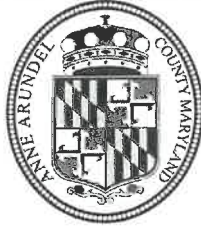


For Office Use Only

CASE # 2022-041-V
FEE PAID \$285.00
DATE 9/8/2022



For Office Use Only

ZONE RLD
CRITICAL AREA: IDA ___ LDA X RCA ___
BMA: Yes X No ___
NO. OF SIGNS 3

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Ronald & Bonnie Steele
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 312 Boxwood Grove Lane, Annapolis 21403

Property Location: 32' feet of frontage on the (NW) side of Boxwood Grove Lane ;
(Enter Street Name)
1150 feet (NW) of (Nearest intersecting street) Arbutus Road
(Enter Street Name)

12-digit Tax Account Number 02-000-03349500 Tax District (2) Council District (6)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 36227/121

Zoning District RLD Lot # P. 297 Tax Map 51H Block/Grid 20 Parcel 297

Area 2.39 (Acres) Subdivision Name Steele Property

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Zoning Variance to 18-4-404(b) to set backs from certain slopes.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature Ronald B Steele Owner's Signature Ronald B Steele

Print Name Ronald Steele Print Name Ronald Steeee

Mailing Address 1 Pointless Forest Trail Mailing Address 1 Pointless Forest Trail

City, State, Zip Annapolis, Md 21046 City, State, Zip Annapolis, Md 21046

Work Phone C/O 410-987-6901 Work Phone C/O 410-987-6901

Home Phone - _____ Home Phone - _____

Cell Phone - _____ Cell Phone - _____

Email Address steeeron@icloud.com Email Address steeeron@icloud.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: SAA 9/8/2022
Initials Date

Variance to allow a dwelling with less setbacks and planted buffer than required.



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.

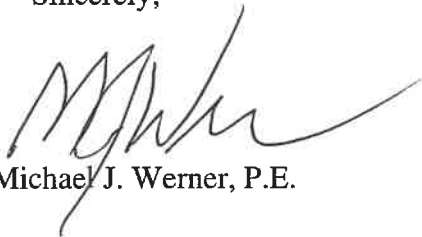
The variance is the minimum to afford relief as the improvements are as close to the septic area as possible, maximizing the distance from the top of slope to the proposed house. The profile mentions any proposal can be minimized and we believe that we minimized the proposal and that rotating the house 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.

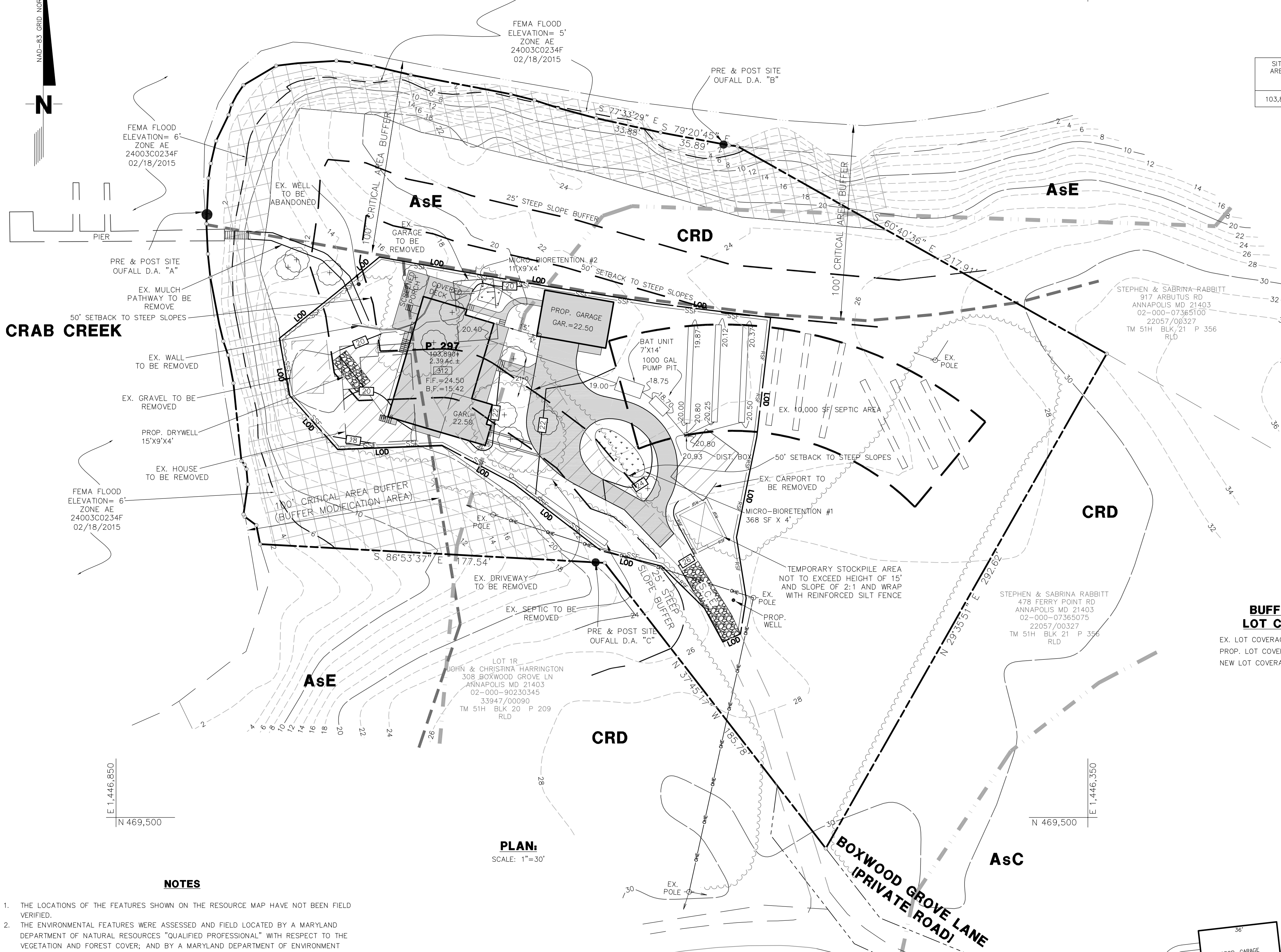
Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Werner', with a long, sweeping underline that extends to the right.

Michael J. Werner, P.E.

N 469,950
E 1,446,350

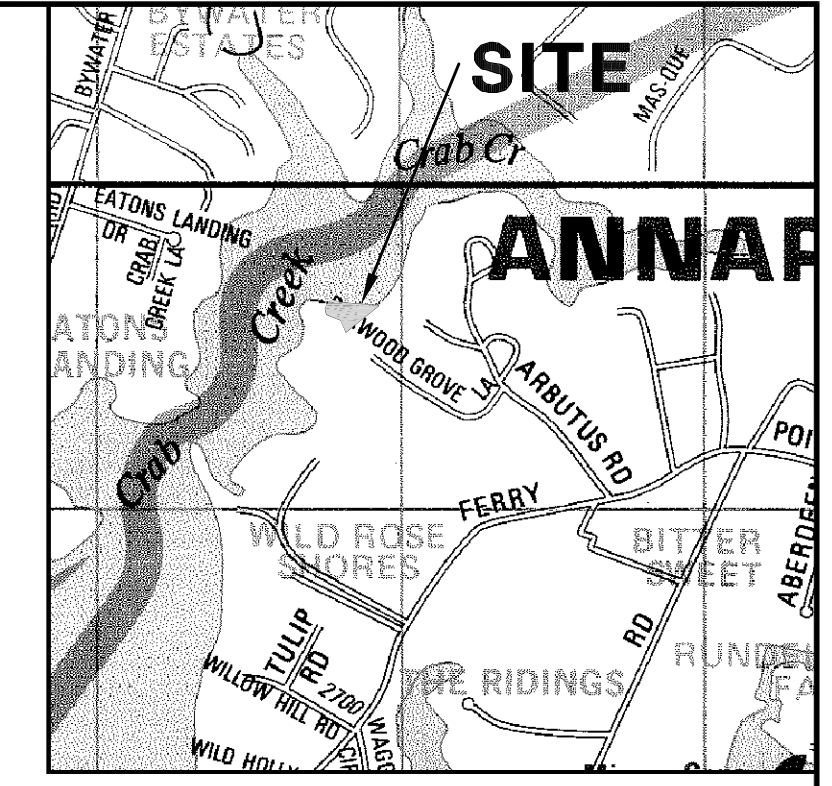
CRAB CREEK



NATURE OF VARIANCE
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.

CRITICAL AREA NOTES / LOT COVERAGE TABLE

SITE AREA	EX. WOODLANDS SITE	EX. WOODLANDS WITHIN LDA	EX. WOODLANDS WITHIN LDA TO BE CLEARED	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE	MAX. LOT COVERAGE (PER RECORD PLAN)
103,890 S.F.	69,033 S.F.	69,033 S.F.	14,272 S.F.	7,405 S.F.±	8,897 S.F.	15,584 S.F.

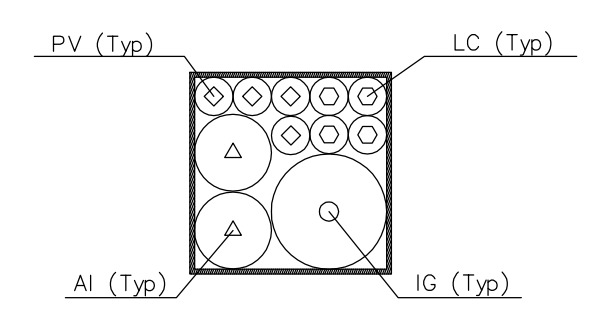


VICINITY MAP
SCALE: 1" = 2,000'
Copyright ADC The Map People
Permitted Use Number 20403131

BENCHMARK DESCRIPTION:
VERTICAL AND HORIZONTAL CONTROL DETERMINED BY MEANS OF REAL-TIME KINEMATIC G.P.S. BASED UPON SMARTNET G.P.S. BASE STATION "LOFF" WITH A POSITION OF
N 476,639.25
E 1,448,171.64
IN THE HORIZONTAL DATUM OF NAD 83 AND AN ELEVATION OF 61.52' IN THE VERTICAL DATUM OF NAVD 88.

DRYWELL DIMENSIONS AND ELEVATIONS CHART

DRYWELL #	LENGTH	WIDTH	DEPTH	FINAL GRADE	INLET PIPE INVERT	TOP GRAVEL ELEVATION	BOTTOM GRAVEL ELEVATION	BOTTOM SAND
#1	15'	9'	4'	20.50	18.67	19.50	15.50	14.50



PLANTINGS FOR MICRO-BIORETENTIONS PER 100 SF

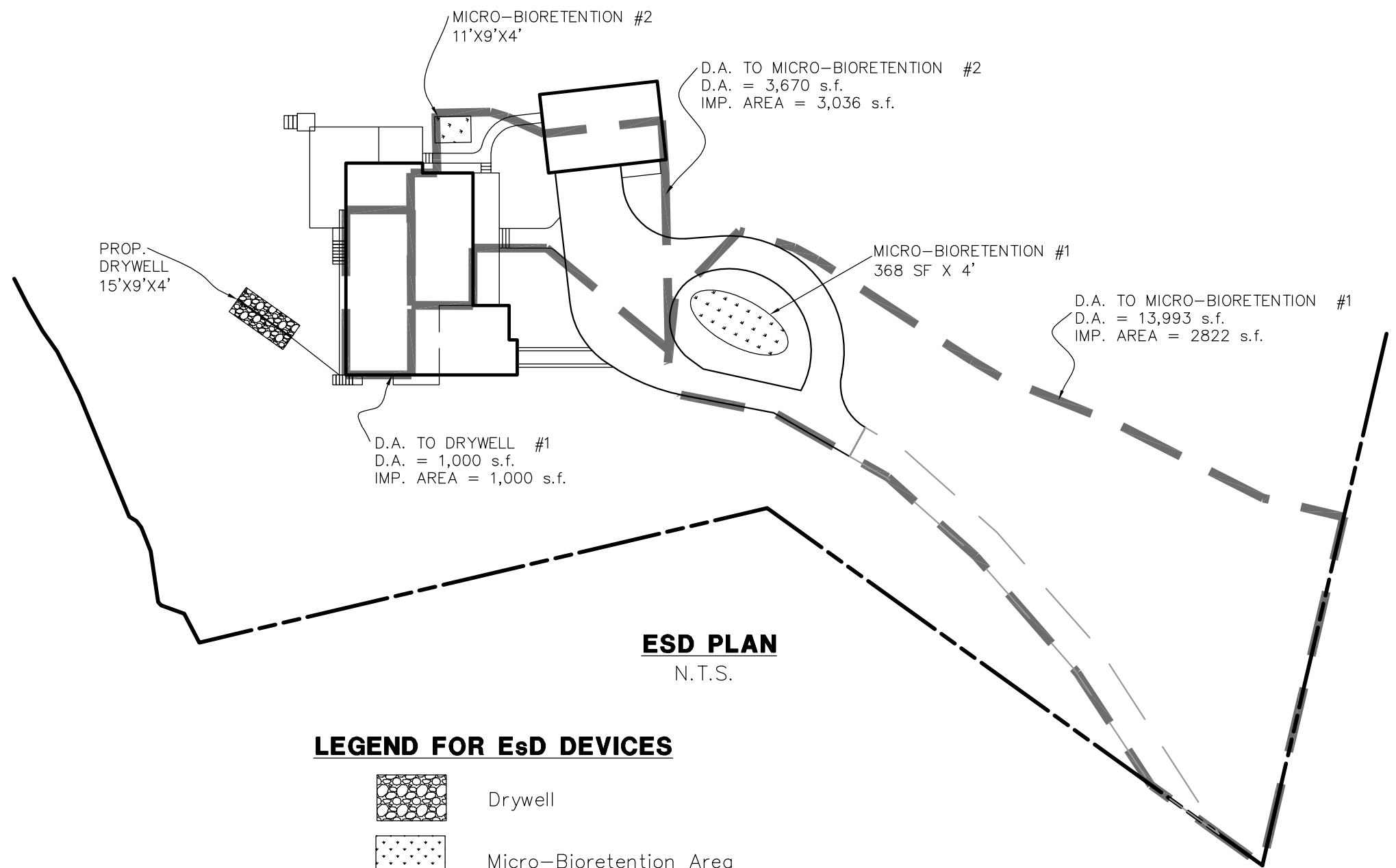
PLANT LIST FOR MICRO-BIORETENTIONS

SYMBOL	COMMON NAME	BOTANICAL NAME	MBR #1 QTY.	MBR #2 QTY.
PV	SWITCH GRASS (P)	PANICUM VIRGATUM	15	4
LC	CARDINAL FLOWER	LOBELIA CARDINALIS	15	4
AI	SWAMP MILKWEED	ASCLEPIAS INCARNATA	7	2
IG	NIGRA INKBERRY	ILEX GLABRA NIGRA	4	1

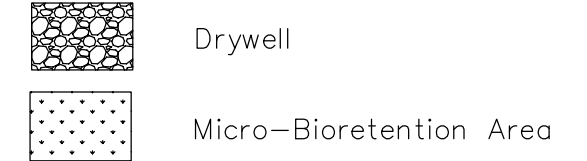
OR COUNTY EQUIVALENT

BUFFER MODIFICATION AREA LOT COVERAGE TABULATIONS.

EX. LOT COVERAGE WITHIN 100' BUFFER: 2,309 sf
PROP. LOT COVERAGE WITHIN 100' BUFFER: 688 sf
NEW LOT COVERAGE WITHIN 100' BUFFER: 916 sf - 2,309 sf = 0 sf OF NEW LOT COVERAGE IN BMA



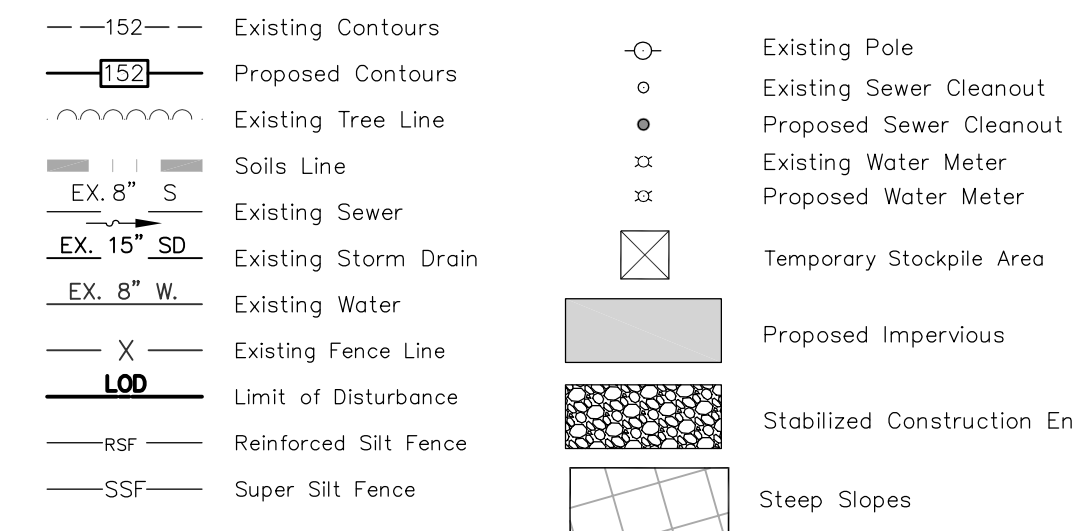
LEGEND FOR ESD DEVICES



NOTES

- THE LOCATIONS OF THE FEATURES SHOWN ON THE RESOURCE MAP HAVE NOT BEEN FIELD VERIFIED.
- THE ENVIRONMENTAL FEATURES WERE ASSESSED AND FIELD LOCATED BY A MARYLAND DEPARTMENT OF NATURAL RESOURCES "QUALIFIED PROFESSIONAL" WITH RESPECT TO THE VEGETATION AND FOREST COVER; AND BY A MARYLAND DEPARTMENT OF ENVIRONMENT "LISTED PROFESSIONAL" WITH RESPECT TO POSSIBLE WETLANDS AND STREAM DETERMINATION.
- THERE ARE NO NON-TIDAL WETLANDS ON SITE.
- THIS SITE IS NOT LOCATED IN A BOG OR CONTRIBUTING AREA TO A BOG.
- THERE ARE NO SPECIMEN TREES ON SITE.
- THERE ARE NO SLOPES GREATER THAN 15%.
- WATER - PLANNED SERVICE - MAP W-7 BROADNECK
- SEWER - PLANNED SERVICE - MAP S-7 BROADNECK
- THIS SITE IS NOT LOCATED ON A SCENIC OR HISTORIC ROAD.
- THIS SITE IS WITHIN THE CRITICAL AREA. (LDA)
- THIS SITE LIES WITHIN ZONE X ON FEMA MAPS NUMBERED 24003C0233F DATED FEBRUARY 18, 2015 AND 24003C234F DATED FEBRUARY 18, 2015.

LEGEND



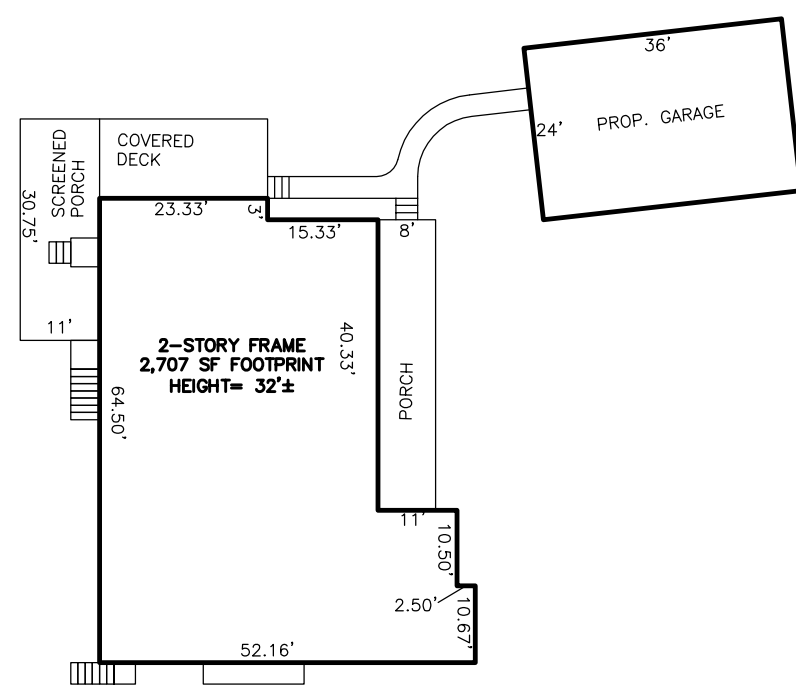
SOIL CLASSIFICATION CHART

SYMBOL	NAME	HYDROLOGICAL SOIL TYPE
AsE	ANNAPOLIS FINE SANDY LOAM	C
CRD	COLLINGTON AND ANNAPOLIS SOILS	B

TOTAL SITE AREA		2.39 AC.
A	0.00 AC.	
B	1.42 AC.	
C	0.97 AC.	
D	0.00 AC.	
EX. IMPERVIOUS AREA		0.17 AC.
PROP. IMPERVIOUS AREA		0.23 AC.
RATIO OF EX. IMPERVIOUS TO TOTAL SITE AREA		7.11%
RATIO OF PROP. IMPERVIOUS TO TOTAL SITE AREA		9.62%

HOUSE DIMENSIONS

SCALE: 1"=30'
HEIGHT: 32'+/-



ANAREX, INC
CIVIL ENGINEERING SERVICES
LAND SURVEYING
303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901
Fax: 410-987-0589
www.anarex.com

**SHEET 1 of 1
VARIANCE PLAN
STEELE PROPERTY**

OWNER/DEVELOPER:

RONALD AND BONNIE STEELE
1 POINTLESS FOREST TRAIL
ANNAPOLIS, MD 21046
CONTACT PERSON: RONALD STEELE
(P) 410-948-3305
(E) CHESSIEHOMESLLO@GMAIL.COM

312 BOXWOOD GROVE LANE, ANNAPOLIS, MD 21403

GP# TAX ACCOUNT# 02-000-03349500

FPM MAP 051H BLOCK 20 PARCEL 297

DATE: AUGUST, 2022 ZONING: RLD ZIP CODE: 21403

SECOND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND