

January 15, 2024

Anne Arundel County, Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: SHERWOOD FOREST ~ LOT 236
236 Nottingham Hill
Annapolis MD, 21405
Variance Application**

Sir/Madam:

Attached is a variance request application and associated submittal documents for the above referenced property. To allow for modest improvements to the subject property, variances to the Anne Arundel County Code are required. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater in the LDA and to **Article 18, Section 2-301(b) and Section 4-601** to setback requirements.

The subject property is a legal non-conforming building lot located in the community of Sherwood Forest, Maryland. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by community water and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The existing dwelling is surrounded by steep slopes, which encumber approximately 52% of the lot area, severely limiting and restricting the areas that allow redevelopment. Primary vegetation consists of hardwood and evergreen trees, ornamental shrubs, and creeping ground cover common to wooded areas and the community.

The applicants propose to construct a small addition to the existing dwelling. The building addition is modest in size and proposes to expand the dwelling footprint in an area that has been previously disturbed and is improved with decking and screened porches. To construct the proposed dwelling addition, temporary disturbance is necessary around the building addition. The temporary disturbance accounts for the majority of the steep slope disturbance.

Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 719-sf of disturbance on slopes 15% or greater in the LDA, to **Article 18, Section 2-301(b)** of 18-ft to the requirement of architectural features extending no more than 3-ft into a required setback, and to **Article 18, Section 4-601** of 19-ft to the required 25-ft rear yard setback.

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structure, and the presence of steep slopes. The community of Sherwood Forest is encumbered with steep slopes and other environmental challenges.

The addition is proposed in the only viable location on the property and is within the limits of existing improvements. It does not require any more disturbance than if the existing improvements were to be removed or maintained. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and the nitrogen reducing septic system, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

We believe that these requests meet all the requirements for variance, per Article 18-16-305:

Requirements for Critical Area Variances.

1. Unique physical conditions - Specifically topography, the irregularly shaped lot, the size of the lot, as well as the location of the existing dwelling in relation to the property lines and slopes. Denial of the requested variance would constitute an unwarranted hardship on the applicant and deprive them of the right to redevelop and deny reasonable and significant use of the entire property.
2. Rights commonly enjoyed - The proposed improvements are similar and in character to those of surrounding properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
3. Will not confer special privilege - Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain improvements comparable to what is proposed for this project. The applicants have made extensive efforts to design this proposed project in a manner that considers the placement of the existing dwelling and location of surrounding environmental features.
4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the small and irregular shape of the site, the presence of steep slopes, and the location of the existing improvements, and are not because of actions by the applicant.

5. Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area – The proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area. Disturbance is minimized only to what is necessary to complete the project. Mitigation will occur in accordance with county regulations and will be addressed during the permitting process. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.

Requirements for all variances.

1. Minimum necessary - The improvements are minimal and are sited to utilize the footprint of the existing improvements to minimize disturbance.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with other properties of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the LDA as appropriate mitigation will be required as part of the permit process.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area.
 - v. be detrimental to the public welfare.

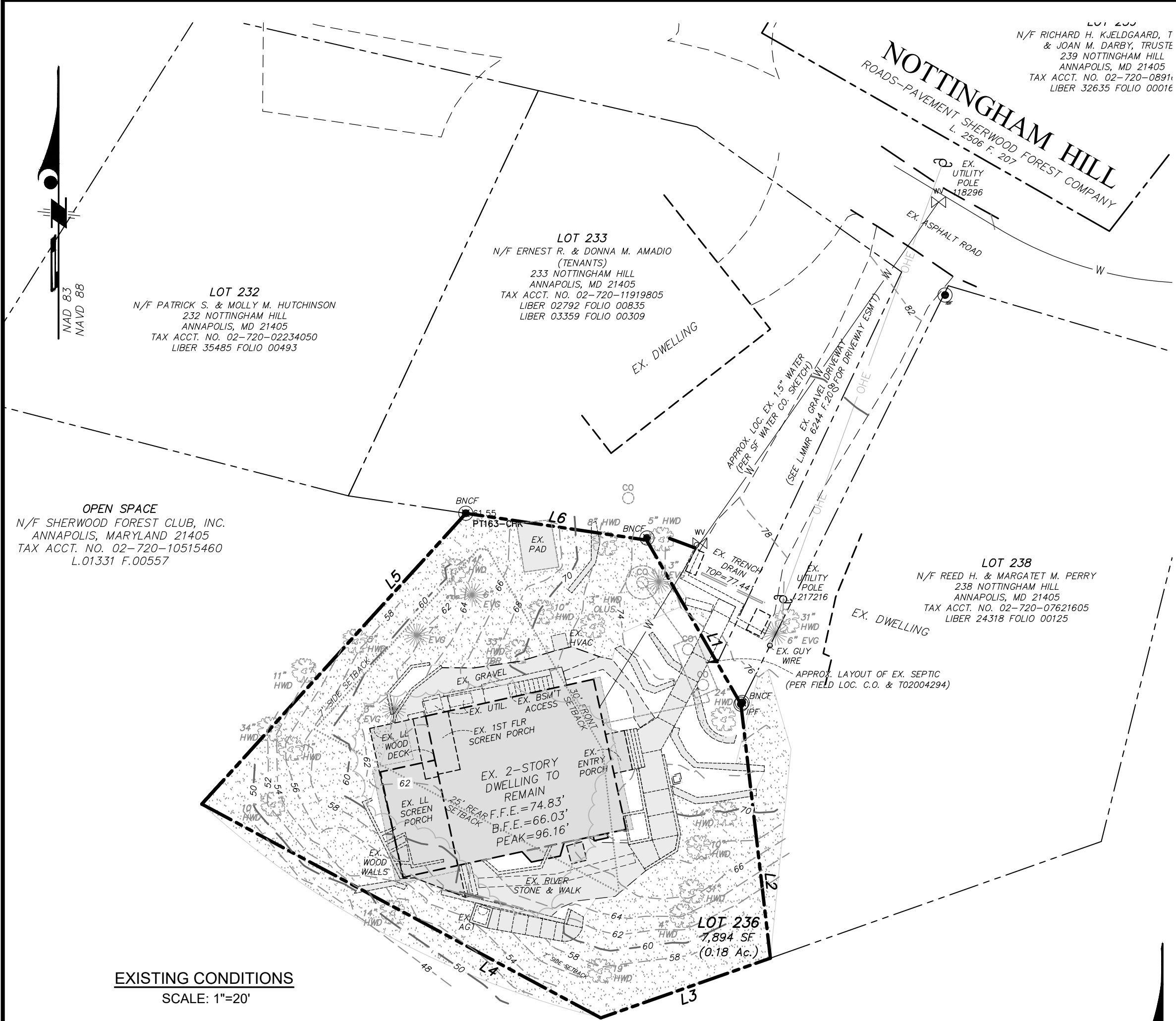
Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,
DRUM, LOYKA & ASSOCIATES, LLC



Katie Yetman

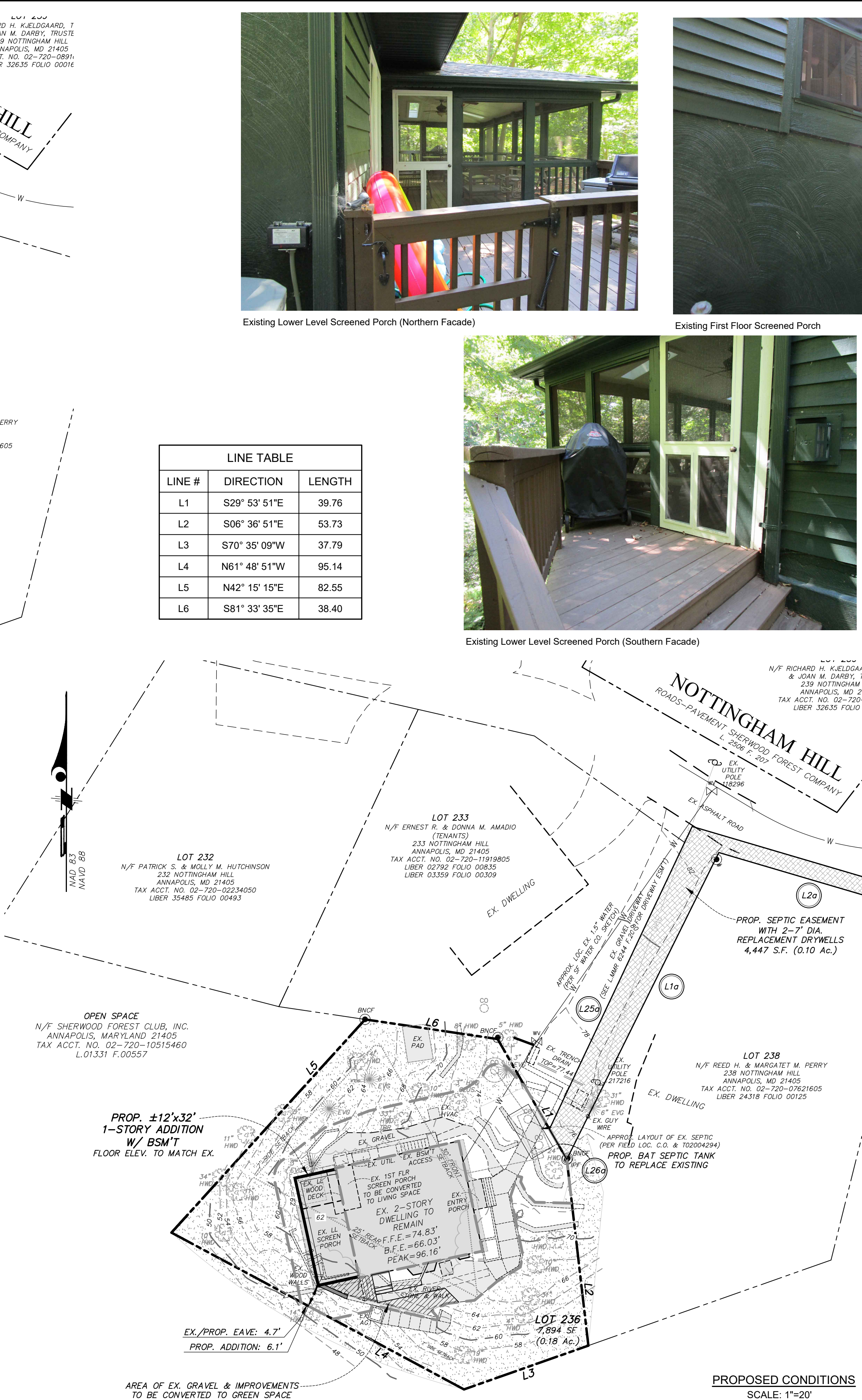
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EXISTING CONDITIONS
SCALE: 1"=20'



REAR ELEVATION - PROPOSED



PROPOSED CONDITIONS
SCALE: 1"=20'



Existing Lower Level Screened Porch (Northern Facade)

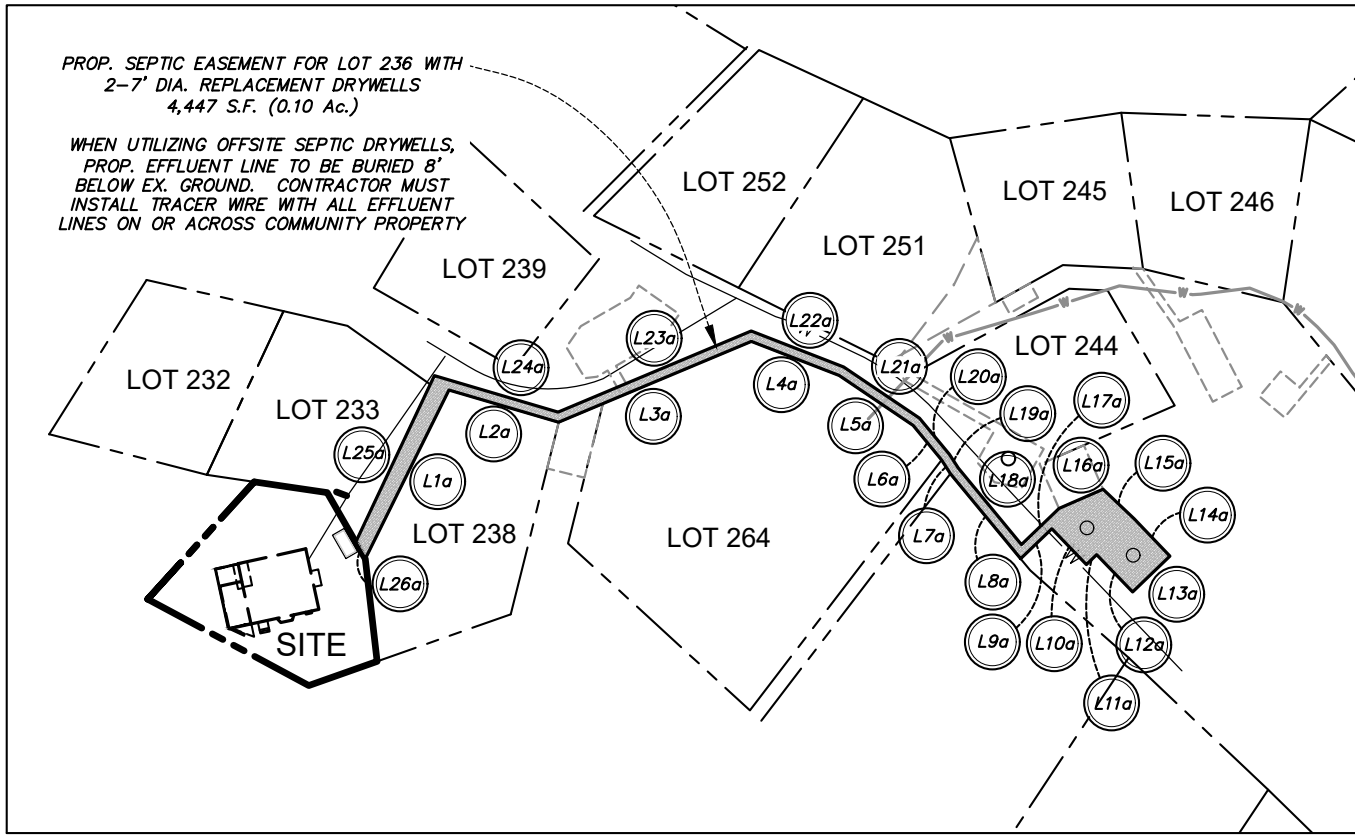


Existing First Floor Screened Porch



Existing Lower Level Screened Porch (Southern Facade)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S29° 53' 51"E	39.76
L2	S06° 36' 51"E	53.73
L3	S70° 35' 09"W	37.79
L4	N61° 48' 51"W	95.14
L5	N42° 15' 15"E	82.55
L6	S81° 33' 35"E	38.40



REPLACEMENT SEPTIC DRYWELL EXHIBIT
SCALE: 1"=100'

SEPTIC EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1a	N26° 22' 15"E	98.14
L2a	S73° 35' 45"E	59.50
L3a	N67° 13' 09"E	108.84
L4a	S68° 44' 51"E	49.11
L5a	S55° 57' 51"E	46.42
L6a	S39° 32' 51"E	23.36
L7a	S32° 56' 33"E	8.46
L8a	S39° 29' 32"E	57.41
L9a	N46° 08' 18"E	22.57
L10a	S43° 51' 42"E	25.93
L11a	N46° 08' 18"E	7.50
L12a	S43° 51' 42"E	26.98
L13a	N46° 08' 18"E	27.00

SEPTIC EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L14a	N43° 51' 42"W	27.00
L15a	N46° 33' 52"W	22.26
L16a	S66° 25' 08"W	25.00
L17a	S46° 08' 18"W	27.17
L18a	N39° 29' 32"W	51.73
L19a	N32° 56' 33"W	8.46
L20a	N39° 32' 51"W	24.37
L21a	N55° 57' 51"W	47.70
L22a	N68° 44' 51"W	51.69
L23a	S67° 13' 09"W	109.08
L24a	N73° 35' 45"W	67.16
L25a	S25° 15' 15"W	95.91
L26a	S29° 53' 51"E	9.98

LEGEND

- Existing Contour
- Existing Woods Line
- Existing Power Pole
- Existing Overhead Electric Line
- Existing Spot Elev.
- Existing Waterline
- County Building Restriction Lines
- Existing Improvements
- Steep Slopes 15% or Greater
- Limit of Disturbance
- Proposed Grade
- Proposed Spot Elev.

SITE TABULATIONS

- Total Site Area: 7,894 S.F. (0.18 Ac.)
- Critical Area Designation: LDA
- Site Zoning: R-2
- Principal Structure Setbacks
 - Front: 30'
 - Rear: 25'
 - Side: 7'
- Lot Coverage:
 - Existing Lot Coverage: 2,814 S.F. (0.06 Ac.)
 - Allowable Lot Coverage: 2,474 S.F. (0.06 Ac.)
 - Max Allowable Lot Coverage (17-8-403): 2,780 S.F. (0.06 Ac.)
 - Proposed Lot Coverage: 2,780 S.F. (0.06 Ac.)
- Coverage by Structures:
 - Existing Coverage by Structures: 1,909 S.F. (±24%)
 - Allowable Coverage by Structures: 2,368 S.F. (30%)
 - Proposed Coverage by Structures: 1,876 S.F. (±24%)
- Steep Slopes:
 - Total On-Site Steep Slopes: 4,104 S.F. (0.09 Ac.)
 - Total On-Site Steep Slopes Disturbed: 719 S.F. (0.02 Ac.)
 - Total Off-Site Steep Slopes Disturbed: 0 S.F. (0.00 Ac.)

DESIGNED: MMD
ORIG. DATE: 08-17-23
MODIFIED BY/DATE:
CADD DWG # SF02318
DLA PROJECT # SF02318

DRAWN: KLY

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION



Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 • Fax: 410-280-1952
www.drumloyka.com

CLIENT:

MS. EILEEN FITZGERALD
1412 WILDWOOD LANE
NAPLES, FLORIDA 34105

VARIANCE
SHERWOOD FOREST ~ LOT 236
236 NOTTINGHAM HILL, ANNAPOLIS, MARYLAND 21405
TAX ACCT. NO. 02-720-0726400
TAX MAP 0039 GRID 0019 PARCEL 0295 DISTRICT 2001
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20'

DATE: MAY 17, 2024

PROJ. NO: SF02318

SHEET 1 OF 1

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: _____ Date: _____

Tax Map #	Parcel #	Block #	Lot #	Section
0039	0295	0019	236	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 02-720-07266400

Project Name (site name, subdivision name, or other) Sherwood Forest ~ Lot 236

Project location/Address 236 Nottingham Hill

City Annapolis Maryland Zip 21405

Local case number

Applicant: Last name Fitzgerald First name Eileen

Company

Application Type (check all that apply):

Building Permit	Variance	X
Buffer Management Plan	Rezoning	
Conditional Use	Site Plan	
Consistency Report	Special Exception	
Disturbance > 5,000 sq ft	Subdivision	
Grading Permit	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:

Construct addition to existing single-family dwelling with associated improvements

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.05	
LDA Area	0.18		# of Lots Created	0	
RCA Area					
Total Area	0.18				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.14		Existing Impervious Surface	0.06	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.00	
Removed Forest/Woodland/Trees	0.03		Removed Impervious Surface	0.00	
			Total Impervious Surface	0.06	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.00		Buffer Forest Clearing		
Non-Buffer Disturbance	0.05		Mitigation		

Variance Type

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

Structure

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

Chesapeake Bay Critical Area Report

Sherwood Forest ~ Lot 236

Tax Map 39, Grid 19, Parcel 295

Tax Account No. 02-720-07266400

Property Address: 236 Nottingham Hill
Annapolis, Maryland 21405

January 15, 2024

Property Owners & Variance Applicant: Ms. Eileen Fitzgerald, Trustee

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 0.18 Ac.

Site Description

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

Description and Purpose of Variance Request

The applicant proposes to construct an addition to the existing single-family dwelling with the associated improvements. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 719-sf of disturbance on slopes 15% or greater in the LDA, to **Article 18, Section 2-301(b)** of 18-ft to the requirement of architectural features extending no more than 3-ft into a required setback, and to **Article 18, Section 4-601** of 19-ft to the required 25-ft rear yard setback.

The applicant proposes to construct a small addition to the existing dwelling. The building addition is modest in size and proposes to expand the dwelling footprint in an area that has been previously disturbed and is currently improved with decking and screened porches. To construct the proposed dwelling addition, temporary disturbance is necessary around the building addition. The temporary disturbance accounts for the majority of the steep slope disturbance.

Vegetative Coverage and Clearing

The property's primary vegetation is woodland and creeping ivy that is common to wooded areas in the community. The existing wooded area totals roughly 6,130-sf. The proposed clearing is approximately 1,300-sf, the majority of which is necessary for access. Reforestation and afforestation requirements for this property will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 2,814-sf of lot coverage. The proposed impervious lot coverage for this property is 2,780-sf, which is the allowable. The site currently has 1,909-sf of coverage by structures. The proposed coverage by structures is 1,847-sf, which is within the allowable amount.

Steep Slopes (slopes > 15%)

The subject property contains approximately 4,104-sf of steep slopes, or 52% of the site area, all of which are concentrated around the existing improvements. Approximately, 719-sf of slopes will be disturbed as part of the proposed construction. Most of this disturbance is necessary for access and removal of the existing improvements.

Predominant Soils

The predominant soil type is Annapolis Fine Sandy Loam, 40 to 80 percent slopes (AsG). This soil has a type "C" hydrologic classification, and is considered a hydric soil.

Drainage and Rainwater Control

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

Conclusions – Variance Standards

The need for the requested variances arises from the unique physical conditions of the site, specifically the diminutive size of the lot and the presence of steep slopes. The addition is proposed in the only viable location on the property and lies within the footprint of existing improvements. It does not require any more disturbance than if the existing improvements were to be removed or maintained. The entire community of Sherwood Forest is inhabited with steep slopes and most of the lots in Sherwood are well under the required 20,000-sf minimum for lots served by a private septic system. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and will not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and the nitrogen reducing septic system, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare. Stormwater Management and reforestation requirements will be addressed during the permit phase of the project. Reforestation will be provided on-site to the extent practicable.

Reference:

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

Anne Arundel County Office of Planning & Zoning, 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

Federal Emergency Management Agency, 2015. Flood Insurance Rate Map

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

Drum, Loyka and Associates LLC, 2024 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2003 Soil Survey of Anne Arundel County Maryland.

State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING December 2023

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Katie Yetman EMAIL _____

SITE LOCATION 236 Nottingham Hill (File: 2023-0056-P) LOT SIZE 7,894 sf ZONING R2

CA DESIGNATION LDA BMA___ or BUFFER___ APPLICATION TYPE CA Variance

Variances required to construct a one-story dwelling addition over existing screened porch and deck with less setbacks (rear) and disturbance to slopes greater than 15%.

Proposed addition six feet from rear property line - variance required 19 feet.

COMMENTS

Critical Area Team had no objection to proposal

Zoning indicates it appears there will be no new permanent disturbance to steep slopes. Variance required to steep slopes required for access during construction. Please provide architectural elevations of addition and possibly provide existing and proposed conditions plans instead of all on one plan that makes it easier to discern any changes.

INFORMATION FOR THE APPLICANT

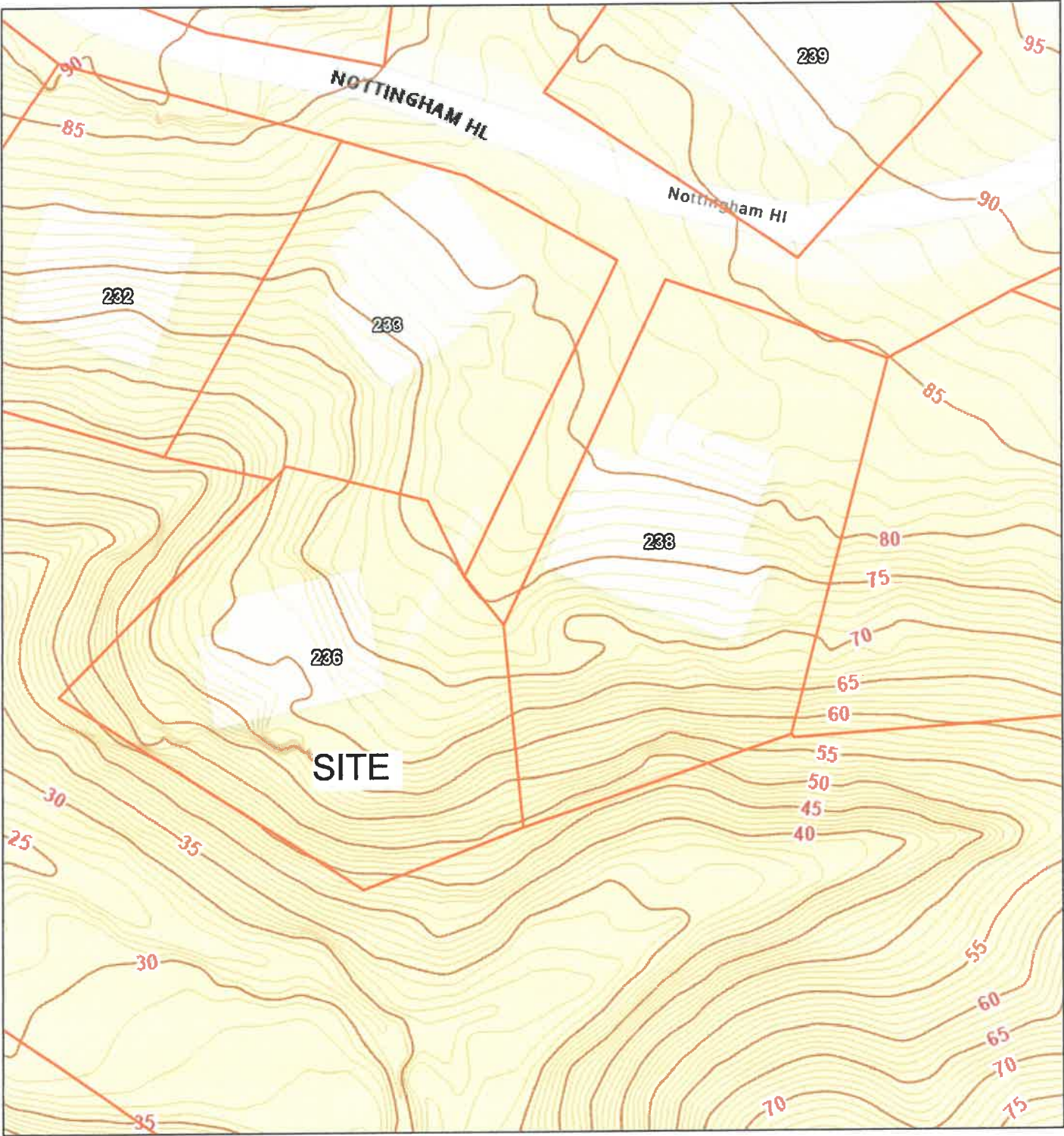
Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

Anne Arundel County Engineering Record Drawing and Monuments



1/16/2024, 12:31:50 PM

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Index

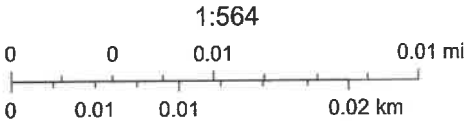
Intermediate

Local Road Label

County Boundary

Address Points

Parcels



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Anne Arundel County

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