

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

APPLICANT: Mark & Melody Eaton

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2024-0113-V

COUNCIL DISTRICT: 5

HEARING DATE: August 22, 2024

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a variance to allow a dwelling addition (3 story) with disturbance to slopes of 15% or greater and less setbacks than required on property located at 614 Tower Bank Road in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 27,817 square feet of land and is located with 92.7 feet of frontage on the north side of Tower Bank Road. The property is identified as Lot 3 of Parcel 352 in Grid 11 on Tax Map 31 in the Glenwood on the Severn subdivision.

The property is zoned R1 – Residential District, as adopted by the comprehensive zoning for Council District 5, effective January 29, 2012. This site lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is mapped as a BMA - Buffer Modified Area. It is currently improved with a one and a half-story dwelling, inground pool, residential pier, and associated facilities.

PROPOSAL

The applicants are proposing to construct a 3-story addition (9.75' x 13', with a max height of 25'-10.5") in the same location as the existing masonry screen porch.

REQUESTED VARIANCES

§ 17-8-201(a) of the Anne Arundel County Code states 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 construction will disturb approximately 550 square feet of slopes of 15% or greater, necessitating a variance. The final amount of disturbance will be determined during permit review.

A review of the bulk regulations for development within the R1 District¹ reveals that a setback variance is not required.

FINDINGS

This Office finds that the subject property is generally rectangular in shape and undersized with regard 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. The property is encumbered by steep slopes. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

The existing and proposed post-construction critical area lot coverage of the site is 6,817 square feet, which exceeds the lot coverage allowed under § 17-8-402 (5,445 square feet). § 17-8-403 states that the reconfiguration of lot coverage shall result in a 10% reduction of the amount of impervious surfaces that exceed the maximum permitted lot coverage. The reduction required for the removal of the existing porch and the construction of the addition is 137.2 square feet (or 10% of 1,372 square feet), and will be verified at permitting. The existing and proposed post-construction coverage by structures is 2,301 square feet, which is well below the 25% (6,954.25 square feet) maximum coverage by structures allowed under § 18-4-501.

The applicants' letter states that due to the size of the site, the presence of steep slopes, and the location of the existing house, there is no way of building the proposed addition without the need for the critical area variance.

Agency Comments

The **Health Department** noted that they do 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 Commission** noted that appropriate mitigation is required.

The **Critical Area Team** has no objection to this request, and noted that mitigation will be addressed with the permit application.

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. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

In this particular case, the property is narrow, undersized, and encumbered by steep slopes. The

¹ Per § 18-2-301(f) of the County Code states that a single-family detached dwelling on a lot that does not meet the area or width requirements of this article may 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.

proposed addition has been designed within the footprint of the existing porch, therefore the disturbance to the slopes will be temporary.

The variance request is not based on conditions or circumstances that are the result of actions by the applicants, and does not arise from any condition relating to land or building use on any neighboring property.

Because the proposed addition is in the same area of the existing porch, the variance will not alter the essential character of the neighborhood, nor impair the appropriate use or development of adjacent properties.

With mitigation, the granting of the variance should not adversely affect water quality or impact fish, wildlife or plant habitat, should be in harmony with the general spirit and intent of the County's critical area program, and will not be contrary to acceptable clearing and replanting practices, nor reduce forest cover in the limited development area.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the County Code under which a variance may be granted, as proposed, this Office recommends **approval** of the Critical Area variance to §17-8-201 to disturb steep slopes.

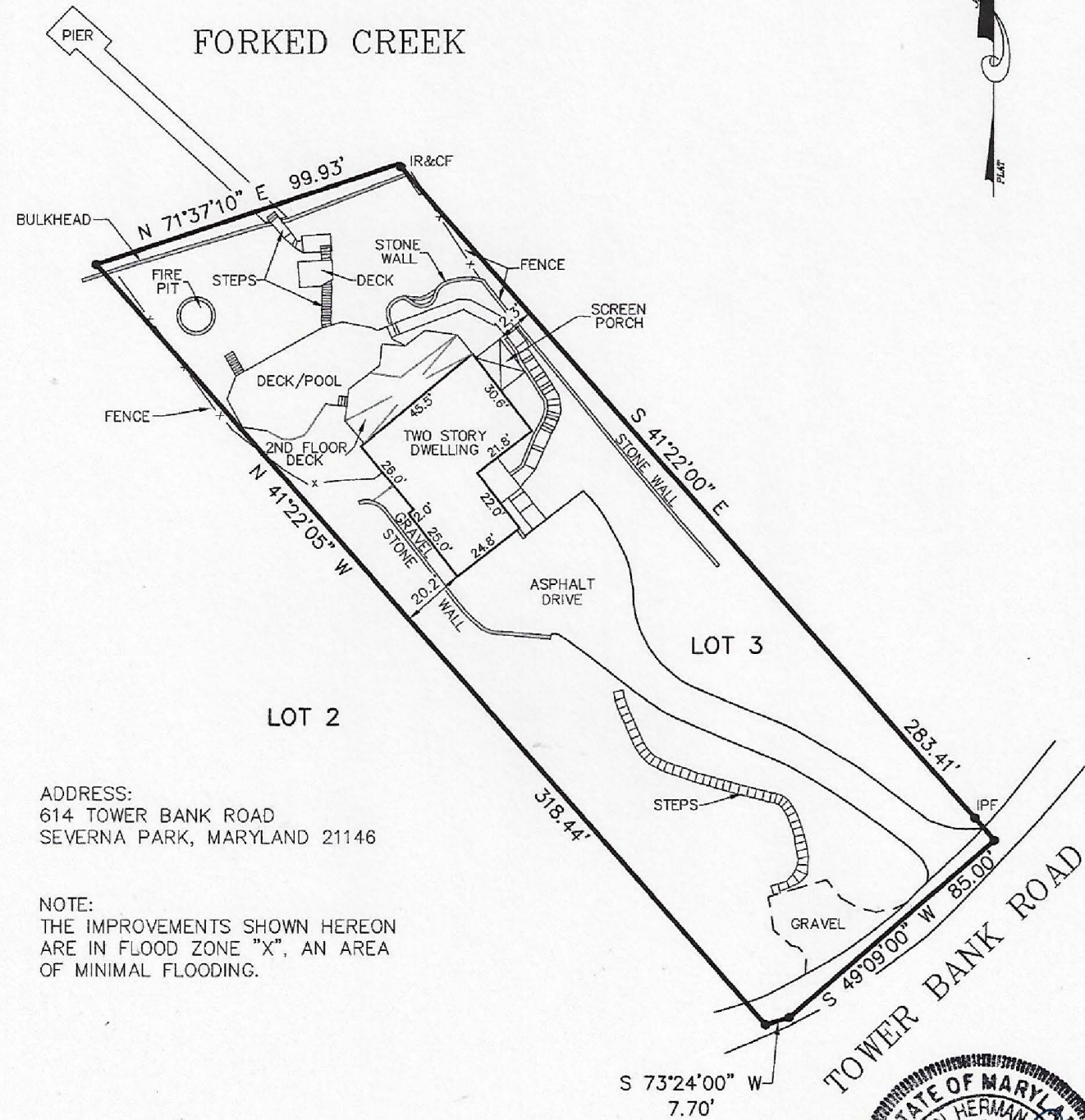
If granted, the final amount of disturbance will be determined during permit review.

In addition, if granted, per § 17-8-702(e), mitigation for new lot coverage or for replacement of existing lot coverage in the buffer modification area is required as follows:

- (1) For every square foot of additional lot coverage within 100 feet of the mean high water line, a vegetated buffer shall be planted within the buffer modification area at a ratio of two times the amount of lot coverage.
- (2) If a variance is required, a vegetated buffer shall be planted within the buffer modification area at a ratio of 3:1 for the additional area of disturbance granted under the variance.

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.

- NOTES:
- 1) This plat is of benefit to a consumer only insofar as it may be required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
 - 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
 - 4) The level of accuracy and accuracy of apparent setback distances is one foot, more or less.



ADDRESS:
614 TOWER BANK ROAD
SEVERNA PARK, MARYLAND 21146

NOTE:
THE IMPROVEMENTS SHOWN HEREON
ARE IN FLOOD ZONE "X", AN AREA
OF MINIMAL FLOODING.

I hereby certify that to the best of my knowledge and
belief, the improvements indicated hereon are located
as shown.

Steven H. Jupitz 7-20-23
Steven H. Jupitz, Prof. Line Surveyor #499 Date

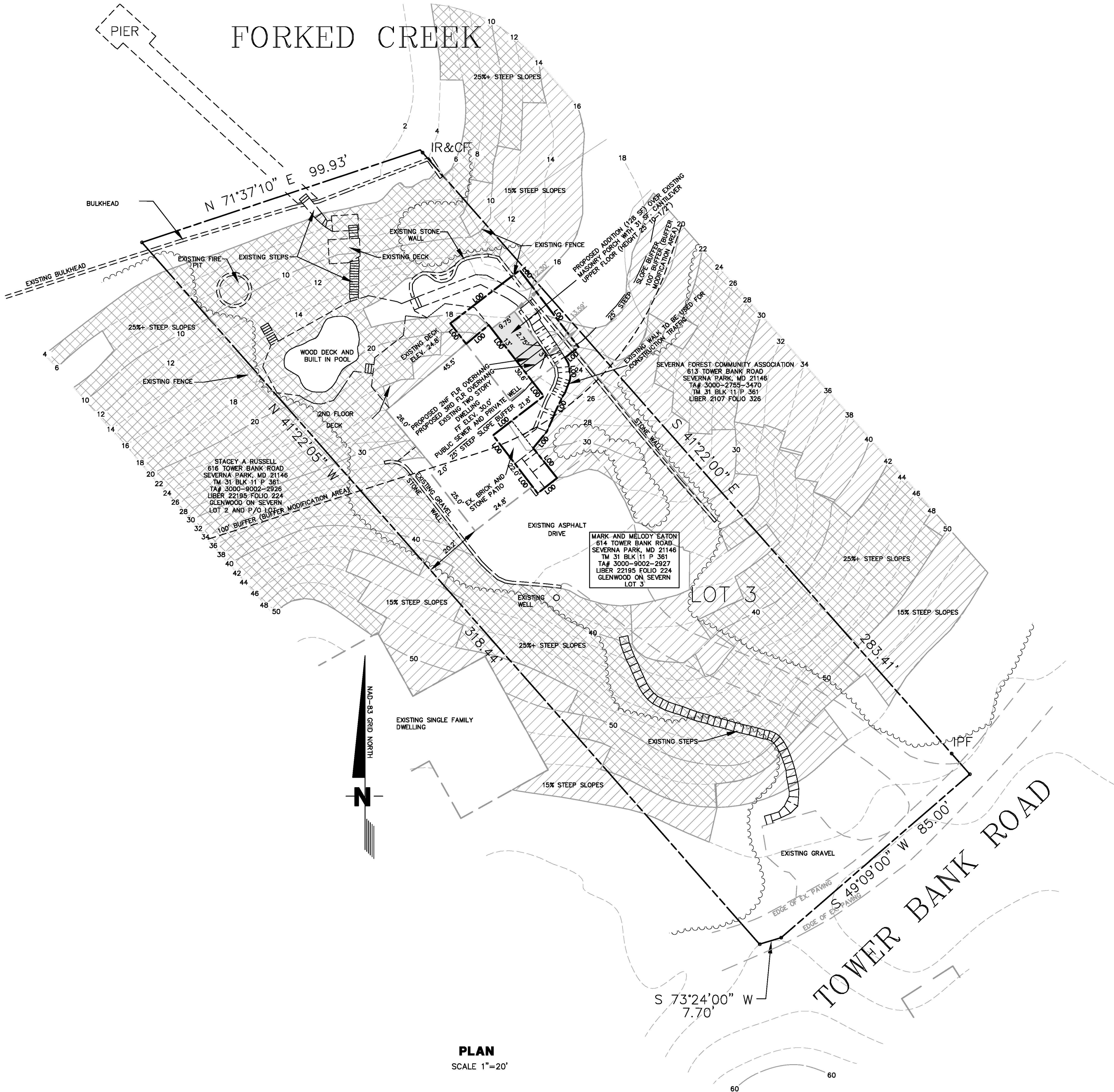
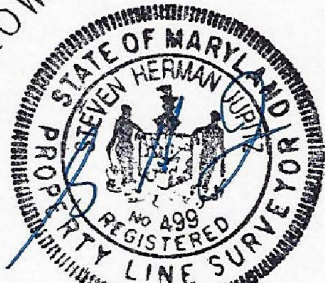
STEVEN H. JUPITZ, SURVEYOR

P.O. BOX 113
GRASONVILLE, MD. 21638
(410) 490-0210

PLAT REF: LOT 3, PROPERTY OF THOMAS J. NORRIS (1802/190)

JOB #23-083

LOCATION SURVEY
THE LAND OF
MARK E. EATON
MELODY K. EATON
THIRD ASSESSMENT DISTRICT
ANNE ARUNDEL Co., MARYLAND
JULY 2023 SCALE: 1"= 50'



PLAN
SCALE 1"=20'

OWNER, DEVELOPER AND APPLICANT INFORMATION

OWNER:
MARK AND MELODY EATON
614 TOWER BANK ROAD
SEVERNA PARK, MD 21146
PHONE NUMBER: 202-445-9615
EMAIL: melodybar@gmail.com

DEVELOPER/APPLICANT:

MARK AND MELODY EATON
614 TOWER BANK ROAD
SEVERNA PARK, MD 21146
PHONE NUMBER: 202-445-9615
EMAIL: melodybar@gmail.com

LEGEND

38	38	Existing Grade		Proposed Structure
---	---	Limit of Disturbance		25% Steep Slopes
		Existing structure		15% Steep Slopes
		Existing Treeline		Existing Fence

**M.A.F. &
ASSOCIATES, LLC**

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

EMAIL: MFORGEN@AOL.COM

SITE DEVELOPMENT PLAN

**GLENWOOD ON SEVERN
LOT 3**

614 TOWER BANK ROAD, SEVERNA PARK, MD 21146

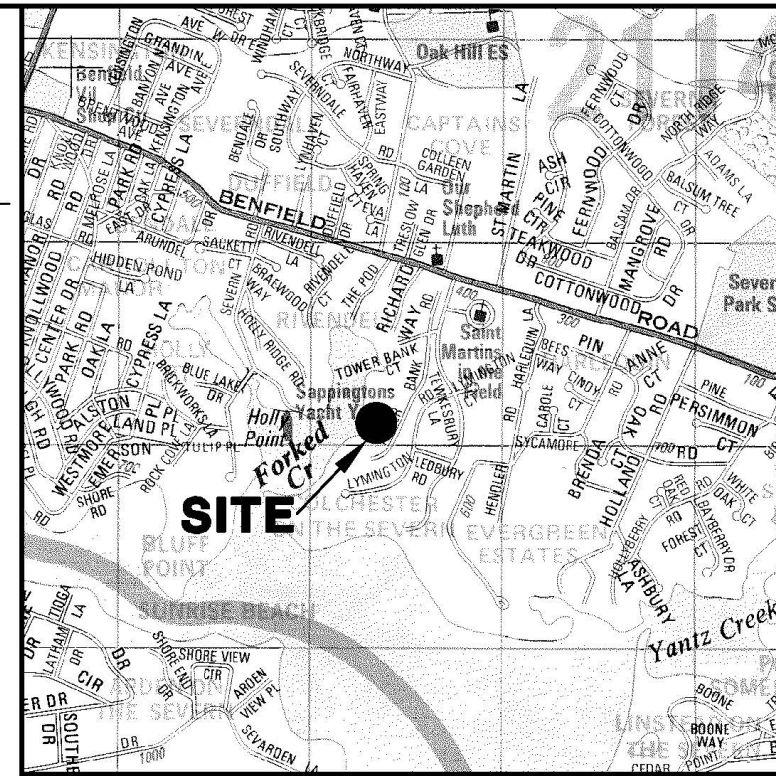
TAX MAP 31 BLOCK 11 PARCEL 352 TAX ACCOUNT #: 3000-9002-2927 ZONING: R1

DATE: MAY 31, 2024

THIRD ASSESSMENT DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 14, GRID: H5
Copyright ADC The Map People
Permitted Use Number 20811204

SITE DATA

PROPERTY ADDRESS:	614 TOWER BANK ROAD SEVERNA PARK, MD 21146
OWNER:	MARK AND MELODY EATON 614 TOWER BANK ROAD SEVERNA PARK, MD 21146 PHONE NUMBER: 202-445-9615 EMAIL: melodybar@gmail.com
DEVELOPER:	MARK AND MELODY EATON 614 TOWER BANK ROAD SEVERNA PARK, MD 21146 PHONE NUMBER: 202-445-9615 EMAIL: melodybar@gmail.com
EXISTING USE: RESIDENTIAL	PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R1	SETBACKS: FRONT: 40', SIDE: 15' 40' COMBINED, REAR: 35'
TAX MAP: 31	BLOCK: 11 PARCEL: 352 LOT: 3
ASSESSMENT DISTRICT: THIRD	
TAX ACCOUNT NUMBER: 3000-9002-2927	
CRITICAL AREA: LDA	
TOTAL SITE AREA:	0.6386 ACRES 27,817 SQUARE FEET
EXISTING IMPERVIOUS:	0.1565 ACRES 6,817 SQUARE FEET
PROPOSED ADDITION OVER EX. PORCH FOUNDATION:	0.0028 ACRES 128 SQUARE FEET
TOTAL DISTURBED AREA:	0.0275 ACRES 1,200 SQUARE FEET
PROPOSED STRUCTURE HEIGHT:	25' 10.5"

CRITICAL AREA CALCULATIONS (LDAI)

- 1) Total site area: 27,817 s.f. or 0.6386 AC.
- 2) Total lot coverage allowed: 5,445 s.f.
- 3) Total woods on site: 7,253 +/- square feet or 26.07% of the site.
- 4) Total woods to be cleared in 100' buffer: 0 square feet
- 5) Total woods to be cleared out of 100' buffer: 0 square feet
- 6) Total woods required on site: 15% or 4,172 square feet.
- 7) Total existing lot coverage: House 1,893 s.f.
Drive: 3,306 s.f.
Paved Walk: 402 s.f.
Ret. walls: 217 s.f.
Gravel area: 591 s.f.
Pool area: 408 s.f.
Total: 6,817 s.f.
- 8) Total proposed lot coverage: Addition over Ex. Foundation: 128 s.f.
- 9) Total lot coverage after construction: 6,817 s.f.
- 10) Total lot coverage reduction required: 10% of area over allowable or 0.10 x 1,372 s.f. = 137.20 s.f. reduction required.
- 11) Total afforestation required: 0 square feet
- 12) Total clearing mitigation required: 0 square feet
2,626 s.f. to be provide via onsite plantings

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

June 11, 2024

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

RE: Glenwood on Severn, Lot 3, B02411943, 614 Tower Bank Road, Severna Park, MD 21146
TM 31 BLK 11 P 352, R-1 Zoning, Council District 5

Dear Planner:

Please accept this submittal of a variance for the above referenced project. The property owner is proposing a 3-story addition with a small 128 square foot footprint. This addition will be constructed in the same location as the existing masonry screen porch. Because we are required to show a minimum 10' perimeter limit of disturbance, the plan shows impacts steep slopes and the 25' steep slope buffer. This proposal will require a variance to allow development within slopes greater than 15% in the Critical Area as well as the associated buffer. The addition will have a max height of 25' 10.5". The addition has a footprint on the ground of 9.75' x 13' with 2-overhangs and is setback 202.02' from the southern rear property line (Tower Bank Road right of way), 12.30' from the eastern property line, 64.06' from the northern property line.

Please note this is an undersized R1 zoned property and therefore required to meet the setbacks as required in 18-2-301 (f) of the County Code. For a principal structure, this section of the County Code requires a front setback of 25', a side setback of 7', and a rear setback of 25'. We are proposing a single-family dwelling addition that is setback 12' from the side property line.

Please note that disturbance to slopes greater than 15% in the critical area is prohibited per 17-8-201 of the County Code. We are proposing 550 square feet of disturbance to slopes greater than 15% in the critical area, necessitating a critical area variance. Of the 550 square feet of steep slope disturbance, 128 square feet are permanent and the remaining 422 square feet is temporary. Please note that the proposed addition is being constructed on the existing porch foundation and therefore there is no additional permanent disturbance.

Prefile Comments:

Critical Area Team:

No objection to the proposal provided the applicant can comply with all necessary standards for approval including need and minimization.

Our response: Noted

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: Noted

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) (b) & (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 site is an existing, legally platted, R1 lot. The lot is developed with a single-family dwelling, wood decks and multiple retaining walls. Steep slopes cover most of the lot. The existing house is located as close as 12' from the side property line. The proposal is to build in the same location of the existing screen porch that falls within the side setback. The existing screen porch foundation will be used. The county requires a minimum amount of disturbance from the structure. We are required to show a 10' disturbed area around the addition even though there will be no ground disturbance needed for the construction. This restricts the owner's ability to construct the addition without steep slope disturbance. There are no areas around the house that are not steep slopes. With the size of the site, amount of steep slopes, and the location of the existing house, there is no way of building the proposed addition without the need for the critical area variance. 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:

The existing screen porch foundation will be used. The county requires a minimum amount of disturbance from the structure. We are required to show a 10' disturbed area around the addition even though there will be no ground disturbance needed for the construction. This restricts the owner's ability to construct the addition without steep slope disturbance.

18-16-305(b) (1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

This site is an existing, legally platted, R1 lot. The lot is developed with a single-family dwelling, wood decks and multiple retaining walls. Steep slopes cover most of the lot. The existing house is located as close as 12' from the side property line. This is within the side setback. The proposal is to build in the same location of the existing screen porch that falls within the side setback. The existing screen porch foundation will be used. The county requires a minimum amount of disturbance from the structure. We are required to show a 10' disturbed area around the addition even though there will be no ground disturbance needed for the construction. This restricts the owner's ability to construct the addition without steep slope disturbance. There are no areas around the house that are not steep slopes. With the size of the site, amount of steep slopes, and the location of the existing house, there is no way of building the proposed addition without the need for these critical and zoning variances. These are the unique characteristics of the lot.

18-16-305(b) (2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County; or

The applicant would not be able to improve their property if this variance is not approved. The application should have the right to build within the existing footprint of the house.

18-16-305(b) (ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

This property is not within the County's bog protection area.

18-16-305(b) (3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

This proposal is within the existing footprint of the house, The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area.

18-16-305(b) (4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

The existing foundation will be used for this proposal. This variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property.

18-16-305(b) (5) 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 or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

This proposal will not increase the total site lot coverage. 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 or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program

18-16-305(b) (6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

This site is not within a bog protection area.

18-16-305(b) (7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

We feel that the applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code.

18-16-305(b) (8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

The applicant is proposing to build this addition directly on the existing foundation to eliminate addition grading. No new foundation work is required. Any site planning alternatives would increase the site disturbance.

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 proposed dwelling addition will be constructed on the existing foundation, therefore only having a minimum permanent impact to steep slopes and only a 3' encroachment into the side lot line setback. We feel this is a minimal impact to the side setback. We feel this request is the minimum variance necessary to afford relief

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 these variances will not alter the essential character of the neighborhood. The proposed addition is within the same area as the existing screen porch. The house is in keeping with other homes in the neighborhood.

(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 have an impact on 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 and mitigation planting requirements that will be part of the permitting process. 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

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
<u>31</u>	<u>352</u>	<u>11</u>	<u>3</u>	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3000-9002-2927

Project Name (site name, subdivision name, or other) GLENWOOD ON SEVERN

Project location/Address LOT 3
614 TOWER BANK ROAD

City SEVERN PARK MD Zip 21146

Local case number

Applicant: Last name Eaton First name HELOPY

Company

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:

CONSTRUCT ADDITION OVER EX. FOUNDATION. VARIANCE
TO SLOPE DISTURBANCE AND ZONING SETBACK

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	Total Disturbed Area	Acres	Sq Ft
IDA Area		0			1200
LDA Area		27,817			
RCA Area		0			
Total Area		27,817	# of Lots Created	0	

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		7253	Existing Lot Coverage		6817
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		137
			Total Lot Coverage		6680

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		203	Buffer Forest Clearing		0
Non-Buffer Disturbance		997	Mitigation		0

Variance Type

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

Structure

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

Glenwood on Severn, Lot 3

614 Tower Bank Road, Severna Park, MD 21146

CRITICAL AREA REPORT

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

443-864-8589

June 7, 2024

INTRODUCTION

The property is located at 614 Tower bank Road, Severna Park, MD 21146. This is a legal lot as defined by Article 17-1-101 (63). The property owner is proposing a 3-story addition with a small 128 square foot footprint. This addition will be constructed in the same location as the existing masonry screen porch. Because we are required to show a minimum 10' perimeter limit of disturbance, the plan shows impacts steep slopes and the 25' steep slope buffer.

The lot is in R1 zoning district. This lot lies entirely within the LDA portion of the Chesapeake Bay 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 lot is currently an improved single-family dwelling located mostly within the 100' buffer to tidal waters. The lot is in R1 zoning district. The property slopes from the road to the water's edge. The slopes are approximately 25%+ in the location of the proposed addition.

There was little wildlife seen around the property at the time of inspection. Some birds and waterfowl were witnessed at the time of the inspection. It is expected that there is very little wildlife use on the property since it is currently developed with a single-family dwelling.

PROPOSED DEVELOPMENT

The property owner is proposing a 3-story addition with a small 128 square foot footprint. This addition will be constructed in the same location as the existing masonry screen porch. Because we are required to show a minimum 10' perimeter limit of disturbance, the plan shows impacts steep slopes and the 25' steep slope buffer.

This proposal will require a zoning variance of 3' to allow the dwelling addition to be constructed as close as 12' to the eastern side lot line.

STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management will be addressed under the building permit application review.

IMPACT MINIMIZATION

Due to the location of the existing dwelling, building on the existing foundation and limited ground disturbance, we feel that this development plan demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

The habitat protection area on this property is the 100' buffer to tidal waters.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new house and driveway. The site calculations are as follows:

Total site area	27,817 sf
Existing woodland	7,253 sf
Proposed clearing	0 sf
Proposed planting	to be determined
Existing impervious coverage prior to the proposed lot coverage	6,817sf
Allowed lot coverage	6,817 sf (grandfathered coverage)
Proposed lot coverage	128 sf (over existing coverage)
Proposed lot coverage reduction	137 sf
Existing and proposed lot coverage	6,680 sf

CONCLUSIONS

The lot in question is a legal lot located in an established community. It's not possible to construct the proposed dwelling addition over the existing foundation without the need for the requested variance based on the location of the existing dwelling.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed dwelling addition and site improvements will not adversely impact adjacent properties.

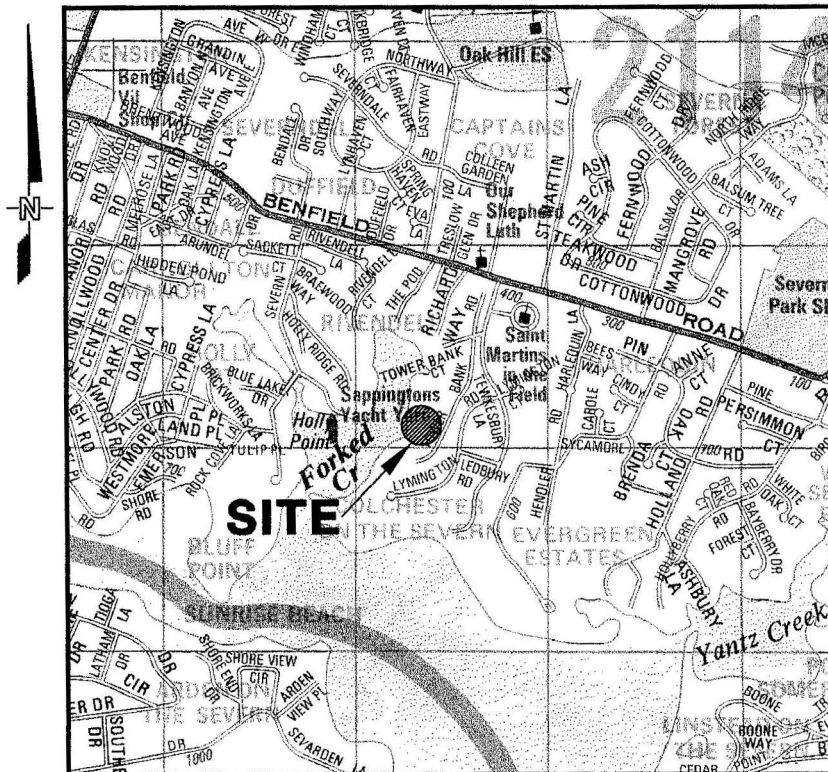
PLANS

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 1, 2024



VICINITY MAP

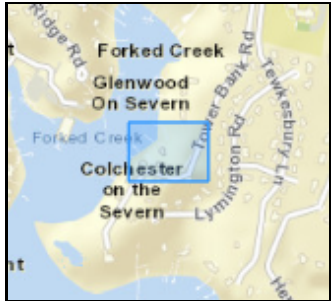
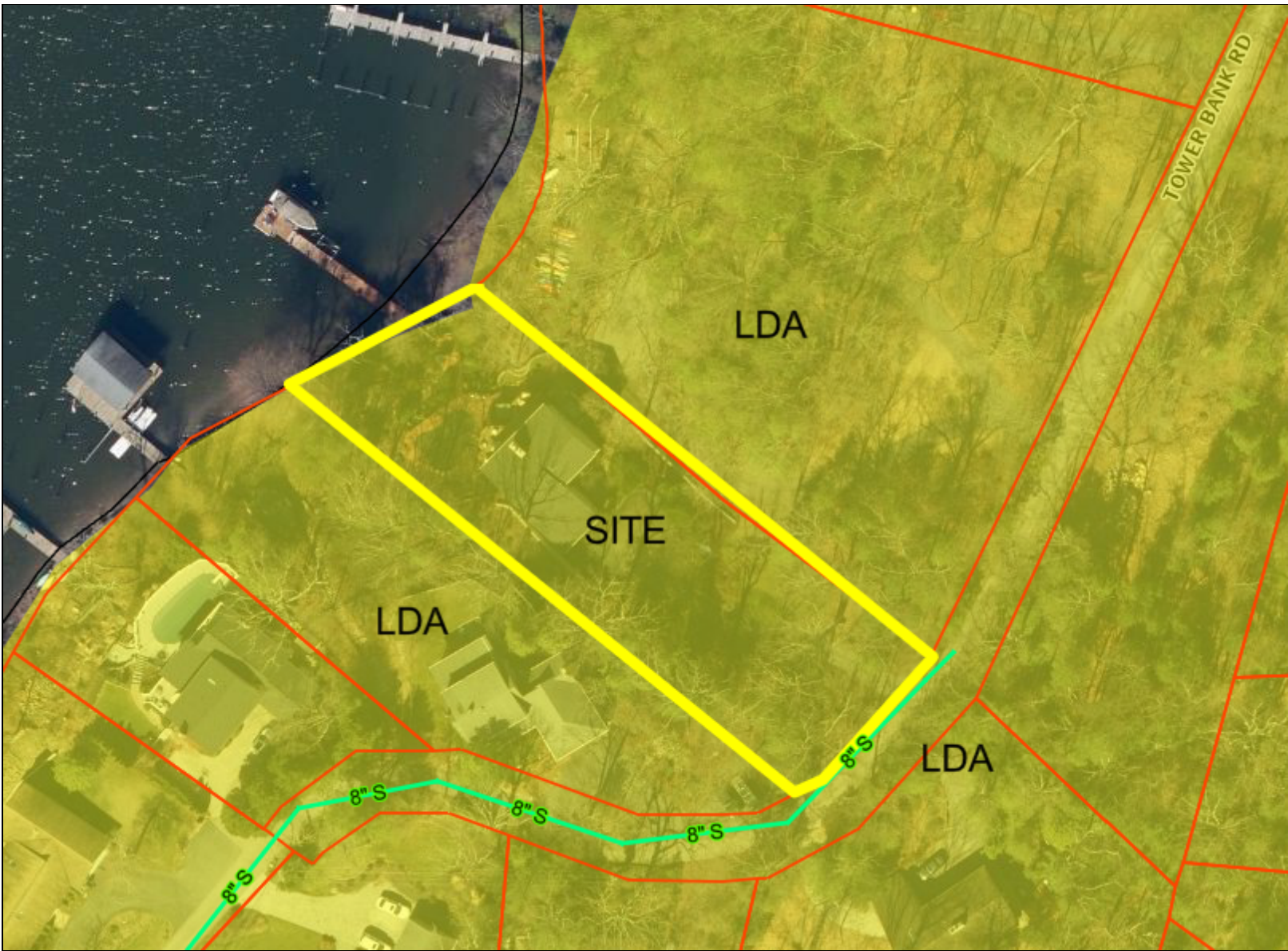
SCALE: 1" = 2,000'

ADC MAP: 14, GRID: H5

Copyright ADC The Map People

Permitted Use Number 20811204

Map Title



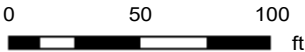
Legend

- Sanitary Sewer Mains
 - Force Main
 - Gravity
 - Low Pressure
- Water Mains
- Parcels
- Perennial Stream Buffer 100 Foot
- Intermittent Stream Buffer 100 Foot
- Ephemeral Stream Buffer 25 Foot
- Critical Areas
 - IDA - Intensely Developed Area



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, NASA, NGA, USGS, FEMA



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

DEMOLITION NOTES:

GENERAL

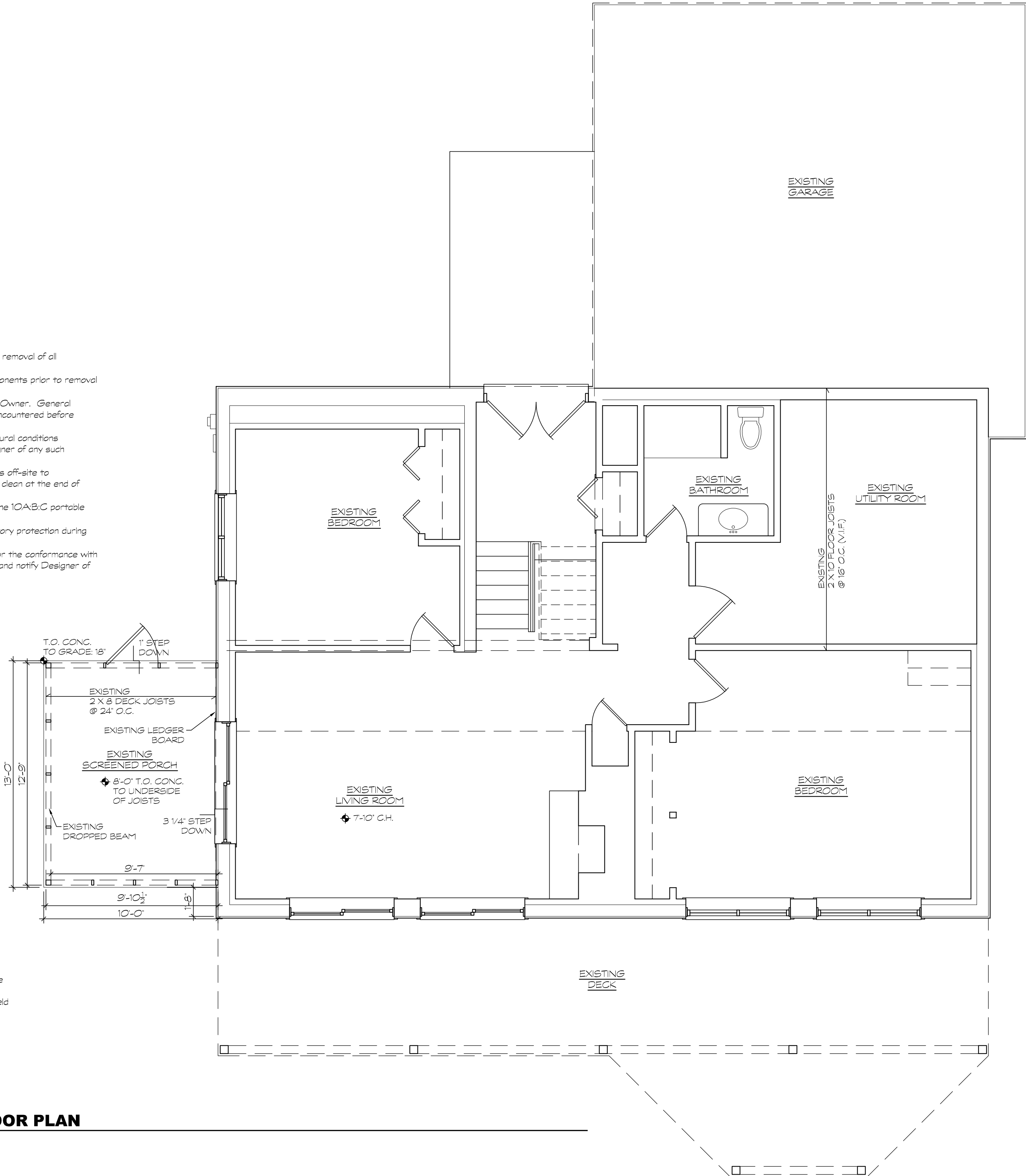
1. Disconnect appropriate electrical circuits prior to removal of all partitions, ceilings, devices, and equipment.
2. Shore to grade any load-bearing structural components prior to removal of any partitions, headers, or similar bearing elements.
3. Dimensions are taken from drawings provided by Owner. General Contractor shall notify Designer of any discrepancies encountered before proceeding.
4. Particular attention is directed to deficient structural conditions uncovered during the course of demolition. Notify Designer of any such uncovered conditions.
5. General Contractor shall remove demolition debris off-site to appropriate, approved landfill and leave premises broom clean at the end of every day.
6. General Contractor shall have available on-site one 10A.B.C portable fire extinguisher at each level at all times.
7. General Contractor shall provide proper respiratory protection during the removal of the existing siding as required by Code.
8. General Contractor shall confirm all dimensions for the conformance with the illustrated design, including roof heights and slopes, and notify Designer of any discrepancies before proceeding.

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE AS DESCRIBED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH GOOD STANDARD CONSTRUCTION AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODE(S) AS ADOPTED AND AMENDED BY: ANNE ARUNDEL COUNTY 2018 INTERNATIONAL RESIDENTIAL CODE

EXISTING CONDITIONS

All existing conditions shall be checked and verified in the field before excavation is begun, existing utilities shall be located and protected as required by the new work. Field measurements shall be made of adjoining construction relative to the proper installation of new work.
1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform, unless otherwise noted.
2. Contractor responsible for verifying all dimensions. Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.



SEAL

KEY PLAN

Owner:
Mark and Melody Eaton
614 Tower Bank Road
Severna Park, MD 21146

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

614 Tower Bank Road

Severna Park, Maryland

614 Tower Bank Road
Severna Park, MD 21146

Project No.: 022032

DRAWING TITLE:

EXISTING
BASEMENT FLOOR
PLAN

SCALE: AS NOTED

AE1-0

PERMIT SET
06/29/22



EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

GENERAL

1. Disconnect appropriate electrical circuits prior to removal of all partitions, ceilings, devices, and equipment.
2. Shore to grade any load-bearing structural components prior to removal of any partitions, headers, or similar bearing elements.
3. Dimensions are taken from drawings provided by Owner. General Contractor shall notify Designer of any discrepancies encountered before proceeding.
4. Particular attention is directed to deficient structural conditions uncovered during the course of demolition. Notify Designer of any such uncovered conditions.
5. General Contractor shall remove demolition debris off-site to appropriate, approved landfill and leave premises broom clean at the end of every day.
6. General Contractor shall have available on-site one 10ABC portable fire extinguisher at each level at all times.
7. General Contractor shall provide proper respiratory protection during the removal of the existing siding as required by Code.
8. General Contractor shall confirm all dimensions for the conformance with the illustrated design, including roof heights and slopes, and notify Designer of any discrepancies before proceeding.

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE AS DESCRIBED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH GOOD STANDARD CONSTRUCTION AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODE(S) AS ADOPTED AND AMMENDED BY:
ANNE ARUNDEL COUNTY
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
EXISTING CONDITIONS

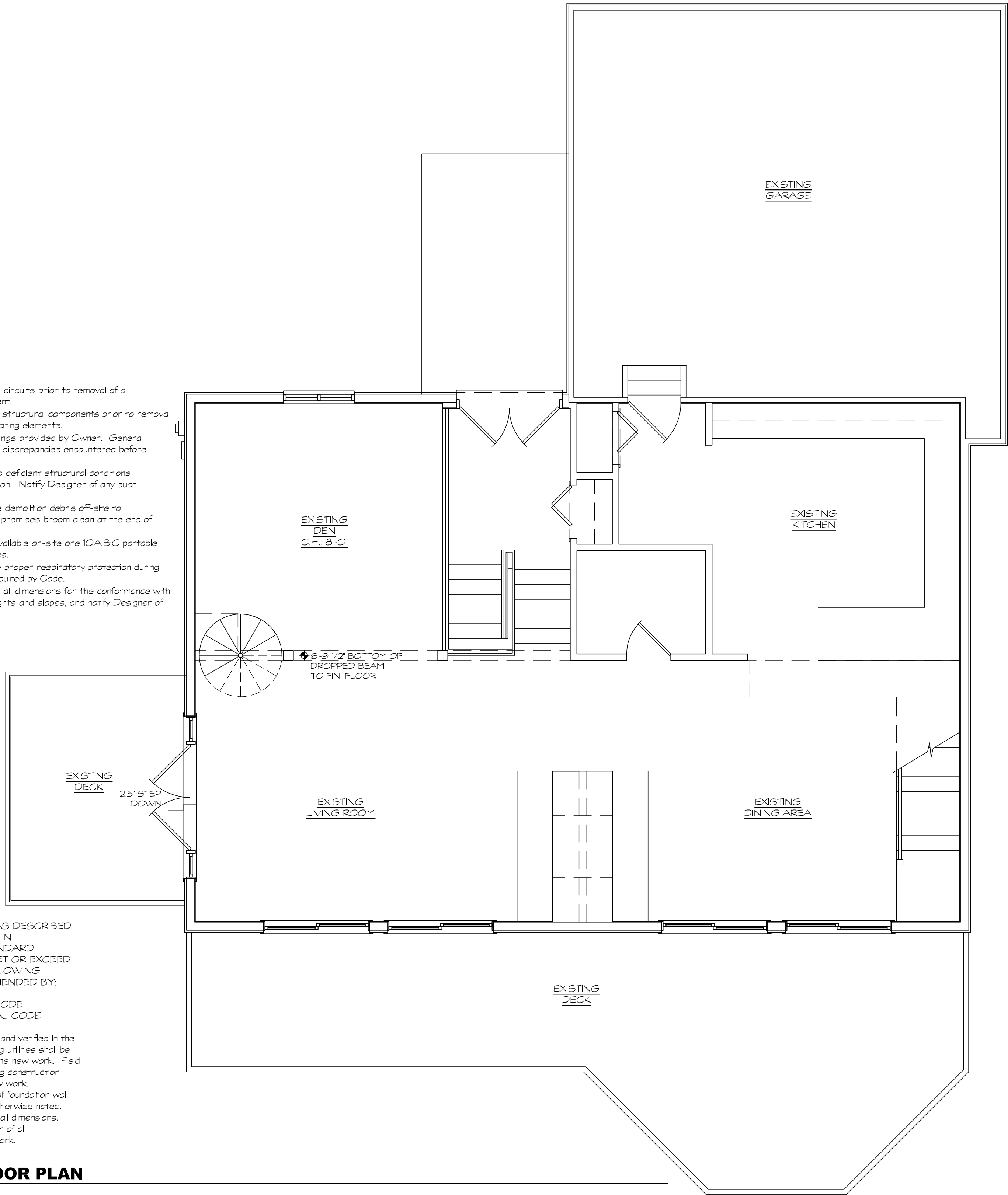
All existing conditions shall be checked and verified in the field before excavation is begun, existing utilities shall be located and protected as required by the new work. Field measurements shall be made of adjoining construction relative to the proper installation of new work.

1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform, unless otherwise noted.
2. Contractor responsible for verifying all dimensions. Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SEAL

KEY PLAN

Owner:
Mark and Melody Eaton
614 Tower Bank Road
Sewerna Park, MD 21146

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

614 Tower Bank Road

Sewerna Park, Maryland

614 Tower Bank Road
Sewerna Park, MD 21146

Project No.: 022032

DRAWING TITLE:

EXISTING
FIRST FLOOR
PLAN

SCALE: AS NOTED

AE1-1

PERMIT SET
06/29/22

DEMOLITION NOTES:

GENERAL

1. Disconnect appropriate electrical circuits prior to removal of all partitions, ceilings, devices, and equipment.
2. Shore to grade any load-bearing structural components prior to removal of any partitions, headers, or similar bearing elements.
3. Dimensions are taken from drawings provided by Owner. General Contractor shall notify Designer of any discrepancies encountered before proceeding.
4. Particular attention is directed to deficient structural conditions uncovered during the course of demolition. Notify Designer of any such uncovered conditions.
5. General Contractor shall remove demolition debris off-site to appropriate, approved landfill and leave premises broom clean at the end of every day.
6. General Contractor shall have available on-site one 10A:B:C portable fire extinguisher at each level at all times.
7. General Contractor shall provide proper respiratory protection during the removal of the existing siding as required by Code.
8. General Contractor shall confirm all dimensions for the conformance with the illustrated design, including roof heights and slopes, and notify Designer of any discrepancies before proceeding.

GENERAL NOTES:

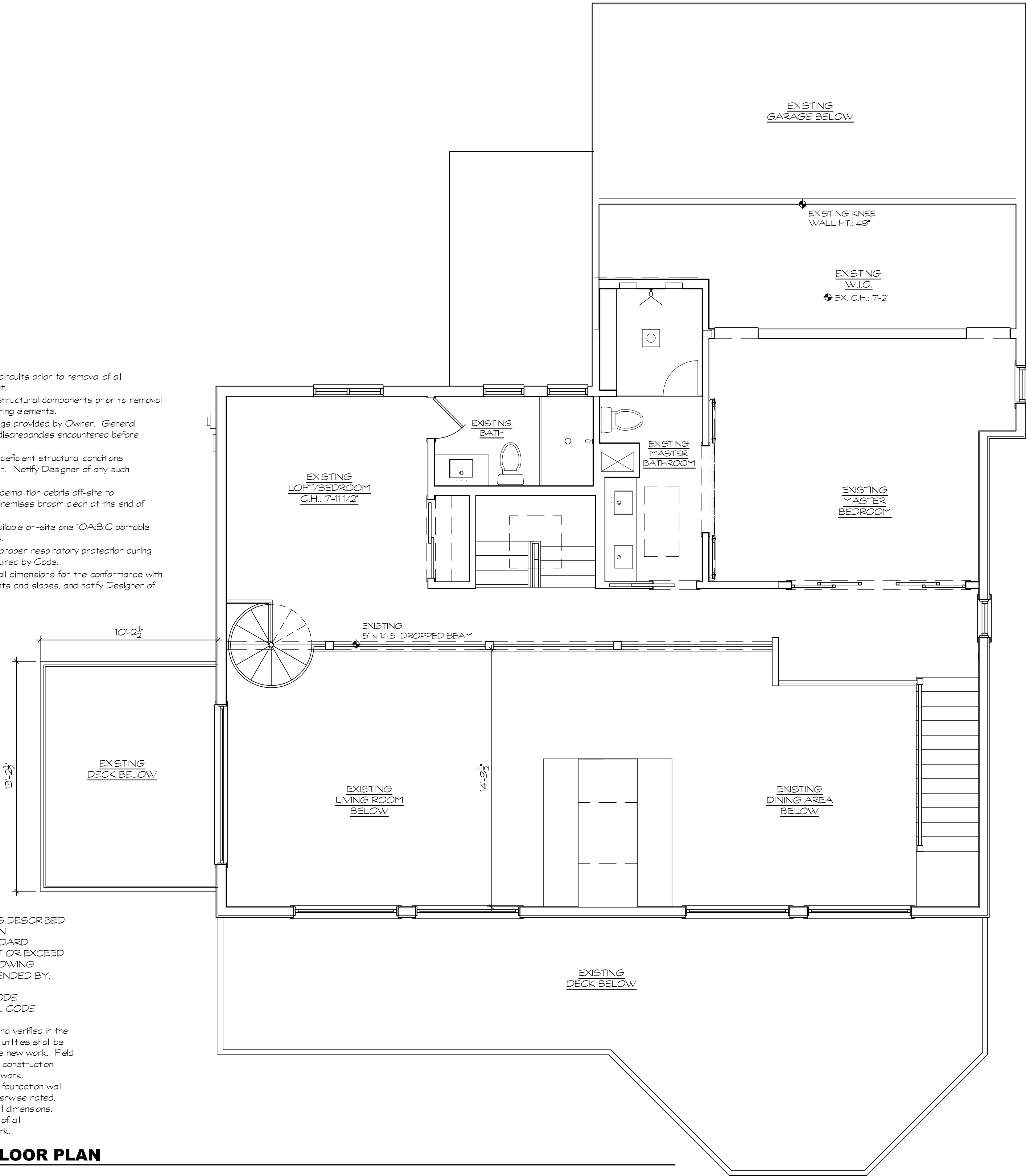
ALL CONSTRUCTION SHALL BE AS DESCRIBED BY THE CONTRACT DOCUMENTS IN ACCORDANCE WITH GOOD STANDARD CONSTRUCTION AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODE(S) AS ADOPTED AND AMENDED BY:
ANNE ARUNDEL COUNTY
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
EXISTING CONDITIONS

All existing conditions shall be checked and verified in the field before excavation is begun, existing utilities shall be located and protected as required by the new work. Field measurements shall be made of adjoining construction relative to the proper installation of new work.
1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform, unless otherwise noted.
2. Contractor responsible for verifying all dimensions. Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SEAL

KEY PLAN

Owner:
Mark and Melody Eaton
614 Tower Bank Road
Sewerna Park, MD 21146

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

614 Tower Bank Road

Sewerna Park, Maryland

614 Tower Bank Road
Sewerna Park, MD 21146

Project No.: 022032

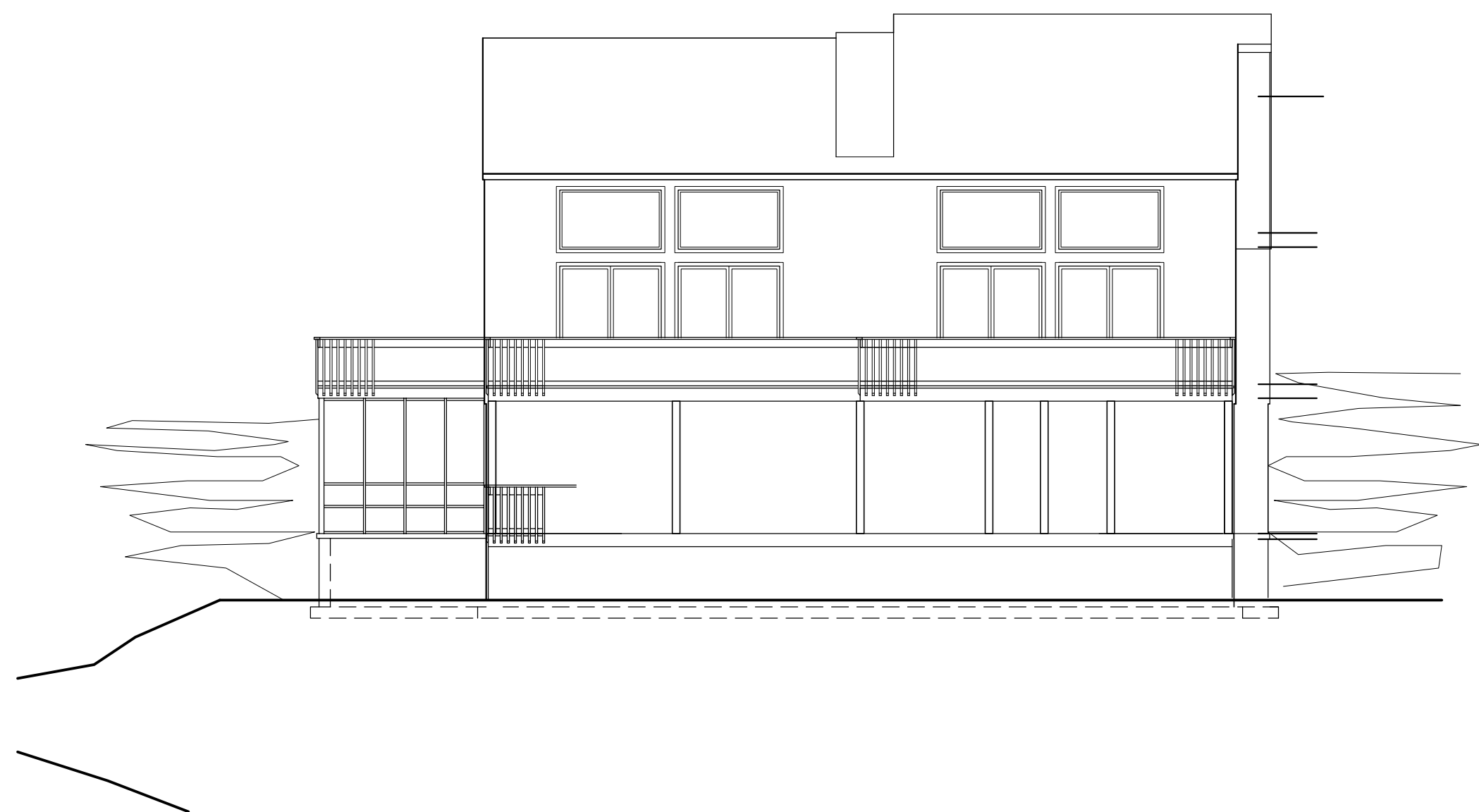
DRAWING TITLE:

EXISTING
SECOND
FLOOR PLAN

SCALE: AS NOTED

AE1-2

PERMIT SET
06/29/22



SCALE: 1/8" = 1'-0"

This architectural elevation drawing shows a building facade with a mix of materials and window styles. On the left, a dark, textured wall features a large, simple rectangular window. To the right, a lighter-colored section contains a double door with transoms and several windows, including a large vertical one and a smaller horizontal one. The rightmost part of the facade includes a balcony with a metal railing and a large, multi-paned window below it. The ground line is uneven, suggesting a sloping site.



KEY PLAN

Civil / Site:

MEP:

General Contractor:

PROJECT TITLE:

Severna Park, Maryland

Project No.: 022032

DRAWING TITLE:

SCALE: AS NOTED

PERMIT SET
06/29/22



1. All Dimensions to face of stud, face of foundation wall and/or edge of floor platform, unless otherwise noted.
2. Contractor responsible for verifying all dimensions. Contractor shall notify Owner/Designer of all discrepancies before proceeding with work.

NOTE:
ALL EXISTING ELECTRICAL
TO BE MODIFIED PER
ALL APPLICABLE LOCAL AND
INTERNATIONAL CODES



SEAL



KEY PLAN

PERMIT SET
06/29/22



DAVID WALLACE, P.E.
Structural Consultant

July 6, 2018

Mark and Melody Eaton
614 Tower Bank Road
Severna Park, MD 21146

Re: 614 Tower Bank Road, Severna Park

Dear Mr. and Mrs. Eaton:

Thank you for the opportunity to consult with you regarding your remodeling project in Severna Park. As you are aware, we met at the house on July 3rd in light of your plan to build a three-level structure on the existing 10' x 13' right-side porch foundation.

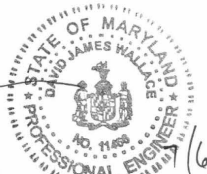
Visual inspection and ground probes revealed a well-built, full perimeter, masonry foundation that is 30"± in depth and free from structurally significant cracks. The planned three-level structure will include two cantilevered floor systems which are shown on the proposed building section.

I found the foundation to be stable and adequate to support the planned structure. I have also included a floor system analysis and have recommended a minimum of 2 x 10's at 12" on center for the upper floor, and 12" LVL's at 12" on center for the second-level.

Please call with questions.

With best regards,

D. Wallace
David J. Wallace, P.E.

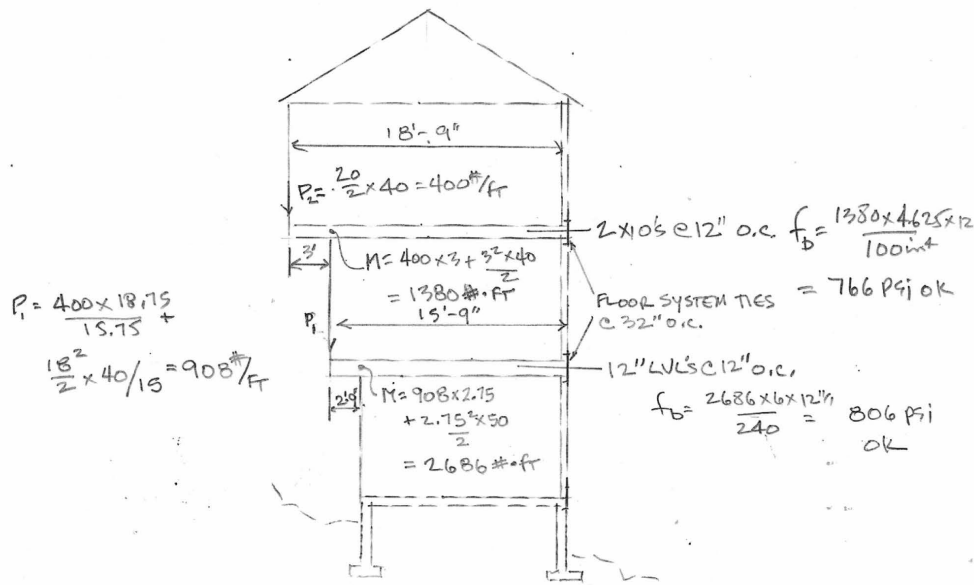


Encl.: 1-page section & comps

Email to: melodyh@i@gmail.com
Cc: amysketch@i@gmail.com

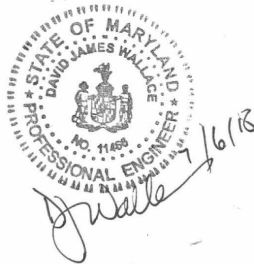
Support Mechanisms = Beam Sizing = Brickwork Inspection = Foundation Inspection

P.O. Box 4279 = Annapolis, MD 21403 = 410-544-1225 = welly4u@gmail.com = LIC: MD 11466 DC PE906407

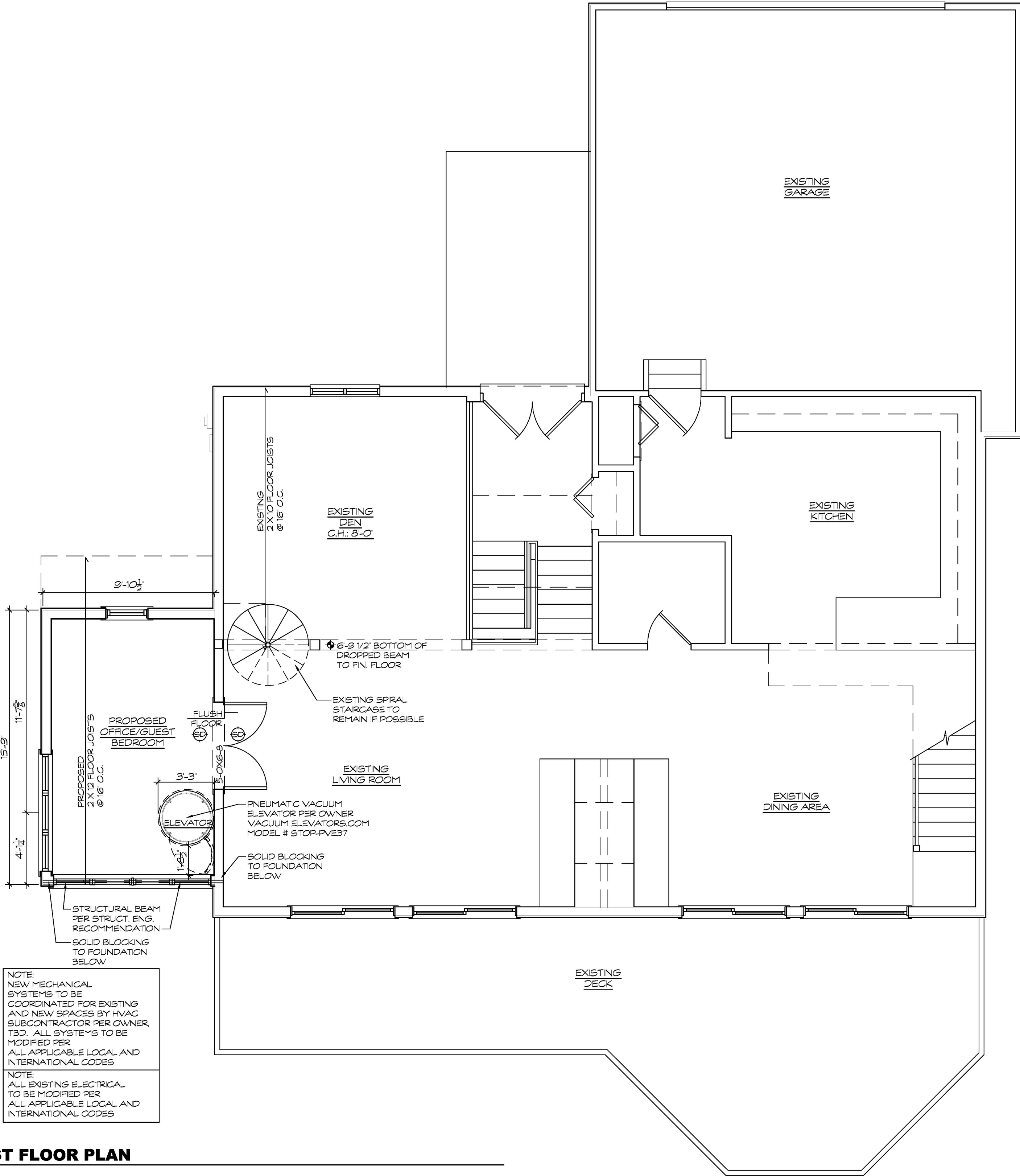


SECTION FOR FLOOR SYSTEM DESIGN

Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland, License #11466, Exp: May 28, 2019.



P.O. Box 4279 = Annapolis, MD 21403 = 410-544-1225 = welly4u@gmail.com = LIC: MD 11466 DC PE906407
614 TOWER BANK ROAD | FLOOR SYSTEM COMPS | DJW | 7.3.18



NOTE:
NEW MECHANICAL SYSTEMS TO BE COORDINATED FOR EXISTING AND NEW SPACES BY HVAC SUBCONTRACTOR PER OWNER. TBD. ALL SYSTEMS TO BE MODIFIED PER ALL APPLICABLE LOCAL AND INTERNATIONAL CODES

NOTE:
ALL EXISTING ELECTRICAL TO BE MODIFIED PER ALL APPLICABLE LOCAL AND INTERNATIONAL CODES



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SEAL

KEY PLAN

Owner:
Mark and Melody Eaton
614 Tower Bank Road
Severna Park, MD 21146

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

614 Tower Bank Road

Severna Park, Maryland

614 Tower Bank Road
Severna Park, MD 21146

Project No.: 022032

DRAWING TITLE:

PROPOSED
FIRST FLOOR
PLAN

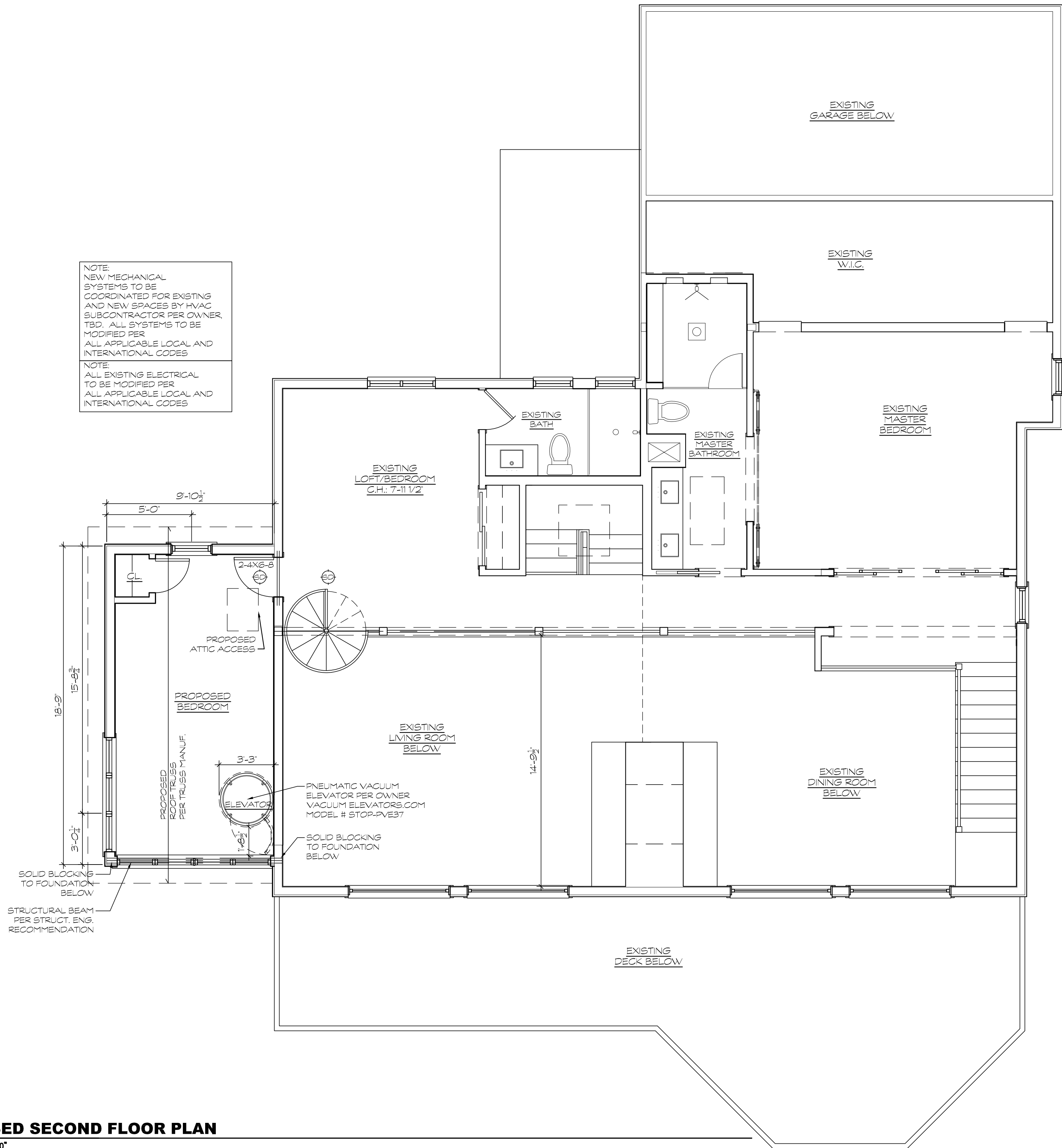
SCALE: AS NOTED

A1-1

PERMIT SET
06/29/22

NOTE:
NEW MECHANICAL
SYSTEMS TO BE
COORDINATED FOR EXISTING
AND NEW SPACES BY HVAC
SUBCONTRACTOR PER OWNER,
TBD. ALL SYSTEMS TO BE
MODIFIED PER
ALL APPLICABLE LOCAL AND
INTERNATIONAL CODES

NOTE:
ALL EXISTING ELECTRICAL
TO BE MODIFIED PER
ALL APPLICABLE LOCAL AND
INTERNATIONAL CODES



SEAL

KEY PLAN

Owner:
Mark and Melody Eaton
614 Tower Bank Road
Severna Park, MD 21146

Civil / Site:

Structural:
David J. Wallace, P.E.
701 Chesapeake Avenue
Annapolis, MD 21403

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

614 Tower Bank
Road

Severna Park, Maryland

614 Tower Bank Road
Severna Park, MD 21146

Project No.: 022032

DRAWING TITLE:

PROPOSED
SECOND
FLOOR PLAN

SCALE: AS NOTED

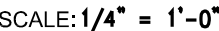
A1-2

PERMIT SET
06/29/22



PROPOSED SECOND FLOOR PLAN

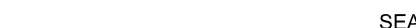
SCALE: 1/4" = 1'-0"



SEAL



PERMIT SET
06/29/22



KEY PLA

Civil / Site:

MEP:

General Contractor:

PROJECT TITLE:

Severna Park, Maryland

Project No.: 022032

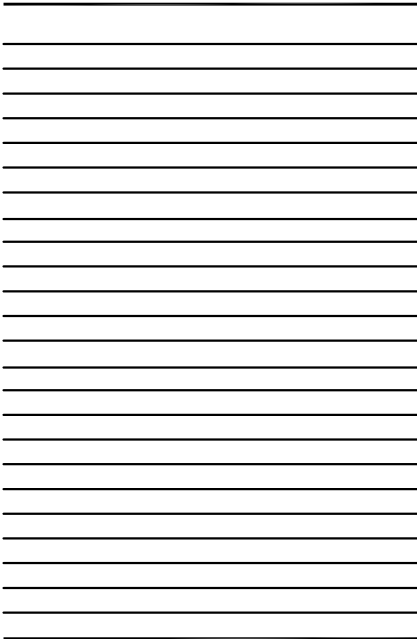
DRAWING TITLE:

SCALE: AS NOTED

PERMIT SET
06/29/22

SCALE: 1/4" = 1'-0"

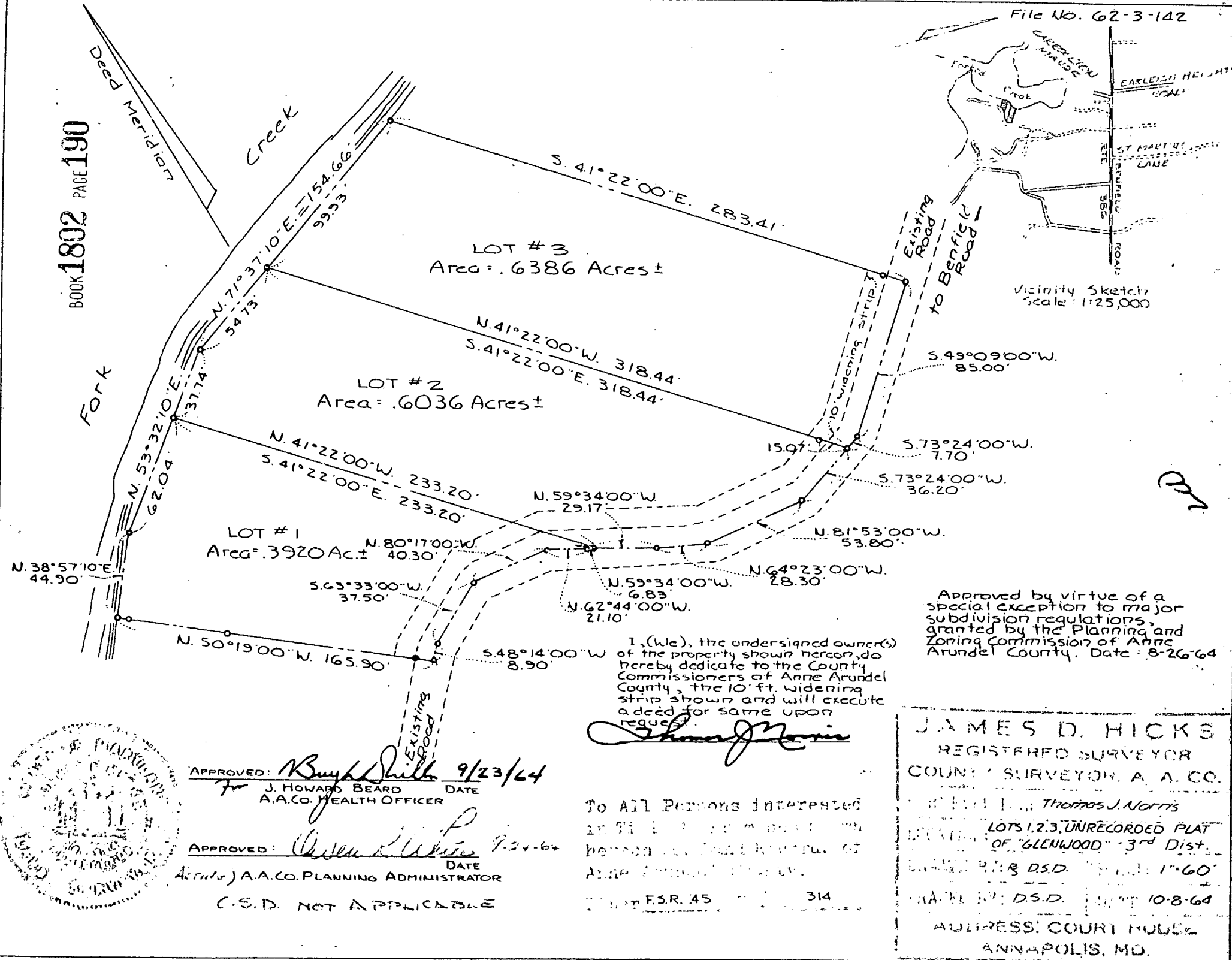
PERMIT SET
06/29/22

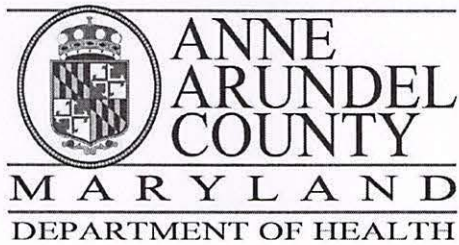


AN

PERMIT SET
06/29/22

SCALE: 1/2" = 1'-0"






J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
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
Bureau of Environmental Health 

DATE: July 1, 2024

RE: Mark E. Eaton
614 Tower Bank Road
Severna Park, MD 21146

NUMBER: 2024-0113-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (3 story) with disturbance to slopes of 15% or greater and less setbacks than required.

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 410-222-7413.

cc: Sterling Seay



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

CAC Comments_

1 message

Jennifer Esposito <jennifer.esposito@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>
Cc: Charlotte Shearin -DNR- <charlotte.shearin@maryland.gov>

Tue, Jun 25, 2024 at 2:48 PM

Good afternoon,

The Critical Area Commission has reviewed the following variance, and we provide the following comments:

- 2024-0120-V; Patel & Chaudhry: Provided that the project results in the removal of 63 square feet or more of lot coverage on the site as indicated in the application material, and provided that the Administrative Hearing Officer finds that each and every one of the Critical Area Variance standards have been met, appropriate mitigation is required.

Additionally, we have reviewed the following variances and appropriate mitigation is required.

- 2024-0108-V; Sundius (AA 143-24);
- 2024-0113-V; Eaton (AA 14-244);

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

Task Details OPZ Critical Area Team

Assigned Date
06/12/2024
Assigned to
Kelly Krinetz
Current Status
Complete w/ Comments
Action By
Kelly Krinetz
Comments
No objection to this request. Mitigation will be addressed with the permit application.
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

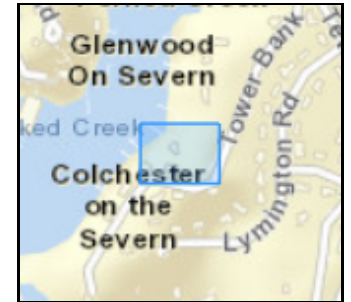
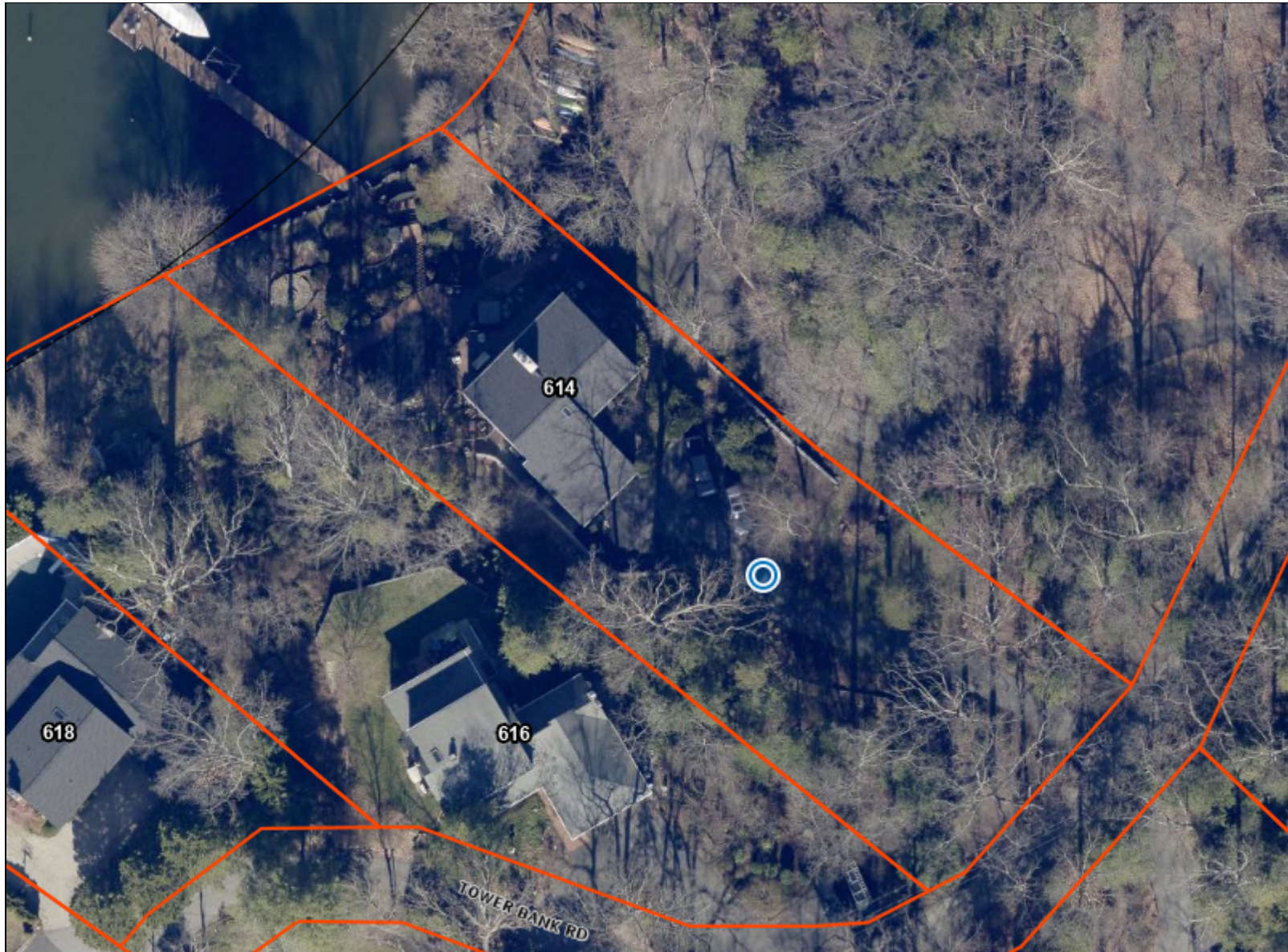
Due Date
07/03/2024
Assigned to Department
OPZ Critical Area
Status Date
06/12/2024
Overtime
No
Start Time

Hours Spent
0.0
Action by Department
OPZ Critical Area
Est. Completion Date
☐ Display E-mail Address
☒ Display Comment in AC.

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

614 Tower Bank Road (2024-0113-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.

none



0 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes