



APP. EXHIBIT# 1
CASE: 2024-0215-V
DATE: 4/29/25

Fwd: 779 Snodgrass County comments

1 message

Matthew Rhoderick <mdrhoder@gmail.com>
To: Holly Colby <zhcolb22@aacounty.org>

Hi Holly,
Can you add the below email exchange to the file for 2024-0215-V as response for the health department comments on the variance application? Upon further review the health department c

Thank you,
Matt Rhoderick

----- Forwarded message -----
From: **Brian Chew** <hdbrian1@aacounty.org>
Date: Tue, Apr 22, 2025, 11:04 AM
Subject: Re: 779 Snodgrass County comments
To: Matthew Rhoderick <mdrhoder@gmail.com>

I will get you a digital version once it is ready and/or you can use my email response as well.

Brian

On Tue, Apr 22, 2025 at 11:03 AM Matthew Rhoderick <mdrhoder@gmail.com> wrote:
Thank you Brian,
Much appreciated. Can you copy me on a digital version or may I use your email as response during the variance hearing to address the comment?

V/R
Matt

On Tue, Apr 22, 2025, 10:55 AM Brian Chew <hdbrian1@aacounty.org> wrote:
Mr. Rhoderick,

I have pulled the files and compared all the plans again. I agree with you, the revised approved septic plan and revised variance plan do match. We must have looked at an old plan duri

Brian

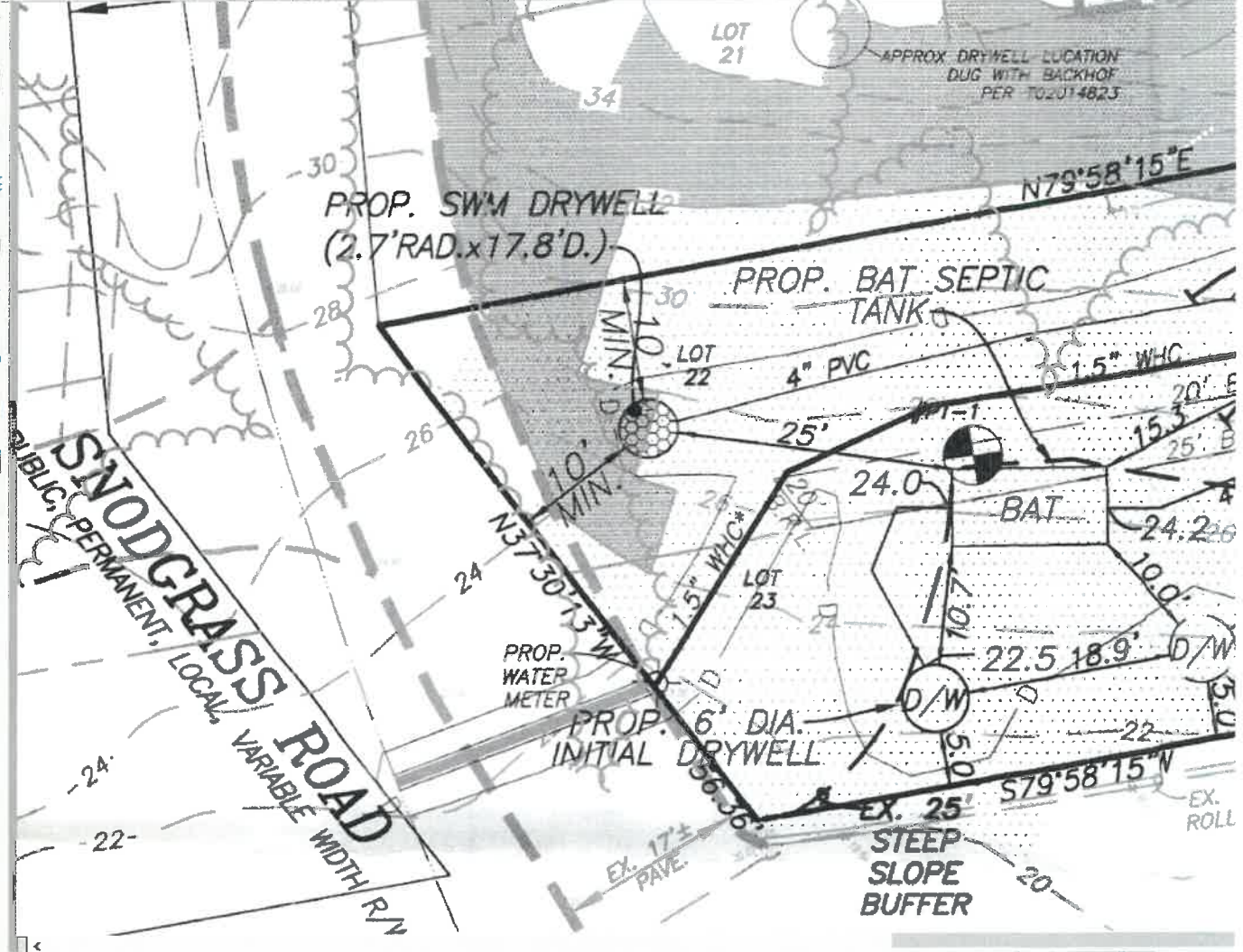
On Tue, Apr 22, 2025 at 8:49 AM Matthew Rhoderick <mdrhoder@gmail.com> wrote:
Hi Brian,
My name is Matt Rhoderick and I am reaching out about a comment letter from March 3rd on the subject property for variance #2024-0215-V. I left a message by phone this morning b
Per the email chain below, and total submittal package in the Adobe acrobat link 2 emails down, we believe the site plan matches the latest approved health department plan stamped ;
Could you provide clarification for any items needing additional detail or not matching? The comment received was that the site plans does not match the approved plan. Is it possible tl

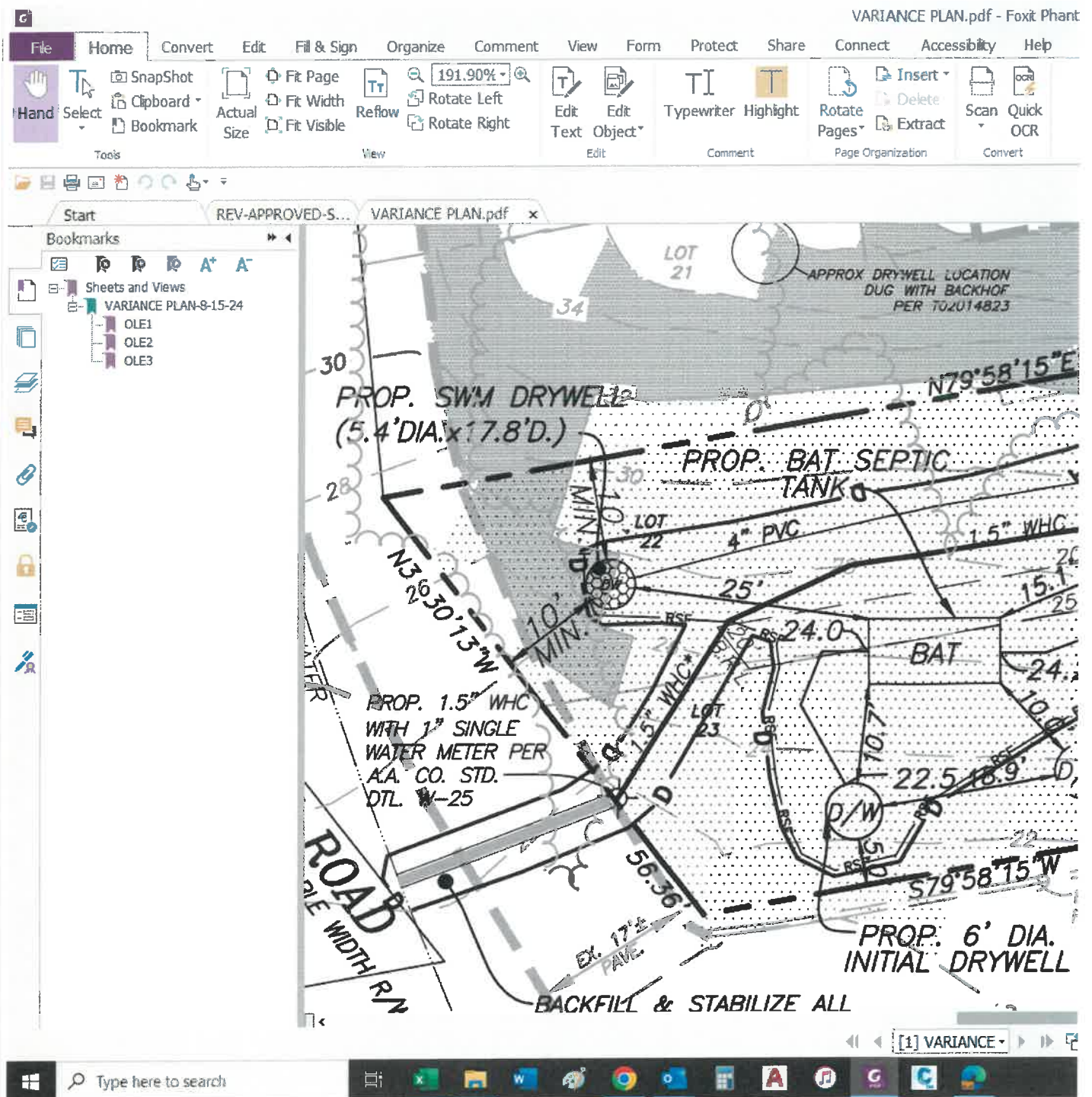
V/R
Matt Rhoderick
301-512-8234

----- Forwarded message -----
From: **Jerry Tolodziecki** <JerryT@bndpa.com>
Date: Tue, Apr 22, 2025, 7:50 AM
Subject: RE: 779 Snodgrass County comments
To: Matthew Rhoderick <mdrhoder@gmail.com>

Matthew,

Other than I had larry re-label some items on the variance plan differently (diameter for swm drywell, size of water connection, silt fence, sce, freeze perc, etc....) t





I specifically showed the lod (which falls on top of each other) so that the reviewers could see the plans were the same. Do you think they re-printed the earlier let may want to reach out to brian at health dept. for clarification

Jerry

From: Matthew Rhoderick <mdrhoder@gmail.com>
 Sent: Tuesday, April 22, 2025 6:49 AM
 To: Jerry Tolodziecki <JerryT@bndpa.com>
 Subject: 779 Snodgrass County comments

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:628c5c3b-c159-499a-b6f3-441983a2ad82>

Hi Jerry,

Just received yesterday and looks generally good!

Can you advise on the county comment that the site plans do not match the approved health department plan? Im stumped.

Thanks,

Matt



**Improving Health
Together**

Brian Chew
Program Manager-Sanitary Engineering
Department of Health
3 Harry S Truman Parkway
Annapolis, Md. 21401

Office: 410-222-7413
Email: hdbrian1@aacounty.org
AAHealth.org

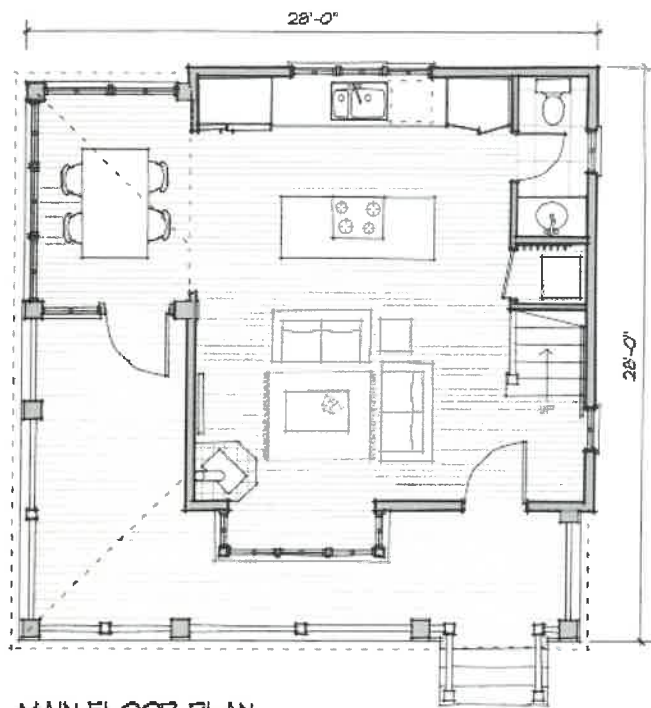


**Improving Health
Together**

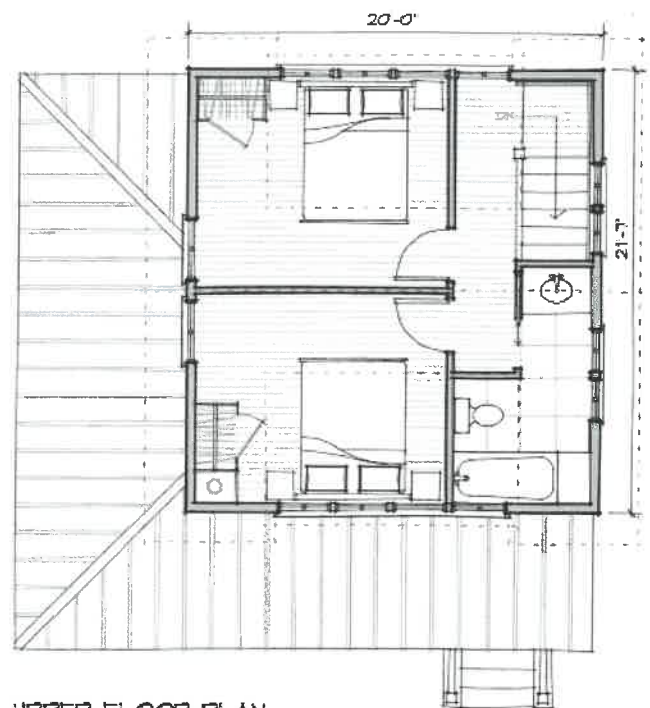
Brian Chew
Program Manager-Sanitary Engineering
Department of Health
3 Harry S Truman Parkway
Annapolis, Md. 21401

Office: 410-222-7413
Email: hdbrian1@aacounty.org
AAHealth.org





MAIN FLOOR PLAN



UPPER FLOOR PLAN

APP. EXHIBIT# 2
CASE: 2024-0215-V
DATE: 4/29/25



On Aug 14, 2023, at 3:09 PM, Oliver, Wendy T <wendy.oliver@cbmove.com> wrote:

Dear Deanna

I am not quite sure the lots next door are actually buildable. He will need a formal variance which requires a hearing & It's very unlikely ..See below



WENDY T. OLIVER
Associate Broker, REALTOR®
Coldwell Banker Realty | Lic#: 17673
3 Church Circle | Annapolis, MD
21401
C. 443.336.5091 | O. 410.263.8686
wendy.oliver@cbmove.com
wendyoliverrealestate.com



Owned by a subsidiary of Realogy Brokerage Group LLC,

From: MAF & Associates, LLC <mforgen@aol.com>

Sent: Monday, August 14, 2023 11:08 AM

To: Oliver, Wendy T <wendy.oliver@cbmove.com>;

Subject: Re: Snodgrass Lots 22-23

Good morning

You would not have the same health department issues. The issues you would have is that this proposed garage would need a variance and modification for steep slope and steep slope buffer disturbance. You are not permitted to disturb 15% or greater steep slopes, within the critical area, without a variance and modification approval.

There is no guarantee that these applications would be approved. They are difficult applications to get approvals under this administration.

Thanks

Matthew A. Forgen

MAF & Associates, LLC

Sailfish Development, LLC

443-864-8589

On Monday, August 14, 2023 at 08:54:45 AM EDT, Violeta Sanjuan Calzado

Thank you very much Matt

Would it still need the same requirements if the proposed structure is a 2 car garage? (i.e. not need a septic) Regards

Violeta Sanjuan Calzado, PhD. Senior Scientist.

On Mon, Aug 14, 2023 at 8:03 AM, Oliver, Wendy T

<wendy.oliver@cbmove.com> wrote:

Matt you're the best, Thank you so much

Wendy Oliver, Associate Broker
Coldwell Banker Realty

On Monday, August 14, 2023 at 07:44:15 AM EDT, MAF & Associates, LLC <mforgen@aol.com> wrote:

Good morning Wendy

Without field run topography, I can not say for sure but based on the county topography there are some 25% slope within the southern portion of the lot. The Health Department requires a 25' setback to 25% steep slopes to any part of the septic system. When I look at the county topography, there is no room to get an initial septic and 2 replacements.

I would need to have a topographic survey of the property and a feasibility study to make the determination 100%.

Please keep in mind this may be wasted money if the slopes are like I think they are.

I hope this helps.

Matthew A. Forgen
MAF & Associates, LLC
Sailfish Development, LLC
443-864-8589

On Sunday, August 13, 2023 at 06:43:00 PM EDT, Oliver, Wendy T <wendy.oliver@cbmove.com> wrote:

Dear Matt

Can you please let me know what if anything can be built on these two lots?

Thnks , Wendy Oliver

Real Property Data Search ()

Search Result for ANNE ARUNDEL COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:****District - 02 Subdivision - 413 Account Number - 03171620****Owner Information****Owner Name:**

HOGAN JUDE

Use:

RESIDENTIAL

Mailing Address:1 WHISPERING SURF LN
SCARBOROUGH ME 04074-7527**Principal Residence:**

NO

Deed Reference:

/17318/ 00538

Location & Structure Information**Premises Address:**SNODGRASS RD
CROWNSVILLE 21032-0000**Legal Description:**LTS 22 23 BK 36B SC
SNODGRASS RD
HERALD HARBOR**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:**
0031 0023 0390 2210002.02 413 E 36B 22 2020**Plat No:**
Plat Ref: 0004/ 0014**Town:** None**Primary Structure Built****Above Grade Living Area****Finished Basement Area****Property Land Area**
5,850 SF**County Use****Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements****Value Information****Base Value****Value****Phase-in Assessments**As of
01/01/2020As of
07/01/2021As of
07/01/2022**Land:**

93,200

145,500

Improvements

0

0

Total:

93,200

145,500

128,067

145,500

Preferential Land:

0

0

Transfer Information**Seller:** DAWSON, TOWNES L**Date:** 01/03/2006**Price:** \$29,000**Type:** NON-ARMS LENGTH OTHER**Deed1:** /17318/ 00538**Deed2:****Seller:****Date:** 04/30/1970**Price:** \$0**Type:****Deed1:** /02335/ 00655**Deed2:****Seller:****Date:****Price:****Type:****Deed1:****Deed2:****Exemption Information****Partial Exempt Assessments:****Class**

07/01/2021

07/01/2022

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Special Tax Recapture: None**Homestead Application Information****Homestead Application Status:** No Application**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application**Date:**



DEPARTMENT OF HEALTH
PERC APPLICATION

WET SEASON

CHRAS

APPLICATION FOR SITE & SOIL EVALUATION FOR SINGLE LOT DEVELOPMENT

Received
CRITICAL AREA

Permit Application No.

10204415
45 2131

MAR 07 2016

☒ CRITICAL AREA

BUILDING

- ☒ Residential ☒ New
☐ Commercial ☐ Sanitary Engineering Section
☐ Repair
☐ Administrative Plat
☐ Tank Only

WATER SUPPLY

- ☐ Proposed Drilled Well
☐ Existing Drilled Well
Tag #
☐ Existing Well - dug, bored, driven
☒ Public Water

3/9/16

(66)

1. OWNER JUDE HOGAN ADDRESS 777 SNODGRASS RD.
CITY CROWNSVILLE STATE MD ZIP CODE _____
PHONE NUMBER HOME 410 923 3891 WORK 240-449-9495
2. BUILDING ADDRESS ADJACENT TO ABOVE - 779? SNODGRASS
(House Number, Street, City)
3. TAX ACCOUNT NO. 2413-0317-1620
SUBDIVISION HERALD HARBOR LOT NO. 22, 23 BK 3613

4. DIMENSIONS (in square feet)	Existing	Proposed
Unfinished Basement		
Finished Basement		
First Floor		
Second Floor		
Number of Bedrooms		

The applicant hereby certifies and agrees as follows:

(1) that the applicant is authorized to make this application; (2) that the information is correct; (3) that the applicant will comply with all regulations of Anne Arundel County which are applicable hereto; (4) that the applicant will perform no work on the above property not specifically described in this application; (5) that the applicant grants County officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices.

Signed Jude Hogan Date 2/25/16 Phone 410 923-3891

NAME, ADDRESS AND PHONE NUMBER OF APPLICANT:

Beall & Son's, Inc.
8795 Veterans Hwy
Millersville, MD 21108
410 987 0970

Attach a copy of the record plat and a plot plan showing the size and shape of the property and proposed house location.
Mail application and fee to: Anne Arundel County Permit Application Center, 2664 Riva Road, Annapolis, Maryland 21401.
Make checks payable to Anne Arundel County.

Perce Application
Revised 10/2009

BRF# _____

PERC APPLICATION NO: T02044175

PRIOR PERC(S): ☐ YES ☐ NO

SOIL TYPE: CSF

SEWER SERVICE CATEGORY: enps

WET SEASON RESTRICTED? ☒ YES ☐ NO

CRITICAL AREA? ☒ YES ☐ NO BOG? ☐ YES ☒ NO

TESTED IN WET SEASON: ☐ YES ☐ NO

100' FROM WATERWAY? ☒ YES ☐ NO

EXISTING HOUSE SIZE 0

OF BEDROOMS: _____

OF BATHROOMS _____

PROPOSED HOUSE SIZE 750

OF BEDROOMS: _____

OF BATHROOMS _____

DATE TESTED/INSPECTED: 3/30/16

SANITARIAN C. Owens

PERSONS PRESENT DURING TEST

J. Beall

SOIL TEST/SITE EVALUATION

#1
#2 min
@ 2'
Tan/white
Caving
Sand
18'
H₂O

$$(3)(3.2) = 9.6 \neq 10$$

1-12' x 8'

Pipe @ 2' Sep = 24

Entire lot approx 15% slope

WATER CONDITIONER? ☐ YES ☐ NO

LOCATION OF BACKWASH DISCHARGE _____

HOUSE OCCUPIED? ☐ YES ☐ NO

NUMBER OF OCCUPANTS _____

RAILING SYSTEM? ☐ YES ☐ NO

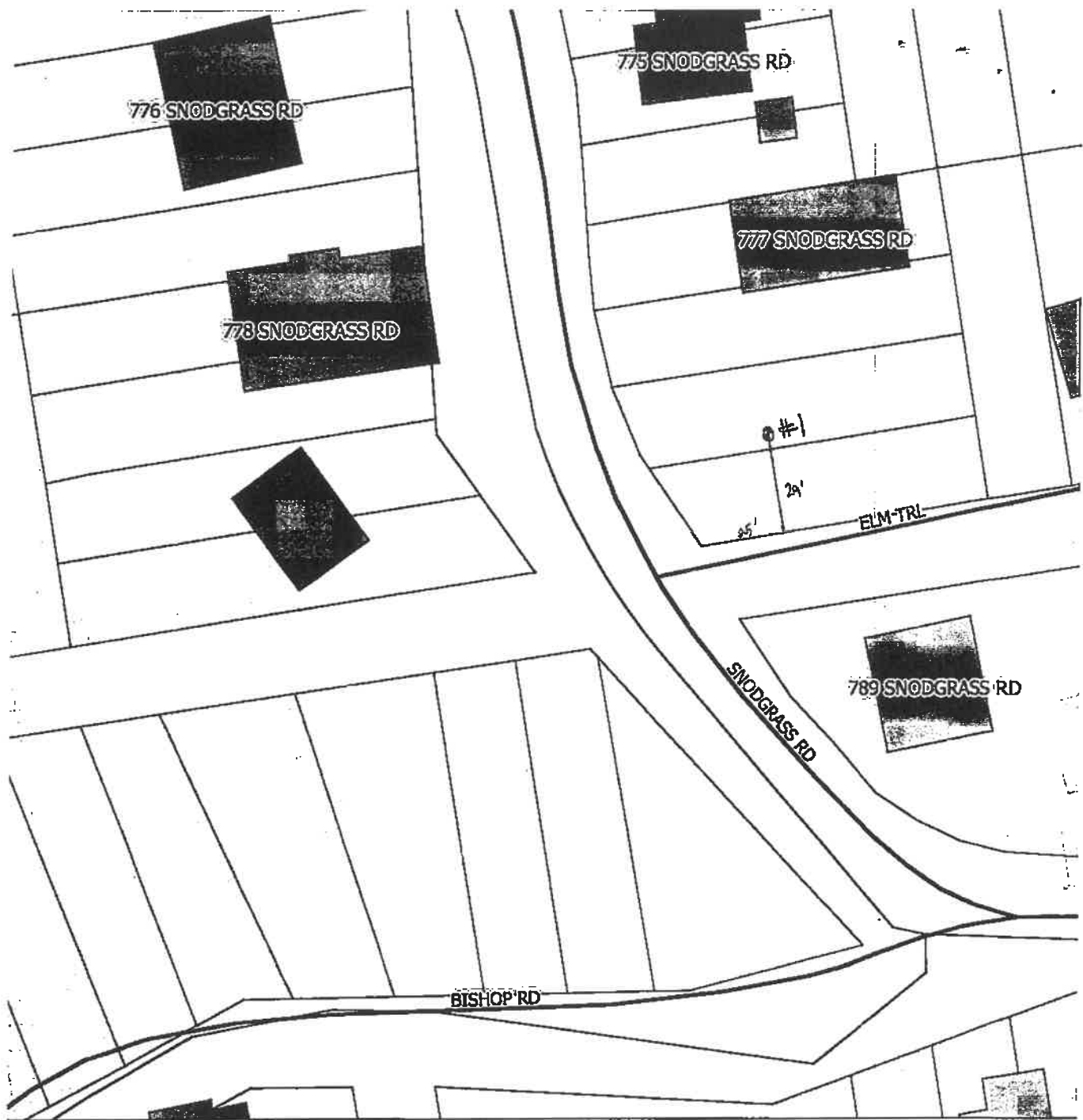
☐ OVERFLOW ☐ BACK-UP ☐ COLLAPSED TANK

☐ OTHER/COMMENTS: _____

BRF FUNDING PRIORITY (1-6): _____

BRF FINANCIAL QUALIFICATION: _____ % NUMBER OF OWNERS: _____ TAX YEAR: _____ INITIALS: _____

BRF VENDOR CONTRACT RECEIVED EARLY? DATE: _____ UNIT TYPE: _____





Department of Health
Bureau of Environmental Health
3 Harry S. Truman Parkway
Annapolis, MD 21401
Phone 410-222-7193 www.aahcalth.org
Fax 410-222-7479

Jinlene Chan, M.D., M.P.H.
Health Officer

March 31, 2016

JUDE HOGAN
777 SNODGRASS ROAD
CROWNSVILLE, MD 21032

RE: Perc #T02044175
Tax Account #241303171620
Site: SNODGRASS ROAD
CROWNSVILLE

This letter does not constitute Health Department or Building Permit approval for the referenced site. The Anne Arundel County Department has completed an evaluation of the above referenced property. Percolation test(s) were conducted on March 30, 2016. Minimum design requirements are based on a proposed house size no larger than 750 square feet and the test results. The minimum design requirement for the initial septic system and replacement systems are as follows:

Septic Tank BAT

Initial Drywell/Seepage Pit:

Replacement systems:

Total Depth 12 feet

Total Depth 12 feet

Diameter 8 feet

Diameter 8 feet

No. of Pits 1

No. of Pits 1

Pits Separated by 24 feet from edge to edge

Pits Separated by 24 feet from edge to edge

Other: BAT UNIT REQUIRED. STAY 25' OFF 25% SLOPE. THIS PROPERTY MAY CONTAIN INSUFFICIENT AREA FOR AN INITIAL SYSTEM AND TWO REPLACEMENTS

A nitrogen reducing pretreatment unit will be required with the design of the sewage disposal system. The reason for this requirement is this property is located in the Chesapeake Bay watershed as required by COMAR 26.04.02.07.

The minimum design requirements listed above are for the purpose of preparing site plans for the referenced property

Before approval of a septic system for this property is considered, eight (8) copies of a site plan should include; all items on the enclosed site plan requirement sheet, a nitrogen reducing pretreatment unit if required and the layout of the proposed initial septic system and 2 replacement(s) must be prepared by the owner/applicant and submitted to this office for review.

File Copy

March 31, 2016

T02044175

Page -2-

The referenced perc application will expire two (2) years following the date received by this department.

If you have any questions regarding the above please call Sanitary Engineering at (410) 222-7274.

Sincerely,

Chris Owens, R.S.
Sanitary Engineering
Bureau of Environmental Health

cc: Applicant

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Anne Arundel County Engineering Record Drawing and Monuments

