

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

APPLICANTS: William & Holly Bentley

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2024-0078-V

COUNCIL DISTRICT: 6

HEARING DATE: July 25, 2024

PREPARED BY: Jennifer Lechner
Planner II



REQUEST

The applicants are requesting a variance to allow a walkway and stairs with disturbance to slopes of 15% or greater on property located at 230 Kirkley Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 44,014 square feet of land and is located with approximately 350 feet of frontage off of Kirkley Road. The property is identified as Lot 2 of Parcel 737 in Grid 7 on Tax Map 451 in the C E Ellinger Property.

The property is zoned R1 – Residential District, as adopted by the comprehensive zoning for Council District 6, effective October 7, 2011. The waterfront lot lies entirely within the Chesapeake Bay Critical Area, is designated as LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a one-story dwelling, a residential pier with a platform, and associated facilities.

PROPOSAL

The applicants propose to construct a small addition to the existing dwelling, revise the entry porch, and relocate the existing entry walkway that serves the dwelling.

REQUESTED VARIANCES

§ 17-8-201 of the Anne Arundel County Subdivision and Development Code provides that development in the limited development area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline; and, all disturbance shall be limited to the minimum necessary.

- The proposed walkway and steps will disturbed approximately 723 square feet of slopes of 15% or greater, necessitating a variance. If approved, the actual slope disturbance would be determined during permit review.

FINDINGS

The subject property is irregularly shaped and oversized with regards to the minimum lot area requirement of 40,000 square feet and the minimum lot width requirement of 125 feet for a lot in the R1 District. A review of the County's aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

The existing critical area lot coverage of the site is 9,369 square feet, which exceeds the lot coverage allowed under §17-8-402 (6,602.1 square feet). The proposed post-construction lot coverage is 9,092 square feet, a reduction of 277 square feet, which equals the 10% reduction required under § 17-8-403 (276.69 square feet). The existing and proposed coverages by structures were not provided; however, the overall lot coverage is still well below the 25% (11,003.5 square feet) maximum coverage by structures allowed under §18-4-501.

The applicants' letter states that 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. In addition, the letter explains that, and as evidenced by their provided site photos, the existing entry steps are steep and do not have consistent riser heights, which poses a serious safety hazard. The applicants believe that the location of the new walk is in the shallower area of steep slopes, in an area that appears to have been graded in the past.

Agency Comments

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

The **Critical Area Team** notes that it appears that the design is more toward an entrance feature than a necessity. Provided the applicant can justify that this is the minimum necessary to provide safe access with regard to the width and the location, their Office has no objection.

The **Critical Area Commission** notes that appropriate mitigation is required.

Variance Criteria

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship.

In this particular case, steep slopes are present at the entry side of the dwelling, and the existing steps are narrow, steep and irregular. While it may be possible to design the steps in such a way to reduce the total disturbance area (for example, in a wider L-shaped configuration), that would result in excavating deeper into the slope and the need for retaining walls. It appears that the proposed configuration of the walkway and steps generally follows the slope, with minimal need for excavation.

Because of the unique physical conditions of the property, there appears to be no other

alternative to provide safe access to the dwelling while complying with the County's critical area program. A literal interpretation of that program will deprive the applicants of rights commonly enjoyed by other properties in similar areas of the County. The granting of a variance will not confer on the applicants any special privilege, nor is the variance request based on conditions or circumstances that are the result of actions by the applicants. With mitigation, the granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area, and will be in harmony with the general spirit and intent of the County's critical area program.

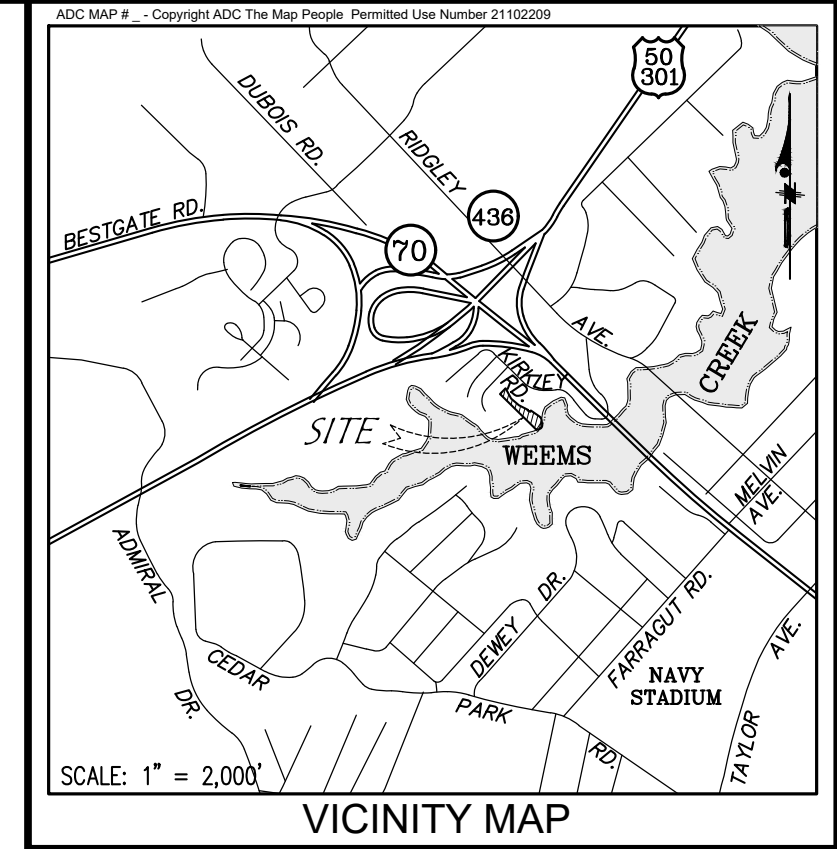
As such, the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. With mitigation, it will not reduce forest cover in the limited development area of the critical area, nor be contrary to acceptable clearing and replanting practices required for development in the critical area.

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 **approval** of the Critical Area variance to § 17-8-201 to disturb steep slopes. The final amount of disturbance will be determined during permit review.

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.

C:\Users\kyleman\appdata\local\temp\12008\EB10117-V.dwg 04/17/24_11:42



NOTE: Contractor to field locate ex. utilities to determine exact location. Reconnect as necessary.

WEEMS CREEK
(BUFFER MODIFIED)

LEGEND

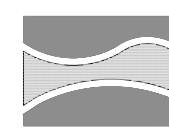
- Existing Contour
- Existing Woods Line
- Existing Power Pole
- Existing Overhead Electric
- EX. 27.7 + Existing Spot Elev.
- Existing Well
- 100' to Tidal Waters
- Existing Improvements
- Steep Slopes 15% or Greater
- Limit of Disturbance
- Proposed Grade
- 27.2 + Proposed Spot Elev.
- Ex. Lot Coverage to be Removed

SITE TABULATIONS

• Total Site Area:	44,014 S.F. (1.01 Ac.)
• Critical Area Designation:	LDA
• Site Zoning:	R-1
Principal Structure Setbacks	
-Front:	40'
-Rear:	35'
-Side:	15'/40'
• Lot Coverage:	
-Existing Lot Coverage:	9,369 S.F. (0.22 Ac.)
-Allowable Lot Coverage:	6,602 S.F. (0.15 Ac.)
-Max Allowable Lot Coverage (17-8-403):	9,092 S.F. (0.21 Ac.)
-Proposed Lot Coverage:	9,092 S.F. (0.21 Ac.)
• Steep Slopes:	
-Total Steep Slopes within Area of Development :	6,345 S.F. (0.15 Ac.)
-Total Steep Slopes Disturbed:	723 S.F. (0.02 Ac.)

DESIGNED: MMD	DRAWN: KLY
ORIG. DATE: 06-19-17	
MODIFIED BY/DATE:	
CADD DWG # EB10117	
DLA PROJECT # EB10117	
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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

OWNER:

MR. & MRS. WILLIAM BENTLEY
230 KIRKLEY ROAD
ANNAPOLIS, MARYLAND 21401

VARIANCE PLAN
C.E. ELLINGER PROPERTY ~ LOT 2
230 KIRKLEY ROAD, ANNAPOLIS, MARYLAND 21401
TAX ACCT. NO. 02-000-03744100
TAX MAP 0451 GRID 0007 PARCEL 0737 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: APRIL 17, 2024 PROJ. NO: EB10117 SHEET 1 OF 1

April 17, 2024

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

RE: C.E. ELLINGER PROPERTY ~ LOT 2
230 Kirkley Road
Annapolis MD, 21401
Variance Application

Sir/Madam:

Attached is a variance request application and associated submittal documents for the above referenced property. The request is to allow a modest improvement to the subject property as a variance to the Anne Arundel County Code is required. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater in the Limited Development Area (LDA).

The subject property is a legal non-conforming building parcel located in Annapolis with water frontage on Weems Creek. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-1 and is served by private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The existing improvements are bordered by steep slopes to the south and west, which limit and restrict the areas that permit 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, revise the entry porch, and relocate the existing entry walkway that serves the dwelling. The building additions are modest in size and propose to expand the dwelling away from tidal waters. The requested steep slope variance is needed to rebuild the older entry steps into the dwelling. The proposed building additions do not need variance to the Code to acquire building permits.

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 723 square feet of property disturbance on slopes 15% or greater in the LDA.

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

property and surrounding area are encumbered with steep slopes and other environmental challenges. The existing entry steps are steep and do not have consistent riser heights. This existing condition poses a serious safety hazard for the homeowners, who have elderly parents staying at their home. Access from the interior of the dwelling is also limited, as the interior staircase is narrow and steep. The new entry walk and steps have been designed to allow for safe entry into the home for the in-laws, as well as guests, by making all the risers consistent and comfortable in height. The new design will also allow the property owners to age in place without the concern of a hazardous site condition. Furthermore, the location for the new walk is in the shallower area of steep slopes in an area that appears to have been graded in the past.

The step relocation is proposed in the only viable location on the property that allows the issues to be rectified and fixed. The work 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, 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 and the location of the existing dwelling in relation to the 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 the entry walk in a manner that considers the 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 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 and all improvements are proposed away from tidal waters. 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 in an already developed location and have been designed 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

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
045I	0737	0007	2	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 02-000-03744100

Project Name (site name, subdivision name, or other) C.E. Ellinger Property ~ Lot 2

Project location/Address 230 Kirkley Road

City Annapolis Maryland Zip 21401

Local case number _____

Applicant: Last name Bentley 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: _____ 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 and relocate existing entry steps with associated improvements
--

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

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	X
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.09	
LDA Area	1.01		# of Lots Created	0	
RCA Area					
Total Area	1.01				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.56		Existing Impervious Surface	0.22	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.00	
Removed Forest/Woodland/Trees	0.00		Removed Impervious Surface	0.00	
			Total Impervious Surface	0.21	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.00		Buffer Forest Clearing		
Non-Buffer Disturbance	0.08		Mitigation		

Variance Type	Structure
Buffer	Acc. Structure Addition
Forest Clearing	Barn
HPA Impact	Deck
Impervious Surface	Dwelling
Expanded Buffer	Dwelling Addition
Nontidal Wetlands	Garage
Steep Slopes	Gazebo
Setback	Patio
Other	Pool
	Shed
	Other
	X Entry Steps

Chesapeake Bay Critical Area Report

C.E. Ellinger Property ~ Lot 2

Tax Map 45I, Grid 7, Parcel 737

Tax Account No. 02-000-03744100

Property Address: 230 Kirkley Road
Annapolis, Maryland 21401

April 17, 2024

Property Owners & Variance Applicant: William and Holly Bentley

Critical Area Designation: LDA

Zoning: R-1

Lot Area: 1.01 Ac.

Site Description

The subject property is a legal non-conforming building parcel located in Annapolis with water frontage on Weems Creek. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-1 and is served by private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The existing improvements are bordered by steep slopes to the south and west, which limit and restrict the areas that permit redevelopment.

Description and Purpose of Variance Request

The applicants propose to construct a small addition to the existing dwelling, revise the entry porch, and relocate the existing entry walkway that serves the dwelling. The building additions are modest in size and propose to expand the dwelling away from tidal waters. The requested steep slope variance is needed to rebuild the older entry steps into the dwelling. The proposed building additions do not need variance to the Code to acquire building permits. 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 723 square feet of property disturbance on slopes 15% or greater in the LDA.

Vegetative Coverage and Clearing

Primary vegetation consists of hardwood and evergreen trees, ornamental shrubs, and creeping ground cover common to wooded areas and the community. The existing wooded area totals roughly 24,300-sf. No tree removal is proposed for the development. Any reforestation and afforestation requirements for this property will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 9,369-sf of lot coverage. The proposed impervious lot coverage for this property is 9,092-sf, which is the allowable and an overall reduction.

Steep Slopes (slopes > 15%)

The subject property contains approximately 6,345-sf of steep slopes around the area of proposed development, all of which are concentrated around the existing improvements. Approximately, 723-sf of slopes will be disturbed as part of the proposed construction.

Predominant Soils

The predominant soil type is Collington-Wist-Urban land complex, 5 to 15 percent slopes (CpD) and Collington, Wist, and Westphalia soils, 15 to 25 percent slopes (CSE). These soils have a type "A" hydrologic classification, and CSE 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 step relocation is proposed in the only viable location on the property that allows the issues to be rectified and fixed. The work 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, 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.

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

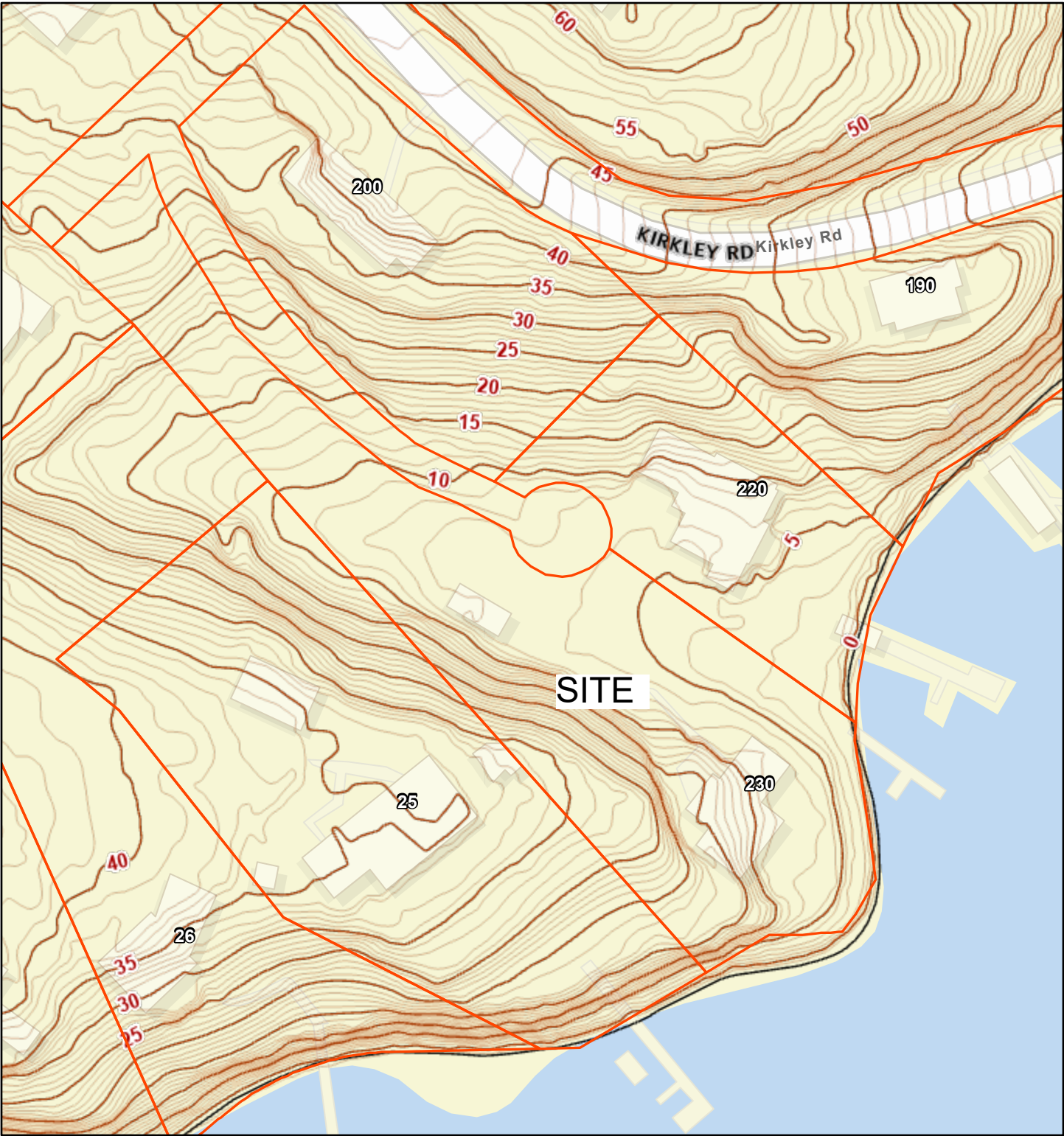
First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

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

Anne Arundel County Engineering Record Drawing and Monuments



4/17/2024, 11:39:32 AM

Topo_2020

Index

Intermediate

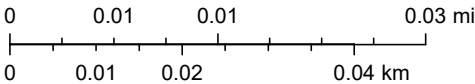
Local Road Label

County Boundary

Address Points

Parcels

1:1,128



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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Existing Interior Staircase



Existing Exterior Staircase



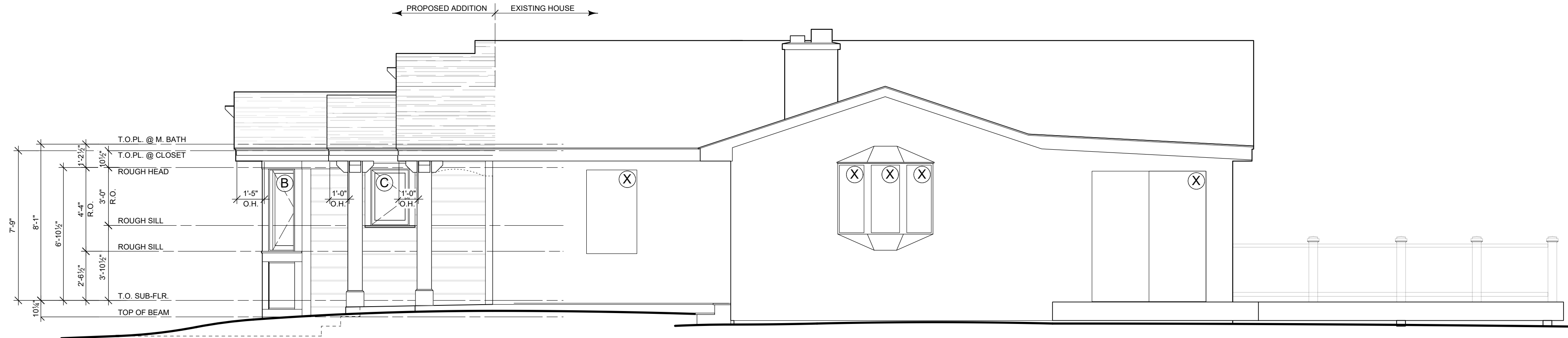
Existing Exterior Staircase - Uneven Riser Heights



Existing Exterior Staircase - Uneven Riser Heights

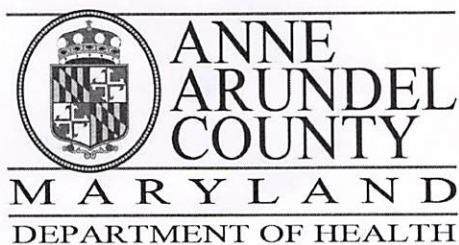


Existing Exterior Staircase



SOUTHWEST ELEVATION

1/4"=1'-0"



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

A handwritten signature in blue ink, appearing to be "BC", written over the printed name and title of Brian Chew.

DATE: April 29, 2024

CASE

NUMBER: 2024-0078-V
William E. Bentley
230 Kirkley Road
Annapolis, MD 21401

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a walkway and stairs with disturbance to slopes of 15% or greater. 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 referenced variance 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

Task Details **OPZ Critical Area Team**

Assigned Date

04/23/2024

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

It appears that the design is more toward an entrance feature than a necessity. Provided the applicant can justify that this is the minimum necessary to provide safe access with regard to the width and the location, I have no objection.

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

Due Date

05/14/2024

Assigned to Depart

OPZ Critical Area

Status Date

04/25/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Departme

OPZ Critical Area

Est. Completion Da

- ☐ Display E-mail A
- ☒ Display Comme

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

CAC Comments: 2024-0078-V Bentley, 2024-0080-V Beatley, 2024-0081-V Rattner, 2024-0085-V Beer

Jennifer Esposito <jennifer.esposito@maryland.gov>

Fri, May 10, 2024 at 4:01 PM

To: Sadé Medina <pzmedi22@aacounty.org>

Good afternoon,

The Critical Area Commission has reviewed the following variances and appropriate mitigation is required:

- 2024-0078-V; Bentley (AA 102-24);
- 2024-0080-V; Beatley (AA 103-24);
- 2024-0081-V; Rattner (AA 104-24); and
- 2027-0085-V; Beer (AA 110-24)

Thank you for the opportunity to provide comments. If you have any questions or concerns, please let me know.

The above comments have been uploaded to the County's online portal.



 facebook_logo.jpg

 twitter_logo.jpg

dnr.maryland.gov/criticalarea

Jennifer Esposito

Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

Office: 410-260-3468

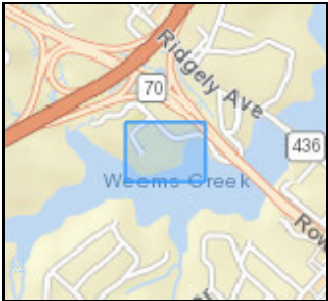
(In office: Mon., Wed., Friday)

Cell: 443-569-1361

(Teleworking: Tues., Thurs.)

jennifer.esposito@maryland.gov

230 Kirkley Road (2024-0078-V)



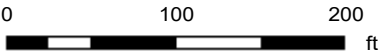
Legend

- 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



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

230 Kirkley Road (2024-0078-V)



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



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes