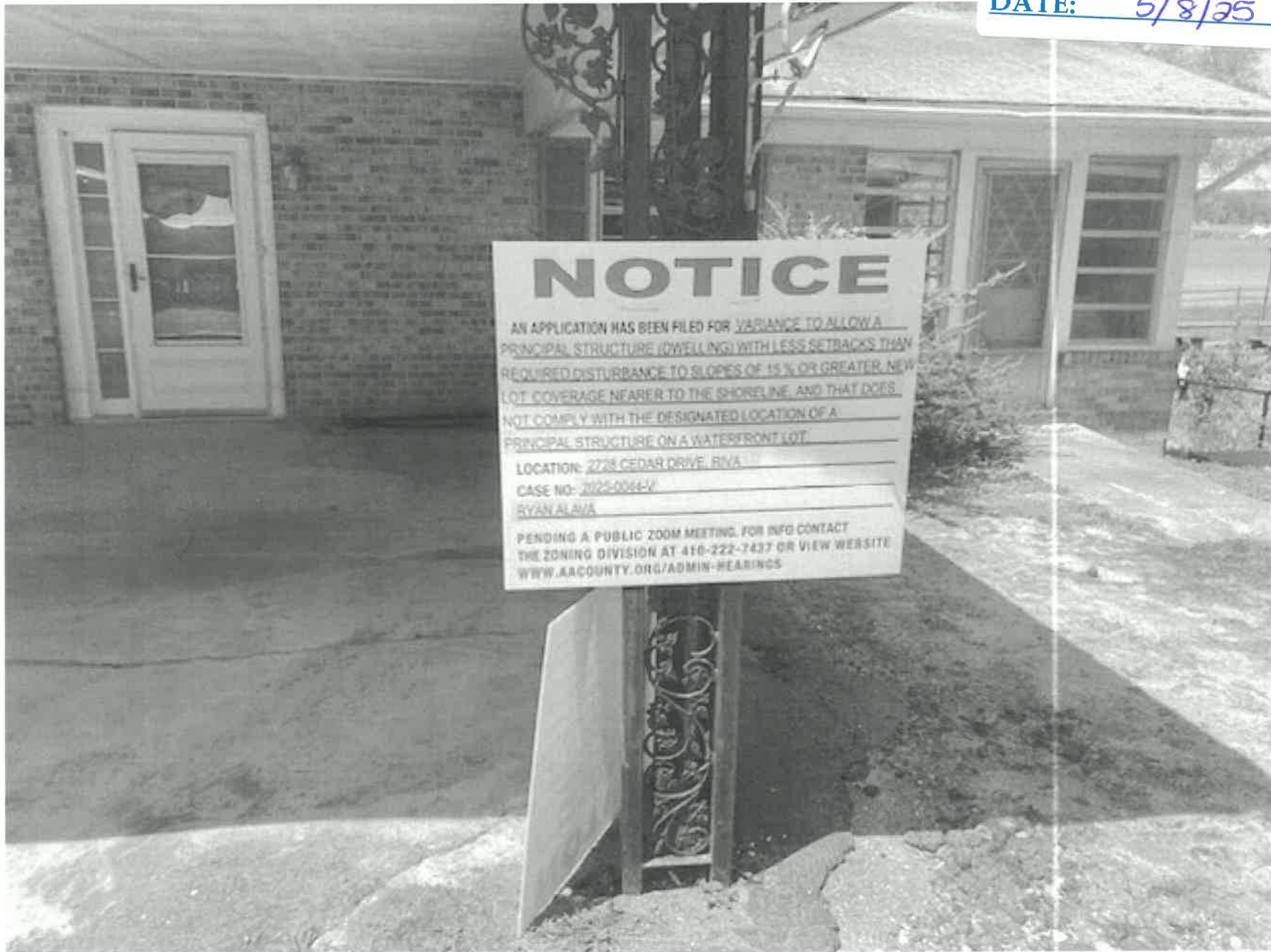


APP. EXHIBIT# 1
CASE: 2025-0044-V
DATE: 5/8/25







NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW A
PRINCIPAL STRUCTURE (DWELLING) WITH LESS SETBACKS THAN
REQUIRED DISTURBANCE TO SLOPES OF 15% OR GREATER, NEW
LOT COVERAGE NEARER TO THE SHORELINE, AND THAT DOES
NOT COMPLY WITH THE DESIGNATED LOCATION OF A
PRINCIPAL STRUCTURE ON A WATERFRONT LOT

LOCATION: 2728 CEDAR DRIVE, RIVA

CASE NO: 2025-0044-V

RYAN ALAVA

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.ARCOUNTY.ORG/ADMIN-HEARINGS

APP. EXHIBIT# 2
CASE: 2025 - 6044-V
DATE: 5/8/25

Michael Helfrich P.E., MASCE
Project Engineer/Technical Consultant

Stevens Institute of Technology (New Jersey), B.S. 1976,

Johns Hopkins (Homewood Campus) Cert. in Continuing Engineering Studies, 1984 (16 master degree hrs.)

Maryland P.E. Registration No. 15542

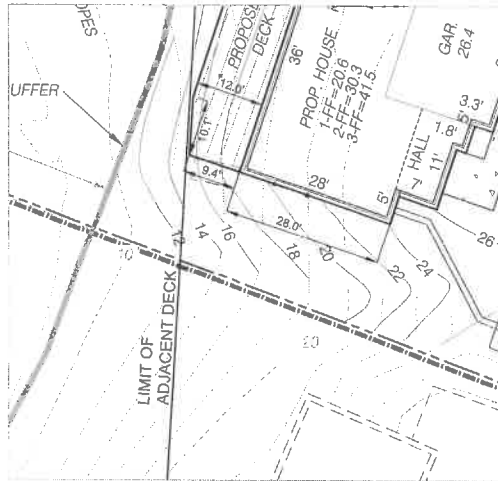
Mr. Helfrich has 42 years of experience in the engineering field including 7 years in charge of Montgomery County's Maryland's stormwater management Capital Improvement program, and 30 years as president of Gamma Engineering.

While working for Montgomery County, he developed a comprehensive program of regional stormwater management facilities, managed Montgomery County participation in various retrofit projects with the Washington Council of Governments and conducted research in the effectiveness of the SWM practices of the day. Among the techniques he developed was the use of "inverted intake pipes" into pond riser structures and implemented the planting of submerged aquatic vegetation around shorelines of the then popular regional stormwater management ponds. He is the author of various research papers that evaluated the pollutant removal of extended detention in conjunction with permanent pools being footnoted in the critical area IDA 10% rule handbook and presented at the 1986 Salisbury State SWM conference a paper introducing the concept that frequent storms (1,3 and 6 month storms) were responsible for stream channel erosion and proposed the use of 24 hour extended detention of the 1 year storm to control these frequent storms. This research led to the development by Centers For Watershed protection development of the channel protection volume criteria (Cpv) adopted by the State of Maryland in 2000. He is currently serving on Anne Arundel County's stormwater management committee, and is sole proprietor of Gamma Engineering providing civil engineering services to the private and public sector processing subdivisions and development plans through Anne Arundel County and other jurisdictions. Additionally, with Underwood and Associates he is served as project engineer/manager on various designated projects supervising development of the designs consistent with standard engineering principles and development of construction documents to meet applicable permitting requirements. As sole proprietor of Gamma Engineering New Homes Division, he has purchased the raw land, obtained subdivision approval thru his engineering company, installed infrastructure and constructed over 40 new homes in the Anne Arundel County area. Currently he is developing a 4 lot project known as Fox Creek Overlook that features Severn River access for the 4 homes.

APP. EXHIBIT# 3

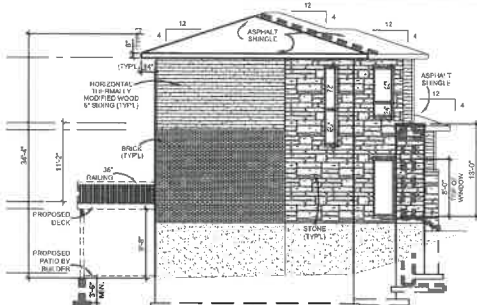
CASE: 2025-0044-V

DATE: 5/8/25

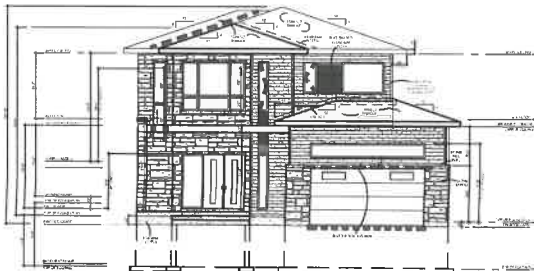


DECK DETAIL

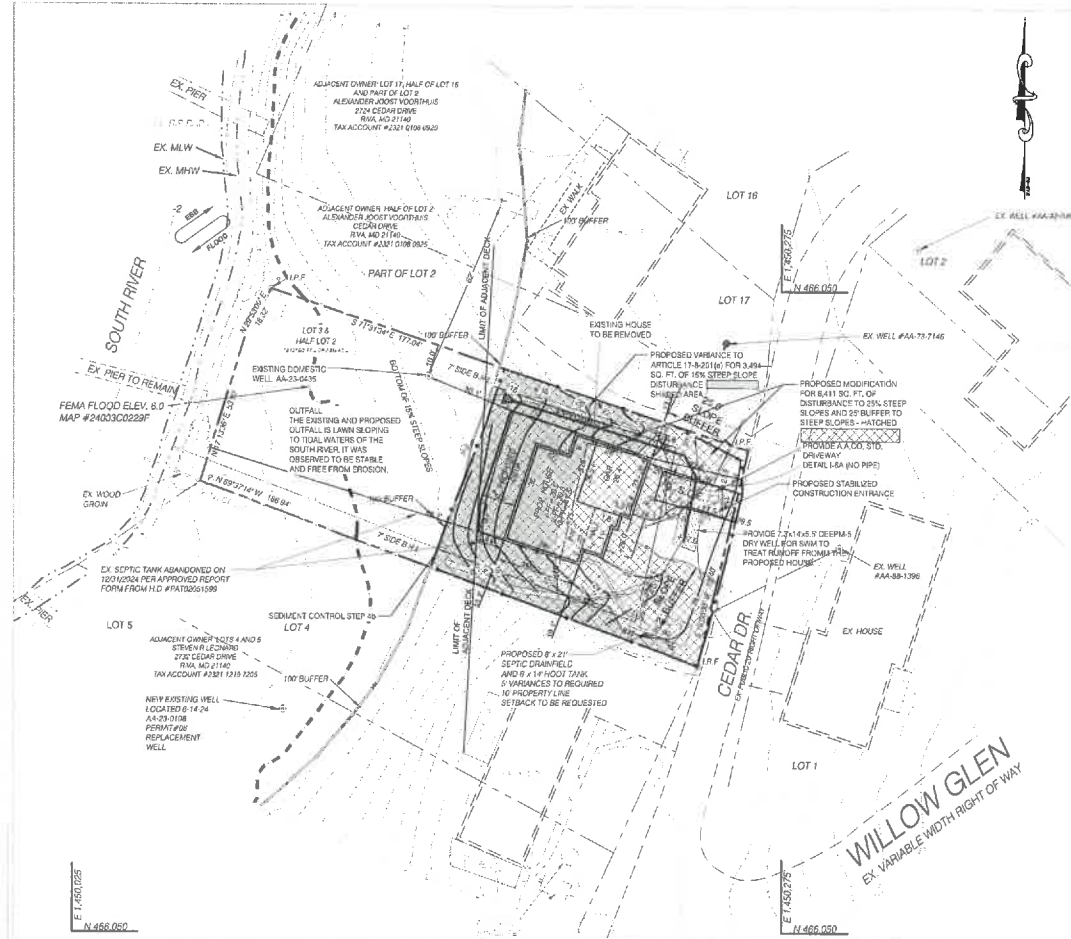
SCALE: 1" = 10'



LEFT ELEVATION



FRONT ELEVATION



PROPOSED SITE PLAN FOR VARIANCE AND MODIFICATION

SCALE: 1" = 20'

REQUIRED SITE INFORMATION

1. SITE DISTURBED AREA = 7,150 SQ. FT. SEE AREA TABULATION FOR BREAKDOWN.
2. CRITICAL AREA: NA
3. SENSITIVE AREA: NO
4. BUFFER MODIFIED: YES

NO.	REVISIONS	APPROVED BY	DATE



GANMA ENGINEERING
1203 WEST STREET SUITE A
ANNAPOLIS, MD 21401
PHONE (410) 855-1070
FAX (410) 287-8619
EMAIL: gpe@ganmaeng.com

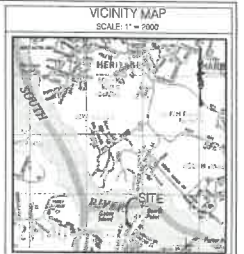
OWNER:
RYAN ALAVI
2728 CEDAR DRIVE
RVA, MD 21140

GRADING PERMIT PLANS

VARIANCE AND
MODIFICATION SITE PLAN

G02
LOTS 3 & 1/2 OF 2
2728 CEDAR DRIVE
RVA, MD 21140
GLEN ISLE
TAX MAP 50, GRID 21, PARCEL 84
TAX ACCT # 02-221-050833
2ND DISTRICT, ANNE ARUNDEL COUNTY, MD, ZONING RLD

SCALE: AS SHOWN DATE: 12/1/2024 SHEET 2 OF 2



GENERAL NOTES

1. THE PREPARED SITE PLAN IS AN APPROVED PRELIMINARY PLAN.
2. THE PREPARED SITE PLAN IS AN APPROVED PRELIMINARY PLAN.
3. THE PREPARED SITE PLAN IS AN APPROVED PRELIMINARY PLAN.
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18. THE PREPARED SITE PLAN IS AN APPROVED PRELIMINARY PLAN.
19. THE PREPARED SITE PLAN IS AN APPROVED PRELIMINARY PLAN.
20. THE PREPARED SITE PLAN IS AN APPROVED PRELIMINARY PLAN.

OVERALL ON-SITE AREA TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
2	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
3	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
4	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
5	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
6	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
7	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
8	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
9	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
10	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
11	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
12	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
13	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
14	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
15	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
16	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
17	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
18	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
19	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150
20	THE TOTAL AREA OF THE SITE IS 17,150 SQ. FT. OR 0.31 AC.	17,150	17,150

1. ALLOWABLE LOT COVERAGE = 15% OR 4,245 SQ. FT.

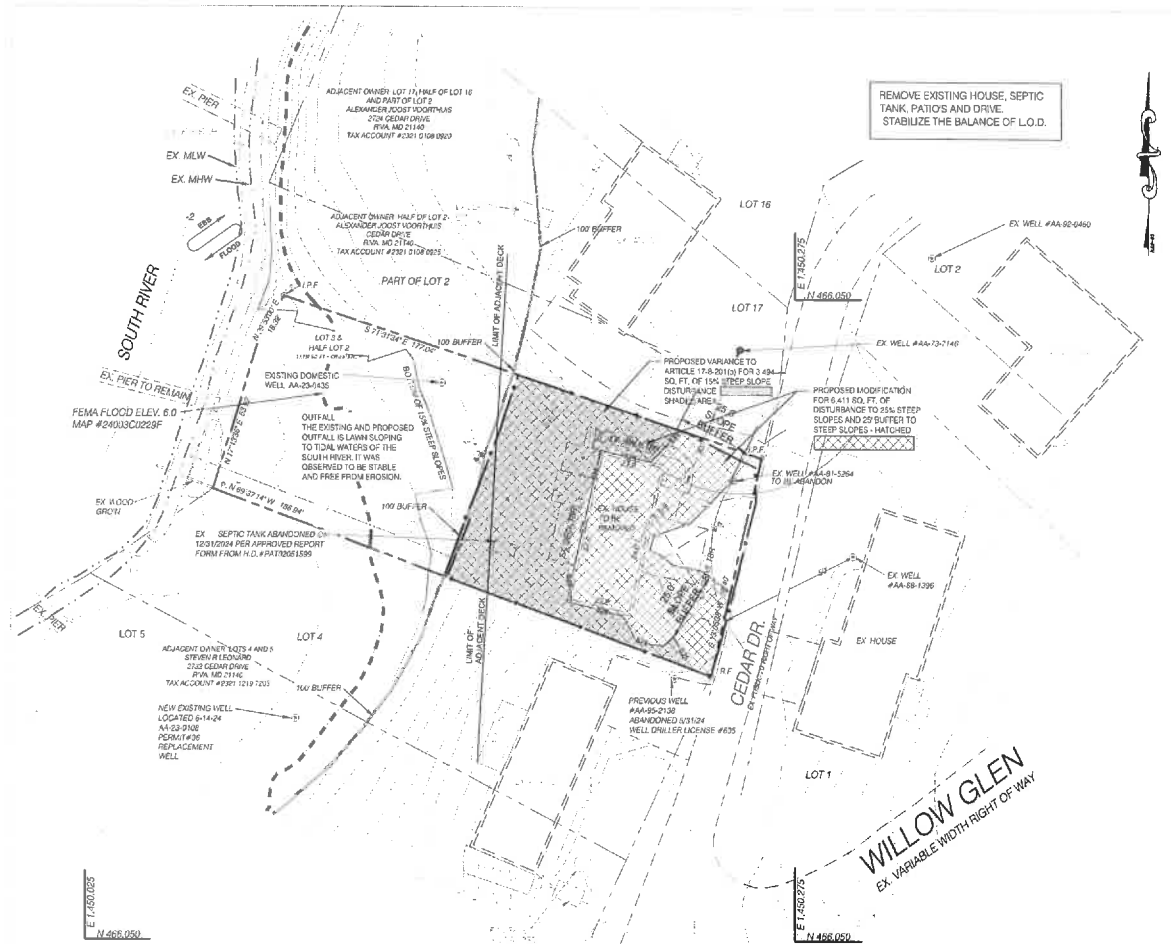
2. BUFFER MANAGEMENT TO BE PROVIDED AS PRACTICES.

VARIANCE REQUESTS

VARIANCE FOR DISTURBANCE TO STEEP SLOPES IN THE CRITICAL AREA = 3,408 SQ. FT.

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING WOODS
- EXISTING FENCE
- EXISTING SOILS DESIGNATION
- EXISTING ZONING DESIGNATION
- EXISTING EDGE OF PAVE
- EXISTING 15% SLOPES
- EXISTING 100' BUFFER
- EXISTING 50' EXPANDED BUFFER
- EXISTING STEEP SLOPES
- PROPOSED ELEVATION
- PROPOSED GRADE
- PROPOSED PAVE
- PROPOSED BUILDING



LEGEND

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONTOUR	---
EXISTING WOODS	---
EXISTING FENCE	---
EXISTING SOILS DESIGNATION	A, B
EXISTING ZONING DESIGNATION	R-2
EXISTING EDGE OF PAVE	---
EXISTING 1% SLOPE	---
EXISTING 10% BUFFER	---
EXISTING 50' EXPANDED BUFFER	---
EXISTING STEEP SLOPES	---

VARIANCE REQUESTS

VARIANCE FROM DISTURBANCE TO 318P SLOPES IN THE CRITICAL AREA - 3,408 SQ. FT.

CALL "MRS UTILITY"
TELEPHONE 1-800-237-7777
FOR UTILITY LOCATION AT
LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

OVERALL ONSITE AREA TABULATION

1. THE TOTAL AREA OF SITE IS 13,727 SQ. FT. OR 0.315 AC	
2. THE LOT FIFTEEN-BOG TABULATION IN SQ. FT. IS:	
HOUSE	EX. 1,200
COURTYARD	EX. 1,200
DRIVEWAY	EX. 400
PATIO/DECK	EX. 700
TOTAL	2,500
	21.2% OF SITE

CERTIFICATION NOTE

NOTE: THE ENVIRONMENTAL RESOURCES SHOWN ON THIS RESOURCES MAP HAVE BEEN FIELD VERIFIED.

NAME: MICHAEL H. KELTICH DATE: 10/15/24

SOIL TYPE TABLE

DESCRIPTION	ACREAGE	SCD TYPE
A-B (ANNAPOLIS FINE SANDY LOAM, 2 TO 1 PERCENT SLOPES)	0.76	C
C (ANNAPOLIS FINE SANDY LOAM, 2 TO 10 PERCENT SLOPES)	0.36	C

- ZONING NOTES:**
- THE CRITICAL AREA CLASSIFICATION IS LDA.
 - THE ZONING IS R-2 FOR THE ENTIRE AREA.
 - SITE IS NOT WITHIN ANY BOG DRAINAGE OR IMPACT AREA.
 - SITE IS IN THE BUFFER MODIFICATION AREA.

EXISTING CONDITIONS PROPOSED SITE PLAN FOR VARIANCE AND MODIFICATION

SCALE: 1" = 20'

G02020352

G02020352					
REVISIONS		GAMMA ENGINEERING	OWNER:	GRADING PERMIT PLANS	LOTS 3 & 1/2 OF 2 2726 CEDAR DRIVE RVA, MD 21140 GLEN ISLE
No.	Description				
				VARIANCE AND MODIFICATION SITE PLAN	TAX MAP 50, GRID 21, PARCEL 84 TAX ACCT # 02 - 321 - 6528333 2ND DISTRICT ANNE ARUNDEL COUNTY, MD, ZONING RD
				SCALE: AS SHOWN	DATE: 04/14/2024
					SHEET 1 OF 4

SCALE: AS SHOWN DATE: 12/11/2024 SHEET 1 OF 2

APP. EXHIBIT# 4
CASE: 2025-0044-V
DATE: 5/8/25

Subject House is a rambler with walkout basement built in the 1960s.

The house depth of 23' results in extreme limitation of room size and number of rooms for a home in this surrounding neighborhood



EXISTING HOUSE

EXHIBIT A

The subject is a waterfront home surrounded by other houses that have all been upgraded since the original 50s. Development pattern in the neighborhood.

The following houses were across the street or adjacent to the subject.





EXHIBIT C



MINIMAL SLOPES
AT REAR OF
HOUSE, THERE IS
A FLAT LAWN TO
SHORELINE
THAT WILL BE
FORESTED

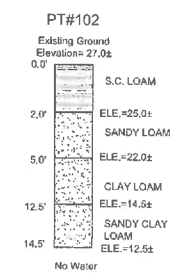
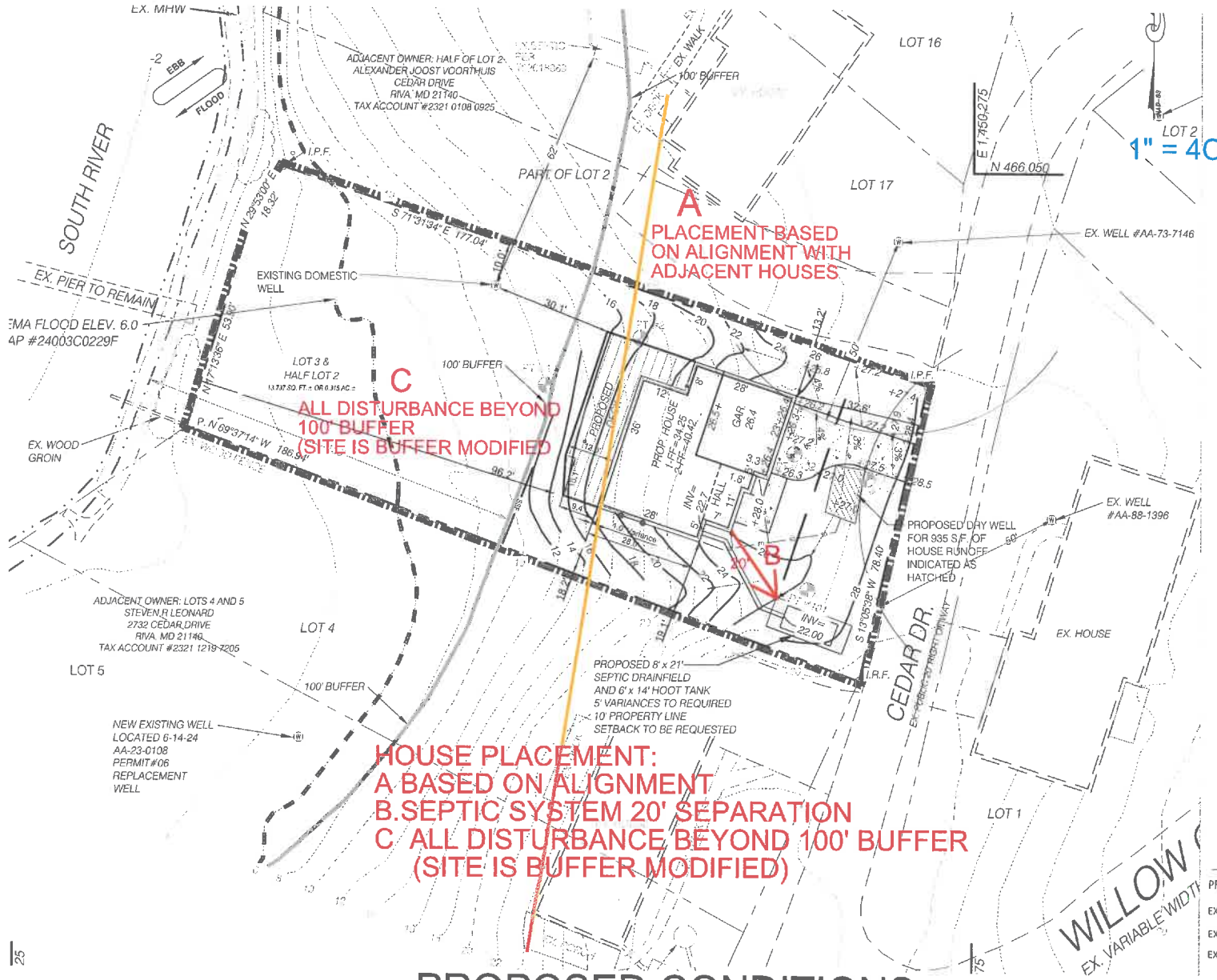


PROPERTY LINE

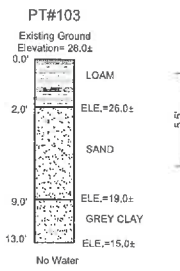
EXISTING SLOPES

SLOPES ARE LOCATED ALONG SIDE OF HOUSE (ORIGINAL BACKFILL)
FLAT LAWN FROM HOUSE TO SHORELINE THAT WILL BE REFORESTED

EXHIBIT D



PERC. LOG
 n.l.s.
 TO2048927

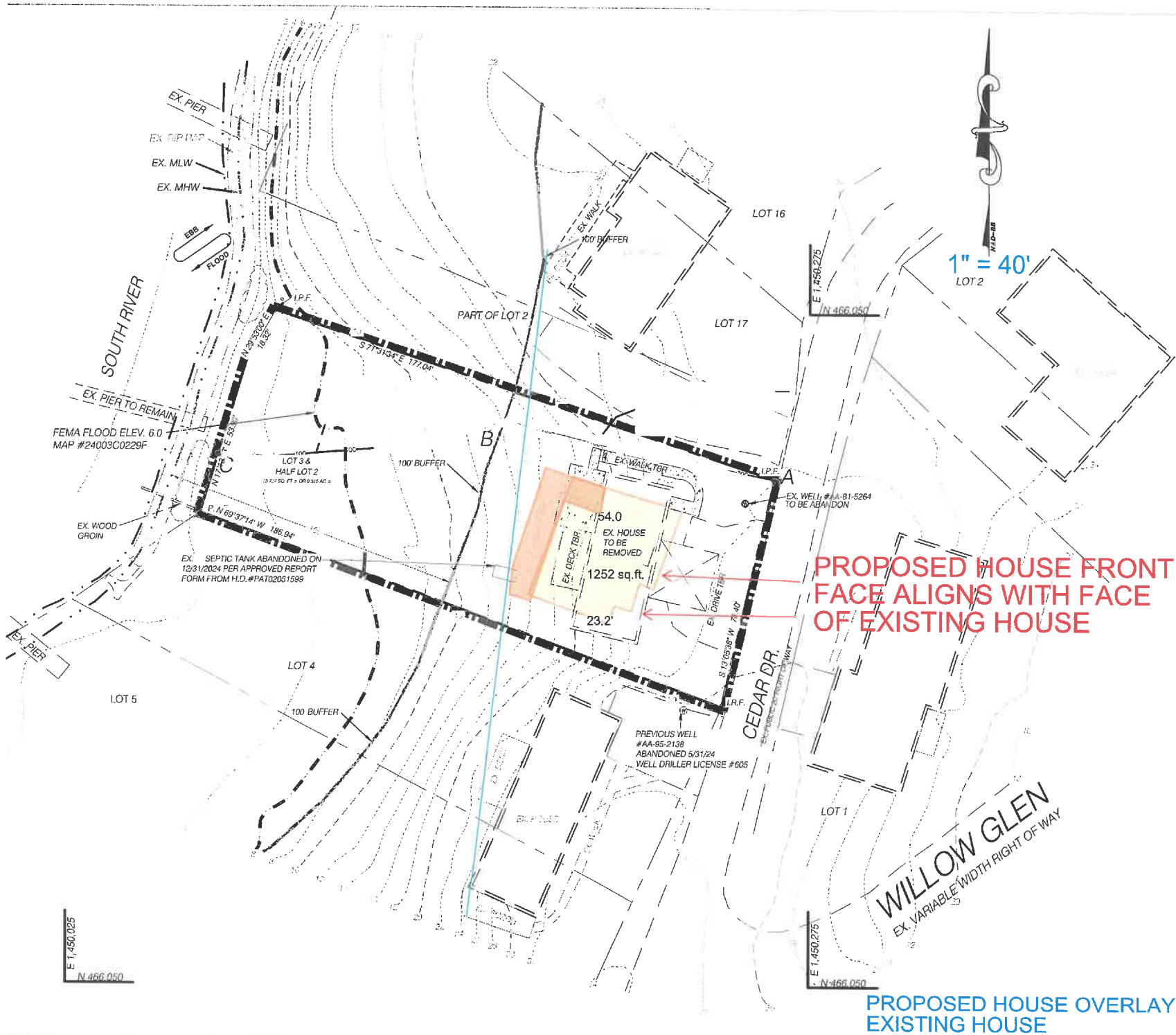


PERC. LOG
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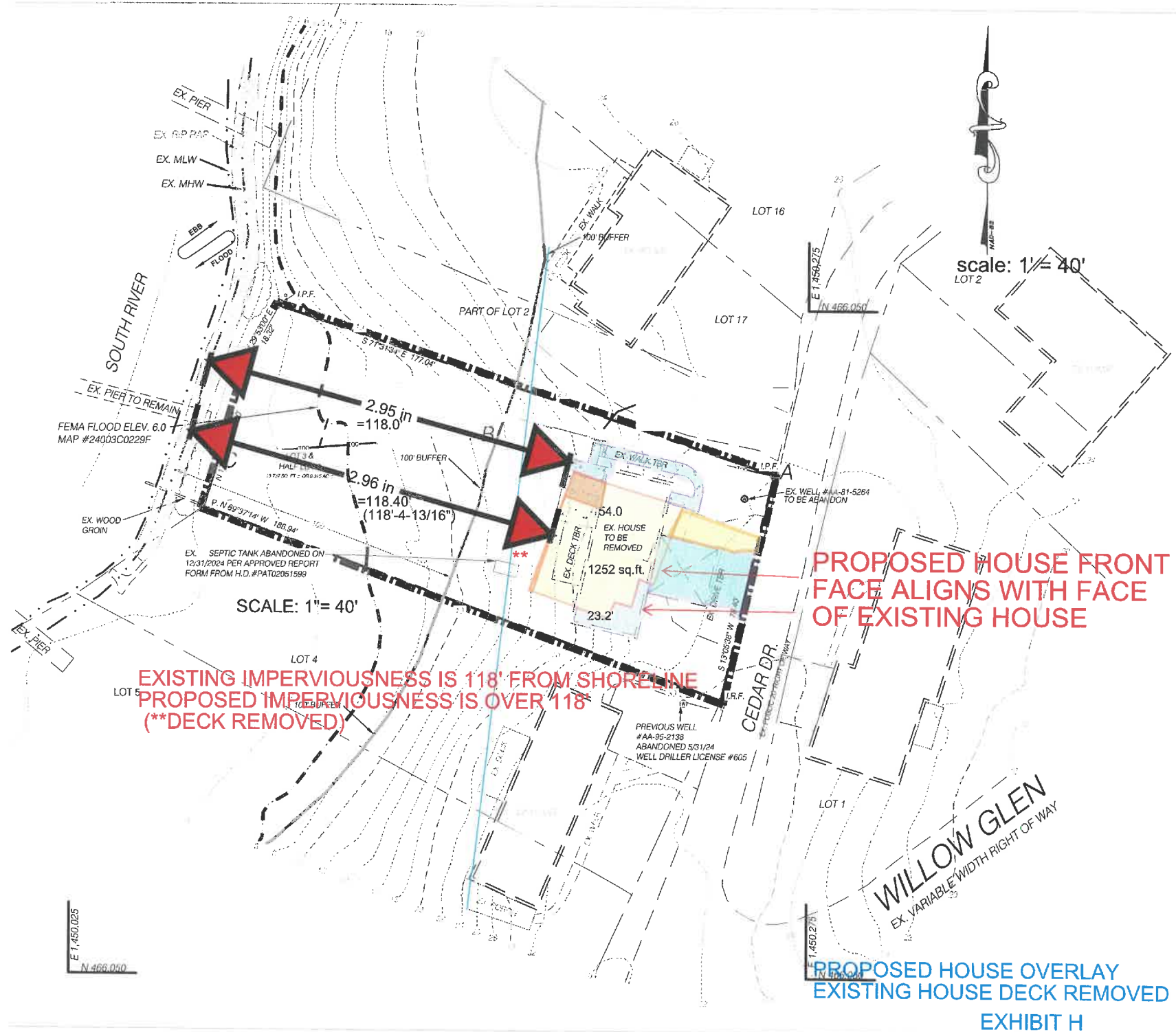


PROPOSED CONDITIONS

EXHIBIT F



OUTLINE OF HOUSE AND DECK PLACED OVER EXISTING HOUSE EXHIBIT G



OUTLINE OF HOUSE AND DECK PLACED OVER EXISTING HOUSE

Professional Resume

David T. Phipps

- 2818 Solomons Island Rd, Edgewater, MD, 21037
- dtphipps@gmail.com
- 443-852-1047

APP. EXHIBIT# 5
CASE: 2025-0044-V
DATE: 5/8/25

Education & Experience

- Bachelor of Business Administration, Roanoke College.
- Coursework for Master of Administration & Planning, University of Maryland.
- Certificate Training in erosion and sediment control, AA Community College
- Former Board Member, Maryland Marine Trade Association.
- Former Board Member, City of Annapolis Environmental Commission.
- Recognized Environmental Permitting Professional by Honorable Louis L Goldstein, former Maryland Comptroller & former Member of Maryland Board of Public Works.
- Owner, Chesapeake Bay Environmental (formerly DP & Company), since 1991.

Expertise

- Planning & Permitting for land based and waterway development projects before US Army Corps of Engineers, Maryland Department of Environment, Anne Arundel Baltimore, Cecil, Dorchester, Kent, Queen Anne's, Talbot, Wicomico, and Worcester Counties.
- Experience with petitions before the Offices of Administrative Hearings, County Board of License Commissioners, Board of Appeals, Zoning & Critical Area Reclassifications, Special Exceptions, and Variances.
- Expertise in Non-Tidal & Tidal Wetland Plant identification and location of benchmark waterway elevations (MHHW, MHW, MLW & MLLW).
- Recognized as a Design Professional by the Anne Arundel County Health Department with Expertise in Evaluating Perc Test Results and ability to Design Residential Septic Systems with varying soil types.
- Knowledge of Environmental, Building, and Safety Codes.
- Ensuring project compliance with Zoning Laws and Environmental Regulations
- Evaluation of project feasibilities for entitlement approval and community and environmental impacts.
- Preparation, Managing & Tracking of permit applications.
- Acting as Expert Witness regarding Land Planning, Zoning, Critical Area Permitting, and Project & Permit Expediting at regulatory agencies, and at public hearings and communities meetings.
- Advising Environmental Best Management Practices.
- Thorough understanding of legal frameworks and regulatory compliance.
- Assessing environmental impacts of development activities.
- Resolving zoning compliance issues.
- Applying sustainable urban planning principles.

Conclusion

David T. Phipps, owner of Chesapeake Bay Environmental, with over 34 years of professional experience in Land Planning, Zoning Approvals, Environmental Protection, Chesapeake Bay Critical Area Approvals, Variances, Special Exceptions, Comprehensive and Individual Rezoning, and Assisting Developers, Businesses, and Property Owners in obtaining regulatory entitlements.

Chesapeake Bay Environmental
2818 Solomonsons Island Rd
Edgewater, MD 21307

APP. EXHIBIT# 6
CASE: 2025-0044-V
DATE: 5/8/25

May 7, 2025

Douglas C. Hollmann, Esq
Anne Arundel County /Administrative Hearing Officer
44 Calvert Street
Annapolis, MD 21401

Re: Ryan Alavi
Variance Case 2025-0044-V
2728 Cedar Dr. Riva MD

EXHIBIT 1
ENVIRONMENTAL
ASSESSMENT
& Recommendation
Report

Dear Mr. Hollmann,

I have recently been retained by Mr. Ryan Alavi to conduct an Environmental Assessment as follows:

To Independently:

- Summarize certain Health Department approvals at 2728 Cedar Drive & nearby properties located in Riva Md 21140. (Exhibits 2, 3, 4)
- Identify the Existing and Proposed Impervious Area on site at 2729 Cedar Drive. (Exhibit 5)
- Review the Temporary and Permanent Disturbed Area on Applicant's site. (See Anne Arundel County Finding & Recommendations & Gamma Engineering Critical Area Report)
- Make site recommendations that contribute to approval of the proposed variance.

A. Relevant Health Department Approval Records beginning with the most recent.

- 1) Perc Approval PAT02051599 dated August 13, 2024, approving a dwelling no larger than 3,640 sq ft of livable area. (Exhibit 2)
- 2) Limited Home Addition Agreement for a dwelling not to exceed 3,640 sq feet of "living area" recorded at the Anne Arundel County Court House November 20, 2023. In Book: 40070 Page: 209. (Exhibit 2)
- 3) Perc Approval T02048927 May 12, 2022, approving a dwelling no larger than 4,080 sq ft of living area. (Exhibit 3)

Note: The remark by Mr. Brian Chew per a letter dated March 17, 2025, to Sade Medina in Zoning states that the proposed variance site plan does not match the Health Department Approval #PAT02051599 prepared by Chesapeake Bay Environmental is misleading. Upon review, the site engineer can correct the minor condition resulting in "the denial" by simply relocating stormwater discharges away from the well. In CBE's opinion, this is an is a very minor error and should not

result in denial of a variance. Upon variance approval the proposed dwelling will be constructed in a manner consistent with the approved set of "red stamped" Health Department Plans.

Please note that (Perc T02048927) approved a dwelling unit 440 sq ft larger than the dwelling unit proposed in Mr. Alavi's variance 2025-0044-V. CBE believes that Mr. Alavi's reduction in the proposed living area demonstrates his willingness to *reduce the proposed dwelling size to a reasonably sized dwelling unit meeting the variance standard of the minimum necessary for relief.* (Exhibit 3)

Please also note that a public records search for the property known as 2732 Cedar Drive Riva Md determined that a property owner to the west of the applicant at 2728 Cedar Drive, and also in the Critical Area, was approved a dwelling living area 3,784 sq. ft. per Perc # T02037896. (Exhibit 4)

Please also note that a public records search for the property known as 2721 Cedar Drive Riva Md determined that a property owner to the east of the applicant at 2728 Cedar Drive, and also in the Critical Area, was approved a dwelling living area of 3,500 sq ft per Perc #T02041726. (Exhibit 4)

The above two adjacent properties consist of living area approvals substantially equal to the living area of Mr. Alavi's proposed dwelling. This fact in itself meets the standard that Mr. Alavi's variance request is consistent with living area entitlements granted by Anne Arundel County to adjacent owners. Denying Mr. Alavi his request for relief his proposed in dwelling would be a denial of rights same rights enjoyed by nearby property owners. Mr. Alavi's proposal is consistent with size of adjacent nearby houses and a variance should be granted.

Additionally, CBE worked diligently with Health Department officials, Brian Chew, Rich Piluk, and Eric Olmscheid in approving the following unique septic system per PAT02051599:

- 1) A septic system with the septic tank located "in the drain field."
- 2) A septic system includes a drain field located as "far as possible from the water."
- 3) A dwelling unit is located "as close as possible" to the septic system as permitted by the septic setback codes at 20'.
- 4) The proposed dwelling unit has a foundation located a distance that appears, or that substantially appears, "to be no closer to the to the water than the currently existing Impervious area located on water side of the existing dwelling."
- 5) Additionally note that there is no existing stormwater management on site. Upon review of the proposed dwelling unit site plan, I concur with Mike Helfrich from Gamma Engineering that the "approved site plan will meet or exceed the current best management best practices in reducing runoff."

B. CBE's Analysis the existing and proposed impervious areas

- The existing impervious area is approximately 2,900 sq. ft.
- The proposed impervious area is approximately 2,100 sq. ft.
- (Resulting in a significant net reduction of approximately 800 sq. ft. of impervious area).
- It appears that the proposed impervious area limited to approximately 15%, which is significantly less than the 31.25% allowed per the Anne Arundel County Code.

C. CBE's Calculation of temporary and permanently disturbed areas.

- The total disturbed area (LOD) independently calculated by CBE is approximately 7,150 sq ft. The applicants Critical Area Notification form Identifies 7,159 sq ft of total disturbed Area. CBE calculations are consistent with the applicant's calculation.
- The existing site impervious area independently calculated by CBE is approximately 2,900 sq ft. The applicants Critical Area Notification form identifies 2,910 sq ft. CBE calculations are consistent with the applicant's calculation.
- The proposed impervious area independently calculated by CBE (for "New Lot Coverage" is approximately 2,100 sq. ft. The proposed removal of existing lot coverage independently calculated by CBE is approximately 2900 sq ft. or a reduction of 800 Sq Ft. CBE calculations are consistent with the applicant's Critical Area Calculations identified on applicants Critical Area Commission Project Notification Application date 3-12-25 for net removal of Impervious area of 822 Sq ft. (subtracting new lot coverage of 2088 sq ft less removal of exiting lot coverage of 2910 sq ft).
- Please note that Subtracting the proposed permanent total proposed lot coverage of approximately 2,100 sq ft from the total disturbed area of 7,150 sq ft leaves a temporary disturbance of approximately 5,050 sq ft. which is to be vegetated upon completion of the dwelling and upon installation of the septic system.
- The project must meet minimum mitigation planting requirements of 3 to 1 for permanent impacts of disturbed area resulting in significant additional vegetation to be planted in the critical area on as site that is currently exhibits minimally vegetated woodland area.

D. CBE's Recommendations "Supporting Approval" of the requested variance.

Please note the following:

- The existing dwelling unit (not including the carport) occupies +/- 1,650 sq ft of the steepest slopes on site with an elevation ranging from 19 ft to 26 ft. The existing dwelling consists of +/-55 wide by +/-31 deep Impervious Roof "drip area". Alternatively, the proposed dwelling unit occupies a +/-36' wide "waterside" footprint. The reduction in width of 19' with the removal of the existing dwelling removes 345 sq ft. of dwelling area affecting steepest slopes on site and allows for the creation of an 18'-24' wide by 71' ft long corridor of woody

vegetation which is only available if the variance is approved, the existing dwelling removed and the proposed dwelling constructed. (Exhibit 7 & Exhibit 10)

- The depth of the proposed dwelling at its maximum is +/-40' and covers primarily existing impervious area consisting of the existing carport, the impervious driveway, and parking area. (Exhibit 7 & Exhibit 10)
- Please note there is a net reduction of impervious area of greater 800 sq ft
- There is an also an opportunity for +/- 500 sq ft (or greater amount) of woody vegetation mitigation in the 100' buffer in the location of the failed drain field. (Exhibit 7 & Exhibit 10)
- The sandy substrate Channelward of the existing rip rap is ideal +/- 1,100 sq marsh creation.(Exhibit 10)

In closing. Chesapeake Bay Environmental (CBE) believes this property is unique and should be granted a variance. There are significant environmental benefits (including significant mitigation and marsh creation options) that are available should the variance be approved

CBE finds the following:

- *That Practical difficulties or unnecessary hardships prevent carrying out the strict adherence to the Anne Arundel County Code.*
- *The spirit of law shall is observed, public safety secured, and substantial justice done.*
- *The Anne Arundel County Code provides that a variance may be granted only upon an affirmative finding that:*
- *There is no reasonable possibility of developing the lot in strict conformance with Article 18 of this Code. The lot is has is relatively narrow and incorporates a unique "approved" septic system that is located as far as physical possible from the water.*
- *There are exceptional topographical conditions peculiar to the lot and removal of the existing house and construction a less wide house will allow for additional planting inherent in this particular lot's steep slope area, which is not possible if the existing house were to remain.*
- *CBE finds that the granting of a variance is necessary to avoid practical difficulties or unnecessary hardship and shall enable the applicant to develop the lot in a more environmentally friendly manner that the one presently existing on site.*
- *The granting of a variance is consistent with adjacent property entitlements and will not confer on an applicant any special privilege.*
- *The variance request is not based on conditions or circumstances that are the result of unpermitted actions by the applicant.*
- *The variance request does not arise from any condition relating to land or building use on any neighboring property.*
- *The granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area. Quite the contrary there are significant environmental benefits that will result only if the variance is approved including the installation of a unique state of the art septic system, and the planting of additional vegetation in sloped areas now occupied by an existing "wider" dwelling than the dwelling proposed.*

- *CBE affirms that the granting of the variance will be in harmony with the general spirit and intent of the County critical area program.*

CBE affirms that:

- *The variance is the minimum variance necessary to afford relief.*
- *The granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located*
- *The granting of the variance will not substantially impair the appropriate use or development of adjacent property.*
- *The granting of the variance will not reduce forest cover in the critical area.*
- *The granting of the variance will not be contrary to acceptable clearing and replanting practices required for development in the critical area.*
- *The granting of the variance will not be detrimental to the public welfare.*

Should anyone have any questions or comments, please contact me at 443-852-1047 or by email dtphipps@gmail.com.

Respectfully submitted,

David T. Phipps, CBE

Exhibit Key

Exhibit 1 Environmental Assessment Report. Pages 1-5

Exhibit 2 Health Department Approval 3,640 Sq Ft Living Area on Applicant's site 2728 Cedar Dr. Pages 7-23

Exhibit 3 Prior Health Department Approval for 4,080 Sq Ft Living Area on Applicant's site 2727 Cedar Dr. Pages 25-26

Exhibit 4 Nearby Health Department Approvals for 3500 Sq Ft of Living Area at 2721 Cedar Dr. & 3748 Sq Ft of Living Area at 2732 Cedar Dr. Pages 29-30

Exhibit 5 Critical Area Notification form indicating reduction of 822 Sq Ft. of Impervious Area Pages 32-33

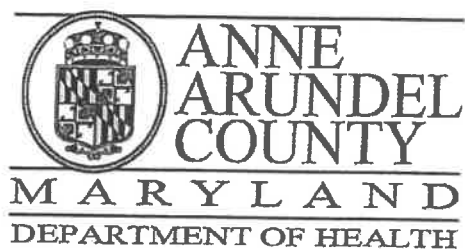
Exhibit 6 Site Photos documenting impervious area and clear lawn area with no trees. Pages 35-38

Exhibit 7 Cross section West Elevation for proposed continuous vegetated slope in place of area currently occupied by the existing dwelling. Page 39

Exhibit 8 Anne Arundel County Water Shed Application documenting Area of Existing Dwelling (excluding carport). Page 40.

Exhibit 9A & 9B Anne Arundel County Approved Site Plan prepared by Gamma Engineering. Pages 41-42.

Exhibit 10 May Site Environmental Assessment Site Plan prepared by Chesapeake Bay Environmental. Page 43.



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7193 Fax: 410-222-7678
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

EXHIBIT 2
HEALTH DEPARTMENT
APPROVAL FOR A
3,640 SQ FT
DWELLING LOCATED
AT 2728 CEDAR DR
APPLICANT'S SITE

February 13, 2025

TO: Angela Traver
Department of Inspections and Permits, MS-6003

FROM: Joshua Smith *JS*
Sanitary Engineering, MS-3101

RE: Revised site plans for Perc Application #PAT02051599
Property located at 2728 Cedar Dr. Riva, MD 21140
Tax Acct # 2321-0522-8323

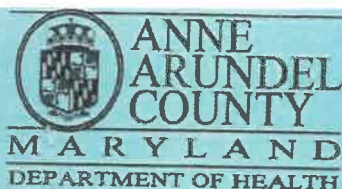
Please note, revised site plans were submitted on 02/10/2025 for the above referenced property showing a difference in SWM, SCE, proposed house configuration, proposed deck, stockpile, LOD, SSF, well location, grading.

Three (3) copies of the approved plans are attached for your use.

If you have any questions, please call me at 410-222-7274.

Thank you for your cooperation.

Enclosures
jb



DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL HEALTH
3 Harry S. Truman Parkway
Annapolis, Maryland 21401

APPROVAL TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Tax Account #: 232105228323

Perc Number: PAT02051599

Property Owner: ALAVI, RYAN

Type of Construction: R

Property Use: R

Building Address: 2728 CEDAR DR. RIVA

Tax Map: 50

Block: 21

Parcel: 0084

Sect:

Block:

Lot #: 3

Subdivision: GLEN ISLE

LIVABLE SQUARE FOOTAGE: 3640

DATE RECEIVED: 6/21/2024

SEWAGE DISPOSAL SYSTEM MINIMUM REQUIREMENTS
CONVENTIONAL APPROVAL WITH BAT TANK

SEPTIC TANK SIZE: BAT UNIT

DRAINFIELD: TOTAL LENGTH 21 NUMBER OF TRENCHES 1
LENGTH 21 FEET WIDTH 8 FEET DEPTH 14 FEET
PIPE IN TRENCHES NO DEEPER THAN 2 FEET
TRENCHES SEPARATED BY FEET FROM EDGE TO EDGE

COMMENTS: HOOT W/ AIRLIFT PUMP. INSTL CLEAN PEA GRAVEL & PLSTC
CHAMBER IN DRNFLD. PRE-CON MTNG RQRD. BACKWASH
FROM H2O CONDITIONER CANNOT ENTER SYSTEM. APPROVAL
FOR LHA W/ MAXIMUM OF 3640 SQFT & 3 BEDS MAX.

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

Brian Chew

Program Manager

Rich Piluk

Approved By

8/13/2024

Date of Issuance

Eric Olmscheid

Tested By

4/27/2022

Date Tested


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

ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
DIVISION OF COMMUNITY AND ENVIRONMENTAL HEALTH

INTER-OFFICE CORRESPONDENCE

TO: Sharon Burke, Land Records Recording Desk, MS-2100

THRU: Don Curtian, Director
Bureau of Environmental Health

FROM: Brian Chew, Program Manager 
Sanitary Engineering, MS-3101

DATE: July 24, 2024

RE: Notice of Limited Home Addition Agreement

Please enter the attached Limited Home Addition Agreement notice into the Land Records of Anne Arundel County.

The legal property description is Tax Map 50, Block 21, Parcel 0084, Lot 3, Deed Reference 36912-255, Tax Account # 2321-0522-8323, also known as 2728 Cedar Dr. Riva, MD 21140.

One copy of the agreement is enclosed. Please return one copy of the agreement stamped with the Book/Page number(s) to:

Sanitary Engineering Section
Anne Arundel County Department of Health
MS-3101

If you have any questions, please contact me at (410) 222-7359. Thank you.

ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
LIMITED HOME ADDITION AGREEMENT
ROUTING REVIEW SLIP

PERC FILE: PAT02051599-Alavi

DATE: July 24, 2024

Wayne Zimmerli, Program Supervisor *BC*

- ☒ Review Agreement and determine that requirements of a Limited Home Addition under the Groundwater Protection Plan have been met

COMMENTS: *meets Appendix D*

Brian Chew, Program Manager *BC*

- ☒ Review signed agreement and system design before final approval.
☒ Review and determine whether State requirements are met for the size of the sewage disposal system based on the proposed construction
☒ Demo / Rebuild

House up to: *3640* sqft *3* bedrooms

- ☐ Limited Home Addition
☐ 25% *sqft* ☒ 50% *1000* sqft
☒ Sign cover letter

*ex → 2640 ft² & 3
+ 1000*

3640 ft² & 3

COMMENTS: *Brian Chew → meets LHA requirements for LHA with separable failure*

Don Curtian

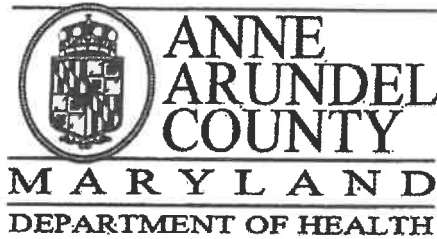
- ☐ Signature on LAND RECORDS MEMO
☐ Review and initial

COMMENTS:

Jessica Bays ☒ Contact Owner to sign agreement 7/25/24, left voicemail

- ☐ Agreement mailed, yes.
☐ Owner coming in to sign
☐ Upload document into Docusign, add emails for signatures (Law, EH Director, add cc's for yourself and Program Manager), add text boxes to affidavits; add signature boxes to all signature lines on the document for required docusign signatures and affidavits
☐ Assemble Land Records packet with memo, agreement with wet signatures and docusign signatures and send for recordation
☐ Agreement returned & file to Brian for approval/stamps
☐ Enter County Approval ☐ Enter PERMEN Approval
☐ Process paper accordingly send file to be scanned
☐ When Agreement comes back from Land Records recorded send copy to owner and copy to file

COMMENTS:



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7193 Fax: 410-222-7479
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

LR - Government
Instrument 0.00
Agency Name: aa co md
dept health/ryan alavi
Instrument List:
Agreement / Easement
Describe Other:
Ref:

Total: 0.00
11/20/2023 11:04
CC02-XG
#17715044 CC0501 -
Anne Arundel
County/CC05.01.08 -
Register 08

LIMITED HOME ADDITION AGREEMENT

THIS AGREEMENT, is made 5 of October 2023, by and between the Anne Arundel County Maryland (the "County"), and Ryan Alavi ("Owner"), who hold legal title to property in Anne Arundel County designated by Tax Map 50, Block 21, Parcel 0084, Lot 3, Deed Reference 36912-255, Tax Account No. 2321-0522-8323, also known as 2728 Cedar Dr. Riva, MD 21140 (the "Property").

WHEREAS, Section 1600.1(n) of the County's Private Sewage Disposal Code allows the Department of Health to approve variances to the requirements of the Private Sewage Disposal Code ; and

WHEREAS, the County's Groundwater Protection Plan, Appendix D to the Master Plan for Water Supply and Sewerage Systems (2017) ("Appendix D"), Section 3.D, provides that if an existing onsite sewage disposal system ("OSDS") has insufficient capacity or will not provide adequate treatment for proposed construction and the site is not suitable for the installation of a system that meets current State and County requirements or there are not sufficient system replacement areas, building permit approval for a Limited Home Addition may be granted if the existing OSDS is improved to handle the existing sewage flows by the installation of BAT or other advanced pretreatment technology allowed by COMAR 26.04.02.07 and a design which maximizes soil treatment and protection of groundwater; and

WHEREAS, Section 3.D.iv of Appendix D provides that a Limited Home Addition is restricted to a maximum increase in the finished square footage of the existing house of no more than 50% and no more than 1000 square feet with no increase in the number of bedrooms, and which allows an existing house to be razed and replaced by a new house sized within this criteria ("Limited Home Addition"); and

WHEREAS, Owner has made application T2048927 proposing to construct an addition to the existing structure on the Property or to replace the existing structure located on the

Property, and the Department of Health has determined that the proposal may be approved only as a Limited Home Addition in accordance with Appendix D, and

WHEREAS, the County has agreed to approve the OSDS for the Property for a Limited Home Addition pursuant to the terms of this Agreement;

NOW THEREFORE, WITNESSETH: In consideration of the mutual covenants, conditions, and benefits contained in this Agreement, the County and Owner, or Owner's heirs, personal representatives, legal representatives, successors and assigns, hereby agree as follows:

1. Owner agrees that the Limited Home Addition may not increase the square footage of the existing house on the Property by more than 50% and no more than 1,000 square feet. The Limited Home Addition may not increase the number of bedrooms from the existing house. The Limited Home Addition allows the existing house to be razed and replaced by a new house sized within the above criteria, only in accordance with any building permits issued by the County.
2. Owner represents and warrants that the existing house has a bathroom and an OSDS that is functioning hydraulically or has a repairable failure, and that the existing house has been physically occupied and has not been abandoned within seven years prior to the date of application submitted to the County.
3. Owner agrees to submit all necessary construction plans relating to the Limited Home Addition to the Department of Health for review. The plans shall show the existing house structure and the proposed Limited Home Addition.
4. Owner agrees that the footprint of the Limited Home Addition shall not adversely impact the OSDS, designated future replacement areas, or water supply wells. Owner also agrees that existing water supply wells will not be jeopardized by any sewage disposal modifications.
5. Owner agrees that the OSDS will utilize an unsaturated soil treatment zone with a minimum of 4' separation to ground water in preference to a saturated soil treatment zone.
6. Owner agrees the septic system upgrade must be installed before the building permit is issued except where a new occupancy permit is required as part of the building permit process. (Or due to a hardship, the building permit may be issued if the Owner agrees to deposit into escrow with the Department of Health, 125% of construction costs of the planned OSDS modifications and execute any necessary escrow documents at the time of signing this Agreement.)
7. Owner agrees to connect the residence on the Property to the public sewerage facilities and to properly abandon the OSDS when public sewerage facilities become available.
8. Owner grants the right to representatives of the AACHD to enter upon the Property at any reasonable time to make periodic inspections, and agrees to provide any

information and data requested and needed by AACHD to develop accurate and thorough records.

9. Owner acknowledges that the County does not warrant or guarantee the design, construction or operation of the on-site sewage disposal system.
10. The Owner agrees not to perform any renovations or remodeling that enlarges the living space or occupancy capacity of the residence outside of the approved Limited Home Addition beyond the criteria outlined below.
 - (1) The approval of the BAT or other advanced onsite wastewater treatment system and any upgrades or modifications to the OSDS is in conjunction with a Limited Home Addition. The Limited Home Addition allows the existing dwelling with 2640 square feet to be increased to up to 3640 square feet of living space and three (3) bedrooms. Future building requests which increase the living space, the number of bedrooms, or the sewage flows generated from the existing residence beyond the criteria outlined in this approval cannot be considered.
11. At the time any contract of sale for the Property is executed, Owner shall give written notice to the purchaser of the terms and conditions of this Agreement.
12. This Agreement will inure to the benefit of and be binding upon the parties, their heirs, personal representatives, legal representatives, successors and assigns.
13. The County shall record this Agreement in the County land records. This Agreement shall run with and bind upon the Property as a covenant enforceable by the County.
14. No representation, whether written or oral, made prior to or contemporaneously with this Agreement, shall be considered a part of this Agreement unless included within it, or attached and incorporated by reference.
15. This Agreement may be changed or modified only by a written agreement of the parties and any oral understanding shall be null, void, and of no effect, unless reduced to writing and signed by the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement
on the date set forth above.

ATTEST OR NOTARY SEAL:

OWNER



BY:


Ryan Alavi

10/18/23

Date

ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

DocuSigned by:

Don Curtian

10/23/2023 | 07:51 EDT

Don Curtian, Director
Bureau of Environmental Health

APPROVED FOR FORM AND LEGAL SUFFICIENCY
ANNE ARUNDEL COUNTY, MARYLAND
GREGORY J. SWAIN, ASSISTANT COUNTY ATTORNEY

DocuSigned by:

Aisha Hilliard

10/20/2023 | 13:05 EDT

Aisha N. Hilliard
Assistant County Attorney

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE

1. I, Aisha N. Hilliard, am over eighteen years of age and competent to testify.
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(E) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document."
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

DocuSigned by:

Aisha Hilliard 10/20/2023 | 13:05 EDT

0021A5EC72875C...
Name of Affiant

AFFIDAVIT OF INTENT TO USE ELECTRONIC SIGNATURE

1. I, Don Curtian, am over eighteen years of age and competent to testify.
2. I have signed the document or documents accompanying this affidavit by means of an electronic signature, which is defined in Md. Code, Real Property § 3-701(E) as an "electronic sound, symbol, or process attached to or logically associated with a document and executed or adopted with the intent to sign the document."
3. I have done so with the intent to sign the document.
4. My use of the electronic signature was not done for any illegal or fraudulent purposes.

I solemnly declare under the penalties of perjury that the contents of the foregoing paper is true to the best of my knowledge, information, and belief.

DocuSigned by:

Don Curtian

10/23/2023 | 07:51 EDT

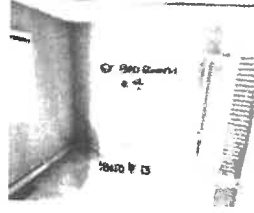
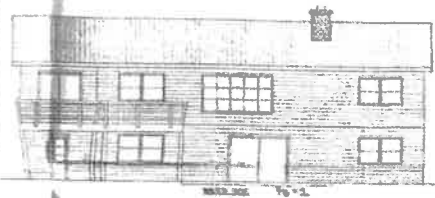
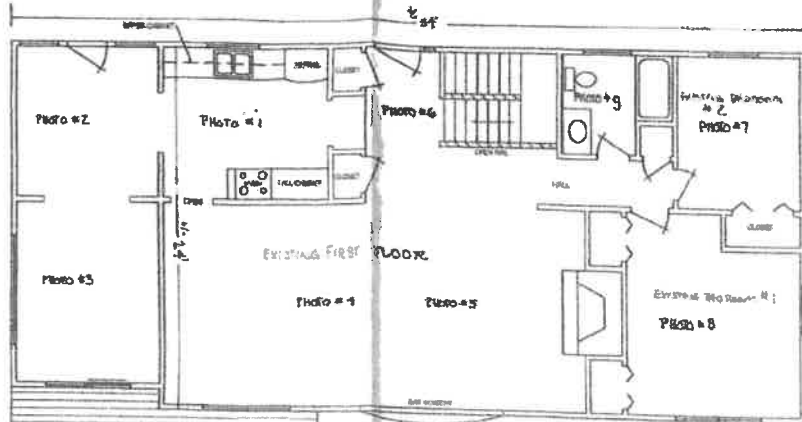
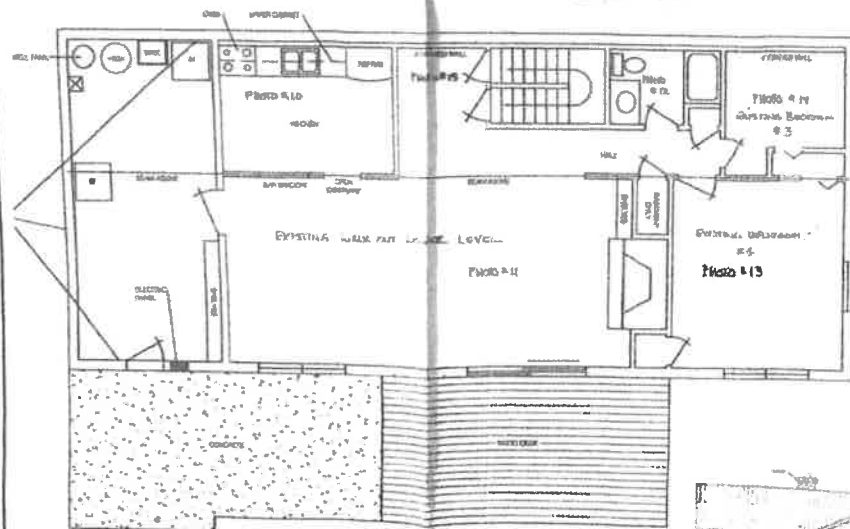
Name of Affiant

EX. DWELLING

NOTE 4 EXISTING BED ROOMS

PLAN

1/4" = 1'



CHESAPEAKE BAY ENVIRONMENTAL
2818 SOLOMONS ISLAND ROAD
EDgewater MD 21037
CONTACT: DAVID P. HIPP
PHONE: 443-852-1047
EMAIL: dphipp@cbey.com

EX. DWELLING

LOCATION
IN: SOUTH RIVER
TOWNE: RIVA
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
DATE: 5/2/23

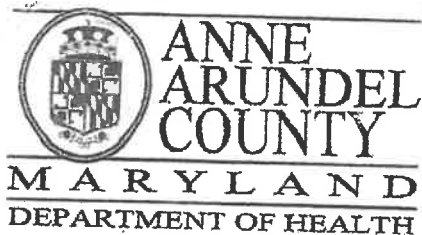
OWNER:
RYAN ALAM
2728 CEDAR DRIVE
RIVA, MD 21140

MAP 50, 080, 21 PARCEL 84
LOT 3 AND HALF OF LOT 2 SUBDIVISION 201
DEED REFERENCE: 0801200855
DISTRICT 3
COUNTY NUMBER: 22010529 #103
ZONING: CC CRITICAL AREA 10A

10-6-23
SHEET 2

20

BLANK



Bureau of Environmental Health
3 Harry S. Truman Parkway
Annapolis, MD 21401
Phone 410-222-7193 Fax 410-222-7479
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedlin, RN, DNP
Acting Health Officer

DAVIS PHIPPS
2802 SOLOMONS ISLAND RD
EDGEWATER, MD 21037

April 20, 2023

RE: Perc #102048927
Tax Account #232105228323
Site: 2728 CEDAR DR
RIVA DR

This letter does not constitute Health Department or Building Permit approval for the referenced site. The Anne Arundel County Department of Health has completed an evaluation of the above referenced property. Percolation test(s) were conducted on April 27, 2022. Minimum design requirements are based on proposed house size no larger than 3640 square feet and the test results. The minimum design requirement for the initial septic system and replacement systems are as follows:

Septic Tank BAT

Initial Drain Field:

Test # 101
Total Length 21 feet
Number of Trenches 1
Length of Trench 21 feet
Width of Trench 8 feet
Depth of Trench 14 feet
Pipe in trench no deeper than 1 feet
Trenches Separated by 0 feet from nearest
edge to edge

Replacement systems:

Total Length feet
Number of Trenches
Length of Trench feet
Width of Trench feet
Depth of Trench feet
Pipe in trench no deeper than feet
Trenches Separated by feet from nearest
edge to edge

Other: MUST SHOW PROPOSED WELLS FOR OWN PROPERTY AND NEIGHBOR AT
2732 CEDAR. EX WELLS AT 2732 AND 2728 CEDAR MUST BE
ABANDONED BY A LICENSED WELL DRILLER. NEEDS 6 SITE PLANS
SHOWING ALL WELLS, SEPTIC DESIGN, PROPOSED HOUSE DESIGN.
PROVIDE PROOF OF OCCUPANCY. BAT AND TRENCH INSTALL AT #101

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

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

Before approval of a septic system for this property is considered, six (6) copies of a site plan should include; all items on the enclosed site plan requirements sheet, a nitrogen reducing pretreatment unit, if required and the layout of the proposed initial septic system and replacement(s) must be prepared by the owner/applicant and submitted to this office for review.

April 20, 2023

T02048927

Page -2-

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

If you have any questions regarding the above please call Sanitary Engineering at (410) 222-7200.

Sincerely,

A handwritten signature in cursive script that reads "Brian Chew". The signature is written in dark ink and is positioned above a horizontal line.

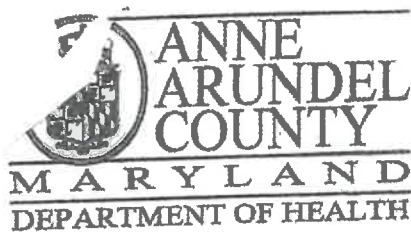
Brian Chew

Sanitary Engineering

Bureau of Environmental Health

cc: Owner

BLANK



Bureau of Environmental Health
3 Harry S. Truman Parkway
Annapolis, MD 21401
Phone 410-222-7193 Fax 410-222-7479
Maryland Relay (TTY): 711
www.aahealth.org

Nilesh Kalyanaraman, MD, FACP
Health Officer

RYAN ALAVI
37280 CEDAR DR
RIVA, MD 21140

RE: Perc #T02048927
Tax Account #232105228323
Site: 2728 CEDAR DR
RIVA DR

This letter does not constitute Health Department or Building Permit approval for the referenced site. The Anne Arundel County Department of Health has completed an evaluation of the above referenced property. Percolation test(s) were conducted on April 27, 2022. Minimum design requirements are based on a proposed house size no larger than 4080 square feet and the test results. The minimum design requirement for the initial septic system and replacement systems are as follows:

Septic Tank BAT

Initial Drain Field:

Test # 101

Total Length 98 feet
Number of Trenches 2
Length of Trench 49 feet
Width of Trench 3 feet
Depth of Trench 15 feet
Pipe in trench no deeper than 4 feet
Trenches Separated by 17 feet from nearest edge to edge

Replacement systems:

Total Length feet
Number of Trenches
Length of Trench feet
Width of Trench feet
Depth of Trench feet
Pipe in trench no deeper than feet
Trenches Separated by feet from nearest edge to edge

Other: SHOW ALL WELLS WITHIN 100' OF THE PROPERTY LINES. ONE OR MORE WELLS MAY NEED TO BE REDRILLED. MAY NOT HAVE ADEQUATE SEPTIC AREA IN FRONT YARD. FOR POTENTIAL LIMITED HOME ADDITION.

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

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

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

EXHIBIT 3

NOTE HEALTH DEPT
4.080 SQ FT
APPROVAL

LATER REDUCED
BY APPLICANT TO
3.640 SQ FT

MINIMIZING DWELLING
SIZE

May 12, 2022

May 12, 2022

T02048927

Page -2-

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

If you have any questions regarding the above please call Sanitary Engineering at (410) 222-7016.

Sincerely,



Eric Olmscheid
Sanitary Engineering
Bureau of Environmental Health

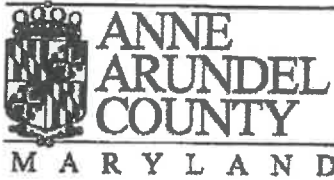
cc: Applicant

hdo1m500accounting.org

Blank

EXHIBIT 4

2 ADJACENT
PROPERTY OWNER
SEPTIC APPROVALS
CONSISTANT W/
APPLICANT SITE



DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL HEALTH
3 Harry S. Truman Parkway
Annapolis, Maryland 21401

APPROVAL TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

Tax Account #: 232190002822

Perc Number: T02041726

Property Owner: LAUTERBACH, SPENCER

Type of Construction: A

Property Use: R

Building Address: 2721 CEDAR DRIVE RIVA

Tax Map: 50 Block: 21 Parcel: 0086 Sect: Block:

Lot #: 3 Subdivision: GLEN ISLE

LIVABLE SQUARE FOOTAGE: 3499

DATE RECEIVED: 11/5/2012

SEWAGE DISPOSAL SYSTEM MINIMUM REQUIREMENTS
INNOVATIVE & ALTERNATIVE SYSTEM

SEPTIC TANK SIZE: BAT GALLONS

I & A (INNOVATIVE AND ALTERNATIVE SEWAGE DISPOSAL SYSTEM)

DRAINFIELD: TOTAL LENGTH 138 NUMBER OF TRENCHES 2
LENGTH 69 FEET WIDTH 3 FEET DEPTH 6 FEET
PIPE IN TRENCHES NO DEEPER THAN 4 FEET
TRENCHES SEPARATED BY 9 FEET FROM EDGE TO EDGE

COMMENTS: BAT AND DRAINFIELDS TO BE INSTALLED FOR A HOUSE UP
TO 3500 SQFT AND FIVE (5) BEDROOMS. SEPTIC MUST BE
INSTALLED BEFORE BUILDING PERMIT APPROVAL.
EXISTING SEPTIC SYSTEM TO BE ABANDONED.

The house, well and septic system must be located as shown on the site plans submitted on 12/18/2012. Any deviations from the approved site plan must receive prior approval of the Health Department or the building permit may be revoked. Property lines must be adequately staked prior to the installation of the on-site sewage disposal system.

Program Manager

Albert J. Herb
Approved By

3/20/2013
Date of Issuance

Kimberly Roy
Tested By

3/2/2005
Date Tested

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



M A R Y L A N D

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

APPROVAL TO CONSTRUCT AN ON-SITE SEWAGE DISPOSAL SYSTEM

***** CHANGE OF RECOMMENDATIONS *****

Tax Account #: 232112197205

Perc Number: T02037896

Property Owner: FRANKL, JASON & LORI

Type of Construction: A

Change of Recs Date: 10/20/2009

Property Use: R

Building Address: 2732 CEDAR DRIVE RIVA

Tax Map: 50

Block: 21

Parcel: 0084

Sect:

Block:

Lot #: 4

Subdivision: GLEN ISLE

LIVABLE SQUARE FOOTAGE: 3784

DATE RECEIVED: 1/10/2008

SEWAGE DISPOSAL SYSTEM MINIMUM REQUIREMENTS
INNOVATIVE & ALTERNATIVE SYSTEM

SEPTIC TANK SIZE: EXISTING GALLONS

I & A (INNOVATIVE AND ALTERNATIVE SEWAGE DISPOSAL SYSTEM)

DRYWELL: TOTAL DEPTH 0 FEET

DIAMETER 0 FEET

NUMBER OF PITS 0

GRAVEL PACK FROM

FEET

EFFECTIVE DEPTH 0

EFFECTIVE AREA 0 SQUARE FEET

COMMENTS: EX WELL CONFINED-REPLACE TANK W/TRAFFIC BEARING
BAT-HOOK TO EX DRYWELL. BACKWASH FROM WATER COND.
CANNOT ENTER ATU. HOUSE UP TO 3784 SQFT & 4 BDRMS.
REMOVE BLOCKS & FILL EX. DRYWELL WITH GRAVEL.

The house, well and septic system must be located as shown on the site plans submitted on 10/30/2008. Any deviations from the approved site plan must receive prior approval of the Health Department or the building permit may be revoked. Property lines must be adequately staked prior to the installation of the on-site sewage disposal system.


Program Manager

Rich Piluk
Approved By

3/5/2009
Date of Issuance

Laureen SanAgustin
Tested By

3/26/2008
Date Tested

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

Blank

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

EXHIBIT 5
NOTE IMPROVEMENT
AREA REDUCTION
822 SQ FT

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 3-12-25

Tax Map #	Parcel #	Block #	Lot #	Section
50	84	21	3 1/2 of 2	—

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 2321-0522-8323

Project Name (site name, subdivision name, or other) Glen Isle, lot 3 & 1/2 of lot 2

Project location/Address 2728 Cedar Drive

City Riva Zip 21140

Local case number

Applicant: Last name Alavi First name Ryan

Company c/o Gamma Engineering

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site: Remove ex. SED & construct new SED

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	0
LDA Area	0.315	13,737
RCA Area	0	0
Total Area	0.315	13,737

Total Disturbed Area ☐ Acres ☐ Sq Ft
0.164 7,159

of Lots Created 2.910

0.066
- 0.047
0.19 AC * 822 sq ft

	Acres	Sq Ft
Existing Forest/Woodland/Trees	0	0
Created Forest/Woodland/Trees	0	0
Removed Forest/Woodland/Trees	0	0

	Acres	Sq Ft
Existing Lot Coverage	0.066	2,910
New Lot Coverage	0.047	2,088
Removed Lot Coverage	0.066	2,910
Total Lot Coverage	0.047	2,088

* NO TREES TO BE REMOVED

* APPLICANT TO MEET MITIGATION PLANTING REQUIREMENTS

VARIANCE INFORMATION (Check all that apply)

Buffer Disturbance	N/A	Buffer modified Acres	Sq Ft	Buffer Forest Clearing	Acres	Sq Ft
Non-Buffer Disturbance				Mitigation		

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☒
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☒
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐

BLANK

EXHIBIT 6

PHOTOS EXISTING
SITE CONDITIONS
AT TIME OF
PERC TEST









EXHIBIT 7

SLOPE AREA FOR
PROPOSED 1558 SQ FT
"POTENTIAL PLANTING
AREA"

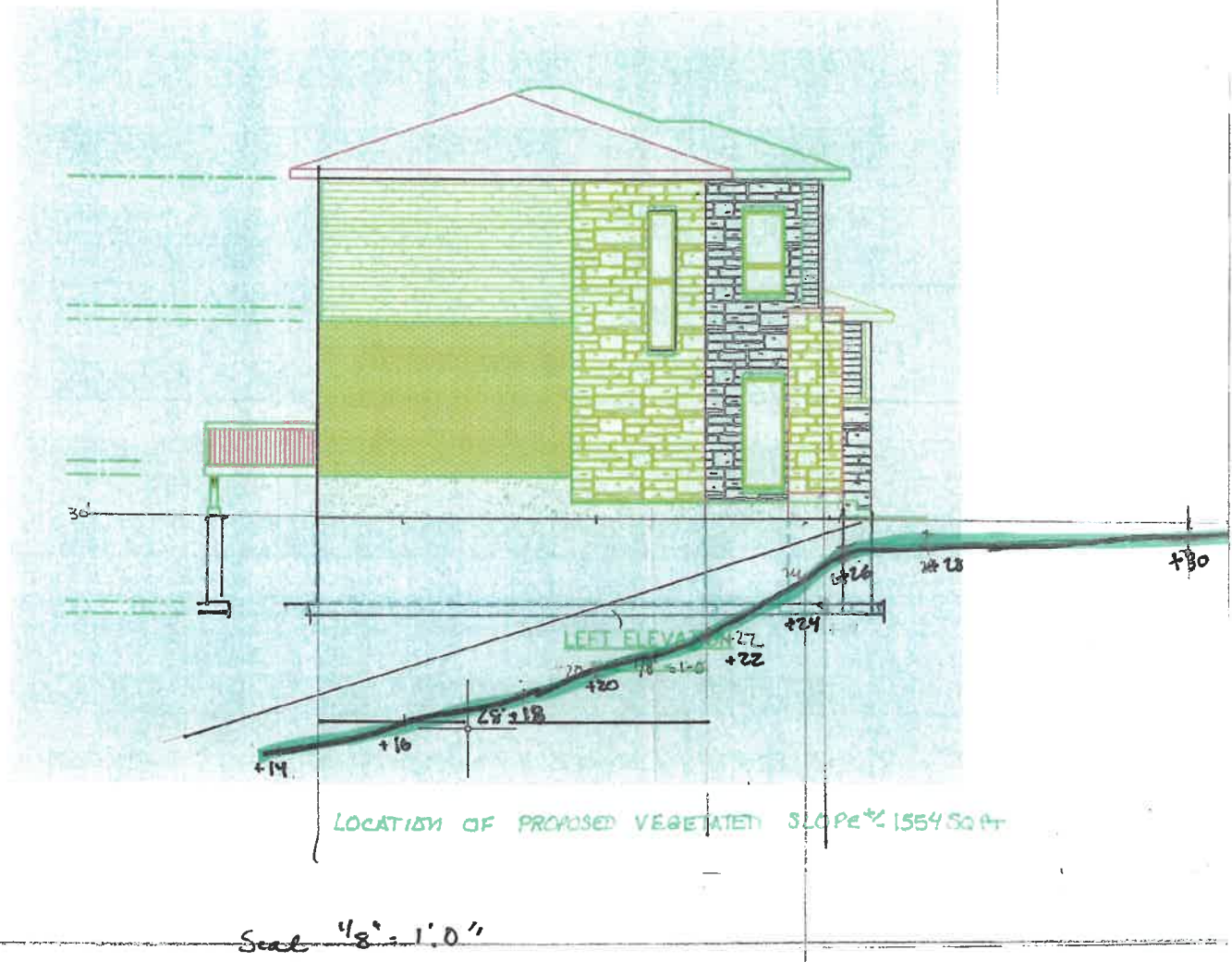
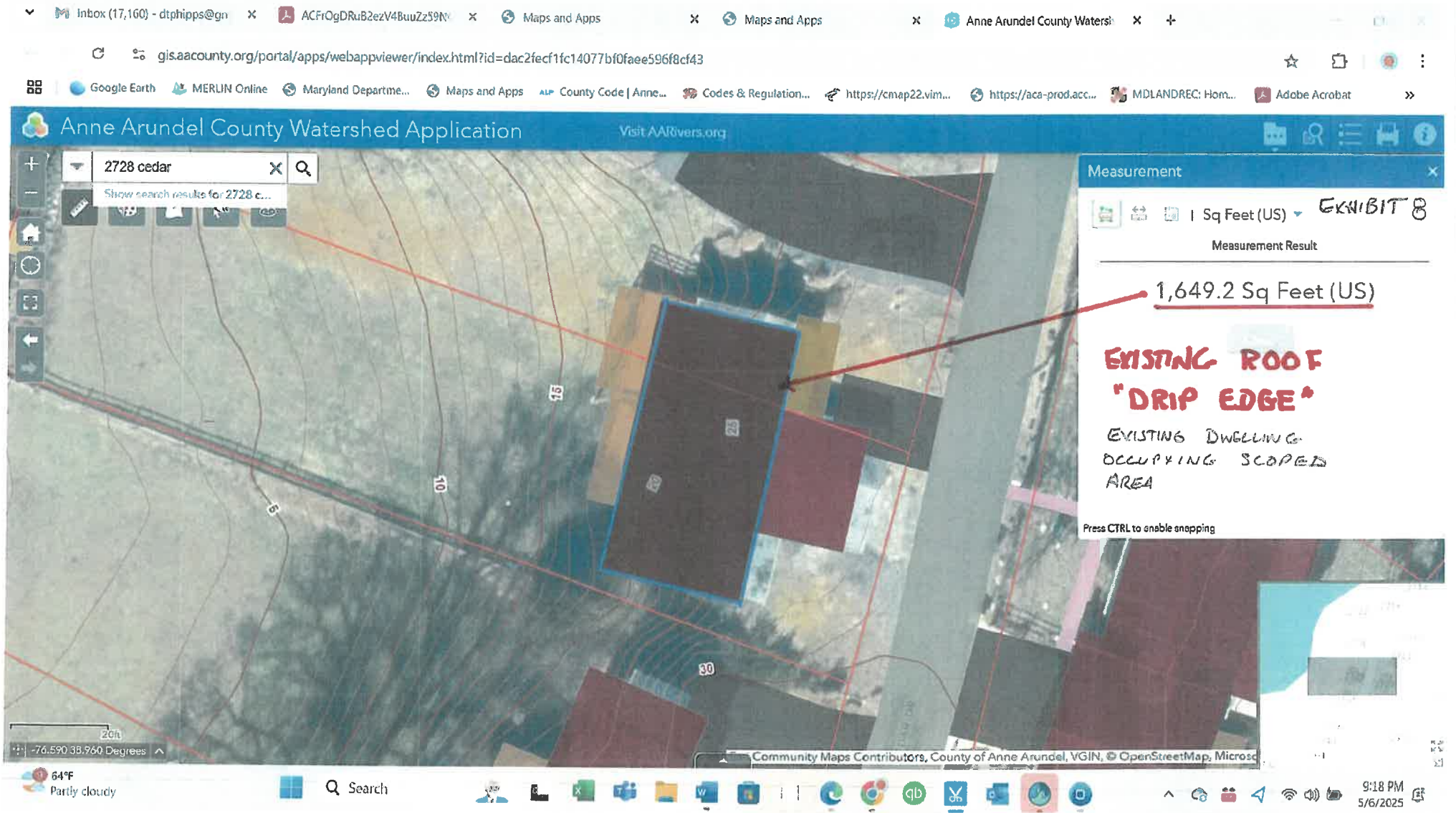
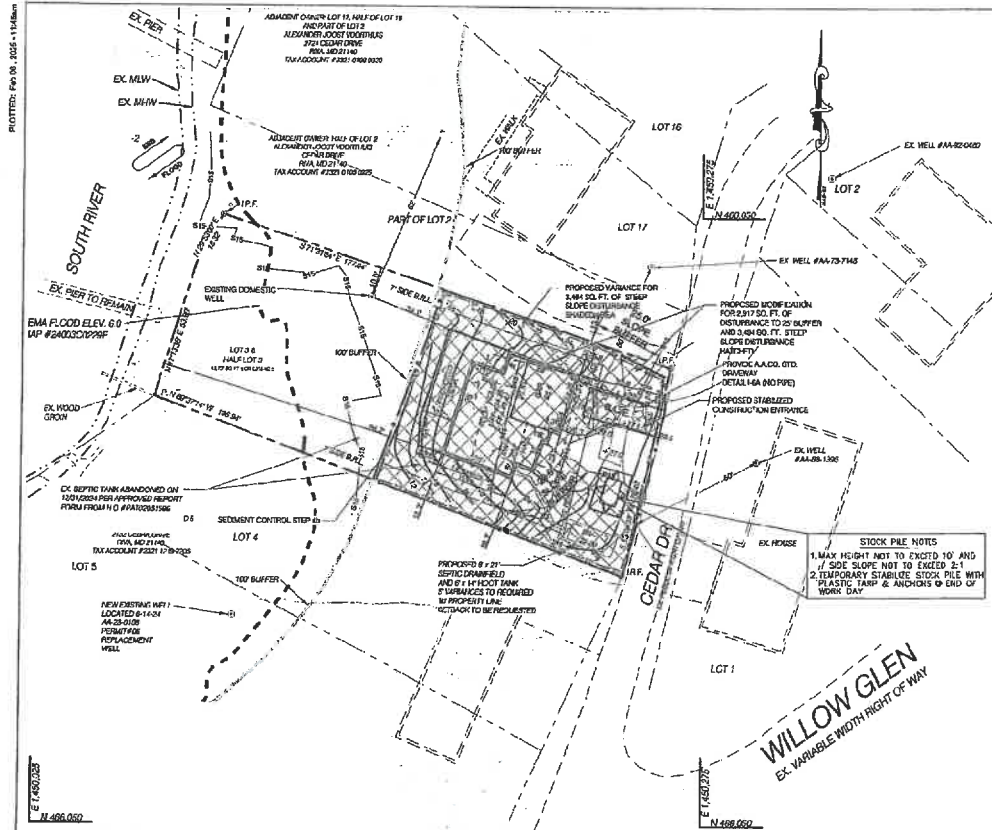


EXHIBIT 8



PLOTTED: Feb 09, 2024 11:14 AM

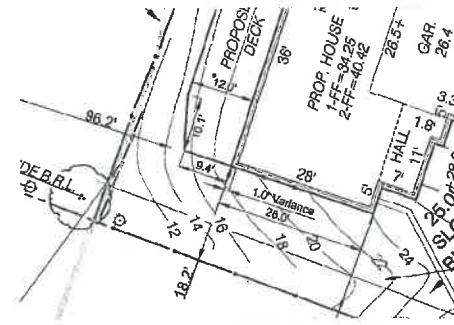


SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN

SCALE: 1" = 20'

EXHIBIT
CURRENT GAMMA
HEALTH DEPARTMENT
APPROVAL
2-3-25

EXHIBIT 9-A



DECK EXHIBIT

SCALE: 1" = 10'

CALL "3RD UTILITY"
TELEPHONE 1-800-877-7777
FOR UTILITY LOCATION AT
LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.

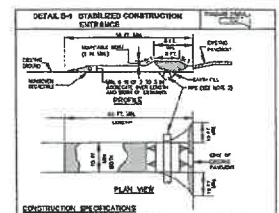
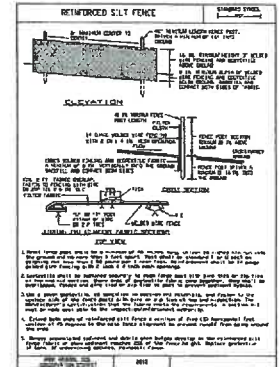
TREE NOTE
NO TREES OR SHRUBS SHALL BE
REMOVED WITHIN THE PROJECT.

OVERALL ONSITE AREA TABULATION

NO.	DESCRIPTION	PROPOSED AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1.	THE TOTAL AREA OF SITE IS 1,000,000 SQ. FT.	1,000,000	1,000,000
2.	THE TOTAL AREA OF SITE IS 1,000,000 SQ. FT.	1,000,000	1,000,000
3.	THE TOTAL AREA OF SITE IS 1,000,000 SQ. FT.	1,000,000	1,000,000
4.	THE TOTAL AREA OF SITE IS 1,000,000 SQ. FT.	1,000,000	1,000,000
5.	THE TOTAL AREA OF SITE IS 1,000,000 SQ. FT.	1,000,000	1,000,000
6.	THE TOTAL AREA OF SITE IS 1,000,000 SQ. FT.	1,000,000	1,000,000

MODIFICATION REQUEST
MODIFICATION REQUESTS TO BE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.

VARIANCE REQUESTS
VARIANCE REQUESTS TO BE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.



CONSTRUCTION SPECIFICATIONS
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION SPECIFICATIONS.
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LEGEND

PROPERTY LINE / RIGHT-OF-WAY	SYMBOL
EXISTING CONTOUR	---
EXISTING WOODS	---
EXISTING FENCE	---
EXISTING SOIL DESIGNATION	---
EXISTING EROSION/VEGETATION	---
EXISTING EDGE OF LAKE	---
EXISTING TYPICAL SLOPES	---
EXISTING TYPICAL BUFFER	---
EXISTING STEEP SLOPES/EROSION	---
PROPOSED ELEVATION	---
PROPOSED GRADE	---
PROPOSED FENCE	---
PROPOSED BUILDING	---

REVISIONS

No.	Description	Approved By	Date

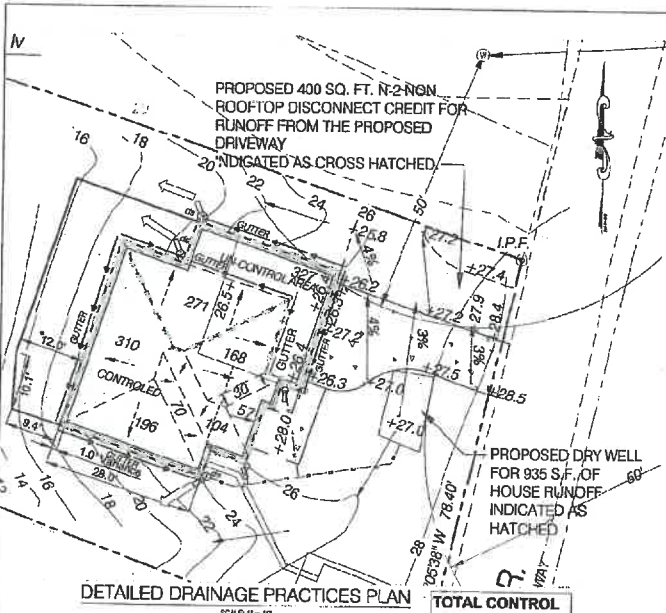


GAMMA ENGINEERING
1202 WEST STREET SUITE A
ANNAPOLIS, MD 21401
PHONE: (410) 297-1070
FAX: (410) 297-6019
EMAIL: info@gammaeng.com

OWNER:
RYAN ALAMI
2728 CEDAR DRIVE
RIVA, MD 21140

GRADING PERMIT PLANS
GRADING, SEDIMENT AND EROSION
CONTROL PLAN

LOTS 3 & 1/2 OF 2
2728 CEDAR DRIVE
RIVA, MD 21140
GLEN ISLE
TAX MAP NO. 000-01-000-000
2ND DISTRICT, ANNE ARUNDEL COUNTY, MD, ZONING FLD
SCALE: AS SHOWN DATE: 12/1/2024 SHEET 4 OF 6



ESDv COMPUTATIONS & DETERMINATION:

1. SITE AREA = 13,737 SQ. FT.
2. SOLS = MSO 7C, S = 0.14
3. EXISTING IMPERVIOUS = 2,910 SQ. FT.
4. TOTAL PROPOSED IMPERVIOUS = 2,068 SQ. FT., 15.2%
5. $P_e = 1.0"$
6. $D_v = 0.025 \times (2,068 \times 15.2) = 0.0008$
7. $D_e = 1.0' \times 0.0008 = 0.0008'$
8. $ESD_v = (13,737 \times 0.0008) / 12 = 0.0008$ AC. FT. REQUIRED
9. PROVIDE 7'x14'x5' DEEP DRYWELL, 7.5' x 14' x 5' = 510.4' = 270 CU. FT.
10. $W_0 = 2068 / 12 = 172$ CU. FT. = 0.008 AC. FT.
11. $R_e = S \times R_0 \times 2068 = 55$ CU. FT. = .002 AC. FT.

TOTAL CONTROL D.A. TO DRY WELL

271
168
310
155
73
104
57
30
143
935 SQ. FT.

N-2 DISCONNECTION AREA TO HAVE 12" SOIL AMENDMENT OR COMPOST AND SCD.

VARIANCE REQUESTS

1. VARIANCE FOR DISTANCE TO STEP BLOBS IN THEORETICAL AREA = 3.48 SQ. FT.
2. A VARIANCE TO STEP CHANGING TO THE ALLOWMENT REQUIREMENT IN THE WATER WATERShed AREA.

MODIFICATION REQUEST

MAXIMUM OVERFLOW REQUIRED TO DRAINAGE 4.11 SQ. FT. IN STEEP SLOPES 0.40% S.F. JUNE 2007 0.17 0.17

