

Request for Variance

We, David and Patricia Jackson, the owners of the property at 1754 Severn Forest Drive, Annapolis MD 21401, request a variance to construct a detached two car garage on our property.

The proposed garage will be 500 feet from water's edge of the Salt Works Creek. The total area of our lot is 5.19 acres. The area of the proposed garage is 0.018 acres. Thus the garage will cover 0.3% of the lot. However, an old wooden shed located within the proposed garage footprint is scheduled for demolition as part of the proposed project. The shed has a roof area of 0.0025 acres. Hence, the project will result in a net increase in roof area of only 0.0156 acres or 0.30%. We submit this is a very small increase in roof area.

Our lot is mostly woodlands with slopes in of 15% or greater. However, existing slope in the footprint of the proposed garage is only 6% and contains no trees. There are slopes of 15% within 25 ft of the proposed garage. Due to this I have been advised by the County Permit Dept. that a variance is required, even though the land with 15% or greater slope will not be disturbed during construction.

The new garage is needed to provide storage and covered parking. We own 2 automobiles, a pickup truck, a garden tractor, and a plethora of tools. Two automobiles and the recycling bin just barely fit into the existing garage. Tools are stored in the shed that is scheduled for demolition. The truck, tractor and some of the tools sit outside.

We need the truck not only for the many maintenance chores demanded by our 5 acres, but also for the weekly trash and recycling pickup. Our home is on a county road, but we are required by the County to take our trash and recycling bins to a point over a quarter of a mile from our house. I do not know how we would be able to take out the trash and recycling and bring back the empty bins without using the truck.

The proposed garage will have minimal visual impact. It will not be visible from Severn Forest Dr and just barely visible from the Salt Works Creek. Only one neighbor will be able to see the garage.

Accordingly, we respectfully request the County to grant us the proposed variance.



David B Jackson
Jan. 3, 2024

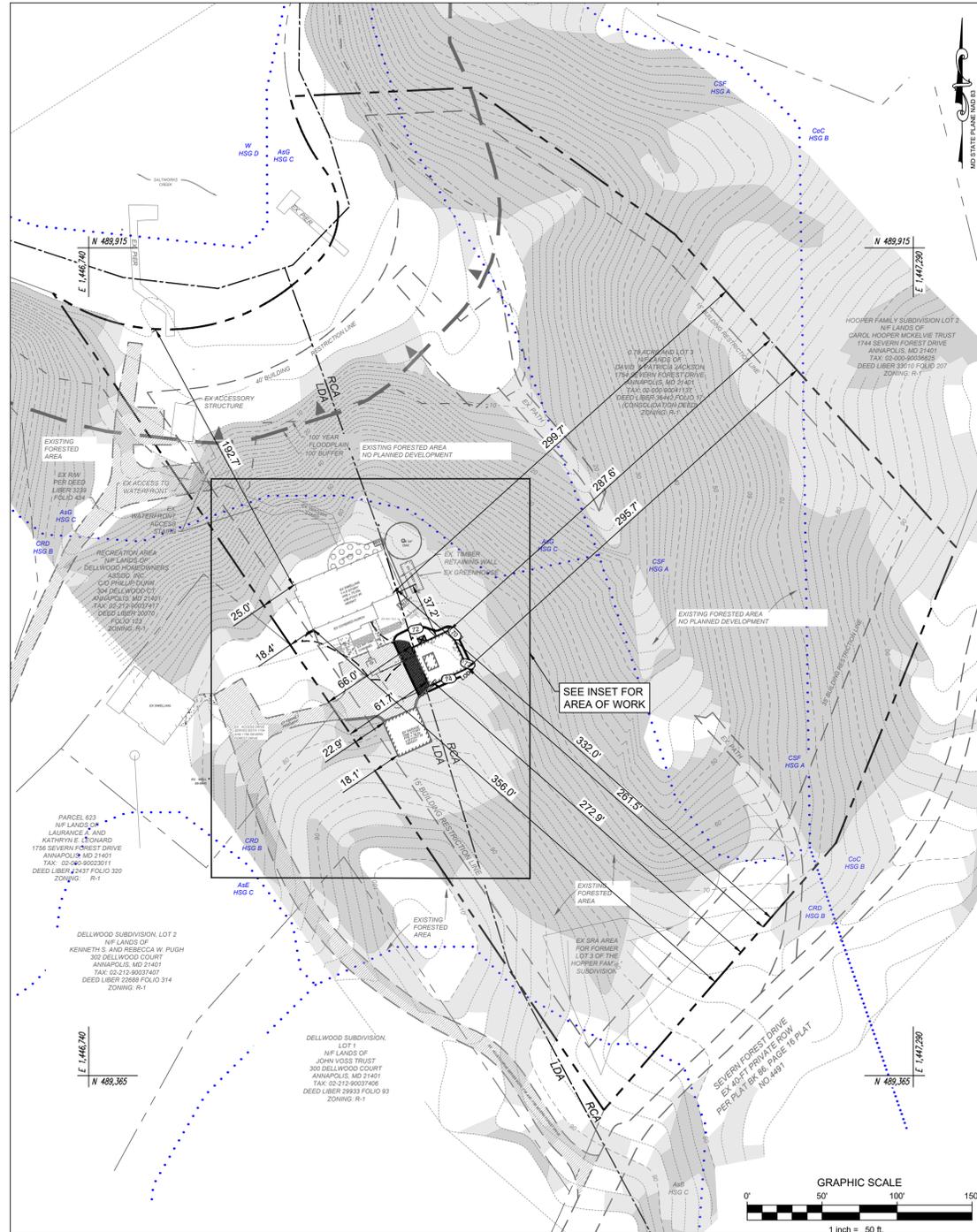
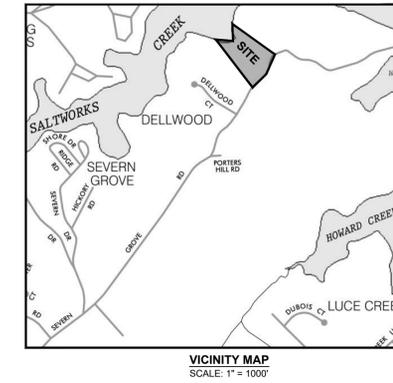


Patricia K Jackson

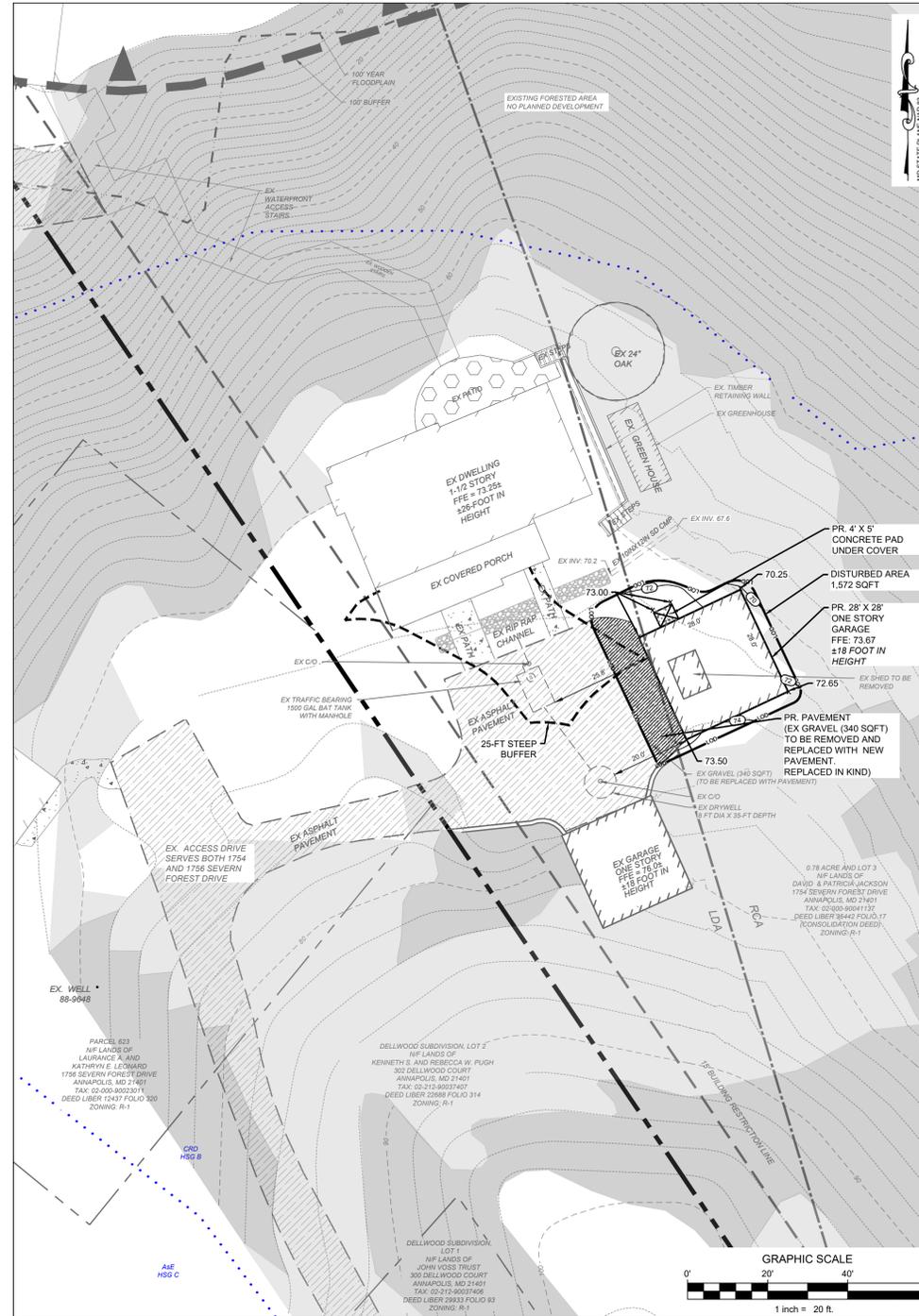
EXISTING IMPERVIOUS COVERAGE TABULATIONS		
COVERAGE DESCRIPTION	LDA AREA (SQUARE FEET)	RCA AREA (SQUARE FEET)
SINGLE FAMILY DWELLING	2,327	0
DETACHED GARAGE	576	0
ACCESSORY STRUCTURES (SHED/ GREENHOUSE)	352	252
WALKWAYS AND STEPS	1,498	56
PAVED DRIVEWAY	1,983	0
GRAVEL PATH	325	6,112
TOTAL COVERAGE:	7,061	6,420
TOTAL SITE AREA	226,076 SQUARE FEET	
% LOT COVERAGE	3.1	2.8

OVERALL IMPERVIOUS COVERAGE CALCULATIONS		
	ACRES	SQUARE FEET
TOTAL SITE AREA:	5.19	226,076
IMPERVIOUS COVERAGES:		
EXISTING COVERAGE:	0.31	13,481
PROPOSED COVERAGE (LDA)	0.001	
ADDITIONAL	0.0006	25
TO BE REMOVED	0.0003	15
PROPOSED COVERAGE (RCA)	0.017	
ADDITIONAL	0.0180	805
TO BE REMOVED	0.0020	80
RESULTANT COVERAGE (LDA & RCA):	0.017	735
RESULTANT COVERAGE TOTAL:	0.326	14,216
ALLOWED COVERAGE PER §17-8-402(b)(1):	0.778	33,911
ALLOWED COVERAGE NOT UTILIZED:	0.452	19,695
RATIO OF COVERAGE TO TOTAL AREA		
ALLOWED PER §17-8-402(b)(1)	15.0 %	
EXISTING CONDITION:	5.96 %	
PROPOSED CONDITION:	6.29 %	

R1 (RESIDENTIAL DISTRICT) ZONING BULK REGULATIONS		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000 SQUARE FEET	226,076 SQUARE FEET
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	CRITICAL AREA COVERAGE LIMITS PER CODE §17-8-402 APPLY (15%)	6.3% (UNDER PROPOSED CONDITION)
MINIMUM WIDTH AT FRONT BUILDING RESTRICTION LINE: FROM REAR LOT LINE FOR WATERFRONT LOTS	125 FEET	200 FEET±
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES:		
FRONT LOT LINE	40 FEET	192 FEET±
REAR LOT LINE	35 FEET	332 FEET±
SIDE LOT LINES	15 FEET	18 FEET±
MINIMUM SETBACKS FOR ACCESSORY STRUCTURES OTHER THAN SHEDS THAT DO NOT EXCEED 64 SQUARE FEET IN AREA AND EIGHT FEET IN HEIGHT:		
FRONT LOT LINE	50 FEET	NONE PROPOSED
SIDE AND REAR LOT LINE	15 FEET	NONE PROPOSED
MAXIMUM HEIGHT LIMITATIONS:		
PRINCIPAL STRUCTURES	45 FEET	26 FEET ±
MAXIMUM NET DENSITY:		
IF NOT SERVED BY PUBLIC SEWER	ONE DWELLING PER 40,000 SQUARE FEET	



LOCATION PLAN - OVERALL
SCALE: 1" = 50'



ENLARGED VIEW - AREA OF WORK
SCALE: 1" = 20'

INFORMATION STATEMENT

- | | |
|--------------------------------------|--|
| 1A. OWNER/DEVELOPER
DAVID JACKSON | 1B. DESIGN CONSULTANT
MCCRONE
C/O MEGAN GORDON-GOLDSTEIN, P.E.
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21401
(908) 656-1890
DAVID@MCCRONEENGINEERING.COM |
|--------------------------------------|--|

GENERAL NOTES

- PROPERTY ADDRESS: 1754 SEVERN FOREST DRIVE ANNAPOLIS, MARYLAND 21401
- TAX ACCOUNT NUMBER: 02 - 000 - 90041137
- DEED: DEED LIBER 36442 FOLIO 17 AND LOT MERGER AGREEMENT LIBER 39106 FOLIO 115
- PROPERTY SITE AREA: 226,076± SQ. FT. OR 5.19 AC. ±
- EXISTING ZONING: R1 RESIDENTIAL
- DATUM
THE COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNET GPS AND VIRTUAL REFERENCE STATION SYSTEM (VRS). BENCHMARK DATA (MARYLAND STATE PLANE NAD 83 - NAVD88)
- BOUNDARY
THE BOUNDARY LINES SHOWN HEREON ARE FROM THE BEST AVAILABLE STATE GIS RECORDS.
- TOPOGRAPHY
THE TOPOGRAPHY SHOWN WITHIN THE PROPERTY BOUNDARY IS BASED UPON TWO FIELD RUN SURVEYS BY MCCRONE FROM APRIL 2021 AND FROM NOVEMBER 2023. THE FIELD RUN TOPOGRAPHY IS SUPPLEMENTED WITH ANNE ARUNDEL COUNTY 2-FOOT CONTOURS BEYOND THE SUBJECT PROPERTY BOUNDARY LINE AS NECESSARY.
- LOCATION
THE LOCATION SHOWN HEREON IS BASED UPON A FIELD-RUN SURVEY PERFORMED BY MCCRONE IN APRIL 2021.
- CRITICAL AREA
THE PROPERTY IS LOCATED WITHIN IN THE CRITICAL AREA WITH A DUAL DESIGNATION INCLUDING LIMITED DEVELOPMENT AREA (LDA) AND RESOURCE CONSERVATION AREA (RCA).
- CRITICAL AREA BUFFER
THE CRITICAL AREA BUFFER IN THE VICINITY OF THE SITE IS CLASSIFIED AS "MODIFIED BUFFER" ACCORDING TO ANNE ARUNDEL COUNTY PLANNING AND ZONING RECORDS. § 18-13-104 (c) OF THE COUNTY CODE ESTABLISHES THE BUFFER AS 100' FROM THE MEAN HIGH WATER LINE WITHOUT ANY BUFFER EXPANSION.
- WETLANDS
COUNTY GIS INDICATES THE PRESENCE OF WETLAND NEAREST THE SALTWORKS CREEK SHORELINE. WITHIN THE CRITICAL AREA BUFFER, THE WETLAND AND ASSOCIATED WETLAND BUFFER ARE NOT WITHIN THE BOUNDS OF THE PROPOSED GARAGE.
- BOG PROTECTION AREA
THERE ARE NO BOG AREAS LOCATED ON THE SITE.
- FEMA FLOODPLAIN
PER 240030165F MAP EFFECTIVE 2/17/2015, THE SITE IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD, WITH AREAS NEAREST THE SHORELINE INCLUDING MOST OF THE CRITICAL AREA BUFFER IN ZONE AE. THE PROPOSED ADDITION IS NOT WITHIN ANY FLOODPLAIN.
- STEEP SLOPES
THE SITE IS EMBURGERED WITH STEEP SLOPES GREATER THAN 15%.
- UTILITIES
WATER SERVICE: PRIVATE WELL
SEWER SERVICE: PRIVATE SEWER

LEGEND	
EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
BUILDING/GARAGE OUTLINE	---
STORM DRAIN	---
ACCESS DRIVEWAY	---
TREES > 12" IN DIAMETER	○ 22" TREE
CRITICAL AREA 100' BUFFER	---
CRITICAL AREA DESIGNATION	---
100-YEAR FLOODPLAIN BOUNDARY	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
SOIL TYPE BOUNDARY	---
SOIL TYPE & HYDROLOGIC SOIL GROUP	Uz HSG D
SLOPES OF 15-25%	---
SLOPES ≥ 25%	---
25' STEEP SLOPE BUFFER	---

REVISIONS	
REV. #	DATE

MCCRONE
ENGINEERS • SURVEYORS • PLANNERS
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • DELAWARE

DATE: FEBRUARY 2024
JOB NUMBER: C2230092
SCALE: AS SHOWN
DRAWN BY: SNK
DESIGNED BY: TML
APPROVED BY: MGG

FOR:
JACKSON PROPERTY
1754 SEVERN FOREST DRIVE ANNAPOLIS, MD 21401
2ND DISTRICT, ANNE ARUNDEL COUNTY
TAX MAP 45, GRID 9, PARCEL 86
PREPARED FOR: DAVID JACKSON

SHEET NO.: 1 OF 1

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
45	86	9		

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Tax ID: 2-000-90041137

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

Project location/Address 1754 Severn Forest Drive

City Annapolis Zip 21401

Local case number

Applicant: Last name Jackson First name David

Company - N/A -

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 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:

Construction will be to remove an existing shed & install a new 28-ft x 28-ft garage and pavement apron. There is no disturbance to wooded/forested areas.

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input 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		Acres	Sq Ft
IDA Area	-N/A -	-N/A -	Total Disturbed Area	- 0.036 -	1,572
LDA Area	0.78	33,783			
RCA Area	4.41	192,293	# of Lots Created Existing Lot		
Total Area	5.19	226,076		No new Parcel\ Lot created	

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	4.88	212,595	Existing Lot Coverage	0.31	13,481
Created Forest/Woodland/Trees	-N/A-	-N/A-	New Lot Coverage	0.02	830
Removed Forest/Woodland/Trees	-N/A-	-N/A-	Removed Lot Coverage	0.002	95
			Total Lot Coverage	0.33	14,216

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	- 0 -	- 0 -	Buffer Forest Clearing	- 0 -	- 0 -
Non-Buffer Disturbance	- 0.036 -	1,572	Mitigation	- 0 -	- 0 -

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

1754 SEVERN FOREST DRIVE

CRITICAL AREA REPORT

Prepared For:

David Jackson

1754 Severn Forest Drive,
Annapolis, MD 21401

McCrone Job #C2230092

- ◆ Engineering
- ◆ Environmental Sciences
- ◆ Construction Services
- ◆ Land Planning & Surveying

Prepared by:

Thomas Lanyon

McCRONE

20 Ridgely Avenue
Annapolis, MD 21401

February 2024

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- 2 CRITICAL AREA REPORT NARRATIVE
- 3 APPENDIX

I PROJECT NOTIFICATION APPLICATION FORM

CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

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FOR RESUBMITTAL ONLY

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- Redesign
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Company - N/A -

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| 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"/> |
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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

Revised 12/14/2006

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Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

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Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
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Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
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of Lots Created Existing Lot
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VARIANCE INFORMATION (Check all that apply)

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Buffer Disturbance	- 0 -	- 0 -	Buffer Forest Clearing	- 0 -	- 0 -
Non-Buffer Disturbance	- 0.036 -	1,572	Mitigation	- 0 -	- 0 -

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

Revised 12/14/2006

2 CRITICAL AREA REPORT NARRATIVE

Introduction

The subject property is located at 1754 Severn Forest Drive Annapolis, Maryland 21401 as shown in Anne Arundel County as Parcel 86 and Former Lot 3 of the Hopper Family Subdivision, Tax Map 45 , Block 9. (Refer to Lot Merger Agreement Liber 39106 Folio 115). The site consists of ±226,076 square feet (5.19 acres) of land and is zoned R-1 residential.

Critical Area Classification

The site is located within the Chesapeake Bay Critical Area (CBCA). The critical area designation of the site is classified as Limited Development Area (LDA), which is 15% of the site, and as Resource Conservation Area (RCA), which is 85% of the site.

Existing Description and Features

The property is improved with a single-family residential dwelling with an access egress to the site, accessory structures, paved parking area, access stairs to the waterfront, and is on a private well and septic system. The existing egress is a common shared access from Severn Forest Drive, a public road. This access is located within the abutting Dellwood Subdivision. All existing improvements will remain, except for a shed that is being replaced with the proposed garage within an existing area not wooded.

The site includes approximately 192,293 square feet (4.88 acres) (94% of the site) of contiguous wooded area and is encumbered with steep slopes greater than 15 percent. This is typical for the neighboring and adjacent lots. Due to the environmental constraints such as steep slopes, any improvements are limited. The existing improved development is within areas that are not wooded. Thus, no clearing is proposed.

Soil

The property's runoff drains to Salt Work Creek. Soils survey for the property consist of Annapolis fine sandy loam (2 to 5 percent slopes) (AsB), Annapolis fine sandy loam (40 to 80 percent slopes) (AsG), Collington and Annapolis Soils (10 to 15 percent) (CRD), and Collington, and Wist and Westohalia Soils (25 to 40 percent) (CSF). These soils are not considered hydric (having a high water table) or highly erodible (having an erodibility factor of greater than 0.35).

Proposed Description and Features

The applicant is seeking a variance to remove an existing shed and construct a new garage within its place within steep slopes and their buffers, and within critical area designation of LDA and RCA. The proposed disturbance is 1,572 square feet (0.04 acres). There is not clearing of woodlands proposed.

Potential impact and mitigation

The location of the proposed garage has been chosen to minimize the impact on the environment. Stormwater management, if required, shall be provided to mitigate all new impervious surfaces. The impervious area and clearing is significantly less than the maximum limitations in the critical area overlay areas.

There will be no negative impact to the environment.

Wildlife

Wildlife observed during the site visit included common birds and gray squirrels.

Critical Area Tabulation

Critical Area Data

Total Site Area	226,076 sq ft	5.19 ac
LDA site Area	33,783 sq ft	0.78 ac
RCA Site Area	192,293 sq ft	4.41 ac
Existing Coverage within the LDA	7,061 sq ft	0.16 ac
% Lot Coverage within LDA		3.1%
Existing Coverage within the RCA	6,420 sq ft	0.15 ac
% Lot Coverage within RCA		2.8%
Existing Woodland	212,595 sq ft	4.88 ac
Proposed Coverage within (LDA)	25 sq ft	0.001 ac
Proposed Coverage within (RCA)	805 sq ft	0.02 ac
Allowed Coverage per 17-8-402 (b)(1) (Allowed: 15% of site)	33,911 sq ft	0.78 ac
Existing Coverage		5.96%
Proposed Coverage		6.29%
Proposed Clearing		0.00 sq ft

Site Investigation

The site investigation for this critical area report was conducted by Thomas Lanyon of McCrone in December of 2023.

3 APPENDIX

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 - 000 Account Number - 90041137

Owner Information

Owner Name: JACKSON DAVID BRADLEY Use: RESIDENTIAL
 HUNTER JACKSON PATRICIA KAY Principal Residence: YES
 Mailing Address: 1754 SEVERN FOREST DRIVE Deed Reference: /35496/ 00396
 ANNAPOLIS MD 21401-

Location & Structure Information

Premises Address: 1754 SEVERN FOREST DR Legal Description: LOT 3 & .78 ACRE
 ANNAPOLIS 21401-0000 1754 SEVERN FOREST DR
 Waterfront SEVERN FOREST

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0045 0009 0086 2230050.02 000 3 2023 Plat Ref: 0232/ 0408

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1991	2,310 SF	450 SF	5.1900 AC	

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT FRAME/6	3 full	1 Detached	

Value Information

	Base Value	Value		
		As of 01/01/2023	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
Land:	907,000	1,363,000		
Improvements	530,000	667,400		
Total:	1,437,000	2,030,400	1,634,800	1,832,600
Preferential Land:	0	0		

Transfer Information

Seller: JACKSON DAVID B TRUSTEE	Date: 10/28/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /35496/ 00396	Deed2:
Seller: JACKSON DAVID B	Date: 01/16/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32814/ 00066	Deed2:
Seller: JACKSON DAVID B	Date: 01/16/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32814/ 00061	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/19/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

THIS DEED

Anne Arundel Cty Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$5,750.00
TOTAL	\$5,810.00
SAP CGC	
Mar 30, 2021	09:12 am

02-000-90251954 and 02-000-90251954
Tax Account No./Parcel Identifier

Made this 12th day of February, 2021, by and between

Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999

party(ies) of the first part, and

David Bradley Jackson and Patricia Kay Hunter Jackson, as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns

party(ies) of the second part:

WITNESSETH, that in consideration of the sum of One Million One Hundred Fifty Thousand And No/100 Dollars (\$1,150,000.00) receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns all that property situate in Anne Arundel County, State of Maryland, described as:

All that lot of ground situate and lying in Anne Arundel County, State of Maryland, and described as follows that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 3, as shown on the Plat Entitled "Plat 2 of 2 Amended Plat - HOOPER FAMILY SUBDIVISION - Lots 3 and 4" as recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 367 page 16 at Plat No. 18892.

Being part of the same lot of ground which by deed dated February 15, 2000 and recorded February 22, 2000 among the Land Records of Anne Arundel County, Maryland in Liber RPD 9639 folio 690 was granted and conveyed by Madeline Cadwell Hooper unto Madeline Cadwell Hooper, Trustee under The Madeline C. Hooper Living Trust dated May 24, 1999.

Being part of the same lot of ground which by deed dated May 15, 1970 and recorded June 8, 1970 among the Land Records of Anne Arundel County, Maryland in Liber 2345 folio 749 was granted and conveyed by Emily E. Cadle, Single, Trustee unto Madeline Cadwell Hooper.

Being also the same lot of ground which by deed dated May 15, 1970 and recorded June 8, 1970 among the Land Records of Anne Arundel County, Maryland in Liber 2345 folio 746 was granted and conveyed by Vivien Marguerite Cadwell, widow and Madeline Cadwell Hooper, under the Last Will and Testament of Cardiff L. Cadwell, deceased; Zenus B. Hooper, husband of Madeline Cadwell Hooper unto Emily E. Cadle, single, Trustee.

Tax/Map ID(s): 02-000-90251954

Being commonly known as 1748 Severn Forest Drive, Annapolis, Maryland 21401

which has an address of 1748 Severn Forest Dr, Annapolis, MD 21401

SUBJECT to covenants, easements and restrictions of record.

ACCT. 02-000-90251954
ALL LIENS ARE PAID AS
OF 03-12-2021 A.A. COUNTY
BY: LO

Deed
MDD1019.doc / Updated: 05.14.20

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Printed: 02.10.21 @ 02:02 PM by
MD-CT-FLTE-07113.265040-MDE21002256

Anne Arundel Cty Finance Office
County Transfer Tax \$11,500.00
County Recordation Tax \$8,050.00
03/12/2021 12:39 PM LO

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0017, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple, as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns.

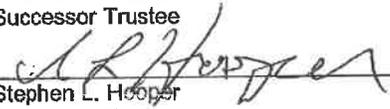
AND the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WITNESS:

Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999

BY: _____
Carol H. McKelvie
Successor Trustee

BY: 
Stephen L. Hooper
Successor Trustee

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0018, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple, as tenants by the entireties, the survivor of them, and unto the survivor's personal representatives, heirs, and assigns.

AND the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WITNESS:

Stephen L. Hooper and Carol H. McKelvie, Successor Trustees under The Madeline C. Hooper Living Trust dated May 24, 1999

BY: Carol H. McKelvie
Carol H. McKelvie
Successor Trustee

BY: _____
Stephen L. Hooper
Successor Trustee

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0019, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

STATE OF MARYLAND
COUNTY OF Anne Arundel, to wit:

I hereby certify that on this 12th day of February, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Stephen L. Hooper Co-Successor Trustee under "The Madeline C. Hooper Living Trust dated May 24, 1999, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amy T. Voight

Notary Public
My Commission Expires:



[SEAL]

STATE OF MARYLAND
COUNTY OF Anne Arundel, to wit:

I hereby certify that on this 12th day of February, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Carol H. McKelvie, Co-Successor Trustee under "The Madeline C. Hooper Living Trust dated May 24, 1999, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Daniel J. Collins

Notary Public
My Commission Expires:



[SEAL]

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Daniel J. Collins

Daniel J. Collins, Esq.

Grantors' Address:
Grantees' Address: 1748 Severn Forest Dr, Annapolis, MD 21401
Title Insurer: Chicago Title Insurance Company

File No.: MDE21002256

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0020, MSA_CE59_36884, Date available 04/06/2021. Printed 01/02/2024.

DEED
(continued)

REMIT TO:
Liberty Title and Escrow Company
3168 Braverton Street, Suite 400
Edgewater, MD 21037

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0021, MSA_CE59_36884, Date available 04/06/2021. Printed 01/02/2024.

Deed
MDD1019.doc / Updated: 05.14.20

Page 4

Printed: 02.10.21 @ 02:02 PM by
MD-CT-FLTE-07113.285040-MDE21002256

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Madeline C. Hooper Living Trust dated May 24, 1999

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1748 Severn Forest Dr, Annapolis, MD 21401

3. Reasons for Exemption

Resident Status [] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[X] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 1.21 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

The Madeline C. Hooper Living Trust dated May 24, 1999

Name of Entity

By

Stephen L. Hooper

Name

**Date

Successor Trustee

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0022, MSA_CE59_36884, Date available 04/06/2021. Printed 01/02/2024.

MARYLAND FORM

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

WH-AR

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Madeline C. Hooper Living Trust dated May 24, 1999

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1748 Severn Forest Dr, Annapolis, MD 21401

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness _____ Name _____ **Date _____
Signature _____

3b. Entity Transferors

Witness/Attest _____
Name of Entity The Madeline C. Hooper Living Trust dated May 24, 1999
By Carol H. McKelvie 02/11/2021
Name Carol H. McKelvie **Date _____
Successor Trustee _____
Title _____

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 36442, p. 0023, MSA_CE59_36884. Date available 04/06/2021. Printed 01/02/2024.

LOT MERGER AGREEMENT

THIS LOT MERGER AGREEMENT, is made this 17th day of August,

2022 by and between David Bradley Jackson & Patricia Kay Hunter Jackson, ("Property Owner"), and ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic of the State of Maryland, (the "County").

WHEREAS, Property Owner owns two or more contiguous lots located in a residential zoning district of the County and desires to use the lots to serve a single principal use, as provided in Subtitle 2, Title 4 of Article 18 of the Anne Arundel County Code (2005, amended) (the "Lot Merger Law"); and

WHEREAS, the Lot Merger Law requires contiguous residential lots serving a single principal use to be merged by agreement as a condition precedent to approval of a grading or building permit or resolution of an enforcement action under Article 17 of the County Code; and

WHEREAS, Property Owner has applied for Building or Grading Permit Number N/A or is resolving a enforcement action under Article 17, and intends this Agreement to satisfy the requirements of the Lot Merger Law.

NOW, WITNESSETH, THAT the County and Property Owner agree as follows:

- 1. The Property Owner and the County agree that the contiguous lots described as Lot 3 and .78 acres 1754 Severn Forest Drive and as more fully described in a deed from Stephen L. Hooper & Carol H. McKelvie, Successor Trustees under the Madeline C. Hooper Living Trust to David Bradley Jackson & Patricia Kay Hunter Jackson, dated February 12, 2021, and as more fully described in deed from David B. Jackson of the David B. Jackson Trust to David Bradley Jackson and Patricia Kay Hunter Jackson, and recorded among the Land Records of Anne Arundel County in Book 36442, Page 17 and Book 35496, Page 396 (the "Lots"), are subject to the terms and conditions of this Agreement.

LR - Agreement
Recording Fee 20.00
Name: jackson
Ref:
LR - Agreement
Supplement 40.00
SubTotal: 60.00
Total: 60.00
09/12/2022 08:19
CC02-WO
#16597368 CC0501 -
Anne Arundel
County/CC05 01.08 -
Printer 08

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0115, MSA_CE59_39548. Date available 09/20/2022. Printed 01/02/2024.
09/02/22 09:53 AM C 0017 R 0001
Val #: 0001-036889 \$0.00
Agreement - Record, Tax - Exempt - Mail
Inst Type: Agreement

{00167284.DOC; 1}

Page 1 of 4

No Taxes Necessary
1.000 9-1-22
Controller [Nov. 2016]
Tax Division

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0116, MSA_CE59_39548, Date available 09/20/2022. Printed 01/02/2024.

2. Upon execution of this Agreement, the Lots shall be merged for the purpose of serving a single principle use. Hereafter the Lots shall be treated as a single lot for the purposes of Article 18 of the County Code and may not be unmerged except in compliance with the laws of Anne Arundel County.

3. This Agreement shall be recorded in the Land Records of Anne Arundel County at the expense of the Property Owner.

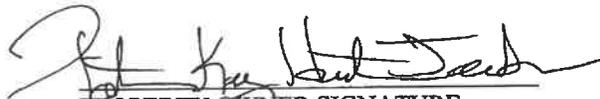
4. The terms of this Agreement shall constitute a covenant running with the land and said covenant shall be binding upon and inure to the benefit of the parties to this Agreement, their legal representatives, successors, and assigns.

5. Other than as provided herein, the merger of the Lots shall not affect the legal description or title to the Lots.

IN WITNESS WHEREOF, the parties do hereunto set their hands on the date and year first above written.


PROPERTY OWNER SIGNATURE

David Bradley Jackson
PRINT NAME


PROPERTY OWNER SIGNATURE

Patricia Kay Hunter Jackson
PRINT NAME

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 1 day of April, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0117, MSA_CE59_39548. Date available 09/20/2022. Printed 01/02/2024.

David Bradley Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Agreement and acknowledged that he/she executed the same for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



[Signature]

Notary Public

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 1 day of April, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Patricia Kay Hunter Jackson**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Agreement and acknowledged that he/she executed the same for the purposes therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



[Signature]

Notary Public

REVIEWED FOR FORM AND LEGAL SUFFICIENCY:

APPROVED FOR FORM AND LEGAL SUFFICIENCY
GREGORY J. SWAIN, COUNTY ATTORNEY

BY *[Signature]* Date 8/16/22

Lauren K. Troxell
Assistant County Attorney

ANNE ARUNDEL COUNTY, MARYLAND

By: SKZ
Steve Kaii-Ziegler, AICP,
Planning & Zoning Officer
for Steuart Pittman, County Executive

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 17th day of August, 2022, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **STEVE KAII-ZIEGLER, AICP**, Planning and Zoning Officer for **STEUART PITTMAN**, County Executive of Anne Arundel County, Maryland, a political subdivision of the State of Maryland, that he, on behalf of the County Executive, has been authorized to execute this Agreement for the purposes herein contained.

AS WITNESS my Hand and Notarial Seal.

CD
Notary Public



My commission expires:

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0118, MSA_CE59_39548. Date available 09/20/2022. Printed 01/02/2024.

State of Maryland Land Instrument Intake Sheet

Baltimore City County ANNE ARUNDEL
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

Form sections 1-11: 1 Type(s) of Instruments, 2 Conveyance Type Check Box, 3 Tax Exemptions, 4 Consideration and Tax Calculations, 5 Fees, 6 Description of Property, 7 Transferred From, 8 Transferred To, 9 Other Names to Be Indexed, 10 Contact/Mail Information, 11 Assessment Information. Includes tables for Consideration Amount, Finance Office Use Only, Fees, and Assessment Use Only.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39106, p. 0119, MSA_CE59_39548, Date available 09/20/2022, Printed 01/02/2024.

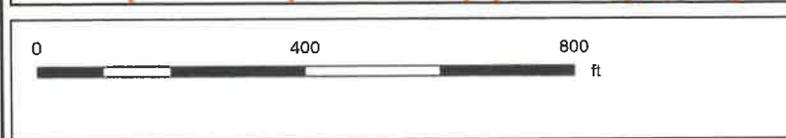
Space Reserved for County Validation



Legend

- Foundation
- Parcels
- City of Annapolis Parcels

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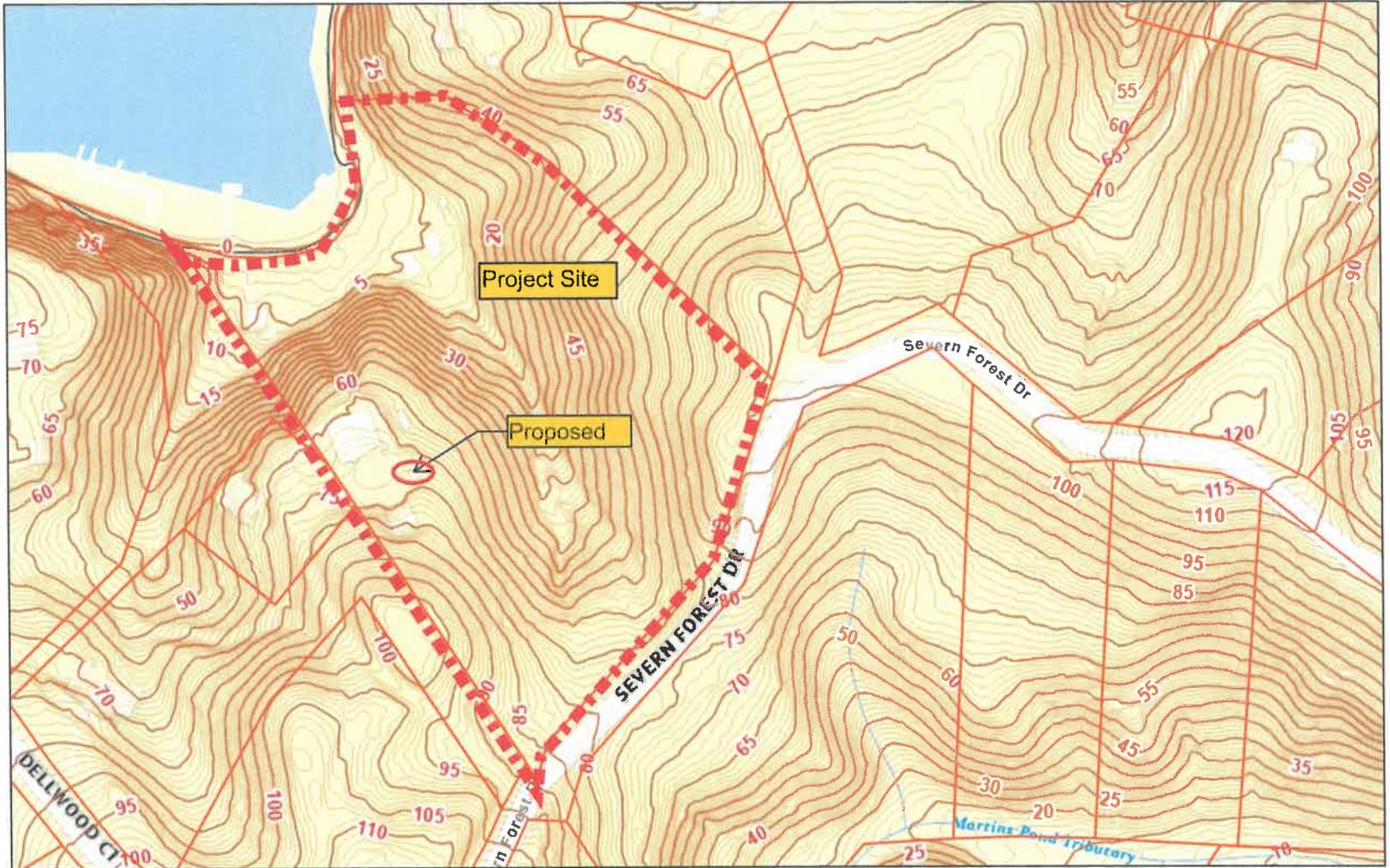


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Anne Arundel County Engineering Record Drawing and Monuments



1/3/2024, 11:21:58 AM

Topo_2020

Index

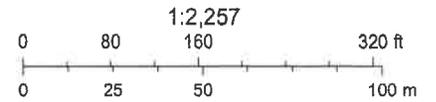
Intermediate

Local Road Label

Streams Label

County Boundary

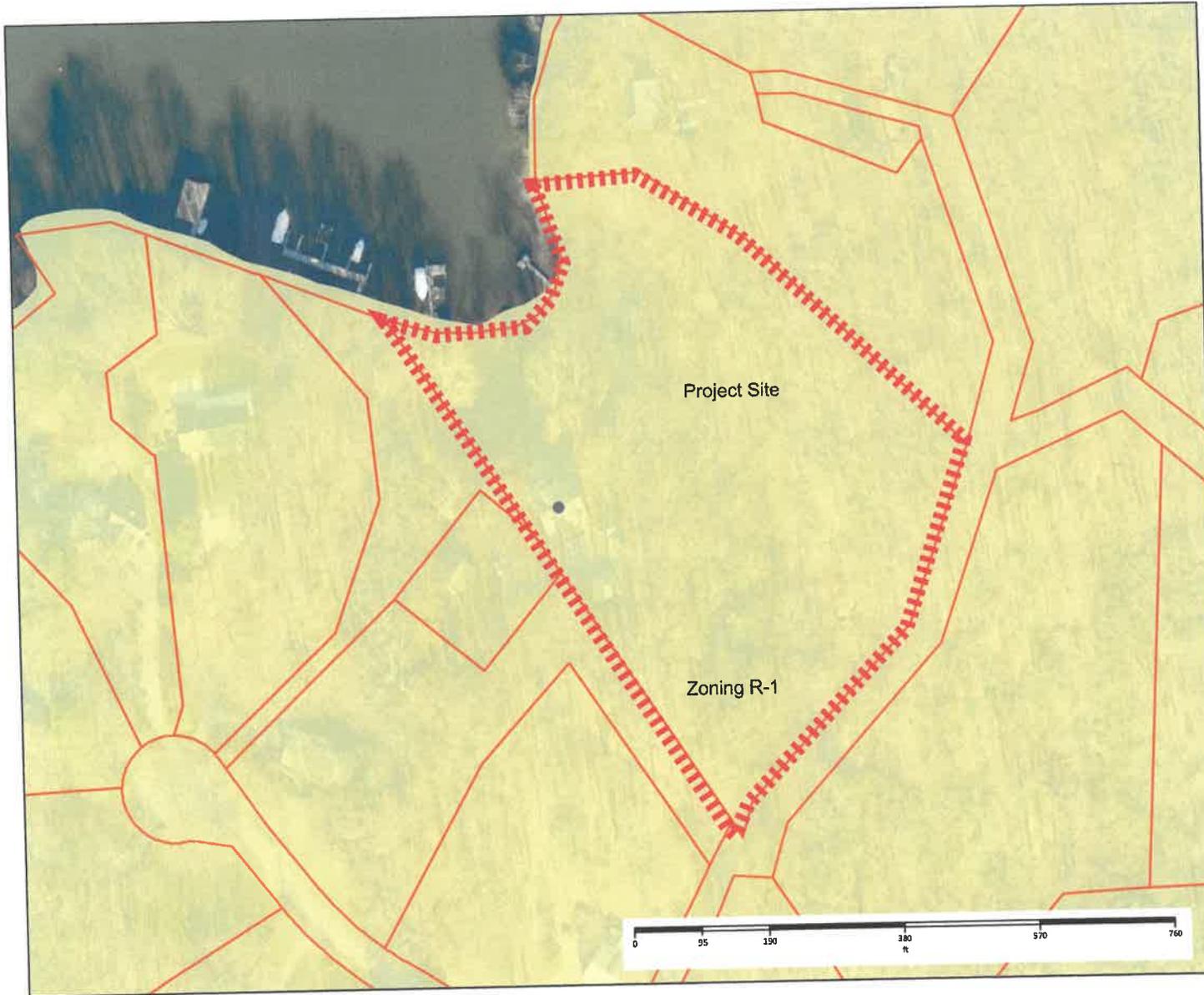
Parcels



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Anne Arundel County

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Ortho 2021

- Red: Red
- Green: Green
- Blue: Blue

Zoning

- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- MXD-E Mixed Use
- O-COR Odenton Core
- O-EOD East Odenton
- O-HIS Odenton Historic
- O-IND Odenton Industrial
- O-NOD North Odenton
- O-TSA Odenton Transition
- OS Open Space
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water

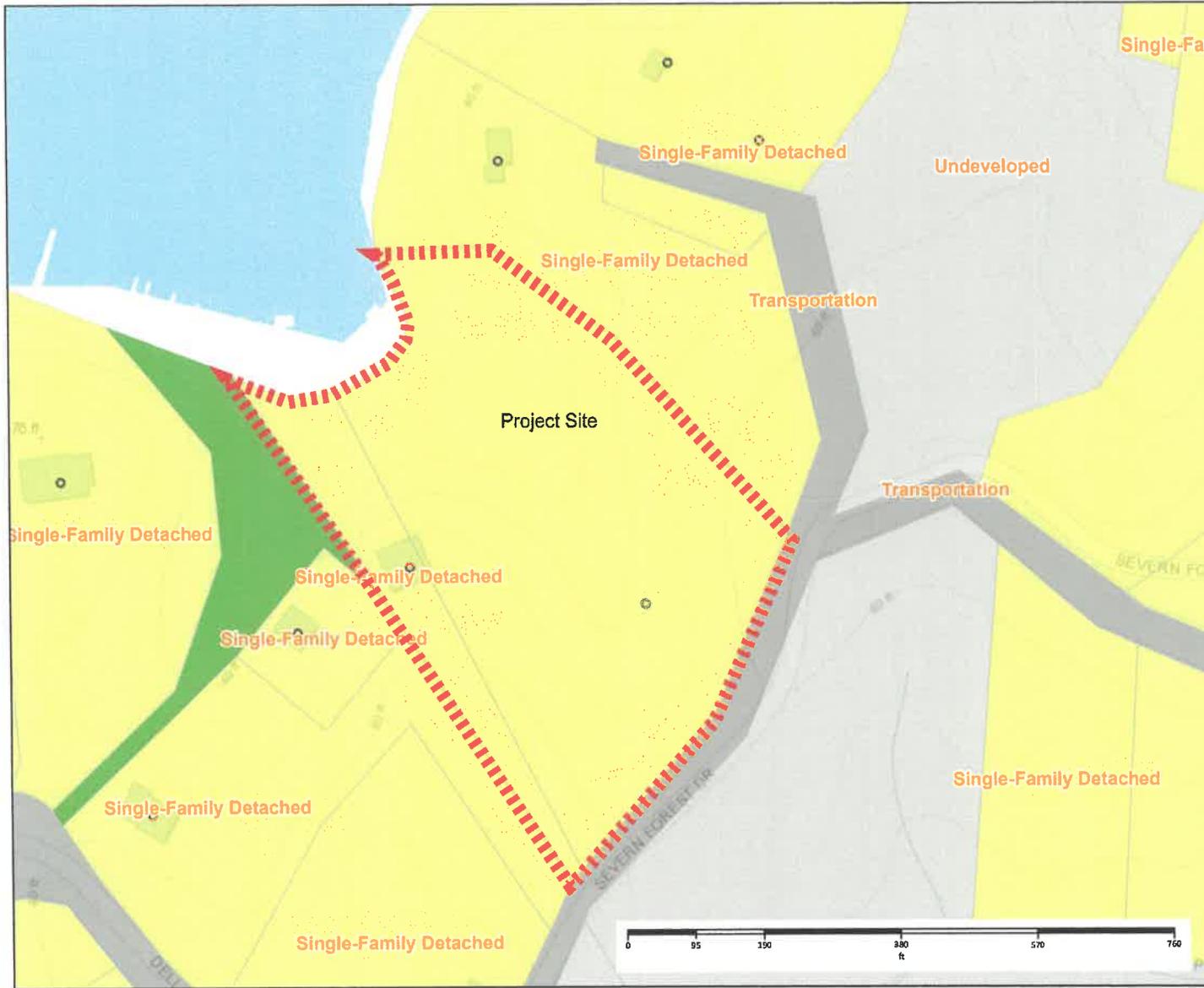
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Land Use and Zoning Map



Features

- Address Points
- 2017 Existing Land Use
- Agriculture
- City
- Industrial
- Marina
- Mixed Use
- Mobile Home Park
- Multi-Family Residential
- Natural Resource & Passive Park Lands
- Office
- Other Institutional
- Public Institutions
- Recreation and Entertainment
- Residential, Accessory
- Retail Commercial
- Service Commercial
- Single-Family Detached
- Single-Family Semi-Detached
- Townhouse Residential
- Transportation
- Undeveloped
- Utility

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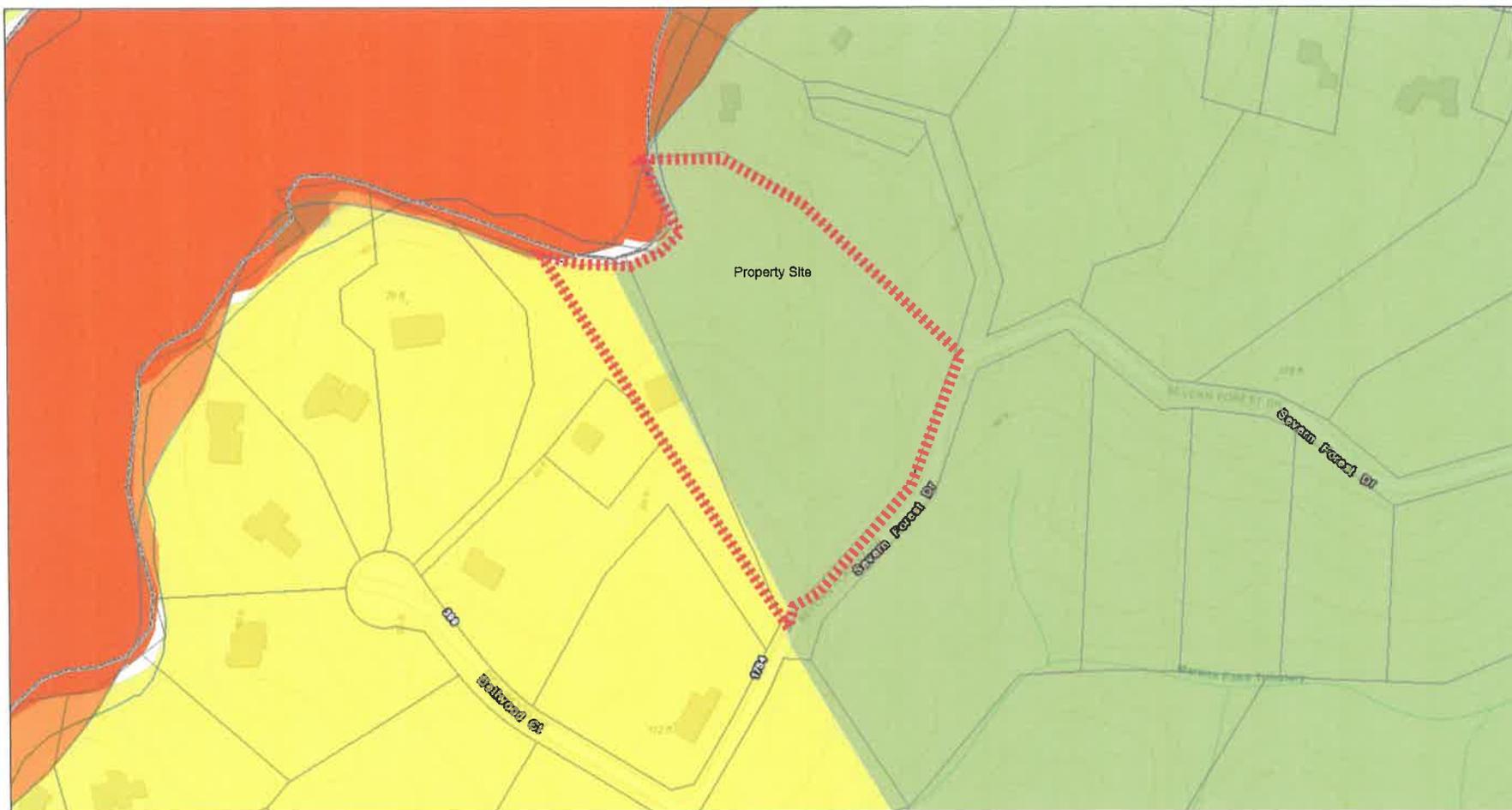
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Land Use and Zoning Map

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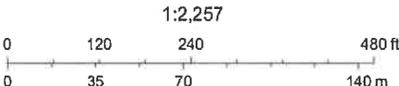
- World Transportation
- Parcel Boundaries
- County Boundaries - Generalized
- County Boundaries - Detailed
- Shoreline
- Tributary Strategy Basins
- Maryland Coastal Zone

- Chesapeake Bay Watershed
- 12 Digit Watersheds
- 8 Digit Watersheds
- Federal Watersheds - HUC 11
- Lakes - Detailed
- Rivers and Streams - Detailed
- Critical Areas Counties
- Corporate Limit

- Federal Lands
- Intensely Developed Area
- Limited Development Area
- Resource Conservation Area
- Wetland Area
- Wetlands - Linear - Special State Concern
- Wetlands - Polygon - Special State Concern

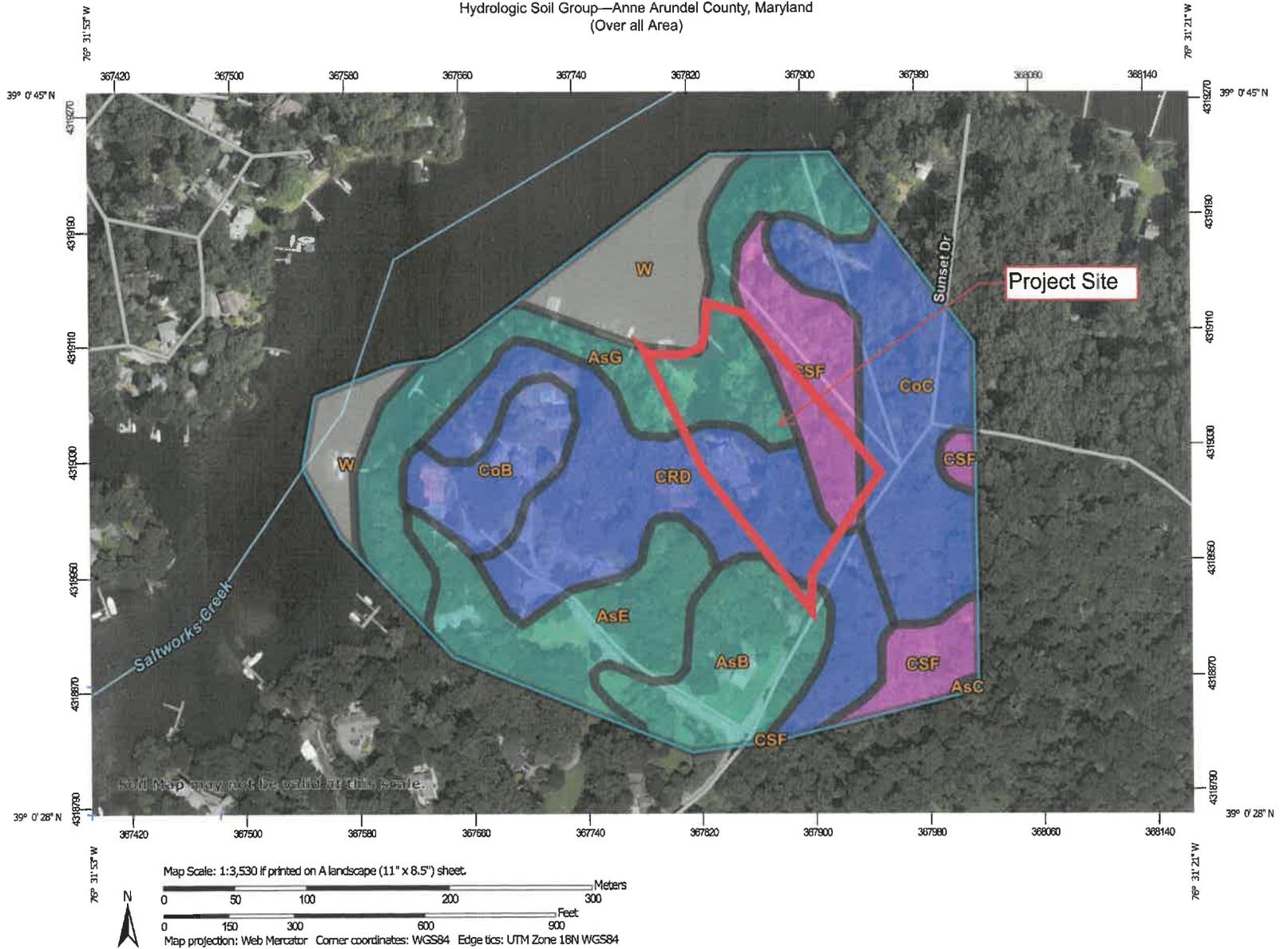
- Wetlands - National Wetlands Inventory
- Estuarine
- Lacustrine
- Marine
- Riverine
- Palustrine
- Wetlands - Linear - Department of Natural Resources
- Wetlands - Polygon - Department of Natural Resources
- Estuarine

- Lacustrine
- Marine
- Palustrine
- Riverine
- Wetlands - Linear - Department of Natural Resources
- Estuarine
- Palustrine
- Riverine



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Hydrologic Soil Group—Anne Arundel County, Maryland
(Over all Area)



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Annapolis fine sandy loam, 2 to 5 percent slopes	C	3.1	9.1%
AsC	Annapolis fine sandy loam, 5 to 10 percent slopes	C	0.0	0.1%
AsE	Annapolis fine sandy loam, 15 to 25 percent slopes	C	3.7	10.7%
AsG	Annapolis fine sandy loam, 40 to 80 percent slopes	C	5.9	17.2%
CoB	Collington-Wist complex, 2 to 5 percent slopes	B	1.9	5.6%
CoC	Collington-Wist complex, 5 to 10 percent slopes	B	5.1	14.9%
CRD	Collington and Annapolis soils, 10 to 15 percent slopes	B	7.4	21.4%
CSF	Collington, Wist, and Westphalia soils, 25 to 40 percent slopes	A	3.7	10.8%
W	Water		3.5	10.2%
Totals for Area of Interest			34.4	100.0%



Laurance Leonard, Jr.

1756 Severn Forest Drive

Annapolis, MD 21401

Jan. 10, 2024

To whom it may concern,

I do not object to the construction of the proposed garage on the Jackson's property next door at 1754 Severn Forest Dr.

A handwritten signature in cursive script, followed by the date "01/13/2024" written in a simple, blocky font.

Laurence Leonard, Jr.



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING January 2024

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE McCrone EMAIL tlanyon@mccrone-engineering.com

SITE LOCATION 1754 Severn Forest Drive (2024-0012-P) LOT SIZE 5.19 acres ZONING R1

CA DESIGNATION LDA/RCA BMA X or BUFFER APPLICATION TYPE CA Variance

Proposed removal of shed and construct a second detached garage measuring 28 feet by 28 feet on steep slopes.

Variances required to disturb slopes greater than 15%.

Previous variances 2016-0186-V, 2005-0414-V, and 2003-0523-V

COMMENTS

Zoning – Site Plan appears to be complete.

Critical Area Team - Case No. 2003-0523-V was granted to allow a dwelling addition with less setbacks and buffer than required and to allow a detached garage with less setbacks and with disturbance to slopes of 15% or greater. The dwelling was built but not the garage. Approval was also granted under Case No. 2005-0414-V to allow an extension in time for the previously approved variances. In 2016, Case 2016-0186-V was granted to allow the 24'X24' two car garage. These variances were granted for Parcel 86 which consisted of 33,783 square feet.

Since that time, the owners acquired the adjacent Lot 3 and merged it with Parcel 86 for a site equal to over 5 acres. Lot 3 could have been developed with a new single family home with all of the associated clearing and development. Instead, the applicant proposes to remove an existing shed and replace it with a 2 car garage thereby minimizing the development that could have occurred on Lot 3 as a separate site.

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.