



January 31, 2025

Office of Planning and Zoning
Zoning Division
2644 Riva Road, 3rd Fl.
Annapolis, MD 21401

Re: 3207 Henson Ave.
Variance Request

To Whom It May Concern:

The Site is a Waterfront Lot located in Bay Highlands and is improved with an Existing Dwelling and Driveway with access via Henson Ave. The portion of Henson Ave. is owned by the Bay Highlands Community Association and provides access to the Site only. We also note the following:

1. The Site is zoned R2.
2. Henson Ave. requires a Corner Side Setback of 20 ft. in accordance with Bulk Regulations; 18-4-601.
3. Currently, the Existing House is located 22.38 ft. from the Existing R/W.
4. The Proposed Addition, which fills the corner and squares off the Existing Structure, is now located 18.86 ft. from the R/W and requires a Variance of 1.14 ft. with a total Encroachment Area of 2 SF. The Plan has been reviewed by Bay Highlands and a Letter of Support has been included herewith.

The Variance to the Bulk Regulations is necessary as the goal of the Owner is to modernize the House and allow the structure to be renovated for ageing in place.

In accordance with Article 18-16-305, (a) Requirements for all Variances, we are addressing the following:

- 1a. The Lot is a Waterfront Lot and is subject to BMA Regulations requiring a 25 ft. Buffer to the top of Slope. Because the dwelling is Existing, the Buffer and Slope significantly impact the ability to expand, creating a Unique Physical Condition Hardship. Therefore, the Owner is proposing modifications to the rear and side of the House. The side improvement is being constructed over an Existing Driveway thus, minimizing Clearing and Disturbance.
- 2a. When looking at the House Footprint, you will note that the Owner is squaring off the House in an area away from the water. Therefore, the Exceptional Circumstance is the Existing Shape of the House which allows an expansion to avoid Practical Difficulties such as increased Disturbance, Unnecessary Clearing and Placement of Additional Lot Coverage. (i.e. New Construction over Existing Impervious.)

b. This Request is not a Critical Area Variance Request.

Requirements for All Variances:

1. The Variance is the minimum necessary to afford relief as the Owner has minimized Impacts by squaring off a small corner of the House over Existing Driveway, thus avoiding Environmental Impacts.
2. The granting of the Variance will not:
 - (i). Alter the essential character of the neighborhood as it is a Minor Addition to the Existing Dwelling.
 - (ii). The Minor Setback Reduction does not affect other properties as access via Henson is for the house only.
 - (iii). Does not reduce Forest Cover as the new construction is proposed over Existing Driveway.
 - (iv). The Addition will not be detrimental to Public Welfare as the dwelling is Existing and is being modernized.

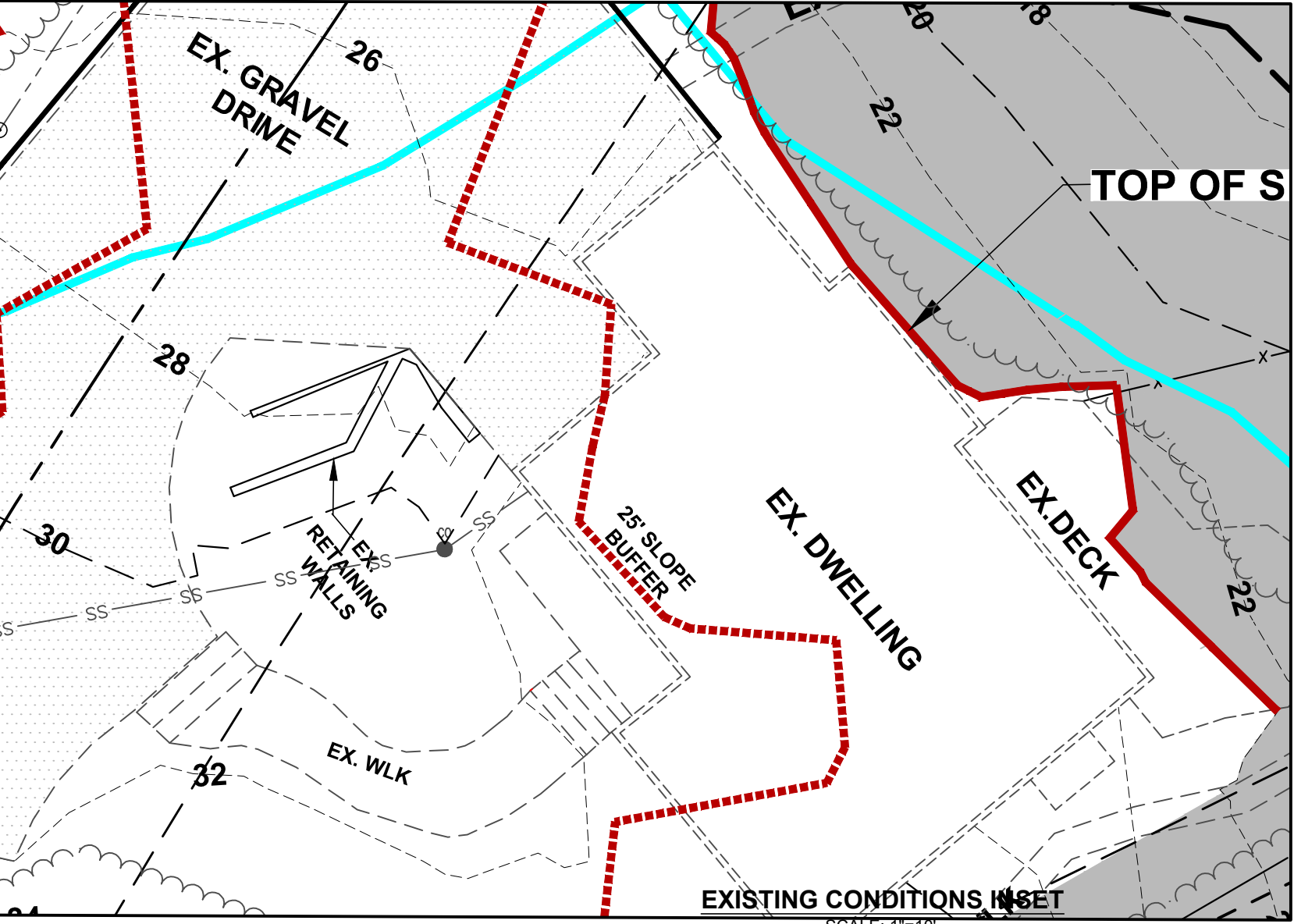
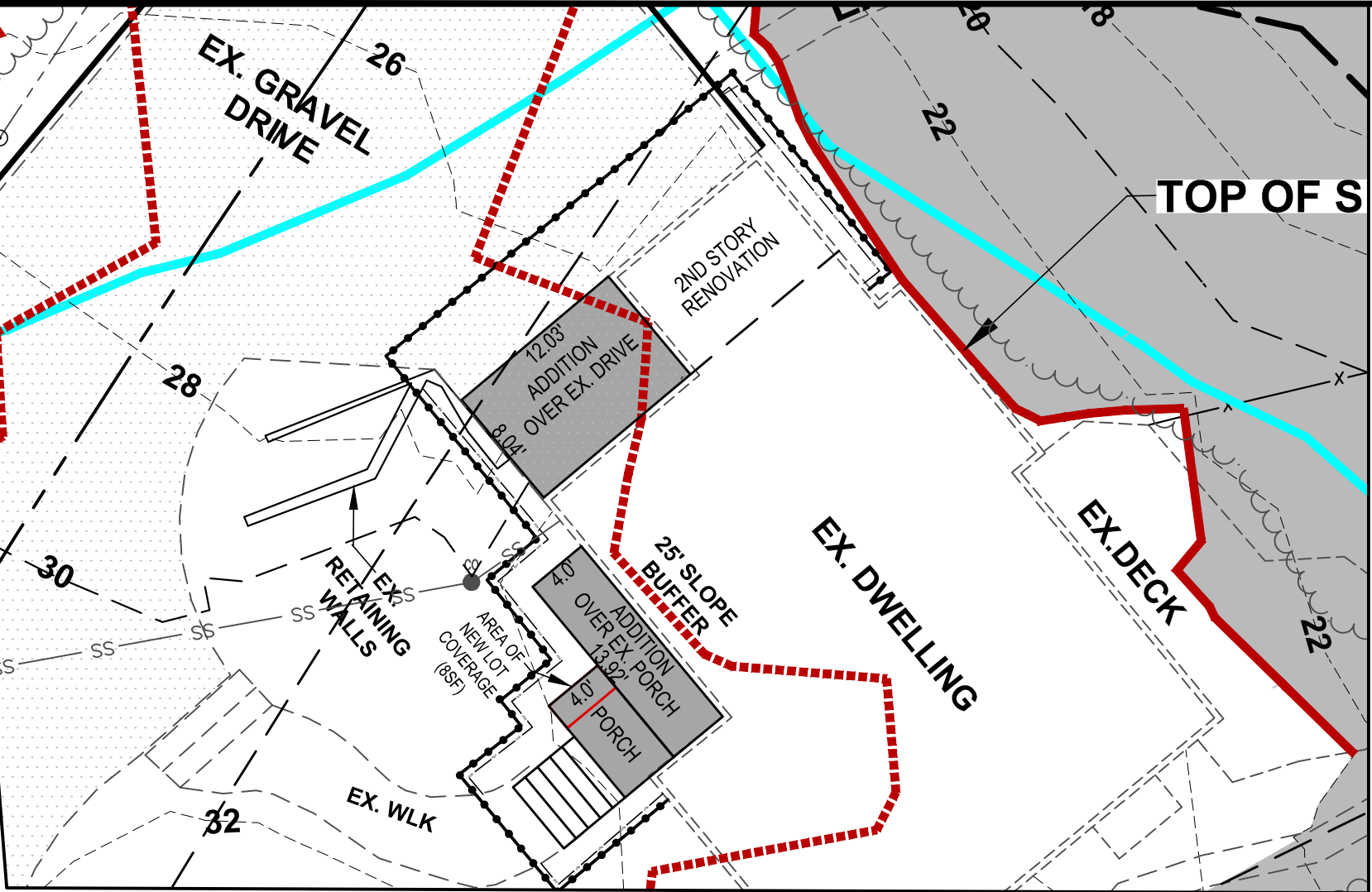
We believe the Plans as proposed have minimized Impact to all Requirements for the granting of the Requested Variance.

If you should have any questions or comments or need additional information, please contact our office.

Sincerely,
Terrain



Roy C. Little
Director of Engineering
RCL/II.3323



- ## GENERAL NOTES
1. TOTAL AREA OF SITE IS 0.48 AC.± = 21,076 SQUARE FEET.
2. EXISTING ZONING IS: R2
3. SETBACKS: FRONT-30'
 REAR-25'
 SIDE-7' EACH
4. EXISTING USE OF THE SITE IS SINGLE FAMILY DWELLING
5. PROPOSED USE OF THE SITE IS SINGLE FAMILY DWELLING
6. SITE IS KNOWN AS 3207 HENSON AVENUE
7. PUBLIC WATER AND SEWER TO BE INSTALLED AND UTILIZED.
8. MASTER PLAN CATEGORIES; SEWER-S11
 WATER-W11
- | F.E.M.A. #24003C0262F | ZONE | AE | ELEV. | |
|-----------------------|------|----|-------|---|
| | | | | 5 |

<u>EX. LOT COVERAGE</u>	
EX. HOUSE	1,174 SF
EX. DRIVEWAY	602 SF
EX. WALKWAYS	324 SF
EX. PORCH	113 SF
TOTAL	2,213 SF

PROP. LOT COVERAGE	
PROP. NEW IMPERVIOUS (PORCH)	8 SF
EXISTING TO REMAIN	2,213 SF
TOTAL	2,221 SF

<u>TOTAL COVERAGE (LDA)</u>	
SITE AREA	21,076 SF
EX. LC AREA(10.5%)	2,213 SF
PROP. LC AREA(10.6%)	2,221 SF
MAX. LC ALLOWED(31.25%)	6,634 SF
EX. DEVELOPED WOODLANDS	13,720 SF
DISTURBANCE INSIDE BUFFER	120 SF
DISTURBANCE OUTSIDE BUFFER	348 SF
BUFFER AREA	2,040 SF
STEEP SLOPES ON SITE	8,925 SF

SITE PLAN

GRADING, EROSION AND SEDIMENT CONTROL PLAN

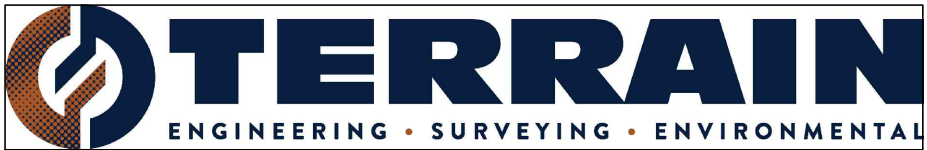
BAY HIGHLANDS
LOTS 28, 29
PB. 09, PG 49
207 HENSON AVENUE
ANNAPOLIS, MD 21403

TAX MAP 57, GRID 15, PARCEL 14 TAX ACCT#02-046-90016458 ZONING:R2
SECOND TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

DATE: AUGUST, 2024	DRAWN BY: Z.A.W.
SCALE: AS SHOWN	CHECKED BY: R.C.L.
SHEET: 1 OF 1	TERRAIN JOB NO. 3323

PROFESSIONAL CERTIFICATION: 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, LICENSE #. 13354, EXPIRATION DATE: 2/28/25. (CORPORATE LICENSE #48856, EXPIRATION DATE: 2/28/2026)

OWNERS
CONSTANT ANNE PERRY TRUSTEE
6418 83RD PLACE
CABIN JOHN, MD 20818



53 OLD SOLOMONS ISLAND ROAD, SUITE I
ANNAPOLIS, MARYLAND 21401
410-266-1160
EMAIL: TERRAIN@COMCAST.NET

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

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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: 2/14/2025

Tax Map #	Parcel #	Block #	Lot #	Section
57	14	15	28 & 29	N/A

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 02-046-90016458

Project Name (site name, subdivision name, or other) BAY HIGHLANDS

Project location/Address 3207 HENSON AVENUE

City ANNAPOLIS Zip 21403

Local case number

Applicant: Last name LITTLE, P.E. First name ROY

Company TERRAIN

Application Type (check all that apply):

Building Permit	<input checked="" type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

REQUESTING A VARIANCE TO SETBACK FOR AN ADDITION TO EXISTING HOUSE

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	0	0		0.014	649
LDA Area	0.48	21,076			
RCA Area	0	0			
Total Area	0.48	21,076'	0 # of Lots Created		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.314	13,720'	Existing Lot Coverage	0.050	2,213'
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0.000	8'
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.050	2,221'

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>

Critical Area Report
For:
3207 Henson Avenue
Annapolis, MD 21403
Tax Map 57, Block 15, Parcel 14

February, 2025

Prepared By:
Terrain, Inc.
53 Old Solomons Island Road, Ste. F&G
Annapolis, MD 21401
(410) 266-1160
terrain@comcast.net

**CHESAPEAKE BAY CRITICAL AREA REPORT
3207 HENSON AVENUE
ANNAPOLIS, MD 21403
TAX MAP 57, BLOCK 15, PARCEL 14**

INTRODUCTION

This is a 0.48 AC., residential Waterfront property, and is located at 3207 Henson Avenue, Annapolis, MD. The property is a commercial and is in the Critical Area. The property is entirely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zone R-2.

EXISTING LAND USE

This is an Existing Residential property that is developed with an existing house.

PROPOSED LAND USE

Same as current use Residential with proposed additions.

SURROUNDING LAND USE

The surrounding properties are Waterfront and Non-Waterfront properties in the subdivision named Bay Highlands.

FLOODPLAIN

The property is in the FEMA #24003C0262F, Zone AE, Elevation 5.

BUFFER MODIFICATION

The property is mapped Buffer Modified.

TIDAL WETLANDS

This site does not have any wetlands on-site but is a Waterfront Property that fronts Black Walnut Creek.

BODIES OF WATER

The property is a Waterfront Property which fronts Black Walnut Creek.

STEEP SLOPES

There are no steep slopes on-site that will be disturbed during this construction.

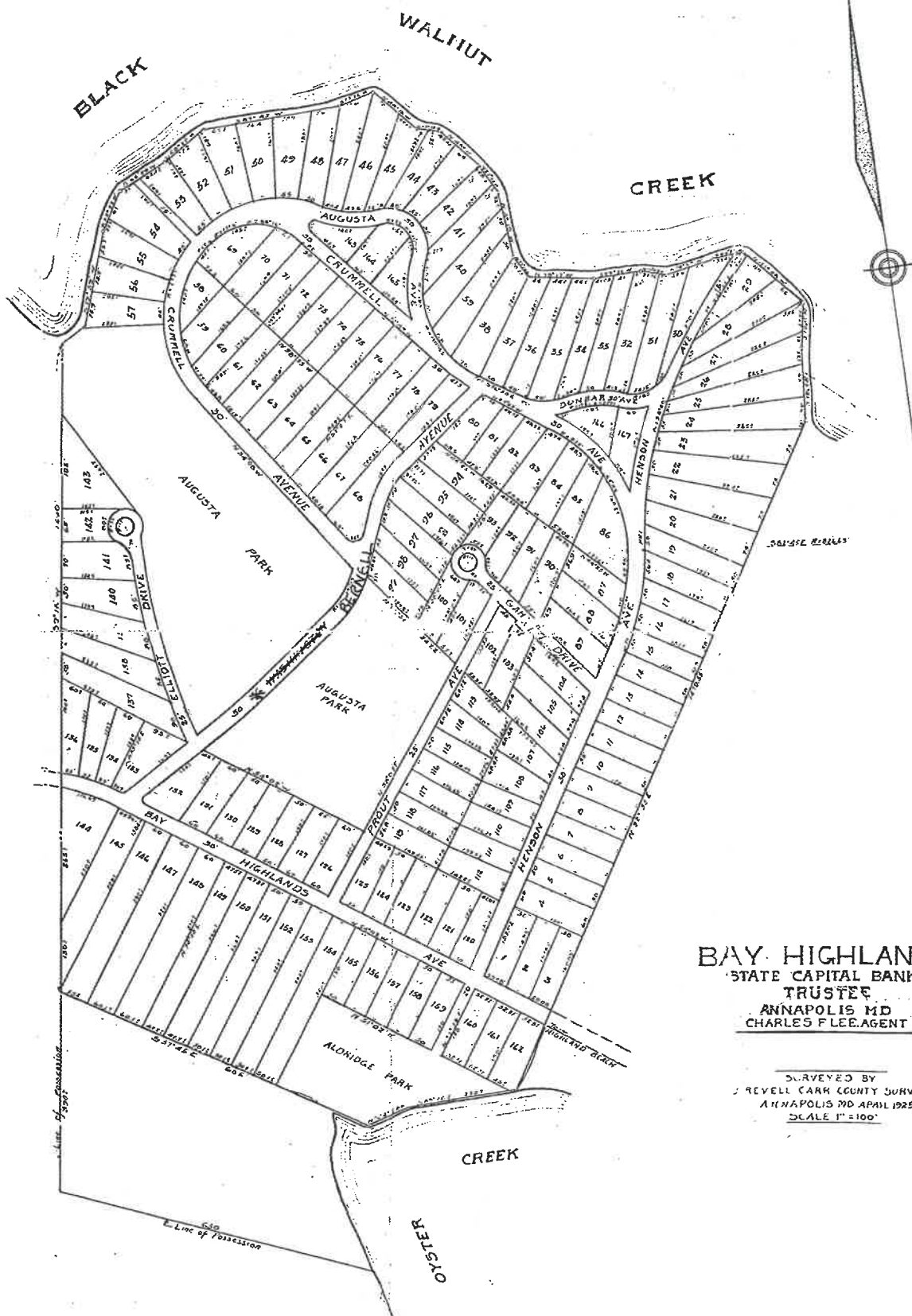
RARE AND ENDANGERED SPECIES

There are no federally or state listed species of rare, threatened or endangered species of plants or animals on this site.

DATES OF FIELD WORK

February, 2025

Case 1:20-cv-00001 Document 1-1 Filed 02/18/2025 Page 1 of 1



BAY HIGHLANDS
STATE CAPITAL BANK
TRUSTEE
ANNAPOLIS MD
CHARLES F. LEE, AGENT

SURVEYED BY
REV. ELLIOTT CARR COUNTY SURVEYOR
ANNAPOLIS MD APRIL 1925
SCALE 1" = 100'



* Changed per Order of Court 11/1/78
Equity 25,863
W. Garrett Harrison, Clerk B. D. M. Gallant, Deputy

P168864 1 2081-550