE 2023.
10. PRIVATE WATER.
11. PRIVATE SEWER.
12. EXISTING IMPERVIOUS 659 SQ.FT. OR 0.015 AC. (0.6%)
13. PROPOSED IMPERVIOUS 3,600 SQ.FT. TOTAL IMPERVIOUS POST CONSTRUCTION 4,259 SQ.FT. OR 0.078 AC. (4.2 %)
14. WATER MASTER PLAN W-9, WATER SERVICE AREA 210, PLANNED PUBLIC SERVICE
15. SEWER MASTER PLAN S-9, SEWER SERVICE AREA ANNAPOLIS SSA, FUTURE PUBLIC SERVICE
16. BENCHMARK: A.A.C.O. MON. 314-C, N.466,507.381, E.1,437,838.909, ELEV 42.92, NGVD 29
17. SITE IS IN THE L.D.A. CRITICAL AREA
18. SITE IS NOT IN A BOG OR BOG IMPACT AREA

Variance Request

Allow disturbance of slopes 15% or greater in LDA-17-8-201 (a), also, variance to section 18-13-104 (a) to allow disturbance to the expanded buffer.

The applicant proposes to construct a new single-family detached home at 23 Leeland Road. The house will be served by a private well and septic. The site is in the LDA-designated section within the critical. The applicant is proposing disturbance to steep slopes and buffers. The existing lot has an existing shed and some paved areas occupying 950 SF. The proposed coverage is 3,794 SF.

CRITICAL AREA TABULATION:

- Permit Numbers: G0201, B02
Total Site Area - 101,800 Square Feet (1 Acre = 43,560 Square Feet)
Total Forested Area - 2,510 Square Feet. Forested MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.
- Please Indicate Square Footage of Forest Removed for the following:
1. House - 0 Sq. Ft.
 2. Septic or sewer - 0 Sq. Ft.
 3. Well - 0 Sq. Ft.
 4. Driveway - 0 Sq. Ft.
 5. Accessory Structure - 0 Sq. Ft.
 6. Additions - 0 Sq. Ft.
 7. Storm Water Management - 263 Sq. Ft.
 8. Work area, access, stockpiles - 0 Sq. Ft.
- etc. - 0 Sq. Ft. * Total Forest Removed = 263 Sq. Ft.
- * Impervious Coverage* IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVEL IS CONSIDERED AN IMPERVIOUS SURFACE.
- Please Indicate Square Footage of Impervious Coverage for the following:
1. Existing Impervious
 2. Drive / Sloop/Walk - 1,704 Sq. Ft.
 3. Accessory Structures - 0 Sq. Ft.
 4. Etc. - 0 Sq. Ft.
 5. Shed (roof area) - 267 Sq. Ft.
 6. House - 1,896 Sq. Ft.
 7. Accessory Structures - 0 Sq. Ft.
 8. Etc. - 0 Sq. Ft.
- * Total Existing and Proposed Impervious Coverage - 4,259 Sq. Ft.

PERC. TEST # PAT02050853

VARIANCE CASE# 2023-0174-V (REVISED 1-23-2024) BUILDING PERMIT # B02 GRADING PERMIT # G0201

REVISIONS		
#	DESCRIPTION	APPROVED BY DATE

PROFESSIONAL CERTIFICATION: I, ROCCO TRIPOLI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #10755, EXPIRATION DATE JANUARY 31, 2024

ROCCO ENTERPRISES, LLC
SURVEY & LAND CONSULTING
LAND DEVELOPMENT & PERMIT SERVICES
127 LUBRANO DRIVE, SUITE L2
ANNAPOLIS, MARYLAND 21401
PHONE 410-266-3125, 301-261-8042
Email: rocco@tripoli@gmail.com

SCALE: AS SHOWN
DATE: JANUARY, 2024
DRAWN BY: L.K.C.
CHECKED BY: R.A.T.
JOB NO: 23 LEELAND
SHEET NO: 1 OF 1

VAIANCE PLAN
TAX MAP 56, BLOCK 7
PARCEL 274
GONZALES PROPERTY
23 LEELAND ROAD, EDGEWATER, 21037
TAX NO. 01-000-90037473
ZONING R-1, L.D.A. CRITICAL AREA
FIRST DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

To whom it may concern,

My name is John Powell, property owner of 23 Leeland Rd Edgewater MD 21037. My wife and I are requesting a variance to disturb steep slopes on the property to build a home. We originally wanted to build a home down by the water and take full advantage of the waterfront property. However, after discussions with the engineer, we understand the ease of building elsewhere as well as the county's preference to leave this portion untouched. The issue at hand is the rest of the property has steep slopes. We want to build in just about the center of the property which is well outside the buffer zone. There is one area we believe to be the best fit for us to raise a family. We would not have to remove any trees with this house placement.

We cannot build close to Leeland Rd because there is a commercial marina, and a lot of traffic comes in and out of the one-lane road. This is a large concern for the safety of our children in the future. In addition, if we were to try and build 45ft off Leeland Rd we would also need to disturb steep slopes. The house location we chose truly is the best place for us to build in order to disturb as little land as possible, preserve trees, and stay secure. We love this land and will protect it while hopefully building our home to raise a family for the next generation.

Thank You,

John M Powell Jr

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: 5/16/23

Tax Map #	Parcel #	Block #	Lot #	Section
<u>56</u>	<u>414</u>	<u>7</u>		

FOR RESUBMITTAL ONLY

Corrections
 Redesign
 No Change
 Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 61-000-9003-1413

Project Name (site name, subdivision name, or other) JOHN M. POWELL JR

Project location/Address 23 LEE LAUD ROAD

City EDGEVALE MD Zip 21037

Local case number _____

Applicant: Last name POWELL First name JOHN

Company _____

Application Type (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Building Permit
<input type="checkbox"/> Buffer Management Plan
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Consistency Report
<input type="checkbox"/> Disturbance > 5,000 sq ft
<input type="checkbox"/> Grading Permit | <input checked="" type="checkbox"/> <u>Variance</u>
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Special Exception
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other |
|---|--|

Local Jurisdiction Contact Information:

Last name TEPPER First name BOBBY

Phone # 410-294-4578 Response from Commission Required By _____

Fax # 410-294-4578 Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

FOR THE OWNER TO CONSIDER HIS RESIDENTIAL HOUSE

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

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other
 Recreational
 Redevelopment
Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	0.21	101,800
RCA Area		
Total Area	2.93	101,800

Total Disturbed Area Acres Sq Ft
 # of Lots Created

	Acres	Sq Ft	Acres	Sq Ft	
Existing Forest/Woodland/Trees	1.05	45,800	Existing Impervious Surface	0.100	950
Created Forest/Woodland/Trees			New Impervious Surface	0.031	3194
Removed Forest/Woodland/Trees	0	0	Removed Impervious Surface		
			Total Impervious Surface		

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Impervious Surface
 Expanded Buffer
 Nontidal Wetlands
 Setback
Steep Slopes
 Other

Structure

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

rocco enterprises, llc

land development, survey & permitting consultant & engineering

RE: 23 LEBLANC ROAD
EDGEWATER, MD

"VARIANCE"

CRITICAL AREA DATA/REPORT:

CRITICAL AREA (C.A.) NARRATIVE STATEMENT

- a) THE EXISTING SITE CONTAINS 2.33 ACRES AND IS CURRENTLY VACANT WITH AN EXISTING AUXILIARY BUILDING AND IS ENCOMPASSED WITH PARTIALLY WOODED AND SLOPY TERRAIN. THE EXISTING ZONING AND USE IS RESIDENTIAL AND WILL REMAIN RESIDENTIAL.
- b) AS STATED THE SITE IS PARTIALLY WOODED AND THE PROPOSED USE AND CONSTRUCTION WILL PRESERVE THE EXISTING WOODS EXCEPT 1000 S.F. FOR PROPOSED DRIVEWAY APPROX. DISTANCE.
- c.) THE S.W.M. METHODS TO MINIMIZE IMPACT ON WATER QUALITY AND HABITAT WILL BE PROVIDED BY THE USE OF (4) DRY WELLS AT EACH CORNER OF THE HOUSE TO MANAGE THE INCREASED LOT COVERAGE WITH COMPLETE ESD TO MEET COMPUTATIONS WITH GRADING & BUILDING PERMIT.
- d) EXISTING IMPERVIOUS / LOT COVERAGE 950 SQ. FT. / PROPOSED: 2844 SQ. FT.
TOTAL EXISTING & PROPOSED: 3794 S.F.
- e) ALL EXISTING WOODLAND TO REMAIN EXCEPT 1000 S.F. FOR DRIVE AND WILL BE MITIGATED BY TREE OF GRADING & BUILDING PERMITS.

1. SITE AREA: 2.33 ACRES OR 101,800 SQ. FT.
2. CRITICAL AREA: C.A.
3. MAXIMUM LOT COVERAGE ALLOWED: 15% OF 15,270 S.F.
4. PROPOSED LOT COVERAGE: 2844 S.F. PLUS EXISTING 950 S.F.
TOTAL 3794 S.F.
5. WOODLAND REQUIRED: 15% OF 15,270 S.F.
6. EXISTING WOODLAND: 45,800 S.F. OR 0.449%
7. EXISTING WOODLAND TO BE REMOVED: 1000 S.F.

SEE ALSO SITE VARIANCE PLAN



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING 9.11.2023

P&Z STAFF Sumner Handy

Pre-File Record Number 2023-0027-P

APPLICANT/REPRESENTATIVE Rocco Tripodi EMAIL roccotripodi@gmail.com

SITE LOCATION 23 Leeland Road, Edgewater LOT SIZE 2.31 acres ZONING R1

CA DESIGNATION LDA BMA X or BUFFER X APPLICATION TYPE variance

The applicant proposes to construct a new single-family dwelling, driveway, and septic system.

COMMENTS

The Critical Area Team commented that this property is mapped, partially, as buffer (non-modified) which must be expanded to include all slopes 15% or greater as well as 50' from the top of said slopes. It appears that the proposed development of this site will require a variance to disturb the expanded buffer. The proposed development has been minimized and the location of the septic is dictated by Health Department requirements. The Critical Area Team lodges no objection to the proposal at this stage, provided the site plan that is submitted with the application correctly depicts all slopes 15% or greater, the expanded buffer, and an accurate tree line with accurate calculations.

Comments from the Department of Inspections and Permits, Engineering Division, are appended here in full.

The Zoning Division notes a variance to Section 17-8-201(a) is required to allow disturbance of slopes 15% or greater in the Limited Development Area. A modification to Section 17-6-403 to allow development within steep slopes or within the 25-foot buffer to steep slopes may be required. Per Critical Area Team comments, the buffer to the Chesapeake Bay Critical Area expands due to its intersection with steep slopes; a variance to Section 18-13-104(a) to allow disturbance to the buffer as expanded. Please ensure that the expanded buffer is drawn on the site plan submitted with the application.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (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 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.

*** 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.

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.

rocco enterprises, llc

land development, survey & permitting consultant & engineering

A. A. Co. P. & Z.
2064 RIVA ROAD
ANAPOLIS, MD. 21403

DATE: AUGUST-17-23

RE: 23 LEELAND ROAD
EDGEWATER MD.
(PRE-FILING)

LETTER OF EXPLANATION

THE SUBJECT PROPERTY IS KNOWN AS 23 LEELAND ROAD - EDGEWATER, MD. AND IS SHOWN ON A.A. CO. TAX MAP 56 9010-7 PARCEL-274 AND UNDER THE TAX ACCOUNT NO 01-000-9003-7473.

UNDER THE AUTHORIZATION OF OUR CLIENT MR. JOHN POWELL WE PERFORMED A PRELIMINARY SITE ANALYSIS IN ORDER FOR HIM TO PURCHASE THE SUBJECT PROPERTY. WE ALSO PERFORMED A TITLE HISTORY OF THE PROPERTY (A COPY IS ENCLOSED HERE WITH IT) AND WE FOUND THAT OUR PROPERTY (P. 31 AC. PARCEL) IS A LEGAL LOT BY VIRTUE OF PARCEL 117 - TAX MAP-56 - 2.26 ACRES WHICH WAS PART OF THE ORIGINAL 457 ACRES TRACT WAS SUBDIVIDED AND LEGALIZED BY SOB.# S 2014-003 - PROJECT # P-2014-0009 - O.A.H.W.

WE ALSO SUGGESTED OUR CLIENT THAT THE SUBJECT PROPERTY NEEDS TO BE SERVICED BY BOTH PRIVATE WATER MAIN AND SEPTIC SYSTEM AND A SATISFACTORY PERC TEST UNDER THE GUIDE OF THE HEALTH DEPT NEEDS TO BE CONDUCTED. THEREFORE WE APPLIED AND CONDUCTED A SATISFACTORY PERC TEST TOZOS 0853 AND WE DEVELOPED A SEPTIC SITE PLAN WHICH WAS APPROVED BY THE COUNTY HEALTH DEPT. ON 5/13/23.

BY HAVING POSITIVE RESULTS ON THE ABOVE MENTIONED ITEMS THE CLIENT BOUGHT THE PROPERTY ON JUNE-7-23 BY DEED 39714 / FOLIO 25.

THE SUBJECT PROPERTY IS ZONED R-1 - AND IT ALSO IS WITHIN THE L.P.A. CRITICAL AREA, BUT IS AFFECTED BY CLEAR AND WOODED 15% AND 25% SLOPE SLOPES AND THEIR 25 BUFFER. ANALYZING THE SITE AND PLANNING TO MINIMIZE IMPACT ON THE ENVIRONMENT WE SUGGESTED THAT THE PROPOSED HOUSE RESIDENCE WILL BE IN THE FRONT CLEAR OF WOODED AREA AND 40FT R-1 SET BACK FROM THE R/W LINE OF LEELAND ROAD.

127 Lubrano Drive • Suite L2 • Annapolis, Maryland 21401
Phone: 410-266-3125 • Cell: 443-994-4578
Email: roccoatripod@gmail.com

CRITICAL
AREA
DATA →

BASED ON THE FINDINGS WE DEVELOPED A PRELIMINARY SITE PLAN WHICH WILL IMPACT THE 25 FOOT STEEP SLOPE BUFFERS BOTH FOR THE PROPOSED HOUSE AND THE APPROVED SEPTIC PLAN FOR THE PRIMARY SYSTEM AND BACK-UP SYSTEM. AS PRICE TO MENTIONED BOTH AREAS FOR THE PROPOSED HOUSE AND SEPTIC SYSTEMS ARE CLEAR AREAS AND NO EXISTING WOODLAND TO BE REMOVED.

L. D. A. CRITICAL AREA DATA:

1. TOTAL SIZE; 2.33 AC. OR 101,800 SQ. FT
2. MAXIMUM LOT COVERAGE ALLOWED: 15% OR 15,270 SQ. FT
3. EXISTING LOT COVERAGE: 950 S.F. (EX. SHED + PARKING)
4. PROPOSED LOT COVERAGE: 3794 SQ. FT. OR 0.037%
 - a) HOUSE 40x = 1800
 - b) PORCH 8x12 = 96
 - c) STEEP 5x8 = 48
 - d) DRIVE = 900
 - e) EX. SHED/PARKING 950
5. WOODLAND REQUIRED: 15% OR 15,270 SQ. FT.
6. EXISTING WOODLAND 45,800 SQ. FT. 0.449%
7. EXISTING WOODLAND TO BE REMOVED: 0

THEREFORE BASED ON THE ABOVE FINDINGS AND IN ORDER TO PROCEED FOR A GRADING AND BUILDING PERMIT WE MUST SEEK A VARIANCE TO DISBURT STEEP SLOPES AND THEIR 25 FT. BUFFERS WHICH WILL BE MINIMIZED. ALSO ADDRESS S.W.U. PRELIMINARY AND AVAILABILITY OF GOOD PADS WE PLAN TO INSTALL A COMBINATION OF RAIN GARDENS/DRY WELLS AND IF POSSIBLE ROOF-TOP DISCONNECTS.

IN CONCLUSION WE ARE ANXIOUS TO PROCEED WITH THE VARIANCE APPLICATION AND WE WELCOME ANY SUGGESTIONS IN ORDER TO MINIMIZE THE ENVIRONMENT AND SPEED THE PROCESS SO THE CLIENT CAN BUILD HIS HOUSE. THANK YOU FOR YOUR CONSIDERATION AND SHOULD YOU NEED ANY OTHER ADDITIONAL INFO. PLEASE FEEL FREE TO CALL YOUR TRULY @ 443-994-4578.

C.C. W. JOHN POWELL

Shirley Subkita
Racco
/o Racco ENT. L.L.C

SURVEY CONTROL STATION RECORD

STATION NAME: BROWN



HORIZONTAL INFORMATION

MD STATE PLANE COORDINATE SYSTEM

<u>NORTHING (FT)</u>	<u>EASTING (FT)</u>	<u>DATUM</u>
468,718.206	1,439,668.774	NAD 83
407,968.93	927,249.24	NAD 27
		NAD 83/91

NAD 83: NAD 27 TRANSFORMED TO NAD 83
 NAD 27: SECOND ORDER
 NAD 83/91: C-1 ORDER

LATITUDE - NAD83: 38° 57' 10.20508"
 LONGITUDE - NAD83: 076° 33' 8.04694"
 CONVERGENCE:
 SCALE FACTOR: 0.99995075

SOURCE INFORMATION

SOURCE: U.S.C. & G.S.
 YEAR SET: 1962

STATUS ACTIVE

DETAILED DESCRIPTION

BEING A CONC. MON. SET ON THE N.E. SIDE OF SOUTH RIVER & 600' ± S.E. OF SOUTH RIVER BRIDGE

VERTICAL INFORMATION

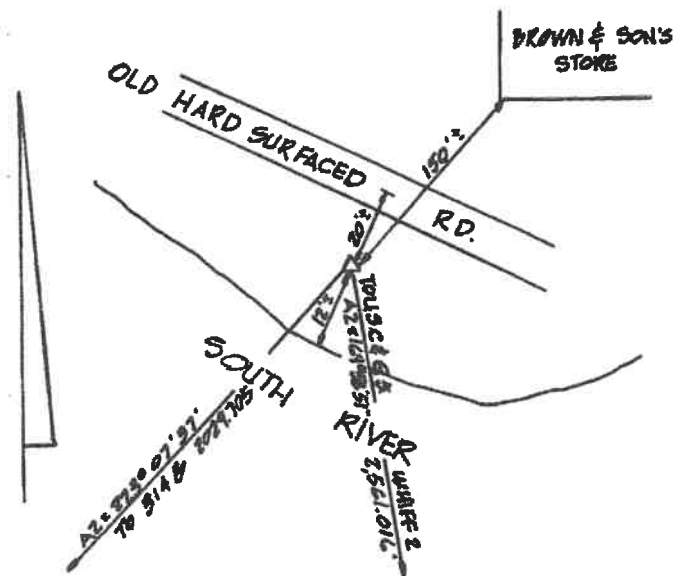
<u>ELEVATION (FT)</u>	<u>DATUM</u>
1.47	NGVD 29

NGVD29: SECOND ORDER

RECOVERY INFORMATION

<u>Recovered By</u>	<u>Date</u>	<u>Condition</u>
CB	3/31/2006	NOT FND
DD	4/1/1995	NOT FND

REFERENCE SKETCH (NOT TO SCALE)



AA County ADC Map 25 Page A1

FOR INFORMATION OR TO REPORT CONDITION OF SURVEY CONTROL STATION, PLEASE CONTACT:

ANNE ARUNDEL COUNTY SURVEY
 2662 RIVA ROAD, ANNAPOLIS, MD 21403
 TELEPHONE: 410-222-7040 FAX: 410-222-7953
<http://www.aacounty.org/dpw>



SURVEYOR'S TYPED NAME AND ADDRESS:
C. DOUGLAS MEEKINS
P.O. BOX 2151
ANNAPOLIS, MD 21404-2151
EXP. 10-6-2015

(SEAL)

DEDICATION BY OWNERS
THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPTED THIS RECORD PLAT, ESTABLISHING THE WAREHOUSE BUILDING RESTRICTION LINES AND (HEREINAFTER) ALL PUBLIC ROADS, WALKWAYS, STRIPS, FLOODPLAIN, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.
TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION AND BELIEF, THE REQUIREMENTS OF § 3-103 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SURVEY ACTIONS AT LAW, LIENS, EASES, WARRANTIES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:
IN LIEU OF SETTING ASIDE OPEN SPACE FOR THIS SITE, THE OWNERS HAS/HAVE PAID A FEE TO ANNE ARUNDEL COUNTY, MARYLAND FOR THE COUNTY'S ACQUISITION, CREATION, MAINTENANCE, AND ADMINISTRATION OF OPEN SPACE.
ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.
WITNESS AND DATE:
Kim M. Burke *Richard M. Mung* (SOL)
Lin M. Burke *Clayton M. Mung* (SOL)
CLAYTON M. MUNG, JR.
DICKENSON, MD

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, BEING SWORN, CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS COMPREHEDED BY G. LOUISE MYRICK AND OPEN M. CULLEBER, JUNIOR, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CLAYTON M. MUNG, ANNE ARUNDEL COUNTY ESTATE NO. 5634, PARTIES OF THE FIRST TO G. LOUISE MYRICK AND OPEN M. CULLEBER, JUNIOR AS JOINT TENANTS WITHOUT THE RIGHT OF SURVIVORSHIP, PART OF THE SECOND PART OF DEED DATED SEPTEMBER 21, 2008 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 14381, FOLIO 787; AND THAT THE REQUIREMENTS OF § 3-103 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.



DATE: 5-4-15
SURVEYOR'S SIGNATURE AND PROFESSIONAL SEAL
EXP. 10-6-2015

SURVEYOR'S TYPED NAME AND ADDRESS:
C. DOUGLAS MEEKINS
P.O. BOX 2151
ANNAPOLIS, MD 21404-2151

EXISTING IMPERVIOUS AREA CHART		PROPOSED IMPERVIOUS AREA CHART	
DESCRIPTION	S.F.	DESCRIPTION	S.F.
EX. ROAD	2,834	RES. DRIVE	3,000
		PROP. O/V	2,779
		EX. ROAD	2,834
TOTAL IMPERVIOUS	2,834 S.F.	TOTAL IMPERVIOUS	7,613 S.F.
IMP. COEFFICIENT	14.778 S.F.	IMP. COEFFICIENT	14.778 S.F.
TOTAL LOT AREA	84,976 S.F.	TOTAL LOT AREA	84,976 S.F.

BENCH MARK TABLE			
B.M. #	(DNV, IND027)	NORTHING / EASTING (NAD 83)	DESCRIPTION
1	22.4	465,153.00 / 1,438,145.19	IRON ROD/CAP SET
118	22.7	464,958.78 / 1,438,397.41	IRON PIPE FOUND

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
159 MAIN ST., SECOND FLOOR MAILING ADDRESS: P.O. BOX 2151
ANNAPOLIS, MD. ANNAPOLIS, MD. 21404-2151
ANNAPOLIS (410) 287-0744 FACSIMILE: (410) 287-0338
VISIT: WWW.CDMEEKINS.COM EMAIL: INFO@CDMEEKINS.COM

SEPTIC AREA NOTE
THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCLUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBSTRUCTIONS.

N/E
P.218, LOT 2
PAUL W. JOHNSON
MARSHYR, ANDERSON
318 CLYTON WALKER
ARMD, MD 21012
29738732
TAX ACCT. #: 01-000-80227823
WARRANT LOT
(NO WELL OR SEPTIC)

FOREST CONSERVATION EASEMENT
THE FOREST CONSERVATION EASEMENT SHOWN ON THIS PLAT IS TO REMAIN UNENCLUMBERED IN ACCORDANCE WITH THE PLAN APPROVED BY THE OFFICE OF PLANNING AND ZONING. THERE SHALL BE NO DUMPING, CLEARING, CUTTING OR REMOVAL OF VEGETATION AND NO PLACEMENT OF STRUCTURES WITH THIS AREA. THE FOREST CONSERVATION EASEMENT IS RECORDED IN BOOK 339, PAGE 20.

STORMWATER MANAGEMENT NOTE
THIS PLAT HAS BEEN REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, FIC 16 AND THE FINAL PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. CSO TO THE MDP WAS ACHIEVED THROUGH DISCONTINUANCE.

ALLOCATION NOTE
THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THE SUBDIVISION PLAT TO BECOME VOID AND VOID OR CAUSE THE PROPERTIES HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.



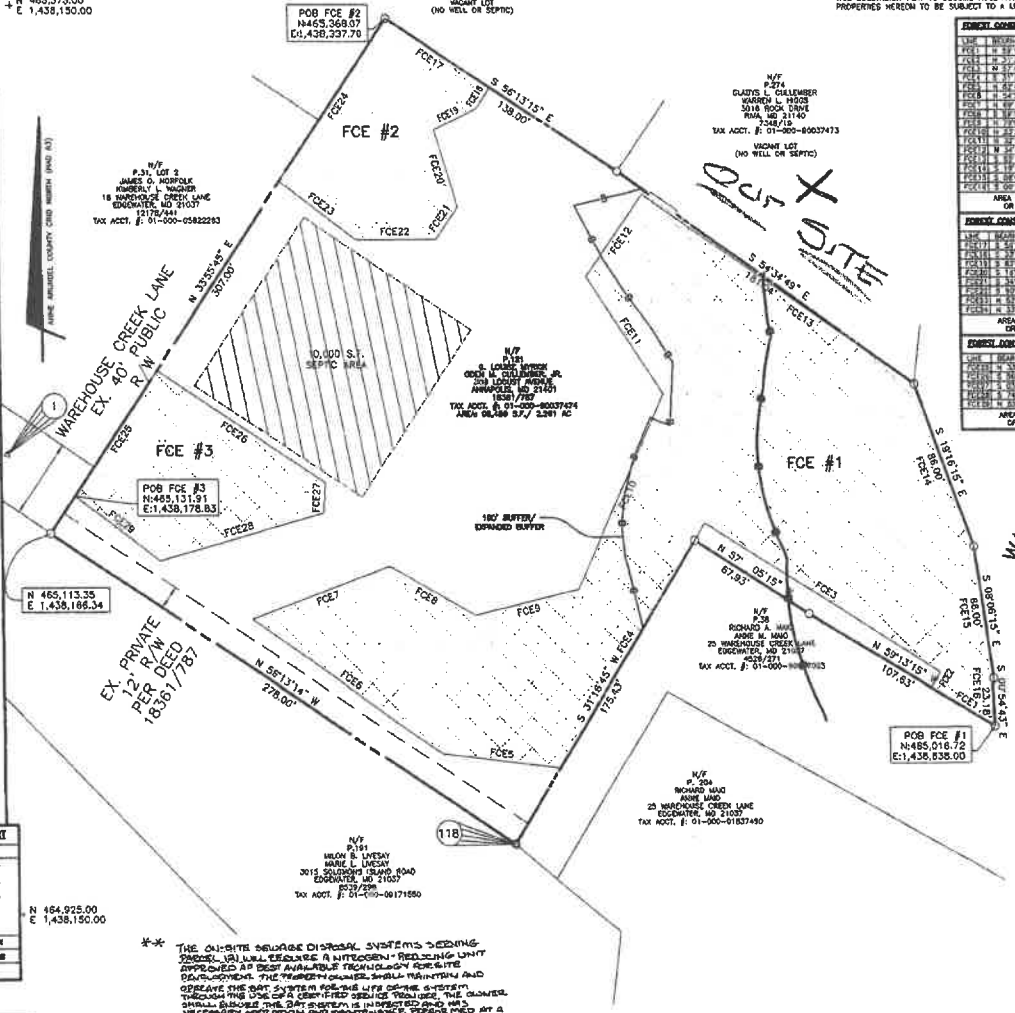
VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES**
- INDIVIDUAL GRADING PERMITS MAY BE REQUIRED FOR PROPOSED BUILDABLE LOT AT THE TIME OF BUILDING PERMIT APPLICATION.
 - THESE SITES ARE TO BE SERVED BY PRIVATE WATER AND PRIVATE SEWER.
 - THIS PROPERTY IS LOCATED INSIDE THE CHESTNUTBAY BAY CRITICAL AREA DESIGNATED LDA.
 - BEARINGS SHOWN HEREON ARE REFERRED TO THE NATIONAL GRID SYSTEM (NAD83) BY WAY OF OBJECT TEST TO ANNE ARUNDEL COUNTY SURVEY CONTROL SYSTEM.
 - THIS PROPERTY IS ZONED R1. SETBACKS PER REQUIREMENTS IN EFFECT AT THE TIME OF PERMIT.
 - SEE FEMA'S FLOOD INSURANCE RATE MAP NUMBER 240000000E (PHASE 3) OF JUNE EFFECTIVE DATE: OCT. 14, 2012. THE PROPERTY IS PARTIALLY LOCATED IN ZONE AE (REV. 6-1).
 - DEVELOPMENT OF THESE LOTS WILL OCCUR IN ACCORDANCE WITH THE FINAL PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.
 - RECORDATION FEE-IN-LIEU OF \$1,000 WAS PAID TO MOCD. ON 2/3/15. RECEIPT #7003006 & 7003611.
 - ANY FURTHER DISTURBANCE TO STEEP SLOPES OR PLANTED STEEP SLOPES BUFFER SHALL REQUIRE REVIEW AND APPROVAL OF THE OFFICE OF PLANNING AND ZONING.
 - THE PROPERTY IS LOCATED WITHIN GROWTH TIER 2. IF THE SUBDIVISION UTILITIES ON-SITE SEPTIC SYSTEMS ARE BEING CONSIDERED BAYWATER AND MUST CONNECT TO PUBLIC SEWER WHEN AVAILABLE.

RECREATION AREA CALCULATIONS
RECREATION AREA REQUIRED: 2,000 S.F.
REGISTRATION AREA PROVIDED: FEE-IN-LIEU
ACTIVE RECREATION AREA REQUIRED: 1,500 S.F.
ACTIVE RECREATION AREA PROVIDED: FEE-IN-LIEU

SPECIAL SPECIAL REQUIREMENTS
FEE-IN-LIEU

MODIFICATION (1132) TO 1) SUP THE SKETCH PROCESS;
2) HAVE CONSIDERED WRITING REQUIREMENTS: SWAMP RIGHT-OF-WAY REGISTRATION AND ROAD WIDENING REQUIREMENT 4) FEE-IN-LIEU FOR OPEN SPACE AND REGISTRATION AREA APPROVED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON 2/12/2014.



N 464,925.00
E 1,438,150.00

N 464,925.00
E 1,438,850.00

** THE ON-SITE RELEASE DISPOSAL SYSTEMS INCLUDING SEPTIC TANKS SHALL REMAIN UNENCLUMBERED AND UNOCCUPIED BY ANY STRUCTURE OR EQUIPMENT. THE PROPERTY OWNER SHALL MAINTAIN AND OPERATE THE ON-SITE SYSTEMS FOR THE LIFE OF THE PROPERTY. THROUGH THE USE OF A CERTIFIED SERVICE PROVIDER, THE OWNER SHALL ENSURE THE SYSTEMS IS MAINTAINED AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH.

SCHOOL EXEMPTION AGREEMENT NOTE
IN ACCORDANCE WITH ARTICLE 17-5-300 OF THE ANNE ARUNDEL COUNTY CODE, THIS SUBDIVISION HAS BEEN APPROVED SUBJECT TO A SCHOOL EXEMPTION AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 28253, FOLIO 242.

UTILITIES PRIVATE WELL AND PRIVATE SEPTIC
APPROVED BY:
Clayton M. Mung, Jr. 5/21/15
DIRECTOR, ENVIRONMENTAL HEALTH
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

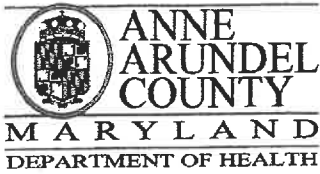
APPROVED
Kim M. Burke 5-21-15
DEPUTY DIRECTOR OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND AND

RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

PLAT ONE OF ONE
S#2014-003, P#2014-0009-00-NM
MYRICK/CULLEBER PROPERTY SUBDIVISION
PARCEL 121
TAX MAP 55, GRID 12, PARCEL 121
NAD 83 0 40'
SCALE: 1"=40' DATE: MAY 2015
1ST ASSESSMENT DIST., A.A. CO., MARYLAND
SCALE: 1"=40'

P212639

MSA 51235-10122



DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL HEALTH
3 Harry S. Truman Parkway
Annapolis, Maryland 21401

APPROVAL TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Tax Account #: 100090374730

Perc Number: PAT02050853

Property Owner: GONZALES, JOHN

Type of Construction: N

Property Use: R

Building Address: 23 LEELAND ROAD EDGEWATER

Tax Map: 56

Block: 7

Parcel: 0274

Sect:

Block:

Lot #:

Subdivision: ON WAREHOUSE CREEK

LIVABLE SQUARE FOOTAGE: 3501

DATE RECEIVED: 5/10/2023

SEWAGE DISPOSAL SYSTEM MINIMUM REQUIREMENTS
CONVENTIONAL APPROVAL WITH BAT TANK

SEPTIC TANK SIZE: BAT UNIT

DRAINFIELD: TOTAL LENGTH 92 NUMBER OF TRENCHES 1
LENGTH 92 FEET WIDTH 3 FEET DEPTH 13 FEET
PIPE IN TRENCHES NO DEEPER THAN 2 FEET
TRENCHES SEPARATED BY 18 FEET FROM EDGE TO EDGE

COMMENTS: INSTALL SEPTIC PER PLAN FOR NEW OVER 3501 SQFT
W/6 BEDS. NEW WELL REQUIRED.

The house, well and septic system must be located as shown on the site plans submitted on 6/28/2023. Any deviations from the approved site plan must receive prior approval of the Health Department or the building permit may be revoked. Property lines must be adequately staked prior to the installation of the on-site sewage disposal system. If this approval includes the installation of a BAT (Best Available Technology for Removal of Nitrogen), it is the responsibility of the owner to ensure the BAT system is inspected and has necessary operation and maintenance performed at a minimum of once per year.

Program Manager

Thomas J. Scalley

Approved By

6/28/2023

Date of Issuance

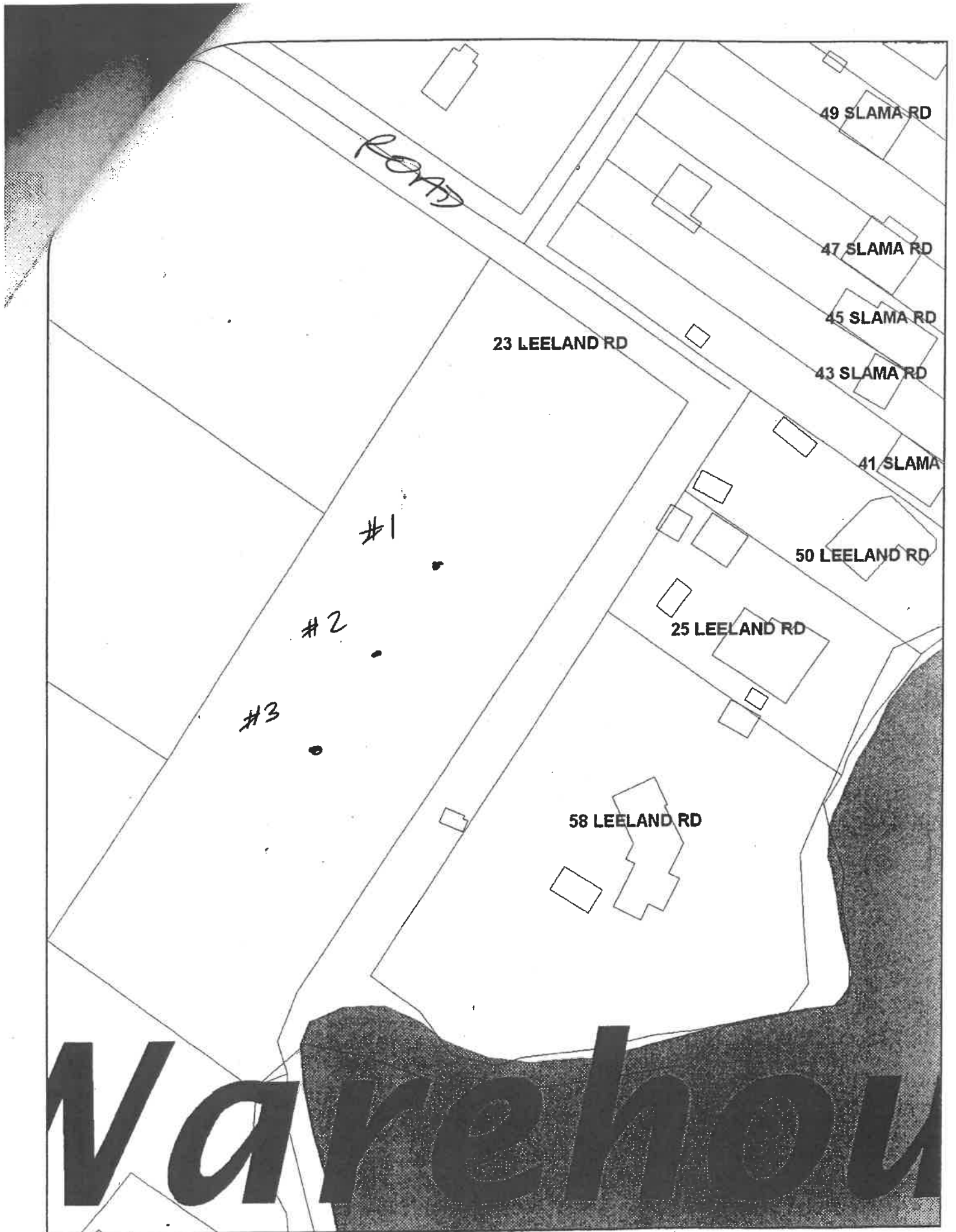
Mark E. Takacs

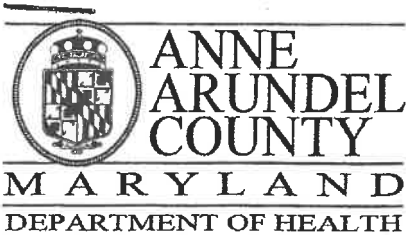
Tested By

5/17/2023

Date Tested

Approval is valid for two (2) years from the date of issuance unless a building permit is obtained. A Licensed Disposal System Contractor or Master Plumber must secure a permit to install the sewage disposal system in accordance with the approved site plan and above requirements.





Bureau of Environmental Health
3 Harry S. Truman Parkway
Annapolis, MD 21401
Phone 410-222-7193 Fax 410-222-7479
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Acting Health Officer

May 17, 2023

ROCCO ENTERPRISES LLC
127 LUBRANO DRIVE/ SUITE L2
ANNAPOLIS, MD 21401

RE: Perc #PAT02050853
Tax Account #100090374730
Site: 23 LEE LAND ROAD
EDGEWATER

This letter does not constitute Health Department or Building Permit approval for the referenced site. The Anne Arundel County Department of Health has completed an evaluation of the above referenced property. Percolation test(s) were conducted on May 17, 2023. Minimum design requirements are based on a proposed house size larger than 3500 square feet and the test results. The minimum design requirement for the initial septic system and replacement systems are as follows:

Septic Tank BAT

Initial Drain Field:

Test # 1
Total Length 92 feet
Number of Trenches 1
Length of Trench 92 feet
Width of Trench 3 feet
Depth of Trench 13 feet
Pipe in trench no deeper than 2 feet
Trenches Separated by 18 feet from nearest
edge to edge

Replacement systems:

Test # 2,3
Total Length 79 feet
Number of Trenches 1
Length of Trench 79 feet
Width of Trench 3 feet
Depth of Trench 13 feet
Pipe in trench no deeper than 2 feet
Trenches Separated by 18 feet from nearest
edge to edge

Other: PERC LOCATIONS TO BE FIELD LOCATED.

A nitrogen reducing pretreatment unit will be required with the design of the sewage disposal system. The reason for this requirement is this property is located in the Chesapeake Bay watershed as required by COMAR 26.04.02.07.

The minimum design requirements listed above are for the purpose of preparing site plans for the referenced property.

Before approval of a septic system for this property is considered, six (6) copies of a site plan should include; all items on the enclosed site plan requirements sheet, a nitrogen reducing pretreatment unit, if required and the layout of the proposed initial septic system and 2 replacement(s) must be prepared by the owner/applicant and submitted to this office for review.

DEPARTMENT OF HEALTH
PERC DATA FORM

PERC APPLICATION NO: PAT0205085

BRF# _____

PRIOR PERC(S): YES NO

SOIL TYPE: _____ SEWER SERVICE CATEGORY: _____

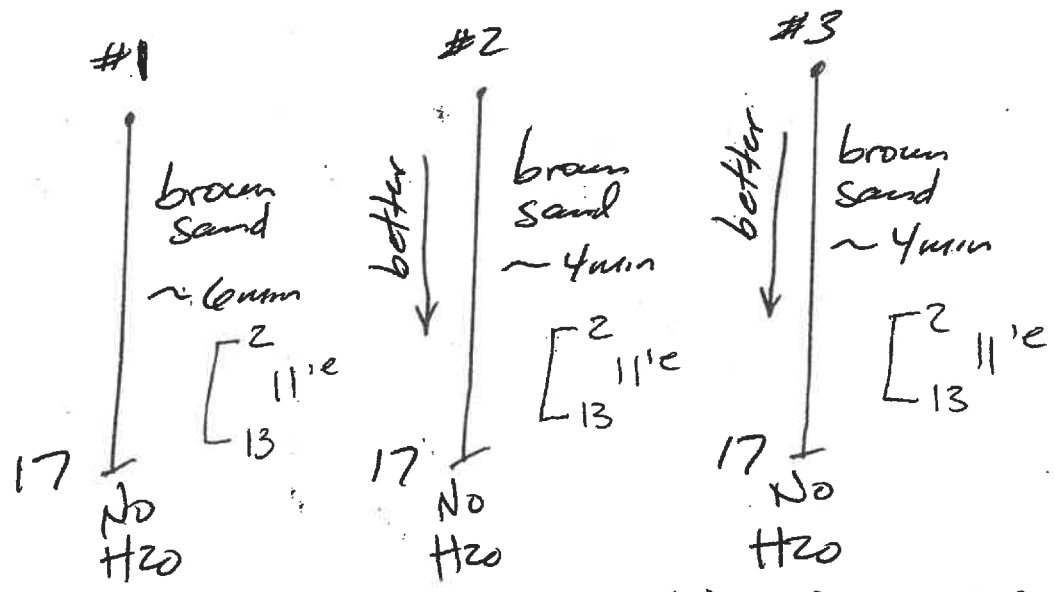
WET SEASON RESTRICTED? YES NO CRITICAL AREA? YES NO BOG AREA YES NO
 TESTED IN WET SEASON: YES NO ^{except} 100' FROM WATER WAY: NO YES

EXISTING HOUSE SIZE N/A # OF BEDROOMS: N/A # OF BATHROOMS _____
 PROPOSED HOUSE SIZE 3501 # OF BEDROOMS: 6 # OF BATHROOMS _____

DATE TESTED/INSPECTED: 5-16-23 SANITARIAN DAVID

PERSONS PRESENT DURING TEST Contee, Rocco

SOIL TEST/SITE EVALUATION



$(9)(-19)(54) = 92$
 1- 92'L x 3'W x 13'D
 Pipe @ 2' Sep = 18'

$(9)(-19)(46) = 79$
 1- 79'L x 3'W x 15'D
 Pipe @ 2' Sep = 18'

WATER CONDITIONER? YES NO LOCATION OF BACKWASH DISCHARGE _____
 HOUSE OCCUPIED? YES NO NUMBER OF OCCUPANTS _____
 FAILING SYSTEM? YES NO OVERFLOW BACK-UP IN HOUSE COLLAPSED TANK
 OTHER COMMENTS:

BRF FUNDING PRIORITY (1-6): _____ TAX YEAR: _____
 BRF FINANCIAL QUALIFICATION: _____ % NUMBER OF OWNERS: _____ INITIALS: _____
 BRF VENDOR CONTRACT RECEIVED: DATE: _____ UNIT TYPE: _____

P2023-0027-P and 2023-0174-V

Kelly Krinetz <pzkrin00@aacounty.org>
To: Sumner Handy <sumner.handy@aacounty.org>
Cc: Sterling Seay <pzseay16@aacounty.org>

I am fine with proceeding however we may want to consider removing or somehow noting that the Profile comments are not applicable to this location.

On Wed, Oct 4, 2023 at 10:07 AM Sumner Handy <sumner.handy@aacounty.org> wrote:

Kelly - would you like to conduct one more pre-file review? Or proceed?

Sumner Handy, AICP
Planner III

Zoning Administration Section
2664 Riva Road
Annapolis, MD 21401

410-222-7437
www.aacounty.org

On Tue, Oct 3, 2023 at 2:18 PM Sterling Seay <pzseay16@aacounty.org> wrote:

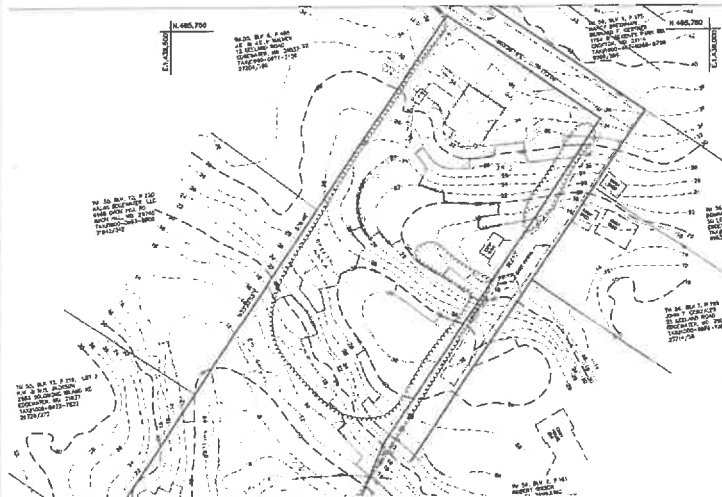
It's interesting that the house was moved to the approximate same location engineering marked on the pre-file in yellow. I would not require a new pre-file unless Kelly feels strongly. It variances are required.

On Tue, Oct 3, 2023 at 1:24 PM Sumner Handy <sumner.handy@aacounty.org> wrote:

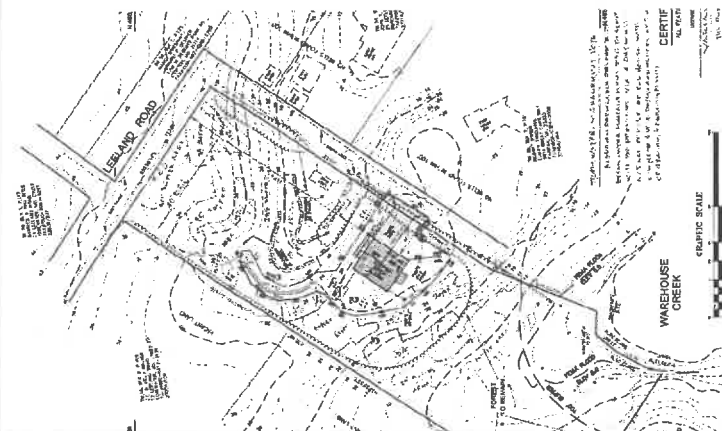
Indeed. Plus the orientation has switched, making it a touch more difficult to follow. Images below.

Sterling, intake was completed just yesterday for this app (Kelly apparently is on fire), and so a hearing date has not yet been set. If we need to require a new pre-file, it'd be good to dk scheduled, if possible. Do we need a new pre-file?

Pre-file (2023-0027-P):



And 2023-0174-V:



Sumner Handy, AICP
Planner III

Zoning Administration Section

2664 Riva Road
Annapolis, MD 21401

410-222-7437
www.aacounty.org

On Tue, Oct 3, 2023 at 12:41 PM Kelly Krinetz <pzkrin00@aacounty.org> wrote:
The prefile for this application showed the house in a different location.
Just wanted to point it out but also asked if he needs to do another prefile?



Sterling P Seay
Planning Administrator
Zoning Administration Section
2664 Riva Road
MS 6301

**The Best Place
For All**

**Zoning has gone paperless!!
Submit zoning applications through the Land Use Navigator**