

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

APPLICANT: Margaret McNutt, Trustee

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0031-V

COUNCIL DISTRICT: 6

HEARING DATE: April 22, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicant is requesting a variance to allow dwelling additions (sitting room, plant room, deck, screened porch, kitchen and bedroom expansion) with less setbacks than required and with disturbance to slopes of 15% or greater on property located at 614 Echo Cove Drive in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 32,700 square feet of land, is located on the west side of Echo Cove Drive, and is identified as Lot 756 and part of Lot 755 in Section 5 of the Sunrise Beach subdivision, Parcel 142 in Grid 8 on Tax Map 31. The waterfront property is zoned R2 – Residential District, lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is mapped as a BMA - Buffer Modification Area. It is currently improved with a split-foyer dwelling, shed, residential pier, and other associated facilities.

PROPOSAL

The applicant is proposing to remove the existing upper level deck and steps to grade in order to construct a two-story addition (10' x 40' lower level, 8' x 40' upper level, maximum height 22'-4 1/2"), a one-story upper level screen porch (12' x 12'), and a multi-level wrap-around deck (4' x 14'-5" and 4' x 22'-3 1/2" upper level; 4' x 14'-5" and 4' x 44' lower level) with steps to grade.

REQUESTED VARIANCES

§ 17-8-201 of the Anne Arundel County Code states 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; and, all disturbance shall be limited to the minimum necessary.

The proposed construction will disturb slopes of 15% or greater, necessitating a variance. The final amount of disturbance will be determined during permit review.

A review of the bulk regulations for development within the R2¹ District reveals that a setback variance is not required.

FINDINGS

The subject property is irregularly shaped and exceeds the minimum lot area requirement of 20,000 square feet for lots not served by public sewer, but is undersized with regard to the minimum lot width requirement of 80 feet for lots in the R2 District. The waterfront property is encumbered by steep slopes.

The existing lot coverage is 3,615 square feet, and the proposed post-construction lot coverage is 3,856 square feet, which is below the lot coverage allowed under § 17-8-402 (5,445 square feet). The proposed coverage by structures is approximately 2,661 square feet, which is below the 30% (9,810 square feet) maximum coverage by structures allowed under § 18-4-601.

Building permit B02416205, to construct an addition with a screened porch, was submitted on March 24, 2023. Variance approval must be obtained prior to the permit being issued.

The applicants' letter explains that the proposed improvements will be located over the existing patios, hardscapes, and a deck structure, that most of the proposed addition is outside of the steep slope area, and that most of the disturbance will be temporary. Their letter further explains that locating the additions outside of the steep slopes would require reconfiguration of the entire existing floorplan, and believe this would be an unwarranted hardship.

Agency Comments

The **Critical Area Commission** noted that the applicant appears to have reasonable and significant use of the entire parcel with improvements including an existing deck, patio, and shed within the steep slope buffer. The addition would result in a 241 square-foot increase in lot coverage within the steep slopes buffer with 0.01 acres [approximately 435 square feet] of proposed clearing. Their Office believes that the applicant has the opportunity to redesign the plan to expand towards the back of the house, outside of the steep slope buffer. Their Office further notes that the Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance Standards have been met, including that the proposal meets unwarranted hardship, and that this variance would not adversely affect water quality and wildlife or plant habitat, in which case, appropriate mitigation is required.

The **Development Division - Critical Area Team** has no objection provided the AHO determines that this request meets the Critical Area variance standards.

¹ Per § 18-2-301(f) Dwellings on nonconforming lots. A single-family detached dwelling on a lot that does not meet the area or width requirements of this article may be expanded if the expansion is set back at least 25 feet from the front and rear lot lines and seven feet from side lot lines and does not exceed 35 feet in height. The proposed additions will meet these reduced setbacks.

The **Health Department** has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems, and has no objection.

Variance Criteria

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

There is nothing unique about the subject property as it relates to other nearby residential lots with similar zoning and environmental features; and, there are no unique circumstances preventing the applicant from complying with the Code.

In this particular case, the area of the property on the waterfront side of the dwelling is encumbered by steep slopes making redevelopment there difficult, but not impossible. As proposed, it appears that the majority of the two-story addition will be outside of the steep slopes, while the majority of the proposed multi-level deck will be within the steep slopes. Slightly reducing the size of the addition, and eliminating or relocating the deck to the west side of the dwelling would avoid permanent disturbance to the steep slopes, and reduce the overall relief being requested, as it would only cause temporary disturbance. Alternatively, as suggested in the Pre-file comments, there appears to be ample space to the west and south of the dwelling for additions and deck while avoiding the slopes altogether, thereby eliminating the need for a critical area variance. In either case, a variance would not be required to remove the existing shed, if necessary, from the steep slopes. Although other alternatives may require a reconfiguration of the existing floorplan, and incur additional expense, financial considerations cannot be deemed an exceptional circumstance in granting a variance.

Because there are alternative locations to site the additions, strict implementation of the County's Critical Area program would not result in an unwarranted hardship. A literal interpretation of the program will not deprive the applicant of rights that are commonly enjoyed by other properties in similar areas because no property may disturb steep slopes in the Limited Development Area. As such, the granting of the variance will confer on the applicant special privileges that would be denied by COMAR, Title 27.

The variance request is not based on conditions or circumstances that are the result of actions by the applicants, and does not arise from any condition relating to land or building use on any neighboring property.

The granting of a variance may adversely affect water quality, may impact fish, wildlife, and plant habitat within the County's Critical Area, and may not be in harmony with the general spirit and intent of the program. The applicant has not overcome the presumption that the specific development does not conform to the general purpose and intent of the Critical Area law, nor have they adequately evaluated and implemented site planning alternatives.

Notwithstanding the above, there is no evidence that the variance would alter the essential character of the neighborhood, impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare. Nor is there evidence that, with mitigation, the proposal will reduce forest cover or be contrary to acceptable clearing and replanting practices required for development in the critical area.

However, because alternatives exist which would eliminate or reduce the relief requested, the variance is not considered the minimum necessary to afford relief. As such, this Office cannot support the variance request.

RECOMMENDATION

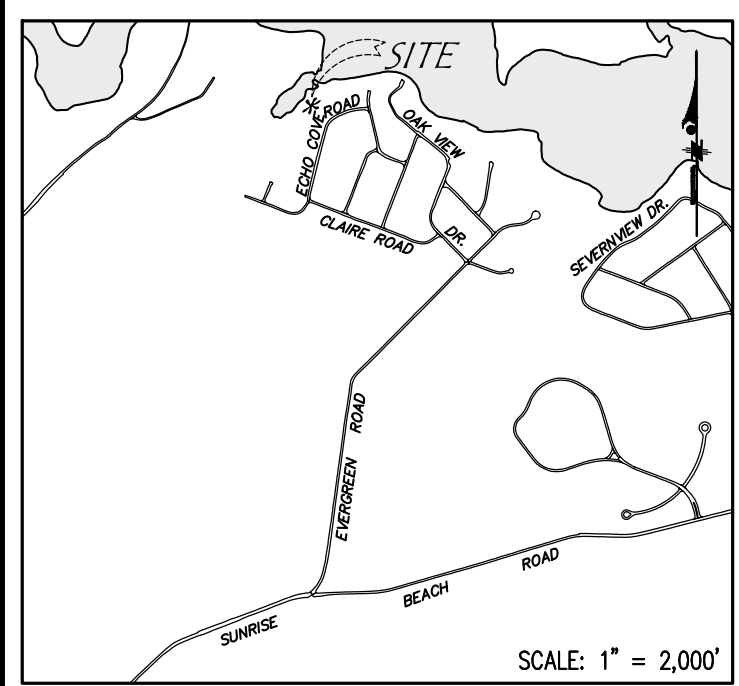
Based upon the standards set forth in § 18-16-305 under which a variance may be granted, as proposed, this Office recommends:

- ***denial*** of a Critical Area variance to § 17-8-201 to disturb steep slopes. If granted, the final amount of disturbance will be determined during permit review.

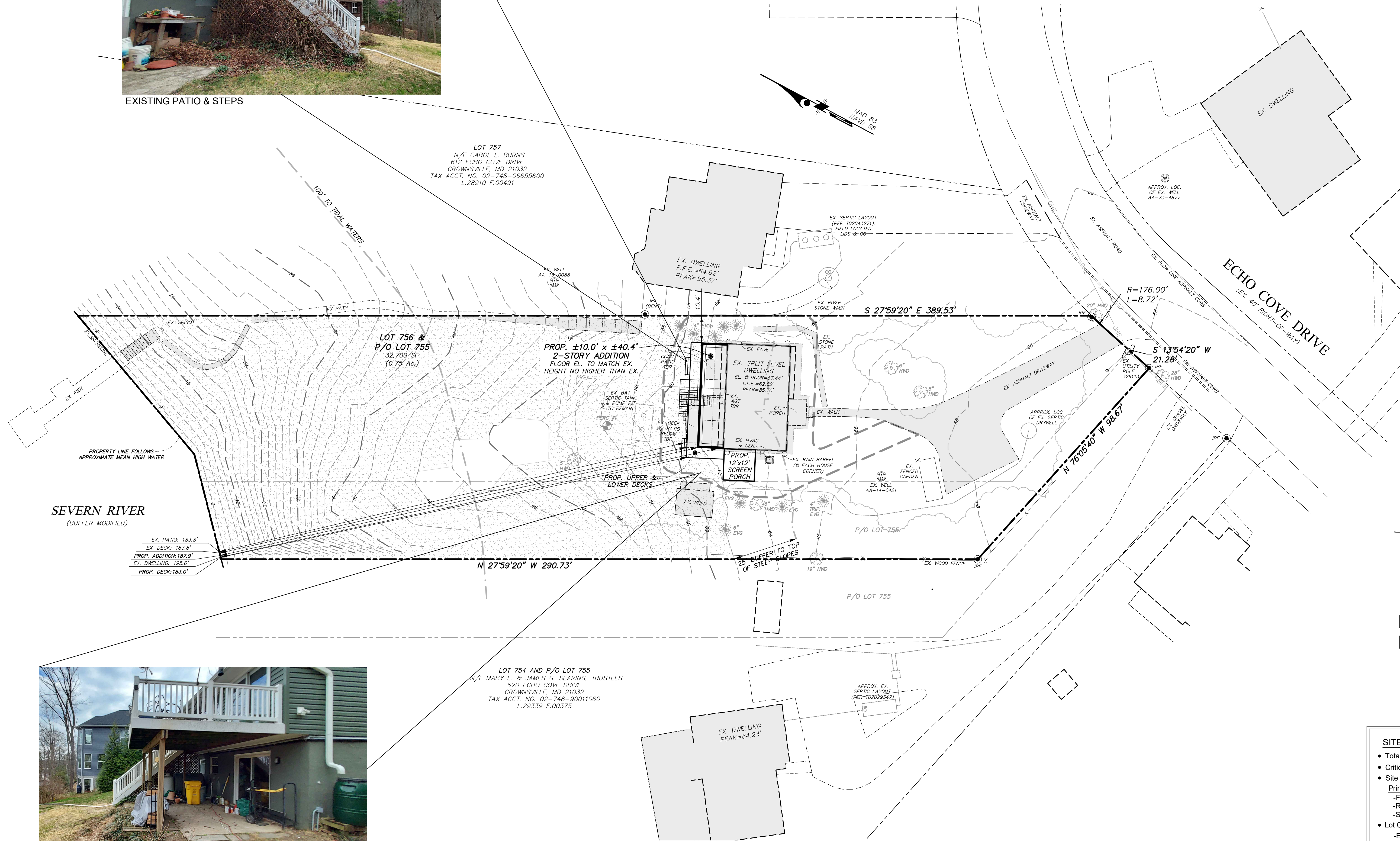
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes 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.



EXISTING PATIO & STEPS



VICINITY MAP



EXISTING PATIO & DECK

LEGEND

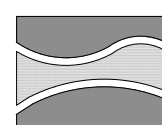
- Existing Contour
- Existing Woods Line
- Existing Power Pole
- Existing Overhead Electric
- Existing Well
- Existing Spot Elev.
- Existing Improvements
- Steep Slopes 15% or Greater
- Limit of Disturbance
- Proposed Grade
- Proposed Spot Elev.

SITE TABULATIONS

- Total Site Area: 32,700 S.F. (0.75 Ac.)
- Critical Area Designation: LDA
- Site Zoning: R-2
- Principal Structure Setbacks
 - Front: 30'
 - Rear: 25'
 - Side: 7'
- Lot Coverage
 - Existing Lot Coverage: 3,615 S.F. (0.08 Ac.)
 - Allowable Lot Coverage: 5,445 S.F. (0.13 Ac.)
 - Proposed Lot Coverage: 3,856 S.F. (0.09 Ac.)
- Steep Slopes
 - Total On-Site Steep Slopes: 18,702 S.F. (0.43 Ac.)
 - Total On-Site Steep Slopes Disturbed: 829 S.F. (0.02 Ac.)
 - Total Off-Site Steep Slopes Disturbed: 0 S.F. (0.00 Ac.)

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DESIGNED: RTM/AP DRAWN: KLY				
ORIG. DATE: 08-29-23				
MODIFIED BY/DATE:				
CADD DWG # ST12023				
DLA PROJECT # ST12023				
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No.	DATE	BY	REVISIONS TO APPROVED PLANS	
			DESCRIPTION	



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CLIENT:

PEGGY MCNUTT
614 ECHO COVE DRIVE
CROWNSVILLE, MARYLAND 21032

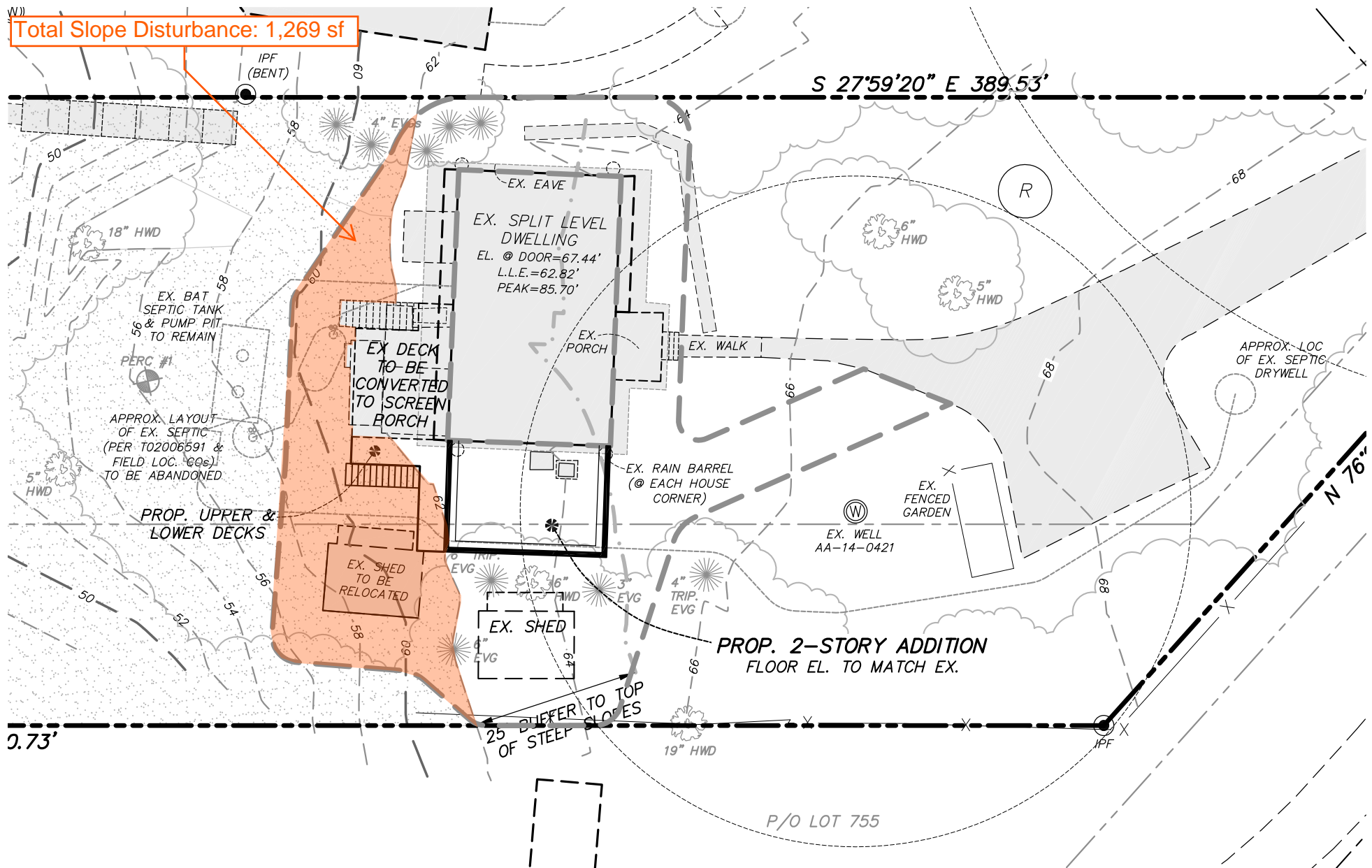
VARIANCE PLAN
SUNRISE BEACH ~ LOT 756 & P/O 755
614 ECHO COVE DRIVE, CROWNSVILLE, MD 21032
TAX ACCT. NO 02-748-06569760
TAX MAP 0031 GRID 0008 PARCEL 0142 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: APRIL 10, 2025 PROJ. NO: ST12023 SHEET 1 OF 1

[illegible]

614 ECHO COVE ROAD, CROWNSVILLE, MD 21032
TAX ACCT. NO. 02-748-06569760

EXHIBIT 1



SUNRISE BEACH ~ LOT 756 & P/O 755

614 ECHO COVE ROAD, CROWNSVILLE, MD 21032

TAX ACCT. NO. 02-748-06569760

EXHIBIT 2

SUNRISE BEACH ~ LOT 756 & P/O 755

614 ECHO COVE ROAD, CROWNSVILLE, MD 21032
TAX ACCT. NO. 02-748-06569760



February 2025

To Whom It May Concern:

I am the homeowner of 614 Echo Cove Drive and am writing to explain the reasons for the variance request. To allow for a modest addition to the existing dwelling, a variance is required. The requested variance is to Article 17, Section 8-201(a) for development within slopes 15% or greater in the LDA.

My property is 1.5 legal lots (Lot 756 and partial Lot 755 totaling .75 acres) located within the Sunrise Beach subdivision. It is currently improved with a single-family dwelling and associated improvements. The lot is zoned R2 and is served by a private well and a private septic system. It is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The property is mapped within the Buffer Modification Area.

The purpose of seeking an addition to the house is to expand the existing kitchen and master bedroom and bathroom, all of which are located at the front of the house. There will be very little disturbance to steep slopes which were not already disturbed with construction of the existing improvements as proposed. The existing septic system is sized appropriately to serve the proposed footprint. The property is encumbered by steep slopes from the waterfront to the structure/associated improvements. Most of the disturbance associated with the proposed improvements is for access to the perimeter of the structure. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing any steep slopes.

My project team has examined all possible avenues to construct the proposed addition, and it has been determined that expanding into the front yard is the only practical solution to develop the addition. Here are the reasons to expand to the front:

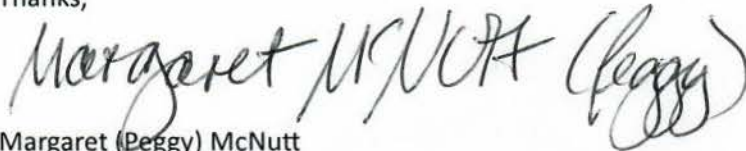
- Existing infrastructure for the kitchen, primary bathroom, and primary bedroom are at the front of the house.
- The current "front of house" footprint is already impacting most of the area for the addition – there are two cement pads on the ground floor in the front and the existing deck is on the kitchen side of the front of the house.
 - The addition does not seek to expand towards the creek beyond impacted land on the kitchen side of the house. The primary bedroom and bath will not extend beyond the new kitchen footprint.
- The primary bedroom expansion cannot be moved to the side yard as there is an existing house and a side expansion wouldn't meet county setback requirements. (Note: the county approved a variance for this next-door house at 612 Echo Cove that impacted my viewshed among other impacts to my property). The existing house is 3.4 feet from the side building restriction line. With the limited space and close proximity of the neighboring house (right on their building restriction line) a proposed addition would not fit on the east side of the house.
- An expansion of the kitchen to the west side of the house would further impact the steep slopes and the existing shed would have to be relocated.
- The movement of the existing kitchen to the rear of the house (currently a living room, entry door on the ground floor, and steps from the entry door to the kitchen) would be an unwarranted hardship because of the infrastructure change. Moving the proposed improvements to the rear of the house would essentially require reconfiguration/reconstruction of the entire existing floorplan.

- The movement of the primary bedroom and bathroom to the rear of the house impacts two other bedrooms with no bathroom facilities. The rear of the house also has a porch, hallway, entry door, and steps which would need to be relocated to provide the same space currently allowed for the kitchen and primary bathroom at the front of the house. This would be an unwarranted hardship. Moving the proposed improvements to the rear of the house would essentially require reconfiguration/reconstruction of the entire existing floorplan.
- The addition does not impact the watershed views of my neighbors, nor the view of the roof from the rear (street side) of the house. Depending on one's location on Echo Cove Drive, the screened porch will be a new visual impact. The house is built on an angle and from the top of the driveway, the porch will only be partially visible. If one is closer to 612 Echo Cove, the porch would not be visible, and from the other end of the property, existing trees will partially block visibility.

In summary, the current house already impacts most of the area for the addition and the addition does not seek to expand towards the creek beyond currently impacted land on the kitchen side and minimally expands beyond impacted land on the master bedroom side of the house. Expanding to the sides is not doable on one side (neighbor's house) and would further impact the steep slope on the other. Switching the footprint of the house so the kitchen and master bedroom and bath are at the rear of the house is not practical and would cause more disturbance than is necessary to build the addition. The existing septic is sized correctly for the house with the addition and most of the disturbance associated with the proposed improvements provides access to the perimeter of the structure.

I respectfully request the County to approve the variance to construct the proposed modest addition within slopes 15% or greater.

Thanks,



Margaret (Peggy) McNutt

p.s. Please also note the variances and permits approved for a house to be built at 610 Echo Cove Drive in much steeper slopes.

February 21, 2025

Anne Arundel County, Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: Sunrise Beach ~ Lot 756 & P/O 755
614 Echo Cove Drive
Crownsville, MD 21032
Variance Application**

Sir/Madam:

Attached is a variance request application and associated submittal documents for the above referenced property. To allow for a modest addition to the existing single-family dwelling on the subject property, a variance to the Anne Arundel County Code is required. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater within the Critical Area.

The subject property is a legal building lot located in the community of Sunrise Beach, Maryland. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by a private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The property is mapped within a Buffer Modification Area. Steep slopes exist between the existing dwelling and the shoreline of Indian Creek, which limits redevelopment without a variance. Primary vegetation consists of multiple hardwood trees and lawn area.

The applicant proposes to construct an addition to the existing dwelling. The addition is modest in size, is generally located within the same development footprint as the original house construction. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 830-sf of disturbance on slopes 15% or greater in the LDA.

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes. Despite the fact that the property is Buffer Modified, the house is situated well outside the shoreline buffer. The closest portion of the existing structure to the waterfront is situated approximately 183' from the shoreline. With the proposed improvements, the closest portion of the structure will be approximately 183' from the shoreline as well. There

is a substantial existing wooded buffer between the house and the waterfront. This buffer will remain intact with construction of the proposed improvements.

Please note that the area of the proposed improvements was previously disturbed with the original development of the house. The area around the perimeter of the house was cleared and graded. There are existing patios, hardscapes, and a deck structure within the footprint of the proposed improvements. The proposed area of disturbance is also inside of (less than) the area that would have been previously disturbed for installation of the septic system and shed. Most of the proposed addition is outside of the steep slope area. The proposed disturbance of steep slopes is primarily due to the required 10' workspace around the perimeter of the structure. This area will be fully restored after construction of the improvements.

Due to the layout of the existing dwelling, the architectural plans for the house make the only feasible additions to the kitchen and primary bedroom expansions towards the front of the house. All possible alternatives to expansion in the direction of the steep slopes have been explored and found to be not feasible or impractical. Expansion of the kitchen to the west side of the house would not avoid steep slope disturbance and would require the existing shed to be relocated, which would be additional and unnecessary disturbance (the shed is located within the steep slopes). Expansion of the primary bedroom and bathroom to the east is also not possible, as such an expansion would violate the zoning setback to the side lot line. Therefore, expanding towards the front is the solution which allows the applicant to develop their property with an addition while minimizing steep slope disturbance. For more information regarding the floor plan, please refer to the architectural plans included in this package and the letter from the applicant included with this application.

The limit of disturbance for the proposed improvements is less than 5,000 square feet. Therefore, a building permit and associated standard grading plan will be required to permit the addition. A grading permit and stormwater management are not required. There are existing rain barrels at each of the four corners of the existing dwelling which capture roof drainage. These rain barrels will remain on site in the proposed condition.

Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

We believe that these requests meet all the requirements for variance, per Article 18-16-305:

Requirements for Critical Area Variances.

1. Unique physical conditions – Specifically, the existing dwelling and improvements in relation to steep slopes. As mentioned above, the steep slopes run from the water's edge all the way up to the existing structure/associated improvements. Denial of the requested variance would constitute an unwarranted hardship as it would be impossible to do any renovations or improvements to the perimeter of the structure without disturbing the steep slopes.
2. Rights commonly enjoyed – The existing house is modest in size and with the proposed improvements the house is similar in character to those of surrounding properties. This house is set back further from the water than the house at 612 Echo Cove and has similar setbacks to the house at 620 Echo Cove, including with the addition. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
3. Will not confer special privilege - Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain improvements comparable to what is proposed for this project. The applicants have made extensive efforts to design this proposed project in a manner that considers the layout of the existing dwelling and location of surrounding environmental features.
4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the presence of steep slopes and the location of the existing improvements and are not because of actions by the applicant.
5. Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area – The proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area. Disturbance is minimized only to what is necessary to complete the project. Mitigation will occur in accordance with county regulations and will be addressed during the permitting process. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.
6. Applies to development within the 100-foot buffer and bog areas and is not applicable to this application.
7. The applicant has overcome the presumption contained in COMAR §8-1808. Environmental impacts will be minimized. Despite the property being mapped as Buffer Modified, there is an existing buffer that will remain intact. The proposed improvements are situated over existing lot coverage to the extent possible minimizing any increase in lot coverage. Also, plantings will be added during the building permit process to provide mitigation as needed.
8. The applicant has evaluated site planning alternatives and submitted a pre-file plan to County staff for review.

Requirements for all variances.

1. Minimum necessary - The improvements are modest and are sited to utilize the footprint of the existing improvements and developed area to minimize new disturbance.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with other properties of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the LDA as appropriate mitigation will be required as part of the permit process. Clearing will be minimal.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area.
 - v. be detrimental to the public welfare.

In summary, the proposed development meets all criteria required for the Administrative Hearing Officer to grant this variance request. The proposed development represents the minimum disturbance necessary to allow the applicant to develop their property with an addition. We respectfully request that Anne Arundel County Planning & Zoning staff and the Critical Area Commission support this application. Please contact us if you require additional information to complete your review of this variance request.

Sincerely,

DRUM, LOYKA & ASSOCIATES, LLC



Andrew Price, EIT
Project Engineer

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: _____ Date _____

Tax Map #	Parcel #	Block #	Lot #	Section
0031	0142	0008	756/755	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 02-748-06569760

Project Name (site name, subdivision name, or other) Sunrise Beach ~ Lot 756 & P/O 755

Project location/Address 614 Echo Cove Drive

City Crownsville Zip 21032

Local case number _____

Applicant: Last name McNutt First name Margaret

Company _____

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name: _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Construction addition to existing single-family dwelling

Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input checked="" type="checkbox"/>	Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input checked="" type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	0.07	
LDA Area	0.75		# of Lots Created	0	
RCA Area					
Total Area	0.75				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.40		Existing Impervious Surface	0.08	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.02	
Removed Forest/Woodland/Trees	0.01		Removed Impervious Surface	0.01	
			Total Impervious Surface	0.09	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance	0.07		Mitigation		

<u>Variance Type</u>	<u>Structure</u>
Buffer <input type="checkbox"/>	Acc. Structure Addition <input type="checkbox"/>
Forest Clearing <input type="checkbox"/>	Barn <input type="checkbox"/>
HPA Impact <input type="checkbox"/>	Deck <input type="checkbox"/>
Impervious Surface <input type="checkbox"/>	Dwelling <input type="checkbox"/>
Expanded Buffer <input type="checkbox"/>	Dwelling Addition <input checked="" type="checkbox"/>
Nontidal Wetlands <input type="checkbox"/>	Garage <input type="checkbox"/>
Steep Slopes <input checked="" type="checkbox"/>	Gazebo <input type="checkbox"/>
Setback <input type="checkbox"/>	Patio <input type="checkbox"/>
Other <input type="checkbox"/>	Pool <input type="checkbox"/>
	Shed <input type="checkbox"/>
	Other <input type="checkbox"/>

Chesapeake Bay Critical Area Report
Sunrise Beach ~ Lot 756 & P/O 755
Tax Map 31, Grid 8, Parcel 142
Tax Account No. 02-748-06569760

Property Address: 614 Echo Cove Drive
Crownsville, MD 21032

February 2025

Property Owners & Variance Applicant: Margaret McNutt

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 0.75 Ac.

Site Description

The subject property is a legal building lot located in the community of Sunrise Beach in Crownsville. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by a private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. Steep slopes abut the existing dwelling and shed, which limit redevelopment without a variance. Primary vegetation consists of multiple hardwood trees and lawn area.

Description and Purpose of Variance Request

The applicant proposes to construct an addition to the existing dwelling. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 830-sf of disturbance on slopes 15% or greater in the LDA.

The applicant proposes to raze and remove the existing dwelling and construct a new dwelling in almost the same location as the existing dwelling. The addition is modest in size, is generally in the same footprint as the existing structures and is in relation to the surrounding homes in the neighborhood. A new septic drywell and BAT tank have been recently installed per approved plans from the Health Department. The new septic system is sized to serve the proposed dwelling size.

Vegetative Coverage and Clearing

The property's primary vegetation is lawn area with multiple hardwood trees. The existing wooded area totals roughly 16,000-sf. The proposed clearing is minimal; some small brush east of the proposed addition may be affected by construction. Any mitigation planting requirements for this property will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 3,615-sf of lot coverage. The proposed impervious lot coverage for this property is 3,856-sf, which is well below the allowable coverage of 5,445-sf. The site currently has 1,685-sf of coverage by structures. The proposed coverage by structures is 2,113-sf, which is within the allowable amount.

Steep Slopes (slopes > 15%)

The subject property contains approximately 19,543-sf of steep slopes, all of which are concentrated around the existing improvements. Approximately, 830-sf of slopes will be disturbed as part of the proposed construction. Most of this disturbance is necessary for access to the addition area.

Predominant Soils

The predominant soil type is Evesboro-Galestown-Urban land complex (EuE & EuD). This soil has a type "A" hydrologic classification and is not considered hydric soil.

Drainage and Rainwater Control

There are currently rain barrels that exist at all four corners of the existing dwelling, capturing and storing rain water for later re-use. The rain barrels will remain in the proposed condition, although the locations may be adjusted to account for the roof changes. As the limit of disturbance is less than 5,000-sf, stormwater management is not required for this development.

Conclusions – Variance Standards

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes. Despite the fact that the property is Buffer Modified, the house is situated well outside the shoreline buffer. The closest portion of the existing structure to the waterfront is situated approximately 183' from the shoreline. With the proposed improvements, the closest portion of the structure will be approximately 183' from the shoreline as well. There is a substantial existing wooded buffer between the house and the waterfront. This buffer will remain intact with construction of the proposed improvements.

Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

Federal Emergency Management Agency, 2015. Flood Insurance Rate Map

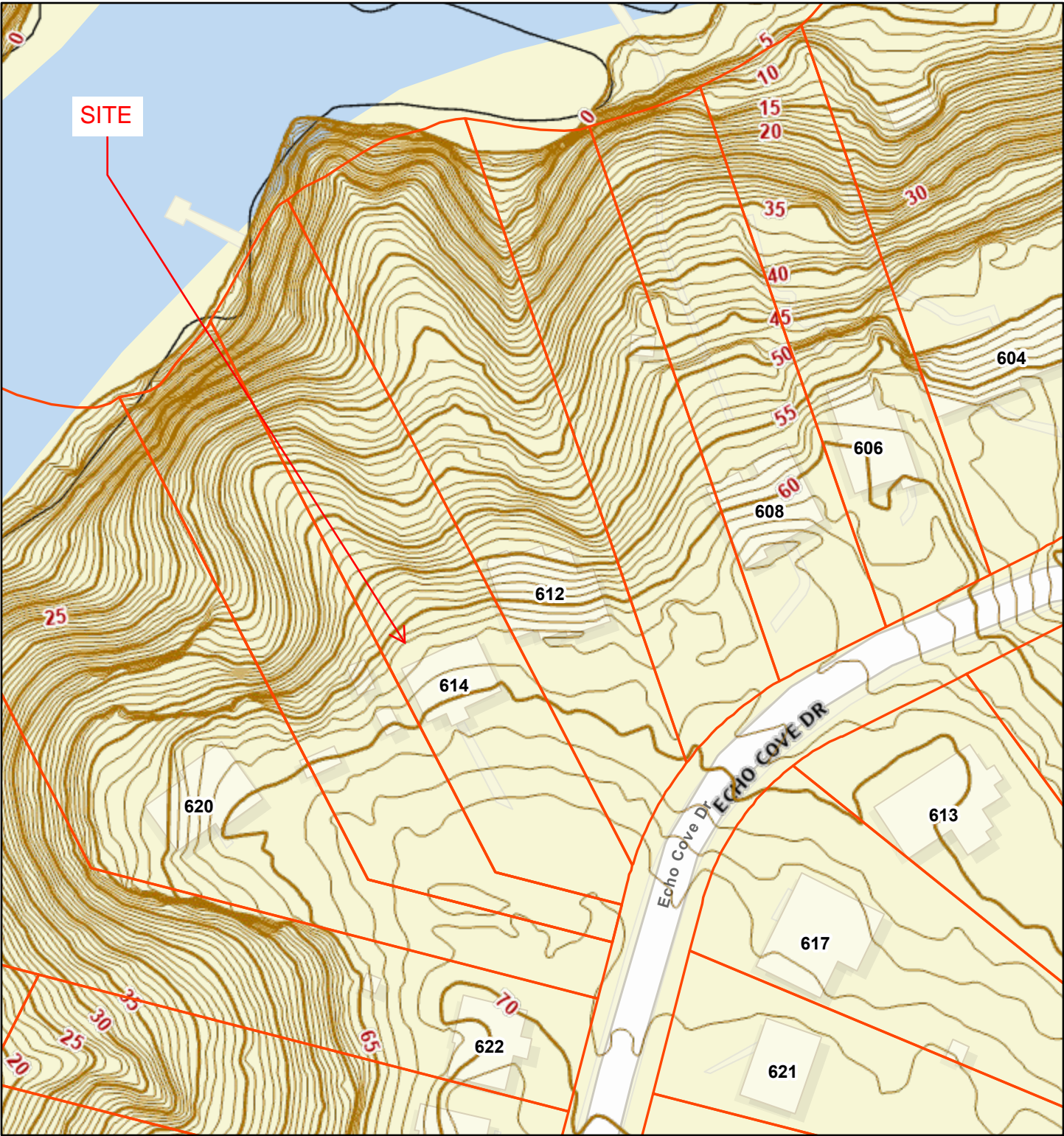
First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2024 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2003 Soil Survey of Anne Arundel County Maryland.

State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District

Anne Arundel County Engineering Record Drawing and Monuments



2/19/2025, 10:52:17 AM

Topo_2023

Index

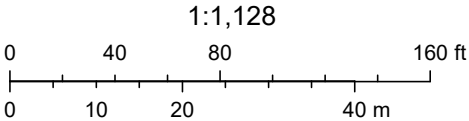
Intermediate

Local Road Label

County Boundary

Address Points

Parcels



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

February 2025

Anne Arundel County

To Whom It May Concern:

I reside at 612 Echo Cove Drive and understand that my neighbor, Peggy McNutt, at 614 Echo Cove Drive is hoping to do a 900 square foot addition to her house. The addition will be made to the front of the house with a screened porch on the side.

The two level addition will not impede my watershed views as my house will still extend closer to the creek than hers. I also understand that the addition does not include building up and, as planned, the addition will not extend closer to my lot and house (and can't because of the lot line and closeness of the houses).

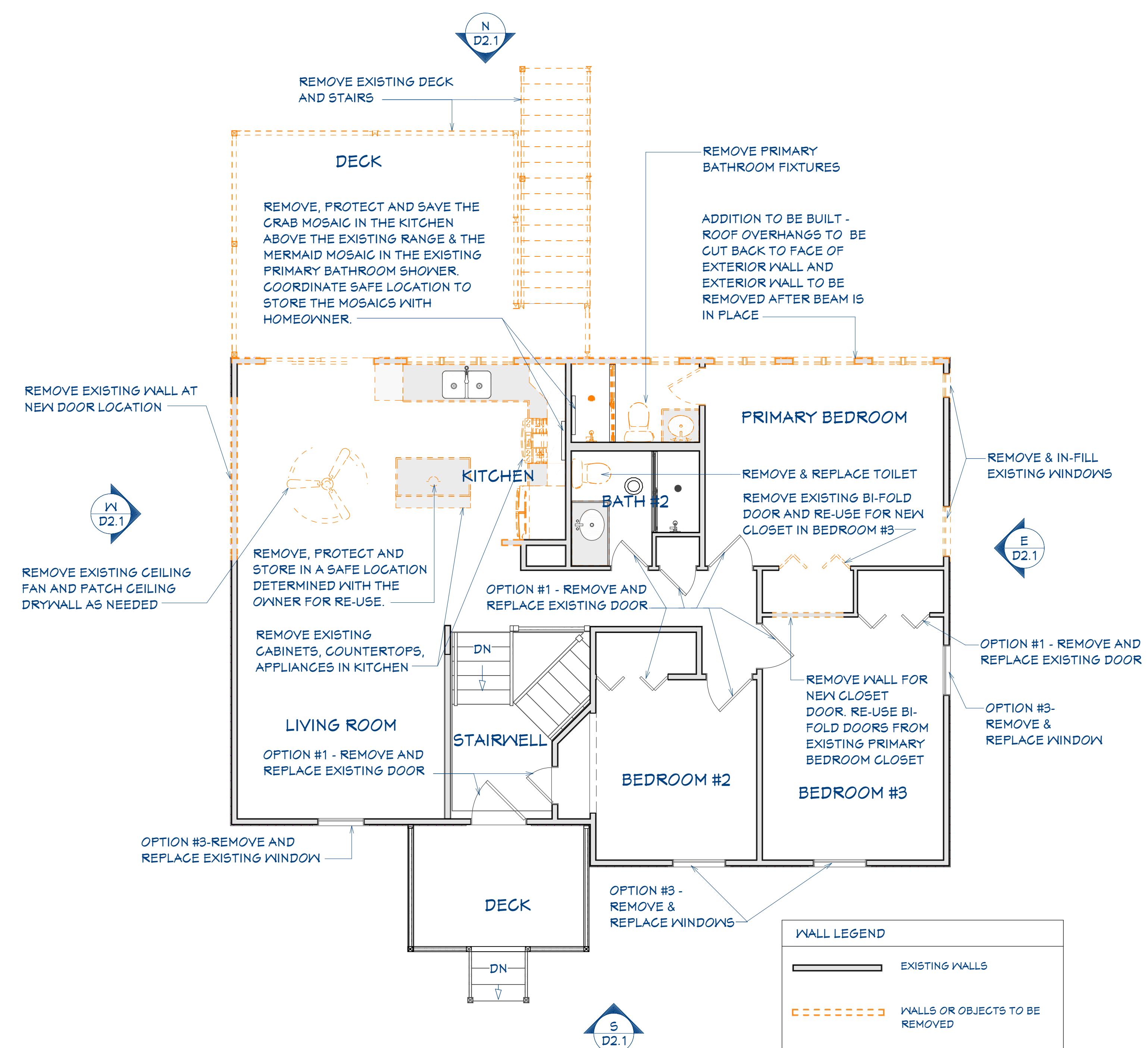
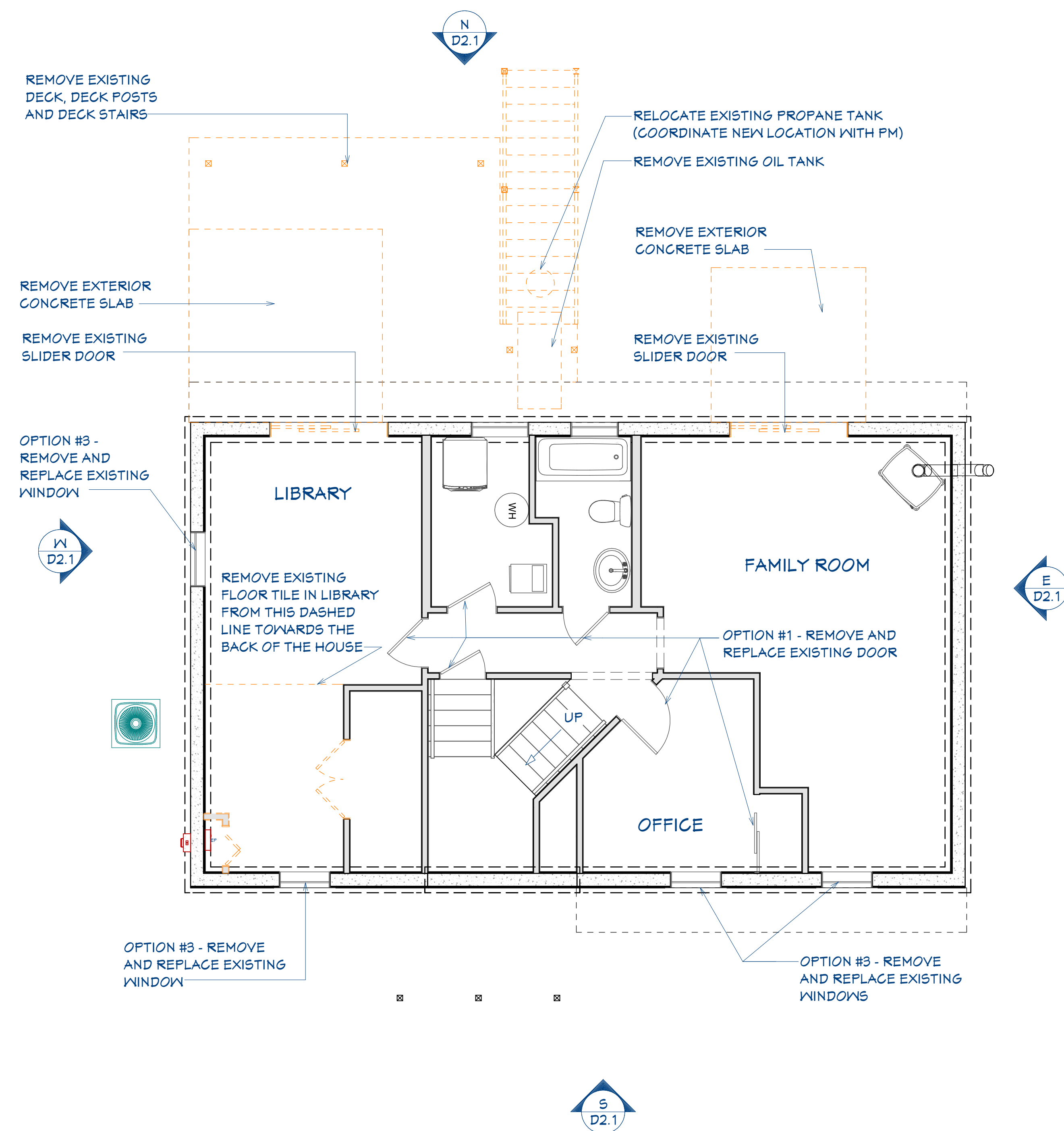
She let me know that small portions of the addition will impact 15% slopes and that the house as built already impacts the 15% slope and these impacts will remain as well. The county has allowed a much greater impact to much steeper slopes, removal of many trees, and reduction of my watershed views for a home to be built at 610 Echo Cove Drive. Peggy has maintained a wooded property at the front of the house and installed rain barrels to slow the flow of water during rains (and uses the water for her gardens and plants).

I support the addition Peggy is proposing.

Thanks,



Carol Burns
Owner, 612 Echo Cove Drive
Crownsville



DATE	REVISION

These drawings are the property of Creative Spaces Remodeling and are to be used only for the property listed. They should not be relied on by others. Any unauthorized use is at the sole risk of the user without liability to Creative Spaces Remodeling. Its officers, employees, or sub-contractors. All rights reserved.

Project:
McNutt/Draper Addition
614 Echo Cove Drive
Crownsville, MD 21032

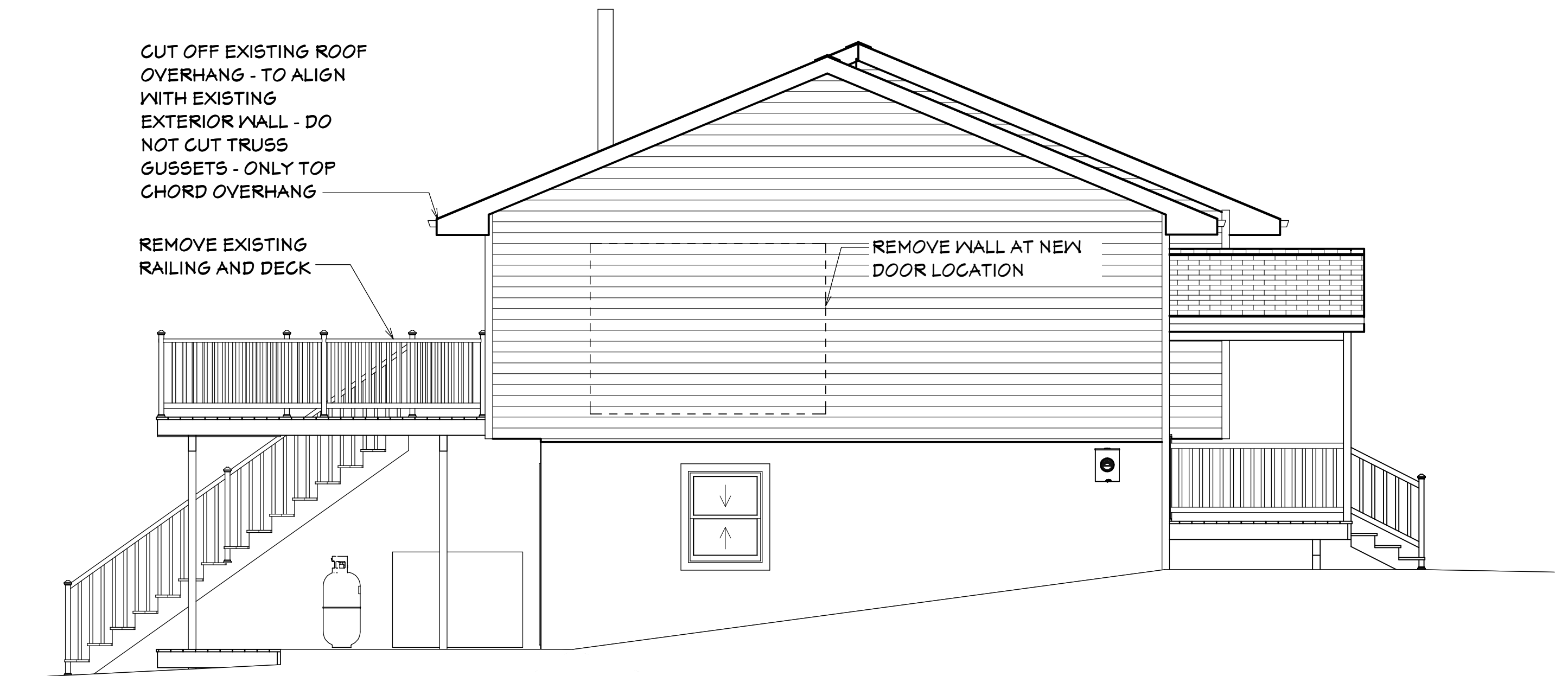


DATE:
04.10.2025
SCALE:
AS SHOWN
SHEET:

D1.1



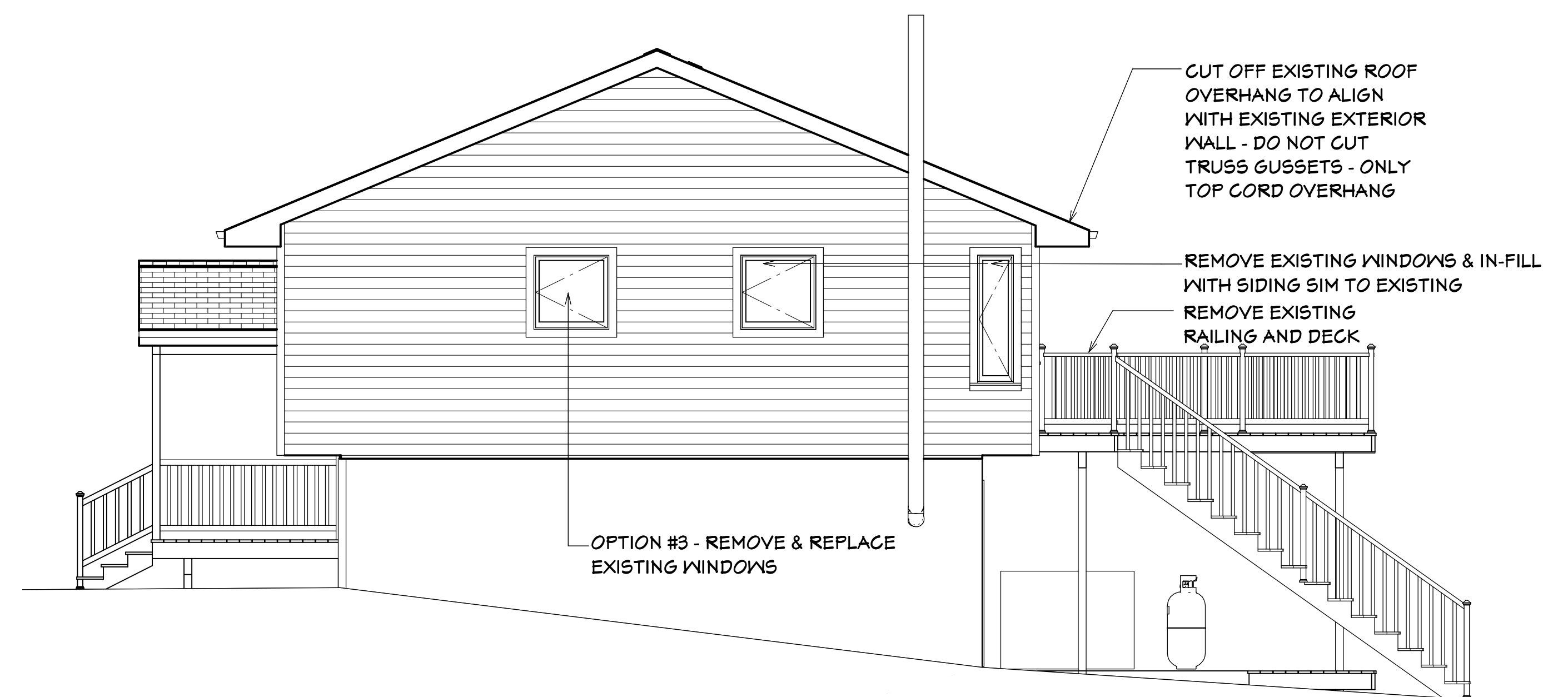
AS-BUILT/DEMO NORTH ELEVATION 1/4" = 1'-0"



AS-BUILT/DEMO WEST ELEVATION 1/4" = 1'-0"



AS-BUILT/DEMO SOUTH ELEVATION 1/4" = 1'-0"



AS-BUILT/DEMO EAST ELEVATION 1/4" = 1'-0"

REVISION

DATE

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Project:
McNutt/ Draper Addition
614 Echo Cove Drive
Crownsville, MD 21032

CREATIVE SPACES
REMODELING

DATE:

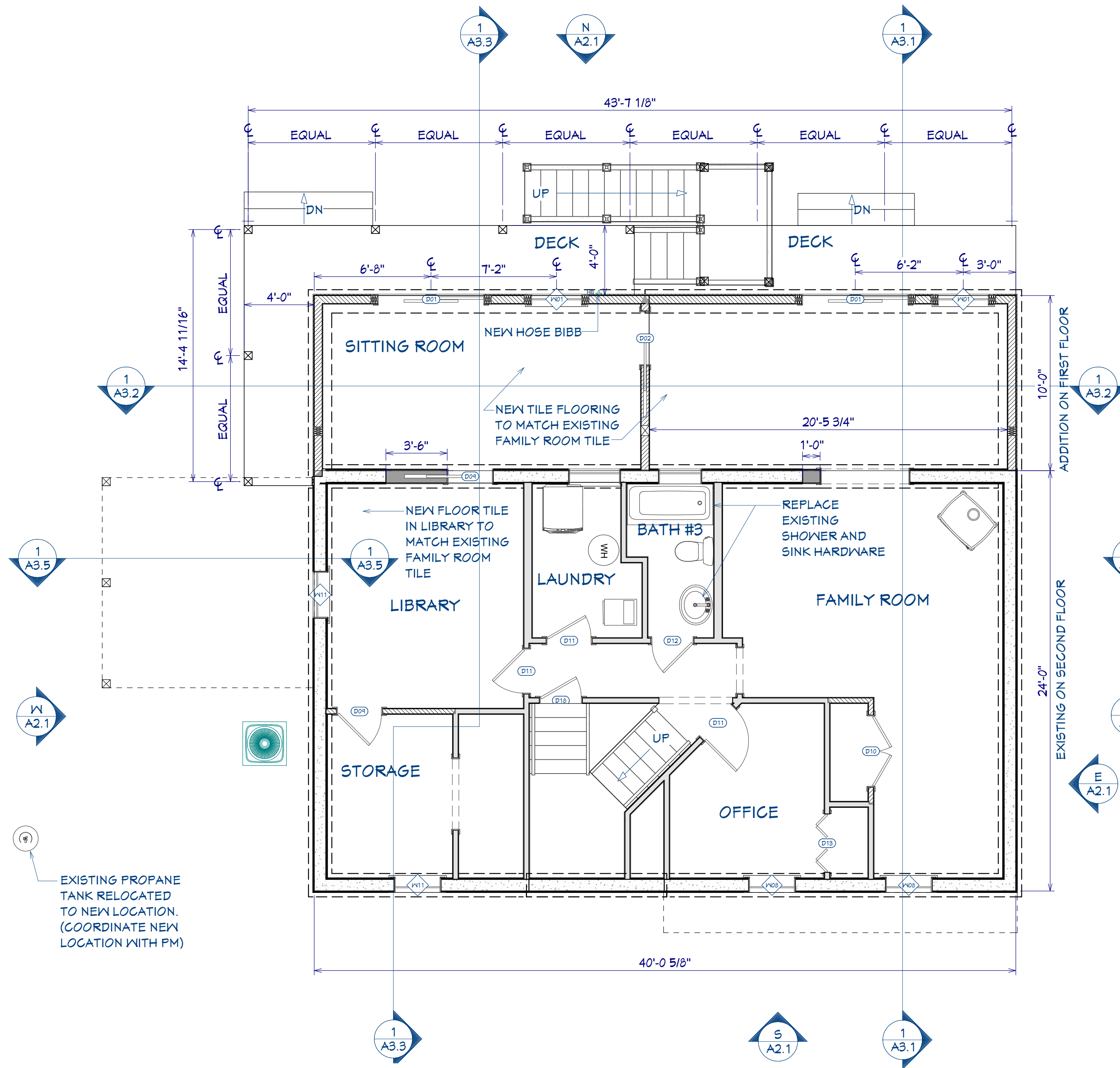
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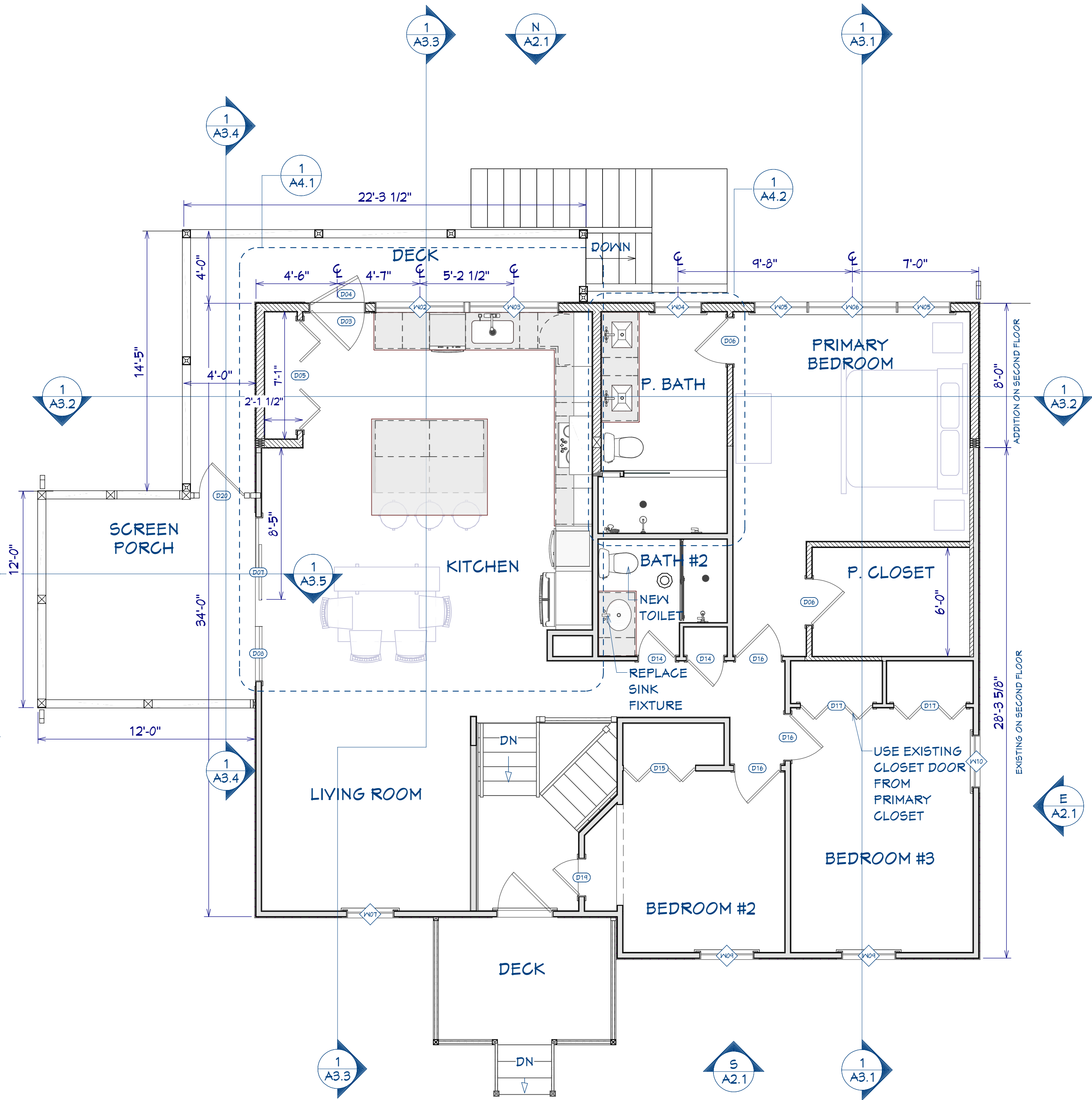
AS SHOWN

SHEET:

D2.1



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



2-PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"

WALL LEGEND

EXISTING WALLS

NEW WALLS
INTERIOR TO BE 2X4 @ 16" OC U.N.O
EXTERIOR TO BE 2X6 @ 16" OC U.N.O

1. NEW WALL DIMENSIONS ARE FRAMING TO FRAMING U.N.O
2. DIMENSIONS FROM EXISTING WALLS ARE FROM FACE OF DRYWALL

REVISION

DATE

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Project:
McNutt/ Draper Addition
614 Echo Cove Drive
Crownsville, MD 21032

CREATIVE SPACES
REMODELING

DATE:

04.10.2025

SCALE:

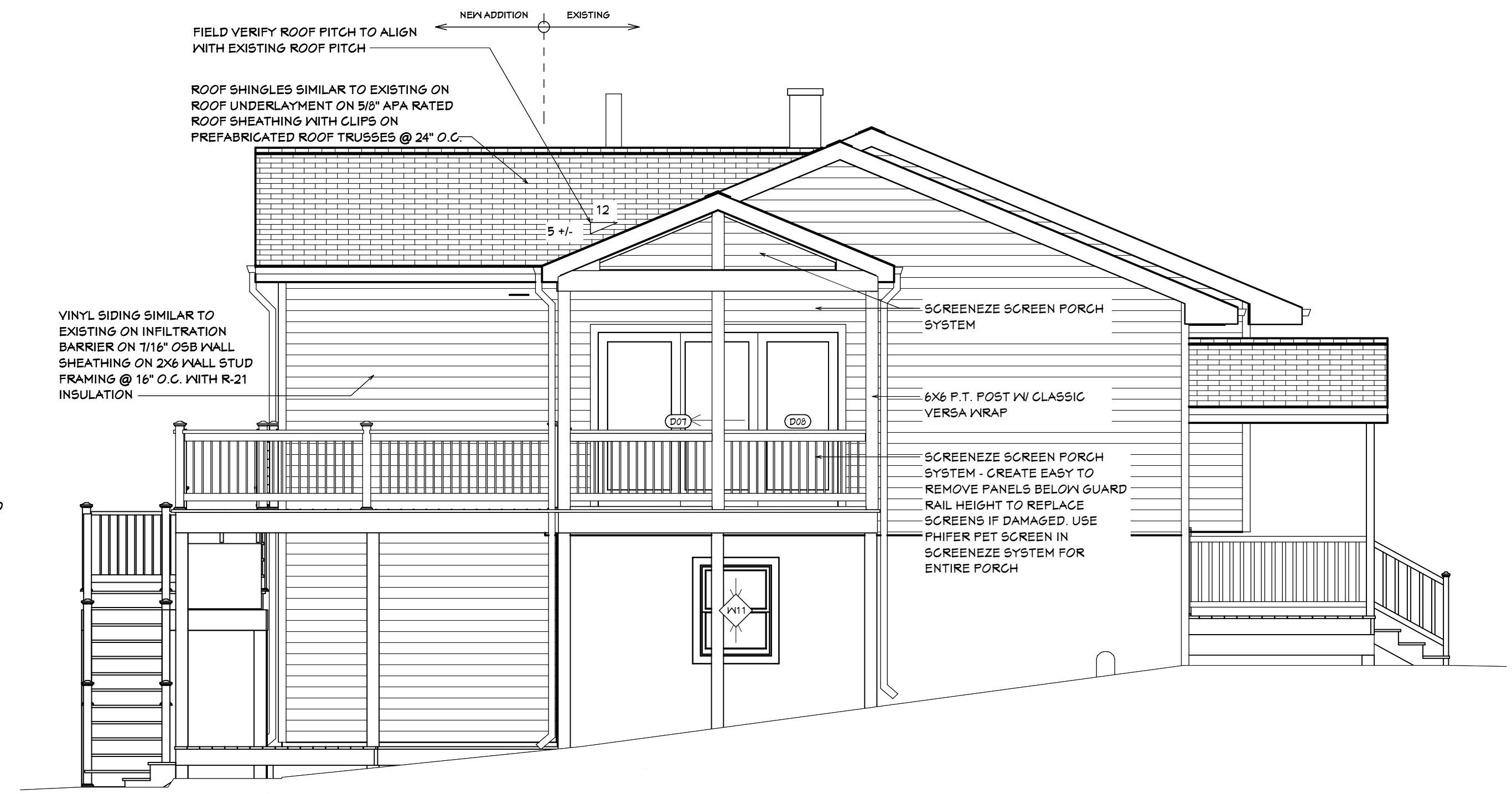
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SHEET:

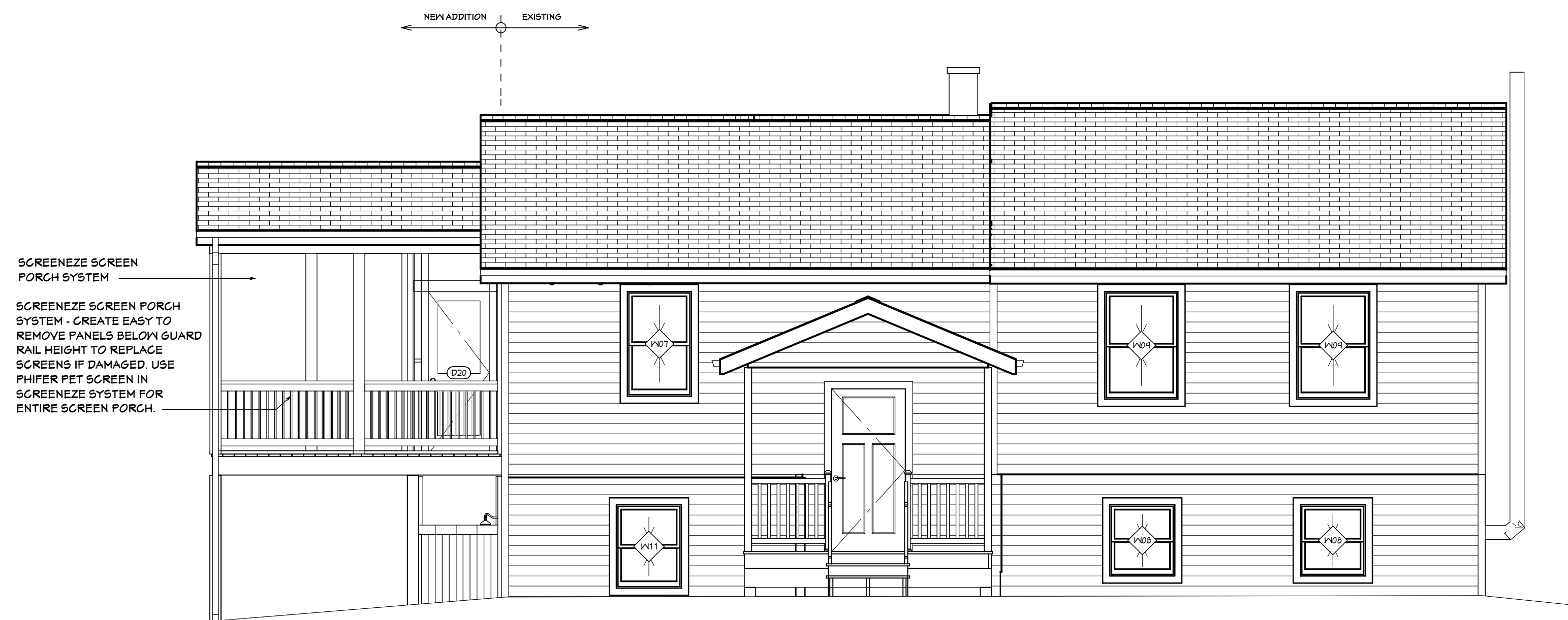
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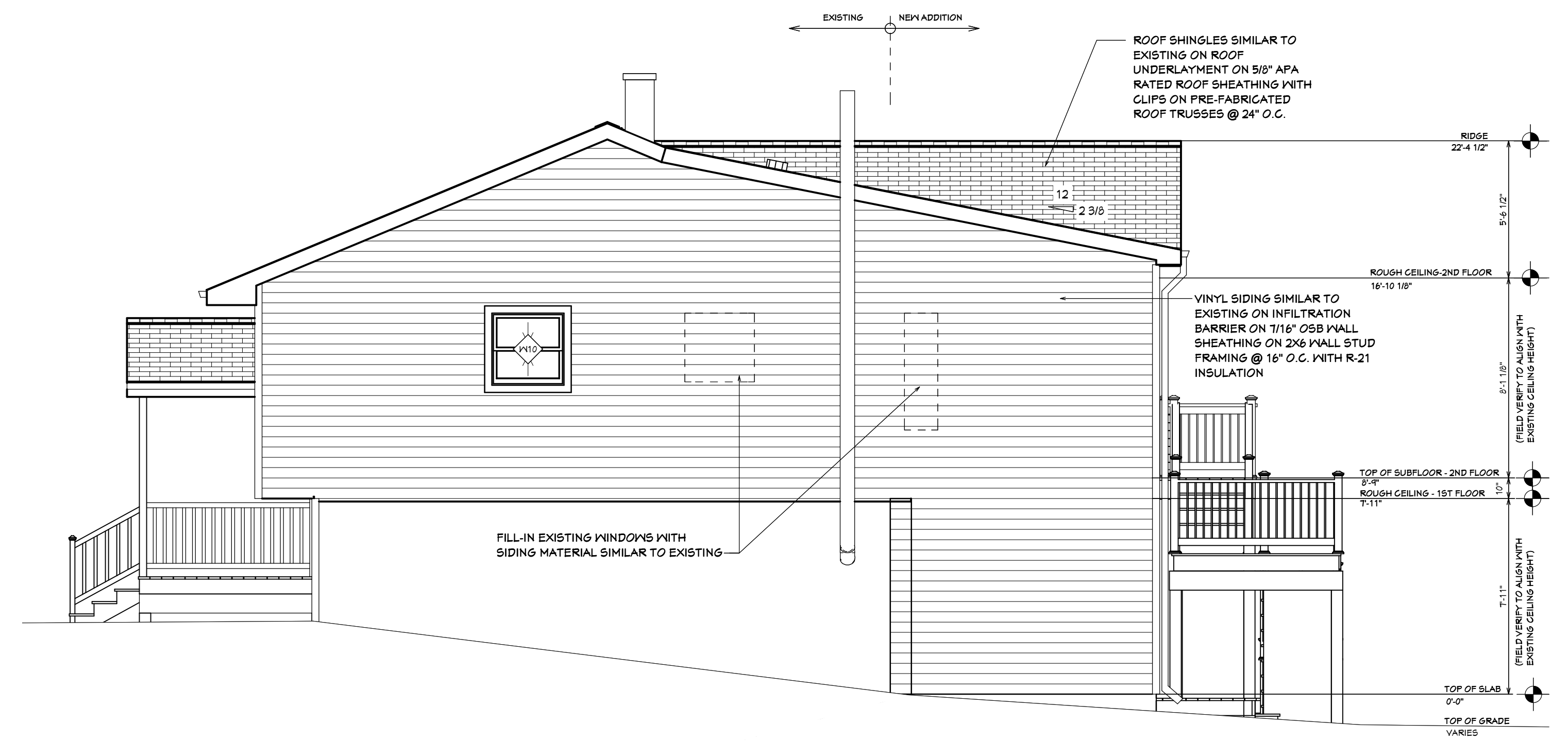
N-PROPOSED NORTH ELEVATION 1/4" = 1'-0"



W-PROPOSED WEST ELEVATION 1/4" = 1'-0"



S-PROPOSED SOUTH ELEVATION 1/4" = 1'-0"



E-PROPOSED EAST ELEVATION 1/4" = 1'-0"

REVISION

DATE

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McNutt/ Draper Addition
614 Echo Cove Drive
Crownsville, MD 21032

CREATIVE SPACES
REMODELING

DATE:

04.10.2025

SCALE:

AS SHOWN

SHEET:

A2.1



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

CAC Comments: 2025-0031-V; McNutt (AA 0051-25)

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>
Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

Tue, Mar 11, 2025 at 1:03 PM

Good afternoon,

The **Critical Area Commission** has reviewed the following variance, and we provide the following comments:

- **2025-0031-V; McNutt (AA 0051-25)**: The applicant is proposing an addition to their house and the construction of a screened porch with disturbance to slopes of 15% or greater. It appears that the applicant already has reasonable and significant use of the entire parcel with improvements including an existing deck, patio, and shed within the steep slope buffer. The addition would result in a 241 square-foot increase in lot coverage within the steep slopes buffer with 0.01 acres of proposed clearing. The applicant has the opportunity to redesign the plan to expand towards the back of the house, outside of the steep slope buffer and/or locate improvements such as the proposed screen porch outside of the steep slopes buffer. The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance Standards have been met, including that the proposal meets unwarranted hardship, and that this variance would not adversely affect water quality and wildlife or plant habitat. If the AHO finds that each and every one of the Critical Area Standards have been addressed, then appropriate mitigation is required.

The above comments have been uploaded to the County's online portal.

Sincerely,
Jamileh

--



Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalarea

Jamileh Soueidan (she/her)
Natural Resources Planner
1804 West Street, Suite 100
Annapolis, MD 21401
Office: [410-260-3462](tel:410-260-3462)
Cell: [667-500-4994](tel:667-500-4994) (preferred)
jamileh.soueidan@maryland.gov

Task Details **OPZ Critical Area Team**

Assigned Date

02/24/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

No objection provided the AHO determines that this request meets the standards for the approval of a variance within the Critical Area.

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

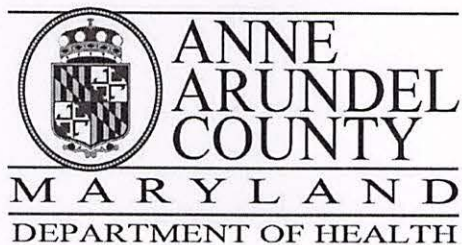
Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email




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 3, 2025

RE: Margaret L. McNutt, Trustee
614 Echo Cove Drive
Crownsville, MD 21032

NUMBER: 2025-0031-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions (sitting room, plant room, deck, screened porch, kitchen and bedroom expansion) with less setbacks than required and with disturbance to slopes of 15% or greater.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

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

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0007-P
DATE: 01/29/2025
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Andrew Price / Peg McNutt

EMAIL: aprice@drumloyka.com / pegmcnutt@sbcglobal.net

SITE LOCATION: 614 Echo Cove Drive

LOT SIZE: 33,600 sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** X **or BUFFER:** **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes to construct an addition on the existing single-family dwelling. Steep slopes encumber the property.

COMMENTS:

Critical Area Team: There is no information provided in this request as to how this application meets the approval standards outlined in the Code. While the site is encumbered by steep slopes, there are areas of the property that do not qualify as a steep slope and the existence of steep slopes is not unique. The applicant should consider expanding to the rear or sides of the property rather than going forward into the steep slopes. Based on the information provided, this Office cannot support this application.

Zoning Administration Section:

The Zoning Administration section concurs with the Critical Area Team. The letter of explanation should address each of the critical area criteria for a variance under 18-16-305.

INFORMATION FOR THE APPLICANT

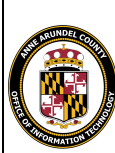
Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

614 Echo Cove Drive (2025-0031-V)



- Legend
- Foundation
 - Addressing
 - Parcels
 - Parcels - Annapolis City



050100

ft

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. DO NOT USE FOR NAVIGATION.

none

Notes