ATWELL

February 18, 2025

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

RE: The Cannon Club Golf Course
699 Mt. Zion Marlboro Rd, Lothian
Variance Application

Sir or Madam:

Enclosed please find a complete variance application submittal package for proposed development at the Cannon Club Golf Course located at 699 Mt. Zion Marlboro Rd in Lothian, MD. The subject property is roughly 198.24-acres in area (per plat) and is comprised of two tax parcels. The 182.23-acre Golf Course parcel (Tax ID: 08-580-90069333) and the 15.99-acre Floodplain parcel (Tax ID: 08-580-90102758). It is mapped within the OS zoning district and is used as a private golf course. It is currently improved with a clubhouse, racquet sport courts, a pool, a maintenance building, parking lot, and several detached accessory structures to support the various active recreational uses. The use of the property is approved under ZCU-2019-72079. The current configuration of the property was approved by the record plat of the Old South Country Club, recorded on August 3, 1990 (Book:130, Pg:48 & Book: 131, Pg:1), the subject property being designated as Lot 38. The property has road frontage on Mt. Zion Marlboro Rd (MD Rt 408), which has a rural, minor arterial functional classification according to MDSHA. The property is mapped in the No Public Service category for both water and sewer, and therefore the improvements are served by private well and septic systems.

The Cannon Club proposes to construct a new, ADA accessible bathroom and food service facility to support the pool, it replaces the existing facilities that have recently been removed. The new facility is approximately 950sf in area and is located in the same area as the previous facility. The location of the new structure is internal to the site and is approximately 472ft from the nearest property line. The clubhouse is located in the central portion of the property, and all non-golf related active recreational facilities are located between the clubhouse and the road (i.e. in the front yard). The new accessory building requires a variance to **Section 18-2-204(b)(4)** of the Anne Arundel County Code to allow the construction of an accessory structure in the front yard of a non-waterfront lot. The golf course was granted a similar variance under 1999-088-V to construct a storage building in the front yard. Attached are aerial photos illustrating the locations of the existing structures.

The proposed development meets all the criteria found in Article 18-16-305(a) & (c) of the Anne Arundel County Code for the granting of a zoning variance. The following discourse addresses those criteria.

ATWELL

2) The granting of the requested area variance is necessary to avoid the practical difficulty of constructing the pool house elsewhere on the property, as the pool house serves the existing pool, which is located forward of the principal structure, the golf course clubhouse.

Additionally, the proposed work complies with the criteria contained in 18-16-305(c) for the granting of all variances. The following discourse addresses those criteria, as well.

1) The variance is the minimum necessary to afford relief, as it is an in-kind replacement of an existing amenity. The proposed building is the same size in footprint and height, as the size, use, and fixture count is restricted by the septic system's ability to provide adequate sewage disposal.

2) The granting of the variance will not:

   i) The variance will not alter the essential character of the neighborhood, as the proposed pool house is the same size, and in the same location as the recently removed structure.

   ii) The pool house will not substantially impair the use or enjoyment of adjacent properties, as the scope of work is an in-kind replacement of an existing facility.

   iii) The property is not located in the Chesapeake Bay Critical Area.

   iv) The property is not located in the Chesapeake Bay Critical Area.

   v) The in-kind replacement of a recreational amenity on a golf course property is not detrimental to the public health, safety, & welfare.

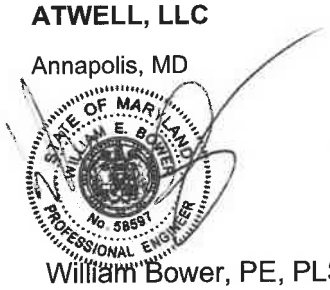
Article 18-13-305(d) is not applicable, as this variance request is not the subject of an outstanding violation.

If you have any questions regarding this variance request, or any of the materials contained within this submittal package, please contact me at 667-204-8042 or wbower@atwell-group.com. Thank you.

Respectfully,

ATWELL, LLC

Annapolis, MD



William Bower, PE, PLS
Sr. Project Manager

SITE PLAN

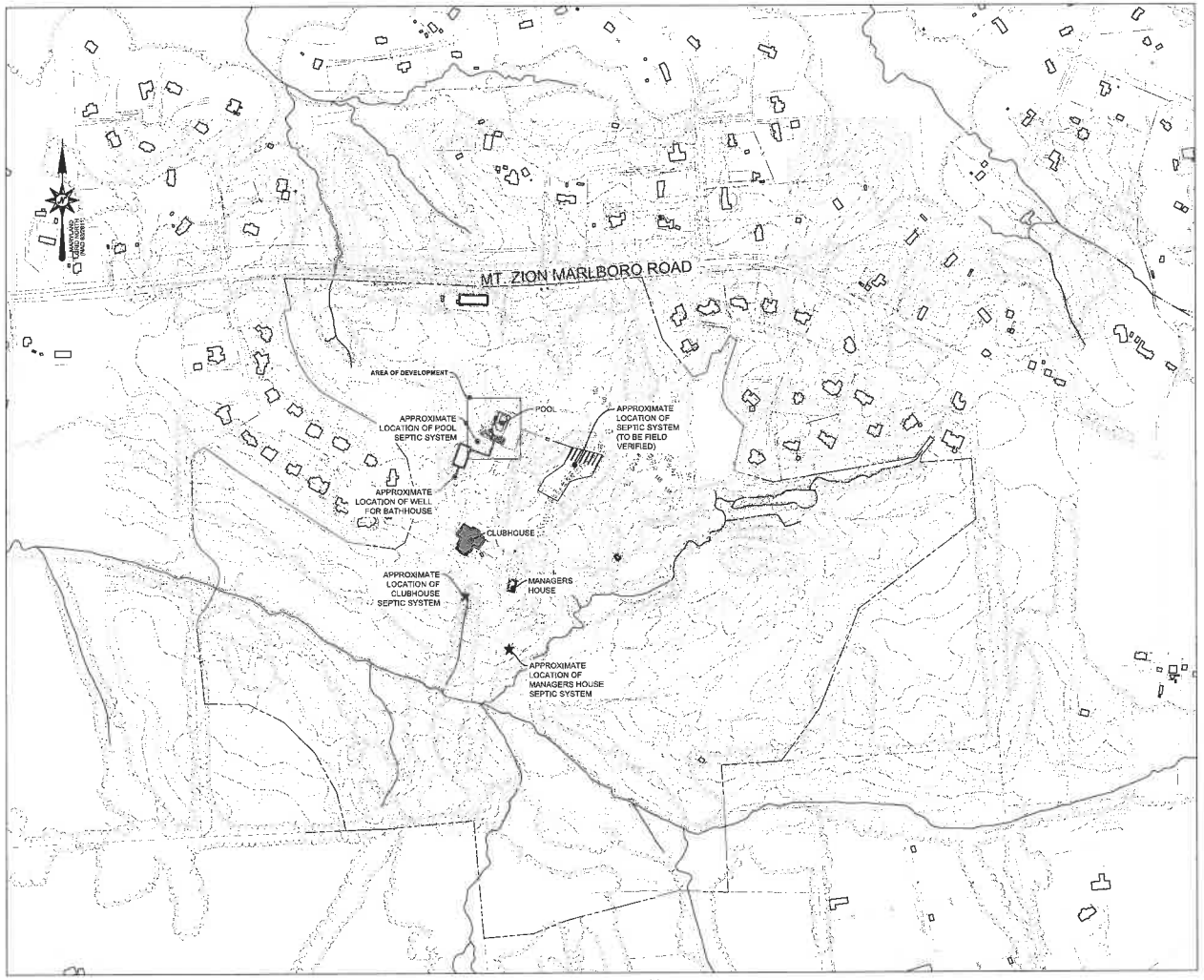
CANNON CLUB GOLF COURSE

699 MT. ZION MARLBORO ROAD, LOTHIAN, MD 20711

TAX MAP 72, GRID 3, PARCEL 251

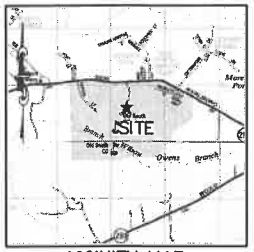
TAX ACCOUNT #08-580-90069333

EIGHTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



OVERALL PLAN

SCALE: 1"=300'



VICINITY MAP

SCALE: 1" = 2000'

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20400770

GENERAL NOTES

OWNER / DEVELOPER:	ENGINEER:
CANNON GROUP, LLC 699 MT. ZION MARLBORO RD. LOTHIAN 20711 C/O	ATWELL, LLC. 2661 RIVA ROAD, BLDG. 800 ANNAPOLIS, MD 21401 C/O TIMOTHY MARTIN TMARTIN@ATWELL-GROUP.COM 410-897-9290

1. THE PROPERTY IS KNOWN AS TAX MAP 72, GRID 3, PARCEL 251.
2. EXISTING ZONING OF THE SITE IS OS.
3. SITE INFORMATION :
   - SITE ADDRESS : 699 MT ZION MARLBORO RD, LOTHIAN, MARYLAND 20711
   - TAX ACCOUNT NUMBER : 08-580-90069333
   - DEED REFERENCE : 33145/153
4. THE PROPERTY OUTLINES SHOWN HEREON ARE BASED UPON ANNE ARUNDEL COUNTY GIS INFORMATION ONLY. NO FIELD RUN SURVEY WAS PREFORMED ON THE SUBJECT PROPERTY
5. EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON ARUNDEL COUNTY GIS INFORMATION ONLY.
6. THE SITE **DOES NOT** LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE SITE IS TO BE SERVED BY PRIVATE SEPTIC & WELL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING:
   - "MISS UTILITY" AT 1-800-257-7777 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF GAS, ELECTRIC, WATER, SEWER & TELEPHONE LINES,
   - BALTIMORE GAS AND ELECTRIC COMPANY (BGE) 410-234-5691 (410-291-4837 GAS) (410-859-8108 ELECTRIC), A MINIMUM OF FIVE (5) BUSINESS DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
   - VERIZON TELEPHONE COMPANY (301-393-3648) (410-224-5210), A MINIMUM OF FIVE (5) BUSINESS DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
   - THE CONTRACTOR SHALL BE LIABLE FOR THE PRECISE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF DISTURBANCE.
   - ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION 410-222-7780, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
9. HANDICAP RAMP AND THE FACILITIES INSIDE THE BATHHOUSE ARE TO BE ADA COMPLIANT/ASSESSABLE.
10. SITE AREA:
    - LIMITS OF DISTURBANCE: ±198.24AC
    - STRUCTURE TO BE REMOVED ±9029F
    - PROPOSED STRUCTURE FOOTPRINT: ±9029F
    - PROPOSED STRUCTURE HEIGHT: ±14FT
11. EARTHWORK:
    - CUT: 0CY
    - FILL: 0CY
    - IMPORT/EXPORT: 0CY

CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE BEFORE PLANNED WORK TO MARK UNDERGROUND UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

PLOTTED: Feb 18, 2025 - 8:05am

Revisions

Rev. #	By	Date	Description

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Timothy Martin | License No. 10669 | Exp./Renewal Date 9/3/2024

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ATWELL
866.850.4200 www.atwell-group.com
2661 RIVA ROAD, BUILDING 800
ANNAPOLIS, MD 21401
410.897.9290

Date	FEBRUARY 2025
Job Number	21-6095
Scale	AS SHOWN
Drawn By	J.L.S.
Approved By	T.A.M.
Folder Reference	CANNON CLUB

ADMINISTRATIVE SITE PLAN

EXHIBIT

CANNON GROUP LLC

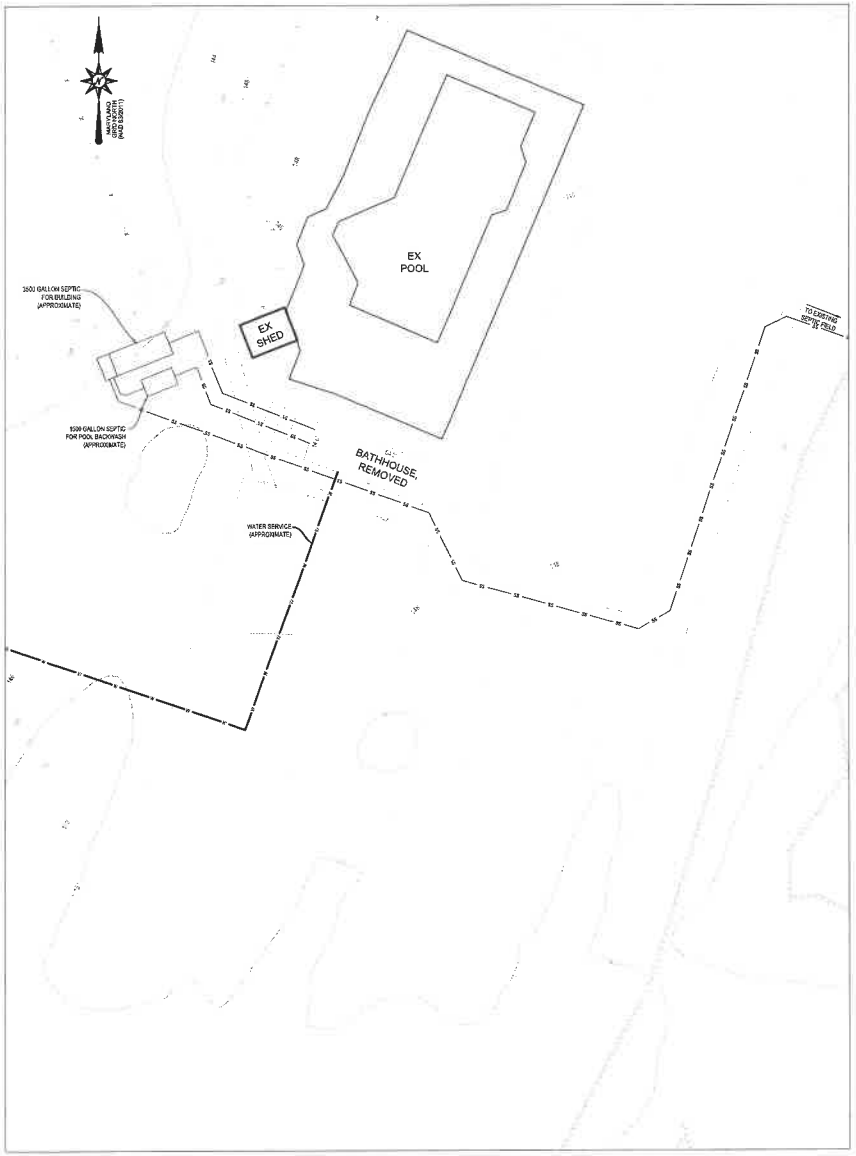
699 MT ZION MARLBORO RD, LOTHIAN, MD 20711

TAX MAP 72, GRID 3, PARCEL 251

TAX ACCT. #08-580-90069333

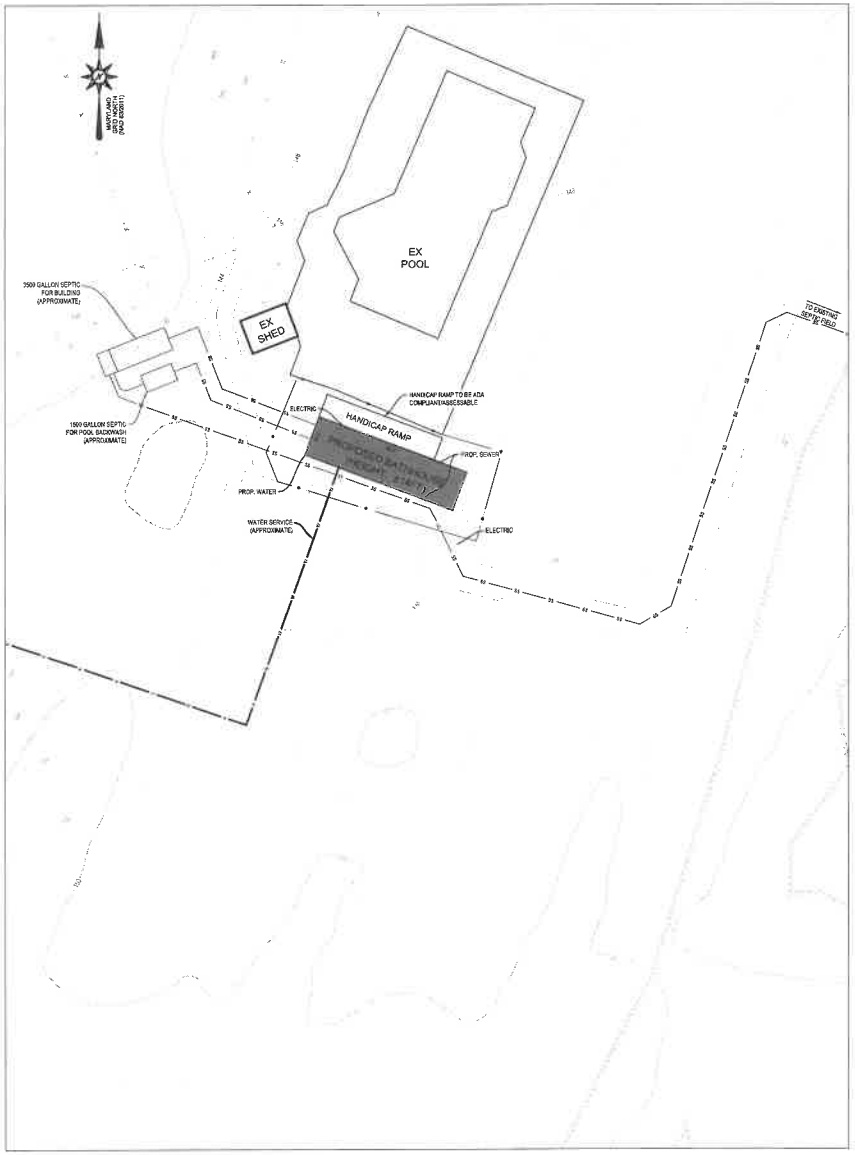
ZONED: OS

EIGHTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



EXISTING CONDITIONS

SCALE: 1"=20'



PROPOSED CONDITIONS

SCALE: 1"=20'

EXISTING BATHHOUSE NOTES:

LADIES ROOM:	MENS ROOM:	COMMON ROOM:
• 3 TOILETS • 2 SHOWERS • 3 SINK	• 2 TOILETS • 1 URINAL • 2 SHOWERS • 3 SINK	• OUTDOOR SHOWER

PROPOSED BATHHOUSE NOTES:

LADIES ROOM:	MENS ROOM:	COMMON ROOM:
• 3 TOILETS • 2 SHOWERS • 3 SINK	• 2 TOILETS • 1 URINAL • 2 SHOWERS • 3 SINK	• OUTDOOR SHOWER

CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE BEFORE PLANNED WORK TO MARK UNDERGROUND UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

PLOTTED: Feb 20 , 2025 - 10:49am

Revisions

Rev. #	By	Date	Description

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Timothy Martin | Date: 6/3/2024
License No. 10989 | Exp./Renewal Date

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Warning: This document is an instrument of professional service prepared by Atwell, LLC. Alteration of this document by any party other than Atwell, LLC is a violation of law that will be prosecuted to its fullest extent.

ATWELL
866.850.4200 www.atwell-group.com
203 FINA BLVD, BUILDING 500
ANNAPOLIS, MARYLAND 21401
410.897.1595

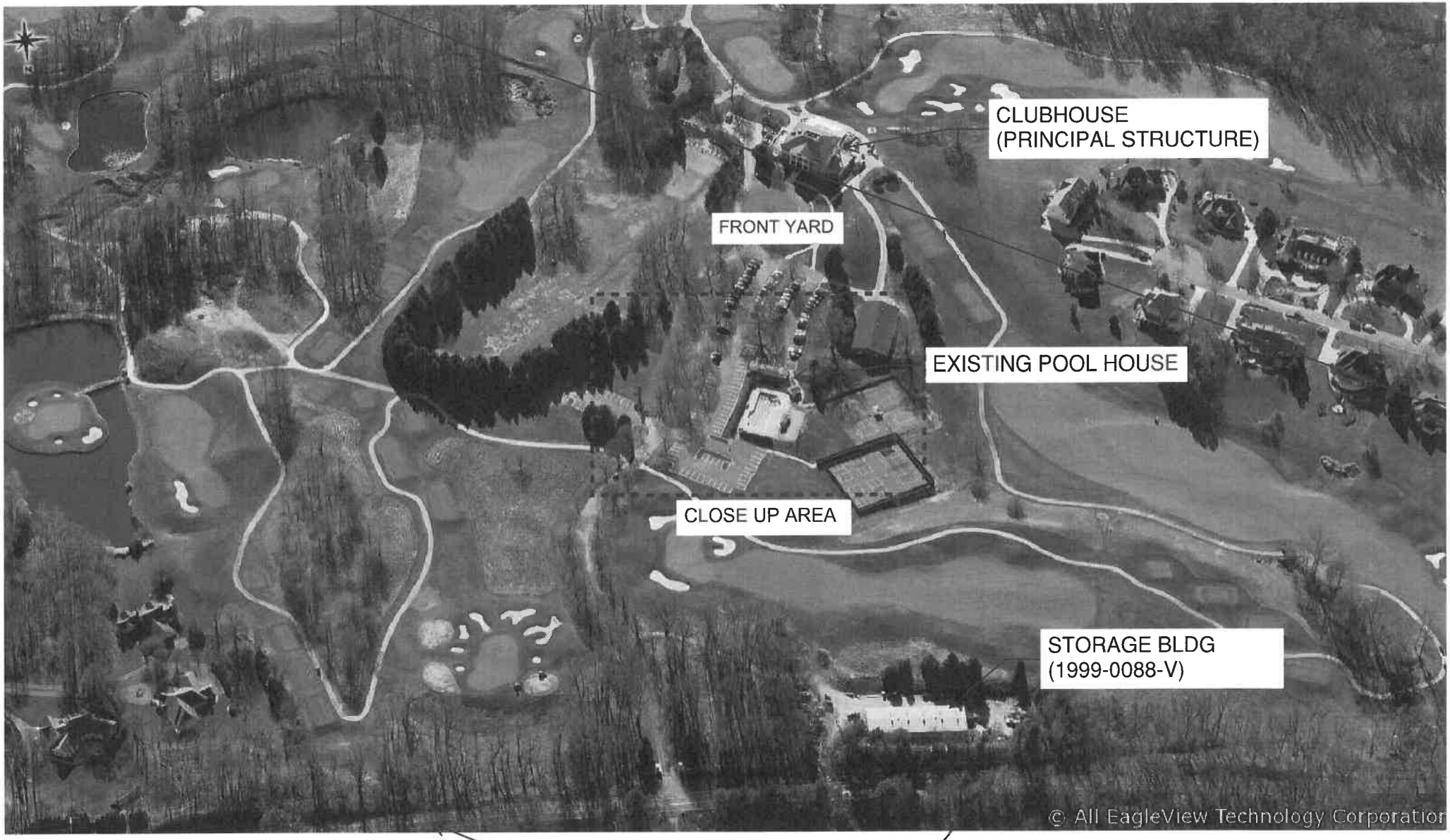
Date: FEBRUARY 2025
Job Number: 21-2599
Scale: AS SHOWN
Drawn By: J.L.S.
Approved By: T.J.M.
Folder Reference: CANNON CLUG

ADMINISTRATIVE SITE PLAN

EXHIBIT
CANNON GROUP LLC
699 MT ZION MARLBORO RD, LOTHIAN, MD 20711
TAX MAP 72, GRID 3, PARCEL 251
TAX ACCT. #09-580-90069333
ZONED: OS
EIGHTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

Sheet No. 2 OF 2

Cannon Club GC



12/14/2021

Cannon Club GC

12/14/2021

BUILDING CODE INFORMATION

A. Jurisdiction: Anne Arundel County, Maryland
B. Applicable Codes.
Building: 2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

C. Project Scope: This project is a 1-story detached auxilary utility building housing a changing rooms and toilet facilities for each sex. Existing property on Private Well and Septic . See additional drawings by Atwell,LLC for more information.

NOTES:

1. All work shall comply with the International Residential Code. For one and two family dwellings and all amendments.
2. All work shall be performed by contractors licensed in the state of Maryland.
3. The contractor shall familiarize themselves with existing conditions and notify the owner and architect in the event the actual conditions warrant a significant change in the scope of the work.
4. The contractor must take all necessary precautions to limit the amount of demolition work to the areas required to be altered. Any damaged areas outside the scope of work is the sole responsibility of the contractor.

GENERAL NOTES:

1. All work is to comply with the county's latest adopted Building Code as well as any other applicable state code and county regulations.
2. The contractor is responsible to check the plans and is to notify the owner or designer of any errors or omissions prior to the start of construction.
3. Do not scale the drawings. If the contractor needs a dimension or finds one or more in error, notify the designer for required information.
4. Design Loads.

Roof:	30 p.s.f. (Live Load)
Floor:	40 p.s.f.
Stairs	40 p.s.f.
Decks	60 p.s.f.
Attic	20 p.s.f. (limited storage)

5. Insulation:

Roof (Vaulted) R-49
Roof (NonVaulted) R-49
Exterior Stud Walls R-20
Ext. Basement R-13
Floor R-19 (Over Unheated Space), R-10 Slab On Grade
Furnace Ducts R-35 Unheated Space

6. All exterior wall and bearing wall openings to have min. double 2x 8 headers or as noted.
7. Joists that attach to flush beams are to be hung with U-210 or equivalent joist hangers by "simpson strong tie co."
8. Provide double floor joists below all walls running in same direction as joists.
9. Provide fireblocking and draftstops in all concealed cavitiy's and spaces - i.e. soffits, drop ceilings, cove ceilings, etc.
11. Lumber Species:

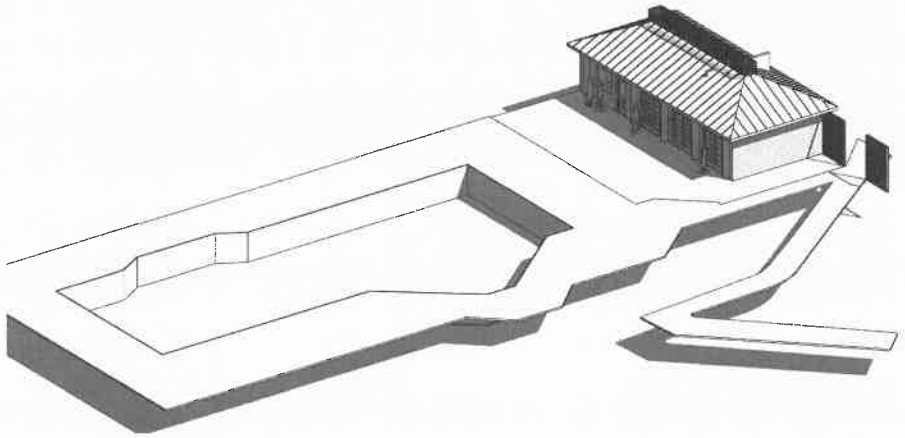
A. Posts, beams, headers joists and rafters -	No. 2 Douglas fir
B. Sills Plates, Blocking Bridging etc.	No. 3 Douglas fir
C. Studs	Stud Grade
D. Post and Beam decking	Utility grade D.F.
E. Plywood Sheathing	1/2" c.d.x. plywood 32/16
F. Glu lam beams	F + 2400 Dry Adh

12. Provide insulation baffles at eave vents between rafters.
13. Footings are to bear on undisturbed soil devoid of any organic material and stepped as required to maintain the required depth below grade.
14. Soil bearing pressure assumed to be 2000 p.s.f. where new footings and/or foundations are required.
15. All new windows within 18" of the finished floor and within 12" of any door shall have tempered glazing.
17. All tub and shower enclosures are to be glazed with safety glazing.
18. Connect all smoke detectors to house electrical system and interface each one so that when any one is tripped they will all sound.
19. Provide attic ventilators (or equal) in the upper portion of the space to be ventilated at least 3'-0" above eave or cornice joists.
20. Provide vacumm breakers at any water supply outlet with a hose connection at outlets which could be submerged and are not protected by an air gap.

THE CANNON

699 Mt. Zion Marlboro Rd, Lothian, Md. 20711

09-18-24 (owner review)



DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A-100	COVER SHEET
A-101	ARCHITECTURAL SITE PLAN
A-102	FLOOR PLANS
A-201	EXTERIOR ELEVATIONS
A-301	SECTIONS & DETAILS
A-401	INTERIOR ELEVATIONS
A-501	SCHEDULES
A-601	ENLARGED PLANS
A-801	EXTERIOR PERSPECTIVES

VICINITY MAP North

AREA MAP North

WILLARD ARCHITECTS, LLC.
102 OLD SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone. (410) 263-2828

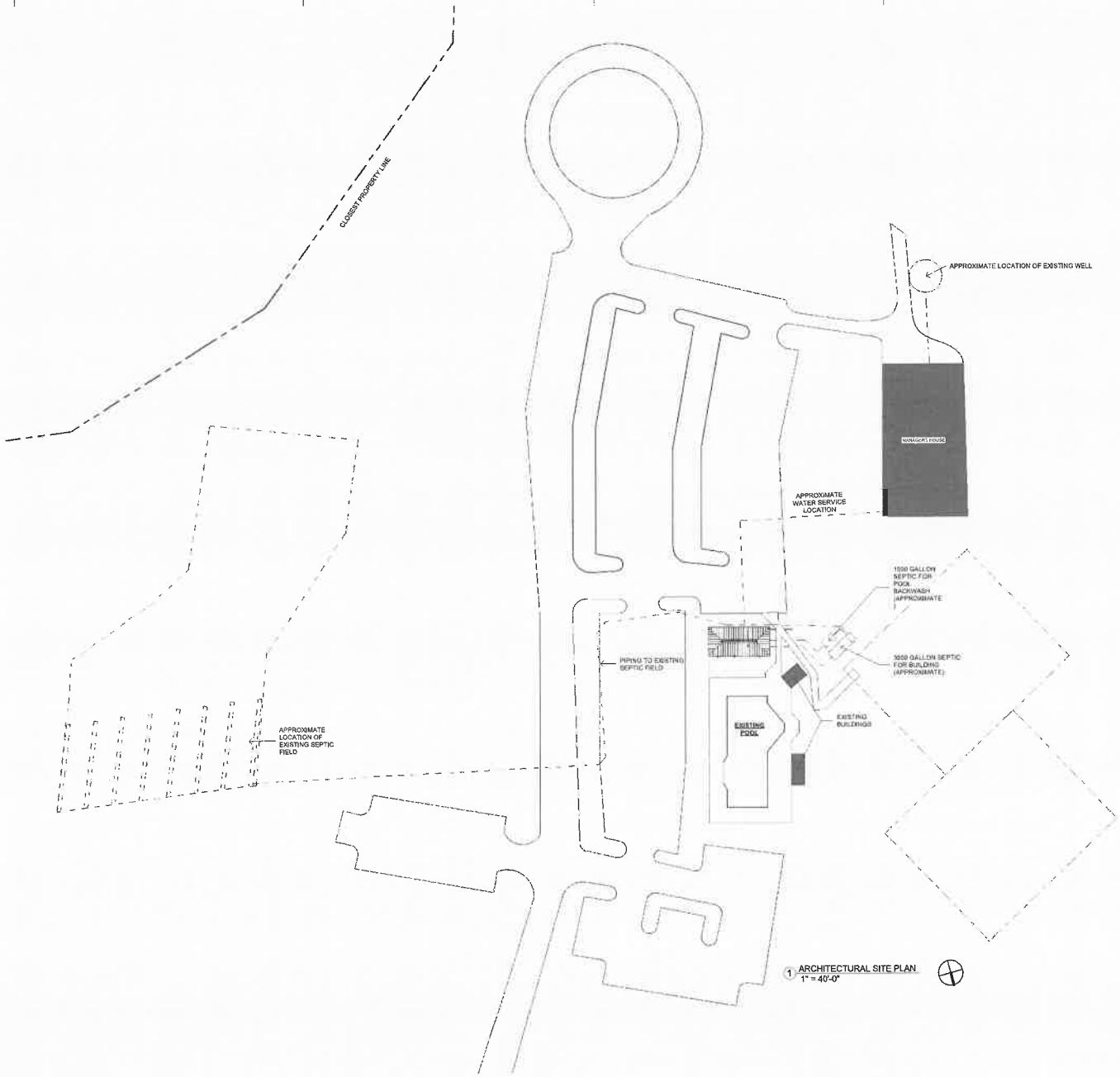
THE CANNON
09-18-24 (owner review)

I certify that these documents were prepared by me and that I am a duly licensed architect under the law of the State of Maryland, license number 14605,expiration date, April 30th 2024.

COVER SHEET

Project No.
Issue Date
Last Revision

A-100



WILLARD ARCHITECTS, LLC,
102 OLD SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone (410) 263-2828
Email: wwilard@willardarchitects.com

THE CANNON

699 Mt. Zion Marlboro Rd,
Lothian, Md. 20711

09/18/2024

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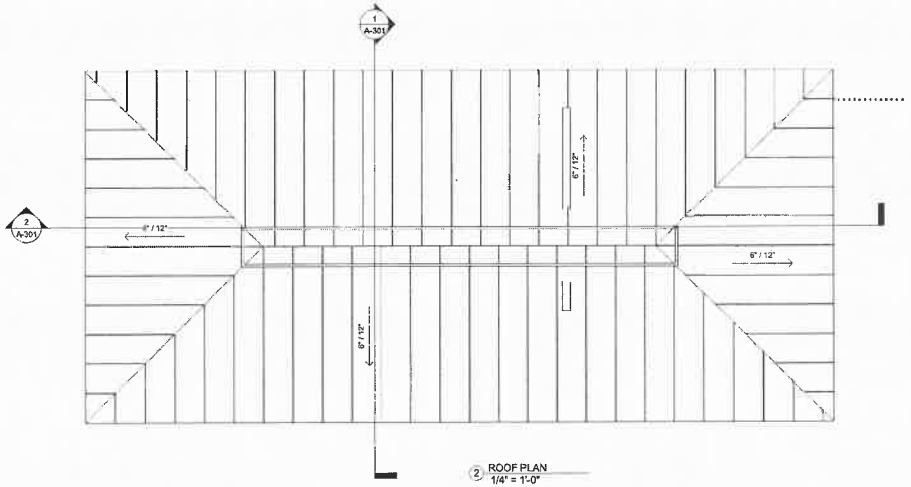
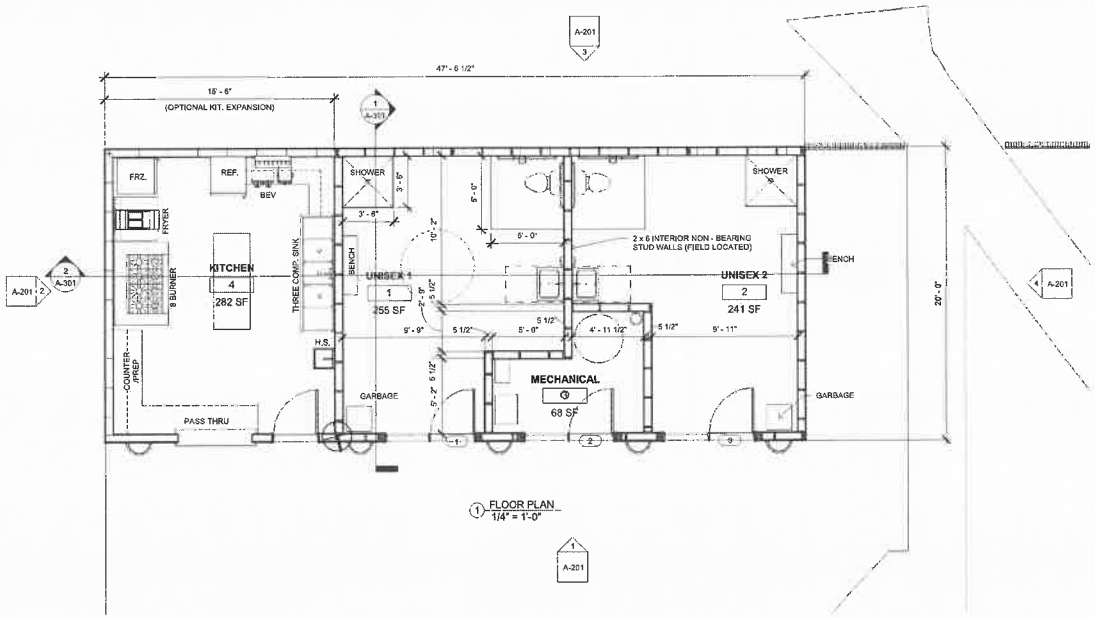
ARCHITECTURAL SITE PLAN

Project No.
Issue Date
Last Revision

A-101



2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

WILLARD ARCHITECTS, LLC.
102 OLD SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone (410) 263-2828
Email: wwillard@willardarchitects.com

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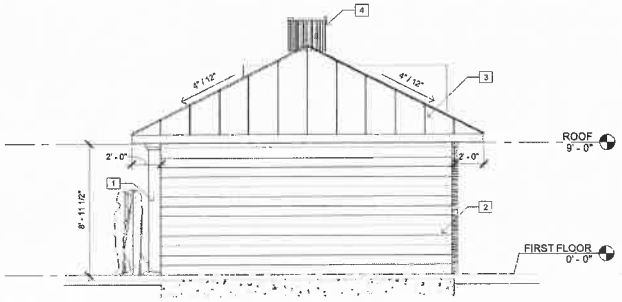
FLOOR PLANS

Project No.
Issue Date
Last Revision

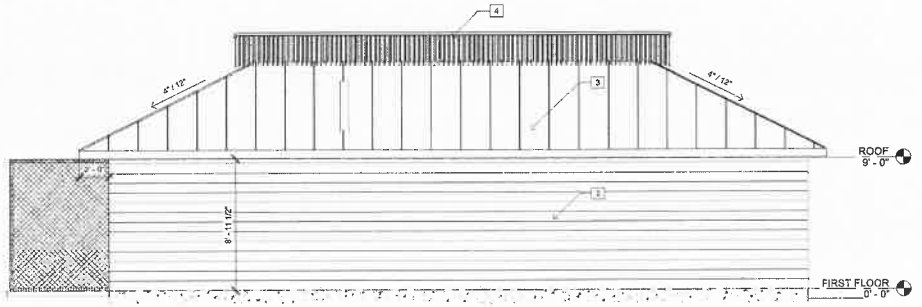
A-102

ELEVATION KEYNOTES

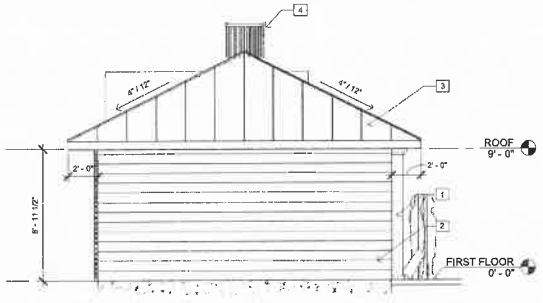
MARK	DESCRIPTION	MARK	DESCRIPTION
1	DECORATIVE VINYL COLUMNS (BY OTHERS)	3	FABRAL HORIZON 'S' ROOFING
2	HARDIE PLANK SIDING & TRIMS (BY OTHERS)	4	DECORATIVE RAILING (BY OTHERS)



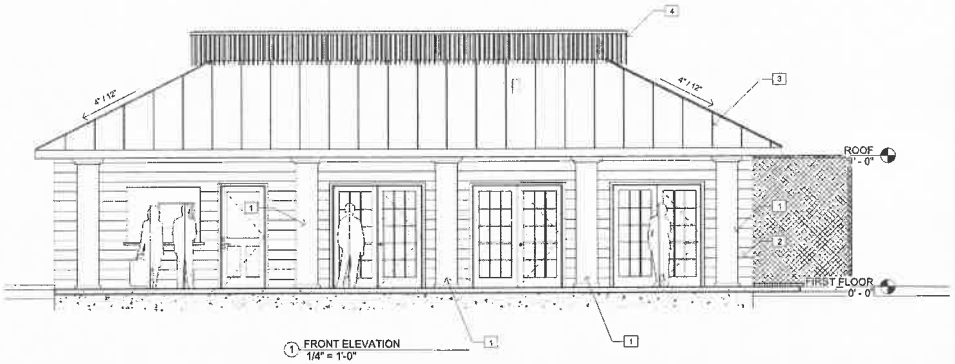
4 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

WILLARD ARCHITECTS, LLC,
102 OLD SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
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09/18/2024

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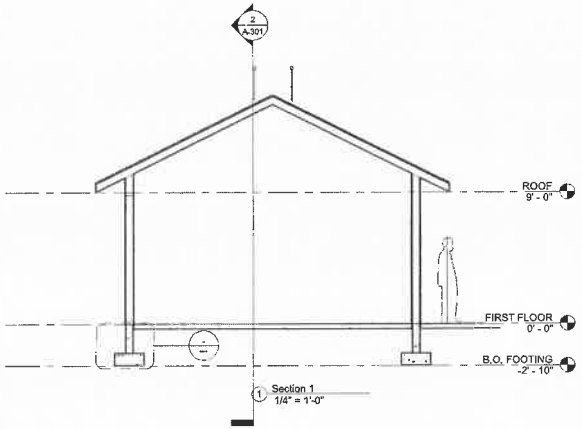
EXTERIOR ELEVATIONS

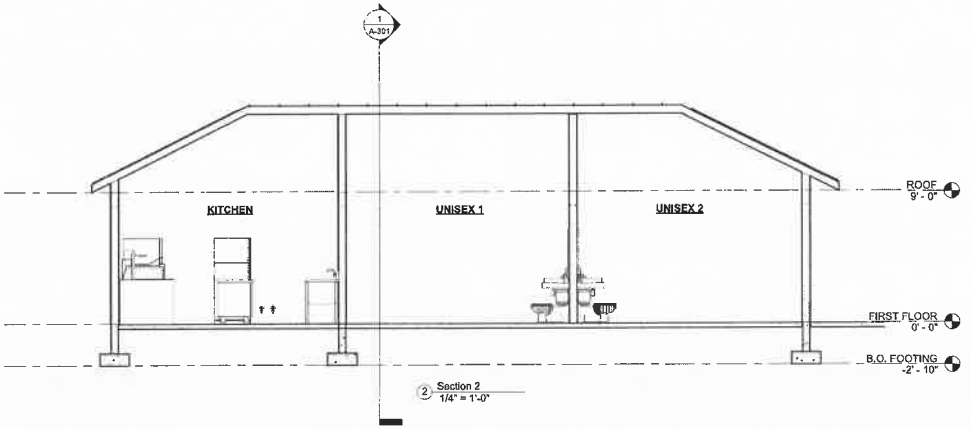
Project No.
Issue Date
Last Revision

A-201

SECTION KEYNOTES

MARK	DESCRIPTION	MARK	DESCRIPTION
1	-	2	-
3	-	4	-





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09/18/2023

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SECTIONS & DETAILS

Project No.
Issue Date
Last Revision

A-301

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 1999-0088-V

IN RE: **OLD SOUTH COUNTRY CLUB, INC.**

EIGHTH ASSESSMENT DISTRICT

DATE HEARD: APRIL 6, 1999

ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

ZONING ANALYST: **CHARLENE L. MORGAN**

DATE FILED: **APRIL** 13, **1999**

PLEADINGS

Old South Country Club, Inc., the applicant, seeks a variance (1999-0088-V) to permit an accessory structure with less setbacks than required on property located along the south side of Zion-Marlboro Road, west of Greenock Road, Lothian.

PUBLIC NOTIFICATION

The case was advertised in accordance with the provisions of the County Code. Keith Hershberger, the applicant's superintendent, testified that the property was posted for 14 days prior to the hearing.

FINDINGS AND CONCLUSIONS

This case concerns the golf course portion of the Old South Country Club subdivision, with a street address of 699 Mt. Zion-Marlboro Road (Md. Route 408), Lothian. The property comprises 198.24 acres and is zoned OS (open space). Improvements include a clubhouse, maintenance building, tennis courts and parking. The applicant proposes to construct a 50' X 150' storage building within 50 feet from Mt. Zion-Marlboro Road.

The Anne Arundel County Code, Article 28, Section 6-207(2) requires a structure in the OS district to be located at least 75 feet from any street right-of-way. Accordingly, the proposal necessitates a variance of 25 feet.

Charlene L. Morgan, a zoning analyst with the Department of Planning and

Code Enforcement, testified that the property previously received a conditional variance to permit a 50' X 230' maintenance building within 40 feet of the property line. See, Case No. V-279-90 (September 28, 1990). At the time of the prior variance, the zoning was RA (Residential Agricultural). Site work was done under the prior approval but the building was never constructed. In the interim, the applicant sought and received a zoning reclassification to OS. See, Case No. 147-94 (October 27, 1994). The applicant has now reinitiated the project, albeit on a reduced scale and 10 feet further from the road. In the circumstances, the witness did not oppose the request.

Gilbert Hardesty, a club director, testified that the applicant is now able to complete the project and intends to provide appropriate landscaping. Mr. Hershberger confirmed the intention of the applicant to provide additional evergreen planting along an existing berm to screen the storage building from the road. The witness indicated that the berm was previously landscaped in accordance with an approved plan, which landscaping needs to be renewed. The witness suggested two additional white pines (approximate height 10 feet) per opening along the berm.

Frederick Weber, who resides across from the site at 686 Mt. Zion-Marlboro Road, sought an assurance that additional landscaping would be timely installed. Mr. Weber requested three additional plantings per opening.

I visited the site and the neighborhood. The site is a level area behind a substantial berm in a residential agricultural area. The berm slopes up steeply

from the road and extends the length of the proposed storage building. It is planted with deciduous and evergreen trees. There are six or seven openings among the maturing trees. The homes on the opposite side of the road are setback a long distance from the road but at a higher elevation.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to conditional relief from the code. The prior decision by this office approved a conditional variance for a larger structure 10 feet closer to the road. The site work and landscaping were completed at that time. The justification for the variance has not changed. The applicant's representatives have expressed the intention of renewing the plantings along the landscaped berm. This will be a condition of the approval.

ORDER

PURSUANT to the application of Old South Country Club, Inc., petitioning for a variance to permit an accessory structure with less setbacks than required; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 13th day of April, 1999,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is hereby **granted** a variance of 25 feet to the required 75-foot setback to permit a 50' X 150' maintenance building. *As a condition of the approval, the applicant shall maintain the existing landscaped berm and shall*

plant and maintain additional evergreen screening in each opening along the berm. The applicant shall install two to three trees per opening, each tree no less than five to eight feet in height, and where appropriate, taller, with due regard to the available space for proper plant growth and development. The landscaping shall be reviewed and approved by PACE and completed prior to occupancy.

Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty (30) days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further, Section 11-102.2 of the Anne Arundel County Code states:

A variance granted under the provisions of this Article shall become void unless a building permit conforming to the plans for which the variance was granted is obtained within one year of the grant and construction is completed within two years of the grant.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this order, otherwise they will be discarded.

FINDINGS AND RECOMMENDATION
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT
ANNE ARUNDEL COUNTY, MARYLAND

APPLICANT: Old South Country Club **ASSESSMENT DISTRICT: Eighth**

CASE NUMBER: 1999-0088-V **COUNCILMANIC DISTRICT: Seventh**

HEARING DATE: April 6, 1999 **PREPARED BY:** Charlene L. Morgan
Planner

REQUEST

The applicant is requesting a variance to permit an accessory structure with less setbacks than required in an OS-Open Space District.

LOCATION AND DESCRIPTION OF SITE

The subject property contains 198.24 acres. The property is designated as Lot 38 in the subdivision of Old South Country Club in Lothian, Maryland. Located on Tax Map 72, Block 3, Parcel 251, the site is developed with a golf course, clubhouse, maintenance building, tennis courts and parking.

The current OS -Open Space classification of the site was received as a result of a rezoning case granted on October 27, 1994.

APPLICANT'S PROPOSAL

The applicant proposes to construct a storage building to be located 50 feet from Mt. Zion-Marlboro Road (Md Rte. 408).

REQUESTED VARIANCES

1. Section 6-207(2) of the Zoning Ordinance requires a use or structure to be setback 75 feet from any street right-of-way.

As such, a variance of 25 feet to the street right-of-way setback is requested.

FINDINGS

With regard to the standards by which a variance may be granted, as set forth under Section 11-102.1, this Office offers the following:

Variances were requested and granted with conditions on September 28, 1990 under previous variance case #1990-0279-V, enclosed. At that time the property was zoned RA-Residential Agricultural District. The variance permitted a 50-foot by 230-foot maintenance building to be constructed 40 feet from the front lot line. The site improvements were begun but the building was never constructed. The grading and landscaping proceeded in accordance with the conditions of the variance approval. The variance lapsed and is now being requested again in order to construct the maintenance building.

On October 27, 1994 the property obtained OS-Open Space Zoning via case #1994-0147-R. Consequently, many of the previous variances are now unnecessary. The building now being proposed is 50 feet by 150 feet and is to be located 50 feet from the front lot line. Therefore, the proposed structure has been reduced in size and moved ten feet further from the road.

RECOMMENDATIONS

Based on the above, this Office offers no objection to the variance requested.

CASE # 1999-0088-V
FEE PAID: 225.00
DATE

ANNE ARUNDEL COUNTY MARYLAND

ZONE ALEX
200 MAP 1000 MAP
CRITICAL AREA: NA 28 F13
IDA LDA RCA

I sign

VARIANCE APPLICATION

Applicant: OLD SOUTH COUNTRY CLUB, INC.
(All persons having 10% or more interest in property)

Property Address: 699 MT. ZION-MARLBORO RD (RTE 408)
LOTHIAN, MD 20711

Property Location: 4000 feet of frontage on the (n, s, e, w) side of MT. ZION-MARLBORO (RTE 408) street, road, lane, etc.; 6000 feet ± (n, s, e, w) of GREENOCK (RTE 259) street, road, lane, etc. (nearest intersecting street).

Tax Account Number 3-580-90069333 Tax District 8TH Council District

Waterfront Lot NO Corner Lot NO Deed Title Reference 4950-769

Zoning of Property RA Lot # 38 Tax Map 72 Block 3 & 4 Parcel 251

Area (sq. ft. or acres) 198.24 Subdivision Name "OLD SOUTH COUNTRY CLUB"

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.): VARIANCE TO PERMIT AN ACCESSORY STRUCTURE IN THE FRONT YARD AND WITH LESS THAN THE REQUIRED SETBACK 1) SEC 2-204(b)(1)(i) 2) SEC 2-205(a)(3) 3) SEC 2-205(a)(5) 4) SEC 2-211(b)(1)(vii)(1) 5) SEC 2-210(b)(1)(iii) VARIANCES NEED TO ALLOW STORAGE BUILDING TO BE LOCATED 25' FROM ANY LOT LINE, LETTING THE STRUCTURE BE IN THE FRONT YARD INSTEAD OF SIDE OR REAR, TO BE 50 RATHER THAN 150' SET BACK FROM ARTERIAL STREET, AND LANDSCAPING 40' FROM THE ARTERIAL RD R.O.W.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

* Keith E. Hershberger
Applicant's Signature
BY: OLD SOUTH COUNTRY CLUB, INC.
Keith E. Hershberger
Print Name
699 MT. ZION-MARLBORO RD
Street Number, Street, PO Box
LOTHIAN, MD 20711
City, State, Zip
410-741-6037
Home Phone Work Phone

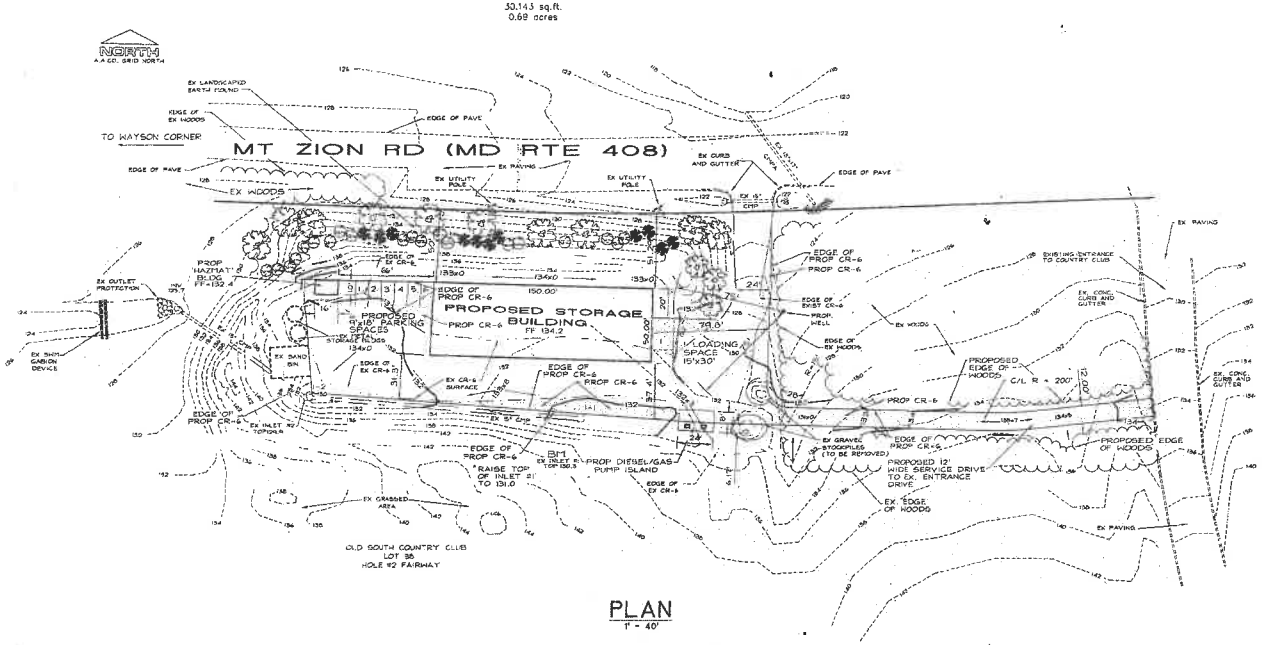
* William E. Shea
Owner's Signature
OLD SOUTH COUNTRY CLUB, INC.
BY:
WILLIAM E. SHEA
Print Name
699 MT. ZION-MARLBORO RD
Street Number, Street, PO Box
LOTHIAN, MD 20711
City, State, Zip
410-741-6037
Home Phone Work Phone

For Office Use Only

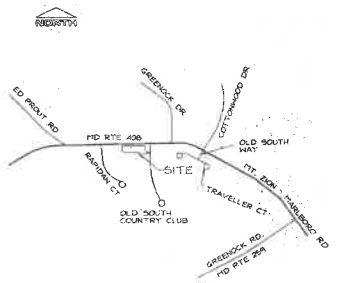
Application accepted by Anne Arundel County, Office of Planning and Zoning:

Signature

3-2-99
Date



PLAN
1" = 40'



VICINITY MAP
1" = 2000'

SITE DATA

TOTAL SITE AREA = 1.69 ac OR 73,766 sf
SITE AREA IS PART OF OLD SOUTH COUNTRY CLUB (186 ac +/-)

PROPERTY ADDRESS: 698 MT. ZION - MARLBORO RD.
LOTHIAN, MD. 20711
ASSESSMENT DISTRICT: 8th
LOT 28, OLD SOUTH COUNTRY CLUB SUBD.
TAX MAP 72
BLOCKS 3 & 4
TAX ACCOUNT #:?
DEED:?
ZONING: RA

REQUIRED SETBACKS:
150' FRONT (STATE HWY), 50' PROPOSED
15' SIDE, 40' COMBINED
55' REAR

PARKING REQUIREMENTS:
STORAGE BUILDING,
1 SPACE PER 1000 sf
7,500 sf GROSS
5,625 sf NET
6 SPACES REQ.

1 LOADING SPACE FOR 2000 TO 10,000 sf
1 LOADING SPACE REQ.

6 PARKING AND 1 LOADING SPACES PROPOSED.

EX. BUILDING COVERAGE: 11,460sf, 0.26ac
EX. PAVING: 163,536sf, 3.75ac
EX. LAWN: 8465,8395 sf, 194.23 ac

PROPOSED BUILDING COVERAGE: 18,960sf, 0.44ac
PROPOSED PAVING: 186,179sf, 4.27ac
PROPOSED LAWN: 8,420,167 sf, 193.53 ac

SCREENING AND BUFFERS ADDRESSED AND INSTALLED UNDER PRIOR GRADING PERMIT. (SEE PLAN)

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED CURB (NA)
- EXISTING CURB
- DRAINAGE SECTION (NA)
- EXISTING FENCE (NA)
- EXISTING EDGE OF WOODS
- PROPOSED EDGE OF WOODS
- EXISTING PAVING
- PROPOSED PAVING

GENERAL NOTES

1. The site is not within the 100 year flood plain.
2. Predominant Soil Type: Elkabora fine sandy loam
3. Storm Water Management previously provided. (GP#02001432)

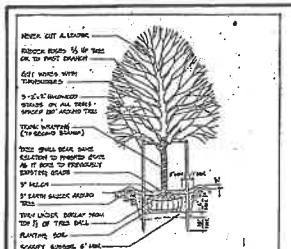
AZTEC ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
P.O. BOX 369, GAMBRILLS, MARYLAND 21054
TELEPHONE: (410) 674-6748

NO.	REVISIONS	BY.	DATE

VARIANCE SITE PLAN

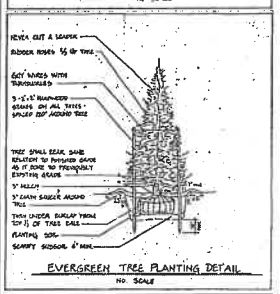
PROPOSED STORAGE BUILDING
OLD SOUTH COUNTRY CLUB, INC.
698 MT ZION ROAD, LOTHIAN,
8th DIST., A.A.CO., MD 20711
TAX MAP 72, BLOCK 4, PARCEL 51

SCALE: AS SHOWN DATE: 2/16/99 SHEET 2 OF 2



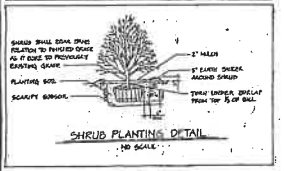
TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE

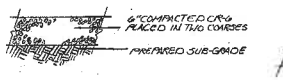


SHRUB PLANTING DETAIL

NO SCALE

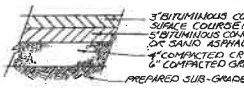
CONSTRUCTION NOTES:

1. All temporary stock piles shall be within the disturbed areas shown and draining to the sediment controls shown.
2. All excess material shall be removed to an approved spoil site. All borrow material shall be obtained from an approved site.
3. It shall be the responsibility of the contractor or subcontractor to notify the engineer of any deviation to these plans prior to any change being made. Any change in these plans without the written authorization for said change from the engineer shall be the responsibility of the contractor or subcontractor.
4. Existing utilities, (including storm drains), shown on these plans are in accordance with the best information available for the contractor. The contractor shall verify this information to his satisfaction prior to beginning work. The owners and engineers assume no responsibility for accuracy or completeness of the information shown. Existing mains, services, etc., shall be carefully protected and any damage to them caused by the work shall be immediately repaired to the satisfaction of the engineers by the contractor at the contractor's expense, using materials of the kinds damaged.
5. The contractor shall call "MISS UTILITY" (telephone 1-800-257- 7777) a minimum of 48 hours in advance of any excavation, boring, and/or digging for the location of underground utilities.
6. The contractor shall notify the Anne Arundel County Department of Public Works, Inspection Division, (221-7367), and the Anne Arundel County Department of Inspections and Permits, (222-7780), three (3) days prior to beginning any construction.
7. All construction methods and materials shall be in accordance with the latest Anne Arundel County Department of Public Works, "STANDARDS, SPECIFICATIONS AND SPECIAL PROVISIONS" for construction unless otherwise specified.
8. The contractor shall grade all areas within the area of construction and shall keep paving as necessary to insure positive drainage.
9. Job safety, traffic safety, and traffic control shall be the sole responsibility of the contractor.



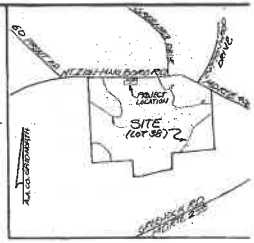
PROPOSED ON-SITE PAVING SECTION

N.T.S.



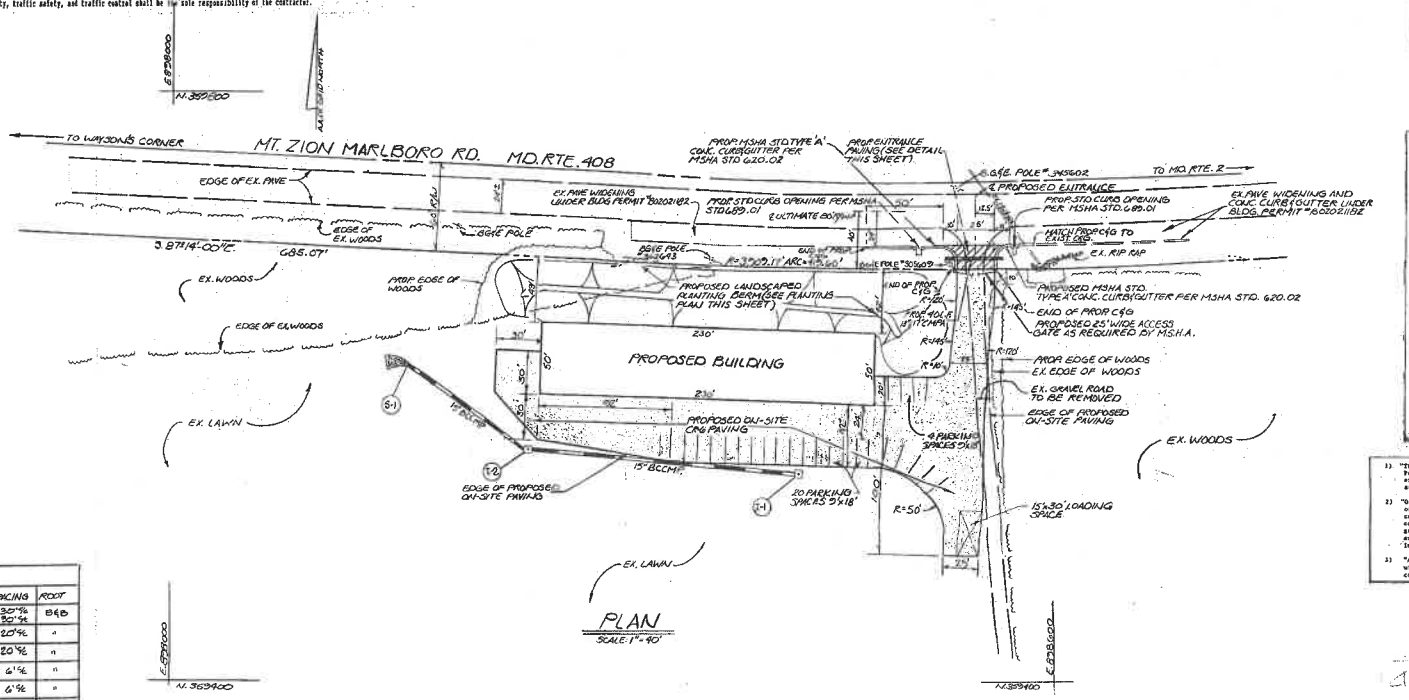
PROPOSED ENTRANCE PAVING SECTION

N.T.S.



VICINITY MAP

SCALE: 1" = 2000'

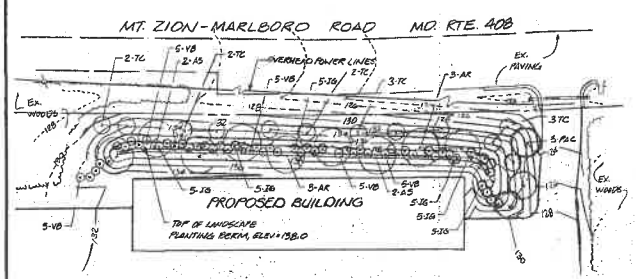


PLAN

SCALE: 1" = 40'

PLANTING SCHEDULE						
SYMBOL	QUANTITY	COMMON NAME (SIZE)	BOTANICAL NAME	SPACING	ROOT
AR AS	6 4	RED MAPLE (6'-2½" CAL.) SUGAR MAPLE	ACER RUBRUM ACER SACCHARUM	30'-0" 30'-0"	B&B
PAC	5	BLUE SPRUCE (6'-8' HIGH)	PICEA ABIES CONCOLOR	20'-0"	"
TC	12	CANADIAN HEMLOCK (6'-8' HIGH)	THUJA CANADENSIS	20'-0"	"
IG	30	INKBERRY (2'-3' SPREAD)	ILEX GLABRA	6'-6"	"
VD	25	BURKWOOD VIBURNUM (2'-3' SPREAD)	VIBURNUM BURKWOODII	6'-6"	"

NOTE: ALL LANDSCAPING SHALL BE PERFORMED AS PER SPECIFICATION AND RECOMMENDATIONS PER THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" AS APPROVED BY THE LANDSCAPE CONTRACTORS ASSOC. OF METROPOLITAN WASHINGTON & THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS - MD. & POTOMAC CHAPTER.



LANDSCAPE PLANTING PLAN

1" = 40'

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING EDGE OF WOODS
- PROPOSED EDGE OF WOODS
- EXISTING UTILITY POLE
- PROPOSED ENTRANCE PAVING
- PROPOSED ON-SITE PAVING

SITE DATA

1. CURRENT ZONING - RA
2. PROPOSED USE: MAINTENANCE & STORAGE BUILDING
3. DEED REFERENCE: 4780/762
4. LOT 38, OLD SOUTH COUNTRY CLUB SUBDIVISION
5. TAX MAP 47, BLOCKS 3 & 4, PARCEL 51, 8TH DIST.
6. TAX ACCOUNT #2000900053333
7. SETBACKS:
   40' FRONT (SEE VARIANCE CASE #V-275-90 GRANTED 3-28-90)
   15' MIN. SIDE, 40' COMB.
   35' REAR
8. TOTAL SITE AREA = 198.29 AC ±
9. EXISTING BUILDING & PARKING SITE COVERAGE = 174,770 ± SF = 4.01 AC ± .
10. PROPOSED BUILDING & PARKING SITE COVERAGE = 205,176 ± SF = 4.71 AC ± OR 2.4 % OF SITE AREA.
11. MAXIMUM PERMITTED BUILDING & PARKING SITE COVERAGE = 25 % OF SITE AREA, OR 49.57 AC ± .
12. PARKING AND LOADING REQUIREMENTS: 1 PARKING SPACE PER 1,000 SF & 1 LOADING SPACE FOR 2,000 TO 10,000 SF.
    GROSS FLOOR AREA PROPOSED = 11,500 SF
    NET FLOOR AREA PROPOSED = (11,500 × 0.75) = 8,625 SF.
    9 PARKING SPACES REQUIRED & 1 LOADING SPACE REQUIRED
    24 PARKING SPACES PROPOSED & 1 LOADING SPACE PROPOSED

STANDARD RESPONSIBILITY NOTES:

1. Developer's Certification:

   I (we) certify that:

   a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.

   b. Any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion BEFORE beginning the project.

   c. The appropriate subsidiary will be incorporated and maintained on continuous basis(s) included on this plan. Such subsidiary(s) will be in compliance with Article 21, Section 2-1201 of the Anne Arundel County Code.

2. The developer is responsible for the protection of all easements, rights, and/or rights-of-way that may be impacted by the sediment and erosion control plan. The developer is responsible for obtaining any extensions of such or access adjacent or downstream properties necessary to carry out this plan. He is also responsible for the protection of all easements, rights and/or rights-of-way that may be required for grading and/or work on adjacent properties included in this plan.

3. Excluding initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days on the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than three (3) horizontal to one (1) vertical (3:1), and fourteen days on all other disturbed or graded areas on the project site.

4. The sediment control(s) represented on this plan are minimal only in areas and practices specified on permanent work.

5. The approval of this plan for sediment and erosion control does not relieve the developer/contractor from complying with any Federal/State/County requirements applicable to environmental issues.

OLD SOUTH COUNTRY CLUB, INC.
BY: [signature] 4-2-91
Signature(s) of Developer/Owner(s) Date

NAME: Robert GARRETT MACKESY TITLE: PRESIDENT
ADDRESS: 699 MARLBORO RD. LOTHIAN, MD 20711
Telephone: 301-741-1115

1) "The developer must request that the Department of Inspections and Permits approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permits, and the Ordinance."

2) "On all sites with disturbed areas in excess of 2 acres, approval of the Department of Inspections and Permits shall be required on completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may then be authorized until the initial approval by the Department of Inspections and Permits is given."

3) "Approval shall be requested on final stabilization of all sites with disturbed areas in excess of 2 acres before removal of controls."

4-1-91
NO OUTSIDE STORAGE PLANS
TO: C. MORGAN (PZ)
1 SET OF SITE APPROVED PLAN PER DUE REQUEST
CT

Lillian M. Moffett 7/16/91
27-15

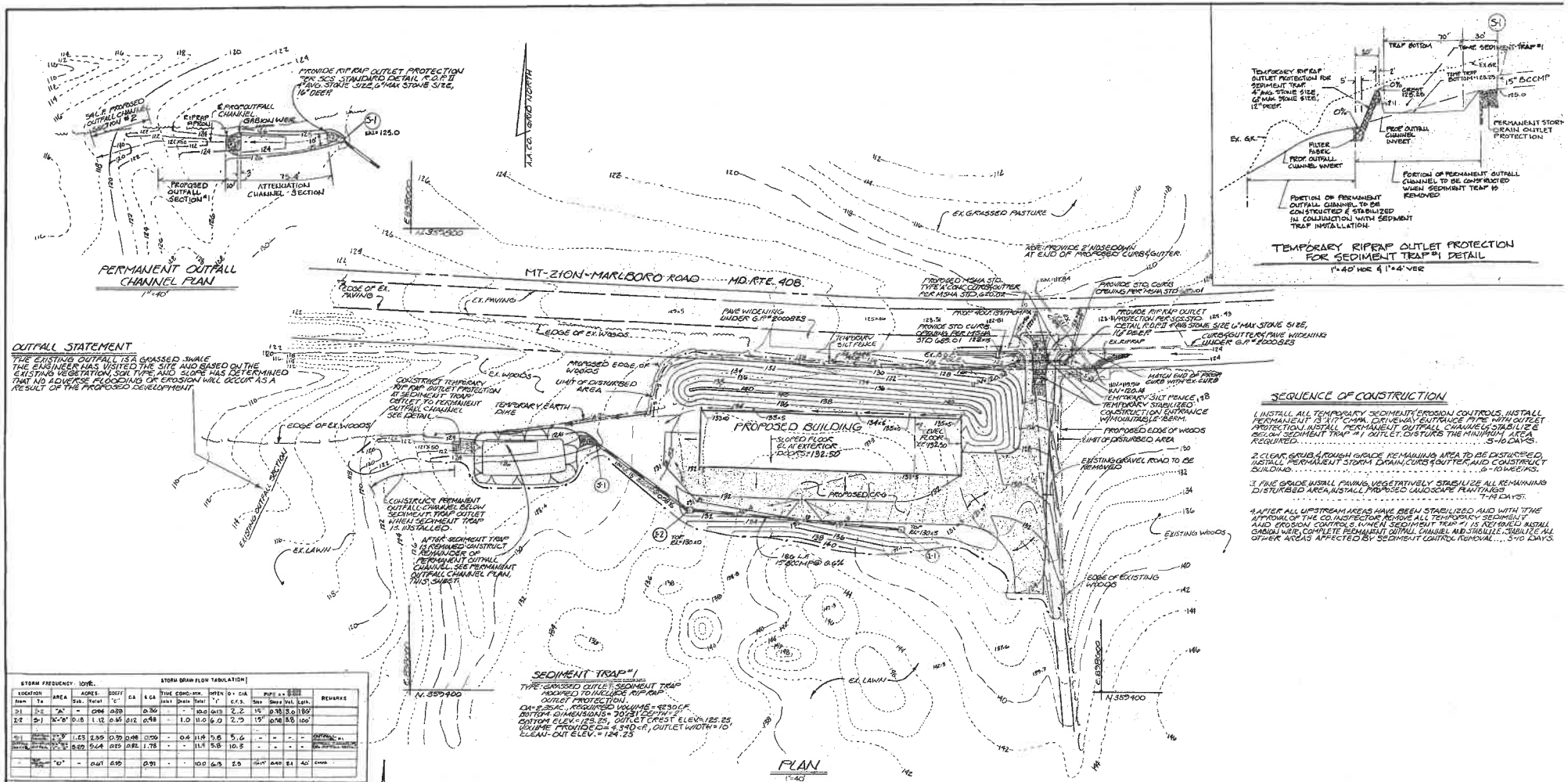
REVISION DESCRIPTION	DATE	BY

TRIBETT COMPANY, INC.
LAND DEVELOPMENT CONSULTANTS
P.O. BOX 369
GAMBRILLS, MARYLAND 21054
301-923-1244

SITE PLAN

OLD SOUTH COUNTRY CLUB
MAINTENANCE BUILDING
699 MT. ZION-MARLBORO R.D.
8th DIST., A.A.CO., MD

SCALE: AS SHOWN DATE: JAN. 1991 SHEET: 1 OF 3

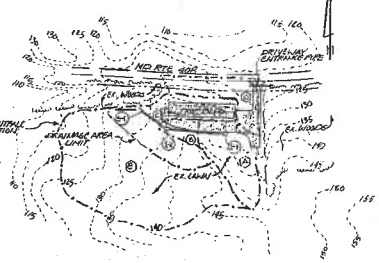


STORM DRAIN FLOW TABULATION — STORM FREQUENCY: 10YR.

LOCATION		AREA	ACRES		COEFF	C.A	I.C.A	TIME CONC. MIN.			INTEN.	Q = C.I.A	PIPE =				REMARKS
from	To		Sub.	Total	"C"			Inlet	Drain	Time	"I"	C.F.S.	Size	Slope	Vel.	Length	
2-1	2-2	"A"	-	0.94	0.38		0.36	-	-	10.0	6.13	2.2	15"	0.15	5.0	180'	
2-2	S-1	"A"+"B"	0.18	1.12	0.65	0.12	0.48	-	1.0	11.0	6.0	2.9	15"	0.68	5.8	100'	
		"B"	1.23	2.35	0.39	0.48	0.96	-	0.4	11.4	5.8	5.6	-	-	-	-	OUTFALL #1
		"C"	0.67	3.02	0.25	0.92	1.78	-	-	11.4	5.8	10.3	-	-	-	-	
-		"D"	-	0.67	0.35		0.91	-	-	10.0	6.13	2.8	18"	0.40	8.4	40'	CMPA

DRAINAGE AREA DATA

SUB-AREA	AC.	"C"
(A)	0.94	0.38
(B)	0.18	0.65
(C)	1.23	0.39
(D)	0.67	0.35
(E)	3.29	0.25



DRAINAGE AREA MAP
1"=200'

LEGEND
- 134 - EX. CONTOUR
- 134 - PROP. CONTOUR
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EDGE OF EX. WOODS
- EDGE OF PROP. WOODS
- LIMIT OF DISTURBED AREA
- PROP. PAVING
- 138.5 EXIST. SPOT ELEVATION
- 138.6 PROP. SPOT ELEVATION
- FLOW DIRECTION

TOTAL SITE AREA = 198.24 AC±
TOTAL DISTURBED AREA 1.63 AC±
AREA TO BE VEGETATIVELY STABILIZED = 0.92 AC±
NOTE: ALL AREAS NOT INTENDED FOR BUILDING, PAVING, OR OTHER USE SPECIFIED, SHALL BE PERMANENTLY SEEDED PER THE SPECIFICATIONS.

BENCHMARK:
MON. BAR, ELEV. = 144.93
N 359,204.19
E 838,591.79

REVISION DESCRIPTION	DATE	BY

TRIBETT COMPANY, INC.
LAND DEVELOPMENT CONSULTANTS
P.O. BOX 369
GAMBRILLS, MARYLAND 21054
301-923-1244

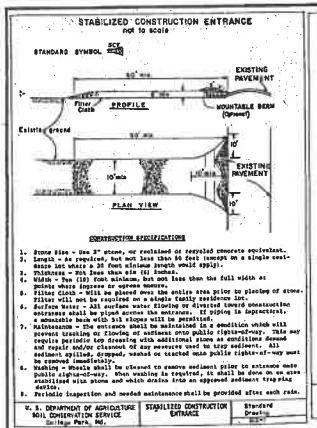
Heath T. Tribett 2/27/91

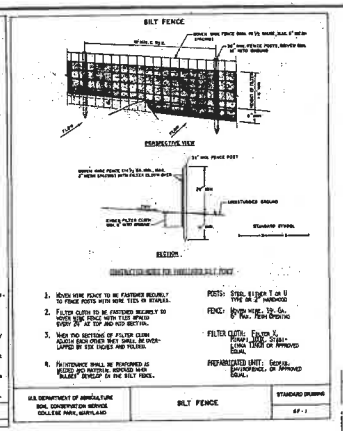
GRADING/SEDIMENT & EROSION CONTROL PLANS

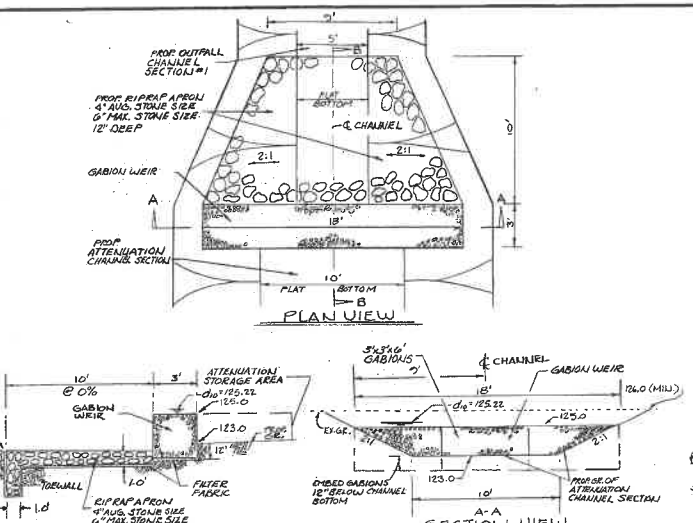
OLD SOUTH COUNTRY CLUB MAINTENANCE BUILDING

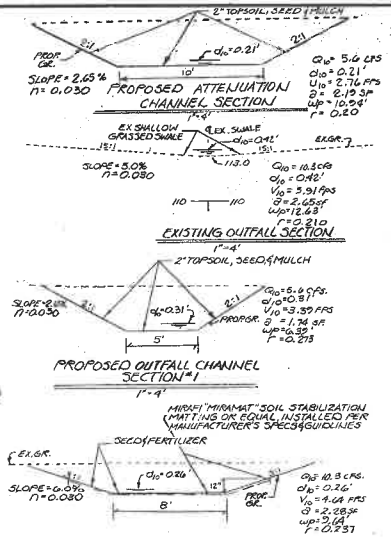
699 MT. ZION-MARLBORO RD.
8th DIST., A.A.CO., MD.

SCALE: AS SHOWN | DATE: JAN. 1991 | SHEET: 2 OF 3









DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

SITE PREPARATIONS:

1. Temporary perimeter dikes and silt traps, etc. are to be preserved as per this plan prior to grading operations and will be maintained to be made to the satisfaction as necessary and 10 pr maintained for the duration of grading duty. The above area material shall be disturbed for the minimum amount of time possible.

2. Permanent Seedbed:

a. Seedbed preparation: Area to be seeded shall be loose and friable to a depth of at least 3". The top layer shall be loosened by rolling, raking or other suitable means before seeding occurs. In lieu of soil test results, apply 100 pounds of dolomitic limestone and 25 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrows or disk line and fertilizer into the soil to a depth of at least 3". Go slowest fluster than 1½. No attempt should be made to drag any disturbed area to make the soil surface smooth after disking.

b. Seedings: Apply 3-4 pounds per 1,000 square feet of Kentucky 31 tall fescue between February 1 and April 30 or between August 15 and October 31. Apply more uniformly with cyclone seeder, drill or cultipacker seeder or spread uniformly with hydraulic seeder and hydraulic mulcher. Cover seed with ¼ inch of soil by raking, dragging with a chain or cultipacker seeder or spreading clay or loam. Where slopes are greater than 3' to 1', as shown, are to be permanently seeded and protected with an approved erosion control netting. Additional reseeding may be required. Sod is not to be applied on frozen ground.

NOTE: Use of this information does not preclude meeting all of the requirements of the "1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control".

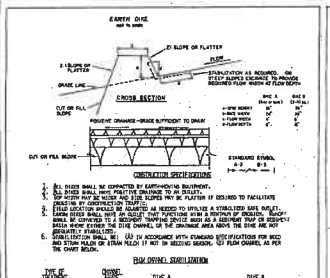
3. Temporary Seeding:

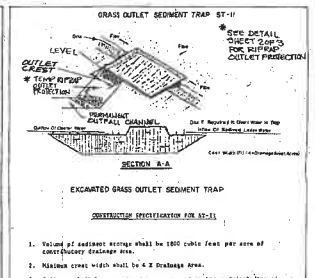
Lime	100 pounds of dolomitic limestone per 1,000 square feet
Fertilizer	15 pounds of 10-10-10 per 1,000 square feet
Seed:	Perennial rye, Italian rye - 0.92 pounds per 1,000 square feet Dates: March 1 through April 30 or August 15 through October 31 Rates: - 0.92 pounds per 1,000 square feet (Apr. 1 through August 15)
Mulch:	Same as above (November 1 through January 31)

4. No fills may be placed on fences stakes. All fill is to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8". All fill is to undergo and packing steps in accordance with Type II as per Anne Arundel County Grading Ordinance, Section 12-2223, and compacted to 90% density. Compaction is to be determined by ASTM D-1557 (Modified Proctor). No fill within building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

5. Permanent Sod:

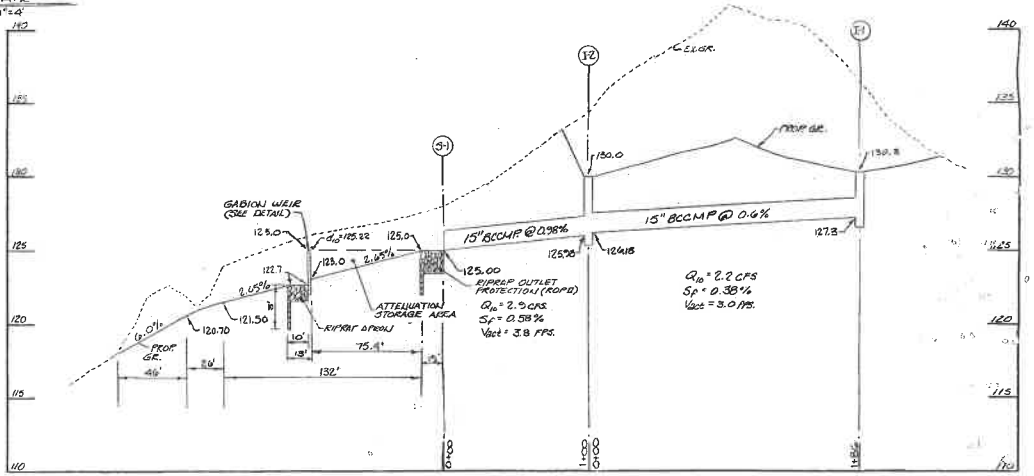
Permanent sod is to be Kentucky 31 tall fescue state approved sod; lime and fertilizer per permanent seeding specifications and slightly fertilize sod prior to laying sod. Sod is to be laid on moist subsoil with ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. Sod on slopes greater than 3' to 1', as shown, are to be permanently seeded and protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be applied on frozen ground.





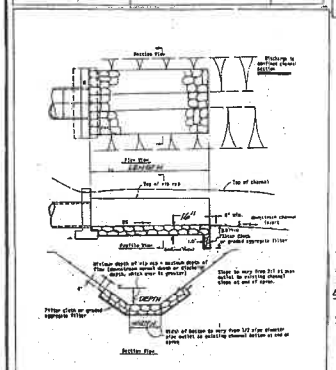
(MODIFIED FOR RIPRAP OUTLET PROTECTION)

GABION WEIR & RIPRAP APRON DETAIL
SCALE: 1"=4'



STORM DRAIN PROFILE
1"=40' HOR. & 1"=4' VER.

INLET & STRUCTURE SCHEDULE					
#	TYPE	INV. (IN)	GRADE (IN)	INLET TOP	ASTM STD. PLATE
I-1	TYPE 'S' INLET	-	127.3	130.3	D-4C
I-2	TYPE 'S' INLET	126.18	125.98	130.0	D-4C
S-1	STD. METAL END SECTION	-	125.0	-	D-7C



RIPRAP OUTLET PROTECTION DIMENSIONS:

LOCATION	LENGTH	WIDTH	DEPTH
S-1	15'	10'	1'
DOWNSTREAM ENTRANCE	6'	2'	1'

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND
RIPRAP OUTLET PROTECTION-II
STANDARD DRAWING No. ROP-II

CONSTRUCTION NOTES:

1. All temporary stock piles shall be within the disturbed areas shown and draining to the sediment controls shown.
2. All excess material shall be removed to an approved spoil site. All borrow material shall be obtained from an approved site.
3. It shall be the responsibility of the contractor or subcontractor to notify the engineer of any deviation to these plans prior to any change being made. Any change to these plans without the written authorization for said change from the engineer shall be the responsibility of the contractor or subcontractor.
4. Existing utilities, (including storm drains), shown on these plans are in accordance with the best information available for the contractor. The contractor shall verify this information to his satisfaction prior to beginning work. The owners and engineer assume no responsibility for accuracy or completeness of the information shown. Existing mains, services, etc., shall be carefully protected and any damage to them caused by the work shall be immediately repaired to the satisfaction of the engineer by the contractor at the contractor's expense, using materials of the kinds damaged.
5. The contractor shall call "MISS UTILITY" (telephone 1-800-257- 7777) a minimum of 48 hours in advance of any excavation, boring, and/or digging for the location of underground utilities.
6. The contractor shall notify the Anne Arundel County Department of Public Works, Inspection Division, (222-7371), and the Anne Arundel County Department of Inspections and Permits, (222-7390), three (3) days prior to beginning any construction.
7. All construction methods and materials shall be in accordance with the latest Anne Arundel County Department of Public Works, "DETAILS, SPECIFICATIONS and SPECIAL PROVISIONS" for construction unless otherwise specified.
8. The contractor shall grade all areas within the area of construction and shall vary paving as necessary to insure positive drainage.
9. Job safety, traffic safety, and traffic control shall be the sole responsibility of the contractor.

REVISION DESCRIPTION	DATE	BY

TRIBETT COMPANY, INC.
LAND DEVELOPMENT CONSULTANTS
P.O. BOX 369
GAMBRILLS, MARYLAND 21054
301-923-1244

2/23/91

DETAILS & SPECIFICATIONS

OLD SOUTH COUNTRY CLUB
MAINTENANCE BUILDING
699 MT. ZION-MARLBORO RD.
8th DIST., A.A.CO., MD.

SCALE: AS SHOWN DATE: JAN. 1991 SHEET: 3 OF 3