

M.A.F. & Associates, LLC
Matthew A. Forgen
526 Hoods Mill Road
Woodbine MD 21797
(410) 552-5541

M.A.F. & Associates, LLC

May 14, 2024

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Marley Park Beach. Lots 33-37, Block K
408 Summit Avenue, Glen Burnie, MD 21060

Dear Planner:

Please accept this submittal of a variance on the above referenced project. There are two single family dwellings on the above referenced property. One house crosses lots 34 and 35, merging the lots. The other house crosses lots 35, 36 and 37, merging those lots. We are proposing to demolish the single-family dwelling that staddles the lot line between lots 34 and 34. Since the house crosses the lot line, the lots are merged by operation of law. This merger leaves lot 33 not merged to the east of the merged lots.

We propose to unmerge the merged lots 34 and 35 and merge lots 33 and 34 to allow for the construction of a new dwelling. This new dwelling would only be located on lots 33 and 34. Lots 33 and 34 would ultimately be merged for the new dwelling. Lot 35, 36 and 37 would be merge with the remaining dwelling and potentially a new house if the owners decide to build in the future.

This would create two building sites that would allow for the construction of two single families dwelling more in keeping with the homes in the area.

Profile comments:

Zoning Administration Section:

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

Our response: We feel our request meets all of the applicable variance standards provided under Section 18-16-305.

OPZ Residential Team:

There is no increase in overall density with this proposal. This Section has no objection.

OPZ Cultural Resources:

The Cultural Resources Section requires review of all demolition permits. This property is not on the Maryland Inventory of Historic Properties, but contains an undocumented structure that meets the historic age threshold. Additional documentation may be required prior to demolition approval, which will be determined by the Cultural Resources Section during the demolition permit review.

Our response: This is noted.

I&P Engineering:

1. Please note that locating the drywell under the driveway for a residential home is not permitted. The reason for this is that in the event of failure, settlement, sinkhole, etc., the homeowner will have issues accessing and parking. While dealing with the situation, which would be problematic and a burden risk for residential homeowners.

Our response: This will be addressed with the grading permit review.

2. Identify site outfall to review the site plan and provide feedback regarding potential in impact.

Our response: The site outfall was noted on the submitted grading and sediment control plan. The outfall is at the county right of way that drains to a county closed storm drain system.

3. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.

Our response: We are not required to provide 10 year or 100 year storm management for this site. The site grading allows all runoff to flow around the structure to the right of ways. This will be addressed with the grading permit review.

4. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.

Our response: We have provided surcharge pipes located in the front of the proposed house to allow all overflow to discharge into the county right of way and not impact the proposed or existing dwellings. This will be addressed with the grading permit review.

5. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.

Our response: The site runoff and potential impacts to this and the adjacent properties was considered when designing the proposed conditions.

6. Based on the plan provided, it appears that the property will be served by a public sewer and water.

Our response: Noted

7. The utility for the site will be reviewed during the grading permit.

Our response: Noted

8. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.

Our response: Noted

9. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Our response: Noted

Please see below for the variances that are being requested for this site. The following are the variance requested for this site.

We request a variance to Article 18-4-203(D) to allow merged lots to be unmerged to allow the construction of a single-family dwelling.

We request a variance to Article 18-4-701 to a lot having an area of 4,000 square feet which necessitates a variance of 3,000 square feet for lots 33 and 34.

We request a variance to Article 18-4-701 to a lot having an area of 6,000 square feet which necessitates a variance of 750 square feet for lot 35-37.

We request a variance to Article 18-4-701 to allow a proposed density greater than five dwelling units per acre. We request a density of 10.89 dwelling units per acre for lots 33 and 34.

We request a variance to Article 18-4-701 to allow a proposed density greater than five dwelling units per acre. We request a density of 7.26 dwelling units per acre for lots 35-37.

We request a variance to Article 18-4-701 to allow a lot 40' wide which necessitates a variance of 20' for lots 33 and 34.

We request a variance to Article 18-4-701 to allow a lot 60' wide which necessitates a variance of 10' for lots 35-37.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

This property consists of 5, 20'x100' legally platted, R5 lots. This lot was recorded prior to the implementation of any critical area laws. There are two single family dwellings on the above referenced property. One house crosses lots 34 and 35, merging the lots. The other house crosses lots 35, 36 and 37, merging those lots. We are proposing to demolish the single-family dwelling that straddles the lot line between lots 34 and 35. Since the house crosses the lot line, the lots are merged by operation of law. This merger leaves lot 33 not merged to the east of the merged lots. There is no way to group the 5 lots and not need a variance because of the size and the merger requirements. These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

With the unique characteristics of this site, we are not able to develop the property without the need for these variances. With the size of the site, the location of the existing houses, and the lot merger law, there is no way of developing the site without the need for these zoning variances. We feel that this request is the minimum variance to avoid practical difficulties or unnecessary hardships.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the property owner would be able to ultimately construct 2 single family dwellings to replace the 2 existing single family dwellings.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located: The approval of the variance will not alter the essential character of the neighborhood. The proposed dwellings are similar in size to existing homes in the area. Many of the existing houses are built on lots that are 40' wide.

(ii) substantially impair the appropriate use or development of adjacent property: This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with a single-family dwelling. This proposal does not impact these dwellings nor the ability of the owner to improve or further develop their property.

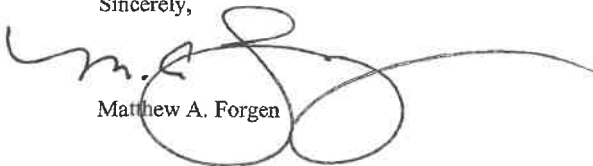
(iii) reduce forest cover in the limited development and resource conservation areas of the critical area: The proposed development will not decrease forest cover within Chesapeake Bay Critical Area. There is no clearing required for this improvement.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare: This development is not detrimental to the health and welfare of the community. There will be storm water management requirements that will be part of the permitting process. The proposed house will be connected to both the public water and sewer system. This benefits the public welfare.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,



Matthew A. Forgen

HYDROLOGIC SOILS
GROUP ACREAGE

ALL SOILS FOR THIS SITE ARE 'A'
SOILS (0.1837 AC.)

ZONING NOTE:

ALL PROPERTIES SHOWN ON THIS MAP LIE
WITHIN THE R5 ZONING DISTRICT.

CRITICAL AREA NOTE:

ALL PROPERTIES SHOWN ON THIS MAP LIE
WITHIN THE IDA CRITICAL AREA.

UTILITY NOTE:

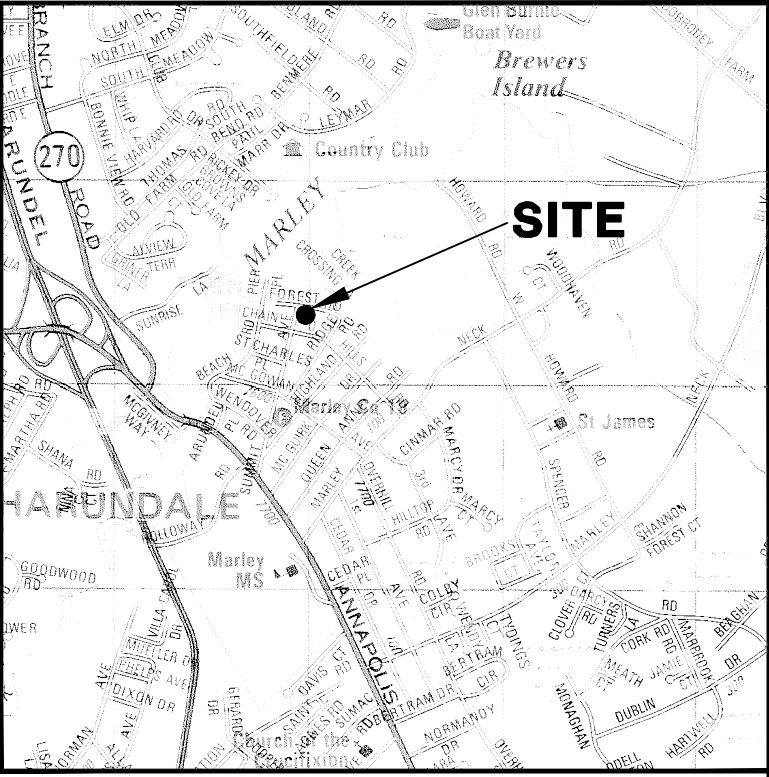
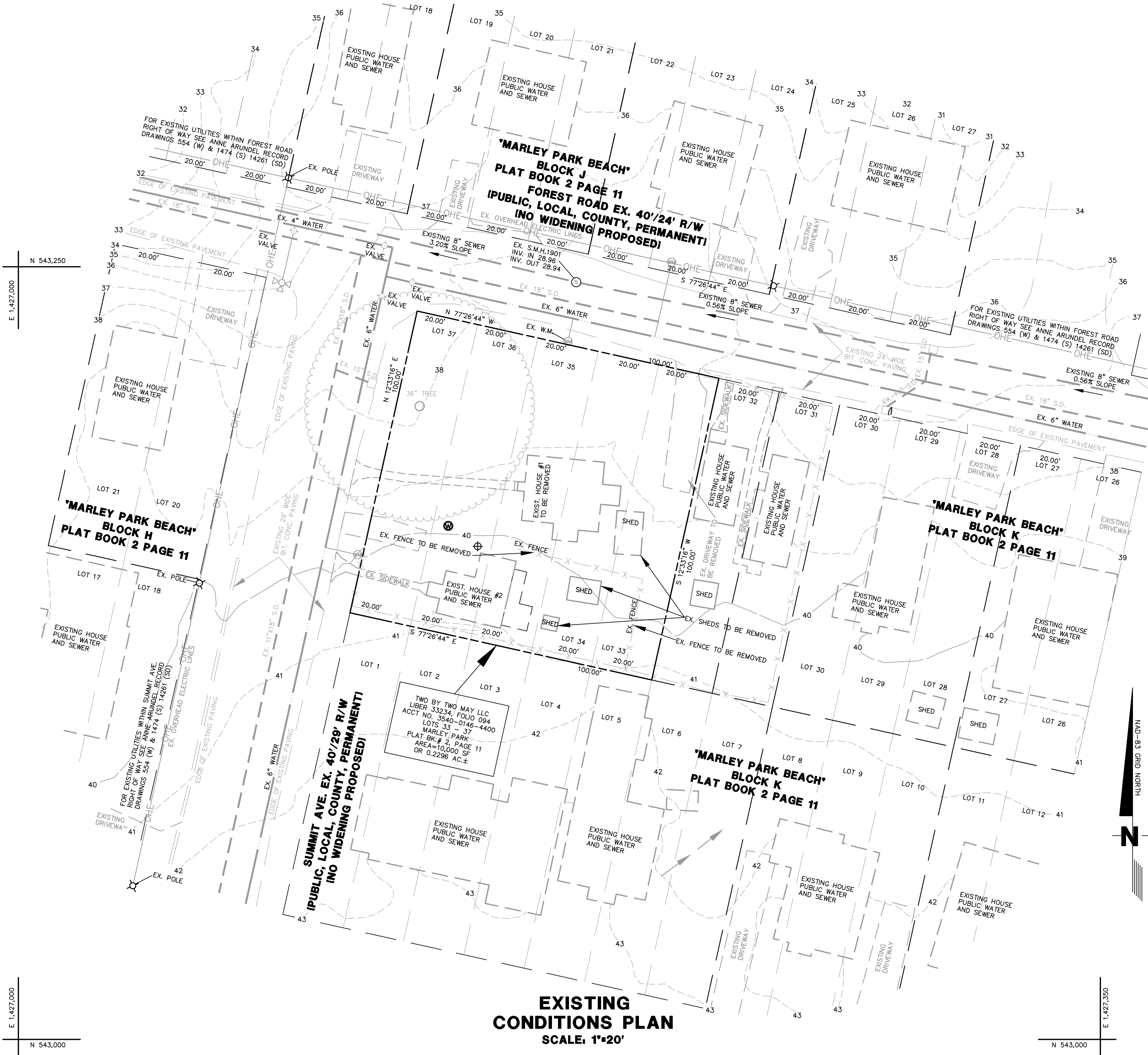
ALL PROPERTIES SHOWN ON THIS MAP
LIE WITHIN THE GLEN BURNIE LOW
SERVICE AREA (EXISTING) ON WATER
MAP: W-2, AND COX CREEK SERVICE
AREA (EXISTING) ON SEWER MAP: S-2.

WATERSHED NOTE:

THIS SITE LIES ENTIRELY WITHIN THE
PATAPSCO TIDAL WATERSHED.

FEMA MAP NOTE

THIS SITE LIE ON PANEL NUMBER
24003C0061F AND IS NOT WITHIN A
FEMA 100 OR 500 YEAR FLOOD
PLAIN.



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 08, GRID: E3
Copyright ADC The Map People
Permitted Use Number 2081204

SITE DATA

PROPERTY ADDRESS:	408 SUMMIT AVENUE GLEN BURNIE, MD 21060
OWNER:	TWO BY TWO MAY LLC 8343 BALTIMORE ANNAPOLIS BOULEVARD PASADENA, MD 21122 C/O 410-766-4433 C/O MAYAPPSERV@aol.com
DEVELOPER:	CHOICE BUILDERS, LLC RICHARD MAY JR. 7410 BALT. ANNAP. BLVD. GLEN BURNIE, MD. 21061 410-766-4433 MAYAPPSERV@aol.com
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R5
SETBACKS:	FRONT: 25', SIDE: 7', REAR: 20'
TAX MAP:	10
BLOCK:	21
PARCEL:	17
LOTS:	33-37
ASSESSMENT DISTRICT:	3RD
TAX ACCOUNT NUMBER:	3540-0146-4400
CRITICAL AREA:	IDA
PREDOMINANT SOIL TYPE:	PgB "A" SOILS
TOTAL SITE AREA:	0.2296 ACRES 10,000 SQUARE FEET
EXISTING IMPERVIOUS:	0.0362 ACRES 1,578 SQUARE FEET

SITE AREA CALCULATIONS/
CRITICAL AREA CALCULATIONS (IDA)

- 1) Total site area: 10,000 s.f. or 0.2296 AC.
- 2) Total lot coverage allowed: No limitation within the IDA
- 3) Total woods on site: 2,381 square feet or 23.81% of the site.
- 4) Total woods permitted to be cleared: No clearing limitation within the IDA
- 5) Total woods required on site: No requirements within the IDA
- 6) Total existing lot coverage: House #1 629 s.f. (to be removed)
House #2 418 s.f. (to remain)
Driveway 132 s.f. (to remain)
Sidewalks 175 s.f. (to remain)
Sheds 224 s.f. (to be removed)
Total: 1,578 s.f. (725 to remain)

OWNER, DEVELOPER AND
APPLICANT INFORMATION

OWNER:

TWO BY TWO MAY LLC
8343 BALTIMORE ANNAPOLIS BOULEVARD
PASADENA, MD 21122
C/O 410-766-4433
C/O MAYAPPSERV@aol.com

DEVELOPER/APPLICANT:

CHOICE BUILDERS, LLC
RICHARD MAY JR.
7410 BALT. ANNAP. BLVD.
GLEN BURNIE, MD. 21061
410-766-4433
MAYAPPSERV@aol.com

LEGEND

- Existing Grade
- Existing Lot Line
- Existing Impervious To Be Removed
- Existing Fence
- Existing Tree
- Existing BGE Pole
- ZONED OS
- Zoning boundary line
- ZONED R5
- SME 'C' SOILS
- PgB 'A' SOILS
- Soil boundary line
- PgB 'A' SOILS
- Soil classification
- ZONED R5
- Zoning classification

M.A.F. &
ASSOCIATES, LLC

55 JONES STATION ROAD, W.
SEVERNA PARK, MD 21146
PHONE: 443-864-8589

EMAIL: MFORGEN@aol.com

ADMINISTRATIVE SITE PLAN/EXISTING CONDITIONS

MARLEY PARK BEACH
LOTS 33-37 BLOCK 'K'

408 SUMMIT AVENUE, GLEN BURNIE, MD. 21060

TAX MAP 10 BLOCK 21 PARCEL 17 TAX ACCOUNT #: 3540-0146-4400 ZONING: R5

DATE: AUGUST 6, 2024

THIRD ASSESSMENT DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

HYDROLOGIC SOILS
GROUP ACREAGE

ALL SOILS FOR THIS SITE ARE 'A'
SOILS (0.1837 AC.)

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WITHIN THE R5 ZONING DISTRICT.

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ALL PROPERTIES SHOWN ON THIS MAP LIE
WITHIN THE IDA CRITICAL AREA.

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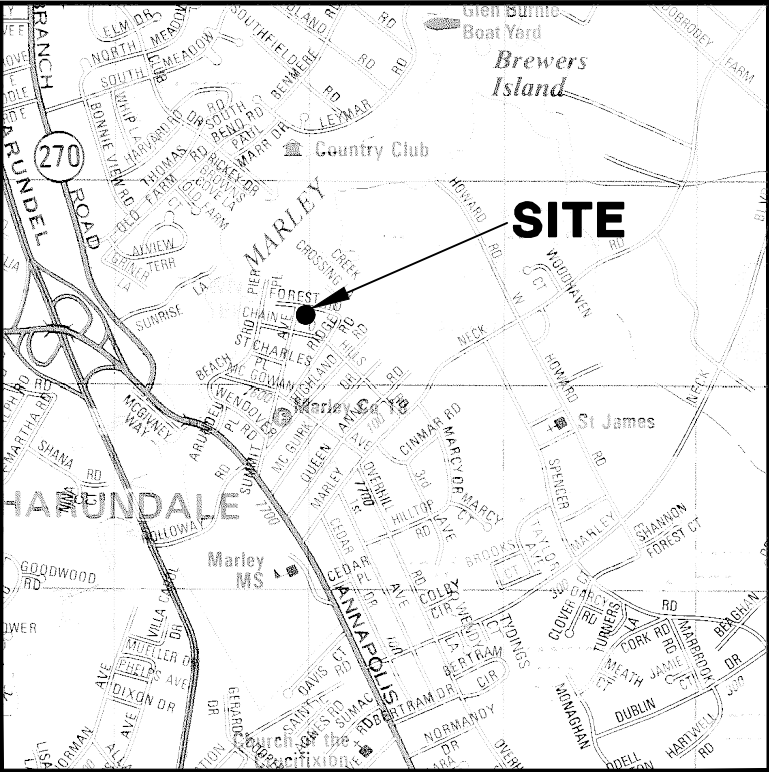
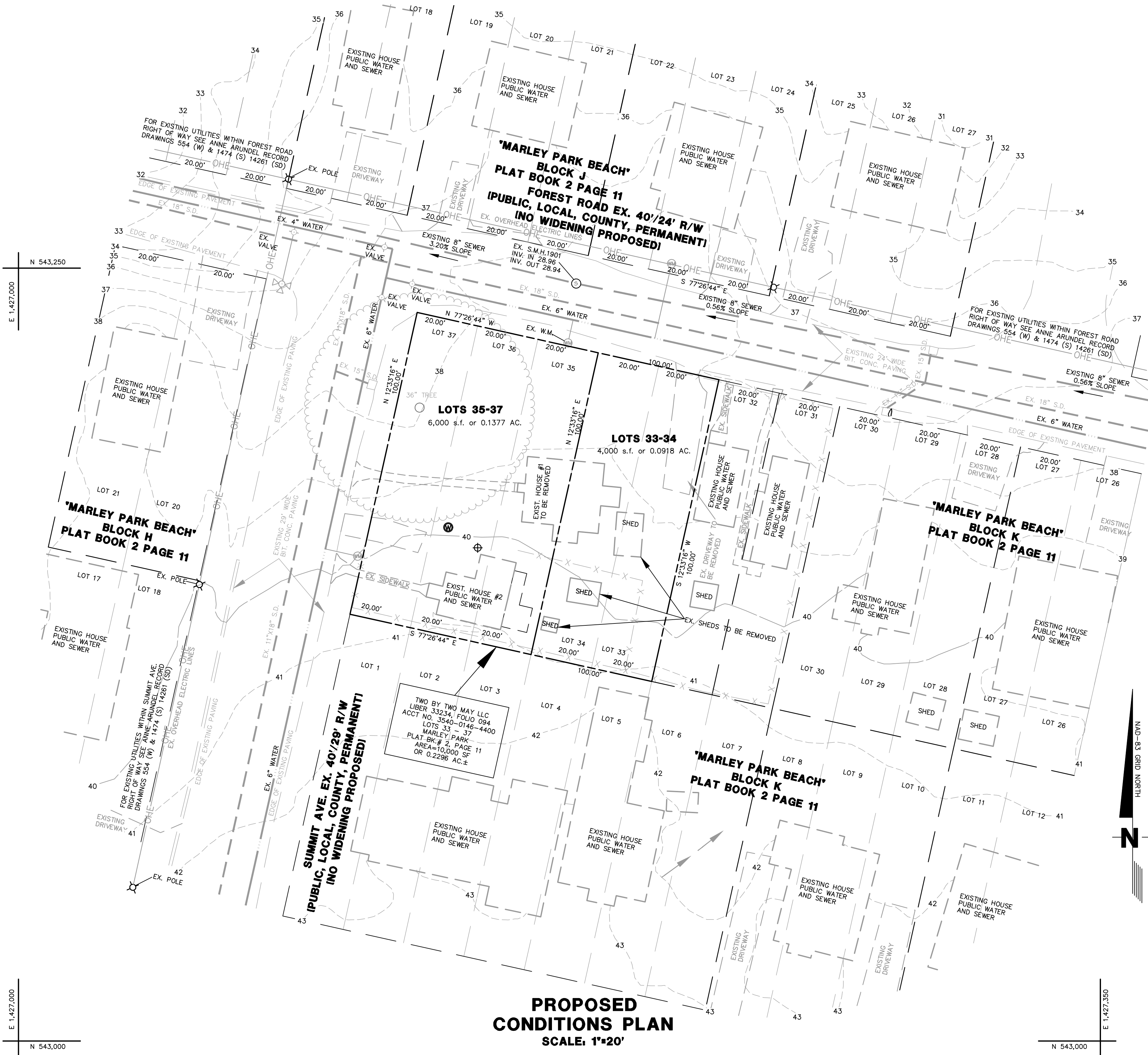
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AREA (EXISTING) ON SEWER MAP: S-2.

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THIS SITE LIES ENTIRELY WITHIN THE
PATAPSCO TIDAL WATERSHED.

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THIS SITE LIE ON PANEL NUMBER
24003C0061F AND IS NOT WITHIN A
FEMA 100 OR 500 YEAR FLOOD
PLAIN.



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 08, GRID: E3
Copyright ADC The Map People
Permitted Use Number 2081204

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DEVELOPER:	CHOICE BUILDERS, LLC RICHARD MAY JR. 7410 BALT. ANNAP. BLVD. GLEN BURNIE, MD. 21061 410-766-4433 MAYAPPSERV@aol.com
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TOTAL SITE AREA:	0.2296 ACRES 10,000 SQUARE FEET
EXISTING IMPERVIOUS:	0.0362 ACRES 1,578 SQUARE FEET

LOTS 33-34
SITE AREA CALCULATIONS/
CRITICAL AREA CALCULATIONS (IDA)

- 1) Total site area: 4,000 s.f. or 0.0918 AC.
- 2) Total lot coverage allowed: No limitation within the IDA
- 3) Total woods on site: 0 square feet or 0% of the site.
- 4) Total woods permitted to be cleared: No clearing limitation within the IDA
- 5) Total woods required on site: No requirements within the IDA

LOTS 35-37
SITE AREA CALCULATIONS/
CRITICAL AREA CALCULATIONS (IDA)

- 1) Total site area: 6,000 s.f. or 0.1377 AC.
- 2) Total lot coverage allowed: No limitation within the IDA
- 3) Total woods on site: 2,381 square feet or 39.68% of the site.
- 4) Total woods permitted to be cleared: No clearing limitation within the IDA
- 5) Total woods required on site: No requirements within the IDA
- 6) Total existing lot coverage: House #1 629 s.f. (to be removed)
House #2 418 s.f. (to remain)
Driveway 132 s.f. (to remain)
Sidewalks 175 s.f. (to remain)
Sheds 224 s.f. (to be removed)
Total: 1,578 s.f. (725 to remain)

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APPLICANT INFORMATION

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TWO BY TWO MAY LLC
8343 BALTIMORE ANNAPOLIS BOULEVARD
PASADENA, MD 21122
C/O 410-766-4433
C/O MAYAPPSERV@aol.com

DEVELOPER/APPLICANT:

CHOICE BUILDERS, LLC
RICHARD MAY JR.
7410 BALT. ANNAP. BLVD.
GLEN BURNIE, MD. 21061
410-766-4433
MAYAPPSERV@aol.com

LEGEND

---	Existing Grade
---	Existing Lot Line
---	Existing Impervious To Be Removed
-X-X-	Existing Fence
30" TREE	Existing Tree
---	Existing BGE Pole
ZONED OS	
ZONED R5	
SME 'C' SOILS	
PgB 'A' SOILS	
PgB 'A' SOILS	
ZONED R5	

M.A.F. &
ASSOCIATES, LLC

55 JONES STATION ROAD, W.
SEVERNA PARK, MD 21146
PHONE: 443-864-8589

EMAIL: MFORGEN@aol.com

ADMINISTRATIVE SITE PLAN/PROPOSED CONDITION

MARLEY PARK BEACH
LOTS 33-37 BLOCK 'K'

408 SUMMIT AVENUE, GLEN BURNIE, MD. 21060

TAX MAP 10 BLOCK 21 PARCEL 17 TAX ACCOUNT #: 3540-0146-4400 ZONING: R5

DATE: AUGUST 6, 2024

THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: ANNE ARUNDEL CO.

Date: 6-7-2024

Tax Map #	Parcel #	Block #	Lot #	Section
10	17	21	33-37	K

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3540-0146-4400

Project Name (site name, subdivision name, or other) HARLEY PARK BEACH LOTS 33-37
BLK K

Project location/Address 408 SUNDRIE AVE.

City GLEN BURIE MD. Zip 21060

Local case number

Applicant: Last name First name

Company TWO BY TWO HAY LLC

Application Type (check all that apply):

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

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMOL/REBUILD A SINGLE FAMILY DWELLING
VARIANCE UNDERSEE LOTS FOR NEW CONSTRUCTION

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		10,000
LDA Area		0
RCA Area		0
Total Area		10,000

Total Disturbed Area Acres Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2,381	Existing Lot Coverage		1578
Created Forest/Woodland/Trees		0	New Lot Coverage		1379
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		853
			Total Lot Coverage		2104

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		5933	Mitigation		0

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☒

UNDERSEE
LOT WIDTH
LOT AREA
LOT DENSITY

Structure

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

Marley Park Beach Lots 33-37

**408 Summit Avenue
Glen Burnie, MD. 21060**

CRITICAL AREA REPORT

PREPARED FOR:

**Two by Two, llc
8343 Baltimore Annapolis Boulevard
Pasadena, MD 21122**

PREPARED BY:

**M.A.F. & ASSOCIATES, LLC
55 Jones Station Road, W.
Severna Park, MD 21146**

443-864-8589

June 7, 2024

Marley Park Beach Lots 33-37

**408 Summit Avenue
Glen Burnie, MD. 21060**

CRITICAL AREA REPORT

INTRODUCTION

The lots are located at 408 Summit Avenue in the community of Marley Park Beach and is currently improved with 2 single-family dwellings located on lots 34, 35 and 36. Lots 33 and 37 are currently vacant and are considered legal lots. The owner of the property is proposing to remove one of the dwellings that crosses lots 34 and 35 and leave the house on lots 35 and 36. This will allow the owner to unmerge the merged lots (34-36) and merge them with the vacant lots on either side (33 with 34)(35, 36 with 37) to construct 1 single-family home on lot 33 and 34 more in keeping with the existing homes in the area. These lots lie within the IDA portion of the critical area.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The lots are primarily clear (one large tree exists at the northwest corner of the property) at this time and has an existing home located in the middle of the lots and another house closer to the southern property line. There are some sheds on the property as well. The lot slopes consistently to the county right of way (Summit Ave and Forest Road). The slope is approximately 6%.

There is one large tree in the northwestern portion of the property. The canopy cover is approximately 2,381 square feet. No rare, threatened or endangered species were noted.

No wildlife was seen at the time of the field inspection. It is expected that there is very little wildlife use of the property.

STORMWATER MANAGEMENT

There is no stormwater management on the property at this time because the existing development did not require stormwater management at the time it was done. During construction, sediment and erosion control measures will be employed and after completion of the construction. This project will need to meet the 10% pollutant reduction requirements for a site located in the IDA portion of the critical area. This will be done as part of the grading permit process.

IMPACT MINIMIZATION

With this proposal we are proposing to still have 2 single-family as exists today, we feel that this development demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

There are no Habitat Protection Areas on this site. These infill lots in the critical area but away from any portion of the shoreline or wetland areas.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of 2 new houses and its associated improvements. The site calculations are as follows:

Lots 33 and 34

Total site area	4,000 sf
Existing woodland	0 sf
Proposed clearing	0 sf
Proposed planting	0 sf
Proposed impervious	1,379 sf
Allowed impervious coverage	No limitation in the IDA

Lots 35-37

Total site area	6,000 sf
Existing woodland	2,381 sf
Proposed clearing	0 sf
Proposed planting	0 sf
Existing impervious	1,578 sf
Proposed impervious	0 sf
Allowed impervious coverage	No limitation in the IDA

Reforestation for clearing and stormwater management will be addressed with the grading and building permits.

CONCLUSIONS

The lots are located at 408 Summit Avenue in the community of Marley Park Beach and is currently improved with 2 single-family dwellings located on lots 34, 35 and 36. Lots 33 and 37 are currently vacant and are considered legal lots. The owner of the property is proposing to remove one of the dwellings that crosses lots 34 and 35 and leave the house on lots 35 and 36. This will allow the owner to unmerge the merged lots (34-36) and merge them with the vacant lots on either side (33with 34)(35, 36 with 37) to construct 1 single-family home on lot 33 and 34 more in keeping with the existing homes in the area.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat in the Critical Area. The proposed houses are similar to those newly constructed homes in the neighborhood and will not adversely impact adjacent properties.

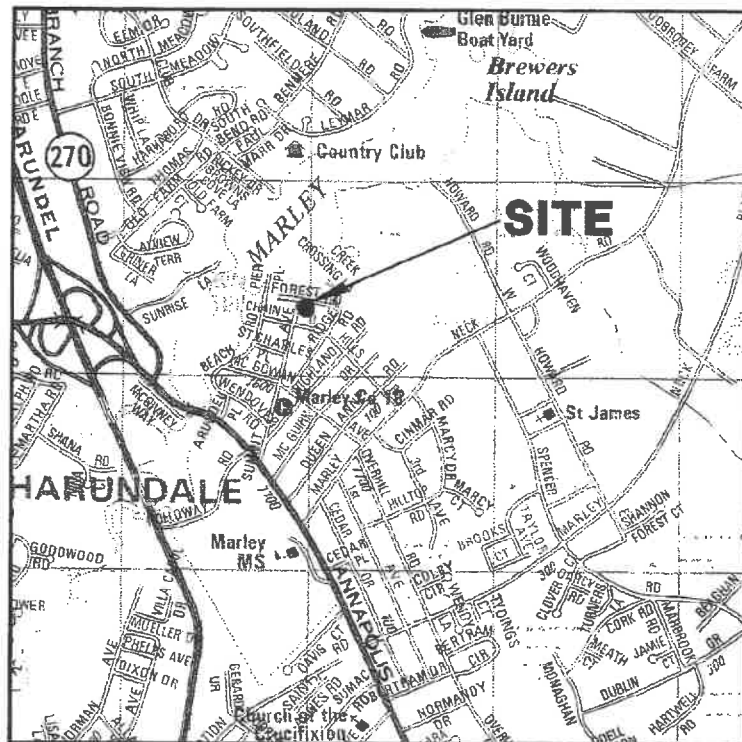
PLANS

A plan showing the site and its improvements is attached to this report.

ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on May 10, 2024.



VICINITY MAP

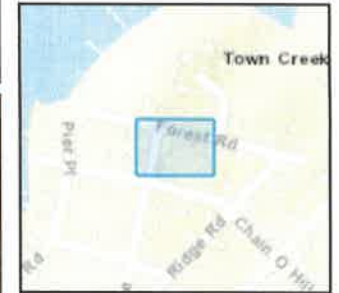
SCALE: 1" = 2,000'

ADC MAP: 08, GRID: E3

Copyright ADC The Map People

Permitted Use Number 20811204

Map Title



Legend

Parcels



Critical Areas

- IDA - Intensely Developed Area
- IDA - Intensely Developed Area
- LDA - Limited Development Area
- RCA - Resource Conservation Area

Labels

- State Road Label
- Interstate US Road Label
- Local Road Label
- Fire Police Label
- Streams Label



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.

Esri Community Maps Contributors,
County of Anne Arundel, VGIN, ©
OpenStreetMap, Microsoft, Esri,
TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION



Notes

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

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Date: 6-7-2024

Tax Map #	Parcel #	Block #	Lot #	Section
<u>10</u>	<u>17</u>	<u>21</u>	<u>33-37</u>	<u>K</u>

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3540-0146-4400

Project Name (site name, subdivision name, or other) HARLEY PARK BEACH LOTS 33-37

BLK K

Project location/Address 408 SUNDHIT AVE.

City GLEN BURDIE MD. Zip 21060

Local case number

Applicant: Last name First name

Company TWO BY TWO HAY LLC

Application Type (check all that apply):

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

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMOL/REBUILD A SINGLE FAMILY DWELLING
VARIANCE UNMERGE LOTS FOR NEW CONSTRUCTION

Intra-Family Transfer ☐
 Grandfathered Lot ☒

Yes

Growth Allocation ☐
 Buffer Exemption Area ☐

Yes

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		10,000
LDA Area		0
RCA Area		0
Total Area		10,000

Total Disturbed Area

Acres	Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		2,381	Existing Lot Coverage		1578
Created Forest/Woodland/Trees		0	New Lot Coverage		1379
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		853
			Total Lot Coverage		2104

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		5933	Mitigation		0

Variance Type

Buffer ☐
 Forest Clearing ☐
 HPA Impact ☐
 Lot Coverage ☐
 Expanded Buffer ☐
 Nontidal Wetlands ☐
 Setback ☐
 Steep Slopes ☐
 Other ☒

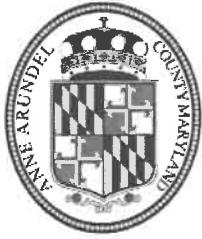
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UNMERGE
LOT WIDTH
LOT AREA
LOT DENSITY

Structure

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

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OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0045-P
DATE: 05/31/2024
OPZ STAFF: Jennifer Lechner
Kelly Krinetz
Stacy Poulos
I&P STAFF: Habtamu Zeleke

APPLICANT/REPRESENTATIVE: Two by Two May LLC / Choice Builders, LLC / M.A.F. & Associates, LLC

EMAIL: mayappserv@aol.com / mforger@aol.com

SITE LOCATION: 408 Summit Ave, Glen Burnie

LOT SIZE: 10,000 SF

ZONING: R5

CA DESIGNATION: IDA

BMA: n/a

BUFFER: n/a

APPLICATION TYPE: Variance

The applicants are proposing to demo the existing dwelling crossing lots 34 and 35 (House #1) and leave the existing dwelling crossing lots 35, 36 and 37 (House #2) in order to construct a new dwelling over lots 33 and 34. This would create two building sites for two single family dwellings.

The following variances are requested:

- Article 18-4-203(D) to allow merged lots to be unmerged to allow the construction of a single-family dwelling.
- Article 18-4-701 to allow a lot having an area of 4,000 square feet (for lots 33 and 34).
- Article 18-4-701 to allow a lot having an area of 6,000 square feet (for lots 35, 36 and 37).
- Article 18-4-701 to allow a proposed density greater than five dwelling units per acre (10.89 dwelling units per acre for lots 33 and 34).
- Article 18-4-701 to allow a proposed density greater than five dwelling units per acre (7.26 dwelling units per acre for lots 35, 36 and 37).
- Article 18-4-701 to allow a lot 40' wide (for lots 33 and 34).
- Article 18-4-701 to allow a lot 60' wide (for lots 35, 36 and 37).

COMMENTS

Zoning Administration Section:

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

OPZ Residential Team:

There is no increase in overall density with this proposal.

This Section has no objection.

OPZ Cultural Resources:

The Cultural Resources Section requires review of all demolition permits. This property is not on the Maryland Inventory of Historic Properties, but contains an undocumented structure that meets the historic age threshold. Additional documentation may be required prior to demolition approval, which will be determined by the Cultural Resources Section during the demolition permit review.

I&P Engineering:

1. Please note that locating the drywell under the driveway for a residential home is not permitted. The reason for this is that in the event of failure, settlement, sinkhole, etc., the homeowner will have issues accessing and parking while dealing with the situation, which would be problematic and a burden risk for residential homeowners.
2. Identify site outfall to review the site plan and provide feedback regarding potential in impact.
3. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
4. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
5. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
6. Based on the plan provided, it appears that the property will be served by a public sewer and water.
7. The utility for the site will be reviewed during the grading permit.
8. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.
9. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

INFORMATION FOR THE APPLICANT

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

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.

Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.