

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: _____

Date _____

Tax Map #	Parcel #	Block #	Lot #	Section
0039	0295	0019	124	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID

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

Project location/Address

City Zip

Local case number

Applicant: Last name First name

Company

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name: _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe proposed use of project site:

To construct attached addition, as well as a porch extension and new deck

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	0.06	
LDA Area	0.34		# of Lots Created	0	
RCA Area					
Total Area	0.34				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.27		Existing Impervious Surface	0.08	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.006	
Removed Forest/Woodland/Trees	0.05		Removed Impervious Surface	0.002	
			Total Impervious Surface	0.09	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.00		Buffer Forest Clearing	0.00	
Non-Buffer Disturbance	0.01		Mitigation	0.00	

Variance Type

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

Structure

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

Chesapeake Bay Critical Area Report

Sherwood Forest ~ Lot 124

Tax Map 39, Grid 19, Parcel 295

Tax Account No. 02-720-07081600

Property Address: 124 Edge Hill Road
Annapolis, Maryland 21405

September 13, 2022

Property Owners & Variance Applicant: Wabash Capital, LLC – Attn: Ms. Molly Bruckner

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 0.34 Ac.

Site Description

The subject property is a 0.34-acre legal building lot located off of Edge Hill Road in the community of Sherwood Forest. The site is currently improved with a single-family dwelling, deck, and associated improvements, which are bordered by steep slopes. Private septic and Sherwood Forest public water service the property. The lot is zoned R-2 and is completely within the Chesapeake Bay Critical Area, with an LDA land use designation.

Description and Purpose of Variance Request

The applicants propose to construct a modest attached addition for family living space, as well as expand the existing screened porch and entry deck. Due to the unique shape of, and physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of 528-sf of disturbance on slopes 15% or greater in the LDA.

Vegetative Coverage and Clearing

The property's primary vegetative covering is developed woodland and creeping ivy that is common to the community. The existing wooded area totals roughly 11,700-sf. There will be approximately 2,000-sf of vegetative clearing for the project. However, mitigation requirements for this property will be reviewed and addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 3,684-sf of lot coverage. The proposed impervious lot coverage is 3,877-sf, which is under the allowable of 4,583-sf. The proposed coverage by structures of 2,743-sf is also below the allowable 30% of the gross lot size (4,400-sf).

Steep Slopes (slopes > 15%)

The subject property contains approximately 6,209-sf of steep slopes, which surround the existing improvements. Roughly 528-sf, or +/-9%, of the slopes will be disturbed as part of the proposed construction.

Predominant Soils

The predominant soil types are Annapolis Fine Sandy Loam (AsG) and Collington and Annapolis soils (CRD). These soils have type "C" and "B" hydrologic classifications, and AsG is considered a hydric soil.

Drainage and Rainwater Control

There appear to be no visible stormwater management devices on site. Stormwater management and sediment and erosion control will be addressed during the permit phase of the project in accordance with Anne Arundel County design criteria.

Conclusions – Variance Standards

The need for the requested variances arises from the unique physical conditions of the site, specifically the presence of steep slopes and location of the existing improvements, as well as the diminutive size of the lot. The entire community of Sherwood Forest is inhibited by steep slopes and the majority of the lots in Sherwood require similar variances. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant, and will not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, 2015 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2010 Buffer Exemption Map

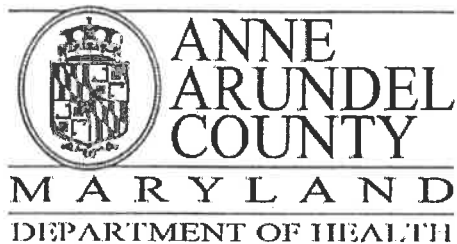
Anne Arundel County Office of Planning & Zoning, 2022 Land Use and Zoning Map

Federal Emergency Management Agency, 2015. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2022 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2015 Soil Survey of Anne Arundel County Maryland.



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 Kalyanaraman, MD, FACP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager
Bureau of Environmental Health *BC*

DATE: October 13, 2022

RE: Wabash Capital, LLC
124 Edge Hill Road
Annapolis, MD 21405

NUMBER: 2022-0145-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (detached garage) with less setbacks than required and in the front yard of a no waterfront lot.

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. Please be aware that two (2) replacement drywells will be required to be shown for the septic for this proposed work.

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

cc: Sterling Seay



Sumner Handy <pzhand00@aacounty.org>

Varances 9/26 - 9/30

Jennifer Esposito <jennifer.esposito@maryland.gov>

Tue, Oct 4, 2022 at 4:26 PM

To: Kelly Krinetz <pzkrin00@aacounty.org>, Sara Anzelmo <pzanze99@aacounty.org>, "Donald Dyott Jr." <pzdyot22@aacounty.org>, Joan Jenkins <pzjenk00@aacounty.org>, Rob Konowal <pzkono00@aacounty.org>, Bonnie Tucker <pztuck00@aacounty.org>, Sumner Handy <pzhand00@aacounty.org>, CACAdmin DNR -DNR- <cacadm.dnr@maryland.gov>, Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>, Sterling Seay <pzseay16@aacounty.org>

Good afternoon,

The Critical Area Commission has reviewed the following variances and we have the following comments:

1. 2022-0144-V; McWilliams (AA 350-22): Appropriate mitigation is required.
2. 2022-0145-V; Sherwood Forest Lot 124 (AA 351-22): The applicant is proposing to construct an addition to the existing dwelling as well as to expand the existing screened porch and entry deck within steep slopes. It appears the applicant currently has reasonable and significant use of the entire property with the dwelling, several decks, screen porch, walkways, and driveway. While the additions are proposed to be constructed mainly over existing lot coverage, the office questions if this proposal meets the unwarranted hardship standard and if the impacts have been minimized to the extent necessary.
3. 2022-0174-V; Petrie (AA 352-22): The applicant is proposing to construct a 1,064 square-foot, main floor addition for a primary bedroom along with a patio within the steep slope buffer and the 50-foot setback to the expanded Critical Area Buffer. The application material indicates that this proposal is out of a medical necessity for the homeowner. While this office feels that some relief from the Critical Area variance standards may be warranted to accommodate the property owner's medical condition, we believe the 1,064 square-foot bedroom could be reduced in size in order to minimize adverse impacts to the aforementioned buffers. Additionally, the proposed patio could be reduced in size or eliminated entirely.
4. 2022-0149-V; Hodgson (AA 353-22): The applicant is proposing a 461 square-foot deck within a steep slope buffer and the expanded Critical Area Buffer. It appears that the deck could be reduced in size to minimize impacts to steep slopes and the expanded Critical Area Buffer. Additionally, our office feels that this proposal does not meet the unwarranted hardship standard as the property is currently developed with an enclosed deck, a porch, a 2-story single family dwelling, a driveway, walkways, a boardwalk with two separate decks, and riparian access. Thus, the property owner currently has reasonable and significant use of the entire lot without the addition of the deck.
5. 2022-0151-V; Bray (AA 354-22): The applicant is proposing a 2-story addition to an existing dwelling within the expanded Critical Area Buffer for steep slopes.



Anne Arundel Soil Conservation District

**2662 Riva Road Suite 150
Annapolis, Maryland 21401
410-571-6757 www.aascd.org**

Advancing the Wise Use of Our Natural Resources

09-29-2022

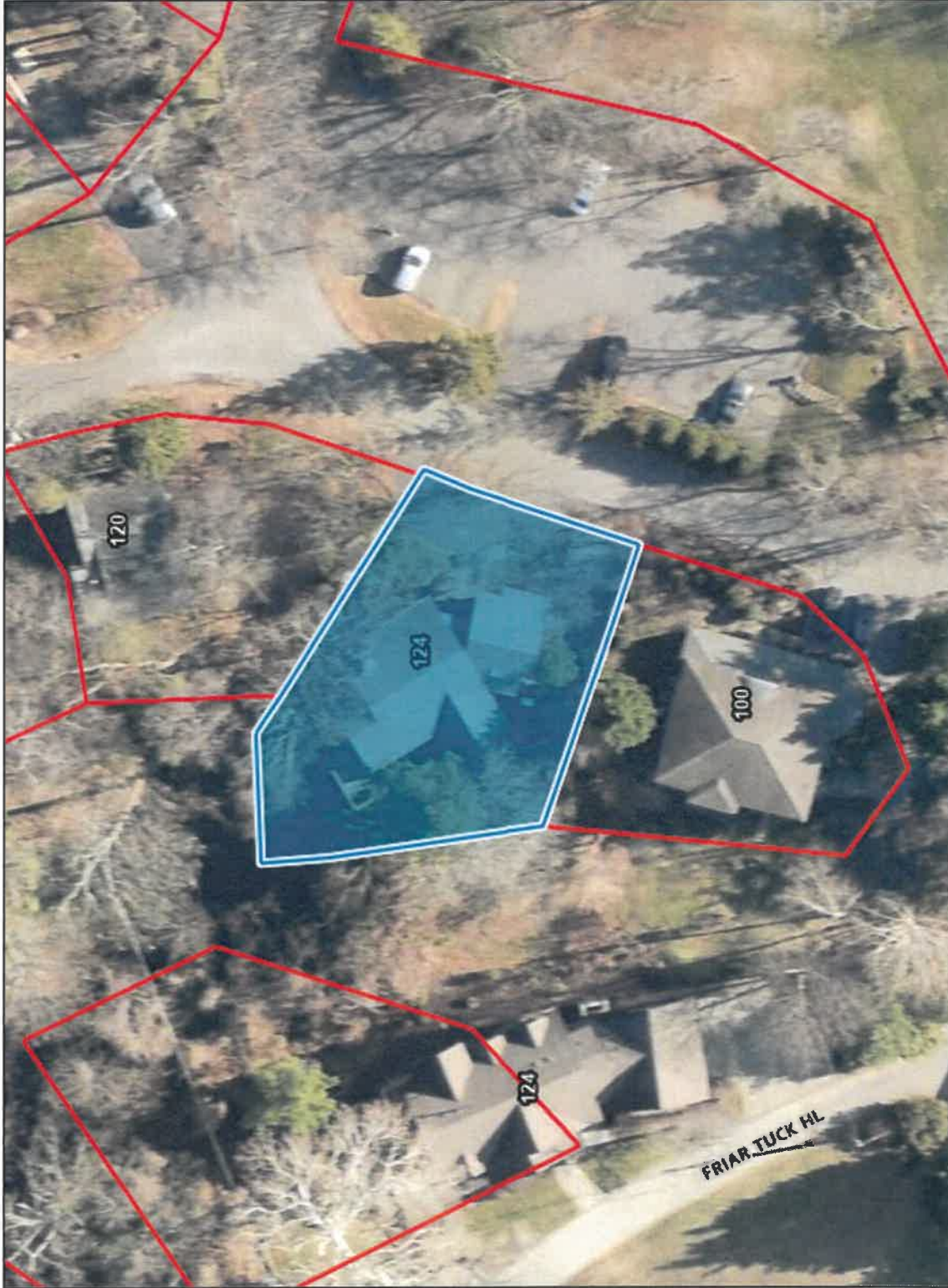
Ms. Ramona Plociennik
Office of Planning and Zoning
Anne Arundel County Heritage Office Center
2664 Riva Road, MS #6301
Annapolis, MD 21401

Subject: WABASH CAPITAL LLC 2022-0145-V

The variance received September 28 2022 has been reviewed and the District defers to the Office of Planning and Zoning. The district will provide comments during sediment control review.

Sincerely,
Gary Armstrong
AASCD

Map Title



Legend

Foundation
Addressing

Parcels



Parcels - Annapolis City



Notes

Eri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
HERE, Garmin, SafeGraph,
GeoTechnologies, Inc., METI/NASA,

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.

THIS MAP IS NOT TO BE
USED FOR NAVIGATION

