

303 Najoles Road - Suite 114
Millersville, MD 21108

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

March, 2024

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

Re:

Lakeland Point
649 Lakeland Road S
Severna Park, MD 21146
T.M. 31 B. 2 P. 237

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance request is to Article 18-13-104 to allow disturbance within the expanded buffer and to Article 17-8-201 to allow disturbance of steep slopes in the critical area to facilitate removing existing improvements. The project is located at 649 Lakeland Road S in Severna Park, Maryland 21146. The site currently has an existing house, a detached pool, and a wraparound driveway. The proposed house will be relocated further away from the steep slopes and be not taller than the existing structure. The new structure will be 63' from the Lakeland Road right of way, 110' from the Northern property line, 50' from the southeastern property line and approximately 207' from the Mean High-Water line. In addition to the proposed house being moved further away from the steep slopes the amount of impervious coverage will decrease by roughly 1,670 s.f. By removing part of the driveway. The new house will also be connected to the public sewer and the existing private septic system will be abandoned. The redevelopment of this lot will also provide stormwater management where none exist today.

Explanation as required by Article 18, Section 16-305(b)

The exceptional topographical conditions of this lot cause implementation of the County's critical area program to cause unwarranted hardship on the property as without a variance, the applicant would be denied reasonable and significant use of the entire parcel. The proposed location is on the flattest part of the lot, which is an area of the lot that is already developed within the expanded buffer. In addition, the exceptional topographical conditions of this lot are clear as the buffer to tidal waters is only 100', but the topography on this lot expands the buffer more than twice the typical length, not

allowing any structure to be built within 250' of the shoreline. Literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas and will not confer special privilege onto the applicant that they do not possess now. These variance requests are not results of actions by the applicant and there has been no commencement of development before this application for a variance was filed and does not have any bearing or connection to building on neighboring properties. The granting of this variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitats. In fact, the proposed layout will actually be beneficial to the environment since impervious area will be reduced, stormwater management will be provided, and the existing private septic will be abandoned.

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

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions such as the steep slopes and the critical area buffer expanding 250'+/- from the waters edge. In addition, the house is minimal in size and smaller than most of the surrounding houses that are on the water.

The granting of this variance will not alter the character of the neighborhood because as noted above and the fact that a house already exists on the lot.

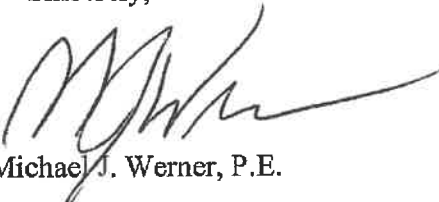
This variance will not substantially impair the appropriate use or development of the surrounding properties as it will not deny access or the possibility to build on neighboring lots. The proposed house and pool will sit off of the end of the cul-de-sac and will have landscaping from the road.

The granting of the variance will not reduce forest cover in the LDA and will not be contrary to acceptable clearing and replanting practices as this plan does not remove any trees in the critical area.

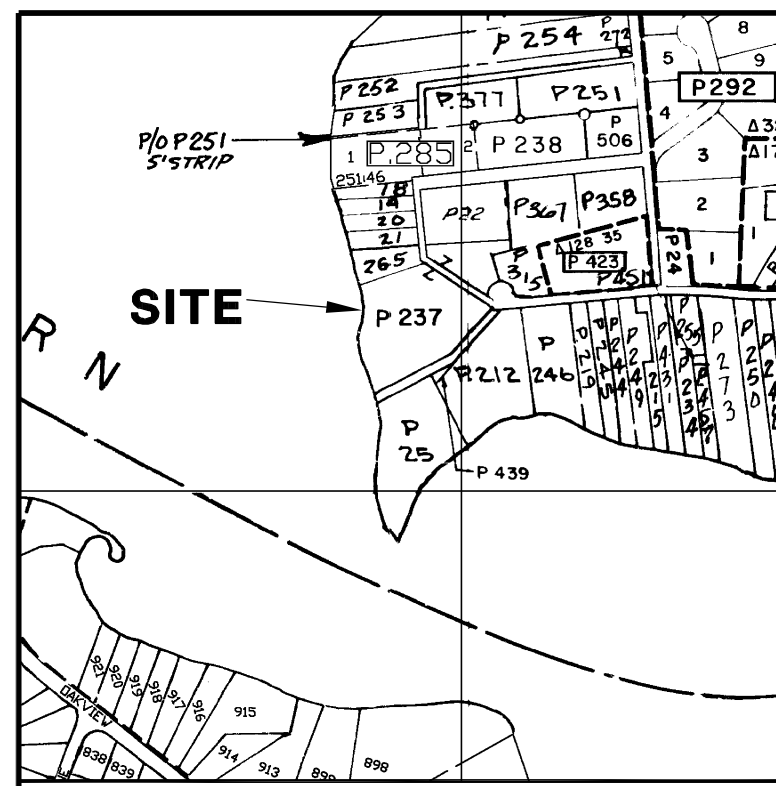
The granting of this variance will not be detrimental to the welfare of the public because the improvements will not impact neighboring lots or any public right-of-ways

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.



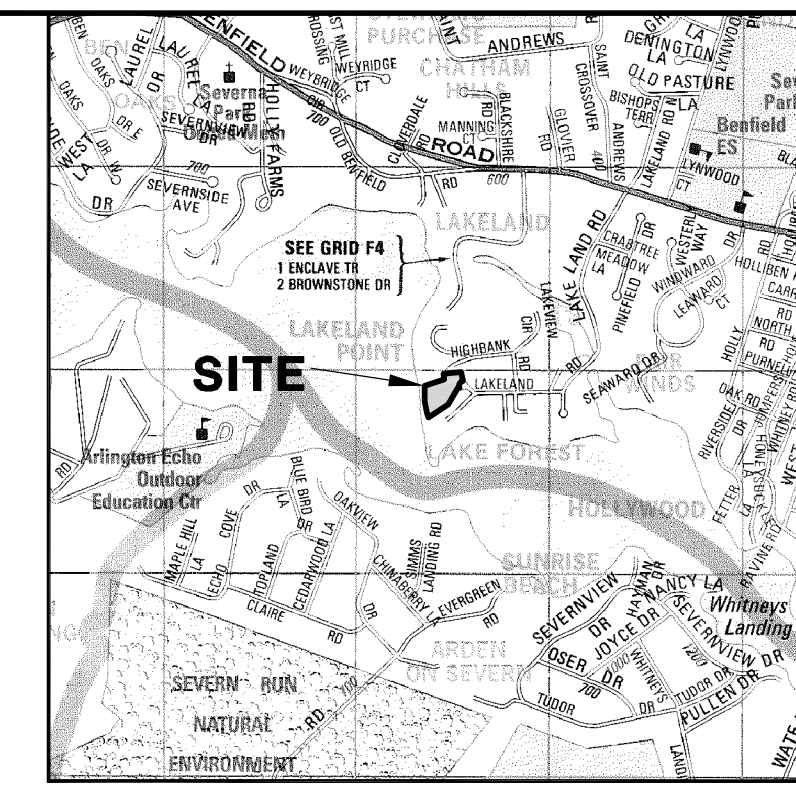
TAX MAP
N.T.S.

OUTFALL STATEMENT

THE DRAINAGE AREA INCLUDING THE IMPROVEMENTS OUTFALLS TO THE WEST TOWARD LAKELAND ROAD S. THE FLOW CONTINUES WEST DOWN LAKELAND ROAD S WHERE IT IS DIVERTED SOUTHERLY AND INTO THE SEVERN RIVER.



PLAN:
SCALE: 1"=40'



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

CRITICAL AREA NOTES

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 (15%)
106,076 S.F.	56,598 S.F.	56,598 S.F.	0 S.F.	10,604 S.F.	8,932 S.F. (8.4%)	15,911 S.F.

TEMPORARY STEEP SLOPE DISTURBANCE= 650 SF
PERMANENT STEEP SLOPE DISTURBANCE= 0 SF
EXPANDED BUFFER TEMPORARY DISTURBANCE= 10,133 SF
EXPANDED BUFFER PERMANENT DISTURBANCE= 5,136 SF

RESOURCE MAPPING NOTES

- THE LOCATIONS OF THE FEATURES SHOWN ON THE RESOURCE MAP HAVE 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 SLOPES GREATER THAN 15%.
- WATER - FUTURE SERVICE - MAP W-4 GLEN BURNIE LOW
- SEWER - EXISTING SERVICE - MAP S-4 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 AE ON FEMA MAP NO. 24003C0153F DATED FEBRUARY 18, 2015. THE FEMA FLOOD ELEVATION IS 5'.

VARIANCE NOTE

A VARIANCE TO ARTICLE 18-13-104 TO ALLOW DISTURBANCE IN THE EXPANDED BUFFER
A VARIANCE TO ARTICLE 17-8-201 TO ALLOW DISTURBANCE OF STEEP SLOPES IN THE CRITICAL AREA.

LEGEND

- | | | | |
|-------------------|-------------------------|------------|---|
| ---152--- | Existing Contours | xx | Existing Water Meter |
| 152 | Proposed Contours | xx | Proposed Water Meter |
| 69*50 | Spot Elev. | LOD | Limit of Disturbance |
| ~ ~ ~ | Existing Tree Line | RSF | Reinforced Silt Fence |
| --- | Soils Line | | Stabilized Construction Entrance (S.C.E.) |
| EX. 8" S | Existing Sewer | | Proposed Impervious |
| EX. 15" SD | Existing Water | | Steep Slopes (>15%) |
| EX. 8" W | Existing Water | | Raingarden |
| | Existing Tree | | Ex. Driveway to be Removed |
| | Existing Pole | | |
| | Existing Sewer Cleanout | | |
| | Proposed Sewer Cleanout | | |

SOIL CLASSIFICATION CHART

SYMBOL	NAME	HYDROLOGIC SOIL GROUP
EuE	EVBESBORO-GALESTOWN-URBAN LAND COMPLEX, 15 TO 25% SLOPES	A
EuD	EVBESBORO-GALESTOWN-URBAN LAND COMPLEX, 5 TO 15% SLOPES	A

OWNER/DEVELOPER
JOHN & BARBARA JAFFE
649 LAKELAND ROAD SOUTH
SEVERNA PARK, MD 21146
(P) C/O 410-987-6901
(E) C/O MIKE@ANAREX.COM

#	REVISIONS:	APPROVED BY:	DATE:

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

SHEET 1 OF 1
VARIANCE SITE PLAN
649 LAKELAND ROAD S
649 LAKELAND ROAD SOUTH
SEVERNA PARK, MD 21146
CASE NO# 2020-0182-v
TAX MAP 31 BLOCK 22 PARCEL 237 TAX ACCOUNT # 03-000-15474200
DATE: DECEMBER, 2023 ZONING: R2 ZIP CODE: 21146
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

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: June 11, 2020

Tax Map #	Parcel #	Block #	Lot #	Section
0031	0237	N/A	N/A	N/A

Tax ID: 03-000-15474200

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) Highbank on the Severn

Project location/Address 649 S Lakeland Rd

City Severna Park Zip 21146

Local case number

Applicant: Last name Jaffe First name John

Company N/A

Application Type (check all that apply):

- Building Permit
- Buffer Management Plan
- Conditional Use
- Consistency Report
- Disturbance > 5,000 sq ft
- Grading Permit

- Variance
- Rezoning
- Site Plan
- Special Exception
- Subdivision
- Other

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:

Ton construct a garage on an existing unwooded area.

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area			0.64	27,745	
LDA Area	2.44	106,076			
RCA Area					
Total Area	2.44	106,076	# of Lots Created	0	

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.30	56,598	Existing Lot Coverage	0.24	10,604
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0.02	800
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.26	11,404

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.04	1,607	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.01	439	Mitigation	TBD	TBD

Variance Type
 Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

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

Chesapeake Bay Critical Area Report

**649 Lakeland Rd South
Tax Map:31 Grid:22 Parcel:237
Edgewater, MD**

December 2020

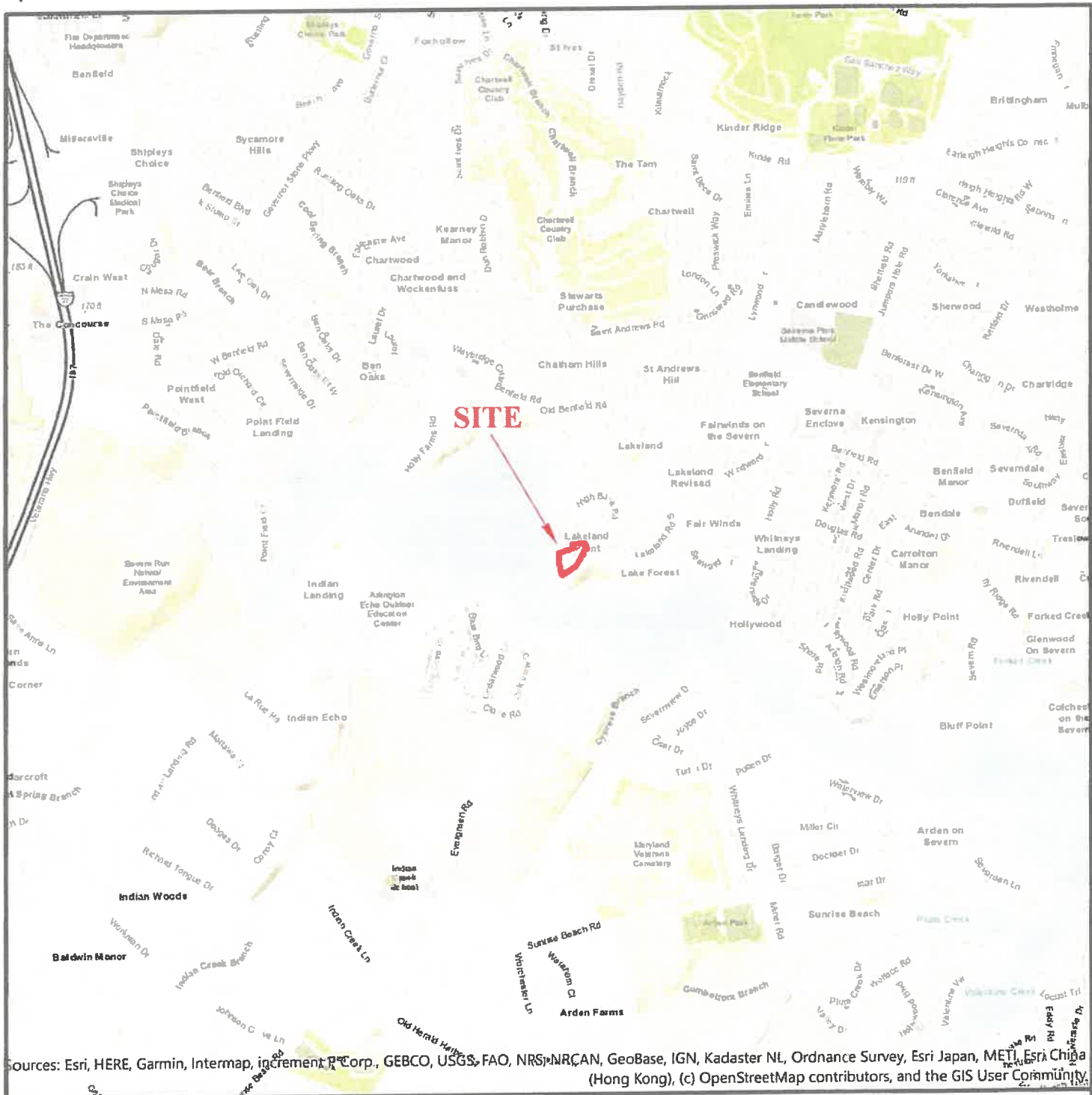
Prepared for:

Mr. John Jaffe
649 Lakeland Road South
Severna Park, MD 21146

Prepared by:

Holly Oak Consulting, LLC
303 Sycamore Rd
Severna Park, MD 21146
khaines@hollyoakconsulting.com





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NRS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

Vicinity Map
649 Lakeland Rd S
Severna Park, MD 21146
Scale: 1" = 2,000'



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1.0 - INTRODUCTION

The subject property is located at 649 Lakeland Road South in Severna Park, Maryland. The property is identified on Tax Map 31, Grid 22, Parcel 237. The site is zoned R2 per the Anne Arundel County Zoning Map. Field work for this report was completed on November 10, 2020 by Kevin C. Haines of Holly Oak Consulting, LLC.

2.0 – EXISTING CONDITIONS

The site contains 2.44 acres all of which is within the Chesapeake Bay Critical Area. More specifically the site is mapped within the Limited Development Area (LDA). The site falls from east to west towards the Severn River. A large portion of the site is forested, 1.30 acres (56,598 sq. ft.). The remainder of the site is encumbered with a residence, driveway, yard and associated amenities.

The site is bordered to the north and south by residences, to the east by Lakeland Road, and to the west by the Severn River.

The United States Department of Agriculture Natural Resources Conservation Service has mapped the soils throughout Anne Arundel County and makes the mapped soils and descriptions available online through the Web Soil Survey. The data that was retrieved on November 9, 2020 and showed two (2) soil types exist in the study area. The soil type and description can be found below. A copy of the soil mapping can be found in Appendix A.

<i>Map Unit Symbol</i>	<i>Map Unit Name</i>	<i>Hydric (%)</i>	<i>K-Factor (Whole Soil)</i>
EuD	Evesboro-Galestown-Urban land complex, 5-15% slopes	0	0.05
EuE	Evesboro-Galestown-Urban land complex, 15-25% slopes	0	0.05

3.0 – AERIAL IMAGERY REVIEW & SITE HISTORY

This site is in Severna Park, MD a suburb of the greater Baltimore and Annapolis areas. The surrounding area was largely used as a summering location from the 1920s through the 1950s when the surrounding areas began to become developed with residential subdivisions. Several farms were also located nearby, some utilized the waters of the Severn River to send goods to market in Annapolis and Baltimore. A copy of the USGS Topographical map can be found in Appendix A.

Per aerial photos from 1970-2020 the site has remained in a similar vegetative state. Aerial images are available upon request.

4.0 – PROPOSED CONDITIONS

The applicant proposes to construct a new garage in the non-forested portion of the site. The new garage will require very little in the way of expansion of the existing driveway, if at all.

Forest clearing will not be required for the construction of the house, driveway, or private utilities. Buffer disturbance, discussed below, will be mitigated at a rate of 1:1 for temporary disturbance and 3:1 for permanent disturbances that require a variance. Mitigation will be provided first on-site, then through a mitigation bank, and/or if needed by way of a fee-in-lieu. Currently there is 10,604 sq. ft. (10.0%) of lot coverage present and the project proposes an addition of total of 800 sq. ft. for a total lot coverage of 11,404 sq. ft. (10.8%) of lot coverage. The entirety of the proposed lot coverage is attributable to the garage.

Stormwater management will comply with ESD as required during the building and/or grading permit review. Currently it is anticipated that SWM compliance with ESD will not be required and no SWM facilities are proposed. The project will require an approved standard grading plan which will incorporate the required sediment controls (i.e. reinforced silt fence, stabilized constriction entrances, etc..).

5.0 – HABITAT PROTECTION AREAS

State and County Critical Area Law identifies certain areas of high environmental value as Habitat Protection Areas (HPA's). Below is a discussion of HPA's existing within the subject site.

5.1 - Steep Slopes

Anne Arundel County designates steep slopes within the Critical Area as a slope of 15% or greater that is at least 6' high. The western portion of the site that abuts Warehouse Creek is largely encumbered with steep slopes. The project does not propose to disturb the steep slopes, but it does propose to permanently disturb 736 sq. ft. and temporarily disturb 872 sq. ft. of the expanded buffer to steep slopes.

5.2 - Rare, Threatened & Endangered Species

A request for Environmental Review was submitted to the Maryland Department of Natural Resources Wildlife and Heritage Services on November 11, 2020 and a response is forthcoming. Per initial research of DNR records there do not appear to be records of RTEs within or adjacent to the boundary of this site. RTEs were not noted during the field visits to this site. The site does not lie within mapped FIDS habitat per MDDNR's MERLIN Online GIS Database. The on-site forest is mapped as Forest Interior Dwelling Species (FIDS) habitat.

5.3 - Wetlands, Streams, & 100-Year Floodplain

The site does not contain tidal wetlands, non-tidal wetlands, or streams per the field observations. Furthermore, both the USFWS National Wetland Inventory (*Appendix A*) and MD DNR Wetland Inventory do not indicate the presence of wetlands or streams within the boundary of the site.

The site is located within the Severn River Watershed (MD 02131002 8-digit).

The majority of the site lies within Zone X (areas of minimal flood hazard) and a small portion along the Severn river lies within Zone AE (BFE – 5'), per FEMA Flood Insurance Rate Maps #24003C0153F (eff. 2/18/15) as shown in *Appendix A*.

5.4 – Buffer and Expanded Buffer

The site contains a 100' Buffer that extends into the property from the mean high-water line of the Severn River. The 100' buffer is expanded to include steep slopes and all areas within 50' of the top of the steep slopes. The buffer and expanded buffer encompass a large portion of the site. In total 1,608 sq. ft. of the expanded buffer will be disturbed. The disturbance to the buffer is divided between 736 sq. ft. of permanent disturbance and 876 sq. ft. of temporary disturbance.

5.5 – Other HPAs Not Contained within Study Area

Several HPAs are not mapped within or adjacent to the study area. MDDNR's MERLIN online mapping database was reviewed and showed that the following HPA's are not located within or near the study area: Submerged aquatic vegetation, shellfish beds, historical waterfowl staging and concentration areas, sensitive species project review areas, and natural heritage areas.

6.0 – EXISTING VEGETATION & WILDLIFE

Much of the vegetation on-site is common for the shores of the Severn River. The underlying soils are characterized by sandstone outcrops and boulders, with sandy soils running throughout. The vegetation is largely comprised of a southern red oak (*Quercus falcata*), chestnut oak (*Quercus montana*), and black gum (*Nyssa sylvatica*) canopy. Common shrubs include mountain laurel (*Kalmia latifolia*) and American holly (*Ilex opaca*). The understory is dominated by American holly.

The unforested portions of the site are vegetated with lawn and landscape beds typical of a residential use.

The forested areas provide a buffer to the adjacent waterways and is in generally good condition.

References

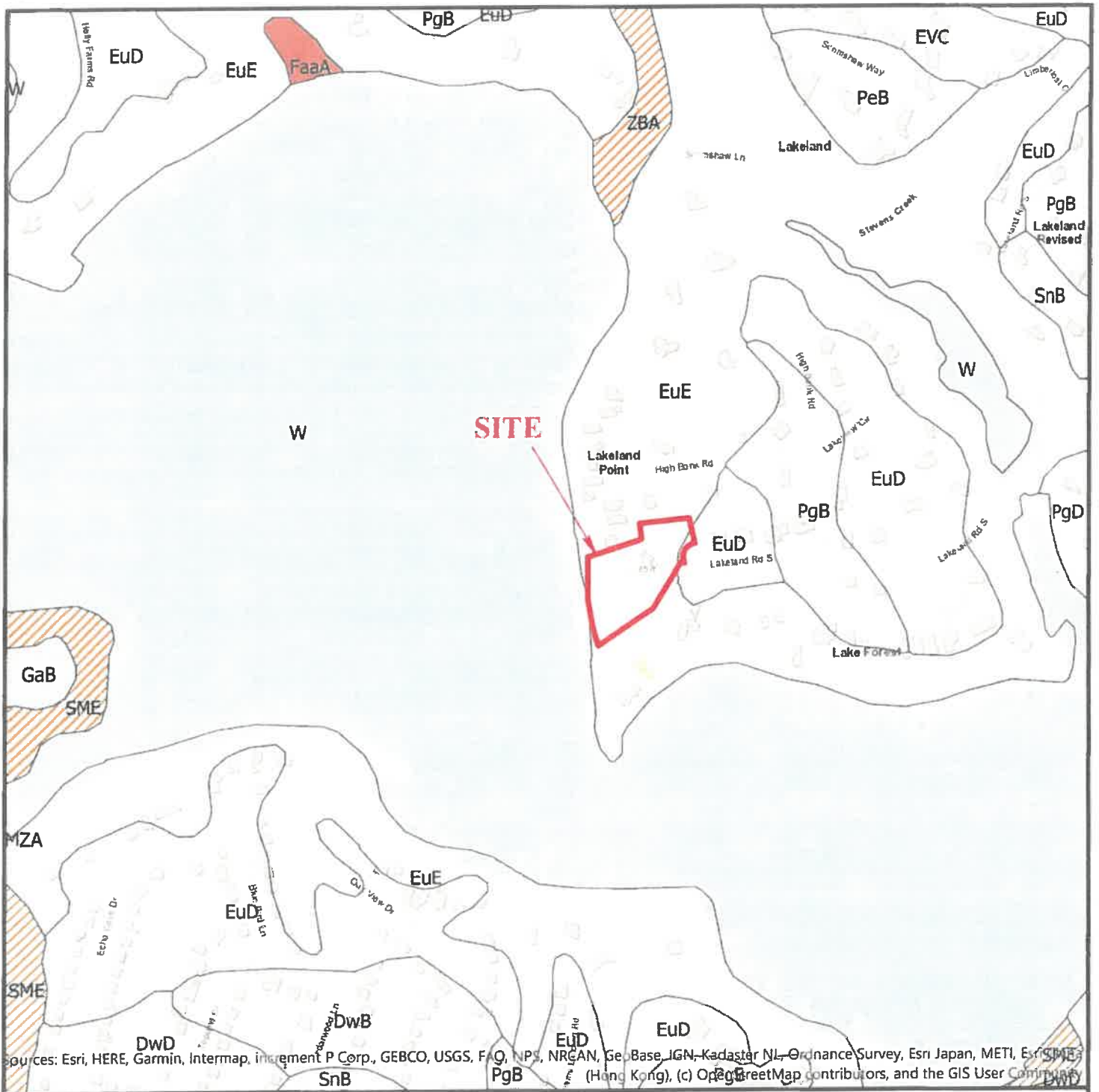
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Appendix A:
Preliminary Mapping



USGS 24k Topographical Map (Round Bay, MD)
649 Lakeland Rd S
Severna Park, MD 21146
Scale: 1" = 500'





USDA NRCS Soil Survey (Anne Arundel Co., MD)

649 Lakeland Rd S

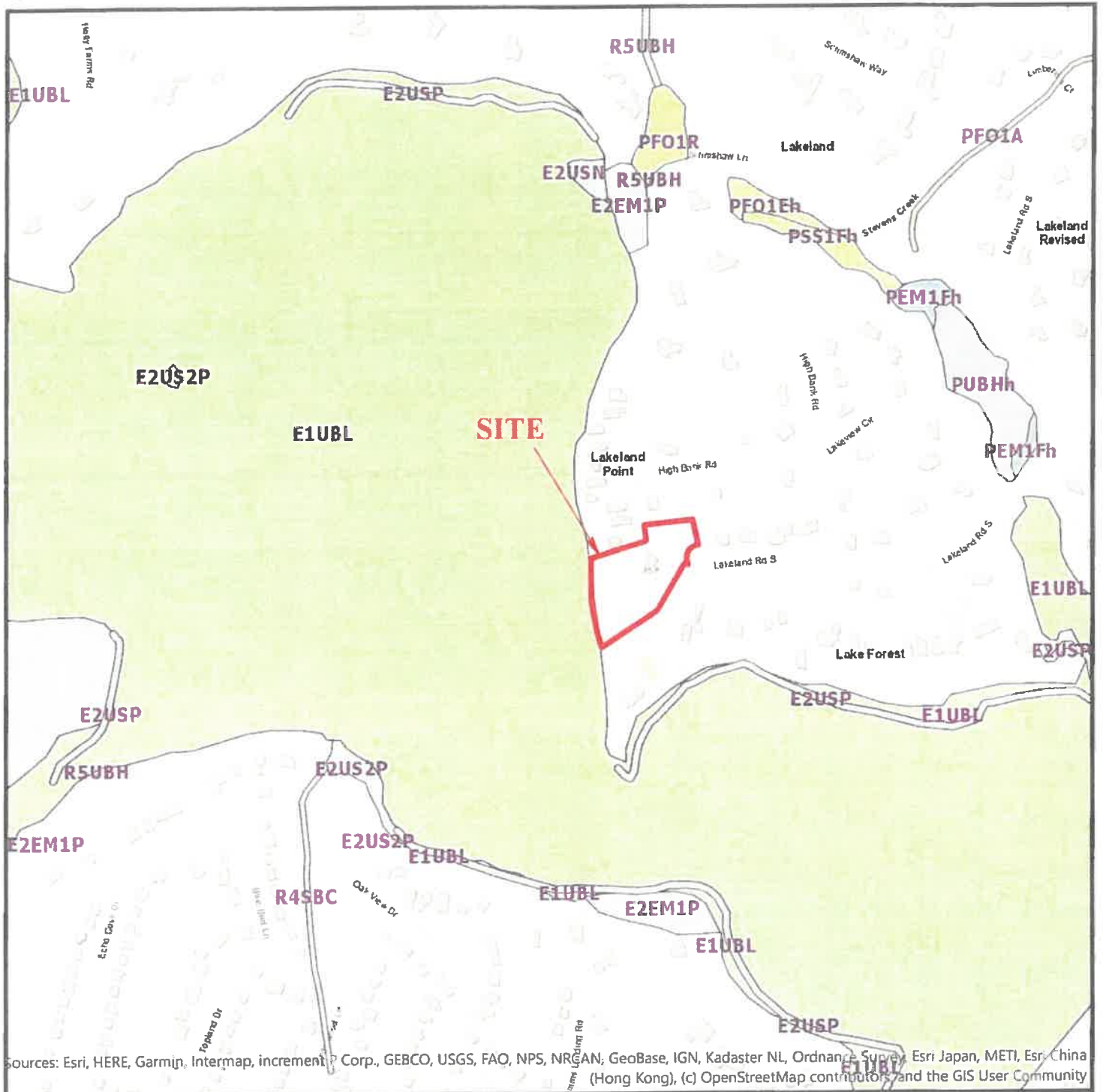
AA County Soils Severna Park, MD 21146

Hydric Component (%) Scale: 1" : 500'

- 0
- 0.1-64.9
- 65-100



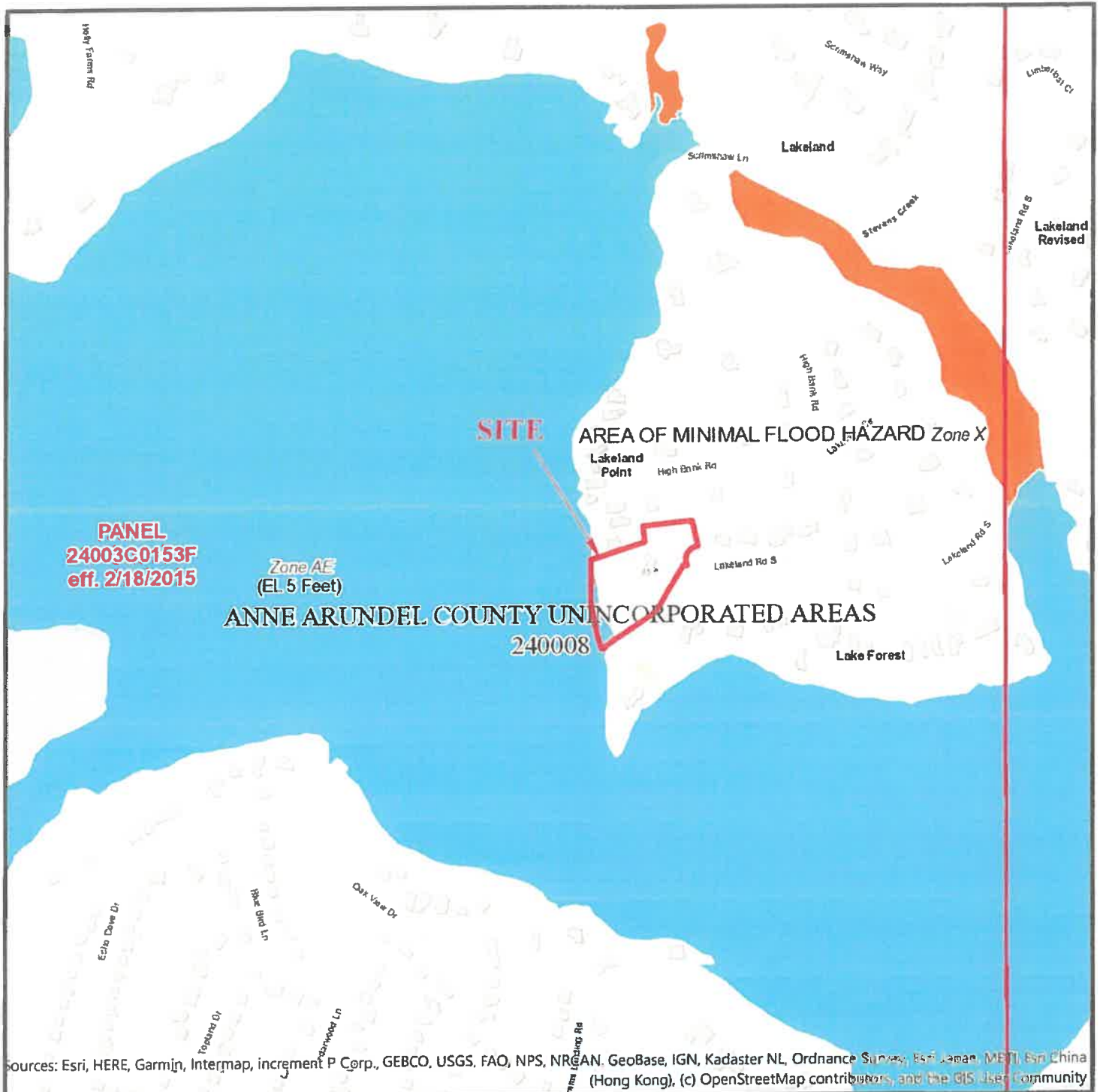
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



USFWS National Wetland Inventory (NWI)

**649 Lakeland Rd S
Severna Park, MD 21146
Scale: 1" : 500'**





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

FEMA Flood Insurance Rate Map (FIRM)

**649 Lakeland Rd S
Severna Park, MD 21146
Scale: 1" : 500'**





OFFICE OF PLANNING AND ZONING
CONFIRMATION OF PRE-FILE

PRE-FILE #: 2023-0070-P
DATE: 01/17/2024
OPZ STAFF: Joan A. Jenkins
Kelly Krinetz
Rahgu Badami (I&P)

APPLICANT/REPRESENTATIVE: Mike Werner/Barbara Jaffe

EMAIL: Mike@Anarex.com

SITE LOCATION: 649 Lakeland Rd S, Severna Park

LOT SIZE: 2.46 acres

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** part or **BUFFER:** part exp **APPLICATION TYPE:** Variance

Description:

The applicant proposes to demolish the existing house and proposes to construct a new SFD further away from the steep slopes. Impervious coverage will decrease by approx 1,670 sf. The new SFD will connect to public sewer and the existing private septic will be abandoned.

Variance to allow disturbance within the expanded buffer and to allow disturbance to steep slopes.

COMMENTS

I & P Engineering:

- 1.Site plan does not [show] SWM proposed. It is not clear how code requirements would be addressed.
- 2.As a part of the Environmental site Design, it shall be verified that site design includes protecting natural resources.
- 3.Suitability, siting of proposed SWM practices should be reviewed.
- 4.The design should evaluate and implement site planning alternatives in accordance with 18-16-201, including reducing, alternate layout

Critical Area Team:

No objection as the proposed improvements reduce the amount of coverage in the buffer and provide additional buffer to the steep slopes.

Zoning Administration Section:

Site plan:

Add the height of the new dwelling, in feet, to the site plan in the location of the house.
Add calculations for (temporary or permanent disturbance on steep slopes and disturbance within the expanded buffer.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet ALL of the variance standards provided under Section 18-16-305 of the Zoning Code, which includes the requirement that the variance must be the minimum necessary to afford relief.

The Letter of Explanation for your variance submission should demonstrate that you meet all of those standards.

INFORMATION FOR THE APPLICANT

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.

2023-0019-P
page 2

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.