

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

APPLICANT: Matthew Rhoderick

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2024-0215-V

COUNCILMANIC DISTRICT: 6th

HEARING DATE: April 29, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling and associated facilities with less setbacks than required and with disturbance to slopes of 15% or greater on property located at 779 Snodgrass Road in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 5,800 square feet of land and is identified as Lots 22 & 23 of Parcel 390 in Block 23 on Tax Map 31. The subject property is zoned R5 - Residential District and is currently unimproved. The subject site is a non-waterfront property which lies within the Chesapeake Bay Critical Area and is designated as LDA - Limited Development Area.

APPLICANT'S PROPOSAL

The applicant proposes to construct a new two story single family detached dwelling (approximately height 35 feet) and associated facilities. The dwelling measures approximately 20' X 20' with a screened porch measuring approximately 12' X 9' on the west side of the proposed dwelling.

REQUESTED VARIANCES

§ 17-8-201(a) of the Code stipulates 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. The proposal will disturb approximately 3,573 square feet of steep slopes, necessitating a variance to this provision. Exact slope disturbance will be calculated at the time of permit.

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that principal structures in an R5 - Residential District shall be set back a minimum of 25 feet from the front lot line and 20 feet from the rear lot line. The proposed dwelling will be located as close as 18 feet from the front lot line and 12 feet from the rear lot line, necessitating variances of 7 feet and 8 feet respectively. The proposed entrance steps and landing will be located as close as 5 feet from the front lot line, necessitating a variance of 20 feet.

AGENCY COMMENTS

The **Health Department** commented that the site plan submitted with the variance does not match the approved site plan. The site plans must match before a decision can be rendered by the Health Department.

The **Department of Inspections and Permits (Engineering Division)** did not take a position on the request but provided several comments relating to stormwater management and are included in the County exhibits.

The **Development Division (Critical Area Team)** commented that the proposed development meets the coverage and clearing requirements for a lot this size in the LDA. The proposed dwelling is minimal in size and the majority of the disturbance is for the required septic system. No objection provided the AHO determines that the applicant has met the requirements for approval.

The **Critical Area Commission** did not take a position on the request but commented that if approved by the Administrative Hearing Officer, required mitigation for steep slopes disturbance must be provided, plus 1:1 for any tree canopy removed.

FINDINGS

The property at 5,800 square feet is undersized for a lot in the R5 District. According to the site plan, the total lot coverage after development will be 916 square feet which appears to be within the allowable limit. Exact lot coverage calculations will be determined at the time of permit. The applicant argues that the proposal has been reduced based on the agency comments and initial staff recommendation before the hearing was postponed and represents the minimum necessary.

This Office received a letter in opposition to the variance request from Thomas Day. Mr. Day is opposed to the development of the lot due to possible damage to the environment due to stormwater management issues and increased runoff.

For the granting of a critical area variance, a determination must be made on the following:

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 would result in an unwarranted hardship or practical difficulty. In this case nearly the entire property is encumbered by the presence of steep slopes. Due to these slopes, developing the site with a single family dwelling would be impossible without relief from the Code and some relief is warranted.

A literal interpretation of the County's critical area program may deprive the applicant of rights that are commonly enjoyed by other properties in similar areas. The granting of the variance will not confer on the applicant a special privilege that would be denied by COMAR, Title 27. This request is not a result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property.

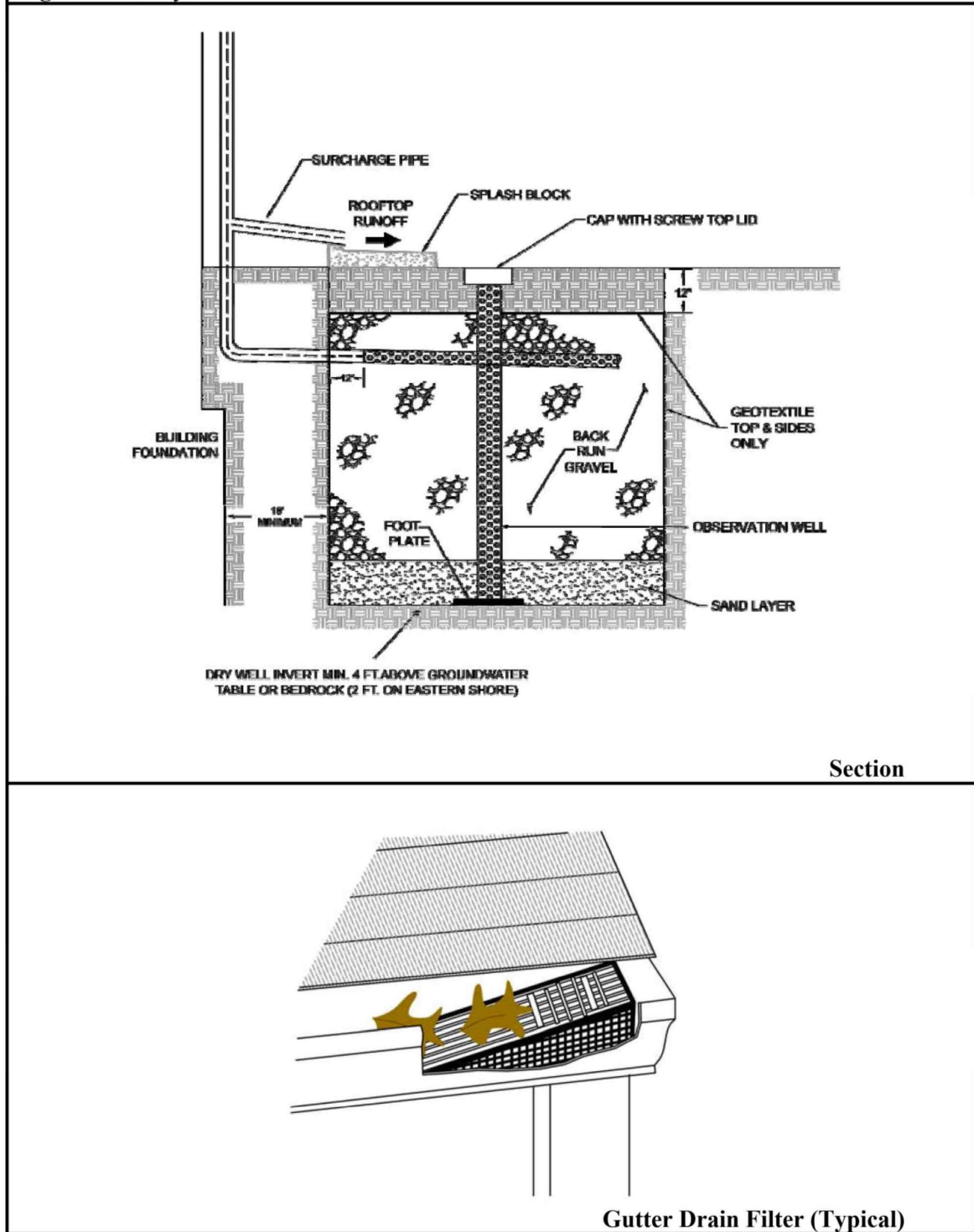
While the applicant must still satisfy the Health Department, the proposal as reduced can be considered as the minimum necessary by this Office. The Critical Area team has indicated that they have no objection to the request and that the proposed development meets the coverage and clearing requirements. Provided the applicant can satisfy the stormwater management requirements from the Department of Inspections and Permits, the proposal will not impact adjacent properties or be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **Conditional Approval** of the proposed variances for the construction of the dwelling and associated facilities as shown on the site plan. Any approval should be conditioned on the applicant being able to satisfy requirements of the Health Department and the Department of Inspections and Permits.

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

Figure 5.13 Dry Well



DRYWELL DETAIL

CRITICAL AREA TABULATION

Zoning	R5
Critical Area Classification	LDA
Total Site Area	5,800 Sq.Ft.± (0.13 Ac.±)
Total Critical Area	5,800 Sq.Ft.± (0.13 Ac.±)
Existing Forest (Within C.A.)	5,189 Sq.Ft.±
Maximum Clearing Allowed (Within C.A.)	N/A
Proposed Forest Clearing (Within C.A.)	3,521 Sq.Ft.±
Required Reforestation	3,521 Sq.Ft.± (to be provided by off-site mitigation)
Ex Steep Slopes (15%+) On-Site	5,754 Sq.Ft.±
Steep Slope (15%+) Disturbance On-Site	3,573 Sq.Ft.±
Existing Lot Coverage	151 Sq.Ft.± (Includes a portion of Snodgrass Road and driveway from Lot 114)
Existing Lot Coverage To Be Removed	0 Sq.Ft.±
Maximum Lot Coverage (Within C.A.)	1,950 Sq.Ft.± (25% + 500 Sq.Ft.)
Proposed Lot Coverage (On-Site)	916 Sq.Ft.± (400 Sq.Ft. House + 288 Sq.Ft. D/W + 108 Sq.Ft. Screened Porch + 120 Sq.Ft. S/W)
Total Proposed Lot Coverage (Within C.A.)	1,067 Sq.Ft.± (400 Sq.Ft. House + 288 Sq.Ft. D/W + 108 Sq.Ft. Screened Porch + 120 Sq.Ft. S/W + 151 Sq.Ft. Ex. Cover)

GENERAL NOTES

- Notify the Anne Arundel County Department of Inspections & Permits, Inspection Division, (410)222-7794 (48) forty-eight hour before beginning the work shown on these plans.
- The existing utilities and obstructions shown are from the best available records and shall be verified by the contractor prior to construction. Necessary precautions shall be taken by the contractor to protect existing services and mains, and any damage to them shall be repaired immediately at his own expense.
- It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- Temporary sediment control measures shall be maintained until all contributing areas are graded and stabilized.
- The property and topographic information shown hereon is based on field surveys performed by Atwell in April, 2024 and the A.A.Co. GIS Site dated 2020.
- All disturbed areas shall be seeded or better as per plans.
- The user is responsible to verify all information shown on this plan.
- The contractor shall note that in case of a discrepancy between the scaled and the computed dimensions shown on these plans: the computed dimensions shall govern.
- Pile dirt on the high side of the trench during utility construction.
- The grading quantities shown hereon are for permit purposes only and should not be used for bidding purposes.
- All construction shall be in conformance with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Controls."
- For exact building dimensions, see Architectural Plans, by others.
- All easements, irrespective of public or private disposition, are to be permanent unless otherwise labeled. All private easements have been labeled as such.
- All roof drains shall be directed to the proposed SWM facilities as shown on this sheet.
- This project is located within the Severn River Watershed.
- For existing water, see A.A. County As-Built Drawing #15,653.
- The boundary lines, bearings, and distances as shown hereon for all adjacent parcels, rights-of-way, etc. are taken from deed plotting's only. This drawing does not represent a field run survey of any parcel except Tax Map 31 Block 23 Parcel 390, Lots 22 & 23 as shown hereon.
- The property shown hereon is not located within Flood Hazard Zone, as shown on the FIRM Flood Insurance Maps. See F.E.M.A. Flood Map 24003C0162F, dated February 18, 2015.
- For title, see Deed Liber 17318 Folio 538.
- The limits of developed woodlands shown here on are taken from aerial imagery shown on the Anne Arundel County G.I.S. Web Site.
- For additional information regarding proposed septic system see PAT02051161 and perc test #T02014823.

1. ENVIRONMENTAL SITE DESIGN VOLUME

In Section 5.2.2 of the revised Chapter 5 of the 2009 M.D.E. Stormwater Design Manual, it is stated, "the criteria for sizing ESD practices are based on capturing and retaining enough rainfall so that the runoff leaving a site is reduced to a level equivalent to a wooded site in good condition as determined using U.S.D.A.'s Natural Resource Conservation Service methods. "The goal is to provide enough treatment using ESD practices to address C_p requirements by replicating an RCN for woods in good condition for the 1-year rainfall event. In accordance with the "Stormwater Management Act of 2007" and Table 5.3 of the revised Chapter 5 M.D.E. Manual, the environmentally sensitive runoff volume, ESD_v, is equal to,

$$ESD_v = P_t \times R_v \times A$$

Where, P_t = the rainfall target from Table 5.3

R_v = the volumetric runoff coefficient

A = site area

Site area = 5,800 sq. ft. (0.13 ac.)
Total Proposed Impervious Cover = 916 sq. ft.

%I = 916/5,800 = 15.8%

R_v = 0.05 + 0.009(15.8) = 0.192

Existing soil types present = HSG "A"

From Table 5.3 of Chapter 5 of the M.D.E. Manual, the target rainfall based upon the impervious cover proposed and the soil types present is equal to 1.2".

and the ESD_v volume becomes,

$$ESD_v = (1.2") \times (0.192) \times (5,800) = 111 \text{ cu. ft.}$$

This is the total ESD_v volume required for the proposed improvements to return the site back to a state of "woods in good condition".

This volume will be provided on-site within ESD practices as described below.

MICRO-SCALE PRACTICES

Micro-scale Practices - Drywells - Section 5.4.3 M-5

Section 5.4.3 M-5 of Chapter 5 of the 2009 M.D.E. Stormwater Design Manual states that drywells may be used to treat runoff from small drainage areas such as a single rooftop or single downspout. When designed in accordance with the guidelines in Section 5.4.3 M-5, drywells will provide treatment for the required ESD_v and R_v. A P_t value based on the ESD_v captured and treated shall be applied to the contributing drainage area.

A drywell will be utilized to capture and treat the runoff from the proposed roof area of the dwelling, deck and screened porch.

The proposed area of the dwelling, deck and screened porch equals approximately 508 s.f. Allowing for a maximum of 500 sq. ft. of roof area to a single downspout, and 1,000 sq. ft. to a drywell, the dwelling will require two downspouts. The Maximum ESD volume provided by one drywell can be found from the following equation:

$$ESD_v = \left(\frac{P_t}{12} \right) \times (\text{Roof Area}) = ESD_v \text{ cu. ft.}$$

$$ESD_v = \left(\frac{2.7"}{12} \right) \times (508 \text{ sq.ft.}) = 114 \text{ cu. ft.}$$

Since the maximum ESD allowed exceeds the ESD volume required for the lot, the drywell can be sized to accommodate the entire ESD volume as follows:

Volume required = 111 cuft. using a volume ratio of 0.40 increases the total required drywell storage volume to 111/0.40 = 278 cuft.

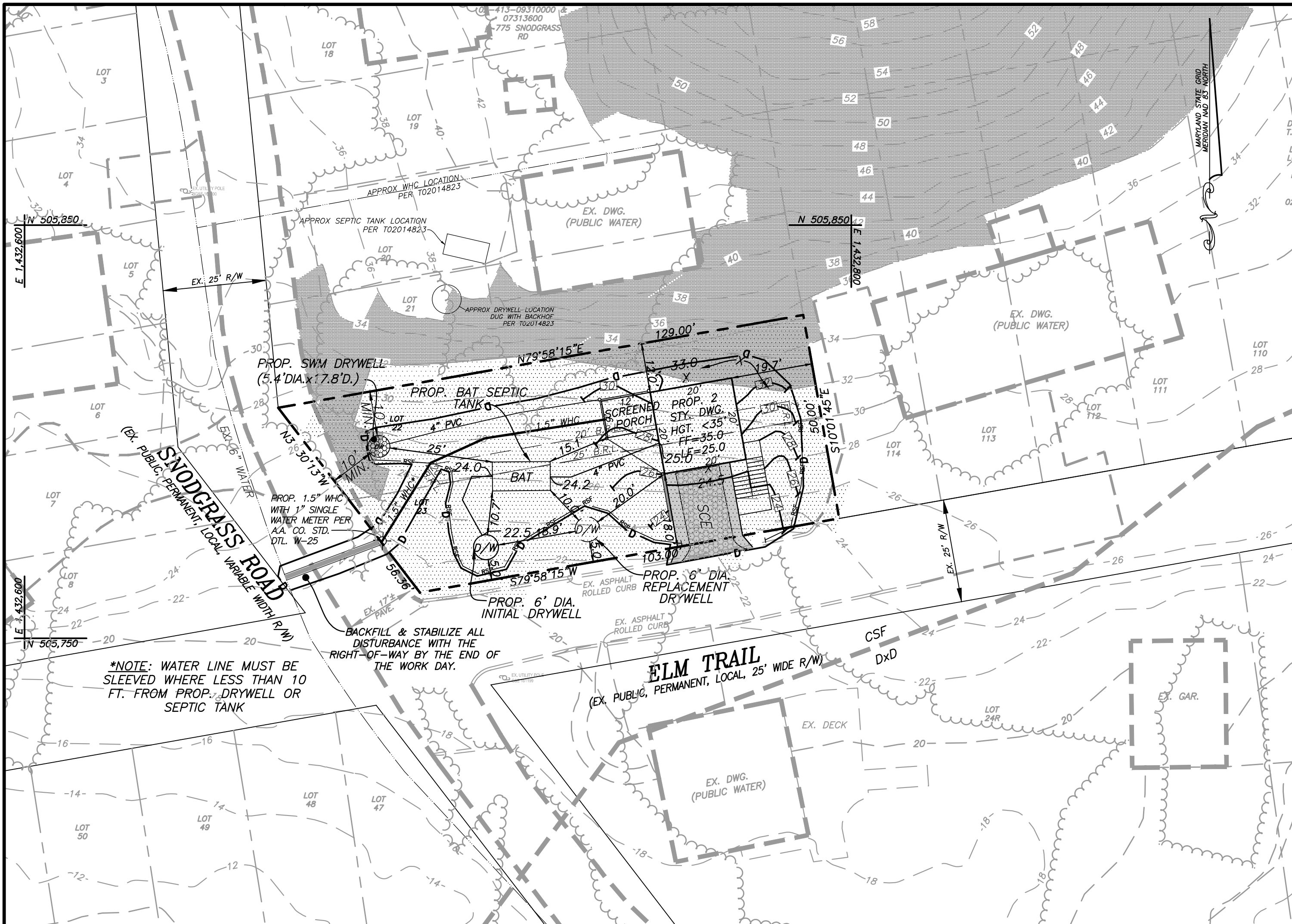
Use a circular drywell with a diameter of 5', yields a storage volume of 19.6 cu/ft, requiring a depth of 14 feet to provide the total storage of 278 cuft (ESD volume of 114 cuft) for the lot.

However, since the lot lacks an adequate outfall, the final sizes of the drywells will be provided below with the "Overbank Flood Protection Volume" of this Report.

SUMMARY OF ESD VOLUMES

Total Required ESD volume	= 111 cu.ft.
Microscale Practice - Drywell	
ESD volume prov'd.	= 114 cu. ft.
Total ESD volume prov'd.	= 114 cu.ft.
Total ESD volume required	= 0 cu.ft.

SWM COMPUTATIONS



PLAN VIEW

SCALE: 1" = 20'

STORMWATER MANAGEMENT SUMMARY TABLE				
MINIMUM SIZING CRITERIA	SYMBOL	VOLUME REQUIRED (CUFT=FEET)	SWM Practice	NOTES
ESD _v Volume	(WD _v)	111	M-5	Provided through the use of a microscale drywell practice
Recharge Volume	(Rev)	39	M-5	Provided through the use of a microscale drywell practice
Channel Protection Storage Volume	(CP _v)	N/A	M-5	The channel protection volume for this lot is being provided through the use of environmental site design practices that provide the target rainfall value of 1.2", as specified in Table 5.3 of the revised M.D.E. Manual and return the site back to a "pre-development state of woods in good condition".
Overbank Flood Protection	(Op10)	163	N/A	The Overbank Flood Protection Volume is being provided by the "Reduced Curve Number Method", whereby a sufficient amount of ESD _v volume is being retained on the site to reduce the 10-year post-development discharge rate to its pre-development rate.
Extreme Flood Protection	(OF)	N/A	N/A	The extreme flood protection volume is not required since the site does not lie within a non-tidal 100-year floodplain and there are no properties downstream of the site that lie within a 100-yr. non-tidal floodplain.

STORMWATER MANAGEMENT NOTE

This grading permit #G0202 was reviewed under the 2010 regulations for stormwater management. Stormwater management practices will be provided for the proposed redevelopment shown hereon in accordance with Article 16, Section 4, and the final plan on file with the Office of Planning & Zoning. ESD to the MEF was achieved through the use of a microscale drywell practice, in accordance with Chapter 5, Section M-5, of the 2009 MDE Stormwater Design Manual.

SUMMARY OF ESD VOLUMES

Total Required ESD volume	= 111 cu. ft.
Total Drywell ESD volume prov'd.	= 163 cu. ft. (providing 10-yr. storm management)
Total ESD volume prov'd.	= 114 cu.ft.
ESD volume remaining	= 0 cu. ft.

OUTFALL STATEMENT

Runoff from the site flows in a pre-dominantly southerly direction to the right-of-way of Elm Trail, an existing 25-ft. public right-of-way, and crosses Elm Trail in a southwesterly direction and into a large wooded low-lying marsh area of Valentine Creek. The runoff joins Valentine Creek and meanders northwards into the Severn River. In accordance with the October, 2017 A. A. County Stormwater Management Practices & Procedures Manual, since the site is plotted lot and the overbank flood protection volume is being provided on site, the site outfall and point-of-investigation (P.O.I.) are the point along the property's southern boundary line with Elm Trail. The property was visited by an employee of Boyd & Dowgiallo, P.A. in September, 2024 to inspect the property and site outfall/ P.O.I. It was noted that the site outfall and the P.O.I. were found to be stabilized by lawns and woods and did not show any signs of erosion. Given that the overbank flood protection volume is being provided, there should not be an increase in runoff from the site or erosion downstream.

ADJOINING OWNERS

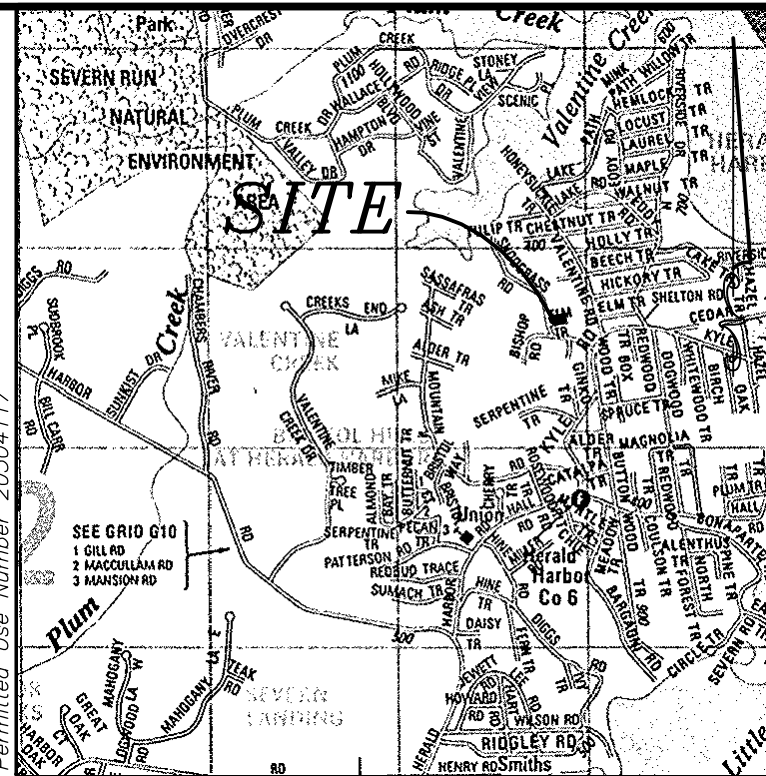
TAX MAP 31, BLOCK 23, PARCEL 390
HERALD HARBOR-LOTS 111 TO 114, BLOCK 36B
PLAT BOOK 4 PAGE 14
JEAN MIGUEL FAUKO LANDDICHIO
MA ANNA CLAUDIA MENDOZA
410 ELM TRAIL
CROWNSVILLE, MD 21032
TAX # 02-413-01587625
ZONING R5
L 27956 / F 448

TAX MAP 31, BLOCK 23, PARCEL 390
HERALD HARBOR-LOTS 20 & 21, BLOCK 36B
PLAT BOOK 4 PAGE 14
VIOLETA SANJUAN CALZADO
777 SNODGRASS ROAD
CROWNSVILLE, MD 21032
TAX # 02-413-03259321
ZONING R5
L 39968 / F 40

TAX MAP 31, BLOCK 23, PARCEL 390
HERALD HARBOR-LOT 24B, BLOCK 36A
PLAT BOOK 5325 PAGE 241
CALVIN E. SEARS
BRENDA L. SEARS
789 SNODGRASS ROAD
CROWNSVILLE, MD 21032
TAX # 02-413-04029900
ZONING R5
L 7106/ F 227

VARIANCE NOTES:

- In accordance with Article 17, Section 8-201 of the Anne Arundel County Code, a variance is required to allow the disturbance of 3,573 Sq.Ft. of 15%+ steep slopes within the Critical Area and allow the construction of a dwelling and driveway, in accordance with Variance Case # 2024-0215-V, dated _____, 2025.
- In accordance with Article 18, Section 4-700 of the Anne Arundel County Code, a 7 foot variance to the required 25 foot front setback to allow a front setback of 18 feet was granted with Variance Case # 2024-0215-V, dated _____, 2025.
- In accordance with Article 18, Section 4-700 of the Anne Arundel County Code, a 8 foot variance to the required 20 foot side setback to allow a rear setback of 12 feet was granted with Variance Case # 2024-0215-V, dated _____, 2025.



VICINITY MAP

SCALE: 1"=2000'

LEGEND

Existing Curb	=====
Existing Contour	---51---
Existing Wire Fence	---+---+---+---
Existing Wood Fence	---+---+---+---
Existing Woods Line	---+---+---+---
Proposed Contour	---10---
Proposed Super Silt Fence	---SSF---
Proposed Limit of Disturbance	---D---
Stabilized Construction Entrance	---S.C.E.---
Perc Test Location	---P.T.L.---
Prop. Septic Replacement Sytem #1	---#1---
Prop. Septic Replacement Sytem #2	---#2---
Prop. Stormwater Management Drywell	---SD---
BAT Septic Tank	---BAT---
Ex. 15% to 25% Slopes	---15% to 25%---
Ex. 25% Slopes	---25%---
Prop. Gravel/Paved Driveway	---G.P.D.---
25% Slope Buffer	---25% S.B.---
Prop. Downspout & Roof Leader	---D.R.L.---
Ex. Water Line	---W.L.---

SETBACKS

(ZONED R5)

Front 25'
Rear 20'
Side 7'

SITE ANALYSIS

Zoning	R5
Critical Area Classification	LDA (Modified Buffer)
Total Site Area	5,800 Sq.Ft.± (0.13 Ac.±)
Total Disturbed Area	3,846 Sq.Ft.±
Vegetative Area	2,930 Sq.Ft.±
Predominant Soil Type	Collington, Wist, and Westphalia soils, CSF, 25 to 40% (HSG "A")
Existing Lot Coverage	151 Sq.Ft.± (Ex. cover w/in Snodgrass Rd.)
Existing Lot Coverage To Be Removed	0 Sq.Ft.±
Proposed Lot Coverage	916 Sq.Ft.± or 15.8%
Grading Quantities	100 cu. yds. Cut 50 cu. yds. Fill

VARIANCE/GRADING & SEDIMENT CONTROL PLAN

LOTS 22 & 23, BLOCK 36B, SECTION E,
HERALD HARBOR

PLAT BOOK 4 PAGE 14
TAX MAP 31 BLOCK 23 PARCEL 390
ZONED R5

Job No.: 20-257

Sheet No.: 1 of 1

Checked By: JET

Date: FEBRUARY, 2025

Permit #G0202

Proj. No.

SECOND DISTRICT

ANNE ARUNDEL COUNTY, MD 21032

JOB# 20-257

BOYD & DOWGIALLO, P.A.

Engineers, Surveyors & Planners
Maryland Professional Engineering Firm License No. 47570

February 19, 2025

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

Re: 779 Snodgrass Road
Crownsville, MD 21032
Tax No.: 2413-0317-1620
Case #2024-0215-V

Attn: Mr. Robert Konowal

Dear Mr. Konowal,

We have received the recommendations/comments on the Variance for the above-referenced property, and on behalf of our client, Matthew Rhoderick, contract purchaser, we are submitting herewith a revised Variance application for development of the site.

The subject property is known as Lots 22 & 23, Block 36B, Section E, as shown on the record plat for Herald Harbor, recorded among the land records of Anne Arundel County in plat 4 at page 14. The property is part of Parcel 390 on Tax Map 31 in Block 23, and is located at 779 Snodgrass Road in Crownsville, MD 21032. The site is currently vacant and predominantly forested. The property is zoned R5 and is located within an area designated LDA on the Chesapeake Bay Critical Area Maps. The site contains 5,800 sqft. of land, the majority of which (5,754 sqft.) is identified as steep slopes; however, the site is not located in the Critical Area Buffer or the Expanded Buffer. No rare, threatened or endangered species were noted during field visits while preparing the Critical Area Report and the Variance Site Plan.

As shown on the revised Variance Site Plan, the footprint of the proposed dwelling has been further reduced from that which was shown on the Pre-File Plan (400 sqft. vs 512 sqft. or approximately 22%) and the location of the dwelling has been shifted towards Elm Trail to reduce the steep slope disturbance. In addition, the total proposed lot coverage on-site has been reduced from 1,172 sqft. to 916 sqft (excluding the portion of Snodgrass Road and the abutting driveway which encumber the property), which is well below the maximum allowable lot coverage of 1,950 sqft. per the Code. Stormwater management has been provided for the proposed improvements via an infiltration drywell, and lot clearing has also been further reduced from the Pre-File, consistent with ESD requirements. Through the aforementioned revisions and reductions in proposed improvements, the total steep slopes disturbance has been minimized to 3,573 sqft (excluding disturbance for the proposed water connection.) Lastly, the total proposed clearing on-site has been reduced to 3,521 sqft, well below the maximum allowable clearing of 5,194 sqft; and any reforestation requirements will be provided via off-site reforestation in an approved Critical Area Mitigation Bank.

As shown on the attached Variance Site Plan, the proposed development requires the following Variances:

1. A Variance to Article 17, Section 8-201 of the Code to allow the disturbance of 3,573 sqft. of 15%+ steep slopes on-site.
2. A Variance of 7' to the required 25' front setback noted in Article 18, Section 4-701 of the Code to allow a front setback of 18' to Elm Trail.
3. A Variance of 9' to the required 20' rear setback noted in Article 18, Section 4-701 of the Code to allow a rear setback of 11' to the abutting Lot 21.

In addition, in response to the comments and recommendations received from the prior Variance submittal as follows:

From the Memo dated 11/27/24 from Brian Chew with Environmental Health

The septic plan for the revised house and site improvements was approved on 2/4/25, as shown by the red-stamp septic plan submitted herewith.

From the comments dated 12/9/24 from Jean Janvier with I&P Engineering

1. The signed (updated) Variance request letter has been submitted to the County.
2. The draft Variance letter (without the specific areas identified) attached to the application is not applicable at this time.
3. The Code reference for the zoning setbacks has been updated; however, the requested relief is unaffected.
4. The hatching for lot coverage shown on the County topo map has been thawed.
5. With the reduction in the building footprint the downspouts along the eastern side are unnecessary and have been removed from the plan.
6. The address on the Variance application has been corrected to match the Site Plan.
7. As shown on the Site Plan, asphalt curb exists on both sides of Elm Trail.
8. The linetype for the existing water line has been shown in the Legend.
9. The limits of 15%+ slope are shown on the Variance Site Plan. The Environmental Health Department does not require setbacks to 15%+ slopes; therefore, only the 25%+ slopes are reflected on the Septic Plan.
10. Per Section 17-8-201(a) of the Code steep slope disturbance for utility connections do not require a Variance; therefore, the disturbance for utilities has not been included in the Variance request.
11. The reduced lot coverage has been coordinated in the SWM report, the site plan and this explanation letter.
12. The date of the GIS topography has been completed in general note #5, as requested.
13. The year of the SCS specifications has been updated to 2011.
14. The septic plan has been revised to reflect the reduced dwelling size and lot coverage.
15. The Project Notification accompanying the Critical Area Report has been updated to reflect the reduced project scope.
16. The reduced limits of disturbance have been coordinated in the SWM report, the site plan and this explanation letter.
17. The SWM report has been revised to reflect the reduced scope and all pages (re)numbered accordingly.
18. The duplicate Summary and Outfall Statements have been removed from the SWM report.
19. The SWM report has been revised to reflect the depth required to achieve ESD volume. Please note that the final size of the drywell is determined in the Overbank Flood Volume section of the SWM report.
20. The label for Overbank Flood Protection in the report has been labelled as IV.
21. The overbank flood protection volume (the volume required to maintain 10-year discharge from the site) has been used to compute the drywell size.
22. As noted in the critical area report, the site is currently forested by a mixture of hardwoods and evergreen trees. Given that the entire site is forested, and that no rare or unique trees requiring retention are present, individual trees have not been identified.
23. A list of all property owners within 300' was submitted with the Variance application; however, the plan has been revised to include a list of all abutting property owners.
24. For ease of presentation at the Variance hearing, the site plan has been reduced to one sheet. The remaining items noted in the SFD checklist not included in the Variance Plan will be provided on the grading plans submitted with the grading permit in the future.

25. The critical area report has been corrected to eliminate any references to permeable pavement.
26. No stormwater management is required for the existing lot coverage on-site (the driveway and road encroachment) which serve others.
27. The maximum lot coverage listed on the plans and in the reports has been coordinated to 1950 sqft, based on 25% of the site area + 500 sqft.
28. Please see response # 27 above.
29. Based on the results of the perc test on-site and for the abutting property to the north, the presence of suitable soils on-site is anticipated. However, upon approval of the Variance, a soil boring will be obtained to ensure the drywell design meets applicable standards.
30. We note that the SWM and utility design will be further reviewed with the grading permit in the future.
31. The driveway encroachment issue will be addressed with the grading permit in the future.
32. The grading plans submitted with the grading permit will include a profile of the infiltration drywell.
33. The SWM report submitted with the grading permit will include soil, vicinity and drainage area maps.
34. The plan has been revised to label the size of the water connection and existing mains abutting the site.
35. The approved red-stamped septic plan for the new/reduced dwelling has been submitted herewith.

In accordance with the Variance Instructions Checklist on-line, the following items are submitted herewith:

1. A signed Variance Application.
2. A copy of this explanation letter, including the statement of justification.
3. A copy of the Variance Site Plan, the architectural plans and one (1) copy of the Variance Submittal Requirements, and one copy of the approved (red-stamped) septic plan
4. The deed was included with the original Variance submittal.
5. A list of property owners within 300 feet was provided with the original Variance submittal.
6. A Filing Fee for the Variance fee and two signs was provided with the original Variance submittal.
7. a.) A copy of the revised Critical Area report, including the existing and developed plan views, one copy of the project notification application, one copy of the County topography map at 200 scale showing the property location.
b.) The pre-file form was included with the original Variance submittal. Please note that the plan has been revised to show a further reduction in steep slope disturbance as noted above.
c.) A copy of the completed single-family engineering checklist was included with the original Variance submittal. One copy of the updated/revised Stormwater Management Report.

We appreciate your attention in this matter. If you have any questions or require any additional information regarding this request, please do not hesitate to contact our office.

Very truly yours,
Boyd & Dowgiallo, P.A.

By: 
Jerry Tolodziecki, P.E.

J.o.#20-257
cc: file
enclosures

THIS DEED, made this 14th day of October, in the year two thousand five, by and between **WILLIAM R. BROWN, JR., Controller for Anne Arundel County, State of Maryland**, party of the first part, and **JUDE HOGAN**, party of the second part.

WHEREAS, default having been made in payment of State and County taxes due and owing on the property hereinafter mentioned; and the then mentioned County Controller, under the provisions of the laws of the State of Maryland, and in compliance with the duties thereof imposed upon him having first complied with all the provisions of the law in relation thereto, proceeded to and did sell the property hereinafter mentioned and described to endorse the payment of said taxes so in default; and

WHEREAS, WILLIAM R. BROWN, JR., collector of taxes for the State of Maryland, and the County of Anne Arundel, did sell the hereinafter mentioned property to JUDE HOGAN, and a final judgment was entered on September 12, 2005, in Case No. 02-C-05-104579, in favor of Jude Hogan, and the said JUDE HOGAN, having paid the purchase price in full, is entitled to a Deed to the same.

WHEREAS, the said WILLIAM R. BROWN, JR., Controller, conveys the same;

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of Twenty-nine Thousand Dollars (\$29,000.00), the receipt of which is hereby acknowledged, the said WILLIAM R. BROWN, JR., Controller, does hereby grant and convey unto the said JUDE HOGAN, his heirs and assigns in fee simple all that lot of ground situate, lying and being in the second election district of Anne Arundel County, State of Maryland, aforesaid, described as follows, that is to say¹:

Lots Nos. 22 and 23, Block 36B, SC E, Snodgrass Road, Herald Harbor, Tax Account Number 241303171620.

BEING THE SAME LOTS of ground which by Deed dated April 30, 1970 and recorded among the Land Records of Anne Arundel County in Liber 2335, folio 655, was granted and conveyed to Townes L. Dawson .

TOGETHER with the buildings and improvements thereupon erected, made or being, and

I hereby certify that this Deed was prepared by me, an attorney licensed to practice in the State of Maryland.

Bob Winkler
Robert N. Winkler

Return to:
Robert N. Winkler, Esquire
606 Baltimore Avenue, Suite 203
Towson, MD 21204

IMP FD SURE \$	20.00
RECORDING FEE	20.00
RECORDATION T	203.00
TR TAX COUNTY	290.00
TR TAX STATE	145.00
TOTAL	678.00
Res# AA12	Rcpt # 95018
RPD LG	Bik # 354
Jan 03, 2006	02:32 PM

ACCT. 2413-0317-1620
ALL LIENS ARE PAID AS
OF 10/3/05 A.A. COUNTY.
BY: [Signature]

RECEIVED FOR RECORD
CIRCUIT COURT FOR A.A. COUNTY

2006 JAN 3 - P 3:05

203
296
145

all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise pertaining.

TO HAVE AND TO HOLD to said lot of ground and premises above described and mentioned and hereby intended to be conveyed;

TOGETHER with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the property use and benefit of the said JUDE HOGAN his heirs and assigns in fee simple.

AS WITNESS the hand and seal of the said Grantor:

Betty L. Bunch
Witness

William R. Brown, Jr. (SEAL)
WILLIAM R. BROWN, JR.
Controller of Anne Arundel County

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL COUNTY, to Wit:

I HEREBY CERTIFY that, on this 14th day of October, 2005, before me, the undersigned officer, personally appeared WILLIAM R. BROWN, JR., who acknowledged himself to be the Controller of Anne Arundel County, Maryland, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal

Carol Hall
Notary Public

My Commission Expires: 11/09

APPROVED FOR FORM AND LEGAL SUFFICIENCY
COUNTY SOLICITOR ANNE ARUNDEL COUNTY, MARYLAND

By Frederick D. Dunder
OFFICE OF LAW

10/12/05
Date

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

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

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$ 29000	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X () % =	\$
		Other:	\$	Less Exemption Amount -	\$
		Other:	\$	Total Transfer Tax =	\$
		Full Cash Value:	\$	Recordation Tax Consideration	\$
			X () per \$500 =	\$	
			TOTAL DUE	\$	

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$	20	\$	
		Surcharge	\$	26	\$	
		State Recordation Tax	\$	145	\$	
		State Transfer Tax	\$	223	\$	
		County Transfer Tax	\$	296	\$	
		Other	\$		\$	
		Other	\$		\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		2913	0317-1620				<input type="checkbox"/> (5)	
		Subdivision Name				Lot (3a)	Block (3b)	Sect/AR (3c)
		Location/Address of Property Being Conveyed (2)				Plat Ref.	SqFt/Acreage (4)	
		Other Property Identifiers (if applicable)				Water Meter Account No.		
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements Conveyed:						
		Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)		
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)				Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
		Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
8	Transferred To	New Owner's (Grantee) Mailing Address			

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Name:		
		Firm		
		Address: 606 Baltimore Ave Ste 203 Baltimore MD 21204	Phone: ()	

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		Yes <input type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence?	
		Yes <input type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify: _____	
		Yes <input type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	
		Assessment Use Only - Do Not Write Below This Line	
<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification			
Transfer Number: 20 Date Received: 20 Deed Reference: Assigned Property No.:			
Land Geo. Map Sub Block			
Buildings Zoning Grid Plat Lot			
Total Use Parcel Section Occ. Cd.			
Town Cd. Ex. St. Ex. Cd.			
REMARKS:			

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation



McHALE
LANDSCAPE
DESIGN, INC.

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CRITICAL AREA REPORT NARRATIVE

Site Information:

- 779 Snodgrass Rd, Crownsville, MD 21032
- Owner – Jude Hogan
- Applicant – Matthew Rhoderick, McHale Landscape Design

Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

- 779 Snodgrass Rd is a 5,800 SF residential unimproved infill corner lot with current water tap connection at the roadway. The property is wooded, with portions containing steep slopes and adjacent developed properties or roadway on all sides. The property is within the R5 residential zone and is in the LDA Critical area classification.

Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

- Predominant trees include Tulip Poplar, Walnut, Hickory, Maple, and Holly. Predominant shrubs include Yew, Laurel, Mahonia, but much of the wooded area is predominantly shade, evergreen, and understory trees with minimal shrubs. The total wooded area for the property is 5,189 SF. The total area to be disturbed is 3,846 SF, however the site area for the house and driveway is only 916 SF. Construction for this work estimates the removal of 3,521 SF of forested area to allow for grading and drainage, site utilities, and construction of the house and driveway. Any required mitigation for the disturbance will be provided by off-site mitigation in an approved Critical Area Mitigation Bank.

Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

- A reinforced silt fence will be installed around the proposed disturbance. Machinery to be used in the construction process will enter through a construction entrance that is located at the proposed driveway entrance. All materials to be unloaded from the construction entrance and staged directly in project area or house during construction. Stormwater management to be addressed with the following Environment Site Design (ESD) elements:
 - a. Permeable Pavement (A-2) – Paved areas of the driveway are to be constructed with permeable pavers on top of a geogrid and gravel base to allow for infiltration within an at-source practice.
 - b. Conservation Landscaping – Disturbed areas to be restored with a mixture of native trees, shrubs and perennials to allow for the site to minimize runoff and stabilize soils.
 - c. Micro-Scale Practices (Dry Wells) (M-5) – Roof area runoff to be captured directly into a dry well system as shown on the site plan, to meet ESDv and REv.



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Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

- The existing impervious surface (Lot Coverage) is 151 SF. The proposed impervious surface (Lot Coverage) is as follows: Proposed Dwelling – 400 SF, Proposed Driveway – 288 SF, Proposed Sidewalk and Steps – 120 SF and Proposed Porch – 108 SF. The total existing and proposed impervious area (Lot Coverage) = 1,067 SF. The allowable lot coverage per classification LDA is 25% of the parcel plus 500 SF, or 1,963 SF

If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

- The applicable habitat protection areas subject to this property are steep slopes of 15% or greater and the steep slope buffer. In siting the proposed structure, the health department requires all portions of the septic system to be located outside of the steep slopes and buffer. After locating this system, the only location for the proposed house is within the steep slope at the rear of the property, to meet setbacks from site facilities. Construction of the house foundation would facilitate stabilization of the steep slopes and fall into character of surrounding properties built into the slope.

Sincerely,

Applicant Information:

- McHale Landscape Design MHIC #29697
 - o 911 West Street, Annapolis, MD 21401
 - o (410)-990-0894
- Matthew Rhoderick – Registered Landscape Architect, #3731
 - o (301)-512-8234
 - o Matr@mchalelandscape.com

Maps and Apps Anne Arundel County Engineering

gis.aacounty.org/portal/apps/webappviewer/index.html?id=dfaf0eab572c40b6b709ae1567f1ed8b

Anne Arundel County Engineering Record Drawing and Monuments

Find address or place

776 775 777 778 779 410 791 789

Shodgrass Rd

SITE

ELM TRAIL

40ft

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, ...

25°F Cloudy 12:43 PM 2/19/2025

COUNTY TOPO MAP
779 SNOODGRASS RD

**STORMWATER MANAGEMENT
COMPUTATIONS**

For

***LOTS 22 & 23
779 SNODGRASS ROAD
PLAT BOOK 4, P. 14
Tax Map 31, Block 23, Parcel 390
CROWNSVILLE, MD 21032***

***To accompany Variance Submittal
Case#2024-0215-V***



February, 2025

*"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 NO. 19577,
EXPIRATION DATE 3-16-2026"*

by

Boyd & Dowgiallo, P.A.
412 Headquarters Drive
Suite 5
Millersville, MD 21108
410/729-1234

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STORMWATER MANAGEMENT STATEMENT

As stated in Article 16 of the Anne Arundel County Code, the purpose of Stormwater Management is “to protect and promote public health, safety and general welfare through the management of stormwater, to protect public and private property from damage, to reduce the effects of land use changes on stream channel erosion, to maintain and assist in the improvement of water quality, to preserve and enhance the environmental quality of streams and stream valleys, and to minimize adverse impacts on water quality and conserve plant, fish, and wildlife habitat.”

In accordance with the General Performance Standards, outlined in the 2010 Anne Arundel County Stormwater Practices and Procedures Manual, the use of Environmental Site Design Practices (ESD) shall be provided as necessary to address the required performance standards, to prevent adverse impacts from stormwater runoff.

As defined, in Chapter 6, Section 6.1.5, the MEP standard is met when:

- I. channel stability is maintained and
- II. predevelopment groundwater recharge is replicated and
- III. non-point source pollution is maintained and
- IV. regenerative step pool conveyance systems are employed wherever practicable on all public stormwater systems.

INTRODUCTION

The subject site is known as Lots 22 & 23, Block 36B Section E of Herald Harbor, as shown on the plat of “Herald Harbor”, recorded among the Land Records of Anne Arundel County in plat book 4, at page 14, and is located at 779 Snodgrass Road in Crownsville, Maryland 21032. The site contains approximately 5,800 sq. ft. (0.13 ac.) of land zoned R5 and is located on the north side of the intersection of Snodgrass Road and Elm Trail. In its current condition, the property is vacant and is predominantly covered by existing woodlands. Ground slopes on the site vary between 14 and 30% and the site drains in a southwesterly direction to the right of way of Elm Trail. The lots are located within a Limited Development Area of the Chesapeake Bay Critical Area due to its proximity to the Severn River and are shown on F.E.M.A. flood map 24003C0162F, but are not impacted by a tidal flood zone.

The property is not known to contain any rare, threatened or endangered species of plants, animals, and no wildlife habitat areas have been identified. The site is not known to contain any historical or archaeological artifacts or other items of historical or archaeological interest.

Planned development of the site includes the construction of a single-family residential dwelling, driveway, sidewalk, public water connection, private septic system, and stormwater management practices. The proposed improvements will result in the disturbance of approximately 3,846 sq. ft. and result in a new impervious cover of 916 sq. ft.

CONSIDERATION OF SWM PRACTICES & ALTERNATIVES

Stormwater design for the proposed improvements was provided in accordance with Chapter 5 of the 2009 M.D.E. where three general types of stormwater methods are used to provide the required ESD volume at a site:

1. Alternative Surfaces

Listed under Section 5.3, these surfaces include green roofs, permeable pavements and reinforced turf. A green roof practice was considered, but the heavier structural design required for the roof and the limited style options available are discouraging to homeowners. Therefore, this practice was not selected. The second alternative, permeable or porous pavement, is a stormwater management practice that was considered for the driveway area but could not be utilized due to the existing ground slopes. Therefore, this practice was not considered either. Reinforced turf was considered but declined due to the ground slopes present. Therefore, for this project, no alternative surfaces were chosen as an ESD practice.

2. Non-structural Practices

Listed under Section 5.4.2 of the 2009 M.D.E. Manual, these practices include disconnection of rooftop runoff, disconnection of non-rooftop runoff, and sheetflow to conservation area. A disconnection of rooftop runoff practice was not selected due to the ground slopes present on the lot. A disconnection of non-rooftop runoff practice was not selected either due to ground slopes. A sheetflow to conservation area practice was not utilized due to the lack of any wooded conservation areas on or adjacent to the subject site. Therefore, no non-structural disconnection of non-rooftop runoff practices were utilized for the proposed development.

3. *Micro-scale Practices*

Listed under Section 5.4.3 of the 2009 M.D.E. Manual, these practices include small water quality treatment devices to capture runoff from small, discrete areas. Out of the nine options listed under this category, those that provided the most effective treatment were the use of a drywell practice. This practice was utilized to capture and treat runoff from the proposed rooftop area of the dwelling.

PROTECTION OF NATURAL RESOURCES

Through the use of minimal grading techniques, the disturbed area will remain small and the amount of natural resources affected will be small. Through modern, environmentally friendly stormwater management techniques, rainwater will be captured by using practices that make use of micro-scale practices. These help to reduce the amount of disturbance to any existing natural resources also.

RETENTION OF NATURAL FLOW PATTERNS

Through the use of proposed grades that will mimic the existing site grades, no disturbance to existing flow patterns will occur and the direction of rainwater runoff will remain largely unaffected.

REDUCTION OF IMPERVIOUS SURFACES

The amount of impervious cover proposed is within the acceptable amount allowed under zoning and Critical Area laws.

POLLUTANT REDUCTION & REMOVAL

Given that the site is *not* located within a Chesapeake Bay IDA critical area, it is *not* mandatory that the proposed stormwater management techniques address the “Critical Area Guidance Manual” and provide for 10% pollutant removal reduction. However, the proposed microscale practice will provide pollutant removal to some extent and help reduce the amount of phosphorus and other chemicals to downstream receiving storm drains and waters.

IMPLEMENTATION OF SEDIMENT & EROSION CONTROL

The only sediment control measures being used are those provided to capture sediment laden runoff from leaving the site.

SOIL & FACILITY INVESTIGATION

The Anne Arundel County Soil Survey indicates that the entire site is underlain by soils of the Collington-Wist & Westphalia soils, (CSF), 25 to 40% slopes. These soil types have a hydrologic rating of "A" and are considered to be very conducive to infiltration practices - overall. The stormwater management practice chosen to provide treatment of runoff from impervious areas on the site are based on the results of perc tests taken by a Sanitarian with the Health Department under perc test PAT02051161 and T02014823. Based on the results of the perc tests, the use of infiltration as a means of providing stormwater management on site is a feasible alternative.

SUMMARY OF CONCLUSIONS

In accordance with the 2009 Maryland Department of the Environment (M.D.E.) Stormwater Design Manual and the 2017 Anne Arundel County Storm Water Management Practices and Procedures Manual, the water quality, recharge, channel protection, overbank flood protection, and extreme flood protection volumes were considered in the overall stormwater management design for this site.

ESDv is required in the amount of 116 cu. ft. and is being provided by a microscale drywell practice. The recharge volume is required in the amount of 41 cu. ft. and is automatically being provided through the use of the ESD practices being utilized on-site. The channel protection volume is being provided since the environmental site design target rainfall amount is being met through the use of ESD practices, in accordance with the 2009 M.D.E. Manual. The overbank flood protection volume is being provided by the “Reduced Curve Number Method”, whereby a sufficient amount of ESDv volume is being provided on-site to reduce the post-development 10-year discharge to its 10-year pre-development discharge rate. The extreme flood protection volume is not required since the site does not lie within a non-tidal 100-year floodplain and there are no properties downstream of the site that lie within a 100-yr. non-tidal floodplain.

OUTFALL STATEMENT

Runoff from the site flows in a pre-dominantly southerly direction to the right-of-way of Elm Trail, an existing 25-ft. public right-of-way, and crosses Elm Trail in a southwesterly direction and into a large wooded low-lying marsh area of Valentine Creek. The runoff joins Valentine Creek and meanders northwards into the Severn River. In accordance with the October, 2017 A. A. County Stormwater Management Practices & Procedures Manual, since the site is platted lot and the overbank flood protection volume is being provided on site, the site outfall and point-of-investigation (P.O.I.) are the point along the property's southern boundary line with Elm Trail.

The property was visited by an employee of Boyd & Dowgiallo, P.A. in September, 2024 to inspect the property and site outfall/ P.O.I. It was noted that the site outfall and the P.O.I. were found to be stabilized by lawns and woods and did not show any signs of erosion. Given that the overbank flood protection volume is being provided, there should not be an increase in runoff from the site or erosion downstream.

***STORMWATER MANAGEMENT
COMPUTATIONS***

I. ENVIRONMENTAL SITE DESIGN VOLUME

In Section 5.2.2 of the revised Chapter 5 of the 2000 M.D.E. Stormwater Design Manual, it is stated, “the criteria for sizing ESD practices are based on capturing and retaining enough rainfall so that the runoff leaving a site is reduced to a level equivalent to a wooded site in good condition as determined using U.S.D.A’s Natural Resource Conservation Service methods...”the goal is to provide enough treatment using ESD practices to address C_{pv} requirements by replicating an RCN for woods in good condition for the 1-year rainfall event. In accordance with the “Stormwater Management Act of 2007” and Table 5.3 of the revised Chapter 5 M.D.E. Manual, the environmentally sensitive runoff volume, ESD_v , is equal to,

$$ESD_v = P_E \times R_v \times A$$

Where, P_E = the rainfall target from Table 5.3

R_v = the volumetric runoff coefficient

A = site area

Site area = 5,800 sq. ft. (0.13 ac.)

Total Proposed Impervious Cover = 916 sq. ft.

$$\%I = 916/5,800 = 15.8\%$$

$$R_v = 0.05 + 0.009(15.8) = 0.192$$

Existing soil types present = HSG “A”

From Table 5.3 of Chapter 5 of the M.D.E. Manual, the target rainfall based upon the impervious cover proposed and the soil types present is equal to 1.2”.

and the ESD_v volume becomes,

$$ESD_v = (1.2")(0.192)(5,800)/12 = 111 \text{ cu. ft.}$$

This is the *total* ESD_v volume required for the proposed improvements to return the site back to a state of “woods in good condition”.

This volume will be provided on-site within ESD practices as described below.

***STORMWATER
MANAGEMENT DESIGN
With
ESD, PRACTICES***

MICRO-SCALE PRACTICES

Micro-scale Practices - Drywells - Section 5.4.3 M-5

Section 5.4.3 M-5 of Chapter 5 of the 2009 M.D.E. Stormwater Design Manual states that drywells may be used to treat runoff from small drainage areas such as a single rooftop or single downspout. When designed in accordance with the guidelines in Section 5.4.3 M-5, drywells will provide treatment for the required ESD_v and Re_v . A P_E value based on the ESD_v captured and treated shall be applied to the contributing drainage area.

A drywell will be utilized to capture and treat the runoff from the proposed roof area of the dwelling, deck and screened porch.

The proposed area of the dwelling, deck and screened porch equals approximately 508 s.f. Allowing for a maximum of 500 sq. ft. of roof area to a single downspout, and 1,000 sq. ft. to a drywell, the dwelling will require two downspouts. The Maximum ESD volume provided by one drywell can be found from the following equation:

$$ESD_v = \frac{(P_E)(\text{Roof Area})}{12} = ESD_v \text{ cu. ft.}$$

$$ESD_v = \frac{(2.7'')(508 \text{ sqft.})}{12} = 114 \text{ cu. ft.}$$

Since the maximum ESD allowed exceeds the ESD volume required for the lot, the drywell can be sized to accommodate the entire ESD volume as follows:

Volume required = 111 cuft. using a void ratio of 0.40 increases the total required drywell storage volume to $111/0.40 = 278$ cuft.

Use a circular drywell with a diameter of 5', yields a storage volume of 19.6 cu/ft, requiring a depth of 14 feet to provide the total storage of 278 cuft (ESD volume of 114 cuft) for the lot.

However, since the lot lacks an adequate outfall, the final sizes of the drywells will be provided below with the "Overbank Flood Protection Volume" of this Report.

SUMMARY OF ESD VOLUMES

<i>Total Required ESD volume</i>	= 111 cu.ft.
<i>Microscale Practice – Drywell</i> ESD volume prov'd.	= 114 cu. ft.
Total ESD volume prov'd.	= 114 cu.ft.
Total ESD volume required	= 0 cu.ft.

II. RECHARGE VOLUME

The required recharge volume (Re_v) for the proposed development is determined in accordance with the following equation, as stated in Section 2.2 of the MDE Stormwater Design Manual:

$$Re_v = \frac{(S)(R_v)(A)}{12} \text{ ac-ft, where A and } R_v \text{ are as defined above, and}$$

S = soil specific recharge factor;
= 0.42 for type "A" soil.

The required volume is calculated as follows:

$$Re_v = (0.42)(0.192)(5,800 \text{ sq. ft.})/12 = 39 \text{ cu. ft.}$$

This is the required recharge volume required for the proposed improvements. The recharge volume will be provided through the use of environmental site design practices, as described below.

III. CHANNEL PROTECTION VOLUME

The channel protection volume for this lot is being provided through the use of environmental site design practices that provide the target rainfall value of 1.2", as specified in Table 5.3 of the revised M.D.E. Manual and return the site back to a "pre-development state of woods in good condition".

V. OVERBANK FLOOD PROTECTION VOLUME

The overbank flood protection volume is required in the amount of 163 cu. ft. and was determined through the Reduced Curve Number Method. This volume will be provided within the proposed stormwater drywell on-site serving the dwelling as sized above for the ESDv volume, as follows:

$$V_{\text{const.}} = 163 \text{ cu. ft.} / 0.40 = 408 \text{ cu. ft. (where 0.40 equals the porosity of \#2 stone)}$$

Based on required setbacks, the maximum drywell diameter for the proposed layout is 5.4 feet. Using a diameter of 5.4', the total storage volume from the drywell is 22.9 cu ft/ft, requiring a drywell depth of 17.8 feet to provide the required volume.

Therefore, provide a drywell on-site with the dimensions of 5.4' Dia x 17.8'D to provide the overbank flood protection volume in the amount of 163 cu. ft.

The overbank flood protection volume is being provided by the "Reduced Curve Number Method", whereby a sufficient amount of ESDv volume is being provided on-site to reduce the post-development 10-year discharge to its 10-year pre-development discharge rate.

V. EXTREME FLOOD PROTECTION

The extreme flood protection volume is not required since the site does not lie within a non-tidal 100-year floodplain and there are no properties downstream of the site that lie within a 100-yr. non-tidal floodplain.

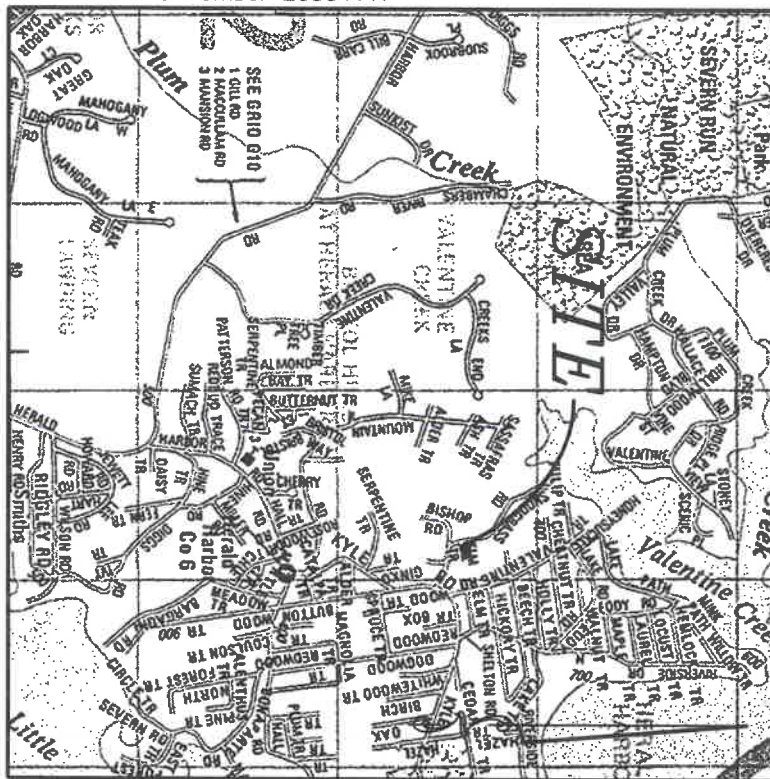
SOILS & VICINITY MAPS

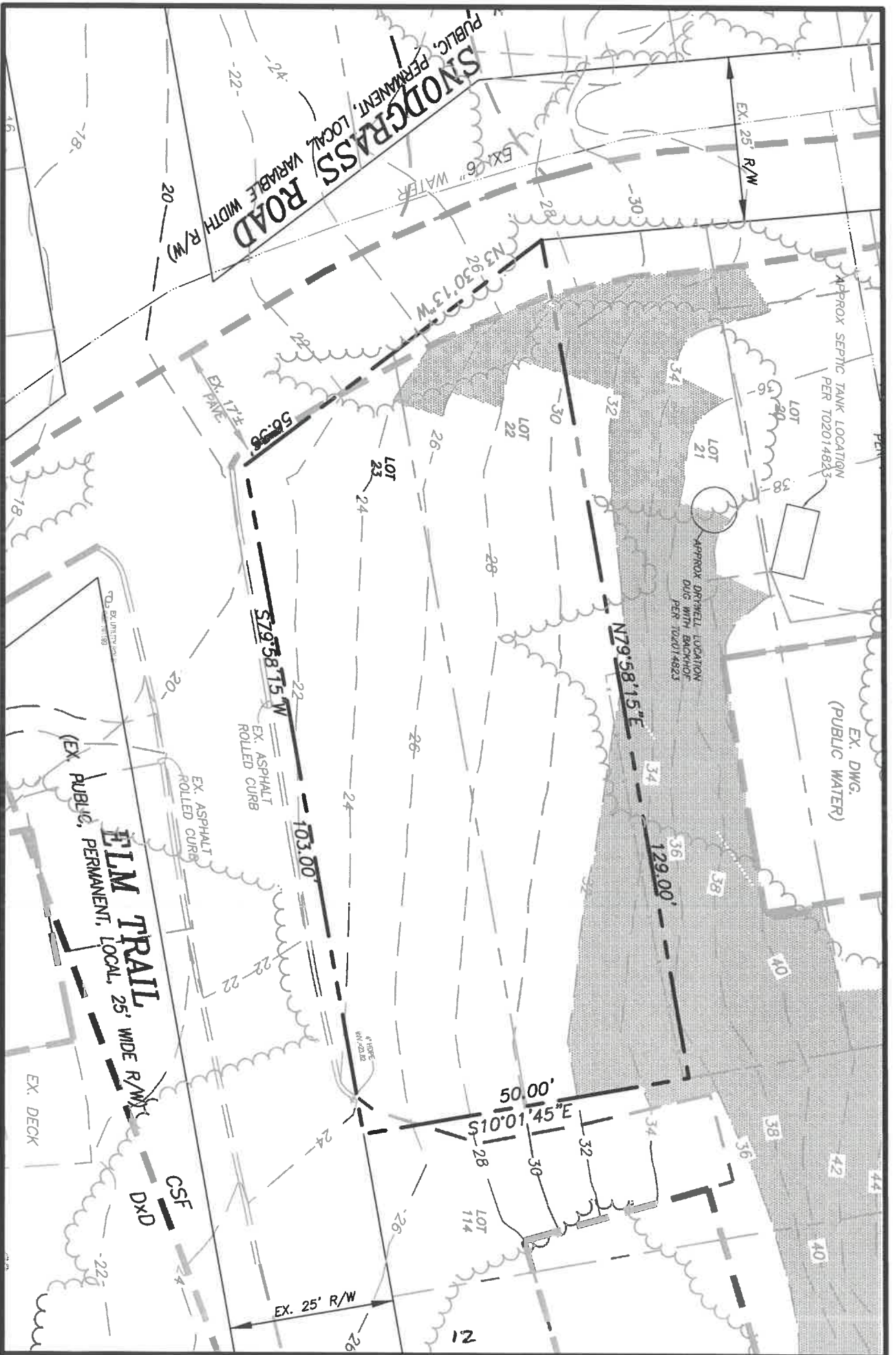
(See GSC Plans for Maps)

Copyright ADC The Map People
Permitted Use Number 20504117

VICINITY MAP

SCALE: 1"=2000'





SOILS MAP

SCALE: 1" = 20'

SOILS LEGEND

CSF: Collington, wist, and westphalia soils, 25 to 40 percent slopes (A)

TR-55 COMPUTATIONS

(site only)

CHANGE IN CURVE NUMBER METHOD for 10-yr. Storm
(per 10-2017 A. A. County SWM Practices & Procedures Manual)

779 Snodgrass Road
 Crownsville, MD 21032
10 - YEAR

By: JET
 8/19/2024

$$CN = 200 / [(P + 2Q + 2) - \sqrt{(5PQ + 4Q^2)}]$$

Q_{stored} , in.	=	0.35
P (design rainfall depth), in.	=	5.2
$Q_{\text{dev.}}$, in.	=	0.78
$Q (Q_{\text{dev.}} - Q_{\text{stored}})$, in.	=	0.43

CN = 43.4

RCN = 50

$Q_{\text{stored}} = \text{ESDv c.f.} \times 12 / (43,560 \times \text{Site Ac.}) = \text{X''}$

$Q_{\text{stored}} = 163 \text{ cu.ft.} \quad \text{or} \quad 0.35$

$Q_{\text{dev}} = 0.78 \text{ in.}$

$\text{Site} = 0.13 \text{ ac.}$

WinTR-55 Current Data Description

--- Identification Data ---

User:	TFJ	Date:	9/25/2024
Project:	779 SNODGRASS RD	Units:	English
SubTitle:	10 YR	Areal Units:	Acres
State:	Maryland		
County:	ANNE ARUNDEL		
Filename:	C:\TR55\20-257 10yr.w55		

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
PRE		Outlet	0.13	30	0.1
POST		Outlet	0.13	50	0.1
REDUCED		Outlet	0.13	43	0.104

Total area: .39 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.3	.0	5.2	.0	.0	7.4	.0

Storm Data Source:	User-provided custom storm data
Rainfall Distribution Type:	Type II
Dimensionless Unit Hydrograph:	<standard>

TFJ

779 SNODGRASS RD
10 YR
ANNE ARUNDEL County, Maryland

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.3	.0	5.2	.0	.0	7.4	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

TFJ

779 SNODGRASS RD
10 YR
ANNE ARUNDEL County, Maryland

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 10-Yr (cfs)

SUBAREAS	
PRE	.00
POST	0.13
REDUCED	.00
REACHES	
OUTLET	0.13

TFJ

779 SNODGRASS RD
10 YR
ANNE ARUNDEL County, Maryland

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)
------------------------------------	--

SUBAREAS

PRE	.00 n/a
-----	------------

POST	0.13 12.02
------	---------------

REDUCED	.00 n/a
---------	------------

REACHES

OUTLET	0.13
--------	------

TFJ

779 SNODGRASS RD
10 YR
ANNE ARUNDEL County, Maryland

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
PRE	.13	0.100	30	Outlet	
POST	.13	0.100	50	Outlet	
REDUCED	.13	0.104	43	Outlet	
Total Area: .39 (ac)					

TFJ

779 SNODGRASS RD
10 YR
ANNE ARUNDEL County, Maryland

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

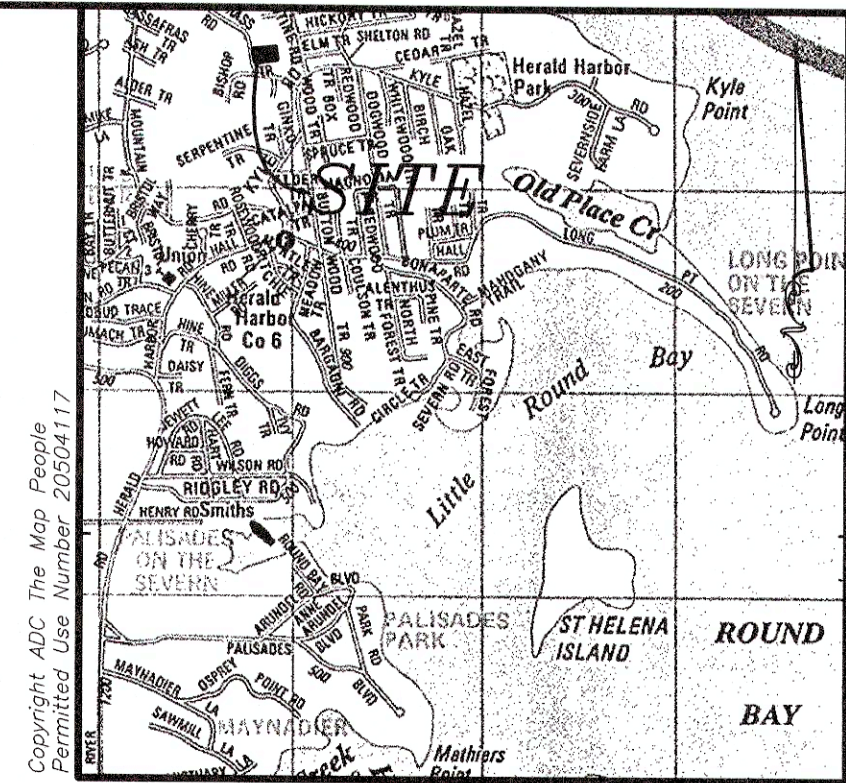
PRE SHEET	40	0.2400	0.400				0.063
					Time of Concentration		0.1
							=====
POST SHEET	50	0.2400	0.240				0.050
					Time of Concentration		0.1
							=====
REDUCED User-provided							0.104
					Time of Concentration		0.104
							=====

TFJ

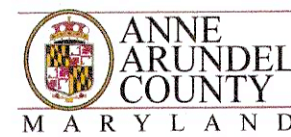
779 SNODGRASS RD
10 YR
ANNE ARUNDEL County, Maryland

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
PRE	Woods	(good) A	.13	30
	Total Area / Weighted Curve Number		.13 ===	30 ==
POST	Open space; grass cover > 75%	(good) A	.087	39
	Paved parking lots, roofs, driveways	A	.026	98
	Woods	(good) A	.017	30
	Total Area / Weighted Curve Number		.13 ===	50 ==
REDUCED	CN directly entered by user	-	.13	43
	Total Area / Weighted Curve Number		.13 ===	43 ==



VICINITY MAP
SCALE: 1"=2000'



DEPARTMENT OF HEALTH
DIVISION OF COMMUNITY & ENVIRONMENTAL HEALTH
3 Harry S. Truman Parkway
Annapolis, Maryland 21401

APPROVAL TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Tax Account #: 241303171620
Property Owner: JUDE HOGAN
Building Address: 779 SNODGRASS CROWNSVILLE, 21032
Tax Map: 31 Block: 74 Parcel: 0390
Lot #: 4 Subdivision: HERALD HARBOR
LIVABLE SQUARE FOOTAGE: 749
DATE RECEIVED: 12/27/2023

SEWAGE DISPOSAL SYSTEM MINIMUM REQUIREMENTS		
SEPTIC TANK: BAT		
DRY WELLS		
Number of Pits	1	
Diameter	8	
Effective Depth	10	
Total Depth	12	
Effective Area	251	
Gravel From	12	
Gravel To	2	

COMMENTS: INSTALL SYSTEM PER PLAN FOR NEW UP TO 749SQFT W/ 2 BEDS, PUBLIC WATER.

The house, well and septic system must be located as shown on the site plans submitted on 12/27/2023. Any deviations from the approved site plan must receive prior approval of the Health Department or the building permit may be revoked. Property lines must be adequately staked prior to the installation of the on-site sewage disposal system. If this approval includes the installation of a BAT (Best Available Technology for Removal of Nitrogen), it is the responsibility of the owner to ensure the BAT system is inspected and has necessary operation and maintenance performed at a minimum of once per year.

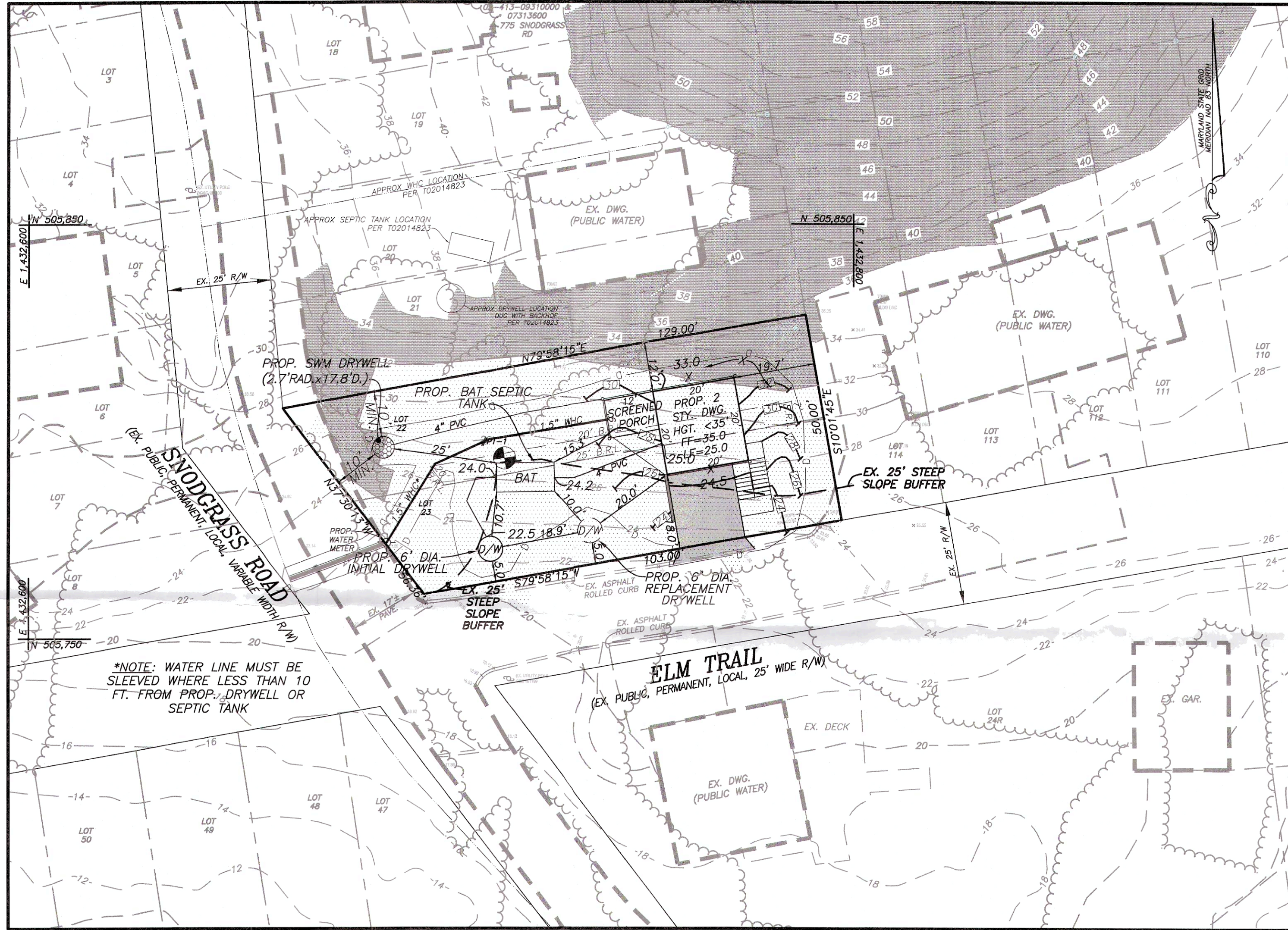
Program Supervisor: Thomas Scally
Approved By: Josh Smith
Date of Issuance: 03/13/2024
Date Tested: 03/30/2016

Approval is valid for two (2) years from the date of issuance unless a building permit is obtained. A Licensed Disposal System Contractor or Master Plumber must secure a permit to install the sewage disposal system in accordance with the approved site plan and above requirements.

SEPTIC REQUIREMENT LETTER

SEPTIC SYSTEM REQUIREMENTS
FOR 2 BDRM. HOUSE LESS THAN 750 SQ.FT.

Initial Septic System	Replacement Septic Systems
BAT Septic Tank	(1 Required)
1 Drywell	1 Drywell
Diameter=6'	Diameter=6'
Depth=13'	Depth=13'
Separation =18'	Separation =18'



PLAN VIEW
SCALE: 1"= 20'

THIS SITE PLAN HAS BEEN APPROVED BY
THE ANNE ARUNDEL COUNTY HEALTH DEPT.
ANY DEVIATIONS FROM THIS PLAN COULD
RESULT IN THE REVOCATION OF THE
BUILDING PERMIT. RA 02/04/25

SETBACKS
(ZONED R5)

Front 25'
Rear 20'
Side 7'
* Side yards must have at least
20' on abutting right-of-way.

BUILDING PERMIT SITE DATA

Lots	Area (Sq. Ft.)	Prop. Cover (Bldg)	Prop. Cover (Impervious)	Prop. Total (Bldg)	(Prop. Bldg Hgt.)
22,23	5,800 Sq.Ft.	400 Sq.Ft.±	908 Sq.Ft.±	See Arch Plans	See Arch Plans

PERC # PAT02051161

NO.	DATE	BY	REVISION	APPROVED	DATE
2-3-25	JET		REVISE PLAN TO SHOW NEW HOUSE FOOTPRINT. NO CHANGES TO PREVIOUSLY APPROVED SEPTIC.		

DEVELOPER
MATT RHODERICK
778 Snodgrass Road
Crownsville, MD 21032
301-512-8234

Maryland Professional Engineering Firm License No. 47570
BOYD & DOWGIALLO, P.A.
ENGINEERS*SURVEYORS*PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
(410) 729-1234 (P)
(410) 729-1243 (F)
JERRY1@BNDPA.COM

Job No.: 20-257
Sheet No.: 1 of 1
Checked By: JET
Date: JANUARY, 2025
Permit #G0201-
Proj. No.

SECOND DISTRICT

SEPTIC PLAN
LOTS 22 & 23 HERALD HARBOR
TAX MAP 31 BLOCK 23, PARCEL 390
ZONED R5

ANNE ARUNDEL COUNTY, MD 21032

JOB# 20-257



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

December 12, 2024

Mr. Matt Rhoderick
McHale Landscape Design
6212 Leapley Road
Upper Marlboro, MD 20772

RE: Environmental Review for Variance for 779 Snodgrass Road, Crownsville, Anne Arundel County, Maryland.

Dear Mr. Rhoderick:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2024.1982.aa
Cc: C. Jones, CAC

755 Snodgrass Road
Crownsville, MD
21032-1758
24 January 2025

Robert Konowal
Anne Arundel County Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

RE: Application for Variance Site Plan, Snodgrass Road, Crownsville, MD

Mr. Konowal:

It is my understanding that there is a request for a variance applied by Matthew Rhoderick/Boyd & Dowgiallo to develop an R5 zoned plot on Snodgrass Road. I am raising the highest objection to this variance on the grounds of possible damage to the surrounding sensitive environment, and to the structure already existing.

Any property built on that sloping small plot will significantly disrupt the runoff from the nearby hilly areas. The increased pressure the consolidated runoff caused by the new structure poses significant risk of damage to the nearby structure at 777 Snodgrass Road. That consolidated runoff will no longer be absorbed by the permeable soil that already exists. It will flow against the neighboring property, with a high risk of undermining the foundation. The existing lot absorbs the runoff protecting the property. Construction there would take away that protection.

Further, the permeable undeveloped land now helps to remove pollutants contained in the runoff. Those pollutants are better successfully and naturally processed in the ground, rather than being carried to the river. It is unknown if the river can process such loadings from the runoff that the ground now naturally and easily handles.

Understand I am a 30-year water resource engineering manager, and have done work all over the world. Developing that lot would be the classic example of over development, and poses significant risk to the fragile ecosystem that harbors protected wildlife. For these reasons, I am vehemently opposing this permit and respectfully request this permit be denied.

You are free to contact me if you desire additional information.

Respectfully,

Thomas J. Day,
Ph.D.

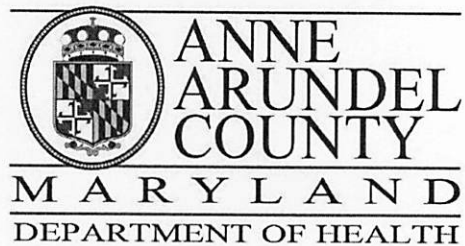
Digitally signed by Thomas J.
Day, Ph.D.
Date: 2025.01.24 18:59:07 -05'00'

Thomas J. Day, Ph.D.

1997 Fellow
Water Environment Federation, United States
Water Research Centre, United Kingdom

Professor, Mathematics and Statistics
University of Maryland Global Campus

Risk Management Specialist



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 *BC*

DATE: March 3, 2025

RE: Jude Hogan
779 Snodgrass Road
Crownsville, MD 21032

NUMBER: 2024-0215-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling and associated facilities with less setbacks than required and with disturbance to slopes of 15% or greater.

The Health Department has reviewed the above reference request. The site plan submitted with the variance request does not match the approved site plan. The site plans must not match before a decision can be rendered by the Health Department .

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

cc: Sterling Seay

2024-0215-V

Menu Cancel Help

Task Details I and P Engineering

Assigned Date

02/21/2025

Assigned to

Jean Janvier

Current Status

Complete w/ Comments

Action By

Jean Janvier

Comments

1. On the Revised Site Plan, the legend shows a symbol for existing 15% to 25% slopes and another symbol for existing 25% slopes. However, on the Plan View of the Revised Site Plan, it appears only the symbol for existing 25% slopes is shown; the symbol for existing 15% to 25% slopes is not shown. Show the existing 15% to 25% slopes on the Plan View of the Revised Site Plan and ensure the symbol provided in the legend is the same symbol used for this feature in the Plan View of the Revised Site Plan. If existing 15% to 25% slopes are not to be shown on the Plan View of the Revised Site Plan, then remove this symbol from the legend. See comment #9 of the original Engineering Review comments.

2. On the chart entitled Building Permit Site Data, found on the bottom right-hand corner of the Revised Septic Plan, the Proposed Impervious Cover is listed as 908 sq ft. However, on the table labelled Site Analysis found on the right side of the Revised Site Plan, the Proposed Lot Coverage is listed as 916 sq ft. Please clarify why these values do not match. See comment #14 of the original Engineering Review comments.

3. Once again, clarify whether or not Permeable Pavement is to be used onsite. In the Revised Critical Area Report Narrative, on the bottom of the first page, it states "Stormwater management to be addressed with the following Environmental Site Design (ESD) elements." Then, directly below the previous sentence, under bullet "a", it lists "Permeable Pavement (A-2)" as one of those elements. However, on page 1 of the Revised Stormwater Management Report, under the header Consideration of SWM Practices and Alternatives, and listed under Item 1, it states "permeable... pavement... was considered...but could not be utilized due to existing ground slopes." See comment #25 of the original Engineering Review comments.

4. On the table entitled Critical Area Tabulation, found on the left side of the Revised Site Plan, the Maximum Lot Coverage (within C.A.) is listed as 1,950 sq ft. However, on the first paragraph of the second page of the Revised Critical Area Report Narrative, the "allowable lot coverage per classification...is 1,963 sq ft." As mentioned in comment #27 of the original Engineering Review comments, these two values must match each other. Please revise this accordingly.

5. A soil boring will need to be done to support the stormwater design and must be included within the SWM Report and added to the plans at Grading Permit. See comment #29 of the original Engineering Review comments.

6. Per comment #30 of the original Engineering Review comments, the stormwater management and utility/engineering design review for approval shall occur at Grading Permit.

7. Per comment #31 of the original Engineering Review comments, it appears a portion of the neighbor's driveway (Lots 111-114 Elm Trail) is on this property. An easement will be required during Grading Permit.

8. Per comment #32 of the original Engineering Review comments, at Grading Permit, demonstrate in a profile, the phreatic line from the swm drywell remains in the ground and doesn't surface downslope of the device.

9. Per comment #33 of the original Engineering Review comments, at Grading Permit, include the Soils and Vicinity Maps in the SWM Report, as the report must standalone.

10. It appears that comment #34 of the original Engineering Review comments has been partially addressed; the location and size of the existing public waterline and WHC connection are shown. However, the material of the existing public waterline and the Public Utility Drawing Number on which is it shown need to also be labelled on the Site Plan. However, this can be addressed at Grading Permit.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Task Specific Information

Due Date

03/14/2025

Assigned to Department

Engineering

Status Date

03/17/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Engineering

Est. Completion Date

- ☐ Display E-mail Address in ACA
- ☒ Display Comment in ACA

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

ipjanv22@aacounty.org

Reviewer Name

Jean Janvier

2024-0215-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

02/21/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

The proposed development meets the coverage and clearing requirements for a lot this size in the LDA.
The proposed dwelling is minimal is size and the majority of the disturbance is for the required septic system.
I have no objection provided the AHO determines that the applicant has met the requirements for approval.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

03/14/2025

Assigned to Department

OPZ Critical Area

Status Date

03/07/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

Wes Moore
Governor
Aruna Miller
Lt. Governor



Erik Fisher
Chair
Katherine Charbonneau
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

December 06, 2024

Ms. Sterling Seay
Anne Arundel County
Planning and Zoning Division
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: 779 Snodgrass Road (Tax map 31, Parcel 390); Variance

Dear Ms. Seay

Thank you for providing information regarding the above-referenced variance request. The applicant is requesting a Critical Area variance to disturb slopes greater than 15%. The property is a 5,800 square foot lot and the owner proposes to build a dwelling, driveway, covered porch, and sidewalk. Work will require 3,683 square feet of forest clearing (70%) and disturb 3,856 square feet of slopes greater than 15%. The forest clearing does not require a variance as it meets Anne Arundel County's clearing limit of 6,534 for lots ½-acre or less. The property is located within the Limited Development Area of the Critical Area. The property has an allowable lot coverage limit of 1,950 square feet with proposed development resulting in 1,099 square feet.

Should the Administrative Hearing Officer find that this request, or a modified version of this request that reduces impacts to the steep slopes, may be approved, required mitigation for steep slope disturbance must be provided, plus 1:1 for any tree canopy removed.

Thank you for the opportunity to provide comments. Please include this letter as part of the record file and provide us with a copy of the decision. If you have any questions about these comments, please feel free to contact me at (410) 260-3481 or jonathan.coplin@maryland.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Coplin", with a stylized flourish extending to the right.

Jonathan Coplin
Natural Resource Planner

File No. AA 0311-24

CC.

Jennifer Esposito, Critical Area Project Manager

Map Title



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

none

0 30 60
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes