

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

APPLICANT: James Radack

ASSESSMENT DISTRICT: 8th

CASE NUMBER: 2024-0092-V

COUNCILMANIC DISTRICT: 7th

HEARING DATE: August 13, 2024

PREPARED BY: Sara Anzelmo
Planner

REQUEST

The applicant is requesting a variance to allow dwelling additions with less setbacks than required on property located at 402 Arundel Road in Tracys Landing.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 3,850 square feet of land and is located with 50 feet of frontage on the north side of Arundel Road, 70 feet east of Fairhaven Road. It is identified as Lot 19 of Parcel 160 in Block 12 on Tax Map 81 in the Fair Haven Cliffs subdivision.

The property is zoned R2 – Residential District, as adopted by the comprehensive zoning for Council District 7, effective October 7, 2011. The lot is not waterfront, but it lies entirely within the Chesapeake Bay Critical Area overlay and is designated as IDA - Intensely Developed Area. It is currently improved with a single-family detached dwelling and associated facilities.

PROPOSAL

The applicant proposes to demolish the rear portion of the existing dwelling and to construct a new rear section (one-story with walk-out basement) with an angular addition, two decks (one on the basement and one on the first floor level), a sunken hot tub, access stairs, and an unenclosed outdoor shower. Also proposed on the front (roadside) of the dwelling is a concrete patio, retaining walls, steps, and decking area for storage of garbage and recycling containers.¹

REQUESTED VARIANCES

§ 18-2-301(f) of the Anne Arundel County Zoning Code allows a single-family detached dwelling on a lot that does not meet the area or width requirements of the Code to be expanded if the expansion is set back at least 25 feet from the front and rear lot lines and seven feet from side lot lines and does not exceed 35 feet in height. The proposed deck area for trash and recycling containers would be located as close as 14 feet from the front lot line, necessitating a variance of

¹ The applicant has indicated that the proposed patio, walls, and front access area will follow grade and will not need a variance to setbacks as they are subject to section 18-2-301(e).

11 feet. The proposed rear dwelling addition would be located as close as 3.5 feet from the east side lot line, necessitating a variance of four feet. The proposed outdoor shower located at the base of the rear deck steps would be located 5.6 feet from the east side lot line, necessitating a variance of two feet.

FINDINGS

The subject property is both undersized and narrow for the zoning district. More specifically, the 50-foot wide lot is narrower than the minimum 80-foot width required, and the 3,850 square foot lot area is substantially smaller than the minimum 20,000 square foot area currently required for a lot not served by public sewer in an R2 District. The property was the subject of a prior variance application (2021-0084-V) under which approval was granted to allow a very similar proposal.² However, the approved dwelling additions were never constructed and the variance has expired.

The applicant's letter explains that he wishes to make improvements to the home (built in 1929, per SDAT) and Lot 19 to address erosion issues, replace a pair of decks that are not code compliant, improve the safety and access to the site, and expand the livable area of the small bungalow (735 sq ft. per SDAT). The applicant hopes to complete the improvements and move from his current location in Washington, DC to the newly remodeled home and site.

The **Health Department** has reviewed the on-site sewage disposal and well water supply systems for this property and has determined that the proposed request would not adversely affect these systems. The Department has no objection to the variance request.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the lot or because of exceptional circumstances, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. In this case, further development of the site is constrained by the location of the existing dwelling (c. 1929), which does not conform to the minimum front or east side setback requirements and which currently sits at an angle relative to the east side lot line due to the narrowing lot shape. The lot is also significantly substandard in area and width, further limiting the potential for improvements.

While the County previously supported the setback variance associated with the front deck, we did not support the variance associated with the rear dwelling addition. Our stated reason for recommending denial was specifically tied to the Health Department's comment that no additional living space would be allowed. However, the applicant has worked with the Health Department, and the Department no longer has any objection.

Approval of the variances would not alter the essential character of the neighborhood or substantially impair the appropriate use or development of adjacent properties. The proposed rear dwelling addition would be generally in line with, and would extend directly from, the long-standing facade line of the existing house; only two small triangular areas of the proposed addition would project into the required setback. The variance would not be detrimental to the public welfare.

² The current proposal is very close to the original proposal; however, the rear deck, stairs, and unenclosed outdoor shower areas have been reconfigured.

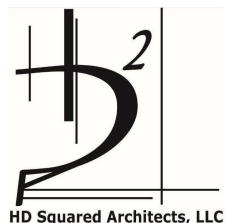
2024-0092-V

Given the small lot area, the narrowness of the lot, the angled side lot lines, and the nonconforming location of the existing improvements, the requested variances are justifiable and are considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of the proposed zoning variances to § 18-2-301(f) to allow the proposed front deck and rear dwelling additions with less setbacks than required.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.



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May 13, 2024

AACo Planning and Zoning
Critical Area Team
2664 Riva Road
Annapolis, MD 21401

RE: 402 Arundel Rd., Tracy's Landing, Maryland 20779
Owner/Applicant: Mr. James Radack
Critical Area Designation IDA AACo Zoning: R2

LETTER OF EXPLANATION

Variance application for improvements to a Single Family Dwelling in the Critical Area requesting relief from Relief from 18-2-301(f)

Dear Critical Area Team,

This proposed remodel came before you in 2021 and was ultimately approved by the hearing officer, Mr. Hollmann. Unfortunately, the project did not commence due to the skyrocketing economic climate of construction. The approved variance expired. Earlier this year, we submitted a permit on behalf of Mr. Radack to rebuild-in-kind the front porch and create safer steps and landing to access his home to make some progress the livability and improvements to his home. That permit review is in process, awaiting a modification approval for **Article 17-6-404**. (It is our hope and expectation that the modification request is viewed favorably for the property and therefore includes both the initial porch permit as well as this upcoming permit application for the full scope of desired renovations to the home.)

Mr. James Radack purchased Critical Area Lot 19 in Tracy's Landing (3850 sq ft). He also purchased adjacent Lots 3 and 4 which are unimproved and unbuildable per AACo Health Department. The entirety of Lot 19 is unique in its narrowness and consistent steep slopes. Mr. Radack wishes to make improvements to the home (built in 1929, per SDAT) and Lot 19 to address erosion issues, replace a pair of decks that are not code-compliant, improve the safety and access to the site and expand the livable area of the small bungalow (735 sq ft. per SDAT). Mr. Radack's goal is to complete the improvements and move from his current location in Washington, DC to the newly remodeled home and site.

The Bungalow (approx. 20' x 27') is the only structure on the site and consists of 735 sq ft above grade living area (one bedroom and one full bath on the main level with a walk-out basement). There is an unusually designed landing and a steep, non-compliant stair from the main level to a lower basement decked area all under roof. (See Exhibit B, pp. 4). The height of the existing structure is approximately 15' from the front porch to the roof ridge. The structure is within the R-2 setbacks on the south (front) and east (side) locations. The distances from the structure to the property lines are as follows: Front: 14', East Side: 5.25' (3.5' as proposed), West Side: 12.25', Rear – 44.75' (41.75' as proposed).

Mr. Radack still desires to extend the decking at the entry porch to create an uncovered, level area for the storage of garbage and recycling containers. At 8"-24" from a sloping grade, this extension requires relief from **Article 18-2-301(f)** as the proposed decking structure is eleven (11) feet from the 25-foot front setback requirement.

In the rear of the home, there is currently a covered deck area with living space above. The covered landing from the kitchen (main level) and deck (lower level) are beyond their serviceable life. The piers, stairs and railings do not meet safety standards. It is Mr. Radack's intention to replace the compromised piers and covered deck with additional living space and a crawl space foundation. The east corner of the home is currently 5.25' from the property line. The newly designed living space includes a cantilevered glazing wall on both the lower level and the upper levels at this location. These new, safer interior steps access the reconstructed basement level and are angled to be the most efficient use of space possible in such a small footprint. Cantilevering was prioritized to avoid additional foundation requirements within the setback. The existing footer will be 'replaced in kind'. Regarding the cantilevered glazing walls, Mr. Radack requests a relief of four (4) feet from **Article 18-2-301(f)**. The projection proposed be as close as 3' from the property line at its closest point (3.5' is proposed).

Beyond the new living space, there are stacked decks proposed that have been scaled back from the original variance application. The steep slopes render the entire yard to be extremely limiting in its usefulness for occupants. The main-level deck would extend narrowly from the proposed living space and expand as it projects out less than 12' from the house at +/-15" above grade at the highest point. The widest portion of that deck is +/- 13'-7". The lower-level deck (10.88' d. x 18.6' w.) is proposed to transition from the new lower-level living space to the back yard and provide a location for a sunken hot tub. The approximate height above grade is 6'-7" above grade due to the extreme slope. Other than the proposed hot tub, the decks would be considered pervious as there are no impervious materials under the proposed decking. There are two septic tanks located in proximity to the proposed decks. We have met directly with the AACo Health Department to review the design and they indicate approval of the deck and footing locations as well as the added finished square footage of the addition.

This alteration can be done without negatively impacting the water quality or natural habitats through the diligent utilization of stormwater management (SWM) controls and site remediation with vegetation. The required storm water management that will accompany the approved variance and ultimately the permit will greatly enhance the environmental conditions on the site. Every effort has been made to design in response to the environmentally sensitive issues. A total of **7 sq ft** of lot coverage is proposed to be added and remains below the maximum allowed (1,155 sq ft). Cantilevered structures are utilized to ensure minimal and temporary disturbances during construction. There are currently nominal beneficial plants or trees on the site. The proposed terraced walkway (east façade) and additional vegetation (throughout) will improve the stability of the site. Holistically, the improvements will enhance the essential character of Fair Haven Cliffs while also benefiting this and lower parcels that are impacted by SWM issues. Purposefully designed features that direct water to a variety of best management practices will ensure that the resiliency of the structure and site will be significantly improved for decades to come.

Thank you for your time and consideration.

Sincerely,

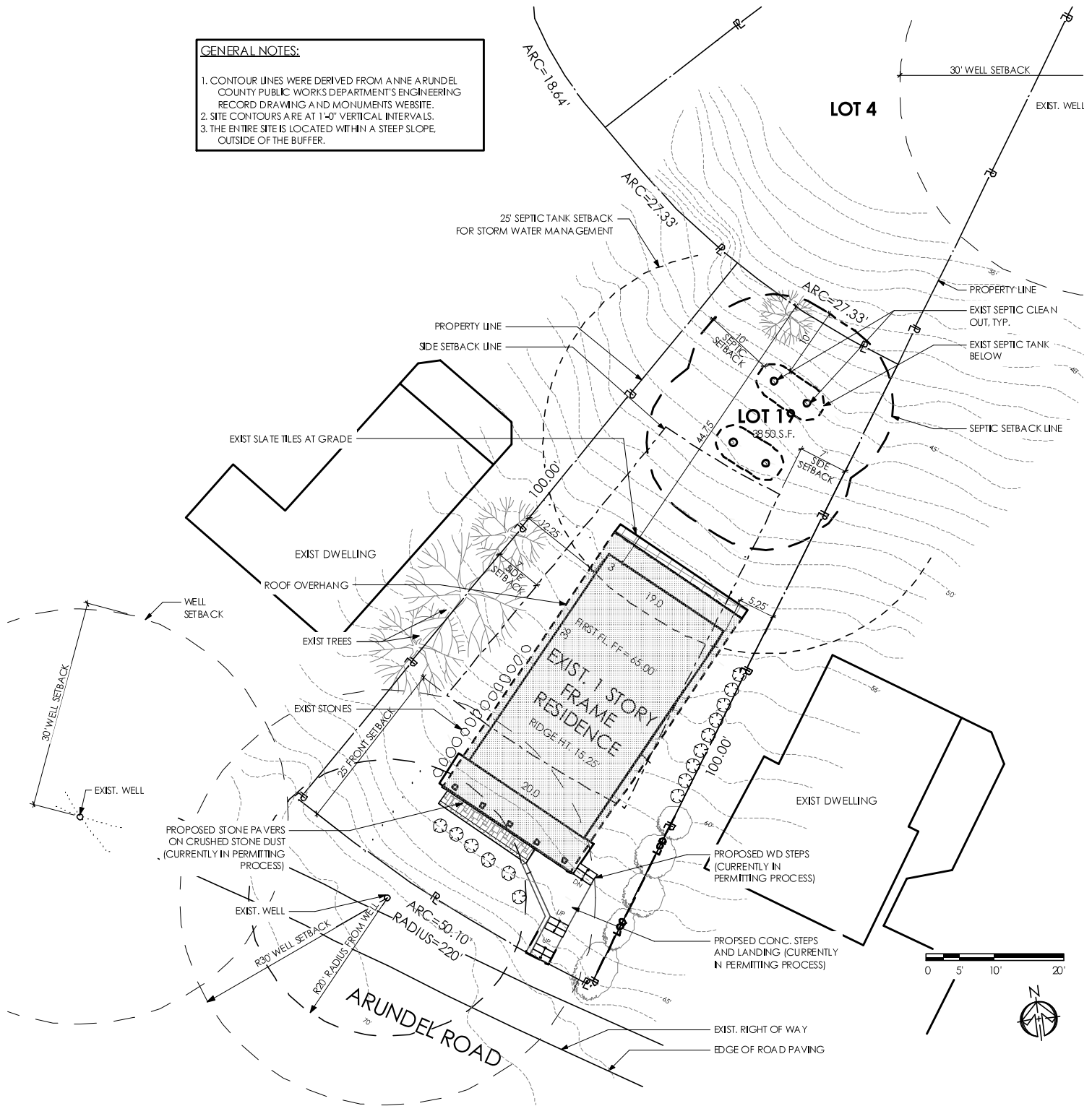


Melanie Hartwig-Davis, AIA, NCARB, LEED AP BD+C

Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779

PAGE 1



EXISTING SITE PLAN

Zoning: R2

Critical Area Designation: IDA

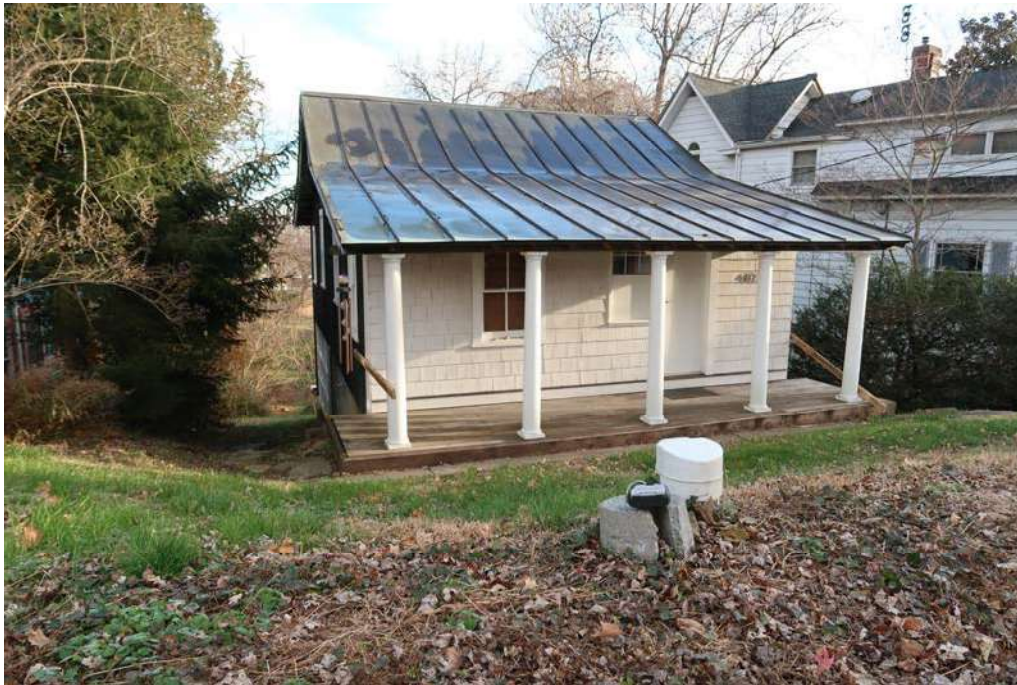
TOTAL AREA: 3,850 SF



Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779

PAGE 2



THE EXISTING 1-STORY FRAME DWELLING WAS CONSTRUCTED IN 1929 AND IS LOCATED +/- 25 FEET FROM ARUNDEL ROAD. THE NEW HOMEOWNER PROPOSES A NUMBER OF ALTERATIONS TO IMPROVE THE SAFETY AND LIVABILITY OF THE HOME WHILE ALSO INCREASING THE RESILIENCY OF THE STRUCTURE AND SITE.

1



EXISTING EDGE OF ARUNDEL ROAD RIGHT OF WAY FACILITATES PARKING.

2

Exhibit B

NO SAFE PATH TO REAR YARD OR GARBAGE CANS. EROSION ALONG THE DECK AND FOUNDATION CREATES DIFFICULT ACCESS PASS THE HOUSE TO THE REAR OF THE LOT. HOMEOWNER PROPOSES INSTALLING RAILROAD TIES AT CERTAIN INTERVALS TO STABILIZE THE SLOPE FOR PASSAGE.



4



5



6

WEST FACADE OF THE STRUCTURE HAS SIMILAR EROSION AND IRREGULAR STEPPING STONE PATH



Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779



7

THE REAR OF THE HOME DISPLAYS AN EXISTING COVERED DECK AREA AT THE WALK-OUT BASEMENT. THE EXISTING FOOTERS ARE CLEARLY A CONCERN ON THE STEEP SLOPE.

8



9

EXISTING COVERED DECK AREA AT THE WALK-OUT BASEMENT. THE STAIRS AND RAILINGS ARE NOT CODE-COMPLIANT AND ARE STRUCTURALLY COMPROMISED.



10



Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779



REAR ELEVATION: EXISTING FACADE TO BE DEMOLISHED AND REPLACED WITH NEW FOUNDATION AND LIVING SPACE UNDER EXISTING ROOFLINE.



VIEW LOTS 4 AND 19: ILLUSTRATES STEEP SLOPES

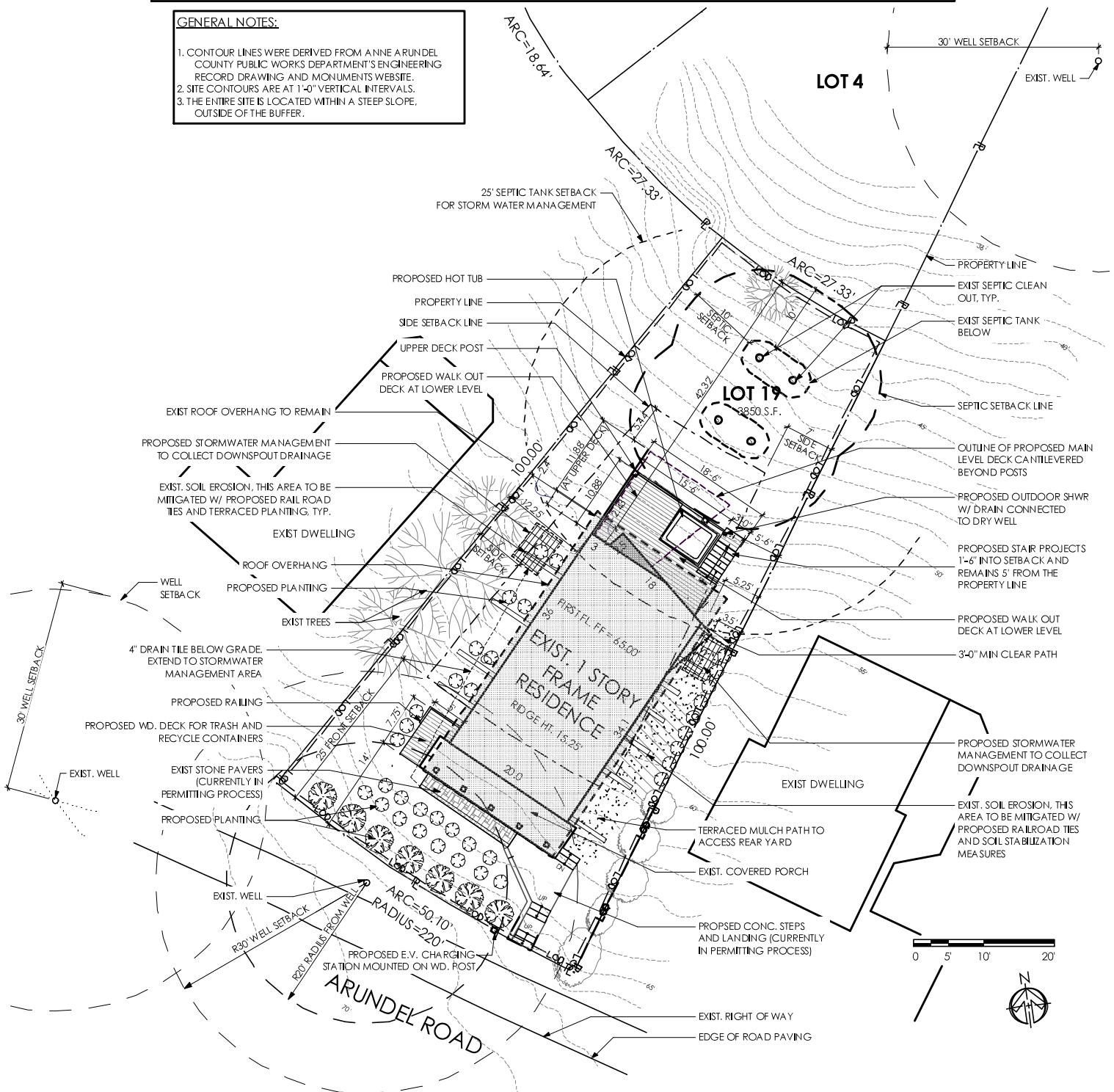


402 Arundel Road, Tracy's Landing, MD 20779

A VARIANCE AND MODIFICATIONS ARE REQUIRED TO RECTIFY THESE EXISTING SAFETY CONCERNS AND TO MAKE THE DESIRED IMPROVEMENTS TO THE HOME'S LIVABILITY.

GENERAL NOTES:

1. CONTOUR LINES WERE DERIVED FROM ANNE ARUNDEL COUNTY PUBLIC WORKS DEPARTMENT'S ENGINEERING RECORD DRAWING AND MONUMENTS WEBSITE.
2. SITE CONTOURS ARE AT 1'-0" VERTICAL INTERVALS.
3. THE ENTIRE SITE IS LOCATED WITHIN A STEEP SLOPE, OUTSIDE OF THE BUFFER.



PROPOSED SITE PLAN

Zoning: R2

Critical Area Designation: IDA

TOTAL AREA: 3,850 SF



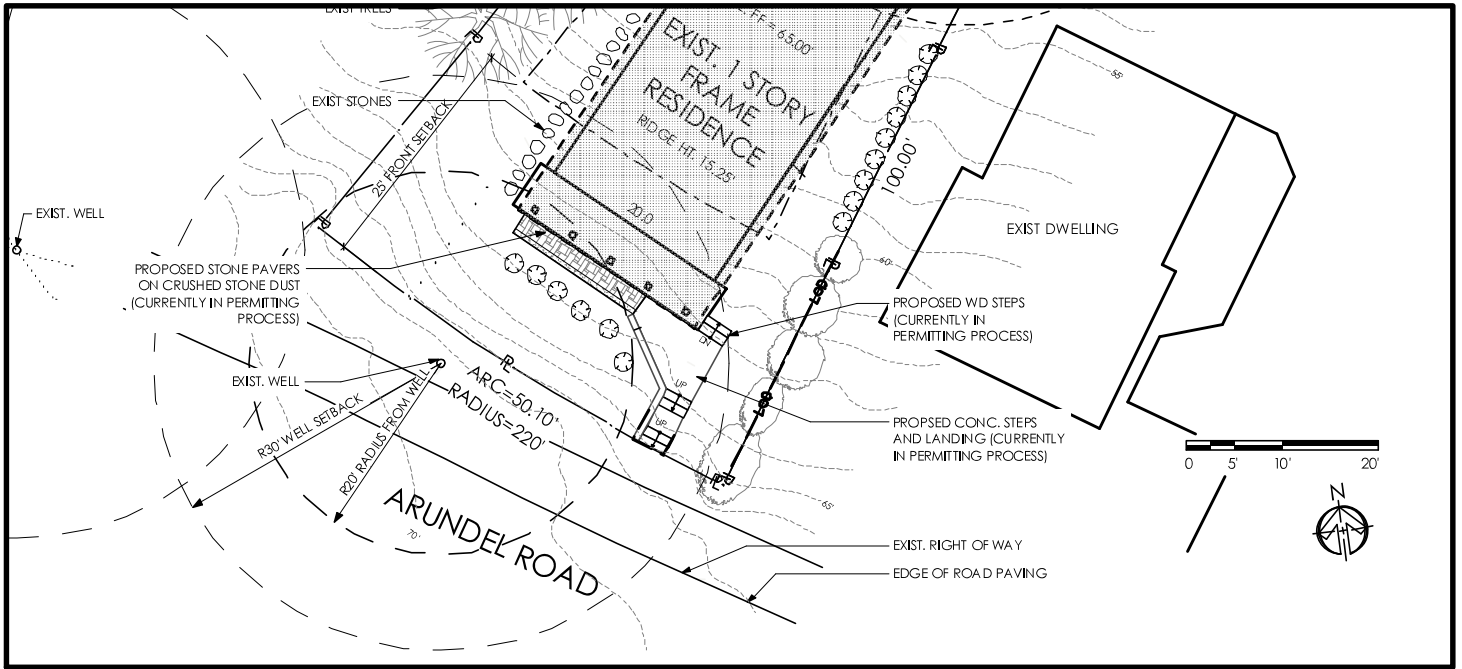
Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779

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EXISTING FRONT PORCH

EXISTING FRONT PORCH AND HOUSE ARE IN THE 30'-0" FRONT YARD SETBACK



PROPOSED ENTRY DESIGN

CONCRETE WALKWAY, STEPS AND LEVEL TRANSITION AREA TO THE EXISTING PORCH (CURRENTLY IN PERMITTING PROCESS). PROPOSED EXTENDED DECKING WILL PROVIDE A 5'X7'-9" AREA FOR TRASH AND RECYCLED CONTAINERS. GRADE VARIES (18-4-601)

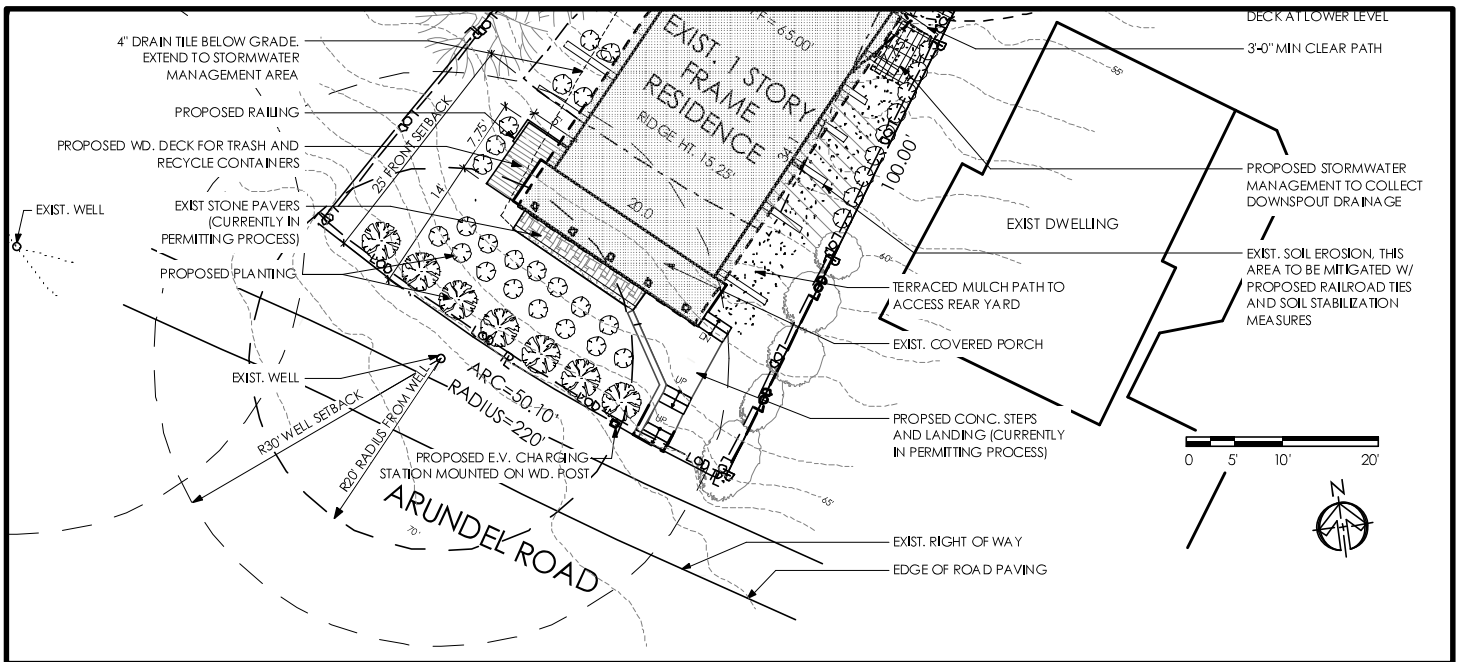


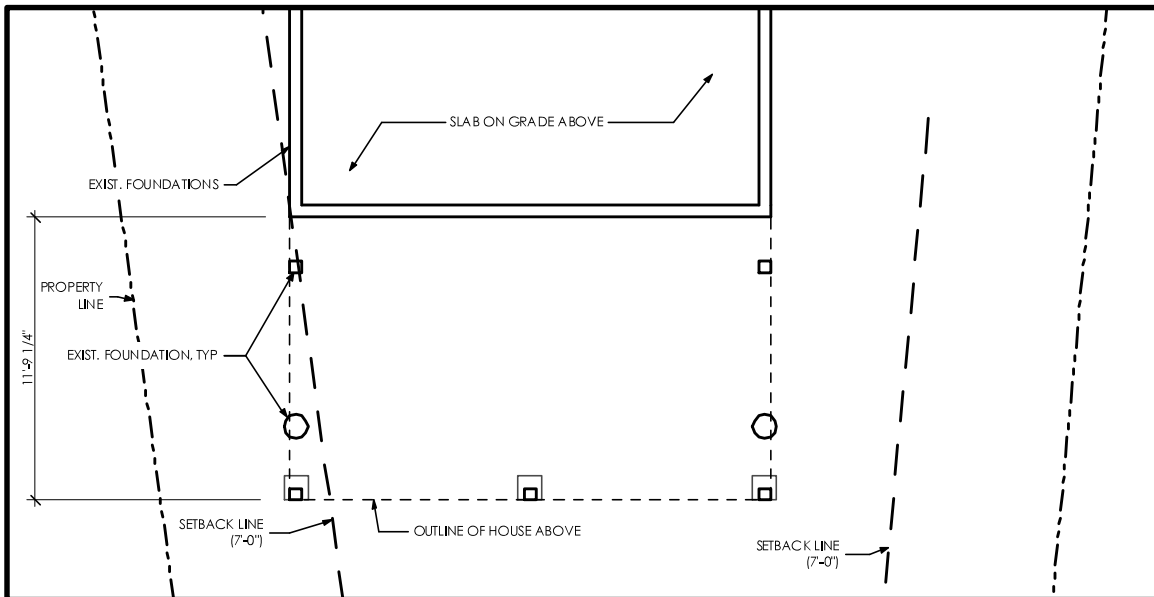
Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779

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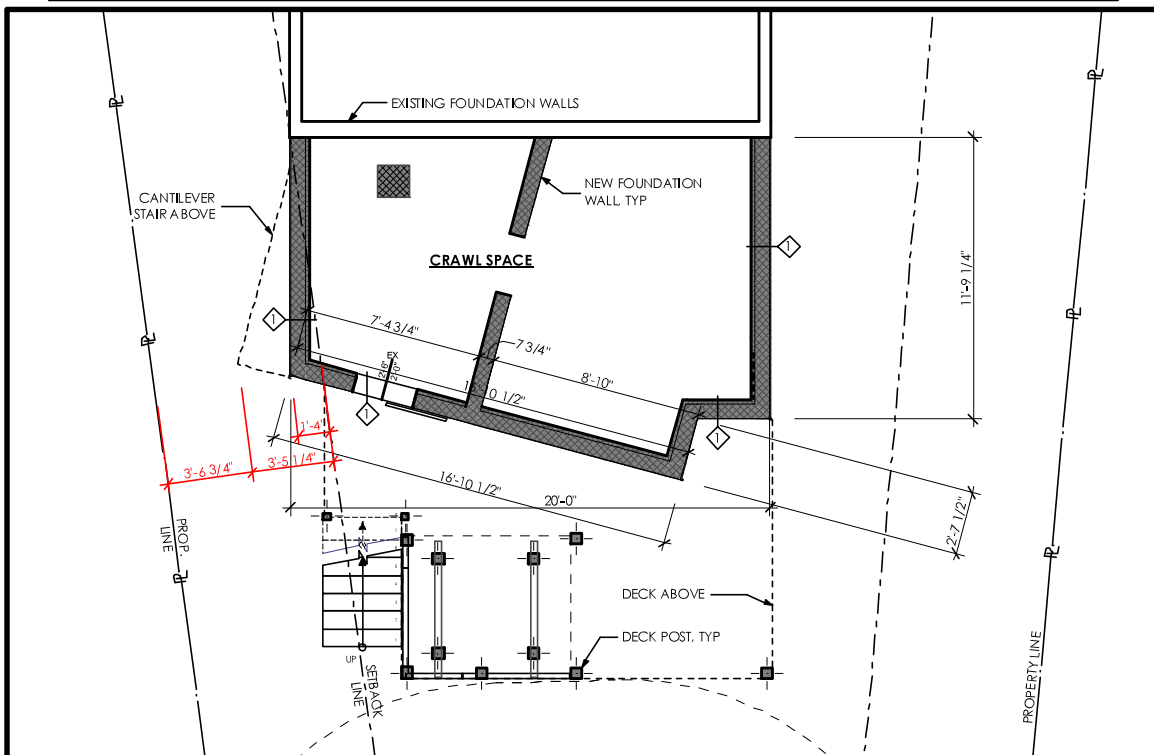
EXISTING DECK FOUNDATION (BASEMENT LEVEL)

WALK OUT BASEMENT AND THE DECK ABOVE ENCROACH THE SIDE SETBACK, +/-1'-6" AND ARE IN STEEP SLOPES



PROPOSED FOUNDATION PLAN UNDER NEW FINISHED SPACE

PROPOSE NEW FOUNDATIONS TO REPLACE DETERIORATED COLUMN FOUNDATION. ANGLED PORTION OF NEW FOUNDATION EXTENDS 1'-6" BEYOND THE EXISTING FOUNDATION PIERS BUT REMAINS UNDER EXISTING ROOF OVERHANGS.

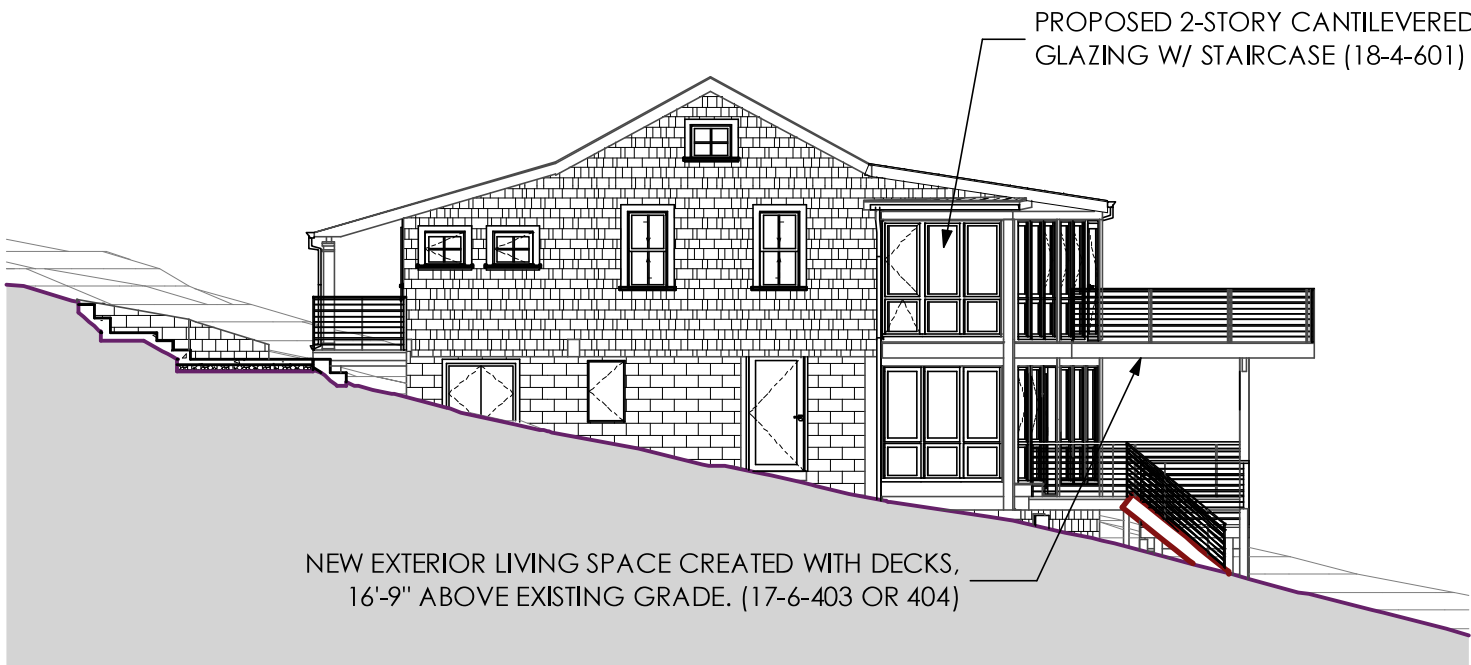


402 Arundel Road, Tracy's Landing, MD 20779

Exhibit B



EXISTING NORTHEAST ELEVATION



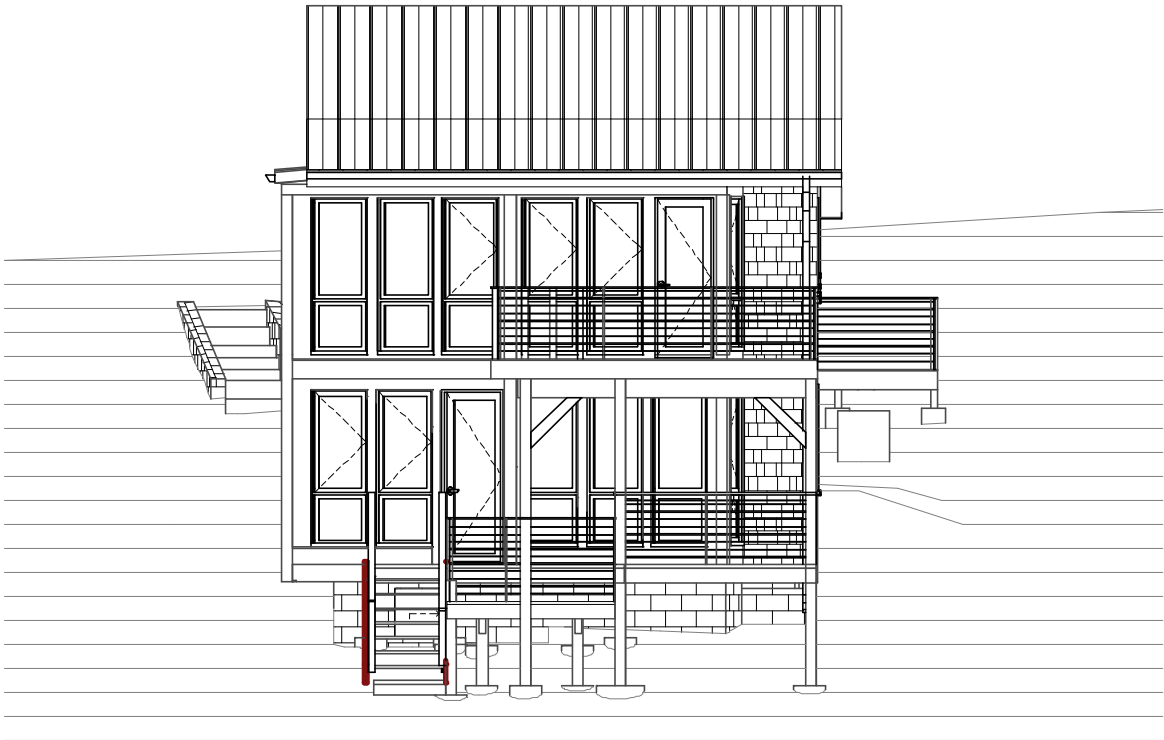
PROPOSED NORTHEAST ELEVATION

Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779



EXISTING NORTH ELEVATION



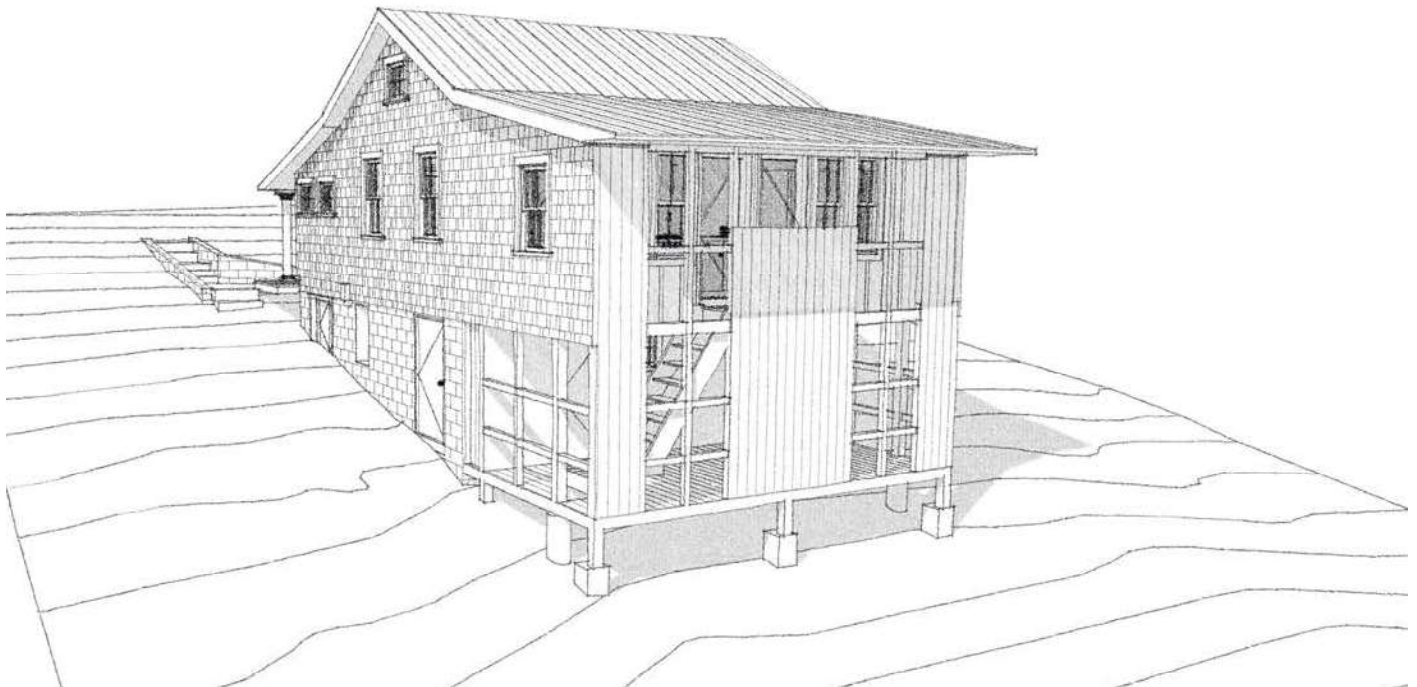
PROPOSED NORTH ELEVATION



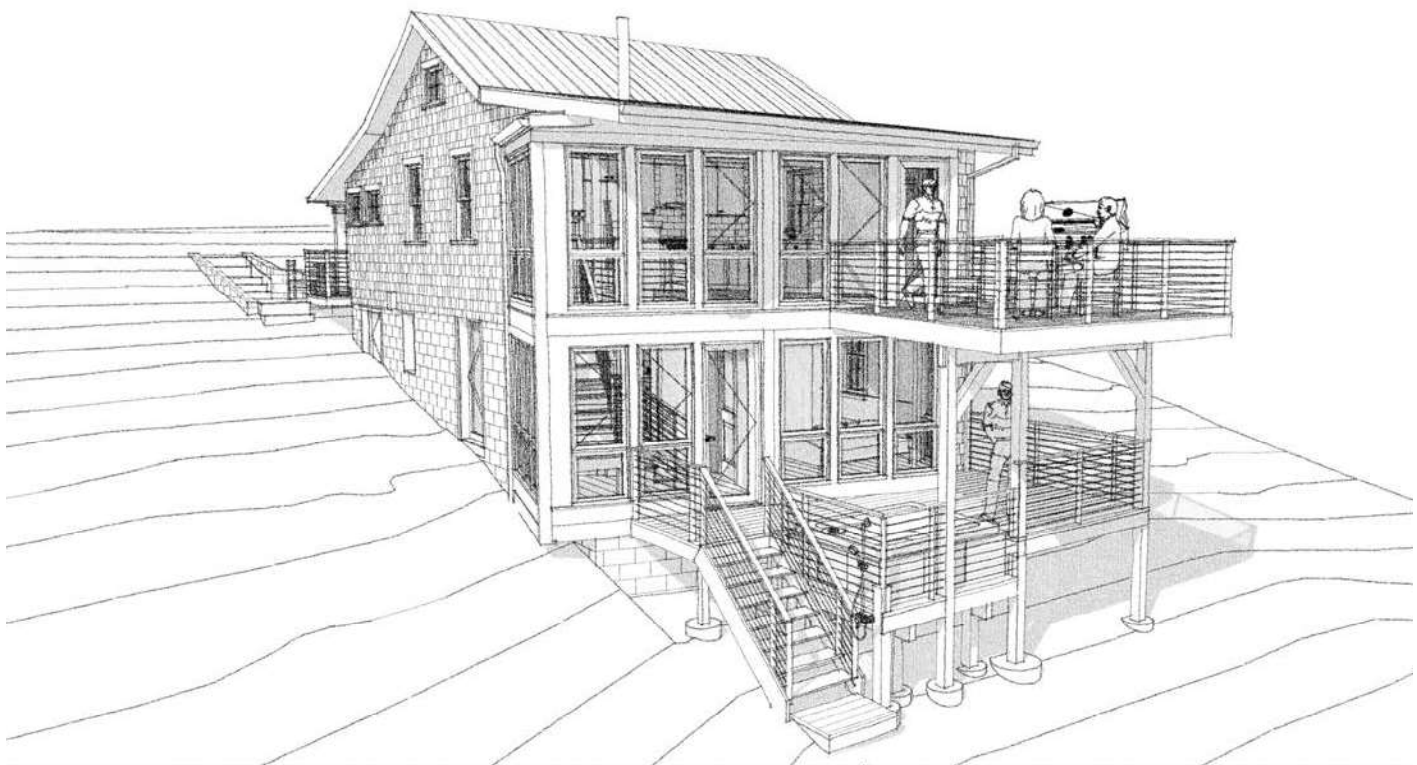
Exhibit B

402 Arundel Road, Tracy's Landing, MD 20779

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EXISTING NORTH PERSPECTIVE



PROPOSED NORTH PERSPECTIVE

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: MAY 1, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
81	160	12	19	

Tax ID:	08-268-0011-4600
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FOR RESUBMITTAL ONLY

Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other)	RADACK RESIDENCE, TRACY'S LANDING
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Project location/Address	402 ARUNDEL ROAD
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City	TRACY'S LANDING	Zip	20779
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Local case number	
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Applicant:	Last name	HARTWIG-DAVIS	First name	MELANIE
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Company	HD SQUARED ARCHITECTS
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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:

EXISTING SITE IS A SINGLE FAMILY DWELLING AND IS TO REMAIN A SINGLE FAMILY DWELLING.

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

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	<input checked="" type="checkbox"/>
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)

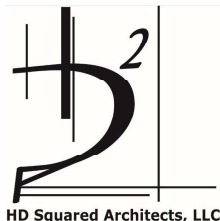
	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	.192	3850		.067	2933
LDA Area					
RCA Area					
Total Area			# of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		300	Existing Lot Coverage		1135
Created Forest/Woodland/Trees		0	New Lot Coverage		40
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		33
			Total Lot Coverage		1142

VARIANCE INFORMATION (Check all that apply)

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

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input checked="" type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input checked="" type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input checked="" type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>



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Re: CHESAPEAKE BAY CRITICAL AREA REPORT AND HABITAT ASSESSMENT

Variance application for: 402 Arundel Rd., Tracy's Landing, Maryland 20779, Anne Arundel Co.

Tax Map 81 **Grid** 12 **Parcel** 160 **Lot** #19

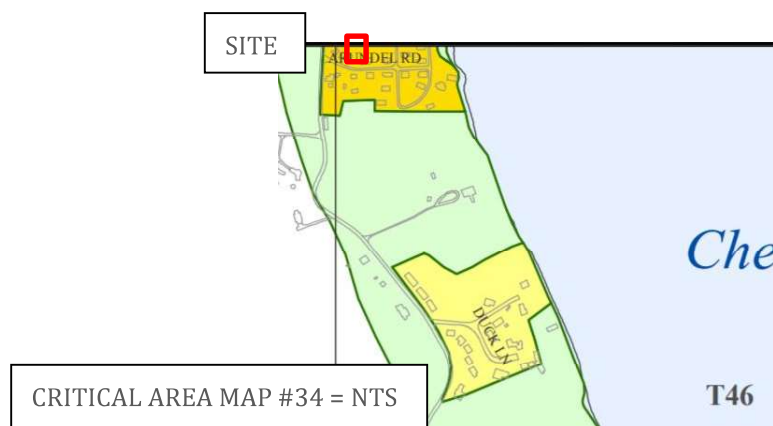
Owner/Applicant: Mr. James Radack (Purchased 9/2020)

Critical Area Designation: IDA **AACo Zoning:** R2

May 2024 (originally approved 2021)

NARRATIVE:

This Critical Area Report has been prepared to support an application for a Critical Area and Zoning Variance for a house renovation on a 8,350 square foot / 0.192-acre lot located in the Fair Haven Cliffs subdivision of Tracys Landing, Anne Arundel County. This residential Lot 19 is located entirely within the Chesapeake Bay Critical Area with an IDA land use designation and R2 zoning. It is not within the 100' buffer. (See ill. #1 – AACo Critical Area Map #34). The entirety of Lot 19 is non-conforming and unique in its narrowness and consistent steep slopes.



Mr. James Radack purchased this Critical Area parcel in Tracy's Landing (3850 sq ft). (He also purchased adjacent Lots 3 and 4 (see Exhibit A) which are unimproved and unbuildable per AACo Health Department.) The entirety of Lot 19 is in steep slopes. Mr. Radack wishes to make improvements to the home (1929, per SDAT) and Lot 19 to address erosion issues, replace a pair of decks that are not code-compliant, improve the safety and access to the site and expand the livable area of the small bungalow (735 sq ft. per SDAT).

There is currently a permit in process to replace in kind the existing porch as well as install concrete steps to this porch. Safely accessing the house, the trash cans, and the rear of the lot is a challenge in good weather and even worse in inclement weather due to erosion of the steep slopes.

Mr. Radack desires to extend the decking at the repaired entry porch to create an uncovered, level area for the storage of garbage and recycle containers. This improvement requires relief from **Article 18-2-301(f)** as the proposed decking structure is eleven (11) feet to the 25-foot front setback requirement. In the rear of the home, there is a covered deck area with living space above. The covered landing from the kitchen (main level) and deck (lower level) are beyond their serviceable life. The piers, stairs and railings do not meet safety standards. Mr. Radack proposes to replace the compromised piers and covered deck with additional living space and a crawl space foundation. The east corner of the home is currently 5.25' from the property line. In this same area, the newly designed living space includes a two-level cantilevered glazing wall. This cantilevered area will contain the new steps to access the reconstructed basement level. Regarding the cantilevered glazing walls, Mr. Radack requests a relief of four (4) feet from **Article 18-2-301(f)**. The projection proposed be as close as 3' from the property line at its closest point (3.5' is proposed).

Beyond the new living space, Mr Radack is proposing two decks requiring a modification approval of **Article 17-6-404 (which appears to be formerly 17-6-403?)**. The steep slopes render the entire yard to be extremely limiting in its usefulness for occupants. The main-level deck would extend narrowly from the proposed living space and expand as it projects out less than 12' from the house at +/-15" above grade at the highest point. The widest portion of that deck is +/- 13'-7". The lower-level deck (10.88' d. x 18.6' w.) is proposed to transition from the new lower-level living space to the back yard and provide a location for a sunken hot tub. The approximate height above grade is 6'-7" above grade due to the extreme slope. Other than the proposed hot tub, the decks would be considered pervious as there are no impervious materials under the proposed decking. There are two septic tanks located in proximity to the proposed decks. We have met directly with the AACo Health Department to review the design and they indicate approval of the deck and footing locations as well as the added finished square footage of the addition.

EXISTING AND PROPOSED SITE CONDITIONS:

The subject lot is located in the dense Fair Haven Cliffs subdivision approximately 600 feet from the Chesapeake Bay. There is a somewhat level right of way for Arundel Road that provides for parking at the property line which immediately begins sloping downward to the north.

The mapped soil types in the County Soil Survey (from USDA Web Soil Survey) are 15-25% slopes Marr and Dodon Soils (MDE). No tidal or non-tidal wetlands are present on or adjacent to the lot.

There are 1,134.50 sq ft of lot coverage currently for the structure including stone paths. The proposed cantilevered stairway (2.75 sft) and hot tub (48 sft) will result in an additional 7 sqft when the removal of pathways is considered. The proposed lot coverage would be 1,141.5 sqft leaving 13.5 sqft allowed remaining.

The lot is notably void of beneficial vegetation. The west and east property lines have several ornamental shrubs, a few evergreens for privacy, and grasses that are primarily on adjacent properties. These would not be impacted by the proposed renovation of the structure. The homeowner anticipates installing plantings along the entry on the south as well as the west terraced property to help mitigate erosion. Additional plantings required for mitigation will be determined at time of permit submission. There are currently no gutters or downspouts on the historic structure, exacerbating the erosion. These will be installed during construction and the strategic direction of stormwater to features such as drywells and other bioretention areas will help to mitigate erosion and runoff occurring. There are no protected habitats or environmental features on the parcel.

This report is based on the AACo's Engineering Record Drawings, Maryland's Environmental Resource & Land Information Network (MERLIN) an August 2020 Landtech Associates Plat,

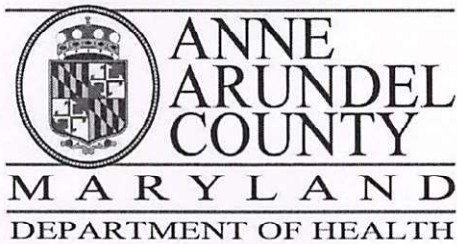
documentation by HD Squared Architects, LLC including an April Site Plan, architectural plans and multiple site visits by HD Squared staff.

CONCLUSION:

There are essentially no beneficial plants or trees jeopardized on the site. This alteration can be done without negatively impacting the water quality or natural habitats through the diligent utilization of stormwater management controls and site remediation with vegetation. The cantilevered structures proposed will ensure minimal and temporary disturbances during construction. As to the resulting condition of the site, the improvements will ultimately benefit this and adjacent sites that are impacted by storm water management issues.

Sincerely,

Melanie Hartwig-Davis, AIA, LEED AP BD+C



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
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Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager
Bureau of Environmental Health *BC*

DATE: May 24, 2024

RE: James Aaron Radack
402 Arundel Road
Tracys Landing, MD 20779

NUMBER: 2024-0092-V

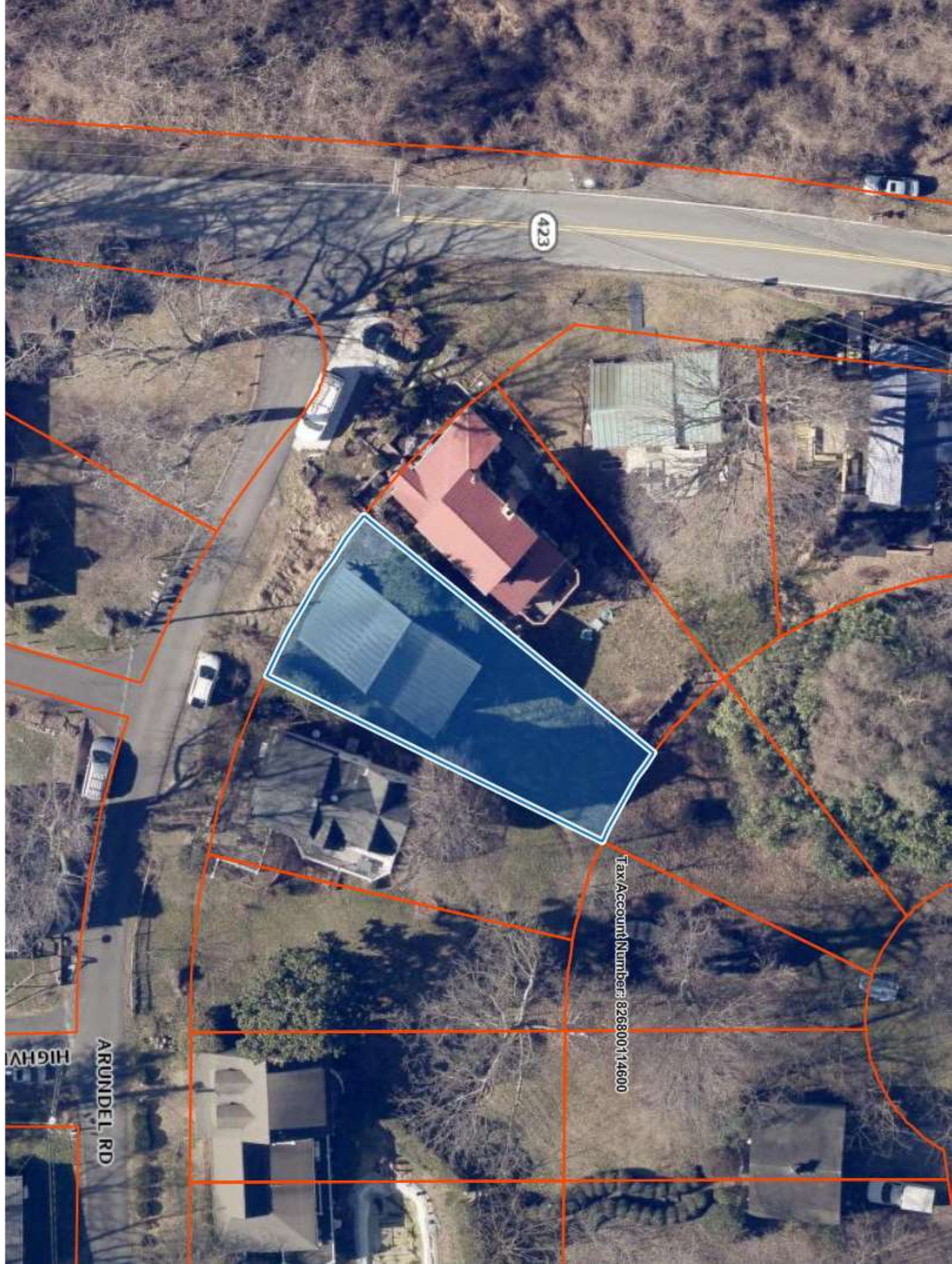
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Tax Account Number: 826800114600

ARUNDEL RD

HIGHV