

**FINDINGS AND RECOMMENDATION  
OFFICE OF PLANNING AND ZONING  
ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICANT:** William J. Mullin

**ASSESSMENT DISTRICT:** 2

**CASE NUMBER:** 2024-0053-V

**COUNCIL DISTRICT:** 6

**HEARING DATE:** May 30, 2024

**PREPARED BY:** Jennifer Lechner  
Planner



**REQUEST**

The applicants are requesting a variance to allow a dwelling with less setbacks than required on property located at 3424 Narragansett Avenue in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 7,525 square feet of land and is located with frontage on the west side of Narragansett Avenue and on the north side of Sycamore Avenue. The property is identified as Lot A in Block 21 of Parcel 15 in Grid 21 on Tax Map 57 in the Arundel on the Bay subdivision.

The property is zoned R2 – Residential District, as adopted by the comprehensive zoning for Council District 6, effective October 7, 2011. This unimproved, corner lot lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area.

**PROPOSAL**

The applicant is proposing the construction of a new 3-story dwelling (approximately 42' x 34' with a mean height of 33.54'), including an attached one car garage and covered multi-level front porch, and associated site improvements.

**REQUESTED VARIANCES**

§ 18-4-601 of the Anne Arundel County Zoning Ordinance states that a principal structure in the R2 District must be 20 feet from the corner side lot line. The proposed dwelling will be as close as 8.8 feet from the corner side lot line, necessitating a variance of 12 feet.

**FINDINGS**

The subject property is rectangular in shape and is undersized at 7,525 square feet in area and 50 feet in width, with regard to the 15,000 square foot minimum area required for new lots served by public sewer, and to the minimum width of 80 feet, in an R2 District. A review of the County 2024 aerial photography shows an eclectic mix of house and lot sizes in this waterfront community.

The property was the subject of several past decisions and permits.

- A zoning variance, 2019-0183-V, to allow a 2.5-story dwelling to be constructed as close as 8 feet from the corner side lot line was granted on November 7, 2019 and expired on May 7, 2021.
- Grading permit G02018189, for the construction of a single family dwelling and associated improvements, expired on October 26, 2023.
- Building permit B02380353, for the construction of a 2.5-story single family dwelling was submitted on February 18, 2020, and remains pending.
- A Deed of Easement, granting a variable width private permanent use easement within the side yard of 3424 Narragansett Avenue to 3422 Narragansett Avenue, was recorded September 20, 2023.

The proposed post-construction critical area lot coverage is 1,788 square feet, which is below the lot coverage allowed under § 17-8-402 (25% plus 500 square feet or 2,381.75 square feet). The proposed post-construction coverage by structures is 1,343 square feet, which is below the 30% (2,257.50 square feet) maximum coverage by structures allowed under §18-4-601.

The applicants' letter explains that due to the size of the corner lot, and the setbacks for wells (its own and neighboring), public sewer lines, and stormwater devices, constructing a dwelling while meeting the bulk regulations is difficult. The letter further explains that the proposed dwelling conforms to the general size of other dwellings in the neighborhood, and is smaller than the dwelling which had been granted under 2019-0183-V.

### Agency Comments

The **Health Department** does not have an approved plan for this project, but has no objection to the variance request as long as a plan is submitted and approved by their department.

The **Inspections & Permits Engineering Section** does not support the requested variance. <sup>1</sup>

### Variance Criteria

For the granting of a variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship in developing the lot.

While it is true that the lot is undersized for the district and is subject to an increased corner side setback, this is not a unique condition of this particular lot within the subdivision; and, the restrictions of the Code do not appear to have a disproportionate effect on the subject property. As evidenced by the other new houses approved by variances on similar nearby corner lots, there is opportunity to design a narrower dwelling that reduces the requested side setback variance while still allowing for a reasonably sized house that is comparable to many others in the neighborhood.

---

<sup>1</sup> Refer to the Inspections & Permits Engineering Section's comments for their detailed objection.

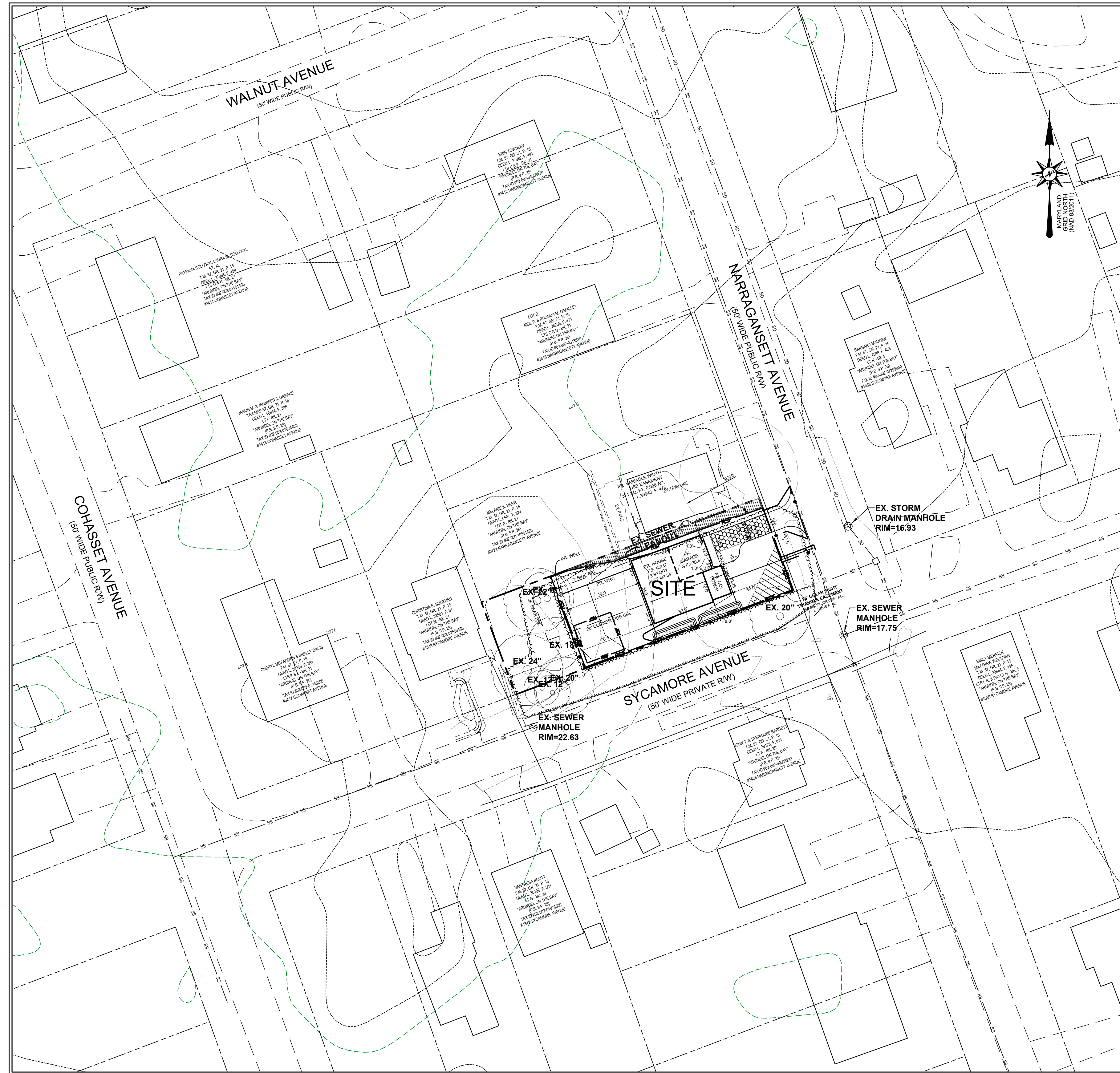
Approval of the variances would not necessarily impair the appropriate use or development of adjacent properties or be detrimental to the public welfare. However, given the height and the close proximity to the corner side lot line, the development as proposed would alter the essential character of the neighborhood. The proposed dwelling is too large for this small corner lot, and, given the other new houses and additions constructed in Arundel on the Bay via lesser side setback variances, the request cannot be considered the minimum necessary to afford relief in this case.

This Office recognizes that a variance does not necessarily require pre-approval of stormwater management and that, if approved, those items would still have to be addressed at the time of permitting. The applicant is advised that, if a zoning variance is approved, any change to the proposed improvements shown on the site plan that are necessary to address the storm water management issues raised would require a new variance.

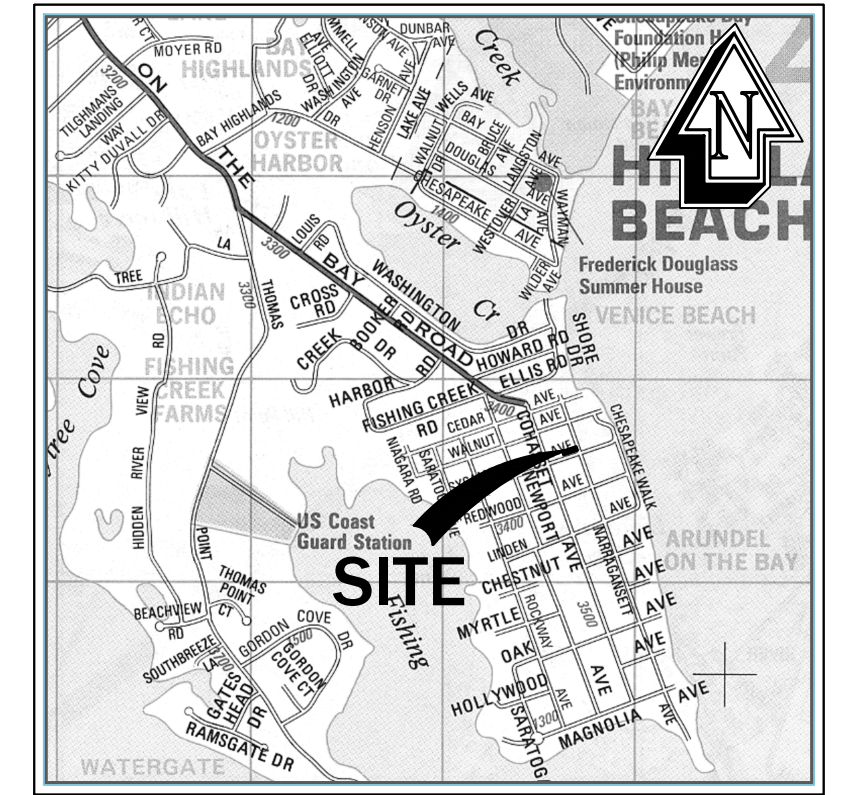
### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the County Code under which a variance may be granted, this Office recommends ***denial*** of a zoning variance to § 18-4-601 to allow a dwelling as close as 8 feet to the corner side lot line, as proposed.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



OVERALL LOCATION MAP  
SCALE: 1" = 30'



VICINITY MAP  
SCALE: 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 08301200

**GENERAL NOTES**

- OWNER: WILLIAM J. MULLIN, 2 MILLHAVEN COURT, ANNAPOLIS, MD 21403  
ENGINEER: MESSICK & ASSOCIATES, 7 OLD SOLOMONS ISLAND ROAD, SUITE 202, ANNAPOLIS, MD 21401, 410.266.3212, C/O MIKE GILLESPIE
- THE SITE ADDRESS IS: 3424 NARRAGANSETT AVENUE, ANNAPOLIS, MD 21403
- THE PROPERTY IS KNOWN AS: TAX MAP 57, GRID 21, PARCEL 15, LOT A; TOTAL AREA = 7,525 SQ. FT. OR 0.172 AC.; DEED REF: 40077418
- TAX ACCOUNT NO.: 02-02-00138660
- EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM DEED AND PLATS OF RECORD AUGMENTED WITH ANNE ARUNDEL COUNTY GIS DATA, AND A FIELD TURN BOUNDARY AND TOPOGRAPHICAL SURVEY PERFORMED BY BAY ENGINEERING, INC. DATED JULY, 2019.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
- EXISTING ZONING OF THE SITE IS R2 (RESIDENTIAL DISTRICT)  
SETBACKS PRINCIPAL STRUCTURE: FRONT = 30', SIDE = 7', CORNER SIDE = 20', REAR = 35'  
SETBACKS ACCESSORY STRUCTURE: FRONT = 40', SIDE = 7', CORNER SIDE = 20', REAR = 7'
- THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- PROPOSED SITE UTILITIES ARE PRIVATE WELL (W-9, FUTURE SERVICE - BROAD CREEK) AND PUBLIC SEWER (S-9, EXISTING SERVICE - ANNAPOLIS).
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0282F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THERE ARE NO STEEP SLOPES ON THE SITE.

**SURVEY CONTROL NOTE**

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING KEYNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE NAD (83/91) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

**LOT COVERAGE SUMMARY**

DESCRIPTION	AREA
EXISTING LOT AREA.....	7,525 SQ. FT. OR 0.172 AC.
ALLOWABLE COVERAGE (25% + 500 SF).....	2,381 SQ. FT. OR 0.054 AC.
EXISTING LOT COVERAGE.....	0 SQ. FT. OR 0.000 AC.
EXISTING WOODLANDS ON SITE.....	6,023 SQ. FT. OR 0.138 AC.
EXISTING WOODLANDS TO BE REMOVED.....	4,973 SQ. FT. OR 0.114 AC.
EXISTING WOODLANDS TO REMAIN.....	1,050 SQ. FT. OR 0.024 AC.
PROPOSED LOT COVERAGE.....	1,788 SQ. FT. OR 0.041 AC.
- PR. HOUSE / GARAGE.....	1,343 SQ. FT.
- PR. DRIVEWAY.....	445 SQ. FT.
TOTAL PROPOSED LOT COVERAGE.....	1,788 SQ. FT. OR 0.041 AC.
PROPOSED LIMIT OF DISTURBANCE.....	5,292 SQ. FT. OR 0.121 AC.

**DISTURBANCE SUMMARY**

TOTAL PROPOSED DISTURBED AREA = 5,292 SQ. FT. OR 0.121 AC.  
15% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES  
25% SLOPE DISTURBANCE = 0 SQ. FT. OR 0.000 ACRES

**VARIANCE REQUEST**

§ 18-4-601. BULK REGULATIONS  
STATES IN PART THAT THE MINIMUM SETBACKS FOR PRINCIPLE STRUCTURES ARE 30' FOR FRONT SETBACKS, 7' FOR SIDE SETBACKS, 20' FOR CORNER SIDE SETBACKS, AND 25' FOR REAR SETBACKS.

**VARIANCE LOCATION MAP**

MULLIN PROPERTY  
GRADING PERMIT  
3424 NARRAGANSETT AVENUE  
ANNAPOLIS, MD 21403

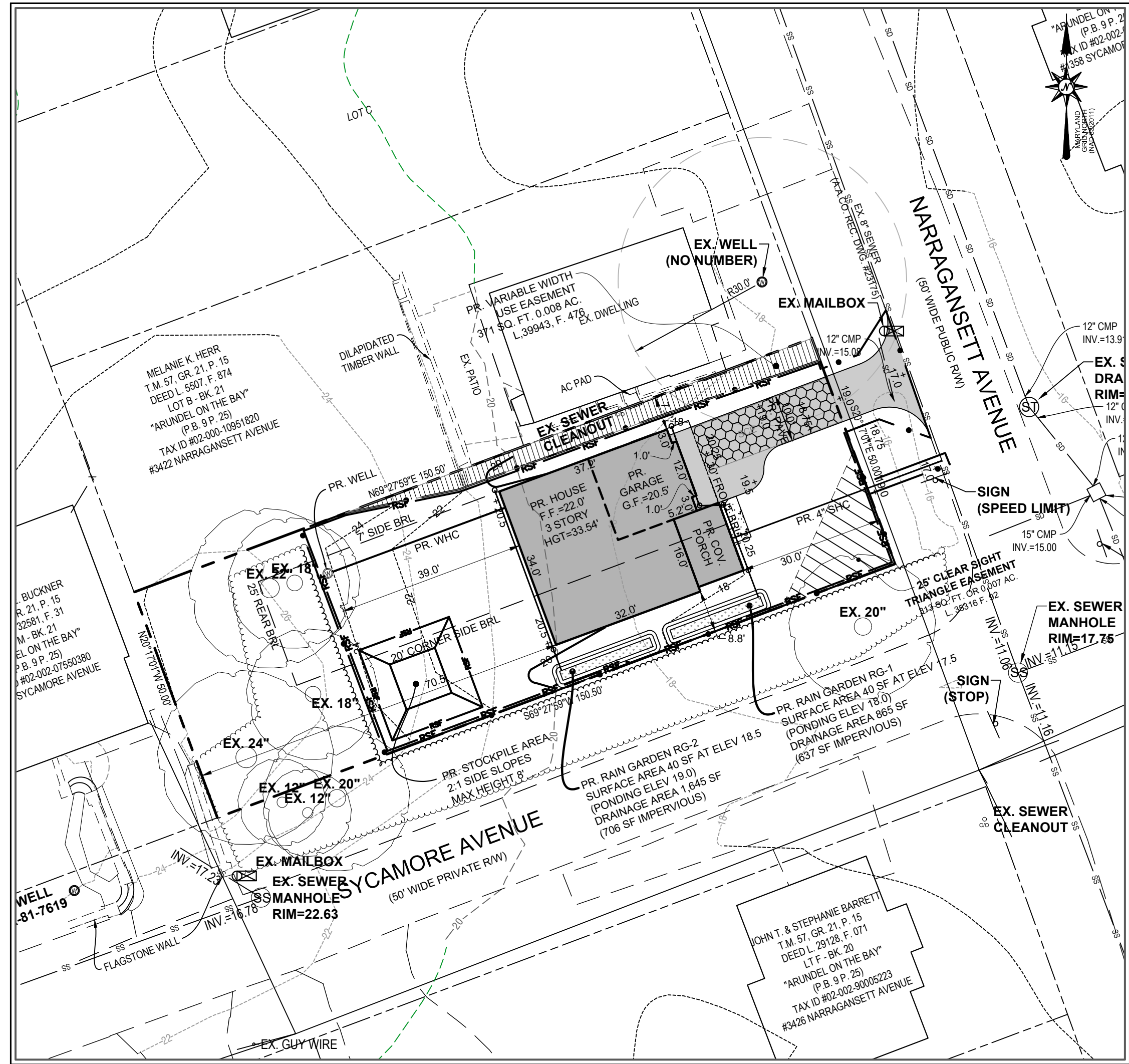
TAX MAP: 57 GRID: 21 PARCEL: 15  
SECOND ASSESSMENT DISTRICT  
TAX ACCOUNT: 02-002-00138660  
ANN ARUNDEL COUNTY, MARYLAND 21403  
ZONING: R-2/LDA  
DATE: MAY 2024

REVISION DESCRIPTION	BY	DATE

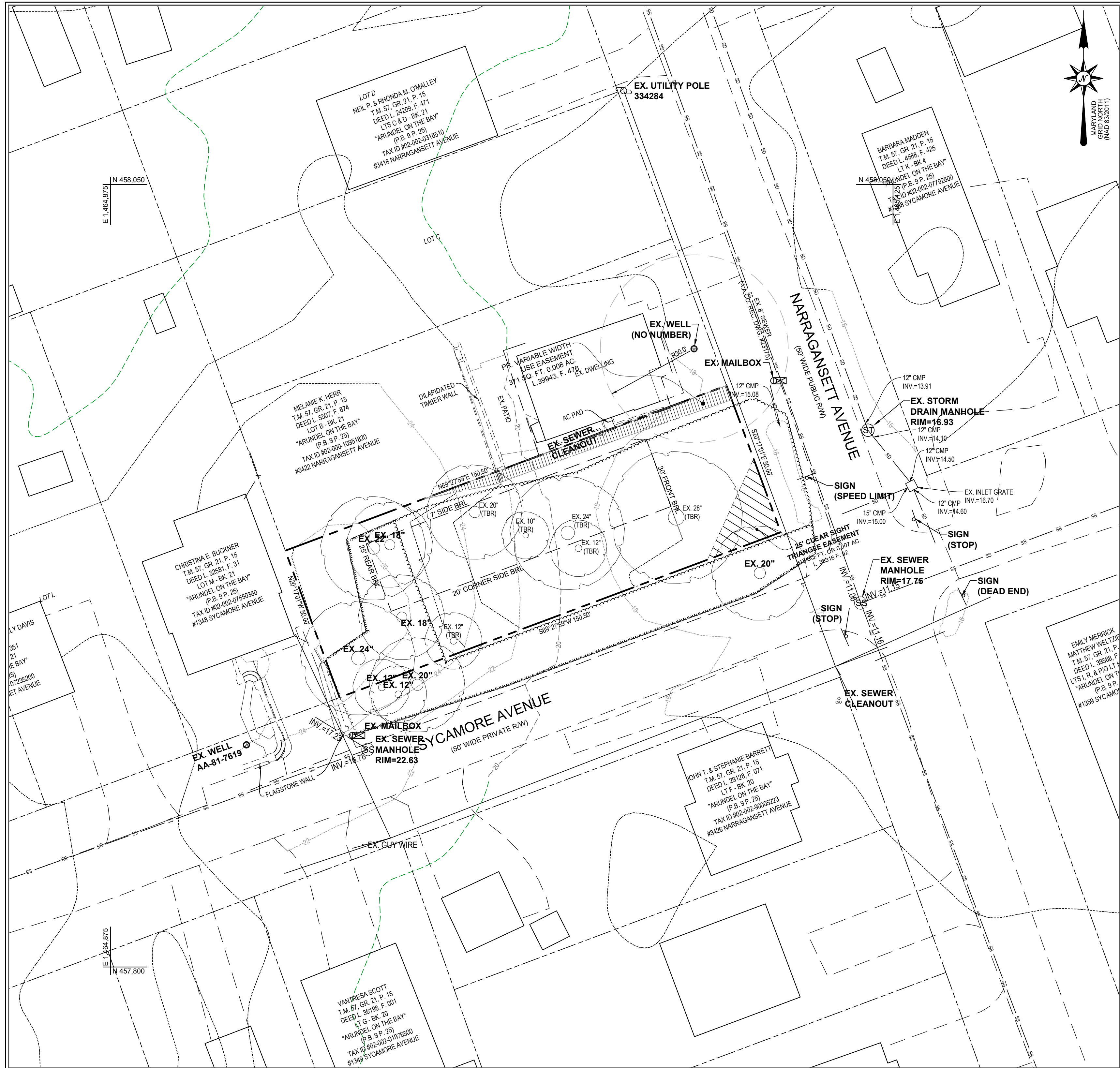
**MESSICK & ASSOCIATES\***  
CONSULTING ENGINEERS,  
PLANNERS AND SURVEYORS  
7 OLD SOLOMONS ISLAND ROAD, SUITE 202  
ANNAPOLIS, MARYLAND 21401  
(410) 266-3212 \* FAX (410) 266-3502  
email: engr@messickandassociates.com

OWNER:  
WILLIAM J. MULLIN  
2 MILLHAVEN COURT  
EDGEWATER, MD 21037

DEVELOPER:  
WHITEHALL BUILDING COMPANY INC.  
216 NORTH CRAIN HIGHWAY  
SUITE 201  
GLEN BURNIE, MD 21061  
410-977-7059  
WHITEHALLBUILDINGCO@GMAIL.COM



INSET - PROPOSED CONDITIONS  
SCALE: 1" = 20'



EXISTING CONDITIONS PLAN  
SCALE: 1" = 20'

SOILS TABLE

SYMBOL	NAME	HYDROLOGIC SOIL TYPE	PERCENT COVERAGE	HYDRIC SOIL	HIGHLY ERODABLE SOIL
AuB	ANNAPOLIS-URBAN LAND COMPLEX, 0-5% SOILS	"C"	100.0%	NO	NO

REVISION	DESCRIPTION	BY	DATE

**MESSICK & ASSOCIATES\***  
CONSULTING ENGINEERS,  
PLANNERS AND SURVEYORS

**M&A**

7 OLD SOLOMONS ISLAND ROAD, SUITE 202  
ANNAPOLIS, MARYLAND 21401  
(410) 266-3212 \* FAX (410) 266-3502  
email: engr@messickandassociates.com

\* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

**OWNER:**  
WILLIAM J. MULLIN  
2 MILLHAVEN COURT  
EDGEWATER, MD 21037

**DEVELOPER:**  
WHITEHALL BUILDING COMPANY INC.  
216 NORTH CRAIN HIGHWAY  
SUITE 201  
GLEN BURNIE, MD 21061  
410-977-7059  
WHITEHALLBUILDINGCO@GMAIL.COM

EXISTING & PROPOSED CONDITIONS VARIANCE SITE PLAN

**MULLIN PROPERTY**  
GRADING PERMIT  
3424 NARRAGANSETT AVENUE  
ANNAPOLIS, MD 21403

TAX MAP: 57 GRID: 21 PARCEL: 15  
SECOND ASSESSMENT DISTRICT

TAX ACCOUNT: 02-002-00138660 ZONING: R-2/LDA  
ANNE ARUNDEL COUNTY, MARYLAND 21403  
DATE: MAY 2024



Messick & Associates

Consulting Engineers,  
Planners, Surveyors  
& Landscape Architects  
"Designing Success Since 1951"

March 8, 2024

Department of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401  
Attention: Sterling Seay

**RE: MULLIN PROPERTY  
3424 NARRAGANSETT AVENUE  
ANNAPOLIS, MD 21403  
VARIANCE REQUEST LETTER OF EXPLANATION**

Dear Ms. Seay:

The purpose of this letter is to outline the applicant's request for a variance for the above referenced property. The property is located at 3424 Narragansett Avenue in Annapolis, MD. It consists of 7,525 square feet. The site is located in the LDA, Limited Development Area of the Chesapeake Bay Critical Area. The site is zoned R-2. The site is not waterfront. No expanded buffers impact this property. The site is fairly flat and does not appear to contain steep slopes. The site is currently undeveloped. The site will be served by well and existing public sewer. The site is served by Narragansett Avenue, a 50' wide public right of way. It is a corner lot, with Sycamore Avenue. There was a previous variance granted for a similar development, per 2019-0183-V. This variance was for different owners at the time, this request is on behalf of the new owners.

The owners wish to construct a dwelling. The proposed dwelling will require a variance to the corner side yard setback. this is the only variance request. No critical area variances are requested. As such, the owner is requesting relief to Article 18-4-601:

*§ 18-4-601. Bulk Regulations R-2 (In Part)*

Minimum setbacks for principal structure:

Corner Side Lot Line 20 feet

The current owner wishes to construct a new dwelling. The property, Lot A, Block 21 of Arundel on the Bay is a corner lot, located at the corner of Narragansett Avenue and Sycamore Avenue. As noted, the lot is an undeveloped lot. The lot is small for its zoning, 7,525 square feet, where an R2 lot on sewer under the current code should be 15,000 square feet. The undersized lot, and restrictions on setbacks to

neighboring wells as well as the proposed well to existing and proposed structures and its setback to the existing public sewer lines requires some creativity on the layout of a proposed dwelling. The lot size restricts the amount of lot coverage available to develop the property (25%+500 sq. ft. = 2,381 sq. ft. allowable lot coverage) and the well setbacks (30' from existing and new structures, 50' from a public sewer line, 50' from a stormwater device) combined with the corner side yard setback requirements make it extremely difficult to construct a dwelling that would meet these setbacks and conform with the general size of dwellings in the neighborhood. The proposed dwelling, at 1,343 square feet (compared to the previously approved variance (2019-0183-V) house size of 1,705 square feet), is in line with the size of other structures in the area. It also appears, looking at aerial photography that other structures on corner lots in Arundel on the Bay may not meet the corner side yard setbacks.

It should be noted that grading permit G02018189 was issued for the subject property on October 26, 2020. The property was subsequently cleared, and reinforced silt fence was installed, which is still in place. Stormwater management was approved with the original issuance of the grading permit, however, the revision submitted for the new house footprint is currently under review. Also, an agreement between the neighbor, Melanie Herr and the owners was agreed upon, and recorded in book 39943, page 476.

In regards to the prefile letter dated January 2024, the following responses are provided, and how they are addressed. The height and number of stories is noted on the plan. Elevations will be provided. In regards to the engineering comments, the sewer line has been moved away from the swm devices. The well is further than 50' from the swm devices also. A concern was raised about the proximity of the BMP's to the property line. They are along the right of way of Sycamore Avenue. There is a large grassed area between the BMP's, which are rain gardens, and the edge of the pavement. Once the project is completed this will look like part of the yard of the property. They are located 25' from the edge of the street, leaving plenty of room for access from the property. This location is downstream of the dwelling, which allows any overflow to discharge into the swales in the right of way and be safely conveyed. It also should be noted that Chapter 5 of the stormwater manual does not prescribe specific setbacks to a property line for rain gardens.

This plan meets the intent of 18-16-305(a):

1. The subject property is small, and undersized for its zoning. Due to this, and the modest nature of the variance request, it would be virtually impossible to construct a comparable dwelling without a variance.
2. The practical difficulties in developing the lot are several. The site is undersized, a corner lot, and is subject to well setbacks. The lot is vacant, and these issues will allow a dwelling to be constructed in character of the area.

No Critical Area variances are requested.

This plan meets the requirements of Y8-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is to construct on a vacant lot. Underlying lot coverage requirements are being met.

2. i. This variance will not alter the essential character of the neighborhood. The proposed house is of comparable size of other dwellings in the neighborhood.

ii. This variance will not impair the use of adjoining properties. The variance request is to a right of way line. The other side setback to the neighbor will be met. The neighbor to the north was granted an easement onto the subject property for her use, and this easement is being honored.

iii. Tree clearing is required and any mitigation necessary during the permit process will be provided to not decrease cover in the LDA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

The development shown will provide the least amount of environmental impacts, while allowing the owners to improve their property in a manner in keeping with other houses in the neighborhood and their impervious coverages.

In closing, the variances requested are the minimum necessary to afford relief. This garage will cause no ill effects to the environment or the neighborhood, as stormwater mitigation will be provided. This variance will provide the owner with a use that is in harmony with this existing pattern of development.

Should you have any questions, comments, or require any additional information, please do not hesitate to contact me directly at 410-266-3212.

Sincerely,

**Messick and Associates**

*Mike Gillespie*

Mike Gillespie

cc. client, file



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
57	15	21	A	Blk 21

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Tax ID: 02-02-00138660

Project Name (site name, subdivision name, or other) Mullin Property Lot A Blk 21 Arundel on the Bay

Project location/Address 3424 Narragansett Ave

City \_\_\_\_\_ Zip \_\_\_\_\_

Local case number Annapolis, MD 21403

Applicant: Last name Mullin First name William

Company \_\_\_\_\_

**Application Type (check all that apply):**

- |  |  |
|--|--|
| Building Permit <input 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:

Construct a new single family dwelling on a vacant lot

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
IDA Area	0	0
LDA Area	0.127	7,525
RCA Area	0	0
Total Area	0.127	7,525

Total Disturbed Area	Acres	Sq Ft
	0.121	5,292

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.138	6,023	Existing Lot Coverage	0	0
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.041	1,788
Removed Forest/Woodland/Trees	0.114	4,973	Removed Lot Coverage	0	0
			Total Lot Coverage	0.041	1,788

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.121	5,292	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

***CRITICAL AREA  
REPORT***

**3424 NARRAGANSETT AVENUE  
ANNAPOLIS, MD 21403**

**March 2024**

Prepared for:  
William J. Mullin

Prepared by:  
Messick and Associates  
7 Old Solomons Island Road  
Suite 202  
Annapolis, MD 21401

## INTRODUCTION

This site is a 7,525 square foot property that is located on the west side of Narragansett Avenue in the Arundel on the Bay neighborhood of Annapolis, MD. The proposal is to construct a dwelling on the property. The site is served by public sewer and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zoned residential, R-2.

## EXISTING USE

The property consists of 7,525 square foot property, Lot A, block 21 of the Arundel on the Bay subdivision. The site is currently undeveloped. The property is currently a residential lot developed with a house, driveway, deck, and associated improvements. The property is a corner lot located at the corner of Narragansett and Sycamore Avenues.

## SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots. The general area is developed as single-family lots that are part of the Arundel on the Bay subdivision. The site is bounded by a developed property to the north and west.

## SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AuB – Annapolis Urban Land Complex 0 TO 5% Slopes (C Soils)

## FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) as delineated on the firm flood insurance map #24003C0262F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

## NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

## TIDAL WETLANDS

There appear to be no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains into the Chesapeake Bay.

## STEEP SLOPES

There are no steep slopes on the property.

## RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

## STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

## FOREST COVER

The existing forest cover is limited to a few overstory trees. The understory is mostly lawn. The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacacia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

## WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondia Cardinalis</i>

## **SITE CALCULATIONS**

1. Total Site area.....7,525 sq. ft.
2. Site area in Critical area.....7,525 sq. ft
3. Existing lot coverage .....0 sq. ft.
4. Proposed lot coverage .....1,788 sq. ft.
5. Total Lot Coverage after Construction...1,788 sq. ft.
6. Proposed Disturbed Area.....5,292 sq. ft.



3424 NARRAGANSETT AV X



Show search results for 3424 N...

Legend



App State  
Click to rest  
visibility w

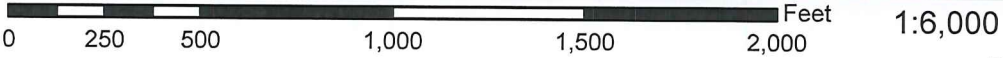
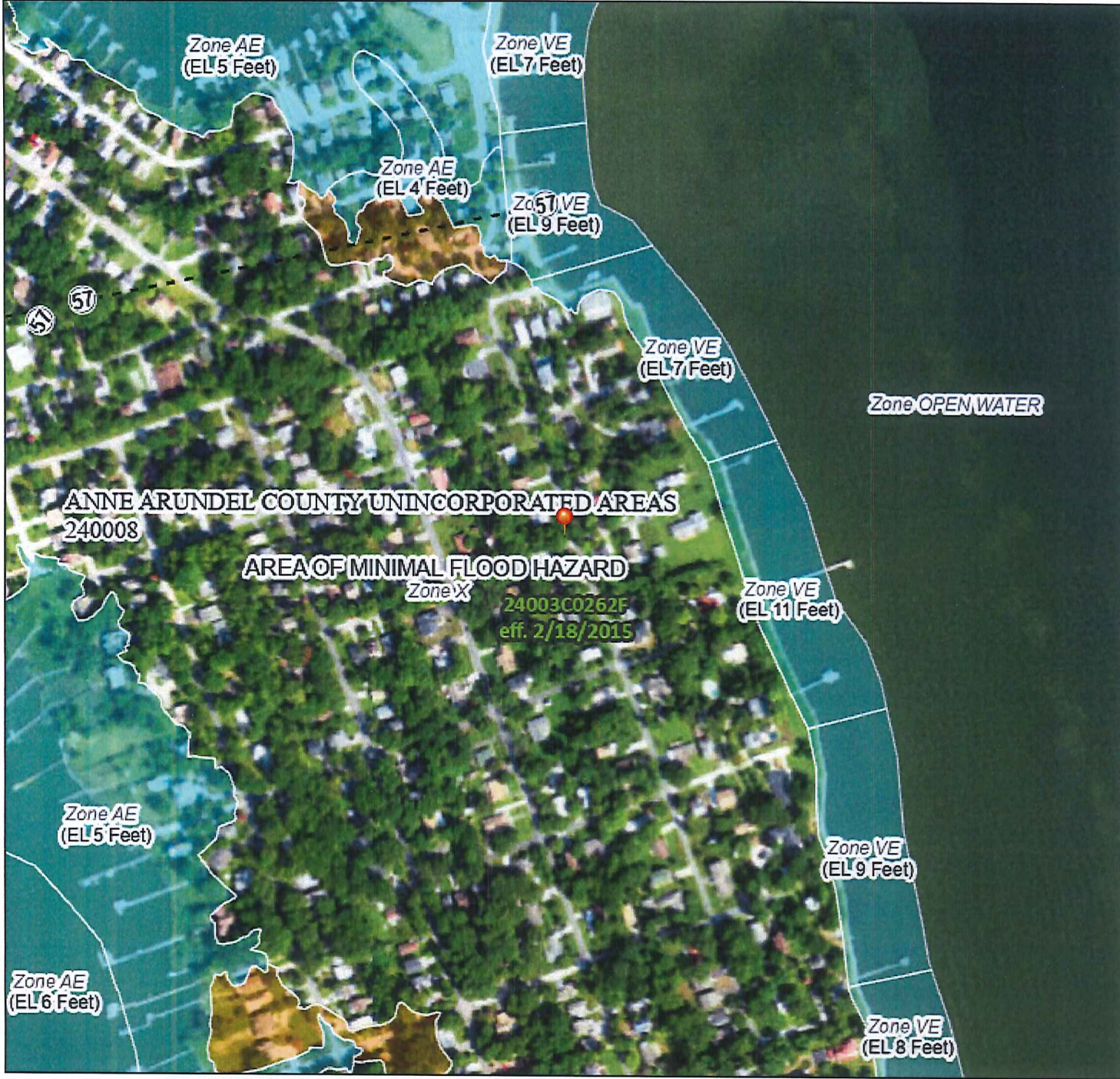




# National Flood Hazard Layer FIRMette



76°28'6"W 38°55'36"N



76°27'28"W 38°55'8"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/6/2024 at 4:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3405

1352

1373

1371

3412

3411

3418

3422

3413

1358

1360

3422

3424 NARRAGANSETT AVE, 21403

3428

1348



3417

1359

1363

3426

3428

1349

3433

34

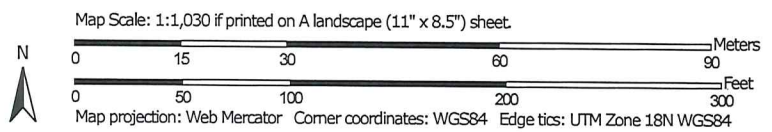
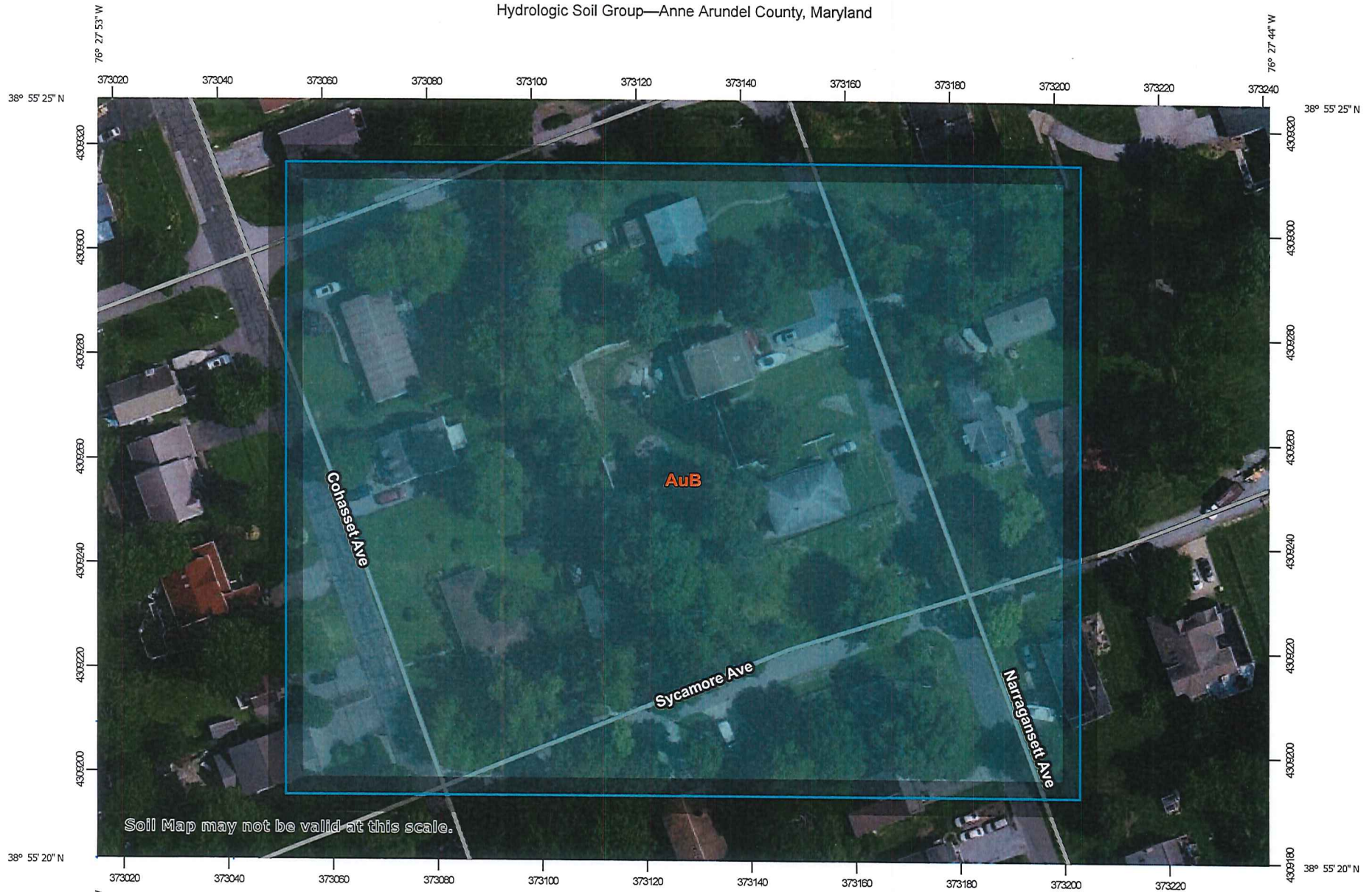
1347

3432

































3428

1354

Hydrologic Soil Group—Anne Arundel County, Maryland



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  A
    -  A/D
    -  B
    -  B/D
    -  C
    -  C/D
    -  D
    -  Not rated or not available
  - Soil Rating Lines**
    -  A
    -  A/D
    -  B
    -  B/D
    -  C
    -  C/D
    -  D
    -  Not rated or not available
  - Soil Rating Points**
    -  A
    -  A/D
    -  B
    -  B/D
- Soils**
  -  C
  -  C/D
  -  D
  -  Not rated or not available
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland  
 Survey Area Data: Version 22, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AuB	Annapolis-Urban land complex, 0 to 5 percent slopes	C	4.6	100.0%
<b>Totals for Area of Interest</b>			<b>4.6</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

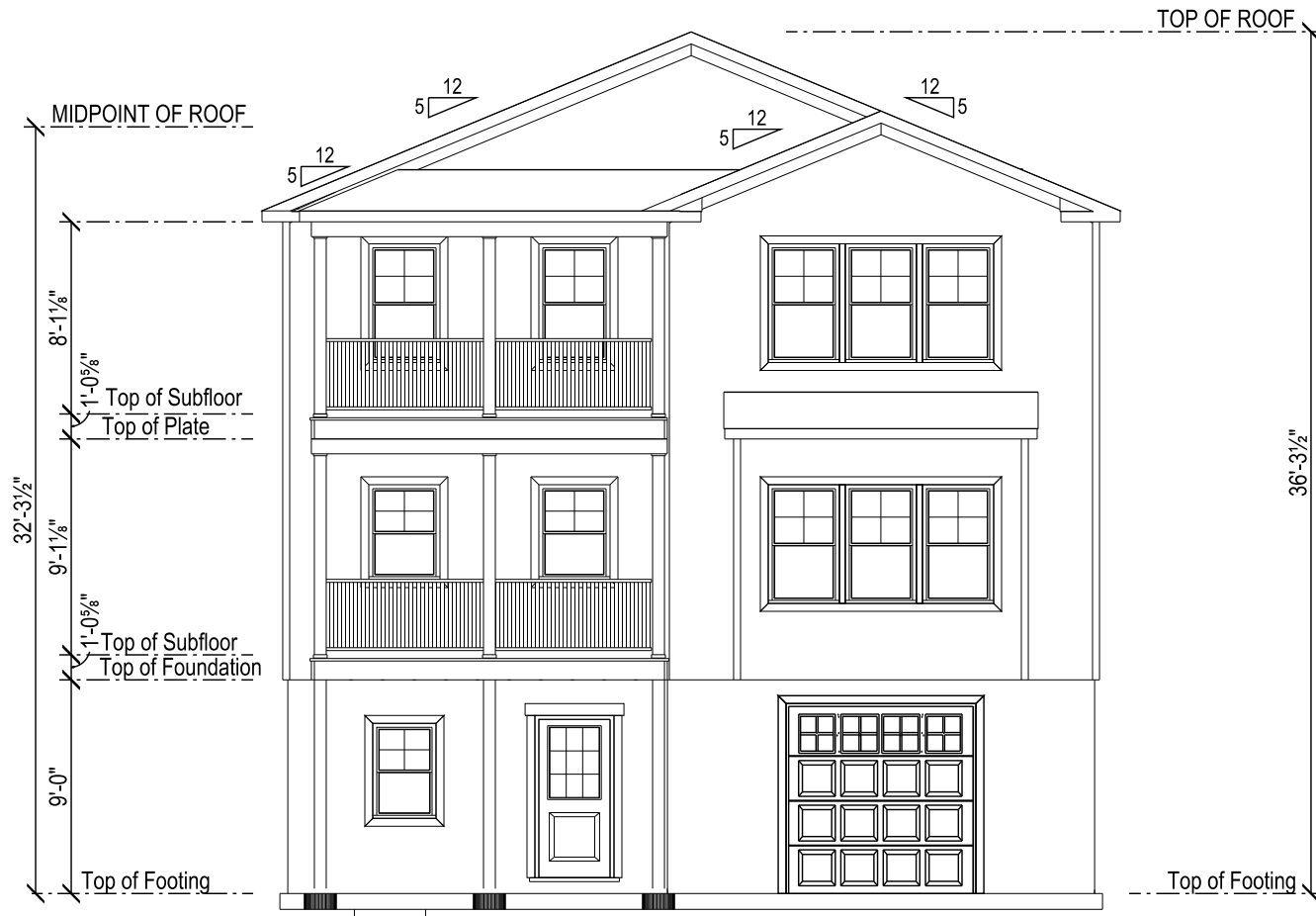
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition



**WHITEHALL BUILDING & COMPANY**

MULLIN RESIDENCE  
 CHESSIE: FRONT ELEVATION  
 SCALE: 1/8" = 1'0"

LR - Deed (w Taxes)  
Recording only ST20.00  
Name: smith  
Ref:  
LR - Deed (with Taxes)  
Lump Sum 40.00  
LR - Deed State  
Transfer Tax 125.00  
owner and  
Sub Total 185.00  
=====

Total: 185.00  
09/20/2023 03:10  
#17574346 CC0501 -  
Anne Arundel  
County/CC05.01.10 -  
Register 10

DEED OF EASEMENT

This easement, made this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between Smith and Renee Smith, the owners of 3424 Narragansett Avenue, Annapolis, Maryland 21403 (hereinafter referred to as "Grantors"), parties of the first part, and the Melanie Herr, resident of 3422 Narragansett Avenue, Annapolis, Maryland 21403 (hereinafter referred to as "Grantee"), party of the second part.

Attached and incorporated herein as Exhibit A is a survey conducted of both properties by surveyor Bay Engineering, Inc.; said survey has been marked to reflect this easement by Bay Engineering, Inc. and the parties.

WITNESSETH

WHEREAS, the Grantors are the fee simple owners of the property located at 3424 Narragansett Avenue, Annapolis, Maryland 21403 (hereinafter referred to as the "Smith Lot" or "Lot A")

WHEREAS, the Grantee is the fee simple owner of the property located at 3422 Narragansett Avenue, Annapolis, Maryland 21403 (hereinafter referred to as the "Herr Property" or "Lot B");

WHEREAS, the Smith Lot and Herr Property are contiguous and thereby share a property line;

WHEREAS, a dispute arose between the parties over the actual location of the property line and a complaint was filed in Anne Arundel Circuit County in the matter of *Herr v. Smith*, case number C-02-CV-20-001384;

WHEREAS, to avoid further costs of litigation, both parties reached an agreement that would benefit both parties (hereinafter referred as the "Settlement Agreement") concerning the location of the property line and an easement (a copy of which is attached as Exhibit C);

WHEREAS, the property line between the Smith Lot and the Herr Property has been agreed to be as set forth on the attached survey (see Exhibit B hereto) as North 69°27'59" East 103.59', from Narragansett Avenue to North 20° 17'01" West 50.00';

WHEREAS, the parties also agreed that the Grantee wishes is hereby granted an easement over a strip of land that runs 103.59" along the shared property line, to which the Grantors have voluntarily agreed; the area covered by the easement is identified on Exhibit A and B attached hereto;

*CONSIDERATION \$25,000.00*

NOW, THEREFORE, in compliance with the Settlement Agreement, and for other valuable consideration, the Grantor hereby grants to the Grantee and her assigns, a permanent and exclusive easement (hereinafter referred to as the "Side Yard Easement") of unlimited use and access upon the portion of the servient estate, the Smith Lot, described as follows (description contained in Exhibit A and visually depicted in Exhibit B):

BEGINNING for the same at a point located on the southwestern side of Narragansett Avenue, a 50' wide public right of way, said point being further located at the easternmost common corner of Lot A and Lot B, Block 21, as shown on the plat entitled

No Taxes Necessary  
*9/20/23*  
Controller  
Tax Division

09/20/23 01:55 PM C 0017 R 0001  
Val #: 0001-041803 \$250.00  
County Transfer Tax

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39943, p. 0476, MSA\_CE59\_40385. Date available 10/20/2023. Printed 03/04/2024.  
09/20/23 01:54 PM C 0017 R 0001  
Val #: 0001-041802 \$175.00  
Deed - Recordation Tax  
Instrument Type: Deed



“Arundel on the Bay,” recorded among the Land Records of Anne Arundel County, Maryland, in Play Book 9, Page 25;

THENCE leaving said point of beginning and said Lot B and binding on a portion of the division line of the southwestern side of said Narragansett Avenue and the eastern outline of said Lot A, with bearings referenced to NAD 83/2011, and now described;

1. South 20°17'01" East 4.85' to a point;

THENCE leaving said line and running through a portion of said Lot A, the following three (3) courses and distances;

2. South 70°47'52" West 37.33' to a point;
3. South 69°51'16" West 42.41' to a point, and;
4. South 78°16'23" West 24.12' to a point on the division line of aforesaid Lot A and Lot B, Block 21;

THENCE binding on said line;

5. North 69°27'59" East 103.59' to the point of beginning.

CONTAINING 371 square feet or 0.009 acres of land more or less.

BEING part of the conveyance from Frank H. Alston, III, and Linda D. Alston, Trustees of the Barbara H. Alston Revocable Trust dated June 4, 1999 as amended by First Amendment and First Restatement dated November 8, 2013 to Juwann Arnold Smith and Renee Smith by deed dated April 12, 2018 and recorded among the Land Records of Anne Arundel County, Maryland, in Book 32023, Page 113.

The Grantee shall be solely responsible for the maintenance, repairs, and upkeep of the Side Yard Easement. The Grantee shall determine the use and function of the Side Yard Easement.

To have and to hold the easement granting the right of ingress and egress across the Side Yard, and hereby intended to be conveyed, together with the rights, privileges, and appurtenances advantages thereto belonging or appertaining unto and to the proper use and benefit of the Grantee and her assigns

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter, or thing whatsoever, to encumber the property hereby conveyed.

As witness, the hands and seals of said Grantors, the day and year first above written.

WITNESS:

GRANTORS

Daniel A

Juwan Smith  
Juwan Smith  
Renee Smith  
Renee Smith

Daniel A

GRANTEE

Justin

Melanie K. Herr  
Melanie K. Herr

STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL

On this 2 day of June, 2022, before me personally came and appeared Renee Smith, known, and known to me, to be the individuals described in and who executed the foregoing instrument, and who duly acknowledged to me that he executed same for the purpose therein contained.

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

[Signature]

My Commission Expires: 10/29

RICARDO DINKINS  
NOTARY PUBLIC  
PRINCE GEORGE'S COUNTY  
MARYLAND

My Commission Expires December 10, 2024

One this 11th day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, known to me to be the individual described in and who executed the foregoing instrument, and who duly acknowledged to me that she executed same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set me hand and official seal

My Commission Expires: \_\_\_\_\_

State of Maryland  
County of Anne Arundel

On this 11th day of September of 2023, before me the undersigned officer,  
personally appeared Melanie K. Herr known to me satisfactorily or proven to be the  
persons whose names are subscribed to within the instrument and acknowledged  
that they executed the same for the purposes therein contained.

In witness thereof I hereunto set my hand and official seal.

Olga L. Cortez Contreras  
Notary Public  
My Commission expires on September 27, 2025

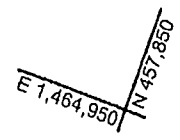
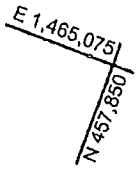
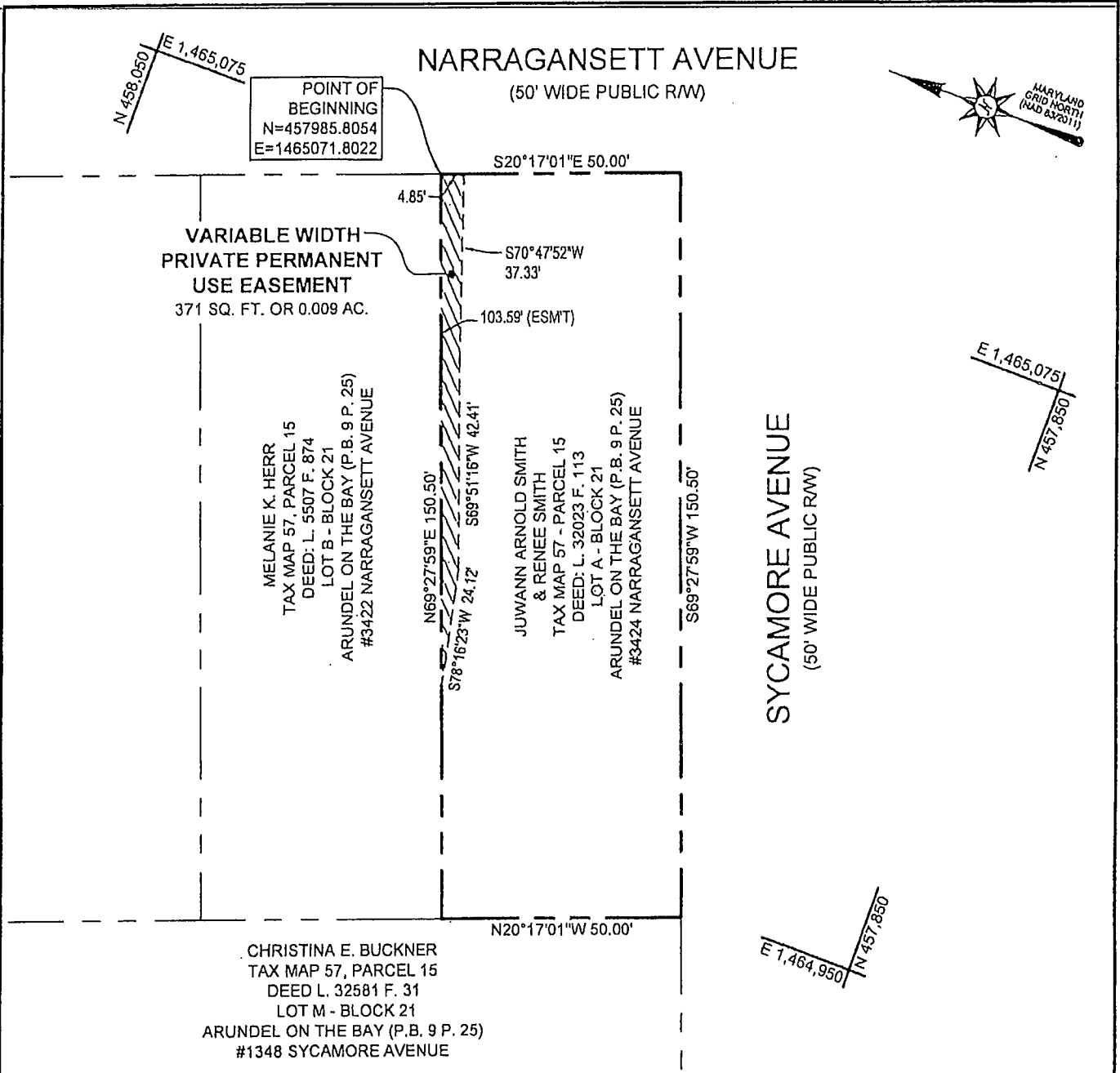
*Olga L Cortez Contreras*

OLGA L CORTEZ CONTRERA  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY  
MARYLAND  
MY COMMISSION EXPIRES  
SEPTEMBER 27 2025



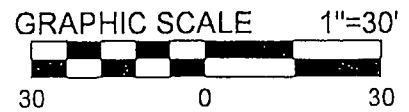
EXHIBIT B

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39943, p. 0480, MSA\_CE59\_40385. Date available 10/20/2023. Printed 03/04/2024.



THIS VARIABLE WIDTH PRIVATE PERMANENT USE EASEMENT AND THE SURVEYING WORK REFLECTED IN IT WERE PREPARED BY THE SURVEYOR OR THE SURVEYOR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR REGULATION 09.13.06.12.

*Mark Frank Powell, Jr.* 9/22/2021  
 MARK FRANK POWELL, JR. DATE  
 MARYLAND PROFESSIONAL LAND SURVEYOR  
 REGISTRATION # 21969  
 EXPIRATION/RENEWAL DATE: DECEMBER 17, 2021



<b>Bay Engineering Inc.</b> Engineers, Planners and Surveyors 2881 Riva Road, Building 800 Annapolis, Maryland 21401 410.897.8290 410.897.8295 fax email: info@bayengineering.com www.bayengineering.com	<b>VARIABLE WIDTH PRIVATE PERMANENT USE EASEMENT</b>	DRAWN BY: S.W.D.
	JUWANN A. & RENEE SMITH PROPERTY 3424 NARRAGANSETT AVENUE, ANNAPOLIS TAX MAP 57 - GRID 21 - PARCEL 15 DEED REF: L. 32023 F. 113	SCALE: 1"=30' DATE: SEPTEMBER, 2021 JOB NO.: 19-7082 FOLDER REF:
2ND DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND 21403		CHECKED BY:

# Exhibit C

## SETTLEMENT AGREEMENT AND MUTUAL RELEASE

**THIS SETTLEMENT AGREEMENT AND MUTUAL RELEASE** (the "Agreement"), effective this 20<sup>th</sup> day of August, 2021, is by and between Melanie K. Herr (the "Plaintiff"), and Juwann Smith and Renee Smith (the "Defendants").

**WHEREAS**, the Plaintiff filed suit against the Defendants claiming adverse possession of the property known as the "Side Yard" between 3422 and 3424 Narragansett Avenue, Annapolis, Maryland 21403, as set forth in the Circuit Court for Anne Arundel County civil case number C-02-CV-20-001384 (the "Lawsuit");

**WHEREAS**, the Defendants dispute the Plaintiff's claim for adverse possession and all other claims for relief set forth in the Plaintiff's complaint;

**WHEREAS**, the Plaintiff and Defendants, upon the advice of their respective attorneys, have agreed to a resolution of the Plaintiff's claims against the Defendants, and desire to fully and finally settle and compromise all such claims without any admission of wrongdoing and with both parties agreeing to release any potential claims arising from the "Side Yard" dispute; and

**IN CONSIDERATION** of the mutual covenants contained herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. The Defendants will pay the Plaintiff a total of twenty-five thousand dollars (\$25,000.00) as set out herein. Within two (2) business days from the date of this Agreement, the Defendants will pay fifteen thousand dollars (\$15,000.00). The Defendants shall pay the remaining ten thousand dollars (\$10,000.00), pursuant to the Confessed Judgment Promissory Note attached as **Exhibit 1**, in two consecutive payments of five thousand dollars (\$5,000.00) each, with the first payment of five thousand dollar (\$5,000.00) to be paid on or before September 25, 2021, and the second payment of five thousand dollars (\$5,000.00) to be paid on or before October 25, 2021. All payments shall be made by check, payable to the Plaintiff's law firm, Hartman – Attorneys at Law;

2. The Defendants will grant an Easement as set forth in **Exhibit 2**, which is to be recorded among the land records. The Easement is intended to be a buffer between the Plaintiff's and the Defendants' respective properties at 3422 and 3424 Narragansett Avenue, Annapolis, Maryland 21403, and the Easement shall be used by the Plaintiff only in a manner consistent with prior use (i.e., mowing the grass, keeping the air conditioning unit in place, maintaining the property, and using it as a buffer);

3. The Plaintiff, in consideration of the premises and other good and valuable consideration, has remised, released and forever discharged, and does by these premises, remise, release and forever discharge the Defendants, their successors and assigns, and all of the Defendants' agents, and attorneys, of all claims, demands of whatever nature, actions, causes of action, damages, controversies, debts, liens, and sums of money whatsoever which she may have

against them, or any of their successors and assigns, agents, and attorneys, known or unknown, whether or not they are now in contemplation of the parties, or whether they should arise after the execution of this Agreement, from the beginning of the world to the date hereof. This release is not a release of the obligations of the Defendants under this Agreement. This release is not a release of any future disputes unrelated to the establishment of the Easement (Exhibit 2) that may arise during the Defendants' construction of their home at 3424 Narragansett Avenue.

4. The Defendants, in consideration of the premises and other good and valuable consideration, have remised, released and forever discharged, and do by these premises, remise, release and forever discharge the Plaintiff, her successors and assigns, and all of the Plaintiff's agents, and attorneys, of all claims, demands of whatever nature, actions, causes of action, damages, controversies, debts, liens, and sums of money whatsoever which they may have against her, or any of her successors and assigns, agents, and attorneys, known or unknown, whether or not they are now in contemplation of the parties, or whether they should arise after the execution of this Agreement, from the beginning of the world to the date hereof. This release is not a release of the obligations of the Plaintiff under this Agreement. This release is not a release of any future disputes unrelated to the establishment of the Easement (Exhibit 2) that may arise during the Defendants' construction of their home at 3424 Narragansett Avenue.

5. Other than the Lawsuit, both parties represent that they have no pending charges, complaints, lawsuits, or claims of any type against the other party before any federal, state or local agency, commission, court, or other entity, which processes, hears, or determines any claims. Further, both parties agree that they will not file any charges, complaints, appeals, lawsuits, or claims with any court, federal agency, or commission, or any agency or commission or court of any state, or locality or subdivision thereof, against the other party, except in the event the Defendants fails to pay the settlement payment set forth in paragraph 1 above or the event that Plaintiff uses the easement in a manner inconsistent with prior use as set forth in paragraph 2 above.

6. Plaintiff warrants that she has not assigned to any third parties any claims or choses in action which would otherwise be subject to this release.

7. This Agreement constitutes the complete and entire understanding between the Plaintiff and Defendants on the subject matter hereof. No other promises or agreements shall be binding unless in writing and signed by the parties hereto. The Defendants represent and acknowledge that in executing this Agreement they have not relied upon any representation or statement not set forth herein made by the Plaintiff or any of its agents, representatives or attorneys with respect to the subject matter of this Agreement.

8. The parties represent and state that they have been fully informed and have knowledge of the terms, conditions and effects of this Agreement. The parties further represent and state that no promise or inducement has been made or offered except as is set forth in this Agreement. In the event of any question or dispute under this Agreement, the parties agree that the terms of this Agreement shall not be construed against the drafter, but shall be construed as though both parties were the drafter.

9. This Agreement shall be governed by, and be construed in accordance with, the laws of the State of Maryland, including, without limitation, in relation to all matters of formation, interpretation, construction validity, performance, and enforcement.

10. This Agreement constitutes the entire agreement between the parties in relation to the subject matter. No term or provision of this Agreement may be varied, changed, modified, waived or terminated orally, but only by an instrument in writing signed by the party against whom the enforcement of the variation, change, modification, waiver, or termination is sought. The waiver by any party hereto of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provision hereof, nor shall any failure to enforce any provision hereof operate as a waiver at such time or at any future time of such provision, or of any other provision hereof.

11. This Agreement may be executed in counterparts with the same effect as if the signatures hereto and thereto were upon the same instrument.

12. Except for this Agreement, the parties agree that all other agreements between them are terminated.

13. This Agreement shall be binding upon and shall ensure to the benefit of the parties hereto and to their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Settlement Agreement and Mutual Release the day and year first above written.

WITNESS:

PLAINTIFF

Olga L. Gaitys-Criticos

Melanie K. Herr  
Melanie K. Herr

DEFENDANTS

\_\_\_\_\_

#

\_\_\_\_\_

#

#

J. Smith  
Javann Smith  
Renee Smith  
Renee Smith

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39943, p. 0483, MSA\_CE59\_40385. Date available 10/20/2023. Printed 03/04/2024.

**State of Maryland Land Instrument Intake Sheet**  
 Baltimore City     County: \_\_\_\_\_  
 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)

**1 Type(s) of Instruments**     Check Box if addendum Intake Form is Attached

Deed	Mortgage	Other _____	Other _____
Deed of Trust	Lease		

**2 Conveyance Type Check Box**

Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]
-------------------------------	---------------------------------	-----------------------------------	-----------------------------

**3 Tax Exemptions (if applicable)**  
Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

**4 Consideration and Tax Calculations**

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ _____	Transfer Tax Consideration	\$ _____
Any New Mortgage	\$ _____	X ( _____ )% =	\$ _____
Balance of Existing Mortgage	\$ _____	Less Exemption Amount	= \$ _____
Other:	\$ _____	Total Transfer Tax	= \$ _____
Other:	\$ _____	Recordation Tax Consideration	\$ _____
Full Cash Value:	\$ _____	X ( _____ ) per \$500 =	\$ _____
		<b>TOTAL DUE</b>	\$ _____

**5 Fees**

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ _____	\$ _____	
Surcharge	\$ _____	\$ _____	Tax Bill:
State Recordation Tax	\$ _____	\$ _____	
State Transfer Tax	\$ _____	\$ _____	C.B. Credit:
County Transfer Tax	\$ _____	\$ _____	
Other	\$ _____	\$ _____	Ag. Tax/Other:
Other	\$ _____	\$ _____	

**6 Description of Property**  
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG <input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.    SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____					
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No    Description/Amt. of SqFt/Acreage Transferred: _____					
If Partial Conveyance, List Improvements Conveyed: _____					

**7 Transferred From**

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

**8 Transferred To**

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address	

**9 Other Names to Be Indexed**

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
--	--

**10 Contact/Mail Information**

Instrument Submitted By or Contact Person	<input type="checkbox"/> Return to Contact Person
Name: <u>MELANIE FERR</u>	<input type="checkbox"/> Hold for Pickup
Firm:	<input type="checkbox"/> Return Address Provided
Address: <u>3422 WARRAGAROCKETT AVE</u>	
<u>ANNAPOLIS, MIDDLESEX</u> Phone: <u>(410) 424-0466</u>	

**11 Assessment Information**

**IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Yes <input type="checkbox"/> No <input type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?
Yes <input type="checkbox"/> No <input type="checkbox"/>	Does transfer include personal property? If yes, identify: _____
Yes <input type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

**Assessment Use Only – Do Not Write Below This Line**

Terminal Verification	Agricultural Verification	Whole	Part
Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:
Year	20	20	
Land		Geo.	Map
Buildings		Zoning	Grid
Total		Use	Parcel
		Town Cd.	Ex. St.
			Sub
			Block
			Plat
			Lot
			Section
			Occ. Cd.

REMARKS:

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 39943, p. 0484, MSA\_CE59\_40385. Date available 10/20/2023. Printed 03/04/2024.



OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM

2002-0013-8660

DEED OF EASEMENT AND AGREEMENT
Clear Sight Triangle Easement

THIS DEED OF EASEMENT AND AGREEMENT made this 10 day of September, 2020, by and between Juwann Arnold Smith and Renee Smith (hereinafter the "Property Owners") and ANNE ARUNDEL COUNTY, MARYLAND (hereinafter the "County").

WHEREAS, the Property Owner owns certain property located at the intersection of Narragansett Avenue and Sycamore Avenue; and

WHEREAS, the Anne Arundel County Code defines a "clear sight triangle" as "an area of unobstructed vision at a road intersection"; and

WHEREAS, Article 17, Title 6 of the County Code requires that property owners convey a clear sight triangle easement to the County prior to the development of property located at the intersection of existing roads.

NOW, THEREFORE, in consideration of the premises hereof and other good and valuable consideration (no monetary value), the receipt of which is hereby acknowledged, and subject to the use in common with the Property Owner and Property Owner's heirs, personal representatives, successors and assigns, and the covenants and conditions hereafter set forth, the said Property Owner does hereby grant and convey unto the County, its successors and assigns, a perpetual clear sight triangle easement across, over and through a part of Property Owner's property and described as:

All that area shown and designated as "clear sight triangle" on Exhibit "A" and shown on Exhibit "B" attached hereto and recorded herewith (the "Easement Area").

BEING part of the Property Owner's property described in a deed dated April 12, 2018 and recorded in the Land Records of Anne Arundel County, Maryland at Liber 32023, Folio 113 (the "Property").

TO HAVE AND TO HOLD the said perpetual easement unto the County, its successors and assigns, for the purposes hereinbefore set forth and further subject to the covenants and conditions hereinafter set forth, and the Property Owner covenants and agrees with the County (1) to do and refrain from doing upon the Easement Area, all and

Government Instrument 0.00
Agency Name: AA CO
INSPECTIONS & PERMITS
Instrument List: Deed
Describe Other:
2002-0013-8660
REP: 3424 NARRAGANSETT AVE
Total: 0.00
09/22/20 03:18
CC02-RM
#14136383 CC0501 -
Anne Arundel
00000005.01.09 -
Register 09

No Taxes Necessary
9.22.2020 gjs
Controller
Tax Division

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 35316, p. 0092, MSA\_CE59\_35758. Date available 10/16/2020. Printed 03/04/2024 10:10 AM C 0001 R 0003
Val #: 0003-250504 \$0.00
Deed - Recordation Tax - Exempt - Mail
Instrument Type: Deed

OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM

any of the various acts set forth below, and (2) that the covenants, conditions, limitations and restrictions contained in this Deed of Easement and Agreement are intended to run with the land and limit the use of the Easement Area, and the Property Owner further declares that the Easement Area shall now and forever be held, sold and conveyed subject to all the covenants, conditions, restrictions set forth below:

1. No structures, fences, plantings, signs, walls, or objects of any kind will be placed, erected or permitted by Property Owner to remain in the Easement Area that exceed a height of twelve (12) inches.

2. The general topography of the Easement Area shall be maintained in its present condition and no berms, mounds, hills, excavation, filling, or other topographic changes may be made, except as required to provide a clear sight triangle and pursuant to prior written approval by the County.

3. The Property Owner shall maintain the Easement Area as a clear sight triangle, as defined by County Code.

4. In addition to any and all remedies the County may have at law or in equity, in the event of the property Owner's failure to maintain the Easement Area as a clear sight triangle, the County shall have the right, but not the obligation, to enter upon the Easement Area as necessary for maintenance of the Easement Area as a clear sight triangle, and all costs associated with such maintenance shall be borne by the Property Owner.

**AND** the Property Owner hereby covenants to warrant specially the Easement herein granted and to indemnify and hold the County harmless from any loss suffered as a result of any sale of the subject property (judicial or otherwise) that affects the validity or enforceability of this Easement. Property Owner further covenants to provide such further assurances and to execute, acknowledge and deliver to or for the County such further instruments and take such further actions as may be reasonably required to carry out and effectuate the intent and purpose of this Easement, or to confirm or perfect any rights created hereunder.

OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM

WITNESS:

PROPERTY OWNER:

*Jimm*

*Juwann Arnold Smith* (Seal)  
Juwann Arnold Smith

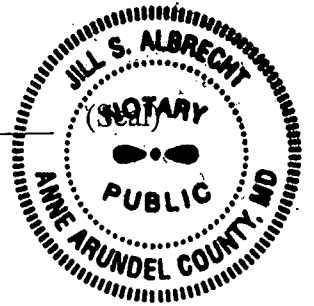
STATE OF MARYLAND, *anne arundel*, County, to wit:

I HEREBY CERTIFY that on this *12* day of *august*, *2020*,

before me, a notary public in and for the State and county aforesaid, personally appeared Juwann Arnold Smith known to me or satisfactorily proven to be the Property Owner whose name is subscribed to the foregoing and in my presence executed the same for the purpose s therein contained and acknowledged the same to be his act and deed of easement.

Witness my hand and Notarial Seal.

*Jimm*  
Notary Public



My Commission Expires: *1/11/21*

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 35316, p. 0094, MSA\_CE59\_35758. Date available 10/16/2020. Printed 03/04/2024.

OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM

WITNESS:

PROPERTY OWNER:

*Jim*

*Renee Smith* (Seal)  
Renee Smith

STATE OF MARYLAND, *anne arundel*, County, to wit:

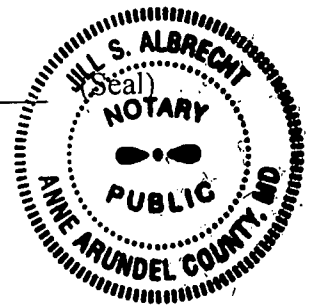
I HEREBY CERTIFY that on this *12* day of *august*, 20*20*

before me, a notary public in and for the State and county aforesaid, personally appeared Renee Smith known to me or satisfactorily proven to be the Property Owner whose name is subscribed to the foregoing and in my presence executed the same for the purposes therein contained and acknowledged the same to be his act and deed of easement.

Witness my hand and Notarial Seal.

*Jim*  
Notary Public

My Commission Expires: *1/11/21*



ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 35316, p. 0095, MSA\_CE59\_35758. Date available 10/16/2020. Printed 03/04/2024.

OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM

ANNE ARUNDEL COUNTY,  
MARYLAND

\_\_\_\_\_

Greg Africa 9/10/20 (Seal)  
Greg Africa, Director  
Department of Inspections and Permits

Reviewed For Form And Legal Sufficiency:

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

BY: Kelly Phillips Kenney 9.3.20  
Date

Kelly Phillips Kenney  
Supervising County Attorney

STATE OF MARYLAND, Anne Arundel County, to wit:

I HEREBY CERTIFY that on this 10 day of September, 2020,  
before me, a notary public in and for the State and county aforesaid, personally appeared  
Greg Africa, Director, Department of Inspections and Permits and known to me or  
satisfactorily proven to be the person whose name is subscribed to the foregoing and in  
my presence executed the same for the purposes therein contained and acknowledged the  
same to be his act and deed.

Witness my hand and Notarial Seal.

Holly A Velez (Seal)  
Notary Public

My Commission Expires: 5/22/2023

Holly A Velez  
NOTARY PUBLIC  
Prince George's County, Maryland  
My Commission Expires 5/22/2023

OTHER THAN THE COMPLETION OF BLANKS, DO NOT MAKE CHANGES TO THIS FORM

I HEREBY CERTIFY that this deed was prepared by Anne Arundel County, Maryland, one of the parties to this instrument.

Jecki Heins

8/14/20  
Date

**AFTER RECORDATION RETURN TO INSPECTION DIVISION – MS 6202**

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors



**EXHIBIT A**

**25' Clear Sight Triangle Easement  
Juwann A. & Renee Smith Property  
3424 Narragansett Avenue, Annapolis  
Tax Map 57 – Grid 21 – Parcel 15  
Deed Ref: Book 32023, Page 113  
2nd Assessment District  
Anne Arundel County, Maryland 21403  
Tax ID #02-002-00138660**

**BEGINNING** for the same at a point located at the northwestern intersection of Narragansett Avenue (50' wide public right of way) and Sycamore Avenue (50' wide public right of way), said point being further located at the southeastern most corner of Lot A – Block 21 as shown on the plat entitled "Arundel on the Bay", recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 9, Page 25;

**THENCE** leaving said point of beginning and said Narragansett Avenue and binding on a portion of the northern right of way line of said Sycamore Avenue and the southern outline of said Lot A, with bearings referenced to NAD 83/2011, and as now described;

1. South 69°27'59" West 25.00' to a point;

**THENCE** leaving said line and running through a portion of said Lot A;

2. North 24°35'29" East 35.43' to a point on the western right of way line of said Narragansett Avenue;

**THENCE** binding on said line;

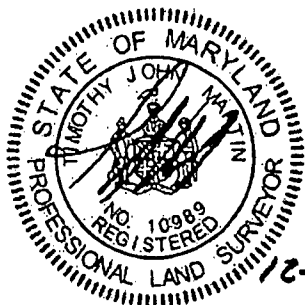
3. South 20°17'01" East 25.00' to the point of beginning.

**CONTAINING** 313 square feet or 0.007 acres of land more or less.

**BEING** part of the conveyance from Frank H. Alston, III and Linda D. Alston, Trustees of the Barbara H. Alston Revocable Trust dated June 4, 1999 As amended by First Amendment and First Restatement dated November 8, 2013 to Juwann Arnold Smith and Renee Smith by deed dated April 12, 2018 and recorded among the Land Records of Anne Arundel County, Maryland in Book 32023, Page 113.

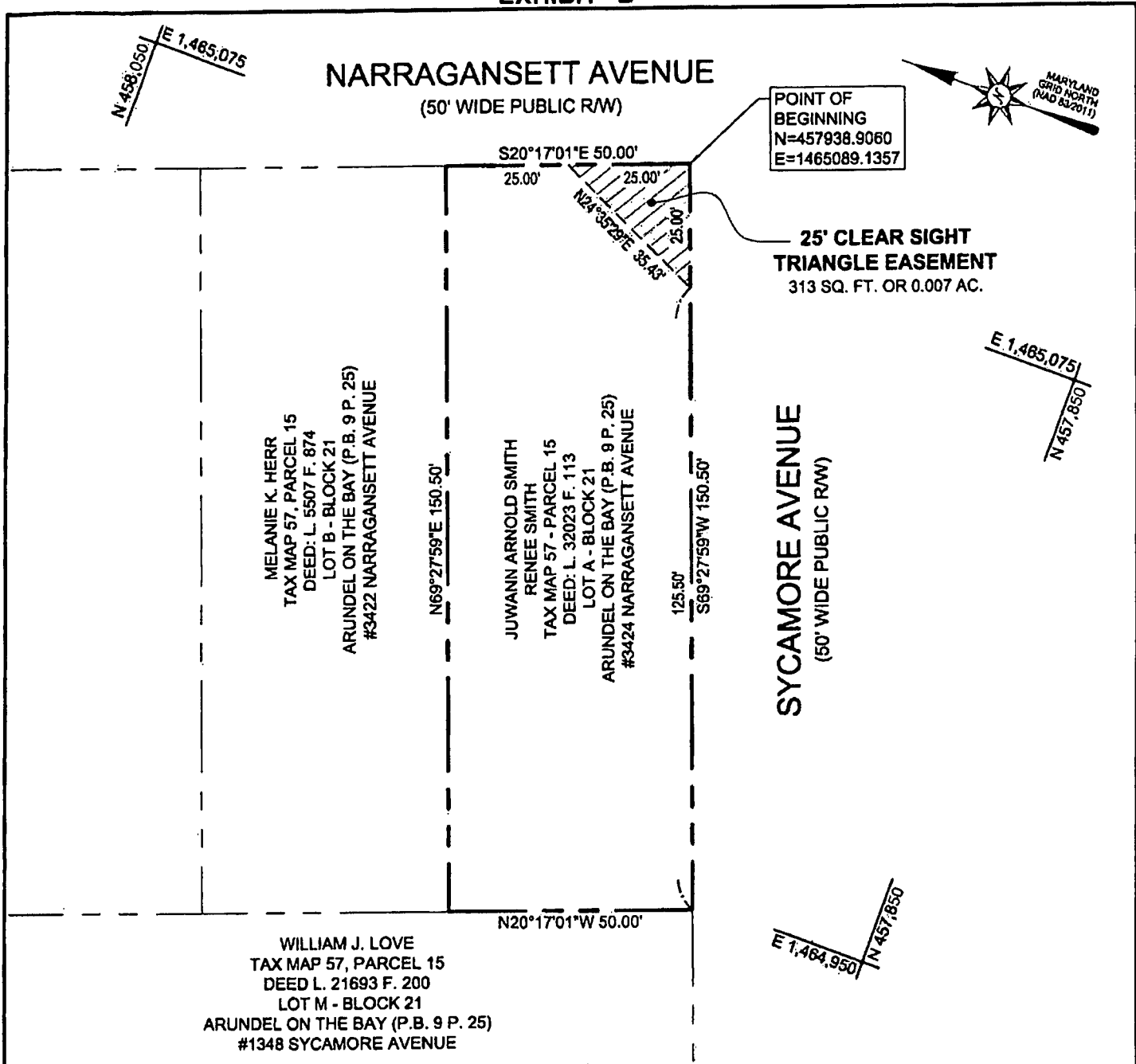
**THIS** description was prepared under my responsible charge and is in compliance with the requirements set forth in COMAR, Regulation 09.13.06.12.

Expiration/Renewal Date:  
August 3, 2020



F:\19-7092 Smith 3424 Narragansett Ave\Survey\Descriptions\19-7092 C S T Easement.doc  
2661 Riva Road, Building 800 - Annapolis, MD 21401  
Ph. 410-897-9290 Fax 410-897-9295  
[www.BayEngineering.com](http://www.BayEngineering.com)

EXHIBIT "B"

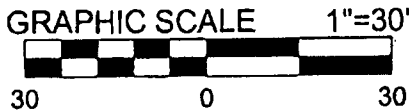


THIS 25' CLEAR SIGHT TRIANGLE EASEMENT EXHIBIT AND THE SURVEYING WORK REFLECTED IN IT WERE PREPARED BY THE SURVEYOR OR THE SURVEYOR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR REGULATION 09.13.06.12.

*[Signature]*

12-12-19

TIMOTHY J. MARTIN  
MARYLAND PROFESSIONAL LAND SURVEYOR  
REGISTRATION #10989  
EXPIRATION/RENEWAL DATE: AUGUST 3, 2020



**Bay Engineering Inc.**

Engineers, Planners and Surveyors.  
2661 Riva Road, Building 800  
Annapolis, Maryland 21401  
410.897.9280  
410.897.9285 fax  
email: info@bayengineering.com  
www.bayengineering.com



DRAWN BY: S.W.D.  
TRACED BY:  
CHECKED BY: R.A.I.  
SHEET 1 OF 1

**ANNE ARUNDEL COUNTY**  
**DEPARTMENT OF INSPECTIONS & PERMITS**  
**25' CLEAR SIGHT TRIANGLE EASEMENT EXHIBIT**  
JUWANN A. & RENEE SMITH PROPERTY  
3424 NARRAGANSETT AVENUE, ANNAPOLIS  
TAX MAP 57 - GRID 21, PARCEL 15  
2ND DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND 21403

SCALE: 1"=30'  
DATE: DECEMBER, 2019  
PROJECT NO.: 02-19-159  
APPROVED *[Signature]*  
ENGINEERING MANAGER

REVISIONS	
DATE	BY

F:\19-7092 Smith-3424 Narragansett Ave\Survey\Exhibit15-7092 C S T Easement.dwg

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 35316, p. 0099, MSA\_CE59\_35758. Date available 10/16/2020. Printed 03/04/2024.



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

1 Type(s) of Instruments
( Check Box if addendum Intake Form is Attached.)
Deed Deed of Trust Mortgage Lease X Other Other

2 Conveyance Type Check Box
Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable)
Recordation State Transfer County Transfer
Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount Finance Office Use Only
Purchase Price/Consideration \$ Transfer Tax Consideration \$
Any New Mortgage \$ X ( )% = \$
Balance of Existing Mortgage \$ Less Exemption Amount - \$
Other: \$ Total Transfer Tax = \$
Other: \$ Recordation Tax Consideration \$
Full Cash Value: \$ X ( ) per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ \$
Surcharge \$ \$
State Recordation Tax \$ \$
State Transfer Tax \$ \$
County Transfer Tax \$ \$
Other \$ \$
Other \$ \$
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information.
A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
2nd 02-002-00138660 32023/113 57 15 (5)
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Arundel on the Bay A 21
Location/Address of Property Being Conveyed (2)
3424 Narragansett Avenue, Annapolis, MD 21403
Other Property Identifiers (if applicable) Water Meter Account No.
Residential or Non-Residential: Fee Simple or Ground Rent Amount:
Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Juwann and Renee Smith
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
Anne Arundel County
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Return to Contact Person
Firm Anne Arundel County Dept. of Inspections & Permits Hold for Pickup
Address: 2664 Riva Road, Annapolis, MD 21401 Return Address Provided
Phone: ( )

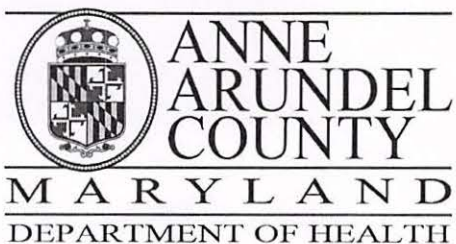
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number Date Received: Deed Reference: Assigned Property No.:
Year 20 20 Geo. Map Sub Block
Land Zoning Grid Plat Lot
Buildings Use Parcel Section Occ. Cd.
Total Town Cd. Ex. St. Ex. Cd.

REMARKS:

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 35316, p. 0100, MSA\_CE59\_35758. Date available 10/16/2020. Printed 03/04/2024.



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

**Tonii Gedin, RN, DNP**  
Health Officer

### MEMORANDUM

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager  
Sanitary Engineering Program *BC*

DATE: April 5, 2024

CASE  
NUMBER: 2024-0053-V  
William J. Mullin.  
3424 Narragansett Ave.  
Annapolis, MD 21403

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance request to allow a dwelling and associated facilities with less setbacks than required. The Health Department offers the following comments:

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

If you have further questions or comments, please contact Brian Chew at 410-222-7024.

cc: Sterling Seay

# 2024-0053-V

Menu Cancel Help

## Task Details I and P Engineering

**Assigned Date**

03/21/2024

**Assigned to**

Habtamu Zeleke

**Current Status**

Complete w/ Comments

**Action By**

Habtamu Zeleke

**Comments**

1. Please ensure that the rain gardens area is setback/offset from property lines so that if it needs maintenance/reconstruction, easements do not need to be obtained from neighboring properties or impact rights-of-way.
2. How is the runoff from the rain gardens conveyed? How is the overflow for higher storms handled?
3. Please provide overland relief paths in the 10-yr and 100-yr events. Ensure that no structures, or properties are negatively impacted during these storm events.
4. Infiltration/filtration devices, including individual lot devices, shall be located a minimum of 10 feet horizontally from house and property lines.
5. Please provide soil boring on the facility footprint to review the suitability and sting of the proposed facility(ies). Describe the site's hydrologic, and topographic characteristics and provide recommendations on the feasibility of various BMPs.
6. Based on the above comments and proposed site design, this office does not support this request.

**End Time****Billable**

No

**Time Tracking Start Date****In Possession Time (hrs)****Estimated Hours**

0.0

**Comment Display in ACA**

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

**Task Specific Information****Due Date**

04/09/2024

**Assigned to Dep**

Engineering

**Status Date**

04/09/2024

**Overtime**

No

**Start Time****Hours Spent**

0.0

**Action by Depar**

Engineering

**Est. Completion**

- Display E-ma
- Display Com

**Expiration Date****Reviewer Phone Number****Review Notes****Reviewer Email****Reviewer Name**

# 2024-0053-V - 3424 Narragansett Avenue



## Legend

Foundation

Addressing



Parcels



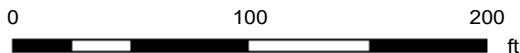
Parcels - Annapolis City



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

Nearmap

Notes 2024 aerial



THIS MAP IS NOT TO BE USED FOR NAVIGATION