

Anne Arundel County Zoning Division  
2664 Riva Road  
Annapolis, MD 21401

**Subject: Justification Letter for Variance Request for Second-Floor Addition at 1156 Severnview Dr, Crownsville, MD**

Dear Zoning Administrator,

I am writing to request approval for variances under **Article 17-8-201(a)** and **Article 18-2-402** of the Anne Arundel County Code to allow for the construction of a second-floor addition to our residence at **1156 Severnview Dr, Crownsville, MD**. These articles address the requirements of the critical area variance standards provided under **Section 18-16-305(a), (b) and (c)** of the Anne Arundel County Code, ensuring that the proposed work adheres to the applicable regulatory framework.

We are seeking these variances due to the unique topographical constraints and site conditions of our property, which necessitate specific accommodations for the proposed work.

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### Property Overview and Current Conditions

Our property is situated on a lot with significant topographical challenges, including steep grading and uneven land formations. The **project tax ID is 274812249300**, tax map **31**, parcel **0144**, block **9**, section **2**, with a lot size of **.32 acres**.

The property is approved for an addition of up to 867 square feet per the Bay Restoration Fund Grant, updated BAT Septic System, and relocation of the well. However, the steep slopes on the site preclude ground-level expansion, making vertical construction the most practical and environmentally responsible option.

The proposed second-floor addition will have a maximum height of **23' 7/8"** and will remain entirely within the existing first-floor footprint, ensuring no new encroachment into setbacks or further disturbance of the surrounding environment.

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### Variance Requests and Justifications

#### 1. Variance under Article 17-8-201(a)

This variance is required due to the temporary disturbance to slopes of 15% or greater within the **Limited Development Area (LDA)**. The **Limits of Disturbance (LOD)** encompass areas directly within these slopes. While the disturbance is necessary for construction access and safety, it will be limited in scope and duration.

#### Mitigation Measures:

- **Reinforced silt fencing** will be installed along the retaining wall and the lowest end of the area marked "grade reviewers accessed L.O.D." to control erosion and sediment during construction.
- The existing 4.5' wide concrete pad on the water side of the structure will remain undisturbed, acting as a barrier to minimize soil disruption.
- All footers for the exterior staircase will be carefully placed to avoid further impact to the steep slopes.

These measures ensure that any temporary disturbance is appropriately mitigated, preserving the site's ecological integrity.

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#### 2. Variance under Article 18-2-402

This variance is required because the existing dwelling, including the proposed second-floor addition, projects closer to the shoreline than the dwelling to the west. While the addition remains within the existing first-floor footprint, the location of the house relative to neighboring structures necessitates this variance.

#### Justification:

- The property's steep grade and placement midway down a slope preclude horizontal expansion, making vertical construction the only feasible option.
- The additional height from the second-floor addition will not obstruct the water views of neighboring properties, which are situated at significantly higher elevations.
- The proposed design maintains the character of the neighborhood and aligns with sustainable development principles by minimizing environmental disruption.

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### **Critical Area Standards and Compliance**

In addition to addressing the critical area variance standards under **Section 18-16-305 Section 18-16-305(a), (b) and (c)**, the project incorporates the following measures to ensure compliance:

- Limiting the **Limits of Disturbance (LOD)** to only what is necessary for construction access.
- Installing reinforced silt fencing to control sediment and protect the surrounding environment.
- Avoiding grading or excavation that would further disrupt the steep slopes or buffer zones.

These efforts align with the intent of the critical area regulations to balance necessary development with environmental preservation.

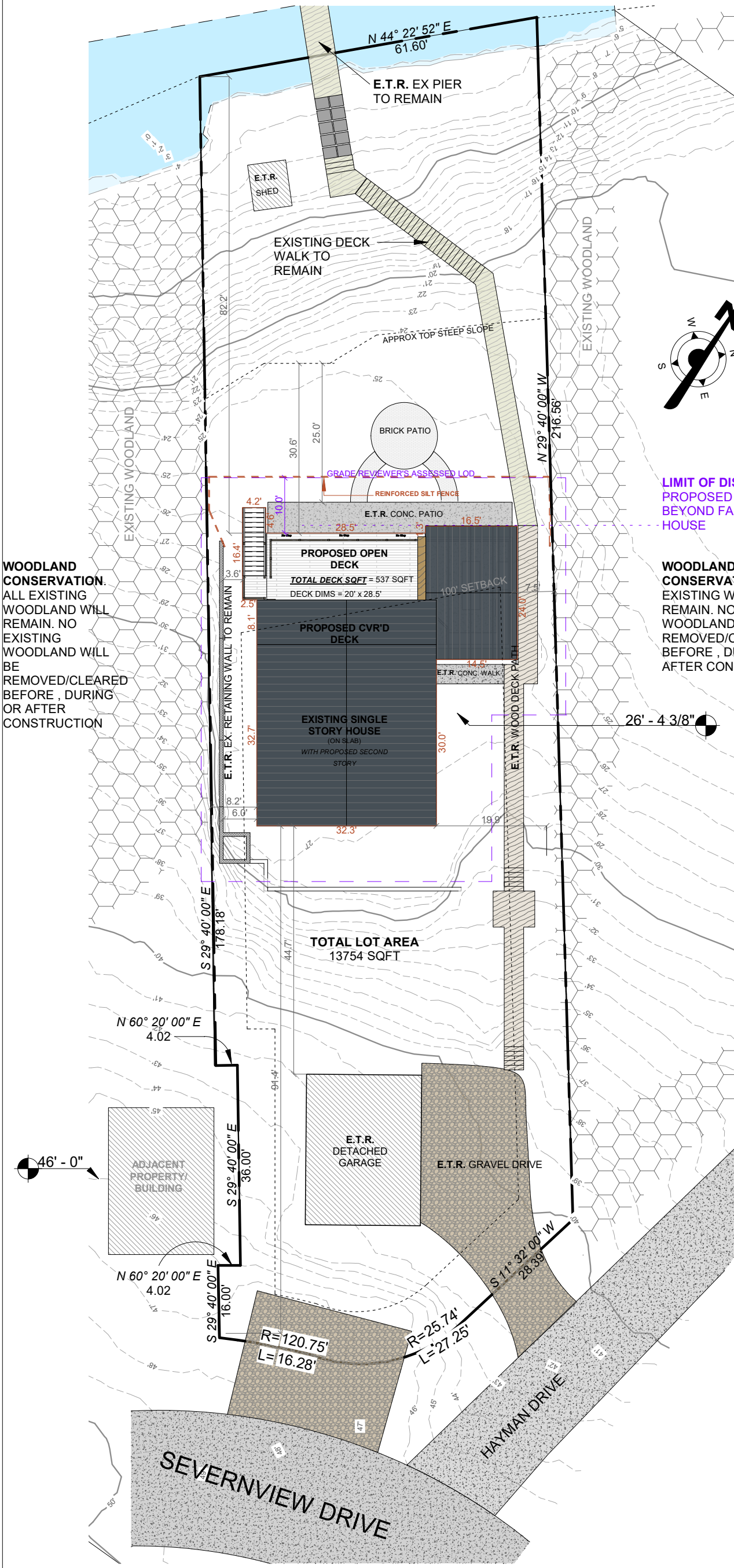
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### **Conclusion**

Given the unique topographical challenges of the property, the proposed second-floor addition is the most practical and environmentally responsible way to expand our living space. The requested variances are essential to ensure the project proceeds safely and in compliance with county regulations.

We respectfully request approval of these variances, and we appreciate your time and consideration. Please do not hesitate to contact us for further information or clarification.

**Sincerely,**  
**Adam Nefferdorf**  
1156 Severnview Dr  
Crownsville, MD



**GENERAL NOTES.**

**MODIFICATION (17-2-108 ) FOR STEEP SLOPE 25' BUFFER DISTRUBANCE (17-6-403) MAY BE REQUIRED.**

**WOODLAND CONSERVATION. CRITICAL AREA WORKSHEET INDICATES 0 FOR WOODLAND REMOVAL. ALL EXISTING WOODLANDS TO REMAIN.**

**VARIANCE MAY BE REQUIRED PER WATERFRONT ZONING PROVISIONS FOR ANNE ARUNDEL COUNTY SECTION 18-2-402.**

**LOT BOUNDARIES REFERENCE BOOK 4178 PAGE 531**

**BUILDING HEIGHT. THE HEIGHT TO THE PEAK OF THE PROPOSED ROOF IS 23' - 8" . THE EXISTING ROOF PEAK WAS AT 12' - 7" FOR A TOTAL INCREASE IN ROOF PEAK HEIGHT OF 11' - 1"**

**ROOF SLOPE. THE PROPOSED ROOF SLOPE / PITCH WILL MATCH THE EXISTING ROOF SLOPE / PITCH OF 4 1/4" / PER FOOT**

**GENERAL NOTES ( 12/3/2024 )**

-LOD IS LOCATED DIRECTLY IN THE SLOPES OF 15% OR GREATER (VARIANCE REQUIRED)

-DEVELOPMENT IN THE LDA (17-8-201) DEVELOPMENT IN THE LIMITED DEVELOPMENT AREA (LDA) OR IN THE RESOURCE CONSERVATION AREA (RCA) 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. ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.

**PRINCIPAL STRUCTURES (18-2-402)**

THE OFFICE OF PLANNING AND ZONING DESIGNATES THE LOCATION OF A PRINCIPAL STRUCTURE ON A WATERFRONT LOT BASED ON:

- (1) AN APPROXIMATE AVERAGE OF THE LOCATION OF PRINCIPAL STRUCTURES ON ABUTTING LOTS INTENDED TO KEEP STRUCTURES RELATIVELY IN LINE WITH ONE ANOTHER;
- (2) THE HEIGHT, LOCATION, NECESSITY, AND PURPOSE OF THE PROPOSED STRUCTURE;
- (3) EXISTING AND ALLOWED LAND USES ON THE LOT AND ADJACENT WATERFRONT PROPERTIES;
- (4) TOPOGRAPHIC AND OTHER PHYSICAL FEATURES OF THE LOT AND ADJACENT WATERFRONT PROPERTIES, INCLUDING SHORELINE IRREGULARITIES AND RESTRICTIONS BASED ON THE REQUIRED PLACEMENT OF UTILITIES;
- (5) THE IMPACT OF THE STRUCTURE ON THE USE AND ENJOYMENT OF ADJACENT WATERFRONT PROPERTIES AND THEIR LIGHT, AIR, AND VIEW; AND
- (6) PROTECTION OF ENVIRONMENTAL FEATURES AND MAXIMIZATION OF ESD DESIGN CRITERIA.

**18-16-305. VARIANCES**

(A) REQUIREMENTS FOR ZONING VARIANCES. THE ADMINISTRATIVE HEARING OFFICER MAY VARY OR MODIFY THE PROVISIONS OF THIS ARTICLE WHEN IT IS ALLEGED THAT PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS PREVENT CONFORMANCE WITH THE STRICT LETTER OF THIS ARTICLE, PROVIDED THE SPIRIT OF LAW IS OBSERVED, PUBLIC SAFETY SECURED, AND SUBSTANTIAL JUSTICE DONE.

(B) REQUIREMENTS FOR CRITICAL OR BOG PROTECTION AREA VARIANCES. FOR A PROPERTY LOCATED IN THE CRITICAL AREA OR A BOG PROTECTION AREA, A VARIANCE TO THE REQUIREMENTS OF THE COUNTY'S CRITICAL AREA PROGRAM OR THE BOG PROTECTION PROGRAM MAY BE GRANTED IF THE ADMINISTRATIVE HEARING OFFICER MAKES THE FOLLOWING AFFIRMATIVE FINDINGS: (SEE ITEMS 1-8)

(C) REQUIREMENTS FOR ALL VARIANCES. A VARIANCE MAY NOT BE GRANTED UNLESS IT IS FOUND THAT:

- (1) THE VARIANCE IS THE MINIMUM VARIANCE NECESSARY TO AFFORD RELIEF; AND
- (2) THE GRANTING OF THE VARIANCE WILL NOT:
  - (I) ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD OR DISTRICT IN WHICH THE LOT IS LOCATED;
  - (II) SUBSTANTIALLY IMPAIR THE APPROPRIATE USE OR DEVELOPMENT OF ADJACENT PROPERTY;
  - (III) REDUCE FOREST COVER IN THE LIMITED DEVELOPMENT AND RESOURCE CONSERVATION AREAS OF THE CRITICAL AREA;
  - (IV) BE CONTRARY TO ACCEPTABLE CLEARING AND REPLANTING PRACTICES REQUIRED FOR DEVELOPMENT IN THE CRITICAL AREA OR A BOG PROTECTION AREA; NOR
  - (V) BE DETRIMENTAL TO THE PUBLIC WELFARE.

**WOODLAND CONSERVATION. ALL EXISTING WOODLAND WILL REMAIN. NO EXISTING WOODLAND WILL BE REMOVED/CLEARED BEFORE , DURING OR AFTER CONSTRUCTION**

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**LIMIT OF DISTRUBANCE NO PROPOSED CONSTRUCTION BEYOND FACADE OF EXISTING HOUSE**

**1 SITE PLAN 11x17**  
**A307 Scale: 1" = 20'-0"**

**Kapital Drafting L.C.**  
 4130 Home Dale Road  
 Sykesville, MD 21784  
 443-974-4946



**NOTE: TO RETAIN SCALE PRINT THIS SHEET ON 11x17 SIZED SHEETS**

Site Plan **UPDATED 10/23/2024, 12/3/2024**  
 1156 Severnview Drive  
 Crownsville, MD 21032

SITE PLAN-REVISED  
 A307

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:

Tax Map #	Parcel #	Block #	Lot #	Section
31		9	372	2

Tax ID: 274812249300

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
 General Project Information

Project Name (site name, subdivision name, or other) Nefferdorf Residence

Project location/Address 1156 Severnview Drive

City Crownsville Zip 21032

Local case number

Applicant: Last name Nefferdorf First name ADAM

Company

**Application Type (check all that apply):**

- |   |  |
|---|--|
| Building Permit <input checked="" 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 AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Single Family Dwelling
------------------------

Intra-Family Transfer <input type="checkbox"/>	Growth Allocation <input type="checkbox"/>
Grandfathered Lot <input 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		Acres	Sq Ft
IDA Area			Total Disturbed Area		
LDA Area					
RCA Area					
Total Area	.32	13754.28			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	n/a		Existing Lot Coverage	0.32	13,754.28
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.32	13,754.28

**VARIANCE INFORMATION (Check all that apply)**

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

<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 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 type="checkbox"/>	Gazebo <input type="checkbox"/>
Steep Slopes <input type="checkbox"/>	Patio <input type="checkbox"/>
Other <input type="checkbox"/>	Pool <input type="checkbox"/>
	Shed <input type="checkbox"/>
	Other <input type="checkbox"/>

**Anne Arundel County Zoning Division**  
2664 Riva Road  
Annapolis, MD 21401

Subject: Critical Narrative Letter for Second-Floor Addition at 1156 Severnview Dr, Crownsville, MD

Dear Zoning Administrator,

I am writing to request approval for a variance under Article 18-16-305(c) and Article 18-16-305(b) of the Anne Arundel County Code to allow the construction of a second-floor addition to our residence at 1156 Severnview Dr, Crownsville, MD. We are seeking this variance due to the unique topographical constraints of our property, which prevent us from utilizing the available lot space for a feasible ground-level expansion.

**Property Overview and Current Conditions**

Our property is situated on a lot with significant topographical challenges, including steep grading and uneven land formations. These physical conditions make horizontal expansion impractical and structurally infeasible. The project tax ID is 274812249300, tax map 31, parcel 0144, block 9, section 2. The lot size is .32 acres.

The subject property is located on a sloped lot with a steep grade approximately 28-30 feet from the water-facing wall of the home. The site features a flat landing at the top of the driveway, followed by a mild slope leading down to the homesite. The proposed addition will be constructed entirely on the existing footprint, without any encroachment toward the waterline or beyond current boundaries. The construction will not involve machinery or grading, and the only soil disturbance will be limited to the placement of small footers for an exterior staircase on the back left side of the property. The project is designed to maintain the current landscape and minimize any impact on the critical area buffer.

We appreciate your consideration and are happy to provide additional information if needed.

Sincerely,  
Adam and Christine Nefferdorf  
1156 Severnview Dr  
Crownsville, MD

# 1156 Severnview Drive topographic map



## Legend

Foundation  
Addressing

Parcels

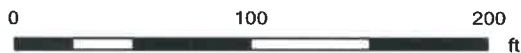
Structure  
County Structure

Elevation  
Topo 2023  
Index  
Intermediate

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.

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TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA,

Notes 1"=100'



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION