

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

APPLICANT: John and Michele Dierking

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0004-V

COUNCIL DISTRICT: 5

HEARING DATE: March 11, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting variances to allow a dwelling addition (carport) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 600 Tower Bank Court in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 15,102 square feet of land, is located on the southwest side of the cul-de-sac of Tower Bank Court, and is identified as Lot 3 in the Lissau Property subdivision, Parcel 360 in Grid 11 on Tax Map 31. The property is zoned R1 – Residential District, and lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area. It is currently improved with a split-foyer dwelling, inground pool and associated facilities.

PROPOSAL

The applicants are proposing to demolish the existing carport and shed, and to construct a new carport and shed (22.68' x 35.07' overall, with a maximum height of 13'4").

REQUESTED VARIANCES

§ 17-8-201 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 slopes of 15% or greater, necessitating a variance. The final amount of disturbance will be determined during permit review.

§ 18-13-104 states that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands; and, that the 100-foot buffer shall be expanded beyond 100 feet to include slopes of 15% or greater.

The proposed construction will disturb the expanded buffer, necessitating a variance. The final amount of disturbance will be determined during permit review.

§ 18-4-501 provides that a principal structure in an R1 District shall be set back a minimum of 40 feet from the corner side lot line¹.

The proposed carport would be constructed as close as 15.79 feet to the corner side lot line, necessitating a variance of 25 feet.

FINDINGS

The subject property is irregularly shaped and undersized for lots in the R1 District, with regard to the minimum lot area requirement of 40,000 square feet and the minimum lot width requirement of 125 feet. The property is encumbered by steep slopes and the expanded buffer.

The proposed post-construction lot coverage is 3,354 square feet, which is below the lot coverage allowed under § 17-8-402 (31.25% or 4,719.375 square feet). The proposed coverage by structures is approximately 2,661 square feet, which is below the 25% (3,775.5 square feet) maximum coverage by structures allowed under § 18-4-501.

Building permit B02429836, to demo the existing carport and construct a new carport, was submitted on August 26, 2024. Variance approval must be obtained prior to the permit being issued.

The applicants' letter explains that most of the existing carport lies within the corner side setback, along the access to the community property which has limited use, and that there are no areas of the existing house and carport that do not lie within the expanded buffer. The letter further explains that the new carport and shed are proposed in a similar location, over existing lot coverage to limit the overall disturbance, and that any alternative location would increase the disturbance and variances needed.

Agency Comments

The **Health Department** has no objection.

The **Development Division - Critical Area Team** has no objection.

The **Critical Area Commission** noted that if the Administrative Hearing Officer finds that each and every one of the Critical Area variance standards have been addressed, then appropriate mitigation is required.

¹ § 18-2-301(f) provides 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. However, this exception does not pertain to the corner side setback. Therefore, only the R1 corner side setback requires relief.

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, much of the property is encumbered by steep slopes and is entirely within the expanded buffer, therefore, redeveloping the property without disturbing these sensitive areas is impossible.

While the proposed construction will disturb steep slopes and the expanded buffer, the majority of the disturbance will be temporary or over existing lot coverage. In addition, the new carport will be no closer to the corner side lot line than the existing dwelling (15.79 feet versus approximately 11 feet, respectively), and the new shed will be shifted to meet the side yard setback. As such, it appears that the applicants have designed the proposed construction to minimize the relief necessary. Therefore, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

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. 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.

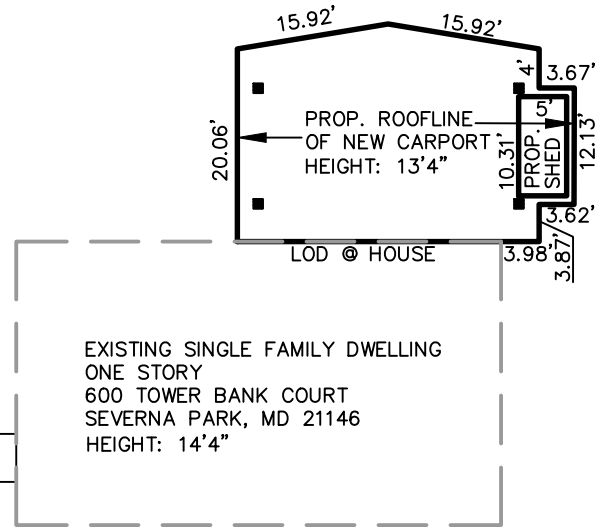
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, as proposed, this Office recommends:

- **approval** of a Critical Area variance to § 17-8-201 to disturb steep slopes;
- **approval** of a zoning variance to § 18-13-104 to allow disturbance to the expanded buffer; and,
- **approval** of a zoning variance to § 18-4-501 to allow a dwelling addition with less setbacks than required.

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

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



CARPORT DETAIL
SCALE: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	27.24'	26.72'	S 39°08'03" E	39°01'09"



PLAN
SCALE: 1" = 20'

LEGEND		
38	Existing Grade	Proposed Structure
LOD	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

**LISSAU PROPERTY
LOT 3**

600 TOWER BANK COURT, SEVERNA PARK, MD 21146

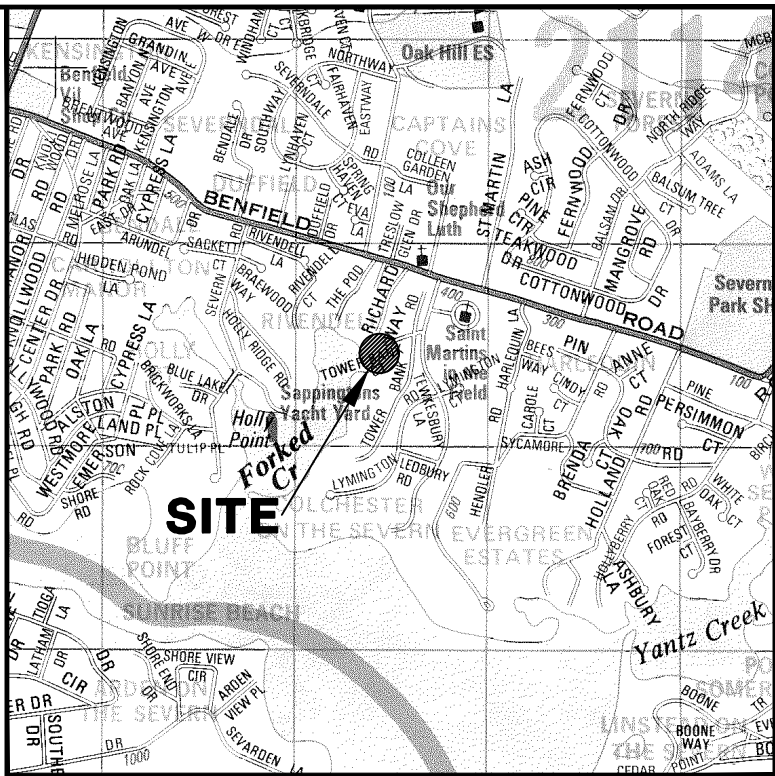
TAX MAP 31 BLOCK 11 PARCEL 360 TAX ACCOUNT #: 3000-1188-8135 ZONING: R1

DATE: DECEMBER 31, 2024

THIRD ASSESSMENT DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1



VICINITY MAP

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

SITE DATA

PROPERTY ADDRESS:	600 TOWER BANK COURT SEVERNA PARK, MD 21146
OWNER:	JOHN C. AND MECHELE DIERKING 600 TOWER BANK COURT SEVERNA PARK, MD 21146 PHONE NUMBER: 443-799-6308 EMAIL: jcdierking3@gmail.com
DEVELOPER:	JOHN C. AND MECHELE DIERKING 600 TOWER BANK COURT SEVERNA PARK, MD 21146 PHONE NUMBER: 443-799-6308 EMAIL: jcdierking3@gmail.com
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R1 SETBACKS: FRONT: 25', SIDE: 7', REAR: 25' PER 18-2-301 (F)
TAX MAP:	31 BLOCK: 11 PARCEL: 360 LOT: 3
ASSESSMENT DISTRICT:	THIRD
TAX ACCOUNT NUMBER:	3000-1188-8135
CRITICAL AREA:	LDA
TOTAL SITE AREA:	0.3467 ACRES 15,102 SQUARE FEET
EXISTING IMPERVIOUS:	0.0753 ACRES 3,282 SQUARE FEET
PROPOSED ADDITION (CARPORT):	0.0164 ACRES 716 SQUARE FEET
TOTAL DISTURBED AREA:	0.0385 ACRES 1,677 SQUARE FEET
PROPOSED STRUCTURE HEIGHT:	13'4"

CRITICAL AREA CALCULATIONS (LDAI)

- 1) Total site area: 15,102 s.f. or 0.3467 AC.
- 2) Total lot coverage allowed: 31.25% or 4,719 s.f.
- 3) Total woods on site: 7,797 +/- square feet or 51.63% 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 2,265 square feet.
- 7) Total existing lot coverage: House 1,945 s.f.
Drive: 712 s.f.
Front Walk: 148 s.f.
Patios: 200 s.f.
Concrete (side of house): 518491 s.f.
Concrete Stoop: 30 s.f.
Total: 3,282 s.f. 21.73% (2,766 to remain)
(516 s.f. removed)
- 8) Total proposed lot coverage: carport 716 s.f. (includes shed)
- 9) Total lot coverage after construction: 3,354 s.f.
- 10) Total lot coverage increase: 72 square feet
- 11) Total afforestation required: 0 square feet
- 12) Total clearing mitigation required: 0 square feet

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

January 9, 2025

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

RE: Lissau Property, Lot 3, B02429836
600 Tower Bank Court, Severna Park, MD 21146
TM 31 BLK 11 P 360, R-1 Zoning, Council District 5

Dear Planner:

On behalf of the property owner, I am submitting a variance application for the above-referenced project. The property owner is proposing to demolish an existing carport and shed to allow for the construction of and new carport and shed with a similar location. This proposal will require a variance to allow development within the expanded buffer to tidal waters. Although this is not a waterfront property, the 100' buffer to tidal waters gets expanded to include steep slopes and a 50' buffer to the top of steep slopes. The expansion of the 100' buffer pushes the buffer to encompass the entire property. Since this is the case there is no way to develop the property without the need for a variance.

This proposal will cause disturbance to 15% steep slopes and therefore a variance is needed for this as well as the expanded buffer variance.

The addition (carport inclusive of the shed) will have a max height of 13'4". The carport has an overall roof line of 22.68' x 35.07'. The carport is setback 7.05' from the eastern side property line, 37.85' from the northern property line (Tower Bank Court right of way), 15.79' from the western property line.

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'. Since the property abuts a side street there is a corner side lot line setback of 40' setback per 18-4-501 of the County Code.

The proposed carport will require a 25' variance to the required 40' setback.

Development within the expanded buffer is prohibited per 17-8-301(b) of the County Code.

The proposed development will require a variance to allow 1,581 square feet of disturbance for development within the expanded buffer to allow for the demolition of an existing carport and shed to allow the construction of a new carport and shed. The carport square footage is 716 square feet which includes the proposed shed.

Please note that development on slopes 15% or greater is prohibited per 17-8-201(a) of the County Code.

The proposed development will require a variance to allow 96 square feet of temporary disturbance for development within 15% steep slopes to allow for the demolition of an existing carport and shed to allow the construction of a new carport and shed. The carport square footage is 716 square feet which includes the proposed shed.

Prefile Comments:

Critical Area Team: The Critical Area Team commented that they have no objection.

Our response: Noted

Zoning Administration Section:

The site plan will need to dimension the distance between the proposed addition and the corner side lot line so a variance distance can be determined. The existing dwelling height and addition height should be clearly labeled on the site plan. The applicant should provide additional justification on why the size of the carport is being increased and how this increased size represents the minimum necessary.

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, undersized R1 lot that abuts a side street therefore there is a corner side lot line setback of 40' setback per 18-4-501 of the County Code. The lot is developed with a single-family dwelling with a carport, shed, wood decks, patios and sidewalks. Most of the existing carport lies within the required 40' corner side lot line. The existing carport is located as close as 11.41' from the eastern side property line and 15.79' from the side street or northern property line. The existing shed is located as close as 3.26' from the eastern property line. The proposal is to demolish and rebuild the carport and shed in a similar location, but moving the shed to 7' from the property line. 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 county requires a 40' setback from the right of way to the north for this undersized R1 lot. The right of way is for access to the community property. This is not a traveled right of way in the sense of a street within a community. This right of way has limited use by this community. Most of the existing carport lies within the required 40' corner side lot line. This restricts the owner's ability to construct the carport without being within this required setback. The carport cannot be rebuild without being in this required corner lot line setback. We feel this is a minimal variance required.

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 with a carport, shed, wood decks, patios and sidewalks. Steep slopes cover most of the lot. The existing carport is located as close as 11.41' from the eastern side property line. The existing shed is located as close as 3.26' from the eastern property line. The proposal is to demolish and rebuild the carport and shed in a similar location, but moving the shed to 7' from the property line. The entire property falls within the expanded buffer. There are no areas of the house and carport that do not lie within the expanded buffer. Since this is the case, there is no way of rebuilding the carport and shed without the need for these critical area 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 these variances are not approved. The applicant should have the right to rebuild the carport, shed and safe covered access into the house since these rights commonly enjoyed by other properties in the area.

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;

The proposal is to replace the existing carport and shed within a similar location to the existing carport and shed. 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;

With the location of the existing carport and shed within the expanded buffer and the location of the steep slopes, there is no way to build the new carport and shed without the need for these requested variances. 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 increase the total site lot coverage by only 72 square feet. This increase in lot coverage will be addressed by the owner providing addition site planting. This planting requirement will be part of the building permit review. 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 as addition site planting is beneficial to the environment.

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 rebuild the carport and shed in a similar location, over existing lot coverage to eliminate additional grading and overall disturbance. Minimal foundation work is required for the carport. Any site planning alternative would increase the site disturbance and increase the required variances.

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 carport will be constructed in a similar location to the existing carport. Most of the proposed carport is over existing lot coverage. The carport only requires 4 footers for the roof support posts. This creates less disturbance than continuous footers. We feel this proposal has a minimal impact to steep slopes and the expanded buffer. 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 carport and shed are similar to the existing carport and shed. We feel this 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 forest 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 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 County

Date: 1-9-2025

Tax Map #	Parcel #	Block #	Lot #	Section
<u>31</u>	<u>360</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: 3000-1188-8135

Project Name (site name, subdivision name, or other) LISSAU PROPERTY LOT 3

Project location/Address 600 TOWER BANK CT.

City SEVERNA PARK Zip 21146

Local case number

Applicant: Last name DIERKING First name JOHN

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:

DEMOLITION / REBUILD OF A CARPORT AND SHED

Intra-Family Transfer ☐
Grandfathered Lot ☒

Growth Allocation ☐
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
IDA Area		
LDA Area		15,102
RCA Area		
Total Area		15,102

Total Disturbed Area Acres Sq Ft 1,677

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		7,797	Existing Lot Coverage		3,282
Created Forest/Woodland/Trees		0	New Lot Coverage		716
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		516
			Total Lot Coverage		3,354

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		1,677	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	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 ☐

Lissau Property, Lot 3
600 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

January 9, 2025

INTRODUCTION

The lot is located at 600 Tower Bank Court, Severna Park, MD 21146. This is a legal, undersized, improved lot as defined by Article 17-1-101 (65). The property improvements consist of a single-family dwelling with a carport, driveway, sidewalks, and wood decks. This lot lies entirely within the LDA portion of the Chesapeake Bay Critical Area. The owner is proposing to demolish the existing carport and shed to allow for a new carport and shed in the same location with a small increase to allow for covered access into the house. The disturbance to remove and reconstruct the carport and shed will take place within the expanded buffer, steep slopes, the buffer to steep slopes as well as the corner lot line setback to the 20' right of way to the north of the property.

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 property improvements consist of a single-family dwelling, driveway, sidewalks, and 2 waterfront wood decks. The lot is partially wooded (51.63%+/-). The property slopes away from the house towards the norther and west side of the property to the community property. The slope is approximately 25%+ to the north and western side of the property.

The was no wildlife seen around the property at time of inspection. It is expected that there is very little wildlife use of the property.

PROPOSED DEVELOPMENT

The owner is proposing to demolish the existing carport and shed to allow for a new carport and shed in the same location with a small increase to allow for covered access into the house. The disturbance to remove and reconstruct the carport and shed will take place in the expanded buffer as well as to steep slopes and the buffer to steep slopes.

STORMWATER MANAGEMENT

Proposed planting for the increase in lot coverage will address the stormwater management required under the county building permit review. The lot coverage increase is very minor. This proposal increases the total lot coverage by 72 square feet

IMPACT MINIMIZATION

Due to the location of the existing carport and shed, the entire lot being in the expanded buffer expanded buffer, and the amount of steep slopes on the property, there is no way to remove and replace them without this minimal impact. We feel that this development demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

The habitat protection areas on this property are the expanded buffer to the shoreline, steep slopes and the buffer to the slopes.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

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

Total site area	15,102 sf
Existing woodland	+/-7,797 sf
Proposed clearing	0 sf
Proposed planting	0 sf
Existing impervious coverage prior to the proposed lot coverage	3,282 sf
Allowed lot coverage	4,719 sf
Proposed lot coverage	716 sf
Proposed lot coverage reduction	516 sf
Existing and proposed lot coverage	3,354 sf

CONCLUSIONS

The lot in question is a legal undersized lot located in an established community. It's not possible to rebuild the existing carport and shed without the need for the requested variance based on the location of the existing carport and shed, the expanded buffer and location of steep slopes.

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 carport and shed will not adversely impact adjacent properties.

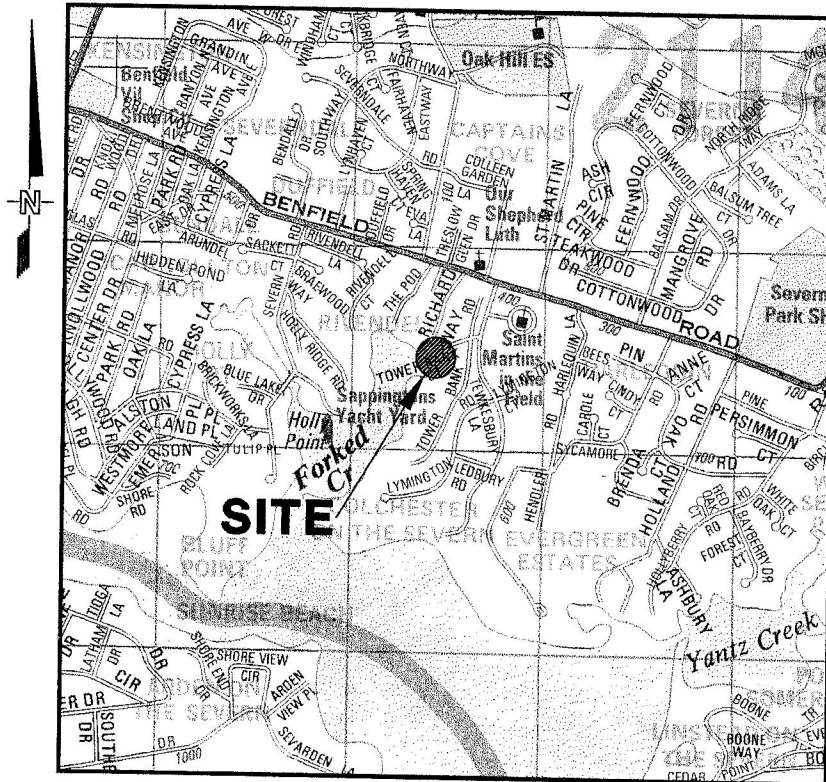
PLANS

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 December 18, 2024.



VICINITY MAP

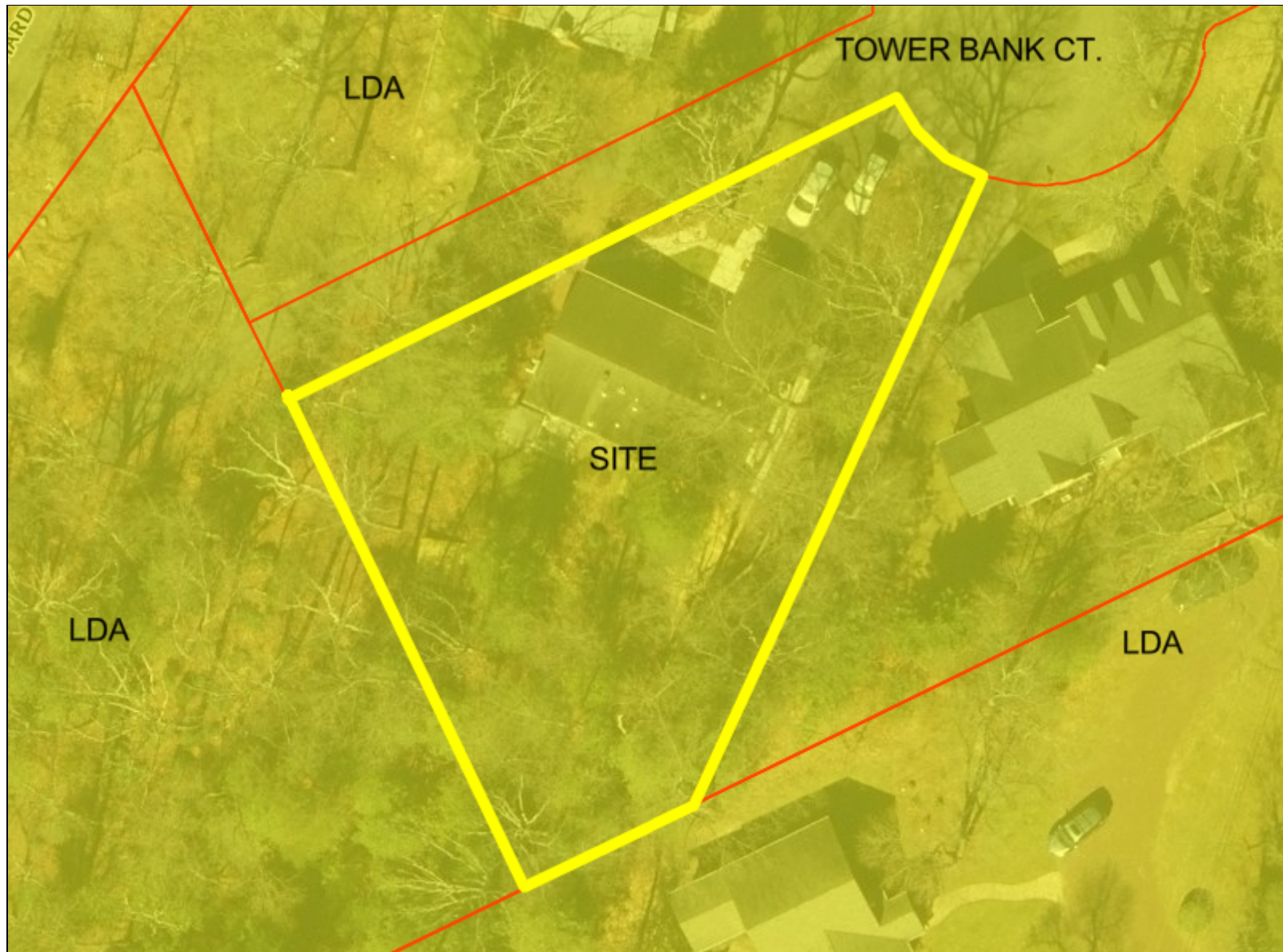
SCALE: 1" = 2,000'

ADC MAP: 14, GRID: H5

Copyright ADC The Map People

Permitted Use Number 20811204

CRITICAL AREA MAP






Legend

Parcels



Critical Areas

-  IDA - Intensely Developed Area
-  IDA - Intensely Developed Area
-  LDA - Limited Development Area
-  RCA - Resource Conservation Area

Labels

- State Road Label
- Interstate US Road Label
- Local Road Label
- Fire Police Label
- Streams Label

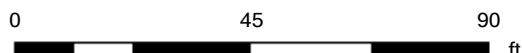


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THIS MAP IS NOT TO BE
USED FOR NAVIGATION



Notes CRITICAL AREA MAP FOR 600 TOWER BANK COURT, SEVERNA PARK, MD 21146

General

These plans are subjected to modification as necessary to meet code requirements or to facilitate mechanical / plumbing installations or to incorporate design improvements.

These plans are not to be scaled for construction purposes. Dimension lines and notes supercede all scale references.

The plans contained as part of this set conform to the format and provisions of the 2018 Virginia Residential Code in establishing effective minimum requirements for safe construction.

Footings, Foundation, & Conc. Slabs

All plain and reinforced concrete shall comply with requirements in ACI 332-08

Concrete used for footings, basement slabs, and interior slabs on grade shall be 3,000 psi., Type 1 ASTM C150. Poured foundation walls shall be 3,000 psi min. air entrained concrete, Type 1a ASTM C150. All exterior concrete work, including porches and garage slabs, shall be 5" 3,500 psi air entrained concrete, Type 1A ASTM C150. Ref Table R402.2

Footing width to conform to section R 403.1

Steps of depth of footing / foundation may vary according to local site or frost conditions.

Perimeter insulation for on grade slab condition shall be 1 1/2" x 24" rigid R-8 min. horizontal, R-5 at slab edge.

Foundation drains (weeps) shall be installed by concrete Foundation contractor. drains to be 2" min. dia. and located at min. of 6'o.c. Drain inlets must have min. of 6" of gravel for the full perimeter of the foundation, extending as least 12" from the inlets and covered by a layer of approved filter membrane material. drain discharge to conform with approved site plan. Ref. Sec. R 405

Sump crock shall be installed per plan if required.

Any plumbing pipe passing under a footing or thru a foundation wall shall be provided with a relieving arch or sleeve two pipe sizes greater than the pipe passing thru the wall.

Steel reinforcing in slabs per details.

Foundation contractor shall install 1/2" dia. mudsill anchor bolts @ 6'-0" oc max., or code approved 16 ga. galvanized anchor straps @ 4'-6" oc (Simpson #MAB23). Either anchor shall be located @ 1'-0" max. from corners and from ends of plates.

All concrete slabs shall have reinforcing for crack control - min. w.w.m w1.4 x w1.4 or equal

All CMU used in basement and foundation walls shall be load bearing units conforming to Table 404.1.1 (1,2,3 & 4), ASTM C-90-Q6b for hollow units. At wood post and beam bearing locations on CMU walls, cells shall be filled solid with grout or mortar for top two course minimum.

Garage slabs shall be nominal 5" concrete. Garage floors shall be at least 5" below the adjacent dwelling floor and sloped to facilitate the movement of liquids toward the main vehicle entry door.

All wood framing members which rest on exterior foundation walls shall be 8" above finish grade or shall be pressure treated. Ref SEC. R 317

Building foundations have been designed based on an assumed soil bearing capacity of 1500 psf. Additional engineering is required if soil bearing capacity is less than 1500 psf.

Maximum height of unbalanced fill along foundation wall shall be 7'-0"" based on a minimum poured concrete wall thickness of 8", and a maximum soil equivalent fluid pressure of 30 pcf. Ref. SEC. R404.1.1(1)

Maximum height of unbalanced fill along CMU foundation wall shall be 7'-0" based on min. 12" hollow CMU wall thickness, and a maximum soil equivalent fluid pressure of 30 pcf. Fill CMU solid if unbalanced fill exceeds 7'-0". Ref. SEC. R 404.1.1(1) R404.1.1(2), R404.1.1(3) and Table R404.1.1(4)

Structure

Steel columns shall not be less than 3-inch diameter standard pipe or approved equivalent. per Section R407

All framing shall comply with SEC R 602

All exterior walls shall be sheathed with min. 7/16" (nominal) O.S.B. sheathing.

Wood frame components shall be fastened in accordance with Table R 602.3(1) and 602.3(2)

All Partitions shall be 2x4 stud construction unless otherwise noted. Bearing walls shall have stud placement 16" o.c. maximum. Non-load bearing interior partitons shall be 24" o.c. maximum.

All basement interior bearing Walls Shall be Sheathed with a minimum of 1/2" gypsum board on one side, or equiv.

Design dead loads are:

- a)Floor load - 10 psf
- b)Roof Rafter - 10 psf
- c)Truss Roof System - 17psf
- d)Interior & exterior walls - 6 lbs. sq. ft.

Design Live loads are:

- a) Floor load - 40 psff) garage slabs - 50 psf
- b) Sleeping areas - 30 psfg) Attics (accessible) - 20 psf
- c) Roof - 30 psfh) Attics (inaccessible) -10 psf
- d) Stairs - 40 psf *) Guardrails / handrails - 200 psf
- e) Wind load - 15 psf, Exterior decks - 60 psf
- f) Soil Bear Capacity 3000 psf
- g) Lateral Earth Pressure 110 pcf

Individual stair teads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses minimum wood header sizes for openings are: Per Architectural drawings.

Steel:

Footings shall be reinforced with three #4 bars or two #5 bars at 3 inches (76 mm) above the bottom of the footing. The bars shall be equally spaced with 3 inches (76 mm) clear minimum from the side of the footing. The bars shall be continuous or lapped 25 inches at all splices.
The rebar is a Grade 40, with a minimum yield strength of 40,000 psi,
Steel Column:
3 1/2" steel column shall comply with the ICC-EC Evaluation dated, April 2024

Holes bored in joists shall not be within 2' of top and bottom of joist and its diameter shall not exceed 1/3 the depth of the joist. Notches in top and bottom of joists shall not exceed one-sixth the depth of the joist and shall not be located in the middle third of the span. Ref. Sec. R502.8

Garage / Residence Separation

The garage shall be completely separated from the residence and its attic area by means of 1/2" gypsum board, or equivalent applied to garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" TYPE "X" gypsum board or equivalent.

Garage / Residence Door

Garage / residence door shall be equipped with either solid Wood doors not less than 1 3/8" in thickness. or (20) twenty - minute fire - rated doors or equivalent. All doors must be equipped with self-closing and latching devices.

All engineered floor systems to be stamped and certified by a registered engineer.

Minimum deflection per Table R301.7

Lumber Specidcations

- a) Grade 2 lumber
- b) Douglas Fir

Plans

Sleeping room windows shall comply with Sec. R310. Maximum sill height is 44" above finished floor. Egress windows must have a net clear opening of 5.7 sq. ft. (5.0 sq. ft. at grade floor windows) and a min. clear width of 20" and min. height of 24".

Window sills - where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening for the window shall be a min. of 24" above the finished floor of the room unless the window in equipped with a window guard limiting the opening such that a 4" dia sphere can not pass thru the opening and in compliance with ASTM F2006 or F2090. Ref. Sec R612.2

Glass doors, tub and shower enclosures, skylights, and side glass panels shall have safety glass. Ref. Sec. R308.4 and R308.6

Interior stairways shall have a minimum clear width of 36", with a minimum of 6'-8" headroom. minimum tread width to be 10" w/1" nosing. Maximum riser to be 7 3/4".

Handrails having Minimum and maximum height of 34" and 38" respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of four or more risers.

Porches, balconies, or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guardrails not less than 34" in height measured vertically from the nosing of the treads.

Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm which will be audible in shall be installed in accordance with the manufacturers instructions.

Fireplace chimney to be minimum 2'-0" above nearest 10'-0" portion of roof. Ref Table R 1001.1

All masonry fireplace shall comply w/ Fig. R1001.1

All pre-fab fireplaces to be UL listed and installed per manufacturers specifications. Masonry and factory built fireplaces require an exterior air supply Ref. Sec. 1006. Fireplace hearth to project 20" from front of facing and 12" on side of opening when the fireplace opening is greater than 6 sq. ft. and it shall project 16" from the front of facing and 8" to the side of opening when less than 6 sq ft

Galvanized brick ties shall be installed not more than 24" o.c. horizontally and shall support not more than 3.25 sq. ft. of wall Weep Holes at 33" o.c.
Flashing per Sec. R703.7.5 and R703.8

Habitable rooms, except kitchens, shall have ceiling height of not less than 7'-6" for at least 50% of their required areas. Not more than 50% of the required area may have sloped ceiling less than 7'-6" in height. If any room has a furred ceiling, area therof, but in no case shall the height of the furred ceiling be less than 7'-0"

Portions of a room with a sloping ceiling measuring less than 5'-0" or a furred ceiling measuring less than 7'-0" from finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room
EXCEPTIONS:
1. All other rooms including kitchens, baths, and hallways may have a ceiling height of not less than 7'-0" measured to lowest projection from ceiling
2. Ceiling height in basements without habitable spaces may not be less than 6'-8" clear except for under beams, girders, ducts, or other obstructions where the clear height shall be 6'-4"

Draftstopping shall be provided according to Sec. R502.12 Fireblocking shall be provided at all interconnections between vertical and horizontal spaces such as soffits and dropped ceilings. Fireblocking shall also be provided in concealed spaces between stairways slingers at the top and bottom of the run. Ref Sec. R602.8

Roofing shall comply with chapter 9 - Roof Assemblies

Attic area shall be vented per Sec R806

Plans

All attic spaces with height greater than 30" shall be provided with a 22"X30" min. attic access Ref. Sec R807

Interior Finishes shall comply with a flame spread classification not greater than 200. Ref Sec. R302.9

Exterior wall coverings shall comply w/ Sec. R703

Radon Control measure shall comply with IRC 2009 Appendix F

Thermal / moisture protection

Ceilings = R-49 blown wool or fiberglass.

Cathedral ceilings = R-49 batt insulation with kraft face vapor barrier down.

Exterior basement exposed foundation walls = R-11 FS-25 perforated foil faced batt. insulation.

Exterior basement finished foundation walls = R-13 batt insulation with kraft face vapor barrier to inside.

Floors at overhangs = R-19 batt insulation with kraft face vapor barrier up.

Floor of habitable space over garage and crawl space = R-19 batt insulation with kraft face vapor barrier to inside.

Walls adjacent to unfinished space = R-20 batt insulation with no vapor barrier.

Backing material to be used in tub & shower areas shall be Cement, fiber cement or glass mat gypsum backers in compliance with ASTM C1288, C1325 or C1178 & installed in accordance with manufacturers recommendations shall be used as backers for wall tile in tub & shower areas & wallpanels in shower areas. Ref. Section R702.4.2

Styrofoam sill sealer shall be provided between all sill plates and top of foundation wall

Rough carpentry contractors shall glue and seal all panel butt joints, plates at floor and ceiling, and all window and door flanges / jamps prior to and during erection.

All sheathing penetrations during construction shall be patched and repaired according to manufacturer's specifications.

Except where required by Sec. R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces & floors below grade shall be damp proofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8" inch portland cement parging applied to the exterior of the wall. The parging shall be covered with a bituminous coating, 3 pounds per square yard of acrylic modified cement, 1/8" coat of suface bonding cement complying with ASTM C887, or any material permitted for waterproofing in SEC. R406.2 Concrete walls shall be damp proofed by appling one of the above listed damp proofing materials or any one of waterproofing materials listed in Sec. R406.2 to the exterior of the wall. In areas where a high water table or other severe soil - water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade grade shall be waterproofed from the top of the footing to finished grade. Walls shall be waterproofed in accordance with one of the following: 2-ply hot-mopped felts, 55 pound roof roofing, 6 mil polyvinyl chloride, 6 moi polyethylene, 40 mil polymer-modified asphalt, 60-mil flexible polymer cement, 1/8" cement-based / fiber-reinforced / waterproof coating, or 60 mil solvent-free liquid-applied synthetic rubber. All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with membrane.

Mechanical

All pipes, ducts, vents, wiring and chases which penetrate ceilings directly below truss or roof assemblies shall be firestopped.

All exhaust fans shall vent to exterior.
Kitchen range exhaust:100cfmRef. Sec. M1802
Bathroom & Powder Room: 50cfmRef. Sec. R303.3

Clothes dryer exhaust must be vented to the exterior Ref. Sec. M1501

Water Heater:
No. of RoomsElectricGas
2-3 Bedroom50 gal.40 gal.
4-5 Bedroom66 Gal.50 gal.

Air Handler - shall be standard on all houses.
Size and model as per heat loss / heat gain calculations.

Per local code requirements, all units shall be equipped throughout with automatic sprinkler systems designed and installed in accordance with NFIPA 13D (one and two family)

Note: Plans are for reference only in the construction of the project detailed in the Construction Contract. These drawings are intended as a general representation of the Project to be built and do not contain every detail required for construction. In the case of information on these plans and in the construction contract not matching, the construction contract will over-ride the plans.

PROJECT NAME:

DIERKING RESIDENCE

PROJECT ADDRESS:

600 Tower Bank Court
Severna Park, Maryland 21146

JURISDICTION:

Anne Arundel county

SPGA PROJECT #15871

CODE: INTERNATIONAL RESIDENTIAL CODE 2021

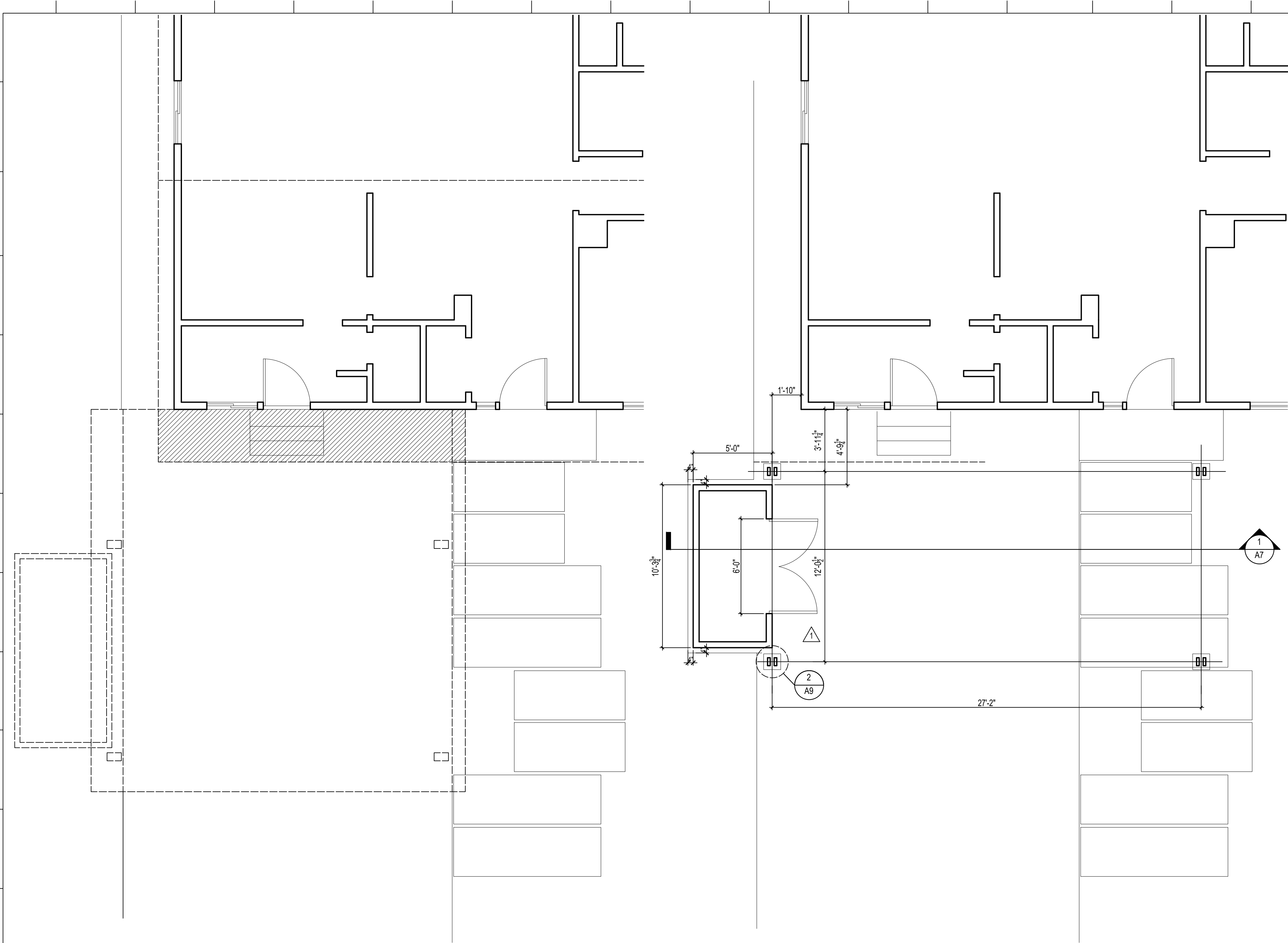
INDEX OF DRAWINGS

SHT #	SHEET TITLE
A0	COVER SHEET / SPECIFICATIONS
A1	FLOOR & FOUNDATION PLAN
A2	BASEMENT PLAN
A3	ROOF & ELECTRIC LAYOUT
A4	EXISTING ELEVATIONS
A5	NEW ELEVATIONS
A6	LARGE SCALE ELEVATIONS
A7	SECTION
A8	SECTION
A9	DETAILS

LEGEND OF COMMON SYMBOLS

LEGEND OF COMMON ABBREVIATIONS

B/S	BACKSLASH	ETR	EXISTING TO REMAIN	REQD.	REQUIRED
B/O	BY OWNER	EX.	EXISTING	R/I	ROUGH-IN
CLG	CEILING	F.F.	FINISH FLOOR	SGL	SINGLE
CONT.	CONTINUOUS	GFI	GROUND FAULT INTERRUPT	S.S.	SOLID SURFACE
CONTR.	CONTRACT	HWOD	HARDWOOD	THSHD	THRESHOLD
CONC.	CONCRETE	HGT.	HEIGHT	T.B.	TOWEL BAR
D	DRYER	INT	INTERIOR	TP	PAPER HOLDER
DBL	DOUBLE	o.c.	ON CENTER	T-STAT	THERMOSTAT
D.H.	DOUBLE HUNG	OPNG	OPENING	V.I.F.	VERIFY IN FIELD
DEMO	DEMOLISH AND REMOVE	PKT	POCKET DOOR	W	WASHER



SPG
ARCHITECTURE
11 STEHLE STREET
ANNAPOLIS, MARYLAND 21401
SPGARCHITECTURE.COM
443 333 0504

CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION
PROJECT NO:		
DRAWN BY:		
DATE: 12/31/2024		
SHEET SCALE		
SHEET TITLE		
PLANS		

A2



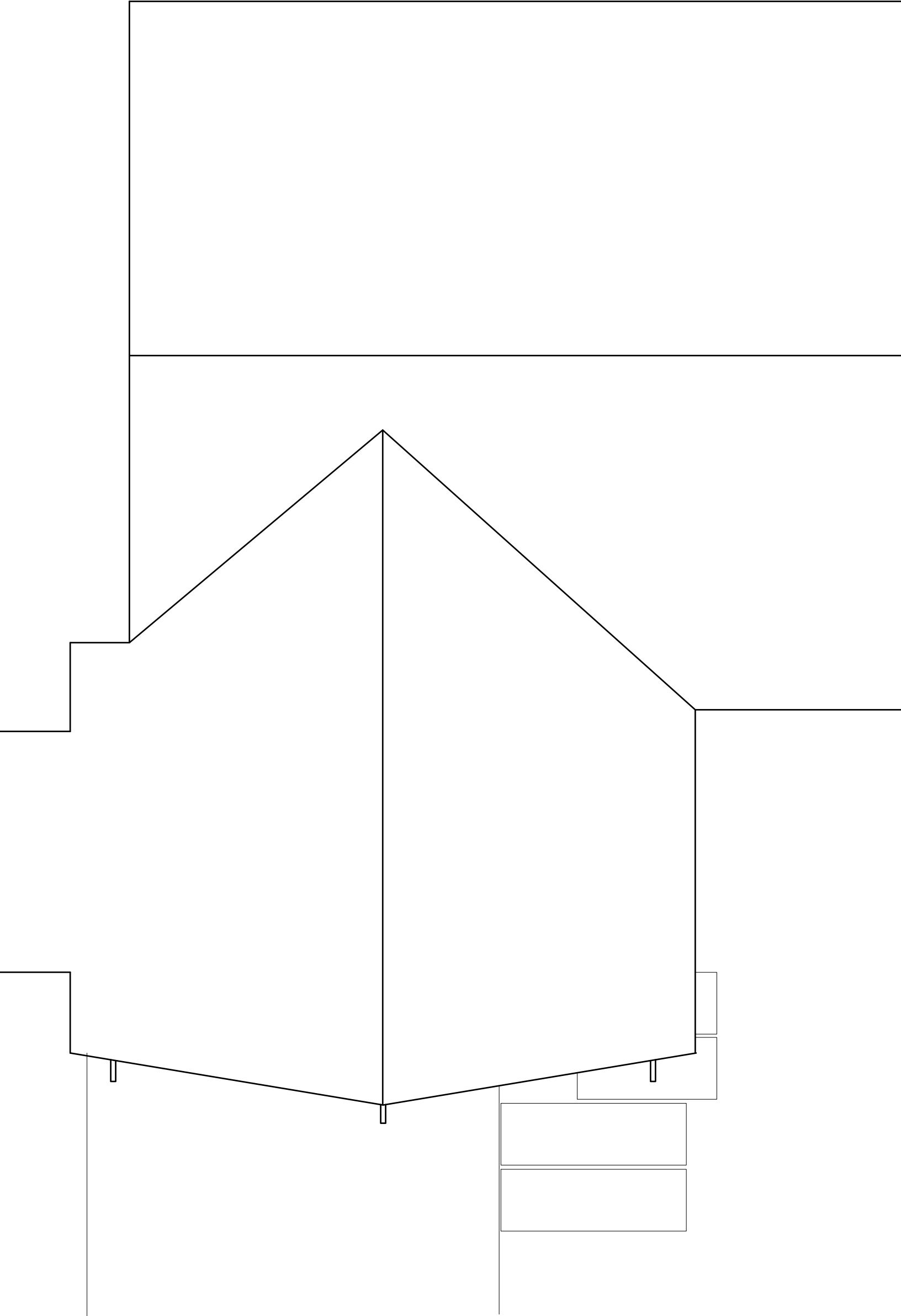
CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

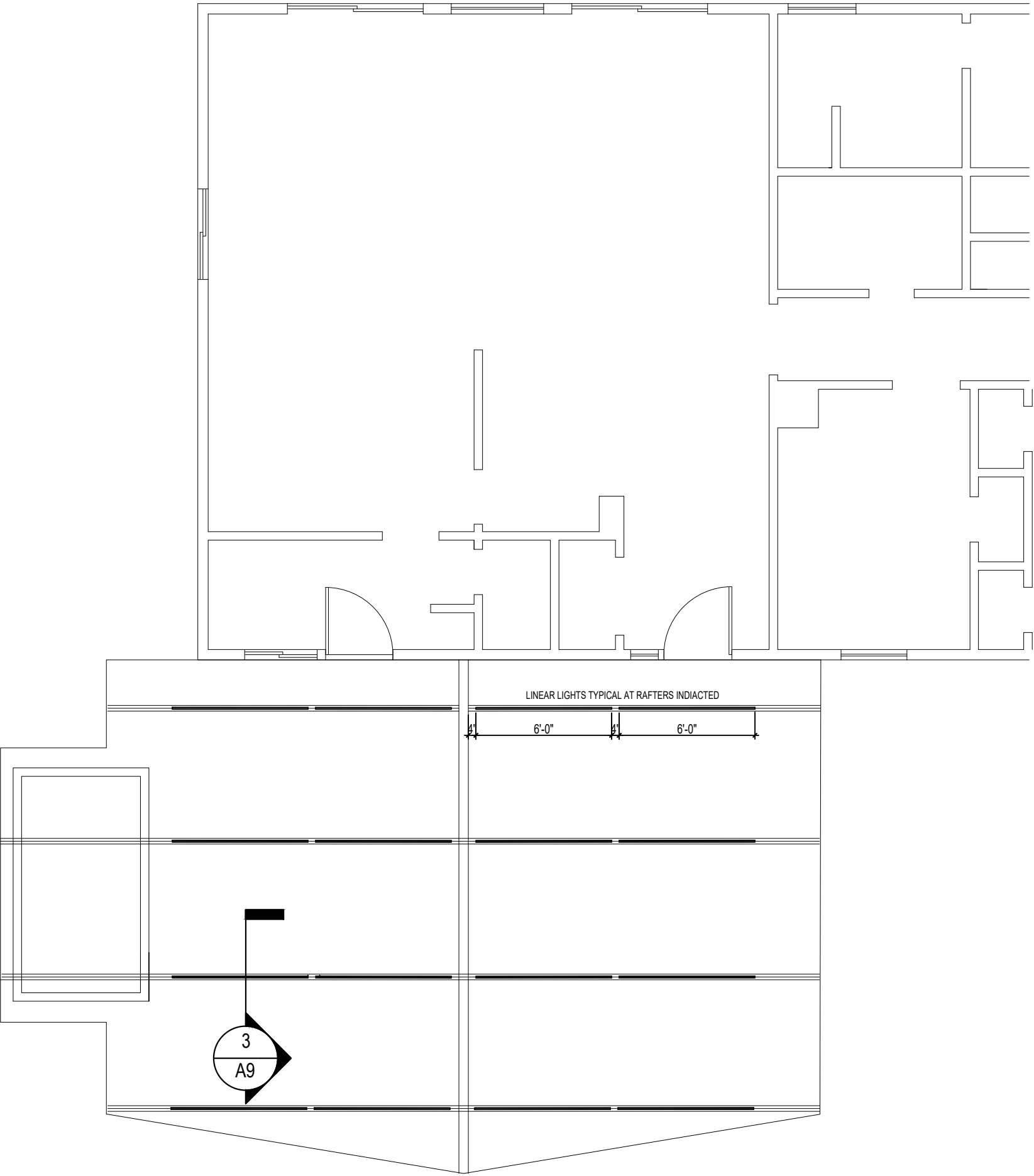
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PROJECT NO:
DRAWN BY:
DATE: 12/26/2024
SHEET SCALE 1/4"=1'-0"
SHEET TITLE
EXISTING/DEMO PLANS

A3



1
A3 ROOF FRAMING PLAN



2
A3 REFLECTED CEILING PLAN

- LIGHT LEGEND:
- BEAM LIGHT
 - 110 FLOOR OUTLET
 - 110 WALL OUTLET
 - 220 WALL OUTLET
 - GFI OUTLET
 - 110 LIGHT SWITCH
 - CABLE TV
 - TELEPHONE JACK
 - EXTERIOR LIGHT
 - PENDANT
 - RECESSED
 - FLUSH CEILING MOUNT
 - WALL LIGHT
 - EXHAUST FAN
 - SMOKE/CARBON MONOXIDE DETECTOR

- NOTES:
- SMOKE DETECTORS AND CARBON MONOXIDE (CO) DETECTORS SHALL HAVE INTERNAL BATTERY BACKUP AND SHALL BE HARDWIRED. LOCATION OF CO DETECTOR ON BASEMENT LEVEL.
 - ALL LIGHTS TO BE ON A DIMMER SWITCH.

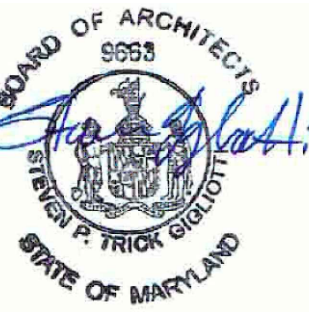
CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

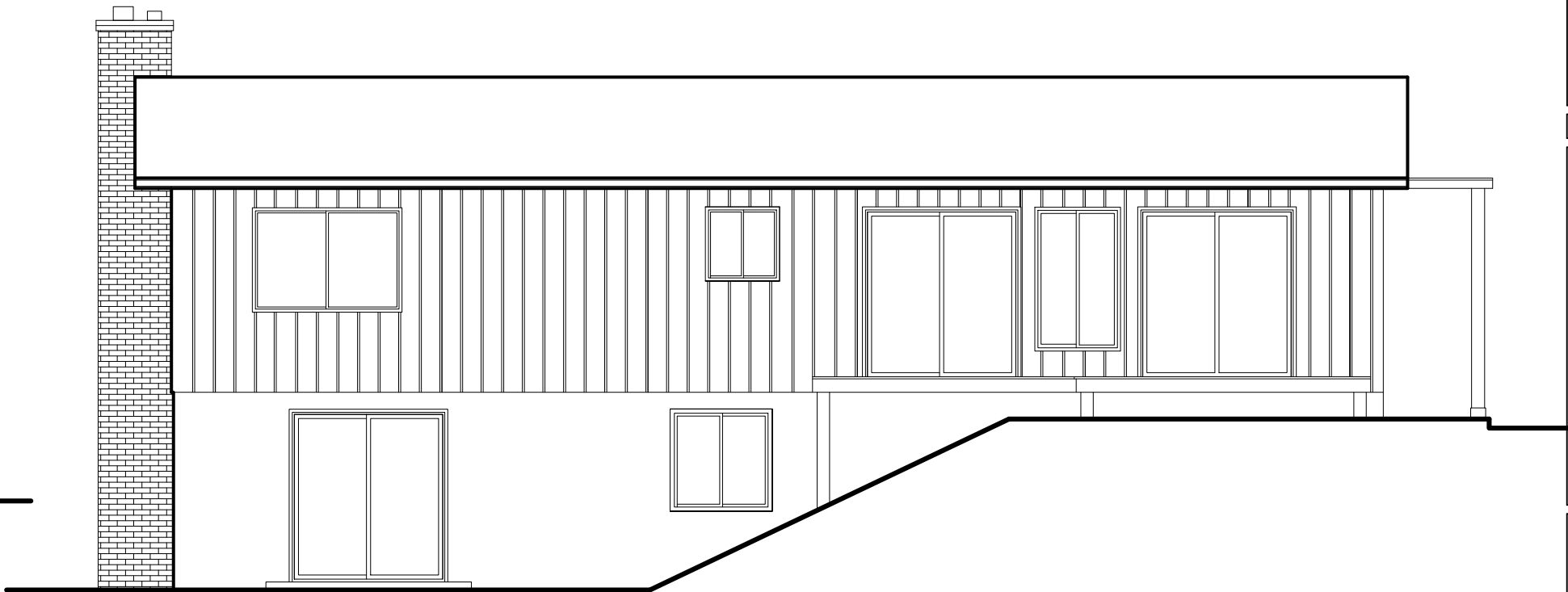
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DRAWN BY:
DATE: 12/31/2024
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SHEET TITLE
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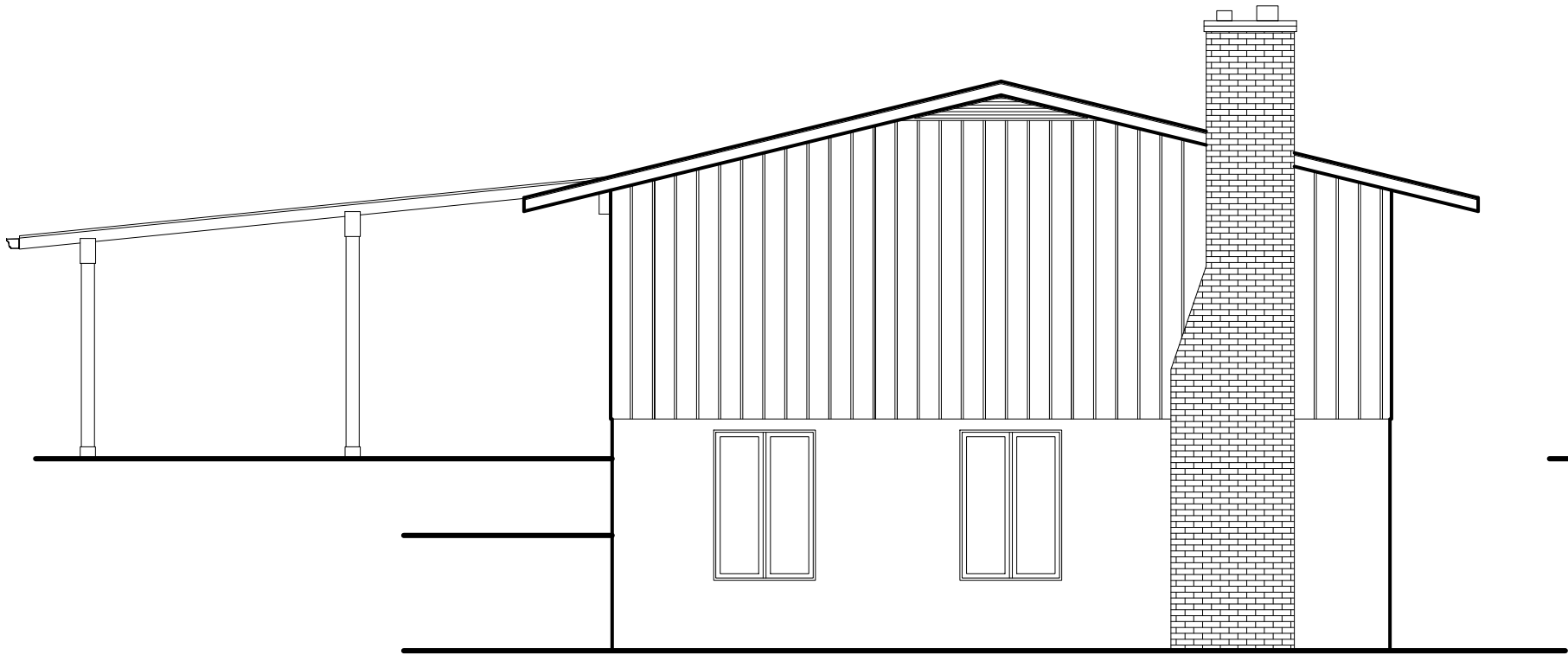
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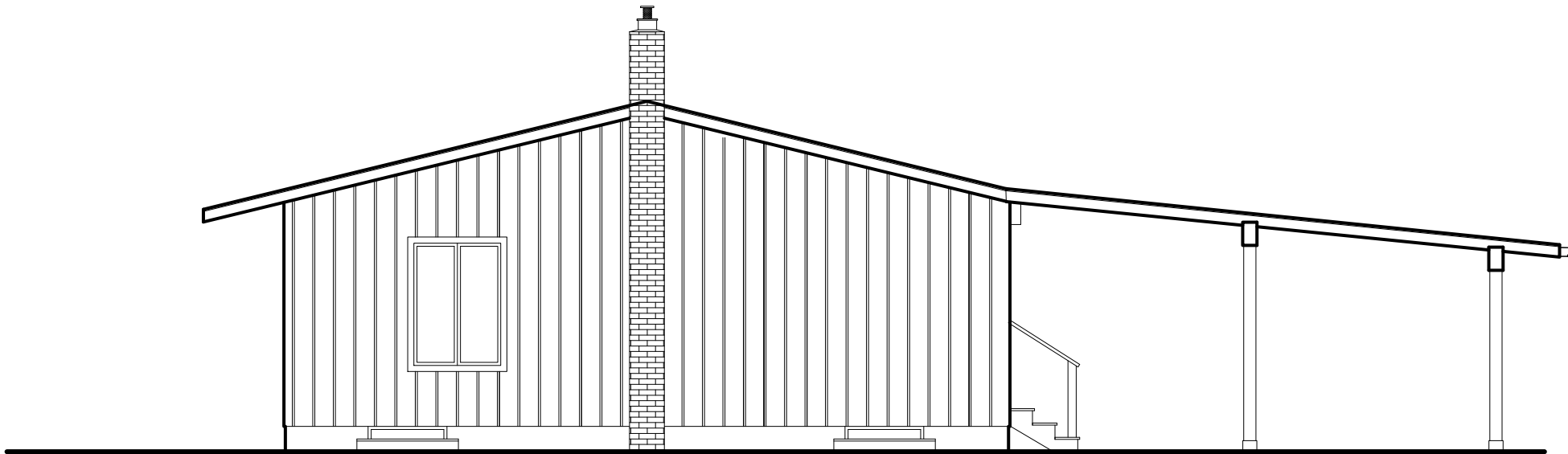
1 FRONT ELEVATION
A4



4 REAR ELEVATION
A4



2 RIGHT SIDE ELEVATION
A4



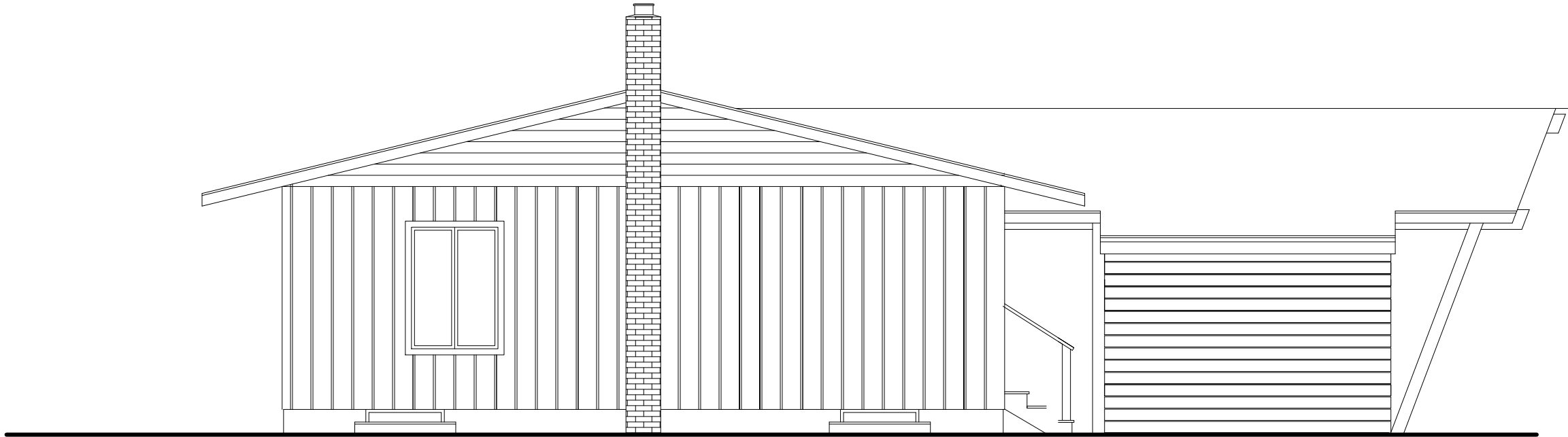
3 LEFT SIDE ELEVATION
A4

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

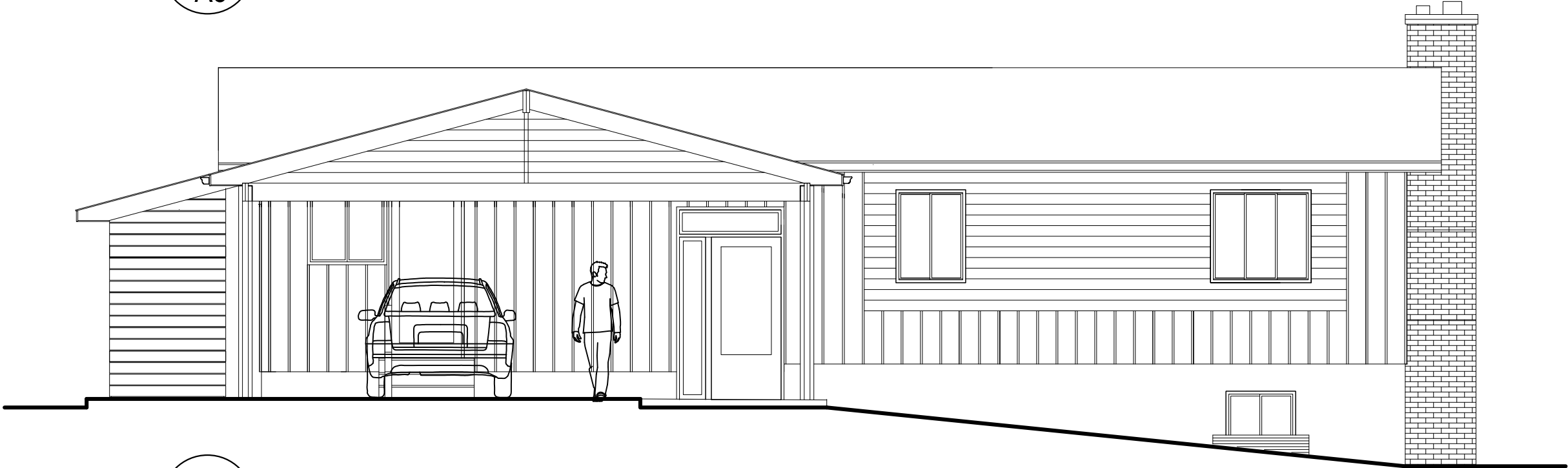
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DRAWN BY:
DATE: 12/31/2024
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SHEET TITLE NEW ELEVATIONS

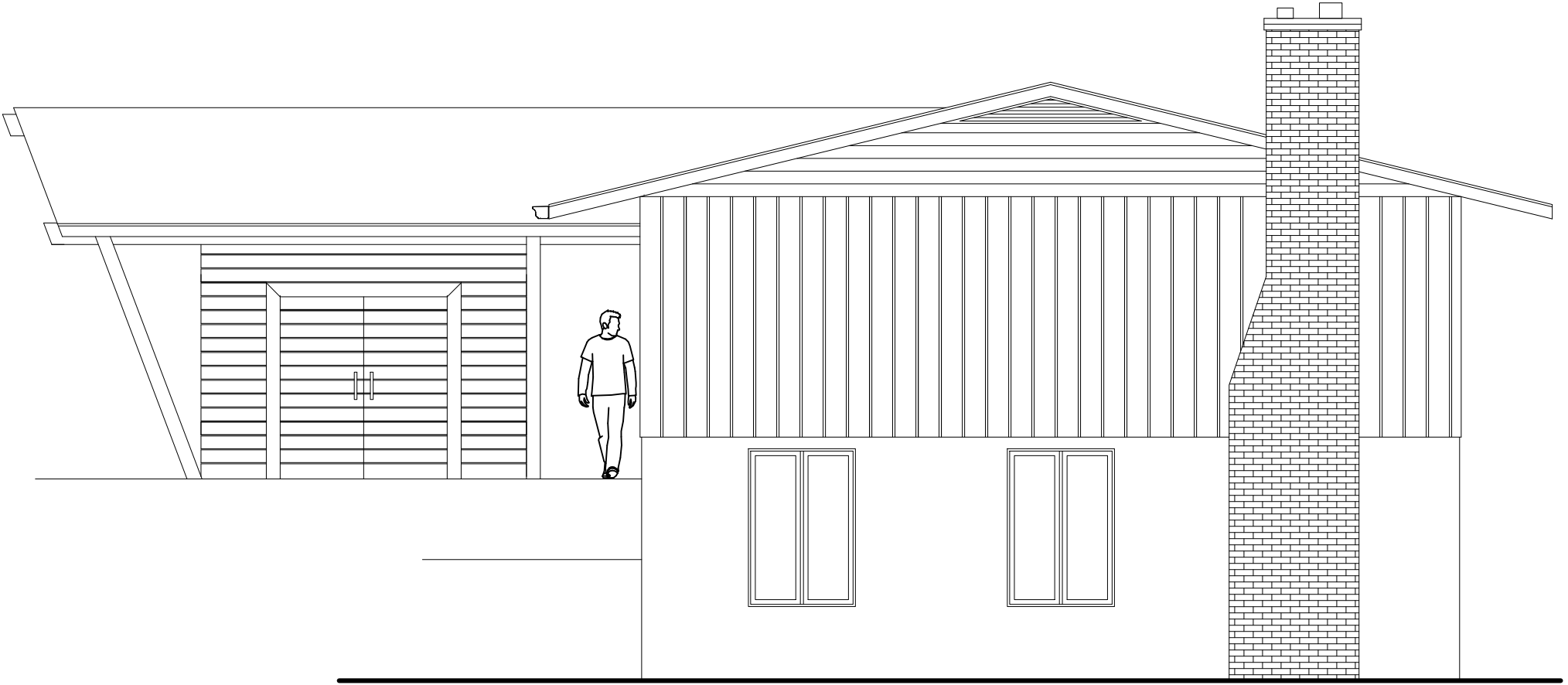
A5



3 LEFT SIDE ELEVATION
A5



2 FRONT ELEVATION
A5



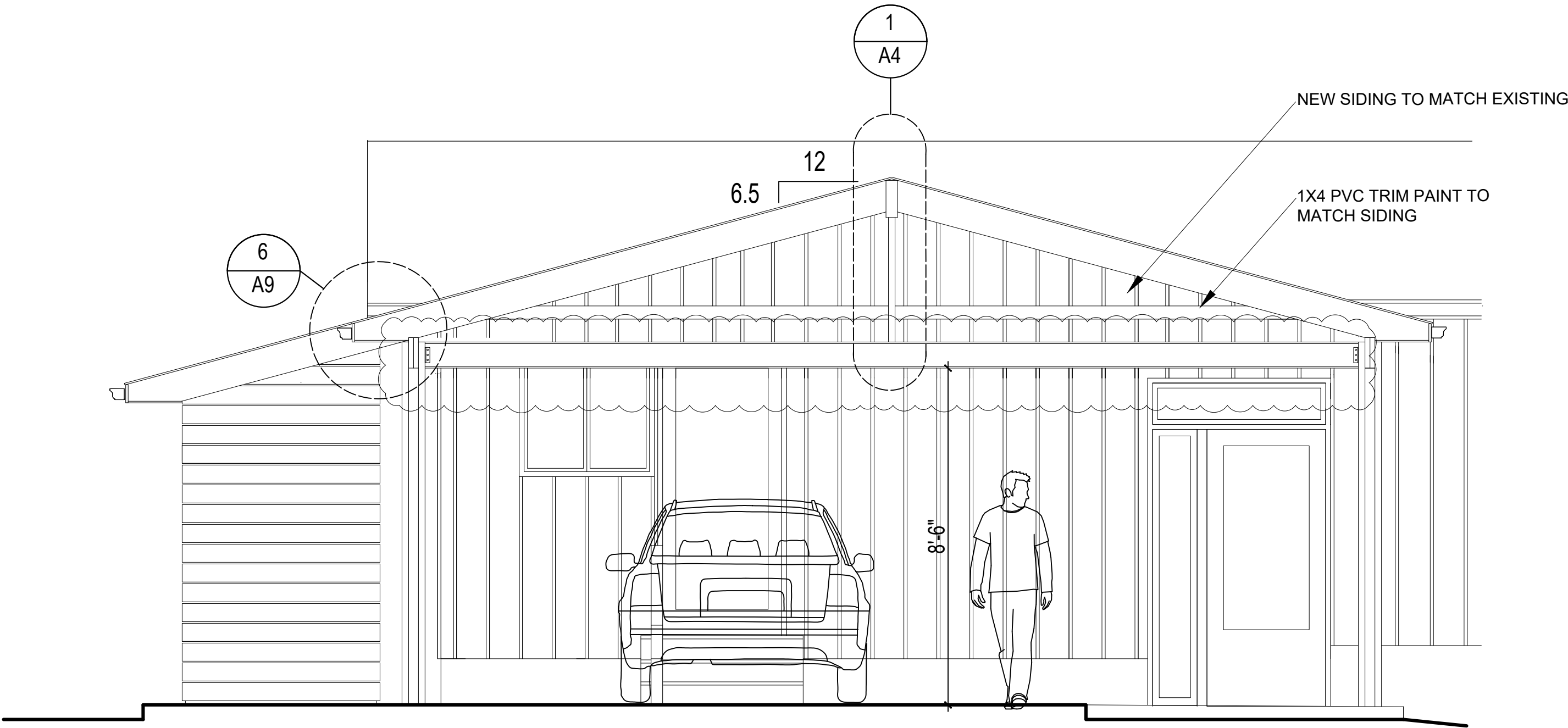
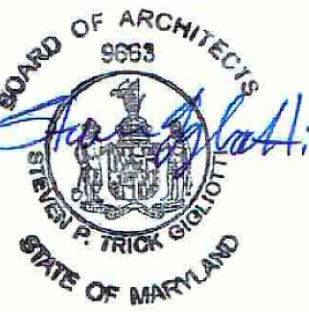
1 RIGHT SIDE ELEVATION
A5

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

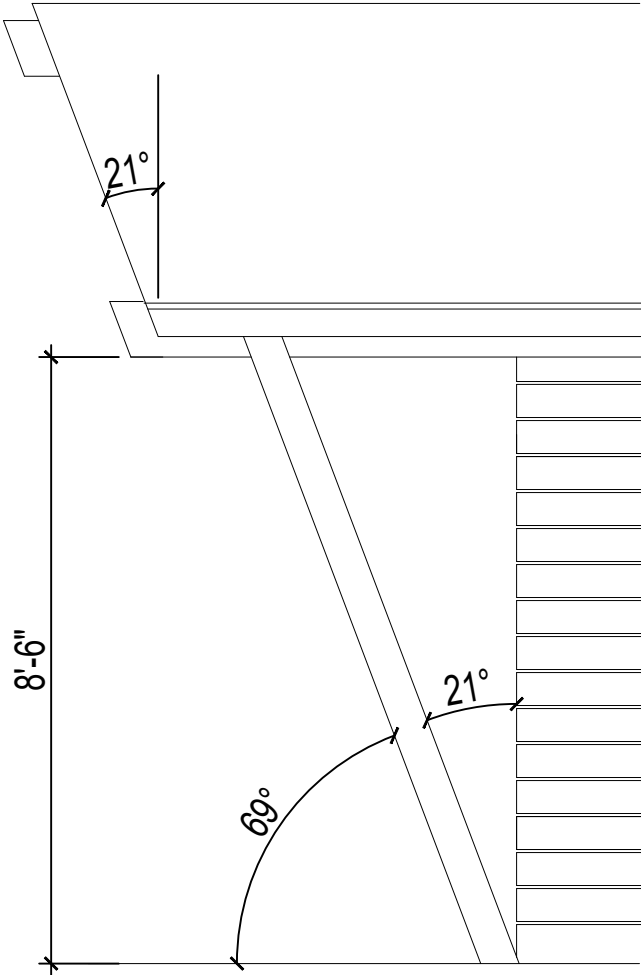
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PROJECT NO:
DRAWN BY:
DATE: 12/31/2024
SHEET SCALE 3/8"=1'-0"
SHEET TITLE
SECTION

A6



1 FRONT ELEVATION



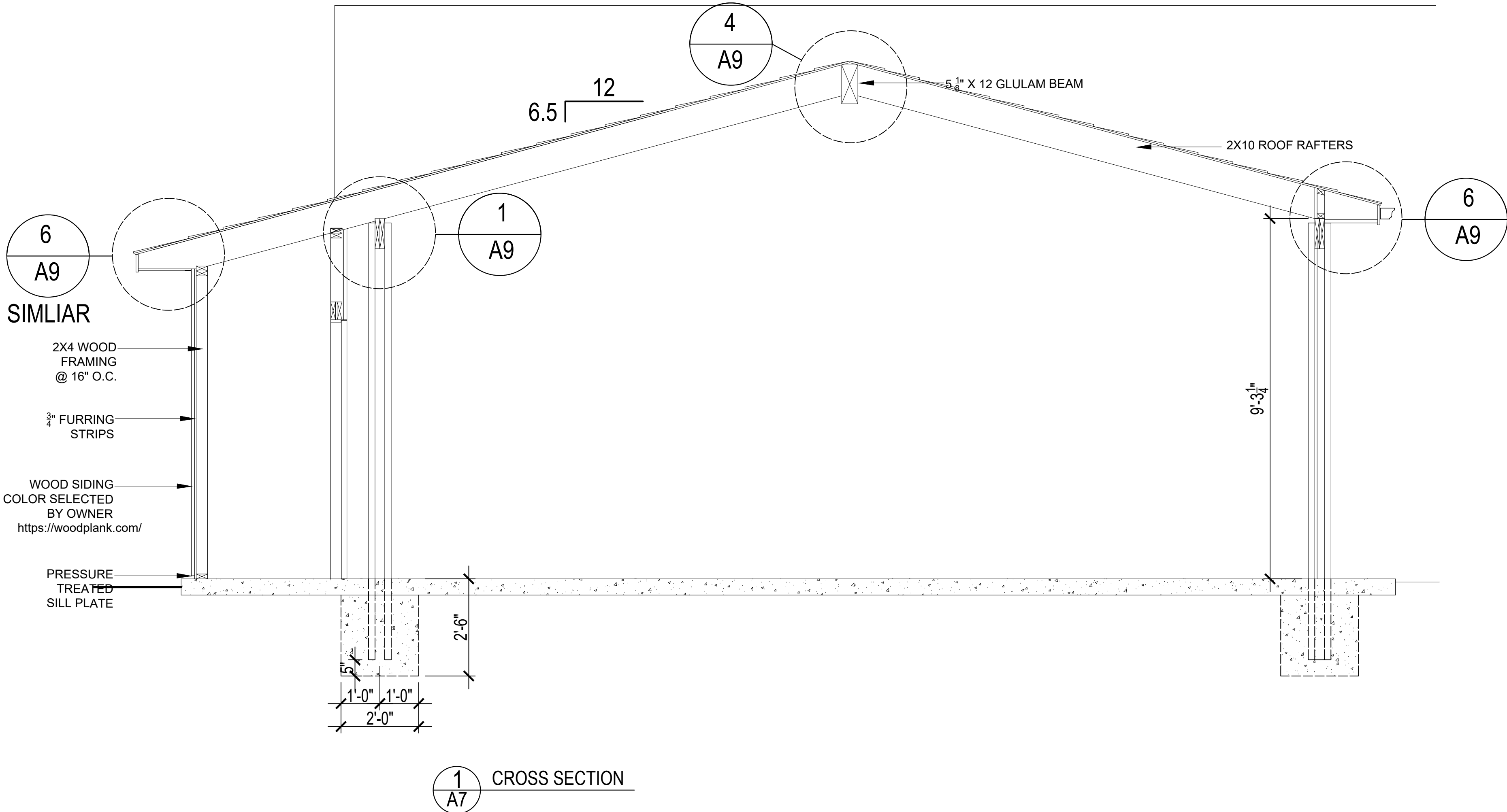
2 PARTIAL RT SIDE ELEVATION

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION

PROJECT NO:
DRAWN BY:
DATE: 12/31/2024
SHEET SCALE 1/2"=1'-0"
SHEET TITLE
SECTION

A7



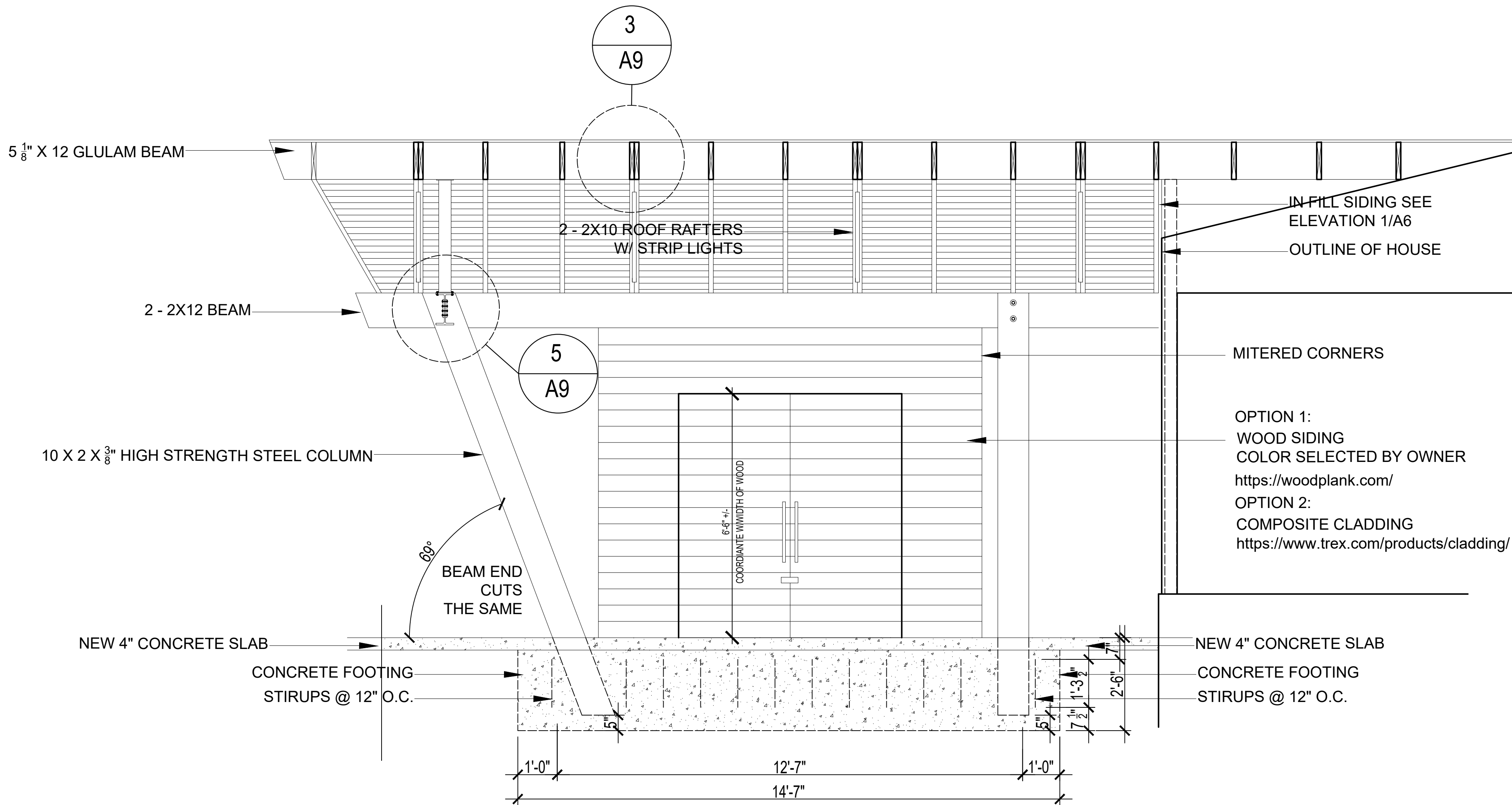
CONSULTANTS

Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION

PROJECT NO:
DRAWN BY:
DATE: 12/31/2024
SHEET SCALE 1/2"=1'-0"
SHEET TITLE SECTION

A8



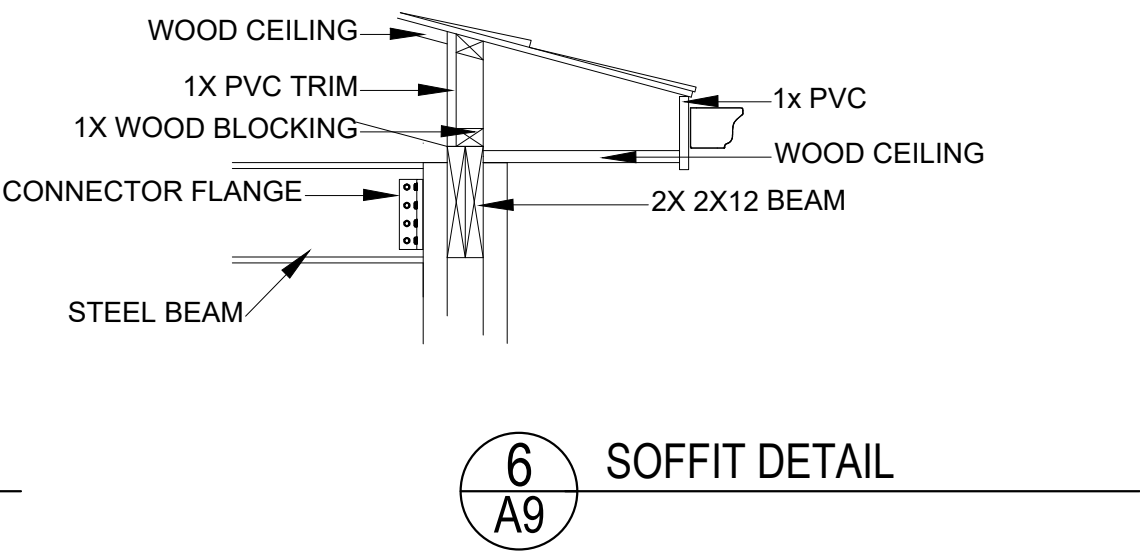
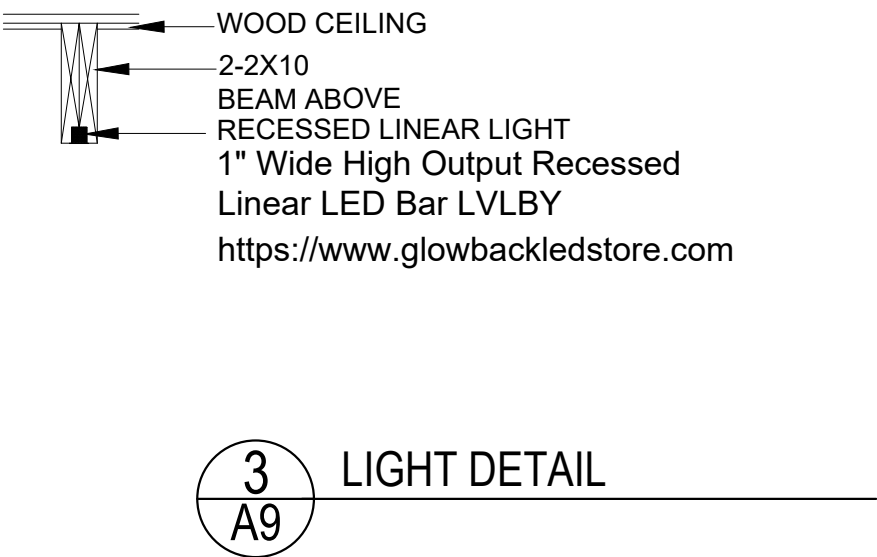
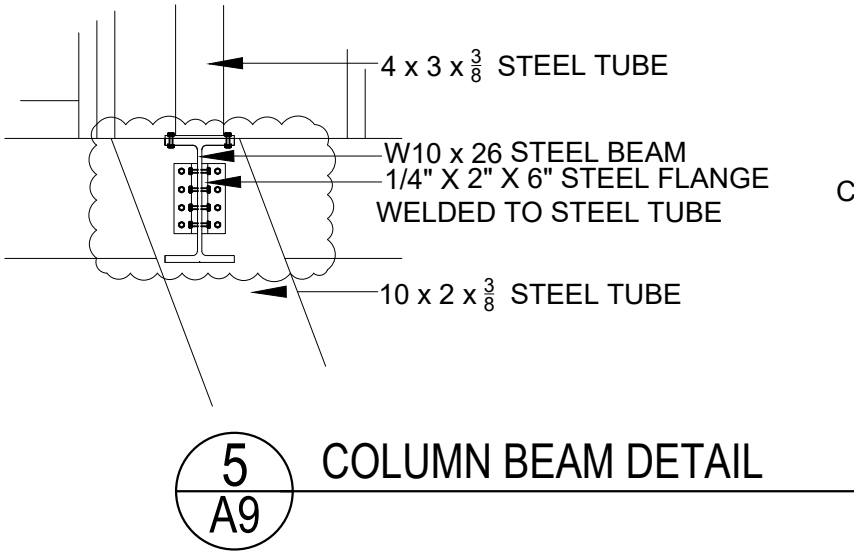
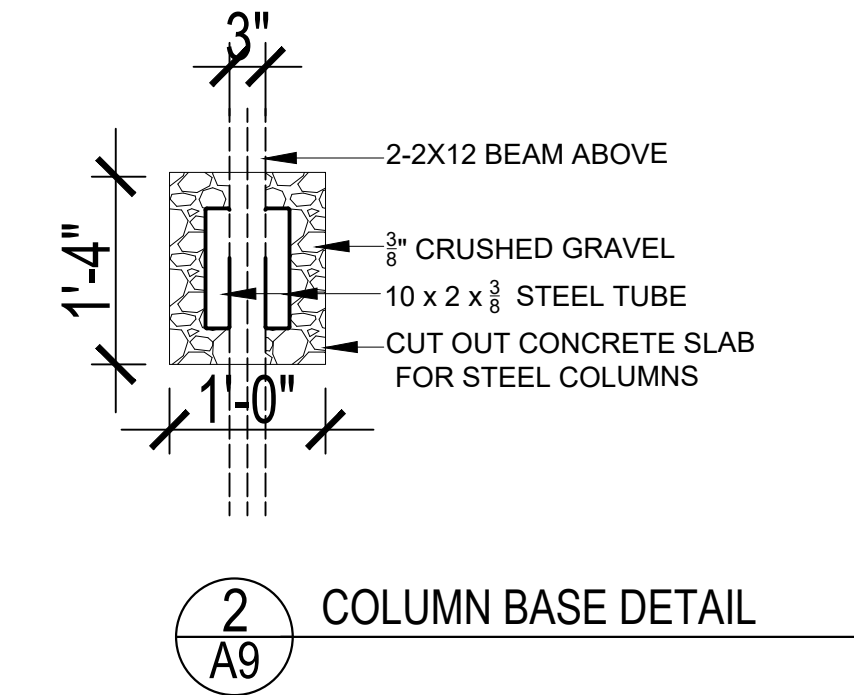
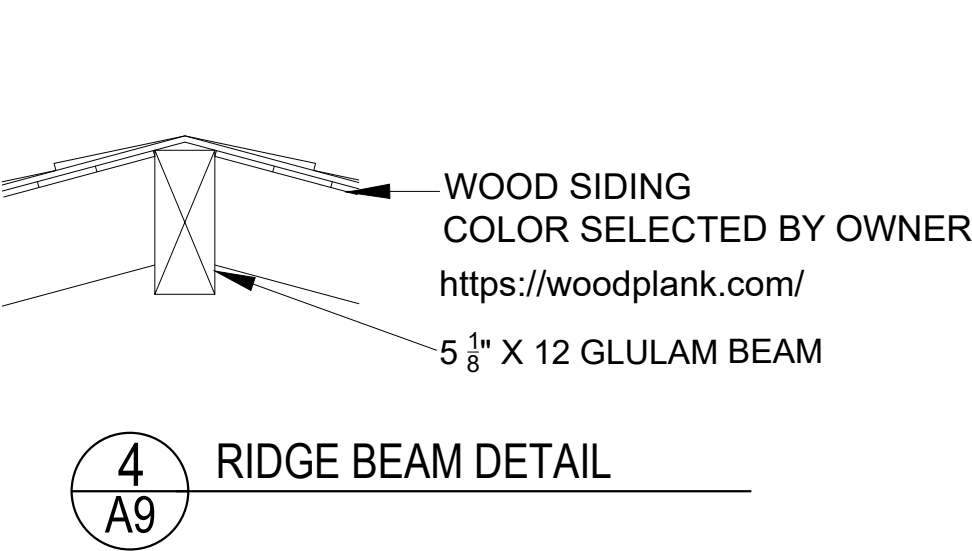
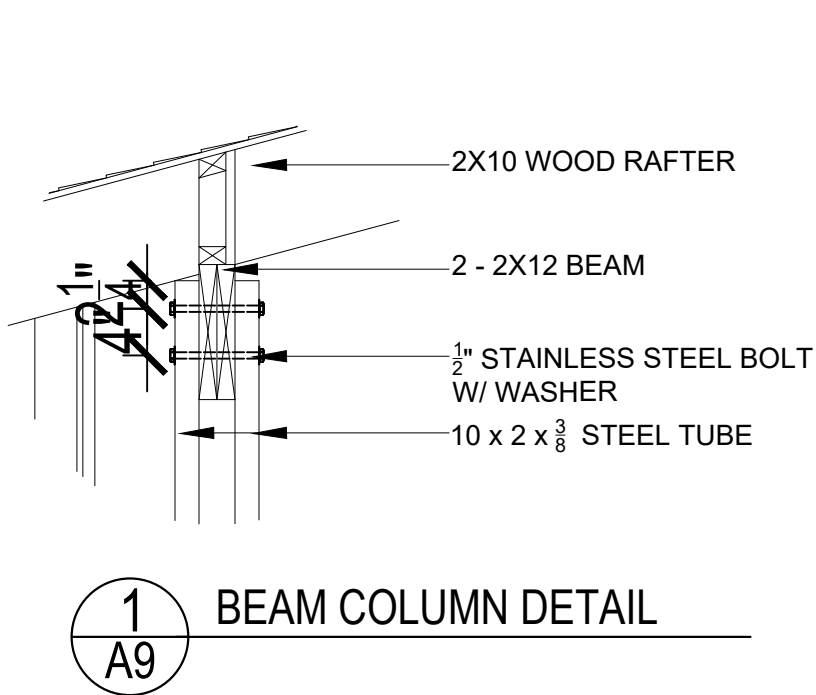
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A7 CROSS SECTION

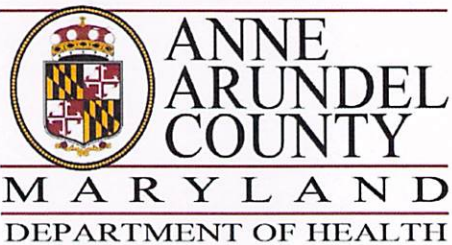
Dierking Carport Addition Project
600 Towerbank Court
Severna Park, Maryland 21146

MARK	DATE	DESCRIPTION

PROJECT NO:
DRAWN BY:
DATE: 12/31/2024
SHEET SCALE 1/2"=1'-0"
SHEET TITLE
SECTION

A9






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: January 14, 2025

RE: John C. Dierking
600 Tower Bank Court
Severna Park, MD 21146

NUMBER: 2025-0004-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (carport) with less setbacks and buffer and with disturbance to 15% or greater.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

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

cc: Sterling Seay

2025-0004-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date	Due Date
01/13/2025	02/03/2025
Assigned to	Assigned to Department
Kelly Krinetz	OPZ Critical Area
Current Status	Status Date
Complete w/ Comments	01/30/2025
Action By	Overtime
Kelly Krinetz	No
Comments	Start Time
No objection.	
End Time	Hours Spent
	0.0
Billable	Action by Department
No	OPZ Critical Area
Time Tracking Start Date	Est. Completion Date
In Possession Time (hrs)	<input type="checkbox"/> Display E-mail Address in ACA
Estimated Hours	<input checked="" type="checkbox"/> Display Comment in ACA
0.0	
Comment Display in ACA	
<input checked="" type="checkbox"/> All ACA Users	
<input checked="" type="checkbox"/> Record Creator	
<input checked="" type="checkbox"/> Licensed Professional	
<input checked="" type="checkbox"/> Contact	
<input checked="" type="checkbox"/> Owner	

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

CAC Comments: 2025-0001-V; Krell (AA 0008-25), 2024-0157-V; Fox (AA 0013-25), 2025-0004-V; Dierking (AA 0012-25)

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>
Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

Tue, Jan 28, 2025 at 2:16 PM

Good afternoon,

The **Critical Area Commission** has reviewed the following variances and we provide the following comments:

- **2025-0001-V; Krell (AA 0008-25):** This project proposes to raze the existing dwelling and to construct a new dwelling with a porch, attached garage, side entry deck, and pool. The applicants are seeking a variance to the 25-foot Steep Slopes Buffer. The existing site improvements exceed the lot coverage limits by 4,148 square-feet, as per Anne Arundel County Code §17-8-402. The proposal notes that the applicant is required to reduce lot coverage on the site by 10% of the overage or 415 square feet. Although the proposed project includes a reduction in lot coverage, the lot will remain nonconforming of the lot coverage limit. Furthermore the proposed project includes vegetation and canopy clearing above the 30% allowed, thus necessitating a Modification. This office would like to note that the applicants have the opportunity to reduce the amount of clearing and minimize impacts to habitat and vegetation in their site design, such as not clearing vegetation for accessory structures, such as a pool.

In order for this variance to be granted, the applicant must demonstrate and the Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. The applicant has every opportunity to design the proposed improvements in a manner that avoids and minimizes impacts to the existing vegetation and steep slopes. The current proposal results in greater impacts to steep slopes and existing vegetation. As such, it does not appear to meet each and every one of the County's variance standards. If this request were to be denied, they would still have reasonable and significant use of their lot. Additionally, the proposed clearing to exceed the 30% limit on this site for the footprint expansion and the construction of the pool and associated amenities is not in harmony with the spirit and intent of the Critical Area Law and regulations and the proposed clearing would adversely impact water quality and habitat benefits. Moreover, it is currently unclear in the proposed plan the area of lot coverage that will be removed to meet the 10% reduction requirement. However, we note that permeable pavement and pavers still are still considered lot coverage.

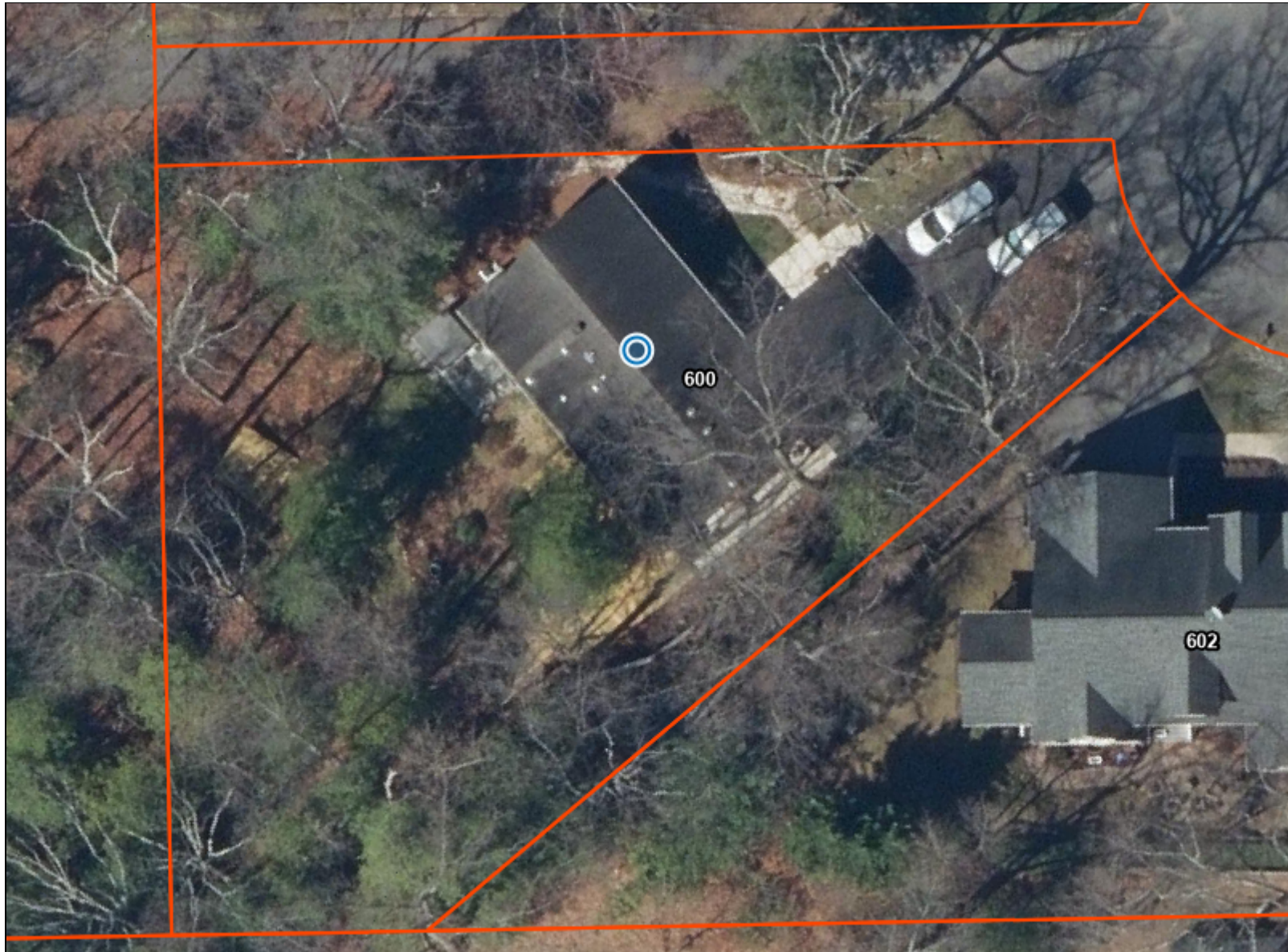
- **2024-0157-V; Fox (AA 0013-25):** The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If the AHO finds that each and everyone of the Critical Area variance standards have been addressed, then appropriate is required.
- **2025-0004-V; Dierking (AA 0012-25):** The applicant is proposing to replace the existing carport and shed within the expanded Critical Area Buffer. While the site is not waterfront, the presence of steep slopes contiguous to the Buffer expands it to encompass the entire site. The construction will result in an increase of lot coverage within the expanded Buffer by 72 square-feet and include 1,677 square-feet of Buffer disturbance. The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If the AHO finds that each and everyone of the Critical Area variance standards have been addressed, then appropriate is required.

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

Sincerely,
Jamileh

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600 Tower Bank Court (2025-0004-V)



Legend

Foundation

Addressing



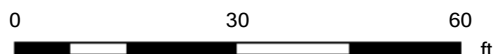
Parcels



Parcels - Annapolis City



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