

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

APPLICANT: The Cannon Group, LLC

ASSESSMENT DISTRICT: 8

CASE NUMBER: 2025-0029-V

COUNCIL DISTRICT: 7

HEARING DATE: April 17, 2025

PREPARED BY: Joan A. Jenkins
Planner III



REQUEST

The applicant is requesting a variance to allow an accessory structure (bathhouse) in the front yard of a non-waterfront lot on property located at 699 Mount Zion Marlboro Road (MD Rte. 408) in Lothian.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 198.2 acres of land and is located on the south side of Mount Zion Marlboro Road, east of Rapidan Court. The property is identified as Lot 38 on Parcel 251 in Block 3 on Tax Map 72 in the Old South Country Club subdivision. The property is zoned OS - Open Space. The site is currently improved with a private golf course with a clubhouse, a swimming pool, tennis courts, a manager's house, a storage building, and associated features. The site is served by a private well and septic system.

PROPOSAL

The applicant has already removed a prior bathhouse and proposes to construct a replacement bathhouse in-kind (14' wide by 54' long by 14' high).

REQUESTED VARIANCE

§18-2-204 (b) of the Anne Arundel County Zoning Ordinance proscribes the location of an accessory structure in the front yard of a non-waterfront lot. As proposed, a locational variance is required for the bathhouse structure.

The proposed bathhouse meets the required setbacks of §18-9-203 of the Anne Arundel County Code.

FINDINGS

This large irregularly-shaped property is a long-standing golf course with other amenities. A bathhouse in this exact location was one of the amenities.

On the current County aerial photograph from 2024 the golf course and amenity buildings can be seen. There is no building in the location of the proposed bathhouse.

The letter of explanation notes that the Cannon Club Golf Course proposes a new, ADA accessible bathroom and food service facility to support the pool. It states that this would replace the existing facilities that have recently been removed.

The property was the subject of a rezoning case number 1994-0147-R where the property was rezoned from RA - Rural Agricultural District to the current OS - Open Space zoning. The property was also the subject of a prior variance case number 1999-0088-V which granted an accessory structure with less setbacks than required for a storage building located near Mt. Zion Marlboro Road.

The **Health Department** commented that they do not have an approved plan but have no objection so long as a plan and a building permit application is submitted and approved by the department.

The **Department of Recreation and Parks** commented that a portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The **Cultural Resources Section** noted no objection to the request, however, commented regarding a reported family cemetery and another grave site. They noted that a site visit is required in order to complete permit review for compliance with Article 17.

For the granting of a zoning variance, a determination must be made as to whether because of certain unique physical conditions peculiar to and inherent in the particular lot or because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot. In this case, the lot has been developed with a longstanding country club and associated features (pool, tennis courts, golf course), however, the proposed bathhouse is a replacement of an existing structure. The variance is necessary due to the location of the clubhouse which is considered to be the principal structure.

The granting of the variance for a bathhouse would not alter the essential character of the neighborhood. The grant of the variance will not impair the appropriate use or development of adjacent properties as the location of the bathhouse will meet all setback requirements. The variance will not be contrary to acceptable clearing and replanting practices. The granting of the variance will not be detrimental to the public welfare. The location of the proposed bathhouse has not changed from the longstanding structure that was removed therefore, this is considered to be the minimum variance necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in §18-16-305, under which a variance may be granted, the Office of Planning and Zoning recommends that the variance request to allow an accessory

bathhouse structure (ADA accessible bathroom and food service facility) in the front yard of a non-waterfront lot be approved.

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

CANNON CLUB GOLF COURSE

699 MT. ZION MARLBORO ROAD, LOTHIAN, MD 20711

TAX MAP 72, GRID 3, PARCEL 251

TAX ACCOUNT #08-580-90069333

EIGHTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



OVERALL PLAN
SCALE 1"=300'

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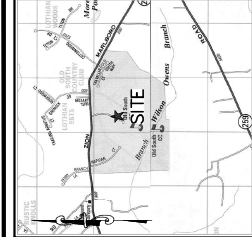
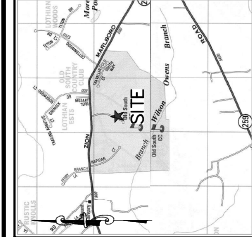
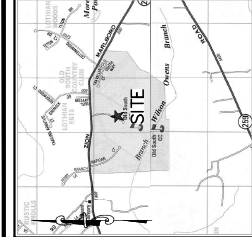
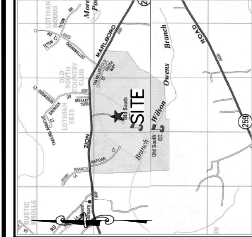
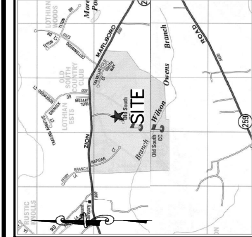
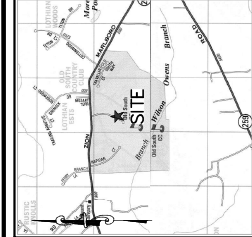
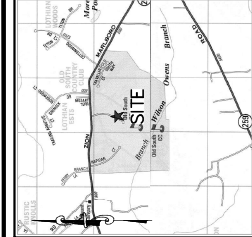
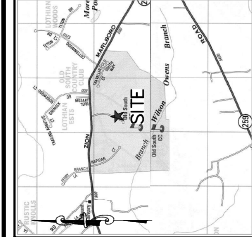
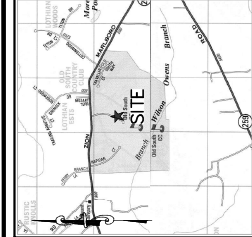
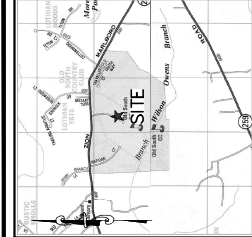
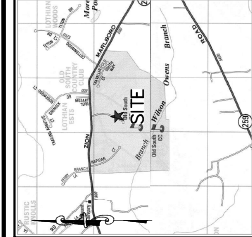
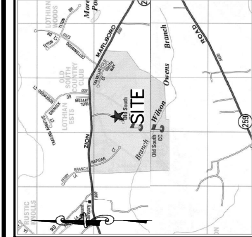
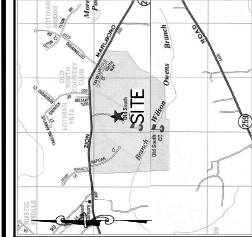
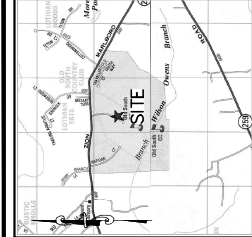
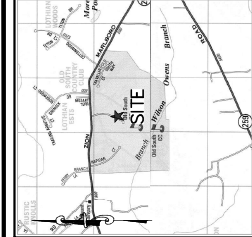
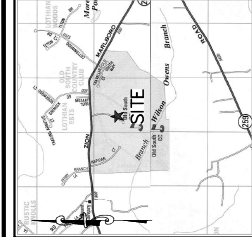
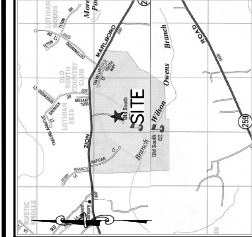
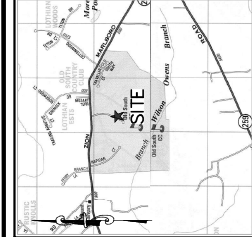
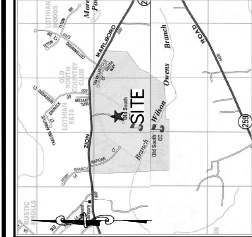
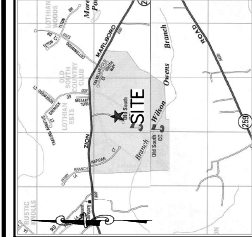
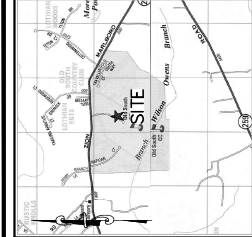
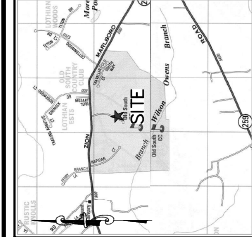
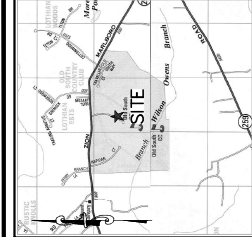
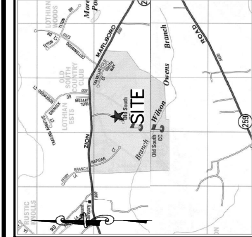
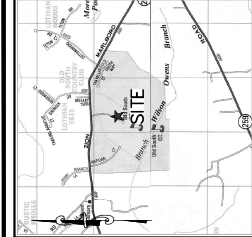
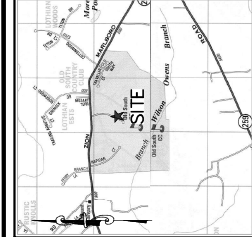
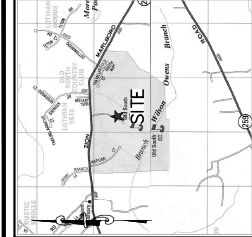
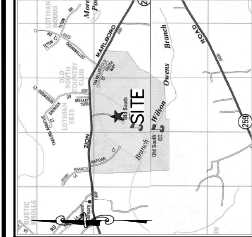
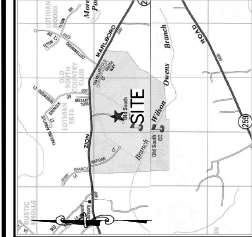
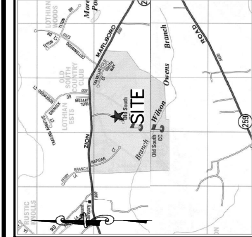
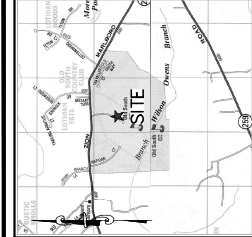
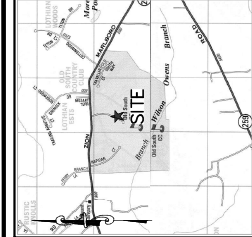
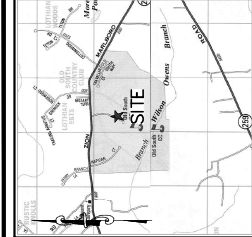
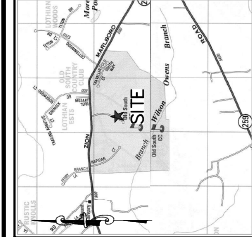
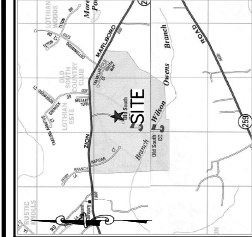
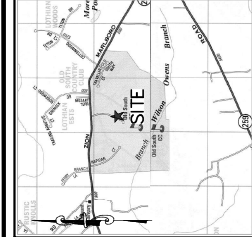
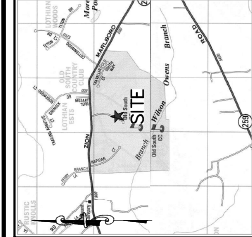
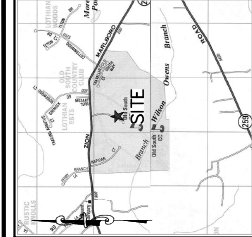
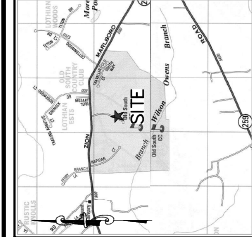
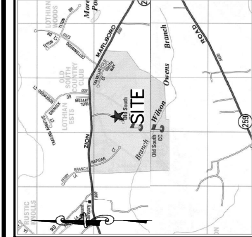
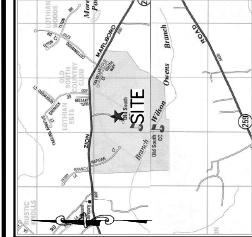
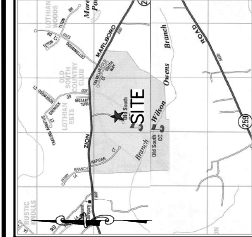
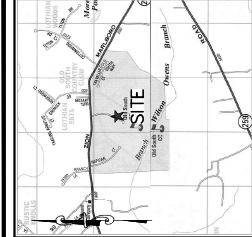
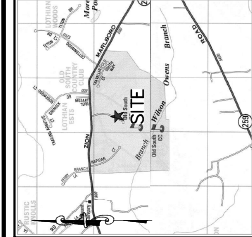
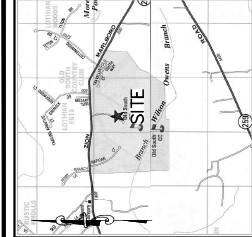
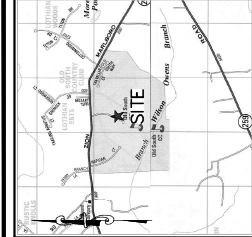
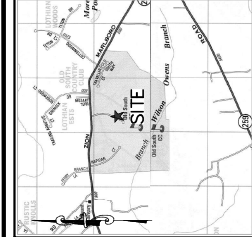
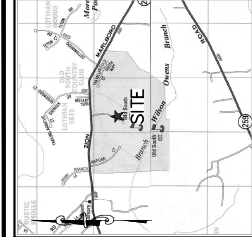
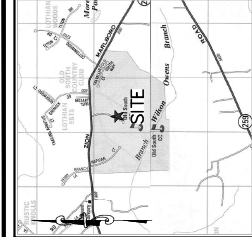
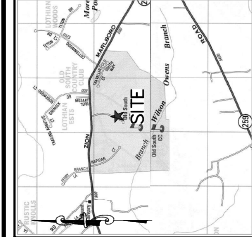
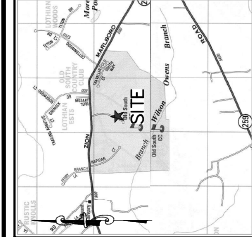
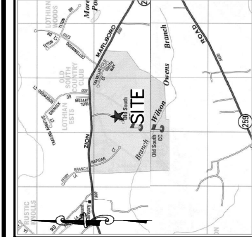
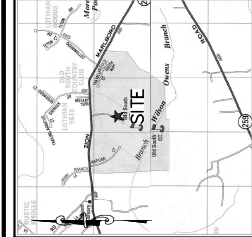
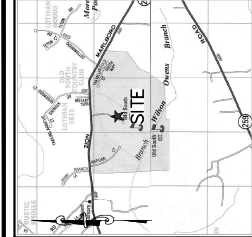
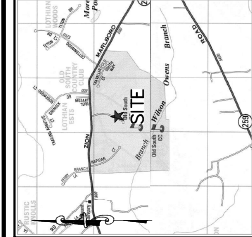
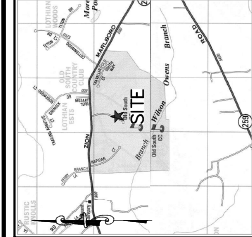
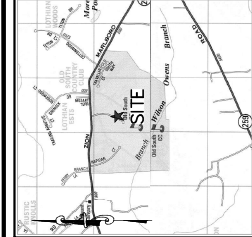
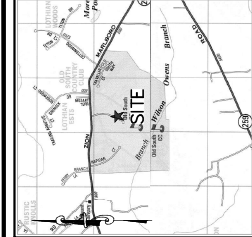
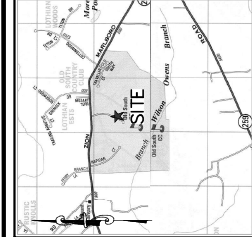
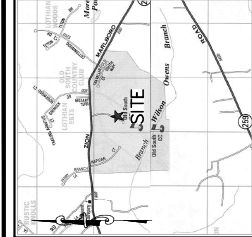
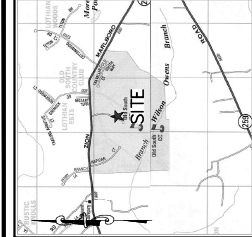
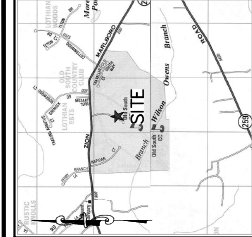
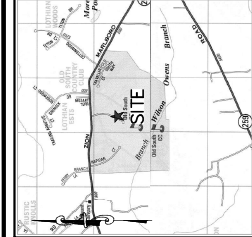
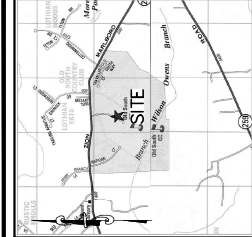
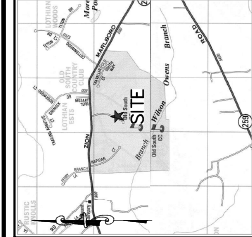
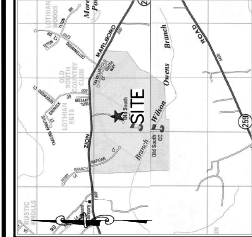
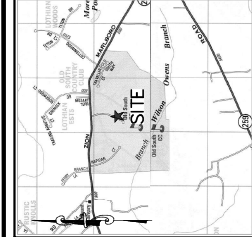
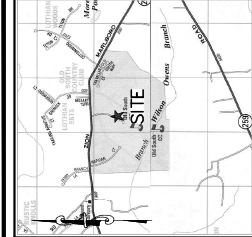
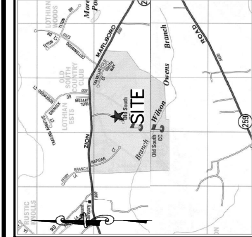
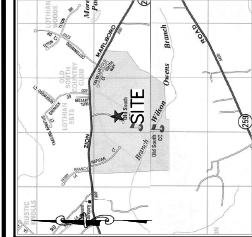
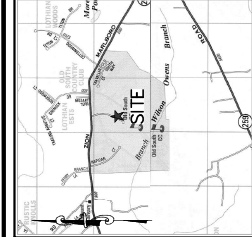
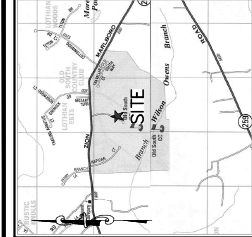
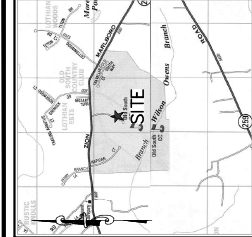
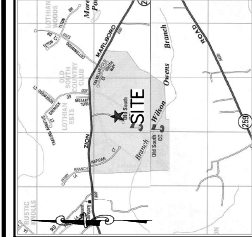
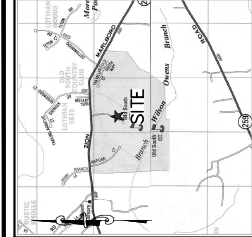
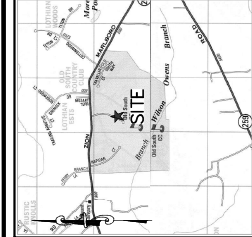
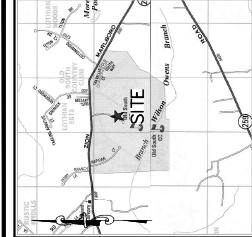
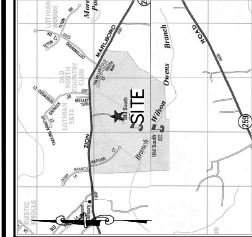
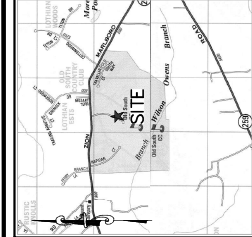
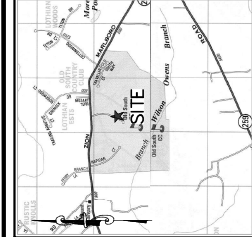
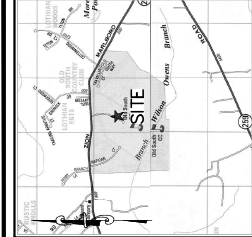
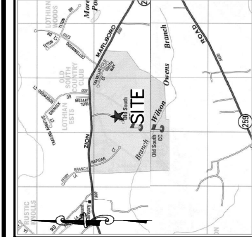
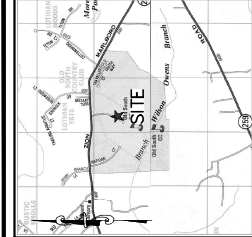
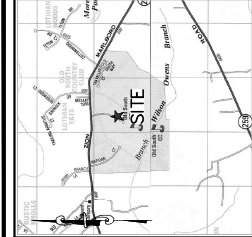
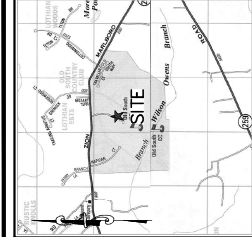
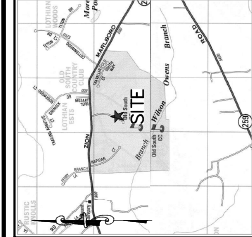
PLOTTED: Feb 18, 2025 - 8:05am

VICINITY MAP

SCALE 1"=2000'
CONTRACT NO. 2020-00000000
PERMITTED USE NO. 2040070

GENERAL NOTES

- OWNER/OWNER'S:**
CANNON GROUP LLC
699 MT. ZION MARLBORO RD.
LOTHIAN, MD 20711
CO
- OWNER/OWNER'S:**
ATWELL LLC
699 MT. ZION MARLBORO RD.
LOTHIAN, MD 20711
TAX ACCOUNT #08-580-90069333
41048P-1536
1. THE PROPERTY IS KNOWN AS TAX MAP 72, GRID 3, PARCEL 251.
 2. THE PROPERTY IS LOCATED IN THE EIGHTH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND.
 3. THE PROPERTY IS LOCATED IN THE EIGHTH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND.
 4. THE PROPERTY OUTLINE IS SHOWN HEREON. HEREON ARE BASED UPON ANNE ARUNDEL COUNTY RECORDS. THE PROPERTY OUTLINE IS SHOWN HEREON. HEREON ARE BASED UPON ANNE ARUNDEL COUNTY RECORDS. THE PROPERTY OUTLINE IS SHOWN HEREON. HEREON ARE BASED UPON ANNE ARUNDEL COUNTY RECORDS.
 5. EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON. HEREON ARE BASED UPON ANNE ARUNDEL COUNTY RECORDS. THE PROPERTY OUTLINE IS SHOWN HEREON. HEREON ARE BASED UPON ANNE ARUNDEL COUNTY RECORDS.
 6. THE SITE DOES NOT LIE WITHIN THE CHESTERMAN BAY CRITICAL AREA.
 7. THE SITE DOES NOT LIE WITHIN THE CHESTERMAN BAY CRITICAL AREA.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES IN ADVANCE OF ANY EXCAVATION, BORING, OR CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES IN ADVANCE OF ANY EXCAVATION, BORING, OR CONSTRUCTION WORK.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES IN ADVANCE OF ANY EXCAVATION, BORING, OR CONSTRUCTION WORK.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES IN ADVANCE OF ANY EXCAVATION, BORING, OR CONSTRUCTION WORK.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES IN ADVANCE OF ANY EXCAVATION, BORING, OR CONSTRUCTION WORK.



BUILDING CODE INFORMATION

- A. Jurisdiction: Anne Arundel County, Maryland
B. Applicable Codes:
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
C. Project Scope: This project is a 1-story detached auxiliary utility building housing a changing room and toilet facilities for each sex. Existing property owner: Zion Marlboro Rd. See additional drawings by Alwell LLC for more information.

NOTES:

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

GENERAL NOTES:

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

4. Design Loads:

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

5. Insulation:

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

6. All exterior wall and bearing wall openings to have min. double 2x8 headers or as noted.

7. Joists that attach to masonry beams are to be hung with Uc210 or equivalent joint hangers by "simpson strong tie co."

8. Provide double floor joists below all walls running in same direction as joists.
9. Provide fireblocking and draftstops in all concealed cavities and spaces - i.e. soffits, drop ceilings, cove ceilings, etc.

11. Lumber Species:

- A. Posts, beams, headers joists and rafters - No. 2 Douglas fir
B. Sills, bracing, blocking, bracing etc...
C. Studs
D. Post and Beam decking
E. Joists
F. Girders
G. Floor joists
H. Ceiling joists
I. Subflooring
J. Siding
K. F * 2400 Dry Adh

12. Provide insulation battles at eave vents between rafters.

13. Footings are to bear on undisturbed soil devoid of any organic material and stepped as required to maintain the required depth below grade
14. Soil bearing pressure assumed to be 2000 p.s.f. Where new footings and/or foundations are required.

15. All new windows within 16" of the finished floor and within 12" of any door shall have tempered glazing.

17. All tub and shower enclosures are to be glazed with safety glazing.

18. Connect all smoke detectors to house electrical system and interface each one so that when any one is tripped they will all sound.

19. Provide attic ventilators (or equal) in the upper portion of the space to be ventilated at least 3-4" above eave or cornice joists.

20. Provide vacuum breakers at any water supply outlet with a hose connection at outlets which could be submerged and are not protected by an air gap.

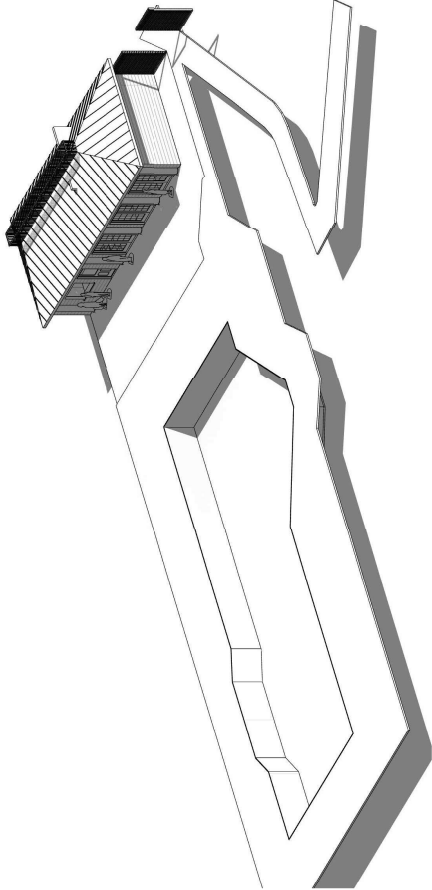
THE CANNON

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

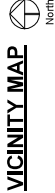
09-18-24 (owner review)

THE CANNON

09-18-24 (owner review)



SHEET NUMBER	SHEET NAME
A-100	COVER SHEET
A-101	EXISTING & PROPOSED SITE PLAN
A-102	FLOOR PLANS
A-103	EXTERIOR ELEVATIONS
A-104	SECTIONS & DETAILS
A-105	INTERIOR ELEVATIONS
A-106	SCHEDULES
A-107	ENLARGED PLANS
A-108	EXTERIOR PERSPECTIVES

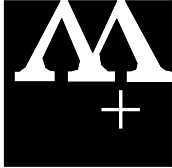


A-100

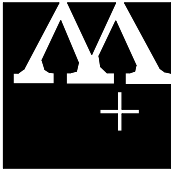
COVER SHEET

Project No.
Issue Date
Last Revision

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



WILLARD ARCHITECTS, LLC.
1000 SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone: (410) 265-2828



WILLARD ARCHITECTS, LLC.
1000 SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone: (410) 265-2828
Email: willard@willardarchitects.com

THE CANNON

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

09/18/2024

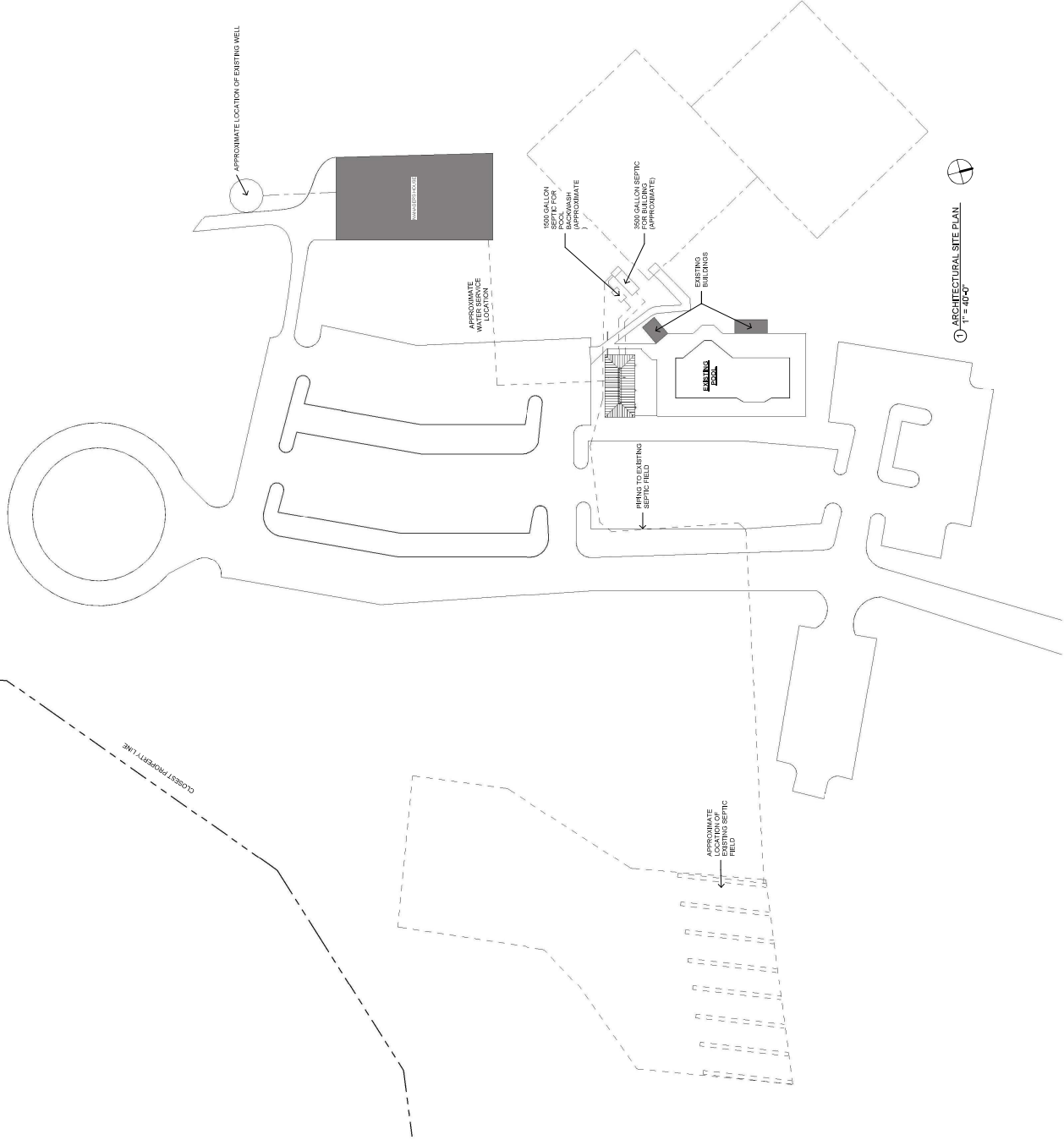
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ARCHITECTURAL SITE PLAN

Project No.	
Issue Date	
Scale/Revision	

A-101

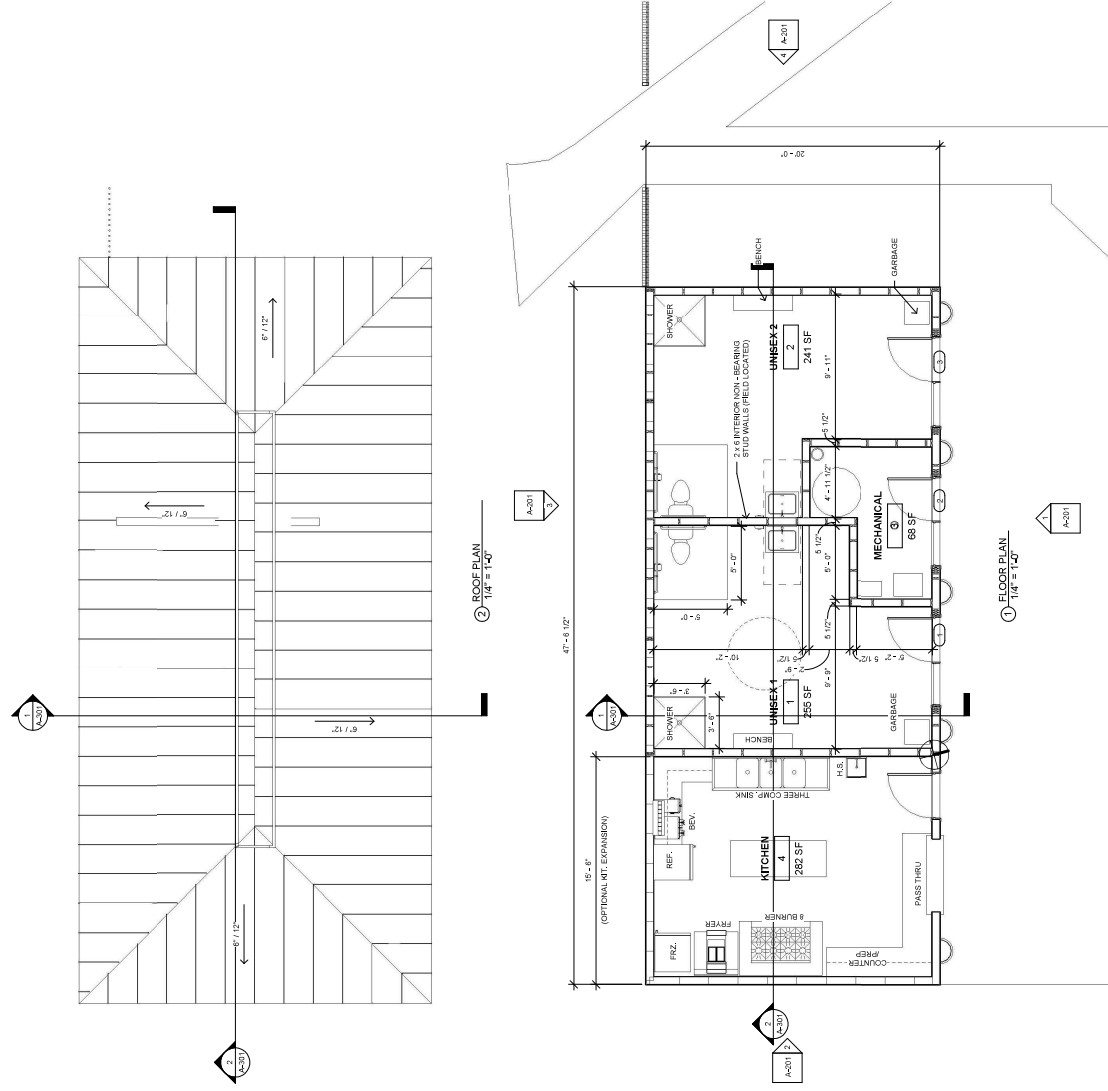
I certify that these documents were prepared by me and that I am a duly licensed architect under the law of the State of Maryland, license number 14605, expiration date: April 30th 2024.

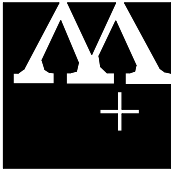


① ARCHITECTURAL SITE PLAN
1" = 40'-0"



A-102

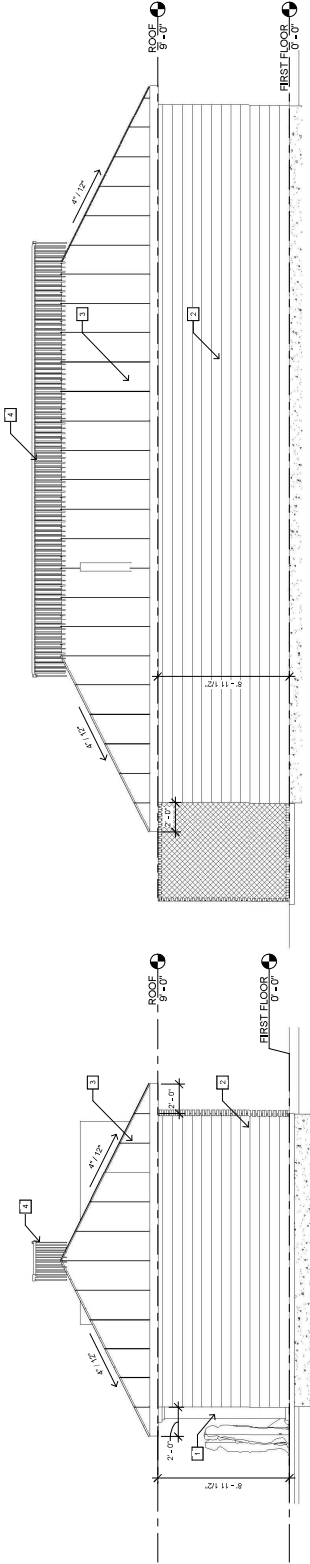




WILLARD ARCHITECTS, LLC.
1000 SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone: (410) 265-2528
Email: willard@willardarchitects.com

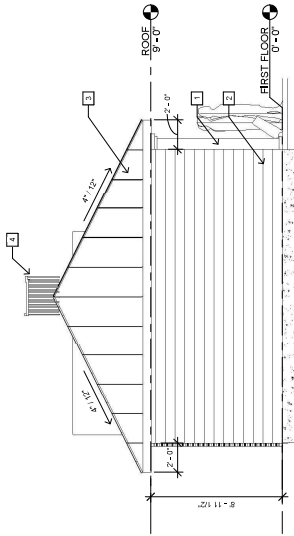
THE CANNON

ELEVATION KEYNOTES			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	WOODWORK (BY OTHERS)	3	FABRIC HORIZON'S ROOFING (BY OTHERS)
2	WALLS, WALK, SEILING & TRIMMS (BY OTHERS)	4	DECORATIVE RAILING (BY OTHERS)

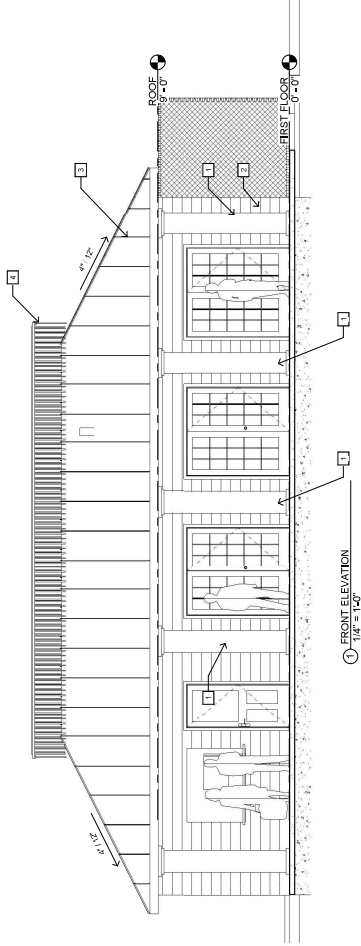


1 LEFT ELEVATION
1/4" = 1'-0"

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



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



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

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

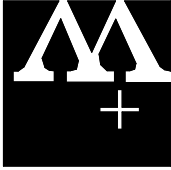
09/18/2024

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

EXTERIOR
ELEVATIONS

Project No. _____
Issue Date _____
Last Revision _____

A-201

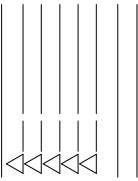


WILLARD ARCHITECTS, LLC.
100 SOLOMONS ISLAND
STE 3A
ANNAPOLIS, MD 21401
Phone: (410) 265-2528
Email: willard@willardarchitects.com

THE CANNON

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

09/18/2023



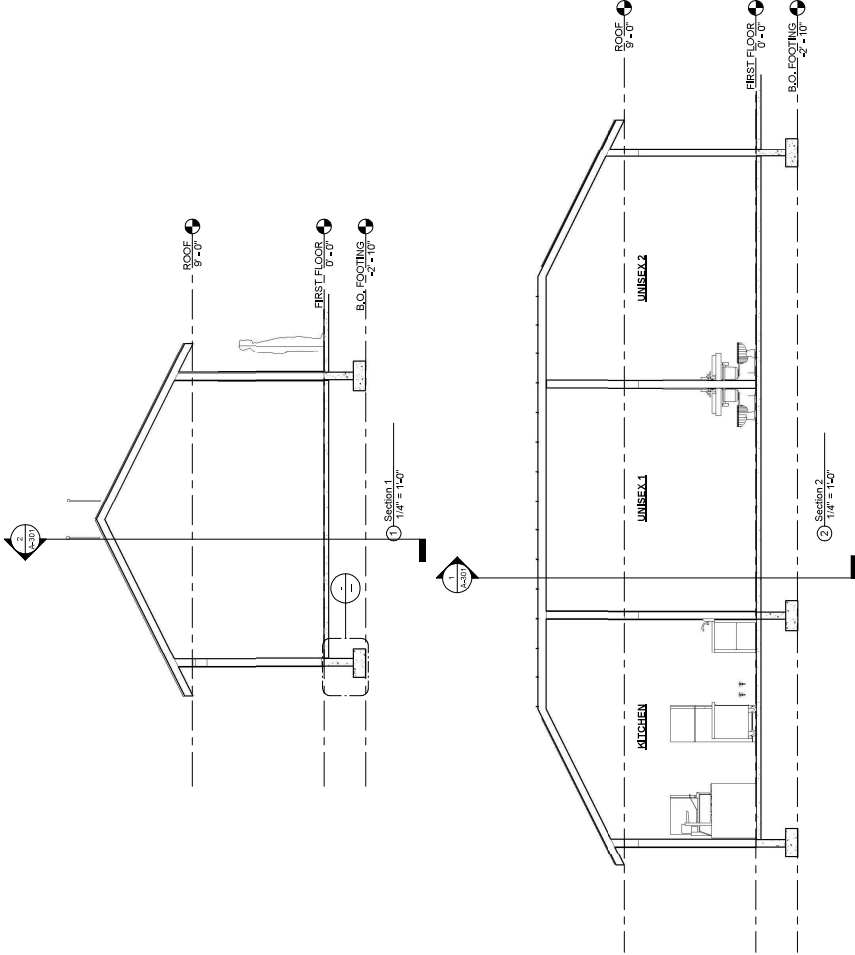
SECTIONS &
DETAILS

Project No.
Issue Date
Issue Person

A-301

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

SECTION KEYNOTES		
MARK	DESCRIPTION	MARK
1	-	2
3	-	4





February 18, 2025

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

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

Sir or Madam:

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

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

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



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

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

- 1) The variance is the minimum necessary to afford relief, as it is an in-kind replacement of an existing amenity. The proposed building is the same size in footprint and height, as the size, use, and fixture count is restricted by the septic system's ability to provide adequate sewage disposal.
- 2) The granting of the variance will not:
 - i) The variance will not alter the essential character of the neighborhood, as the proposed pool house is the same size, and in the same location as the recently removed structure.
 - ii) The pool house will not substantially impair the use or enjoyment of adjacent properties, as the scope of work is an in-kind replacement of an existing facility.
 - iii) The property is not located in the Chesapeake Bay Critical Area.
 - iv) The property is not located in the Chesapeake Bay Critical Area.
 - v) The in-kind replacement of a recreational amenity on a golf course property is not detrimental to the public health, safety, & welfare.

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

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

Respectfully,

ATWELL, LLC

Annapolis, MD



William Bower, PE, PLS
Sr. Project Manager

Cannon Club GC



CLUBHOUSE
(PRINCIPAL STRUCTURE)

FRONT YARD

EXISTING POOL HOUSE

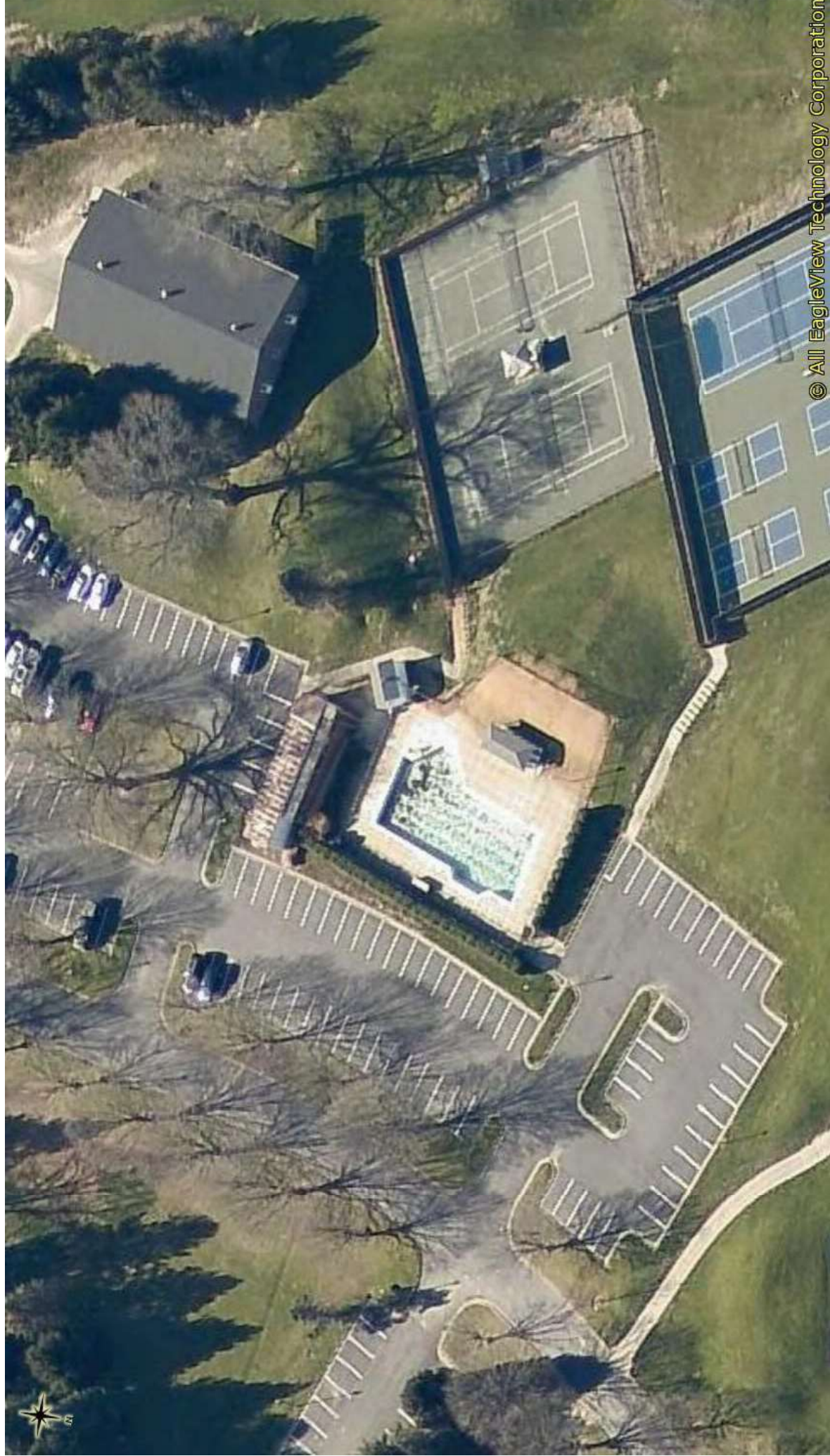
CLOSE UP AREA

STORAGE BLDG
(1999-0088-V)

© All EagleView Technology Corporation

MT. ZION MARLBORO RD

Cannon Club GC



© All EagleView Technology Corporation

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 147-94

IN RE:

OLD SOUTH COUNTRY CLUB, INC.

Eighth Assessment District

Date Heard: September 8, 1994

Site Visit: October 22, 1994

OPINION BY: PERKINS, TEMPORARY ADMINISTRATIVE HEARING OFFICER

DATE FILED: October 27, 1994

PLEADINGS

The Applicant, Old South Country Club, Inc. (hereinafter referred to as the "Applicant"), is petitioning for a zoning reclassification from RA, Agricultural Residential to OS, Open Space for a tract of land consisting of 198.24 acres, more or less, fronting approximately 1,920 feet on the south side of Maryland Route 408, and approximately 875 feet on the west side of Greenock Drive, in the Lothian area.

PUBLIC NOTIFICATION

The Temporary Administrative Hearing Officer reviewed the file and found that copies of the required newspaper publications were present in the file. This officer further reviewed the file and found that the certification of the Office of Community Affairs required by Section 11-109 was present and appeared correct.

Anthony Christhlf, attorney for the Applicant, said that one sign had been posted on the property for over thirty days as required by Section 11-107(b) of the Zoning Regulations. See also Planning and Code Enforcement note certifying that one sign was posted on Maryland Route 408 more than thirty days prior to the hearing.

VISIT TO THE SITE

After the hearing, this hearing officer visited the property on October 22, 1994.

FINDINGS REQUIRED

In accordance with Section 11-102(c) of the Zoning Regulations, this Hearing Officer may grant a rezoning only on the basis of an affirmative finding that:

(1) there was a mistake in the zoning map or the character of the neighborhood has changed to such an extent that the zoning map should be changed;

(2) the new zoning classification conforms to the County General Development Plan in relation to land use, number of dwelling units or type and intensity of nonresidential buildings, and location;

(3) transportation facilities, water and sewerage systems, storm drainage systems, schools, and fire suppression facilities adequate, as defined in Article 26, Title 2, Subtitle 4, Part 2 of this Code, are either in existence or programmed for construction;

(4) there is compatibility between the uses of the property as reclassified and the surrounding land uses, so as to promote the health, safety, and welfare of present and future residents of the County; and

(5) for a property in the Critical Area, the permitted uses in the proposed zoning classification are compatible with the Critical Area Land Use designation and development standards for the property.

FINDINGS

Zoning History

This property consists of 198.24 acres and is known as Lot 38 of the Old South Country Club subdivision. The site is presently developed with a golf course. Prior to the most recent comprehensive zoning process for the Eighth Assessment District, this site was zoned RA, Agricultural Residential. The site retained its RA zoning on the Planning and Zoning "proposed map". There were no prefiles made before the Planning Advisory Board. Thereafter, the Planning Advisory Board did not review or examine the site. There were no petitions filed before the County Council and no amendment was introduced. The RA zoning on the Planning Advisory Board recommended map was adopted by the County Council effective October 23, 1988.

Mistake

Rodney L. Banks testified on behalf of the Department of Planning and Code Enforcement, and submitted the findings and recommendations of that office. Mr. Banks described the issue of "mistake" as the central issue in this request. As there were no prefiles or petitions before the Planning Advisory Board and the County Council, neither body closely examined this site. His office was not aware of any factors which would prohibit the use of this site under its current RA classification. He felt that the RA zoning was not a mistake.

The Applicant presented the testimony of C.D. Messick, Jr., Registered Professional Engineer, and Gary Westholm, appraiser and

zoning consultant. The plat of the Old South Country Club subdivision was approved and recorded in August 1990. There are 40 lots in the subdivision. Lot 38, consisting of 198.24 acres, was created for the purpose of building the present golf course. Under current zoning, Lot 38 cannot be further subdivided. This inability to further subdivide Lot 38 effectively ended the development potential for this lot. The Applicant argues that had the County Council known that the Applicant proposed to subdivide the property as it has done and create Lot 38, all of Lot 38 would have been zoned OS, Open Space. This is particularly true because of the rolling hillsides on Lot 38 which limit its development potential and make the use as a golf course very appropriate. A large part of the parcel is bisected by an existing Open Space district in the area of a 100 year floodplain easement.

I find that the failure to take into account the nature of the terrain of this parcel, the planned creation of Lot 38 (consisting of 198.24 acres), the planned golf course, and the impact of bisecting the property with an Open Space district was a mistake. Had the County Council considered these factors which could have been known had this property been more closely examined, the property would have been zoned OS, Open Space.

Change

As a request for rezoning has been granted on the basis of mistake, there is no need to define the zoning neighborhood and address the issue of change.

General Development Plan

The 1986 land use map indicates this site to be within the rural density residential designation (one-half or less dwelling units per acre). Both the current RA classification and the proposed Open Space classification are consistent with the General Development Plan and land use map.

Adequacy of Facilities

Adequacy of facilities is not an issue in this request. The property is already developed with a golf course, swimming pool and related improvements normally found at a country club. As the site is already developed, there should be no increase in the number of vehicle trips as a result of this rezoning.

Compatibility of Uses

The property is already developed with a golf course. The lots surrounding the golf course are being marketed as part of a golf course community. Thus, these residential uses will be compatible with the Open Space zoning of the golf course. The only drawback is that the rear or side setbacks for these lots will increase because they border Open Space rather than Agricultural Residential zoned property. Thus, the sides (15 feet) and rear (35 feet) setbacks for the principal structure and side (15 feet) and rear (10 feet) setbacks for accessory structures will all increase to 50 feet where those lot lines border the golf course. This may impact on the need for lot owners to request variances. However, that is not a basis to deny the requested rezoning.

Chesapeake Bay Critical Areas

This property is not located in the Chesapeake Bay Critical Area.

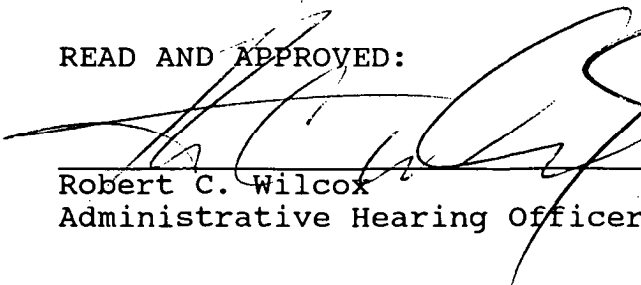
CONCLUSION

I find that the Applicant has established a mistake in the RA, Residential Agricultural zoning of this parcel. The Applicant has shown that OS, Open Space is the proper zoning. The Applicant has met all requirements of Section 11-102(c) of the Zoning Regulations. The request shall be granted.

ORDER

Pursuant to the application of Old South Country Club, Inc. for a rezoning from RA, Agricultural to OS, Open Space on the property as described in the application, and pursuant to the advertising, posting of the property, public notice and a public hearing, all in accordance with the provisions of law, it is this 27 day of October, 1994 **ORDERED** by the Temporary Administrative Hearing Officer of Anne Arundel County, that the Application for a rezoning, as set out above, on the property described in the Application, be and the same is hereby **GRANTED**.

READ AND APPROVED:


Robert C. Wilcox
Administrative Hearing Officer


Roger A. Perkins
Temporary Administrative
Hearing Officer

NOTICE TO APPLICANT:

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

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

CASE # 14794
FEE PAID 150.00
DATE 4-21-94



ZONE RA/OS ALEX 28F12
200 MAP MA 1000 MAP 39

REZONING APPLICATION

1 sign
Applicant: Old South Country Club, Inc.
(All persons having 10% or more interest in property)

Property Address: 699 Mt. Zion - Marlboro Road (MD 408) Lothian Md 20711

Property Location: 1920 + feet of frontage on the (N, S, E, W) side of
MD 408 street, road, lane, etc.; 875 feet
(N, S, E, W) of Greenock Drive street, road, lane, etc. (nearest intersecting street).
GREENOCK

Tax Account Number 8-580-90069333 Tax District 8 Council District 7

Waterfront Lot No Corner Lot No Deed Title Reference 4950/769

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

Area (sq. ft. or acres) 198.24+ Subdivision Name The Old South Country Club

Proposed Rezoning (from/to) RA & OS / OS

Description of Rezoning Requested (Explain in sufficient detail. Attach additional sheets, if necessary.)
Rezoning of Lot 38 from RA and OS to OS

ZONING RECLASSIFICATION FROM RA TO OS

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

X James Craig Reinhardt
Applicant's Signature

Old South C.C., Inc. by: James Craig Reinhardt

Print Name

P.O. Box 281

Street Number, Street, PO Box

Lothian, MD 20711

City, State, Zip

(410) 741-1151

Home Phone

(410) 741-1151
Work Phone

X James Craig Reinhardt
Owner's Signature

((Same as to left))

Print Name

P.O. Box 281

Street Number, Street, PO Box

Lothian, MD 20711

City, State, Zip

(410) 741-1151

Home Phone

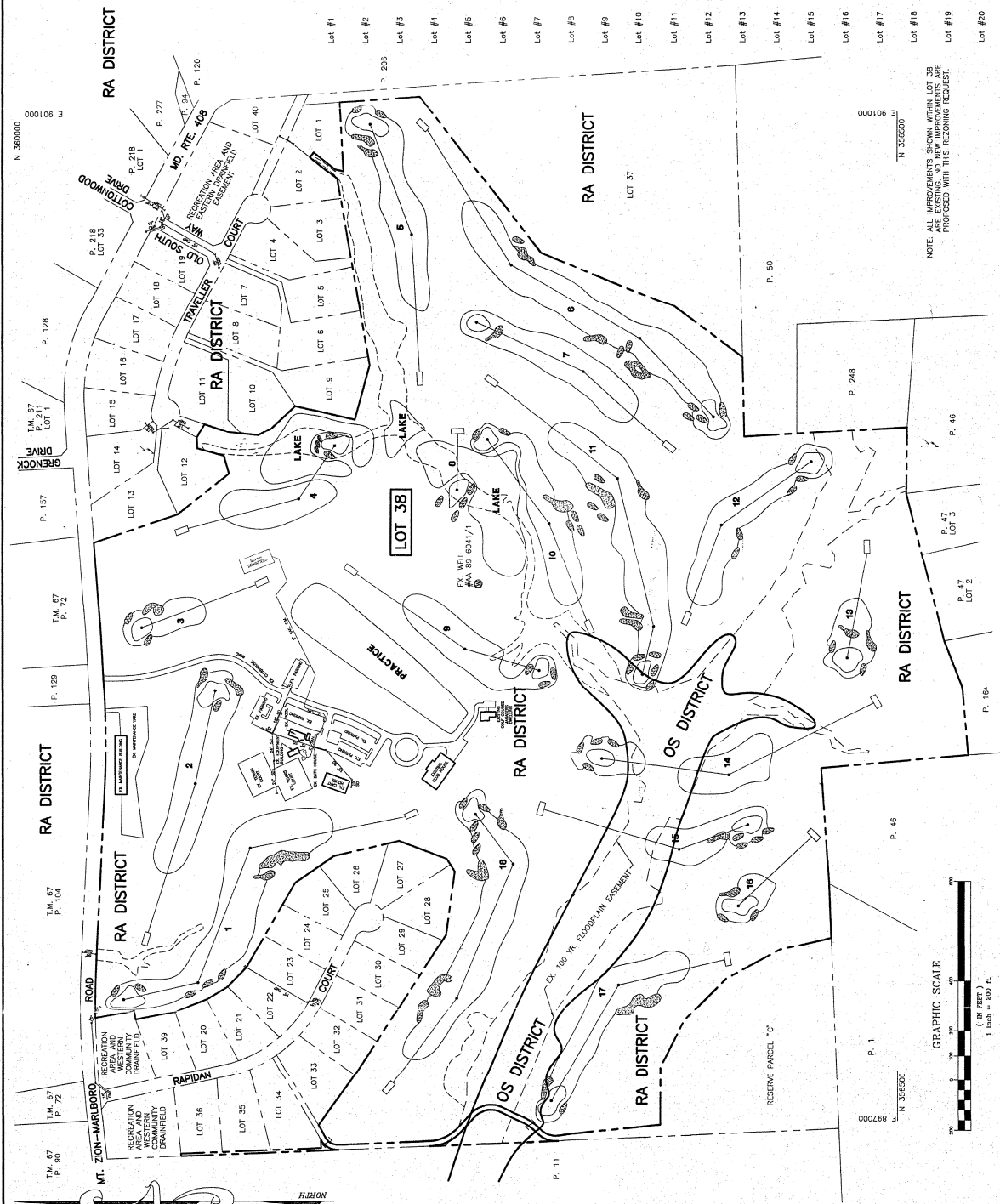
(410) 741-1151
Work Phone

For Office Use Only

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

James P. Reilly
Signature

4-18-94
Date

[illegible]

SOUTH COUNTRY CLUB PROPERTY OWNERS			
Lot #21	Jack D. & Dorothy V. Gartin 3401 W. 10th Street Lathrop, MO 20711	Lot #29	William F. & Patricia R. Chaney 5461 Greenock Road Lathrop, MO 20711
Lot #22	William E. & Anna T. Burchard 2778 South Haven Road Annapolis, MD 21401	Lot #30	William Chaney P.O. Box 281 Lathrop, MO 20711
Lot #23	Franklin Chaney 10000 W. 10th Street Lathrop, MO 20711	Lot #31	CHK Development Corp. 3329 Broadwood Road Lathrop, MO 20711
Lot #24	William F. & Patricia R. Chaney 5461 Greenock Road Lathrop, MO 20711	Lot #32	John W. & Mary E. Aeth 42 River Drive Annapolis, MD 21403
Lot #25	Richard H. Chaney 10000 W. 10th Street Lathrop, MO 20711	Lot #33	William M. & Kathleen S. Ferris 668 E. Madison Drive Annapolis, MD 21403
Lot #26	Tom Winkersperger P.O. Box 281 Lathrop, MO 20711	Lot #34	Charles E. & Susan P. Griffith 3500 Greenock Road Lathrop, MO 20711
Lot #27	Ann M. Beard 10000 W. 10th Street Lathrop, MO 20711	Lot #35	Linda L. Beward 11810 Galton Road Glenview, MO 20750
Lot #28	Franklin Chaney P.O. Box 281 Lathrop, MO 20711	Lot #36	CHK Development Corp. 3329 Broadwood Road Lathrop, MO 20711
Lot #29	William Chaney P.O. Box 281 Lathrop, MO 20711	Lot #37	Richard E. & Mary M. Chaney 5462 Greenock Road Lathrop, MO 20711
Lot #30	William Chaney P.O. Box 281 Lathrop, MO 20711	Lot #38	Winkersperger P.O. Box 281 Lathrop, MO 20711
Lot #31	CHK Development Corp. 3329 Broadwood Road Lathrop, MO 20711	Lot #40	CHK Development Corp. 3329 Broadwood Road Lathrop, MO 20711

NOTE: ALL IMPROVEMENTS SHOWN WITHIN LOT 38 ARE EXISTING. NO NEW IMPROVEMENTS ARE PROPOSED WITH THIS REZONING REQUEST.

[illegible]

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 1999-0088-V

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

EIGHTH ASSESSMENT DISTRICT

DATE HEARD: APRIL 6, 1999

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

ZONING ANALYST: **CHARLENE L. MORGAN**

DATE FILED: APRIL 13, 1999

PLEADINGS

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

PUBLIC NOTIFICATION

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

FINDINGS AND CONCLUSIONS

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

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

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

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

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

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

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

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

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

ORDER

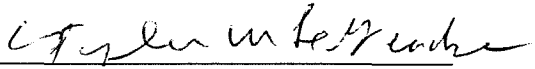
PURSUANT to the application of Old South Country Club, Inc., petitioning for a variance to permit an accessory structure with less setbacks than required; and

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

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

plant and maintain additional evergreen screening in each opening along the

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


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

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

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

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

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

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

APPLICANT: Old South Country Club **ASSESSMENT DISTRICT:** Eighth
CASE NUMBER: 1999-0088-V **COUNCILMANIC DISTRICT:** Seventh
HEARING DATE: April 6, 1999 **PREPARED BY:** Charlene L. Morgan
Planner

REQUEST

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

LOCATION AND DESCRIPTION OF SITE

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

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

APPLICANT'S PROPOSAL

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

REQUESTED VARIANCES

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

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

FINDINGS

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

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

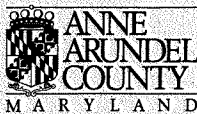
On October 27, 1994 the property obtained OS-Open Space Zoning via case #1994-0147-R.

Consequently, many of the previous variances are now unnecessary. The building now being proposed is 50 feet by 150 feet and is to be located 50 feet from the front lot line. Therefore, the proposed structure has been reduced in size and moved ten feet further from the road.

RECOMMENDATIONS

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

CASE # 1999-0088-V
FEE PAID 1205.00
DATE _____



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

VARIANCE APPLICATION

Applicant: 1 sign
OLD SOUTH COUNTRY CLUB, INC.

(All persons having 10% or more interest in property)

Property Address: 679 MT. ZION-MARLBORO RD (RTE 408)
LOTHIAN, MD 20711

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

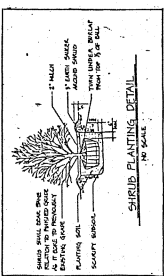
Tax Account Number 8-580-90069333 Tax District 8TH Council District _____

Waterfront Lot NO Corner Lot NO Deed Title Reference 4950-769 7

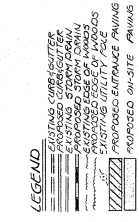
Zoning of Property RA Lot # 38 Tax Map 72 Block 394 Parcel 251

Area (sq. ft. or acres) 178.24 Subdivision Name "OLD SOUTH COUNTRY CLUB"

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.)
VARIANCE TO PERMIT AN ACCESSORY STRUCTURE IN THE FRONT YARD AND WITH REDUCED SETBACK (10' TO 50') FROM ANY LOT LINE, LETTING THE STRUCTURE BE IN THE FRONT YARD INSTEAD OF SIDE OR REAR, TO BE 50' RATHER THAN 150' SET-BACK FROM ARTERIAL STREET, AND LANDSCAPING 10' FROM THE ARTERIAL RD ROW.
SEE 2-204(6)(1), (1)(2), (2)(3), (2)(4), (2)(5), (2)(6), (2)(7), (2)(8), (2)(9), (2)(10), (2)(11), (2)(12), (2)(13), (2)(14), (2)(15), (2)(16), (2)(17), (2)(18), (2)(19), (2)(20), (2)(21), (2)(22), (2)(23), (2)(24), (2)(25), (2)(26), (2)(27), (2)(28), (2)(29), (2)(30), (2)(31), (2)(32), (2)(33), (2)(34), (2)(35), (2)(36), (2)(37), (2)(38), (2)(39), (2)(40), (2)(41), (2)(42), (2)(43), (2)(44), (2)(45), (2)(46), (2)(47), (2)(48), (2)(49), (2)(50), (2)(51), (2)(52), (2)(53), (2)(54), (2)(55), (2)(56), (2)(57), (2)(58), (2)(59), (2)(60), (2)(61), (2)(62), (2)(63), (2)(64), (2)(65), (2)(66), (2)(67), (2)(68), (2)(69), (2)(70), (2)(71), (2)(72), (2)(73), (2)(74), (2)(75), (2)(76), (2)(77), (2)(78), (2)(79), (2)(80), (2)(81), (2)(82), (2)(83), (2)(84), (2)(85), (2)(86), (2)(87), (2)(88), (2)(89), (2)(90), (2)(91), (2)(92), (2)(93), (2)(94), (2)(95), (2)(96), (2)(97), (2)(98), (2)(99), (2)(100), (2)(101), (2)(102), (2)(103), (2)(104), (2)(105), (2)(106), (2)(107), (2)(108), (2)(109), (2)(110), 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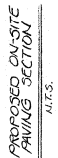


NOTE: ALL LANDSCAPES SHALL BE DESIGNED TO MEET THE SPECIFICATIONS AND REQUIREMENTS OF THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION. THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION HAS APPROVED THE MATTHEW WASHINGTON METROPOLITAN PARK AND IS APPROVED BY THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION. THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION HAS APPROVED THE MATTHEW WASHINGTON METROPOLITAN PARK AND IS APPROVED BY THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION.



SITE DATA

1. CURRENT ZONING - RA
2. PROPOSED USE - MAINTENANCE & STORAGE BUILDING
3. DEED REFERENCE - #2501792
4. LOT 38 OLD SOUTH COUNTRY CLUB SUBDIVISION
5. 1/4 AC. 38.0 OLD SOUTH COUNTRY CLUB, E2E 51.8' NAD 83
6. TAX ACCOUNT # 800030005333
7. SETBACKS:
40' FRONT/SEE VARIANCE CASE #14-273-20 GRANTED 3
15' MIN. SIDE, 40' CORN.
35' REAR

[illegible]

- 1) "The developer must request that the Department of Inspections and Permits approval work completed in accordance with the approved grading plan, and that the Department of Inspections and Permits approve the grading and building permits, and the Certificate";
- 2) "The city street with disturbed areas is more of 2 acres, approved on the Department of Inspections and Permits shall be requested for completion of installation of perforator system and sedimentation tank, and the Department of Inspections and Permits shall be requested for approval of the grading. Other building or grading inspections approval may not be authorized until the initial approval by the Department of Inspections and Permits is given";
- 3) "Approval shall be requested on final stabilization of all sites and the disturbed areas in excess of 2 acres before issue of the Certificate";

1-1-99
RE DECC
STORAGE BURE
TO: C. MORRIS (E2)
1 CTG CD
APPROVED PLAN
PTE BURE
SERVUC
A

271-15
Lillian M. Maffett, clt 7/16/91

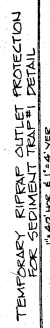
**OLD SOUTH COUNTRY CLUB
MAINTENANCE BUILDING**
699 MT. ZION-MARLBORO RD.
8th DIST., A.A.C.O., MD



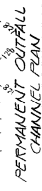
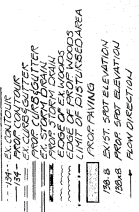
P.O. BOX 369
GAMERILLS, MARYLAND 21054
301-923-1244

[illegible]

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

[illegible]

BENCHMARK:
IRON BAR, ELEV = 144.93
N 359 204.12
E 898 591.72



THE EXISTING OUTFALL IS A GRASSSED SWALE
THE ENGINEER HAS VISITED THE SITE AND BASED ON THE
EXISTING VEGETATION, SOIL TYPE AND SLOPE WAS DETERMINED
THAT NO ADVERSE FLOODING OR EROSION WILL OCCUR AS A
RESULT OF THE PROPOSED DEVELOPMENT.

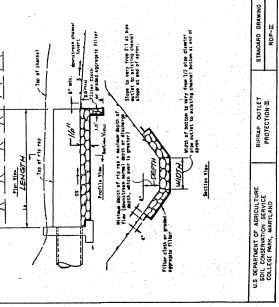
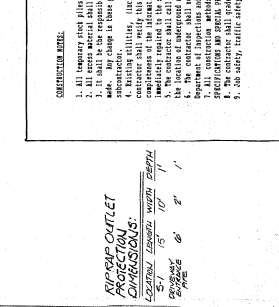
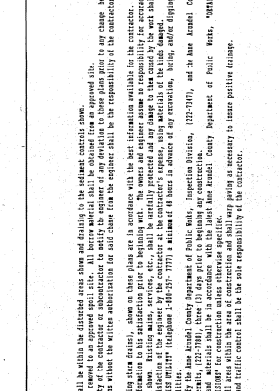
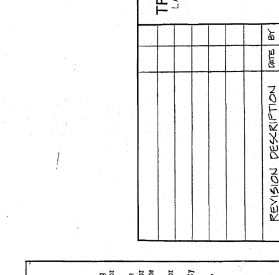
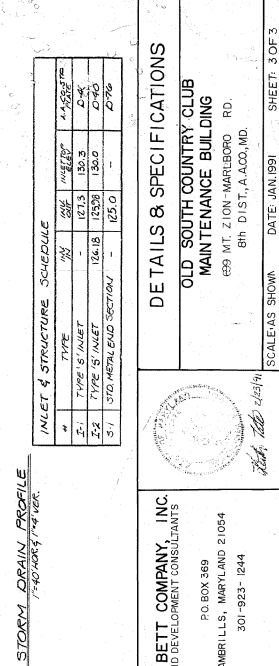
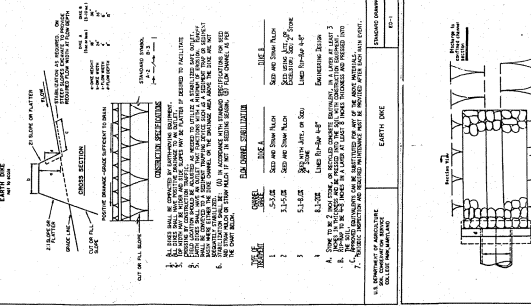
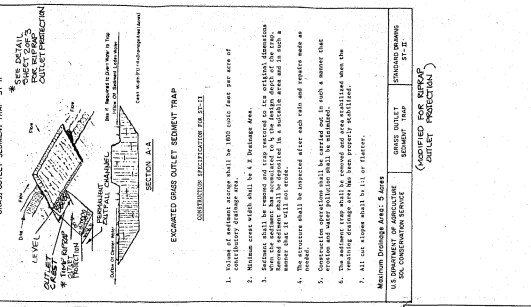
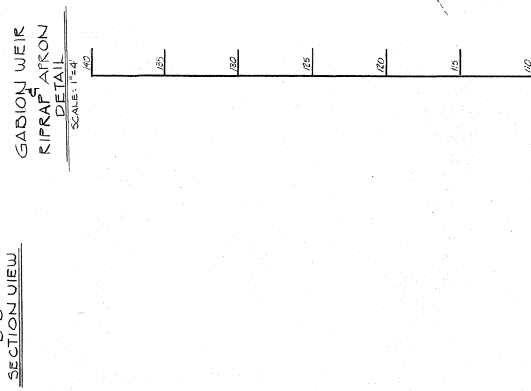
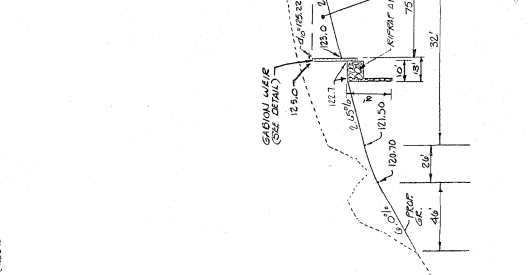
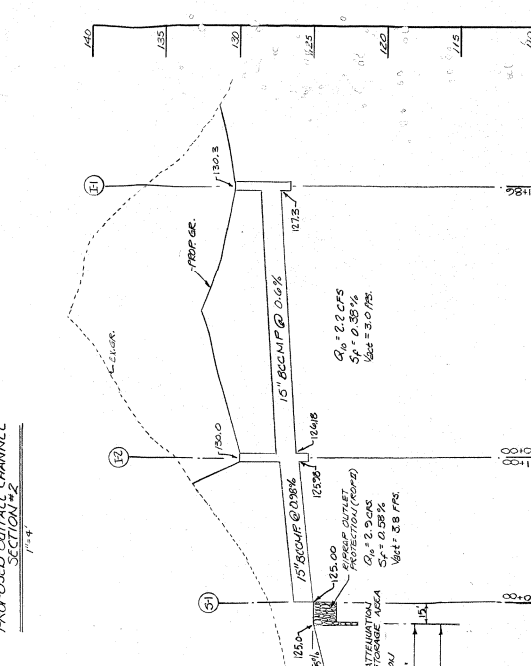
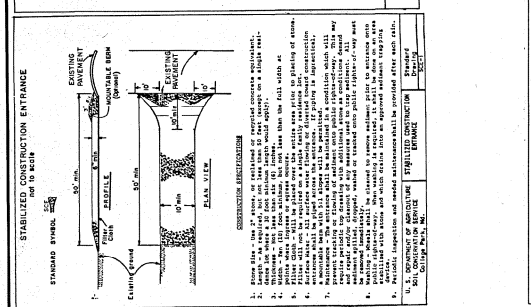
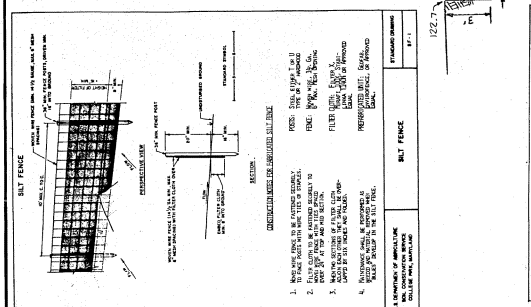
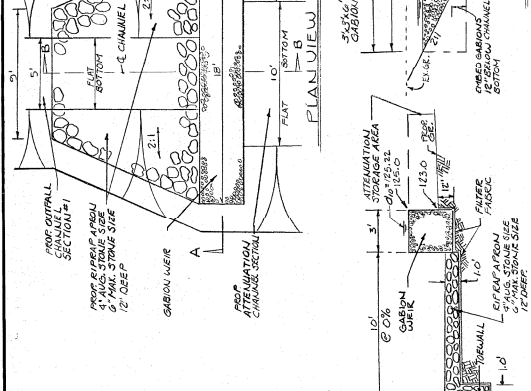
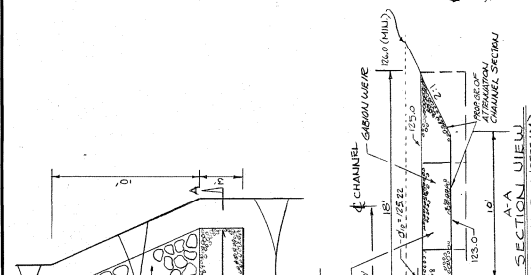
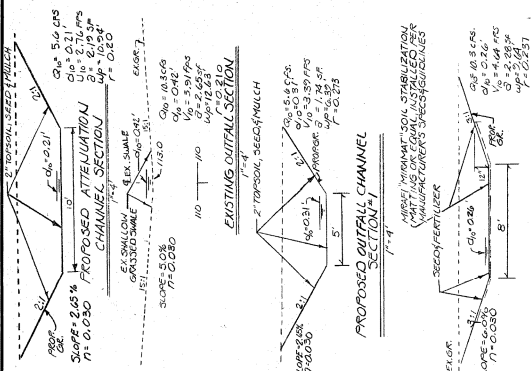
Hand-drawn map of the 'EQUATORIAL' area. The map shows a road, a building, and various numbered points. The map includes labels like 'EQUATORIAL', 'ROAD', 'BUILDING', and 'EQUATORIAL'. A table at the bottom right lists 'DRAINAGE AREA, AC.' and 'SURFACE AREA, AC.' for five different points.

	DRAINAGE AREA, AC.	SURFACE AREA, AC.
①	0.94	0.85
②	1.23	0.99
③	0.67	0.25
④	3.29	0.25



GENERAL NOTES:

1. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
2. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
3. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
4. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
5. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
6. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
7. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
8. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
9. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.
10. The proposed riprap apron and gabion weir shall be constructed in accordance with the specifications for riprap and gabions set forth in the Maryland Department of Transportation Design Manual, Volume 1, Part 1, Section 101.01.



DETAILS & SPECIFICATIONS

OLD SOUTH COUNTRY CLUB
MAINTENANCE BUILDING
 699 MT. ELM - MARLBOROUGH, MA
 8th DIST., A.C.O., MD.

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

REVISION DESCRIPTION DATE BY

1			
2			
3			
4			
5			
6			
7			
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10			

CONSTRUCTION NOTES:

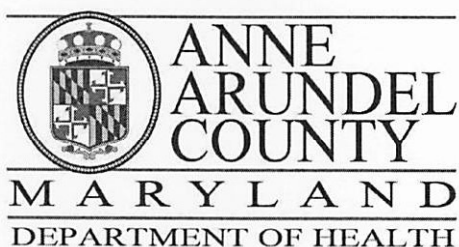
1. All riprap shall be placed within the designated areas shown and designed in the attached details.
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J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: March 25, 2025

RE: Cannon Group. LLC.
699 Mount Zion Marlboro Road Unit # A
Lothian, MD 20711

NUMBER: 2025-0029-V

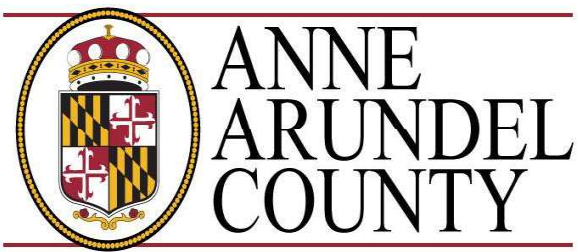
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (bathhouse) in front yard of a nonwaterfront lot.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan and building permit application is submitted and approved by the Health Department.

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

cc: Sterling Seay



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/REC PARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2025-0029-V

DATE: March 5, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File

2025-0029-V

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date

02/20/2025

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

This property is reported to contain the Blake Family Cemetery (1864-1867), marked by headstones, but the exact location on the property is not documented in the County cemetery database. The Genealogical Society also notes the presence of the "Wilson Owens grave site" identified by a marker near the woods. While the Cultural Resources Section has no objection to the variance request, it does require a site visit in order to complete permit review for compliance with Article 17. During the site visit, a County representative shall document the cemetery location(s) and existing conditions in order to confirm there is no adverse effect to the cemetery and whether a preservation easement is required per Article 17-6-504. If the applicant has any additional information, please contact the Cultural Resources Section at pzpoul44@aacounty.org.

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

03/13/2025

Assigned to Department

OPZ Cultural Resources

Status Date

03/13/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

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



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Planning

County Planning



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.

Notes

none



0 500 1000 ft

THIS MAP IS NOT TO BE
USED FOR NAVIGATION

