



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

March 8, 2024

Department of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401
Attention: Sterling Seay

**RE: MULLIN PROPERTY
3424 NARRAGANSETT AVENUE
ANNAPOLIS, MD 21403
VARIANCE REQUEST LETTER OF EXPLANATION**

Dear Ms. Seay:

The purpose of this letter is to outline the applicant's request for a variance for the above referenced property. The property is located at 3424 Narragansett Avenue in Annapolis, MD. It consists of 7,525 square feet. The site is located in the LDA, Limited Development Area of the Chesapeake Bay Critical Area. The site is zoned R-2. The site is not waterfront. No expanded buffers impact this property. The site is fairly flat and does not appear to contain steep slopes. The site is currently undeveloped. The site will be served by well and existing public sewer. The site is served by Narragansett Avenue, a 50' wide public right of way. It is a corner lot, with Sycamore Avenue. There was a previous variance granted for a similar development, per 2019-0183-V. This variance was for different owners at the time, this request is on behalf of the new owners.

The owners wish to construct a dwelling. The proposed dwelling will require a variance to the corner side yard setback. this is the only variance request. No critical area variances are requested. As such, the owner is requesting relief to Article 18-4-601:

§ 18-4-601. Bulk Regulations R-2 (In Part)

Minimum setbacks for principal structure:

Corner Side Lot Line 20 feet

The current owner wishes to construct a new dwelling. The property, Lot A, Block 21 of Arundel on the Bay is a corner lot, located at the corner of Narragansett Avenue and Sycamore Avenue. As noted, the lot is an undeveloped lot. The lot is small for its zoning, 7,525 square feet, where an R2 lot on sewer under the current code should be 15,000 square feet. The undersized lot, and restrictions on setbacks to

neighboring wells as well as the proposed well to existing and proposed structures and its setback to the existing public sewer lines requires some creativity on the layout of a proposed dwelling. The lot size restricts the amount of lot coverage available to develop the property (25% of 500 sq. ft. = 2,381 sq. ft. allowable lot coverage) and the well setbacks (30' from existing and new structures, 50' from a public sewer line, 50' from a stormwater device) combined with the corner side yard setback requirements make it extremely difficult to construct a dwelling that would meet these setbacks and conform with the general size of dwellings in the neighborhood. The proposed dwelling, at 1,343 square feet (compared to the previously approved variance (2019-0183-V) house size of 1,705 square feet), is in line with the size of other structures in the area. It also appears, looking at aerial photography that other structures on corner lots in Arundel on the Bay may not meet the corner side yard setbacks.

It should be noted that grading permit G02018189 was issued for the subject property on October 26, 2020. The property was subsequently cleared, and reinforced silt fence was installed, which is still in place. Stormwater management was approved with the original issuance of the grading permit, however, the revision submitted for the new house footprint is currently under review. Also, an agreement between the neighbor, Melanie Herr and the owners was agreed upon, and recorded in book 39943, page 476.

In regards to the prefile letter dated January 2024, the following responses are provided, and how they are addressed. The height and number of stories is noted on the plan. Elevations will be provided. In regards to the engineering comments, the sewer line has been moved away from the swm devices. The well is further than 50' from the swm devices also. A concern was raised about the proximity of the BMP's to the property line. They are along the right of way of Sycamore Avenue. There is a large grassed area between the BMP's, which are rain gardens, and the edge of the pavement. Once the project is completed this will look like part of the yard of the property. They are located 25' from the edge of the street, leaving plenty of room for access from the property. This location is downstream of the dwelling, which allows any overflow to discharge into the swales in the right of way and be safely conveyed. It also should be noted that Chapter 5 of the stormwater manual does not prescribe specific setbacks to a property line for rain gardens.

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

1. The subject property is small, and undersized for its zoning. Due to this, and the modest nature of the variance request, it would be virtually impossible to construct a comparable dwelling without a variance.
2. The practical difficulties in developing the lot are several. The site is undersized, a corner lot, and is subject to well setbacks. The lot is vacant, and these issues will allow a dwelling to be constructed in character of the area.

No Critical Area variances are requested.

March 8, 2024

This plan meets the requirements of Y.S. 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. 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 to construct on a vacant lot. Underlying lot coverage requirements are being met.

2. i. This variance will not alter the essential character of the neighborhood. The proposed house is of comparable size of other dwellings in the neighborhood.

ii. This variance will not impair the use of adjoining properties. The variance request is to a right of way line. The other side setback to the neighbor will be met. The neighbor to the north was granted an easement onto the subject property for her use, and this easement is being honored.

iii. Tree clearing is required and any mitigation necessary during the permit process will be provided to not decrease cover in the LDA.

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.

The development shown will provide the least amount of environmental impacts, while allowing the owners to improve their property in a manner in keeping with other houses in the neighborhood and their impervious coverages.

In closing, the variances requested are the minimum necessary to afford relief. This garage will cause no ill effects to the environment or the neighborhood, as stormwater mitigation will be provided. This variance will provide the owner with a use that is in harmony with this existing pattern of development.

Should you have any questions, comments, or require any additional information, please do not hesitate to contact me directly at 410-266-3212.

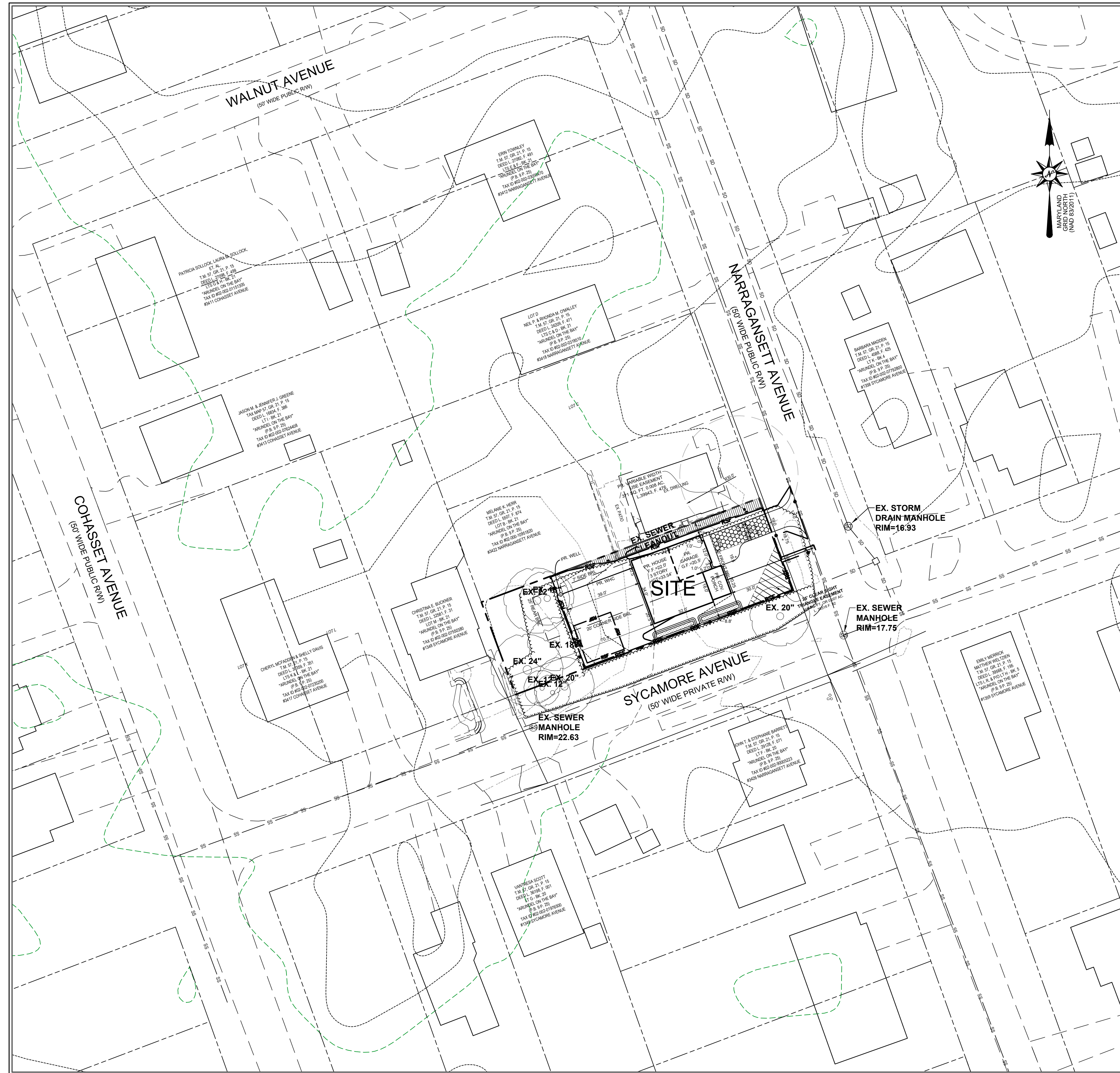
Sincerely,

Messick and Associates

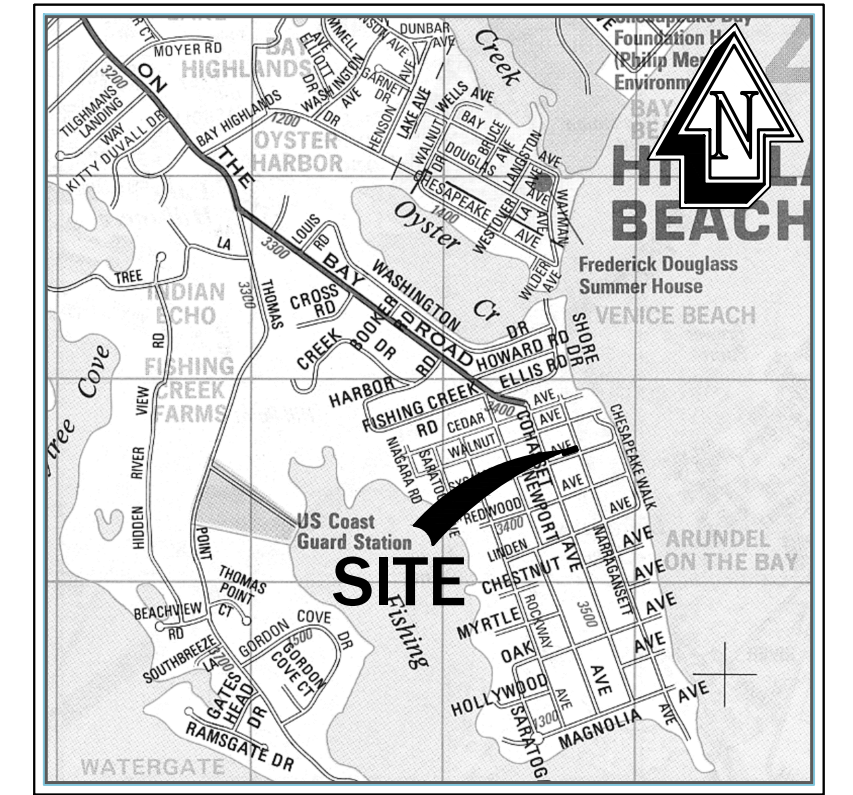
Mike Gillespie

Mike Gillespie

cc. client, file



OVERALL LOCATION MAP
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 08301200

GENERAL NOTES

- OWNER: WILLIAM J. MULLIN, 2 MILLHAVEN COURT, ANNAPOLIS, MD 21403
ENGINEER: MESSICK & ASSOCIATES, 7 OLD SOLOMONS ISLAND ROAD, SUITE 202, ANNAPOLIS, MD 21401, 410.266.3212, C/O MIKE GILLESPIE
- THE SITE ADDRESS IS: 3424 NARRAGANSETT AVENUE, ANNAPOLIS, MD 21403
- THE PROPERTY IS KNOWN AS: TAX MAP 57, GRID 21, PARCEL 15, LOT A; TOTAL AREA = 7,525 SQ. FT. OR 0.172 AC.; DEED REF: 40077418
- TAX ACCOUNT NO.: 02-02-00138660
- EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM DEED AND PLATS OF RECORD AUGMENTED WITH ANNE ARUNDEL COUNTY GIS DATA, AND A FIELD TURN BOUNDARY AND TOPOGRAPHICAL SURVEY PERFORMED BY BAY ENGINEERING, INC. DATED JULY, 2019.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
- EXISTING ZONING OF THE SITE IS R2 (RESIDENTIAL DISTRICT)
SETBACKS PRINCIPAL STRUCTURE: FRONT = 30', SIDE = 7', CORNER SIDE = 20', REAR = 35'
SETBACKS ACCESSORY STRUCTURE: FRONT = 40', SIDE = 7', CORNER SIDE = 20', REAR = 7'
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- PROPOSED SITE UTILITIES ARE PRIVATE WELL (W-9, FUTURE SERVICE - BROAD CREEK) AND PUBLIC SEWER (S-9, EXISTING SERVICE - ANNAPOLIS).
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0282F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THERE ARE NO STEEP SLOPES ON THE SITE.

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING KEYNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE NAD (83/91) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	7,525 SQ. FT. OR 0.172 AC.
ALLOWABLE COVERAGE (25% + 500 SF).....	2,381 SQ. FT. OR 0.054 AC.
EXISTING LOT COVERAGE.....	0 SQ. FT. OR 0.000 AC.
EXISTING WOODLANDS ON SITE.....	6,023 SQ. FT. OR 0.138 AC.
EXISTING WOODLANDS TO BE REMOVED.....	4,973 SQ. FT. OR 0.114 AC.
EXISTING WOODLANDS TO REMAIN.....	1,050 SQ. FT. OR 0.024 AC.
PROPOSED LOT COVERAGE.....	1,788 SQ. FT. OR 0.041 AC.
- PR. HOUSE / GARAGE.....	1,343 SQ. FT.
- PR. DRIVEWAY.....	445 SQ. FT.
TOTAL PROPOSED LOT COVERAGE.....	1,788 SQ. FT. OR 0.041 AC.
PROPOSED LIMIT OF DISTURBANCE.....	5,292 SQ. FT. OR 0.121 AC.

DISTURBANCE SUMMARY

TOTAL PROPOSED DISTURBED AREA = 5,292 SQ. FT. OR 0.121 AC.
15% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES
25% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES

VARIANCE REQUEST

§ 18-4-601. BULK REGULATIONS
STATES IN PART THAT THE MINIMUM SETBACKS FOR PRINCIPLE STRUCTURES ARE 30' FOR FRONT SETBACKS, 7' FOR SIDE SETBACKS, 20' FOR CORNER SIDE SETBACKS, AND 25' FOR REAR SETBACKS.

VARIANCE LOCATION MAP

MULLIN PROPERTY
GRADING PERMIT
3424 NARRAGANSETT AVENUE
ANNAPOLIS, MD 21403

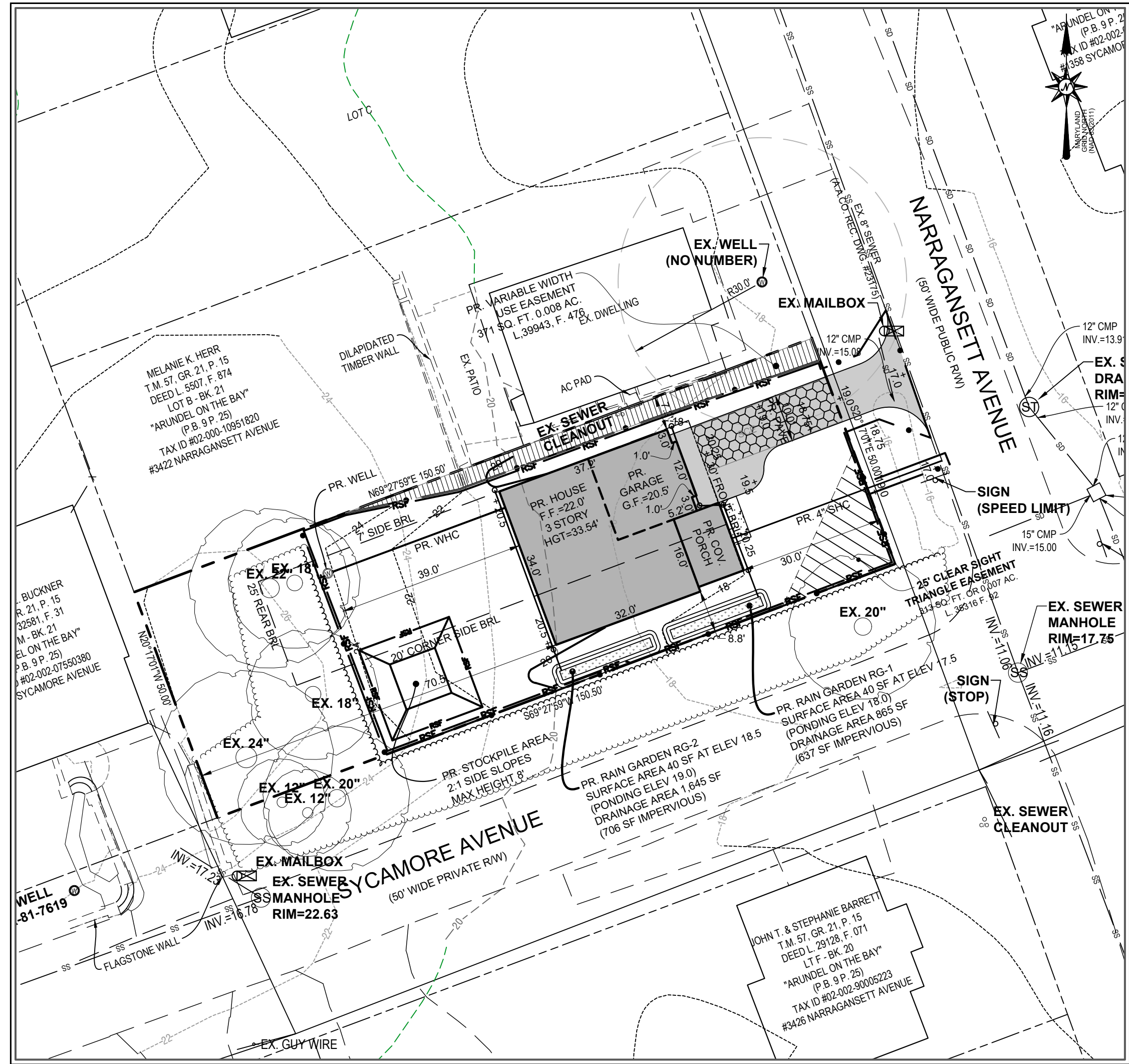
TAX MAP: 57 GRID: 21 PARCEL: 15
SECOND ASSESSMENT DISTRICT
TAX ACCOUNT: 02-002-00138660
ANN ARUNDEL COUNTY, MARYLAND 21403
ZONING: R-2/LDA
DATE: MAY 2024

REVISION DESCRIPTION	BY	DATE

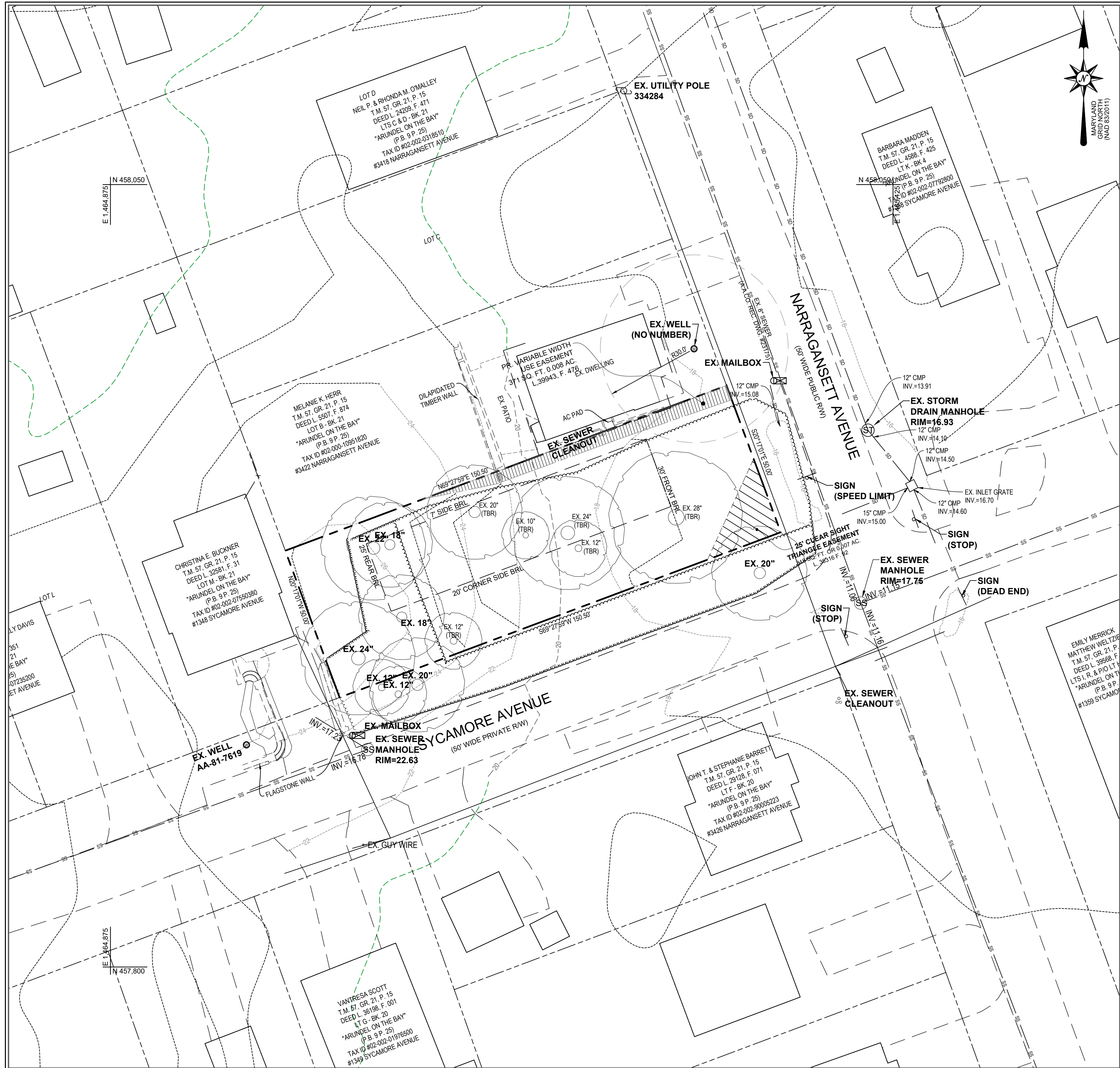
MESSICK & ASSOCIATES*
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

OWNER:
WILLIAM J. MULLIN
2 MILLHAVEN COURT
EDGEWATER, MD 21037

DEVELOPER:
WHITEHALL BUILDING COMPANY INC.
216 NORTH CRAIN HIGHWAY
SUITE 201
GLEN BURNIE, MD 21061
410-977-7059
WHITEHALLBUILDINGCO@GMAIL.COM



INSET - PROPOSED CONDITIONS
SCALE: 1" = 20'



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'

SOILS TABLE

SYMBOL	NAME	HYDROLOGIC SOIL TYPE	PERCENT COVERAGE	HYDRIC SOIL	HIGHLY ERODABLE SOIL
AuB	ANNAPOLIS-URBAN LAND COMPLEX, 0-5% SOILS	"C"	100.0%	NO	NO

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

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WHITEHALLBUILDINGCO@GMAIL.COM

EXISTING & PROPOSED CONDITIONS VARIANCE SITE PLAN

MULLIN PROPERTY
GRADING PERMIT
3424 NARRAGANSETT AVENUE
ANNAPOLIS, MD 21403

TAX MAP: 57 GRID: 21 PARCEL: 15
SECOND ASSESSMENT DISTRICT

TAX ACCOUNT: 02-002-00138660 ZONING: R-2/LDA
ANNE ARUNDEL COUNTY, MARYLAND 21403
DATE: MAY 2024



WHITEHALL BUILDING & COMPANY

MULLIN RESIDENCE
 CHESSIE: FRONT ELEVATION
 SCALE: 1/8" = 1'0"

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
57	15	21	A	Blk 21

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

**Complete Only Page 1
 General Project Information*

Tax ID: 02-02-00138660

Project Name (site name, subdivision name, or other) Mullin Property Lot A Blk 21 Arundel on the Bay

Project location/Address 3424 Narragansett Ave

City _____ Zip _____

Local case number Annapolis, MD 21403

Applicant: Last name Mullin First name William

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 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 a new single family dwelling on a vacant lot

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input checked="" type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/>
--	---

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area	0	0	Total Disturbed Area	0.121	5,292
LDA Area	0.127	7,525			
RCA Area	0	0	# of Lots Created	0	
Total Area	0.127	7,525			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.138	6,023	Existing Lot Coverage	0	0
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.041	1,788
Removed Forest/Woodland/Trees	0.114	4,973	Removed Lot Coverage	0	0
			Total Lot Coverage	0.041	1,788

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.121	5,292	Mitigation	TBD	TBD

<u>Variance Type</u>	<u>Structure</u>
Buffer <input type="checkbox"/>	Acc. Structure Addition <input type="checkbox"/>
Forest Clearing <input type="checkbox"/>	Barn <input type="checkbox"/>
HPA Impact <input type="checkbox"/>	Deck <input type="checkbox"/>
Lot Coverage <input type="checkbox"/>	Dwelling <input checked="" type="checkbox"/>
Expanded Buffer <input type="checkbox"/>	Dwelling Addition <input type="checkbox"/>
Nontidal Wetlands <input type="checkbox"/>	Garage <input type="checkbox"/>
Setback <input checked="" type="checkbox"/>	Gazebo <input type="checkbox"/>
Steep Slopes <input type="checkbox"/>	Patio <input type="checkbox"/>
Other <input type="checkbox"/>	Pool <input type="checkbox"/>
	Shed <input type="checkbox"/>
	Other <input type="checkbox"/>

***CRITICAL AREA
REPORT***

**3424 NARRAGANSETT AVENUE
ANNAPOLIS, MD 21403**

March 2024

**Prepared for:
William J. Mullin**

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

INTRODUCTION

This site is a 7,525 square foot property that is located on the west side of Narragansett Avenue in the Arundel on the Bay neighborhood of Annapolis, MD. The proposal is to construct a dwelling on the property. The site is served by public sewer and well. 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 7,525 square foot property, Lot A, block 21 of the Arundel on the Bay subdivision. The site is currently undeveloped. The property is currently a residential lot developed with a house, driveway, deck, and associated improvements. The property is a corner lot located at the corner of Narragansett and Sycamore Avenues.

SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots. The general area is developed as single-family lots that are part of the Arundel on the Bay subdivision. The site is bounded by a developed property to the north and west.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AuB – Annapolis Urban Land Complex 0 TO 5% Slopes (C Soils)

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) as delineated on the firm flood insurance map #24003C0262F 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 appear to be no Tidal Wetlands on this site.

BODIES OF WATER

The site drains into the Chesapeake Bay.

STEEP SLOPES

There are no steep slopes on the property.

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 as required during the permit process.

FOREST COVER

The existing forest cover is limited to a few overstory trees. The understory is mostly lawn. 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>

SITE CALCULATIONS

1. Total Site area.....7,525 sq. ft.
2. Site area in Critical area.....7,525 sq. ft
3. Existing lot coverage0 sq. ft.
4. Proposed lot coverage1,788 sq. ft.
5. Total Lot Coverage after Construction...1,788 sq. ft.
6. Proposed Disturbed Area.....5,292 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 Identifier: District - 02 Subdivision - 002 Account Number - 00138660

Owner Information

Owner Name: MULLIN WILLIAM J Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 2 MILLHAVEN CT Deed Reference: /40077/ 00418
 EDGEWATER MD 21037-

Location & Structure Information

Premises Address: 3424 NARRAGANSETT AVE Legal Description: LT A BK 21
 ANNAPOLIS 21403-0000 3424 NARRAGANSETT AVE
 ARUNDEL ON THE BAY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0057 0021 0015 2090003.02 002 21 A 2024 Plat Ref: 0009/ 0025

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 7,500 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 /

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	175,500	200,500		
Improvements	0	0		
Total:	175,500	200,500	175,500	183,833
Preferential Land:	0	0		

Transfer Information

Seller: SMITH JUWANN ARNOLD Date: 11/22/2023 Price: \$250,000
 Type: ARMS LENGTH VACANT Deed1: /40077/ 00418 Deed2:
 Seller: ALSTON BARBARA H TRUSTEE Date: 04/19/2018 Price: \$167,500
 Type: ARMS LENGTH IMPROVED Deed1: /32023/ 00113 Deed2:
 Seller: ALSTON BARBARA H Date: 11/21/2013 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /26851/ 00264 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2023 07/01/2024
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.0010.00 0.0010.00

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:

3424 NARRAGANSETT AV X



Show search results for 3424 N...

Legend





1366

3405

1352

1373

1371

3412

3411

3418

3422

3413

1358

1360

3422

3424 NARRAGANSETT AVE, 21403

3428

R-1 Residential



1348

3417

416

3418

1359

1363

3426

3420

3428

1349

3433

3436

1347

3432

3428

1354

5

National Flood Hazard Layer FIRMMette



76°28'6"W 38°55'36"N



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, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone V
		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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		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 3/6/2024 at 4:05 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.

76°27'28"W 38°55'8"N

3405

1352

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3424 NARRAGANSETT AVE, 21403

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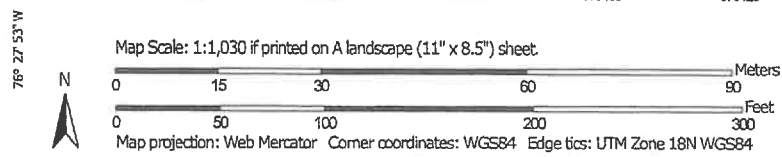
1354

3428

































Hydrologic Soil Group—Anne Arundel County, Maryland



Soil Map may not be valid at this scale.



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
- Soils**
 -  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 22, Sep 12, 2023

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
AuB	Annapolis-Urban land complex, 0 to 5 percent slopes	C	4.6	100.0%
Totals for Area of Interest			4.6	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



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING January 2024

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Bay Engineering EMAIL khaylev@bayengineering.com

SITE LOCATION 3424 Narragansett Ave (2023-0067-P) LOT SIZE 7,525 sf ZONING R2

CA DESIGNATION LDA BMA or BUFFER APPLICATION TYPE Corner Side lot line Setback Variance

Variances to allow a dwelling with less setback than required

COMMENTS

Zoning – Indicate proposed height and number of stories on plan. Provide building elevations if available.

Engineering Division –

1. Infiltration devices, including individual lot devices, shall be located a minimum of 10 feet horizontally from any public sanitary sewer or house connection.
2. BMPs proposed at the property line will cause issues with maintenance, potential re-construction and needing to obtain easements (temporary, permanent).
3. No infiltration device shall be located within 50 feet of any water supply well for residential development.

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.