



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

June 10, 2020

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

Re: Steele Property
P. 297
312 Boxwood Grove Lane
Annapolis, MD 21409
T.M. 51H; Blk. 20; P. 297

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are as follows:

1. A zoning variance to article 18-4-404(b) to set backs from certain slopes. Requiring a 50-foot planted buffer area to be located and maintained between the principal structure and the crest of steep slopes.

We are requesting variances in order to allow the demolition of an existing principal structure and other accessory structures and to be replaced with a new principal structure and accessory structure. The existing platted lot is located entirely in the LDA critical area designation. On the southern side of the lot where the existing principal structure is located and the new principal structure is proposed, it is designated as Buffer Modified Area. The northern part of the lot is not Buffer Modified. The lot was zoned R-1 and for unknown reasons to our client was down zoned to RLD which created the need for this variance. The proposed new principal structure will be located further from the waters edge and the steep slopes than the current house. Also, the redevelopment of the lot will provide SWM and reforestation in the critical area. It should be noted that this is not a critical area variance.

Explanation as required by Article 18, Section 16-305(a) and (c)

In accordance with Article 18, Section 16-305(a)(1), there is no reasonable possibility of developing the lot in strict conformance with the above article due to the unique physical conditions of the platted and already developed lot. It is reasonable to locate the proposed house close to where the existing house was located since the area is a Buffer Modified Area and the area is already developed. Moving the proposed house

further to the North would push the proposed house into the 100' buffer requiring a critical area variance and disturbance to existing trees. Also, the existence of a platted 10,000 s.f. septic area and required reforestation area create difficulties relocating it further from the steep slopes.

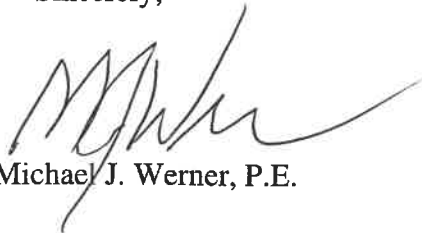
The variance is the minimum to afford relief as the improvements are as close to the septic area as possible, maximizing the distance from the top of slope to the proposed house. The prefile mentions any proposal can be minimized and we believe that we minimized the proposal and that rotating the house to reduce the disturbance to the 50' buffer would force the waterfront side of the house to face the area of the site that is not buffer modified forcing access to be made from that side. The current proposal has the access points and useable parts of the lot work together to ensure only areas that are buffer modified will be used as yard space.

The variance will not alter the essential character of the neighborhood as the surrounding properties are similarly developed. Adjacent properties use will not be impaired as their street and water views will not be impacted by the proposed house.

The variance will not reduce forest cover in the LDA, be contrary to acceptable clearing practices in the LDA and not be harmful to the welfare of the public.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,



Michael J. Werner, P.E.



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

CHESAPEAKE BAY CRITICAL AREA REPORT

for

Steele Property P. 297
312 Boxwood Grove Lane, Annapolis, MD 21409

August, 2022

INTRODUCTION:

The subject property consists of 2.39 acres of land at 312 Boxwood Grove Lane in Annapolis, MD 21049. The property was platted as part of the Steele Property as P. 297 in Plat Book 292, Page 32. The site is a waterfront lot, zoned RLD, that fronts Crab Creek on the South River and is currently developed as a single-family dwelling and detached carport. The owner seeks a variance to Article 18-4-404(b) to setbacks from certain slopes to construct a new dwelling and detached garage.

PROJECT DESCRIPTION:

The site is located entirely in the LDA designation of the critical area. The owner proposes to demolish the existing house and carport, abandon the existing private utilities and construct a new dwelling with a detached garage. The proposal will include constructing a new water well, a new septic system with a BAT septic tank and providing private stormwater management facilities for the new improvements. The proposal aims to keep the proposed structures no closer to the shore line or slopes than the current structure is.

The site consists of maintained lawns, developed woodlands and forest containing a mix of hickory, oak and poplar trees. The existing woodlands on site are 69,033 square feet, and the proposal would clear 14,272 square feet of developed woodlands. Mitigation would be in the form of planting on-site of trees and shrubs with a forestation agreement to be completed with the grading plan.

The site consists of slopes greater than 15%, a buffer modification area and a 100' critical area buffer. There will be no disturbance to slopes greater than 15% or within a 100' critical area buffer. There will be disturbance to the 25' steep slope buffer and the 50' steep slope buffer as set forth in the Zoning Articles of the Anne Arundel County Code. No critical area variances will be required for this project. The site is partly buffer modified along the waterfront where the existing improvements are and the proposed development is laid out to direct the use of the property towards the buffer modification area and not towards the critical area buffer.

The site was designed in accordance with the current Anne Arundel County Stormwater Management Practices and Procedures Manual to minimize impacts on water quality and habitat. Environmental Site Design Volume (ESDv) was provided and Qp10 was provided as the site had existing impervious area on it and has a direct tidal outfall. Stormwater management volume is being provided through the use of micro-bioretenion devices and non-structural drywells. During construction, there will be super silt fence placed along the edge of the limits of disturbance on the sides that slope toward the water to further protect water quality and habitat areas.

The lot coverage allowed as noted on the record plat is 15,584 square feet where the post-development lot coverage would be 8,897 square feet, staying well below the allowable coverage. There will be no net increase of impervious area within the buffer modification area.

A formal request for an environmental review for rare, threatened or endangered species on the property was submitted to the Maryland Department of Natural Resources in August of 2022 where a response is pending. No rare, threatened or endangered species were observed while preparing the critical area report.

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: AUGUST, 2022

Tax Map #	Parcel #	Block #	Lot #	Section
<u>51H</u>	<u>297</u>	<u>20</u>	<u>P.297</u>	

FOR RESUBMITTAL ONLY

Corrections
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 02-000-03349500

Project Name (site name, subdivision name, or other) STEELE PROPERTY - P. 297

Project location/Address 312 BOXWOOD GROVE LANE

City ANNAPOLIS Zip 21409

Local case number

Applicant: Last name STEELE First name RONALD

Company

Application Type (check all that apply):

Building Permit	<input checked="" 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 checked="" type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name SEISS First name MATTHEW

Phone # 410 987 6961 ext. 6 Response from Commission Required By ASAP

Fax # - Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMOLISH EXISTING HOUSE AND DETACHED CARPORT TO CONSTRUCT A NEW HOUSE AND DETACHED GARAGE

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	—	—	0.63	27,724	
LDA Area	2.39	103,890			
RCA Area	—	—			
Total Area	2.39	103,890			

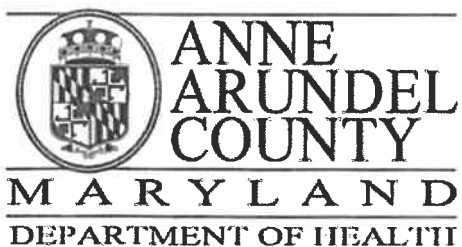
of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.59	69,033	Existing Lot Coverage	0.17	7,405
Created Forest/Woodland/Trees	—	—	New Lot Coverage	0.20	8,897
Removed Forest/Woodland/Trees	0.33	14,272	Removed Lot Coverage	0.17	7,405
			Total Lot Coverage	0.20	8,897

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance	0.63	27,724	Mitigation		

<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 checked="" type="checkbox"/>
Setback	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/> 18-4-404(b) SETBACKS FROM CERTAIN SLOPES	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7193 Fax: 410-222-7479
Maryland Relay (TTY): 711
www.aahealth.org

Nilesh Kalyannaraman, MD, FACP
Health Officer

MEMORANDUM

TO: Sumner Handy, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: October 13, 2022

RE: Ronald & Bonnie Steele
312 Boxwood Grove Lane
Annapolis, MD 21409

NUMBER: 2022-0141-V

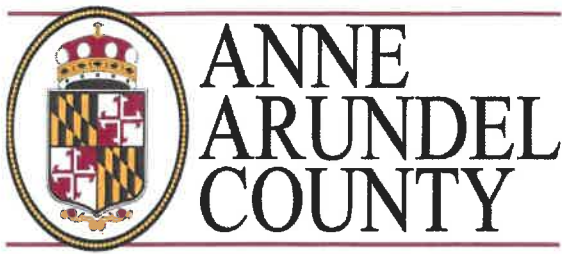
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks and planted buffer than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



MEMORANDUM

TO: Sumner Handy, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Cases

DATE: September 30, 2022

The Department of Recreation and Parks has reviewed the case materials submitted to determine if there may be impacts to Anne Arundel County greenways, parks, and trails. As these cases will not have such an impact, the Department of Recreation and Parks has no comment.

Applicant	Case Number
Catrambone, David & Elizabeth	2022-0140-V
Steele, Ronald & Bonnie	2022-0141-V
Morgan, Timothy & Courtney	2022-0143-V
McWilliams, Dawn (Admin of the estate of Kirk McWilliams)	2022-0144-V
Wabash Capital, LLC	2022-0145-V
Petrie, Lisa	2022-0147-V
Wallace, Gordon & Mary	2022-0148-V
Hodgson, Deborah & Brian	2022-0149-V
Platek, Vanessa	2022-0150-V
Bray, Thomas & Shannon	2022-0151-V
Gray, Milton	2022-0152-V
Premier Main Street, LLC	2022-0153-V
Raynor, Reid	2022-0154-V
Leimbach, Joshua	2022-0156-V

312 Boxwood Grove Lane



Legend

Foundation
Addressing
●

Parcels
▭ (red outline)
▭ (purple outline)
Parcels - Annapolis City

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes



312 Boxwood Grove Lane

