

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


APPLICANT: Nicholas Nonn

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2024-0139-V

COUNCILMANIC DISTRICT: 2nd

HEARING DATE: April 1, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow an accessory structure (detached garage) with less setbacks than required and with greater floor area than the principal structure on property located at 8446 Elvaton Road in Millersville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 1.95 acres of land (per SDAT records) and is zoned as R1 - Residential District. The property is identified as Parcel 295 in Block 21 on Tax Map 16. This property is located outside of the Chesapeake Bay Critical Area and is improved with a single family detached dwelling and associated facilities.

APPLICANT'S PROPOSAL

The applicant seeks to construct a one story detached garage measuring 30' X 70' (height 16') to the rear (south) of the existing dwelling. There are currently three other accessory structures that will be removed if the proposed accessory structure is constructed.¹

REQUESTED VARIANCES

§ 18-2-204 (d) of the Anne Arundel County Zoning Code states that the floor area of an accessory structure may not be greater than the floor area of the principal structure. The proposed detached garage will measure 30' X 70' and contain 2,100 square feet of floor area whereas the existing one story dwelling measures 24' X 32' and contains 768 square feet of floor area. As such, the detached garage would exceed the floor area of the principal structure and would necessitate a variance to this provision.

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that accessory structures eight feet in height or greater in an R1 - Residential District shall be set back a minimum of 15 feet from the side lot lines. As proposed, the garage will be located as close as 8 feet from the western side lot line, necessitating a variance of 7 feet.

¹ The site plan shows three existing accessory structures while the applicant's letter only references two as existing. The letter also explains that they will be removed and replaced with the new accessory structure. It is unclear to this Office if there are currently two or three existing accessory structures and which ones will be removed if this application is approved.

AGENCY COMMENTS

The **Health Department** commented that additional information is needed on the type and location of the on-site sewage disposal system and conducting perc tests to establish room of the two replacement septic disposal systems.

The **Recreation and Parks Department** commented that the B&A Trail lies to the north and on the opposite side of Elvaton Road from this parcel. The development shall not discharge to the County's property at a rate greater than existing conditions. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

FINDINGS

The subject property is of adequate size and width for a lot in the R1 District. The State tax records indicate the dwelling was constructed in 1957. The applicant describes that the open portions of the site are being micro-farmed and the new structure will support that farm use. The new structure would replace the existing accessory structures that are not in good shape. The applicant also concedes that the site would allow for multiple accessory structures that would equal the square footage of the proposed building, but would entail additional costs.

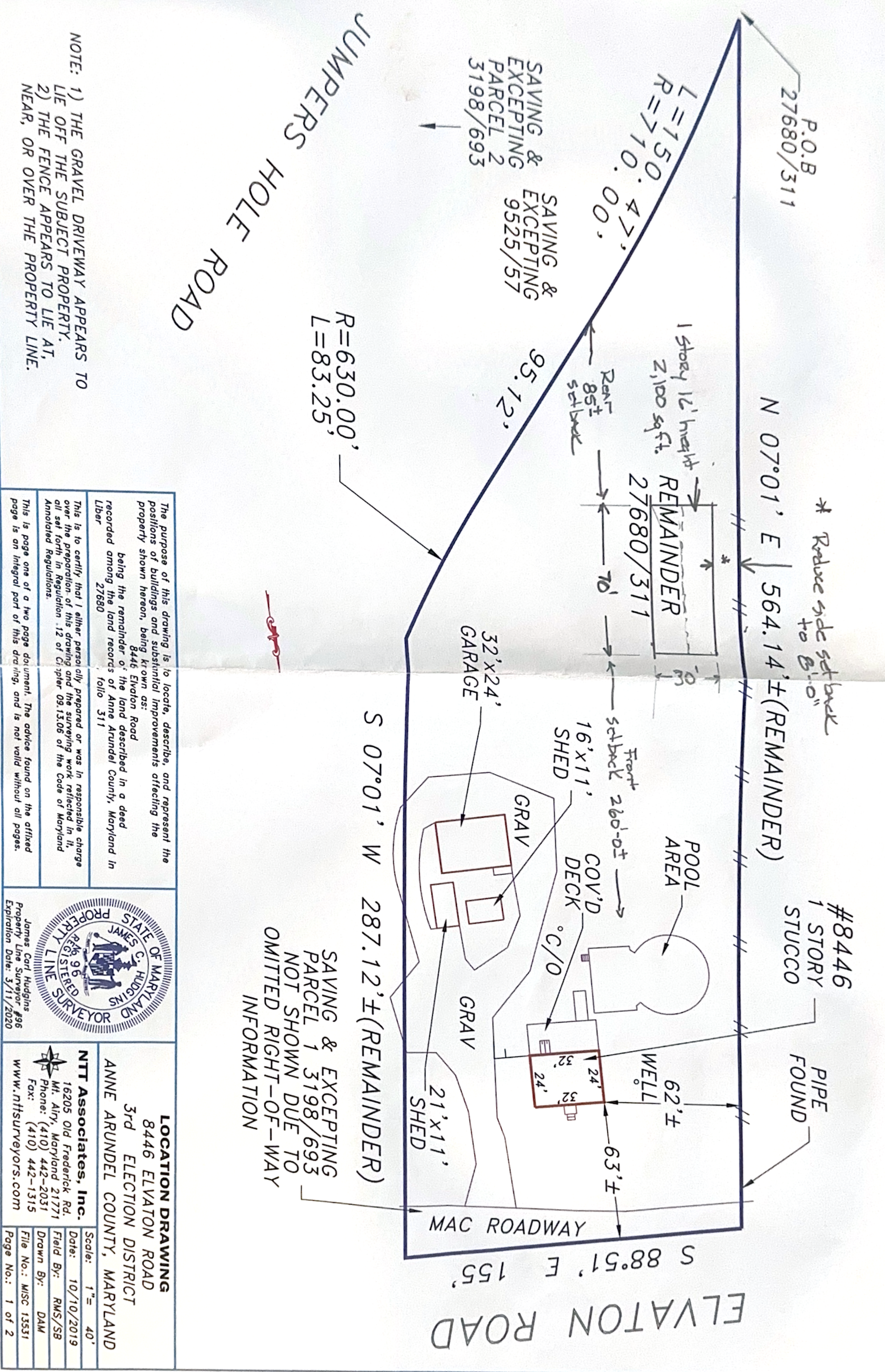
When analyzing the variance criteria there is no apparent feature or unique condition that would cause the applicant an unwarranted hardship or practical difficulty in the use of the lot. The site is of adequate size and width for the R1 District and there appears to be ample room to construct an accessory structure that complies with the Code. Additionally, there are several accessory structures on the site and those could be replaced either in-kind, or with several smaller structures to provide the desired amenity. The applicant contends that constructing multiple structures instead of one large structure would entail additional costs, however, the Code is clear that financial considerations cannot be used to justify a variance. As the applicant appears to have the ability to comply with the Code, no apparent hardship or practical difficulties exist and the variances are unwarranted.

There is no evidence that the proposed variance will alter the essential character of the neighborhood, be detrimental to the public welfare or impair the appropriate use or development of adjacent properties. However, this Office does not consider a variance for an accessory structure over 2,000 square feet that is more than double the square footage of the dwelling to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **denial** of the zoning variance to allow the construction of the detached garage as shown on the site plan.

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.



NOTE: 1) THE GRAVEL DRIVEWAY APPEARS TO
LIE OFF THE SUBJECT PROPERTY.
2) THE FENCE APPEARS TO LIE AT,
NEAR, OR OVER THE PROPERTY LINE.

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

8446 Elvaton Road
being the remainder of the land described in a deed recorded among the land records of Anne Arundel County, Maryland in Liber 27680 folio 311

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation 12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.

STATE OF MARYLAND
JAMES C. HUDGINS
REGISTERED SURVEYOR #96
PROPERTY LINE
James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2020

LOCATION DRAWING
8446 ELVATON ROAD
3rd ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

| |
|---------------------|
| Scale: 1" = 40' |
| Date: 10/10/2019 |
| Field By: RMS/SB |
| Drawn By: DAM |
| File No.: MSC 13531 |
| Page No.: 1 of 2 |

Zoning/Planning

Nicholas Nonn
8446 Elvaton Rd
Millersville Md 21108

Dear Zoning/Planning:

The proposed variance being requested is for the construction of a detached garage at 8446 Elvaton Rd Millersville 21108. The request is to allow for a 2,100 sq. ft. garage in lieu of the current restriction that would limit the size according to the sq. footage of the house. The variance is also being requested to reduce the right-side setback from 15ft to 8ft. The property is roughly 2 acres and surrounded by a nice border of vegetation and tree lined. The lot has very little topography variation. A large portion of the open space is being micro-farmed; the building purpose will support the farm.

The existing structures include the primary residence a 2 story 32x24 house 24ft in height that sits 63ft back from the road. There are 2 accessory structures 21x11 and 16x11 that are 14 ft tall roughly 130ft back from the road. The building is planned in the rear of the property is roughly 280ft from the road and would replace the older dilapidated garage structures once completed. The additional sq. footage requested in the variance is similar to the area already served by these buildings. The zoning will allow for multiple accessory buildings that cumulatively would equal what is being requested, however this would equate to additional costs as well.

The property is adjacent to one residential zoned neighbor to the right that shares a 564 ft property line. The property is not that well-kept and the owner's house is no more than 8 ft from property line side. The proposed garage location would be set 280ft back from the front and parallel to the property line length ways. The reduced setback will allow a visual block while maximizing space in front for planting. The other property sidelines are adjacent to Jumpers Hole Rd and Elvaton with commercial zoning across the street.

Nicholas Nonn
Property Owner

Semi-Annual Payments
08-02-2019 LO

ACCT. 03-000-19315000
ALL LIENS ARE PAID AS
OF 08-02-2019 A.A. COUNTY
BY: LO

Anne Arundel Cty Finance Office
County Transfer Tax \$2,640.00
County Recordation Tax \$1,848.00
08/02/2019 12:41 PM AC

Case No.: 3-11995-19
Title Insurer: First American Title Insurance Company
Tax Account No.: 3-000-19315000

Universal Title
2105 Laurel Bush Road
Suite 201
Bel Air, MD 21015

1/2

THIS DEED

THIS DEED, made this 12th day of July, 2019, by and between Rocky Holdings LLC, party of the first part, and Nicholas J. Nonn party of the second part,

WITNESSETH, that for and in consideration of the sum of TWO HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$264,000.00), receipt of which is hereby acknowledged, and which the party of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part, in fee simple, all that property situate in Anne Arundel, State of Maryland, as described as follows:

BEGINNING FOR THE SAME at a point on the north 88 degrees west 137 1/2 perches line of the land described in a Deed from Nathan Pumphrey to James William Stallings dated December 30, 1981, and recorded among the Land Records of Anne Arundel County in Liber S.H. No. 18, folio 634 & c., at the distance of 1684.50 feet southeasterly from the end of said line; thence north 7 degrees 01 minutes east 567.80 feet to the center of the County Road leading from Crane Highway to Elvaton Station on the Baltimore & Annapolis Shore Line Railroad; thence south 88 degrees 51 minutes east binding thereon 155 feet; thence south 7 degrees 01 minutes west 574 feet to intersect the aforesaid north 88 degrees west 137 1/2 perches line; thence north 86 degrees 35 minutes west binding therein 155 feet to the place of beginning. Containing 2 acres, more or less.

SAVING AND EXCEPTING however therefrom, all those 2 parcels conveyed by Deed dated April 27, 1979 and recorded among the Land Records in Liber W.G.L. 3198, folio 693, by Otto K. Manthe to Anne Arundel County, Maryland (for Jumpers Hole Road).

EXCEPTING AND RESERVING all that parcel of land conveyed by Deed dated October 12, 1999, and recorded among the Land Records in Liber 9525, folio 57, by John R. Quinn, Jr. and Susan Quinn to Anne Arundel County, Maryland.

For informational purposes only: The improvements thereon being known as 8446 Elvaton Road.

Being the same property which by deed dated September 29, 2014, and recorded among the Land Records of Anne Arundel, Maryland on October 3, 2014, in Liber 27680, in Folio 311, was granted and conveyed by Kelly Farace as Personal Representative of the Estate of Joseph F. Farace, Jr. unto Rocky Holdings LLC, a Maryland Limited Liability Company.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party of the second part in fee simple.

Anne Arundel Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$660.00
TOTAL \$720.00
SAP LK
Aug 02, 2019 03:39 pm

AND said party of the first part does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

WITNESS their/his/her hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,

Rocky Holdings LLC, a Maryland Limited Liability Company

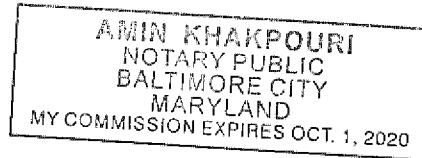
By: Cary Rayle
Cary Rayle, Sole Member

STATE OF MARYLAND

COUNTY OF: HOWARD COUNTY

Sworn to and subscribed before me by Cary Rayle, Sole Member of Rocky Holdings LLC on this
12th day of July, 2019.

[Signature] (SEAL)
Signature of Notary Public



My Commission Expires:

After recording return to:

Universal Title
2105 Laurel Bush Road Suite 201
Bel Air MD 21015
(703) 354-2100

GRANTEE ADDRESS:

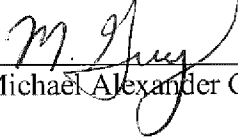
MD - WARRANTY DEED

File No.: 3-11995-19

Page 3 of 4

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.


Michael Alexander Guy

MARYLAND
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Rocky Holdings LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
8446 Elvaton Road Millersville, MD 21108

3. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Rocky Holdings LLC

Name of Entity

By

Cary Rayle

Name

**Date

Sole Member

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 8446 Elvaton Road, Millersville, MD 21108.
2. The undersigned is first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



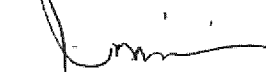
Nicholas J. Nonn

Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individual:

1. The undersigned is Grantee of residentially improved real property located at 8446 Elvaton Road, Millersville, MD 21108.
2. The undersigned is co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

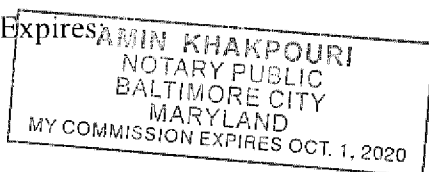
STATE OF MARYLAND
COUNTY OF: HOWARD COUNTY to wit:

Sworn to and subscribed before me by Nicholas J. Nonn on this 12th day of July, 2019.

 (SEAL)

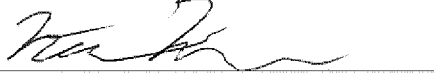
Signature of Notary Public

My Commission Expires



OWNER OCCUPANCY AFFIDAVIT

Nicholas J. Nonn the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joiner herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the purchasers intend to occupy the residence for at least seven (7) of the next twelve (12) months.

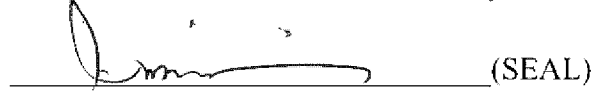


Nicholas J. Nonn

STATE OF MARYLAND

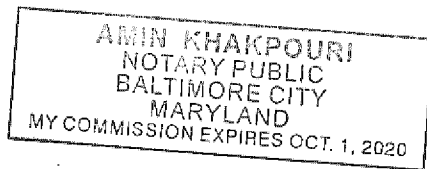
COUNTY OF: HOWARD COUNTY to wit:

Sworn to and subscribed before me by Nicholas J. Nonn on this 12th day of July, 2019.

 (SEAL)

Signature of Notary Public

My Commission Expires:



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Anne Arundel
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

| | | | | | |
|---|---|--|---|---|---|
| 1 | Type(s) of Instruments | <input type="checkbox"/> Check Box if addendum Intake Form is Attached) | | | |
| | | <input checked="" type="checkbox"/> Deed | <input type="checkbox"/> Mortgage | <input type="checkbox"/> Other | <input type="checkbox"/> Other |
| 2 | Conveyance Type Check Box | <input checked="" type="checkbox"/> Improved Sale Arms-Length [1/] | <input type="checkbox"/> Unimproved Sale Arms-Length [2/] | <input type="checkbox"/> Multiple Accounts Arms-Length [3/] | <input type="checkbox"/> Not an Arms-Length Sale [9/] |
| | | | | | |
| 3 | Tax Exemptions (if applicable) Cite or Explain Authority | Recordation | | | |
| | | State Transfer | FTHS | | |
| | | County Transfer | OWNER OCCUPIED | | |

| | | | | | |
|---|------------------------------------|------------------------------|---------------|---|------|
| 4 | Consideration and Tax Calculations | Consideration Amount | | Finance Office Use Only Transfer and Recordation Tax Consideration | |
| | | Purchase Price/Consideration | \$ 264,000.00 | Transfer Tax Consideration | \$ |
| | | Any New Mortgage | \$ 264,000.00 | X () % = | \$ |
| | | Balance of Existing Mortgage | \$ | Less Exemption Amount | = \$ |
| | | Other: | \$ | Total Transfer Tax | = \$ |
| | | Other: | \$ | Recordation Tax Consideration | \$ |
| | | Full Cash Value: | \$ | X () per \$500 = | \$ |
| | | TOTAL DUE | | \$ | |

| | | | | | | |
|---|------|-----------------------|-------------|----------|--------|---|
| 5 | Fees | Amount of Fees | | Doc. 1 | Doc. 2 | Agent: Tax Bill: C.B. Credit: Ag. Tax/Other: |
| | | Recording Charge | \$ 60.00 | \$ 60.00 | | |
| | | Surcharge | \$ | \$ | | |
| | | State Recordation Tax | \$ 1,848.00 | \$ | | |
| | | State Transfer Tax | \$ 660.00 | \$ | | |
| | | County Transfer Tax | \$ 2,640.00 | \$ | | |
| | | Other | \$ | \$ | | |
| | | Other | \$ | \$ | | |

| | | | | | | | | |
|---|--|---|-------------------------|--|------------|--------------|-----------|------------------------------|
| 6 | Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). | District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG | |
| | | | 3-000-19315000 | 27680 311 | | | | <input type="checkbox"/> (5) |
| | | Subdivision Name | | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. | SqFt/Acreage (4) |
| | | Location/Address of Property Being Conveyed (2) | | | | | | |
| | | 8446 Elvaton Road, Millersville, MD 21108 | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | | | Water Meter Account No. |
| | | | | | | | | |
| | | Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> | | Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> | | Amount: | | |
| | | Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Description/Amt. of SqFt/Acreage Transferred: | | | | |
| | | If Partial Conveyance, List Improvements Conveyed: | | | | | | |

| | | | |
|---|------------------|---|---|
| 7 | Transferred From | Doc. 1 – Grantor(s) Name(s) | Doc. 2 – Grantor(s) Name(s) |
| | | Rocky Holdings LLC | Nicholas J. Nonn |
| | | Doc. 1 – Owner(s) of Record, if Different from Grantor(s) | Doc. 2 – Owner(s) of Record, if Different from Grantor(s) |
| | | | |

| | | | |
|---|----------------|---|------------------------------------|
| 8 | Transferred To | Doc. 1 – Grantee(s) Name(s) | Doc. 2 – Grantee(s) Name(s) |
| | | Nicholas J. Nonn | Universal Title, Baltimore-Trustee |
| | | New Owner's (Grantee) Mailing Address | |
| | | 8446 Elvaton Road, Millersville, MD 21108 | |

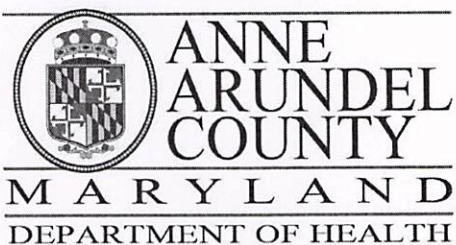
| | | | |
|---|---------------------------|--|--|
| 9 | Other Names to Be Indexed | Doc. 1 – Additional Names to be Indexed (Optional) | Doc. 2 – Additional Names to be Indexed (Optional) |
| | | | First Washington Mortgage LLC |

| | | | | |
|----|--------------------------|---|--|--|
| 10 | Contact/Mail Information | Instrument Submitted By or Contact Person | | <input checked="" type="checkbox"/> Return to Contact Person |
| | | Name: Vicki Victoriano | | <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided |
| | | Firm: Universal Title, Baltimore | | |
| | | Address: 2105 Laurel Bush Road, Suite 201, Bel Air, MD. 21015 | | |
| | | Phone: (877) 645-8319 | | |

| | | | | | |
|----|------------------------|--|---|--|--|
| 11 | Assessment Information | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | |
| | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Will the property being conveyed be the grantee's principal residence? | | |
| | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Does transfer include personal property? If yes, identify: | | |
| | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). | | |

| | | | | | | | | | | |
|--------------------------------------|--|----|---------------------------|----------|-----------------|---------|------------------------|--|----------------------------|--|
| Space Reserved for County Validation | Assessment Use Only – Do Not Write Below This Line | | | | | | | | | |
| | Terminal Verification | | Agricultural Verification | | Whole | | Part | | Tran. Process Verification | |
| | Transfer Number | | Date Received: | | Deed Reference: | | Assigned Property No.: | | | |
| | Year | 20 | 20 | Geo. | Map | Sub | Block | | | |
| | Land | | | Zoning | Grid | Plat | Lot | | | |
| | Buildings | | | Use | Parcel | Section | Occ. Cd. | | | |
| | Total | | | Town Cd. | Ex. St. | Ex. Cd. | | | | |
| | REMARKS: | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 33418, p. 0131, MSA_CE59_33860. Date available 08/14/2019. Printed 07/15/2024.




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: February 11, 2025

RE: Nicholas J. Nonn
8446 Elvation Road
Millersville, MD 21108

NUMBER: 2024-0139-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (detached garage) with less setbacks than required and with greater floor area than the principal structure.

Based on a review of the above referenced request, additional information is needed by the Health Department on the type and location of the on-site sewage disposal system and conducting perc test(s) to establish room of the two replacement septic disposal systems.

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

cc: Sterling Seay



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2024-0139-V

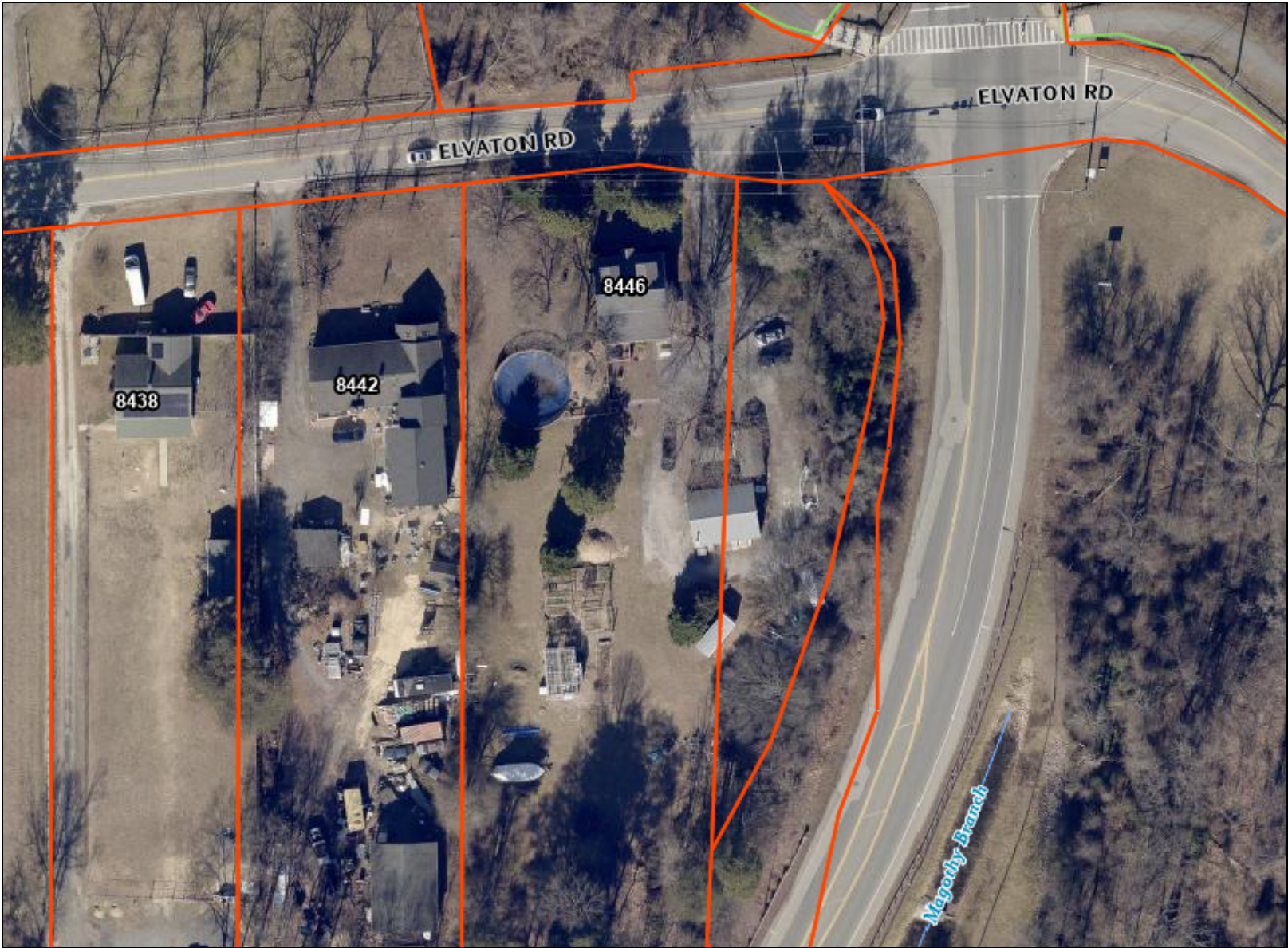
DATE: February 18, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- The B&A Trail lies to the north and on the opposite side of Elvaton Road from this parcel. This development shall not discharge runoff to the County's property at a rate greater than existing conditions.
- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

cc: File

Map Title

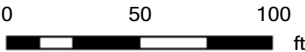


Legend

- 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



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes