

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

**APPLICANT:** John Whiteford

**ASSESSMENT DISTRICT:** 2nd

**CASE NUMBER:** 2025-0057-V

**COUNCILMANIC DISTRICT:** 6th

**HEARING DATE:** May 27, 2025

**PREPARED BY:** Donnie Dyott Jr.   
Planner

**REQUEST**

The applicant is requesting a variance to allow dwelling additions with less setbacks than required and with disturbance to slopes of 15% or greater on property located at 103 Edge Hill in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 5,785 square feet of land and is identified as Lot 103 of Parcel 295 in Block 19 on Tax Map 39 in the Sherwood Forest subdivision. The property is zoned R2 - Residential District and is improved with a single family detached dwelling and associated facilities. This is a non-waterfront property which lies within the Chesapeake Bay Critical Area and is designated LDA - Limited Development Area.

**APPLICANT'S PROPOSAL**

The applicant proposes to construct two cantilevered additions to the existing dwelling. The first addition measures approximately 31' X 5' and is proposed on the south side of the dwelling. The second measures approximately 16' X 3' and is proposed on the east side of the dwelling.

**REQUESTED VARIANCES**

§ 17-8-201(a) of the Code stipulates that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. The proposed additions will disturb steep slopes, necessitating a variance to this provision. Exact disturbance will be calculated at the time of permit.

§ 18-4-601 of the Anne Arundel County Zoning Code stipulates that principal structures in an R2 - Residential District shall be set back a minimum of 30 feet from the front lot line<sup>1</sup>. The dwelling addition on the south side of the dwelling will be located as close as 18.5 feet from the front lot line, necessitating a variance of 12 feet. The dwelling addition on the east side of the dwelling will be located as close as 19.54 feet from the front lot line, necessitating a variance of 11 feet.<sup>2</sup>

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<sup>1</sup> Effective July 1, 2025, Bill 72-24 will reduce the front lot line setback in the R2 District to 25 feet.

<sup>2</sup> The site plan labels the southern lot line as the rear lot line; however since the lot is not considered a waterfront lot it is considered the front lot line by this Office and would have a setback of 30 feet.

## **AGENCY COMMENTS**

The **Health Department** commented that the proposed request adversely affects the on-site sewage disposal system and recommends denial of the request. No structures can be placed over top of the existing septic tank, nor have any footers less than 5 feet to the septic tank. Also, a 2nd replacement drywell for the property must be shown.

The **Development Division (Critical Area Team)** commented that they have no objection provided the applicant can demonstrate full compliance with all applicable approval standards for critical area approval. Compliance with lot coverage limitations will be addressed at permit.

The **Critical Area Commission** commented that the lot coverage is currently nonconforming as the site exceeds the lot coverage limits. The applicant is proposing to remove lot coverage by 10% of the exceedance, per § 17-8-403. The project proposes no clearing to existing forest/trees/woodland. 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 variance standards have been met, then appropriate mitigation is required.

The **Cultural Resources Division** commented that the structure is not a contributing resource to the Sherwood Forest Historic District (AA-941) and that the proposal has no adverse effect.

## **FINDINGS**

The proposed lot coverage after development will be 2,114 square feet, with exact lot coverage calculations to be determined at the time of permit.

The applicant describes that the additions will be cantilevered and braced to the existing structure, with no part of the additions touching the ground. It is described that the disturbance is necessary only for the area that is required to perform the work and that the disturbance will be temporary. It is further argued that due to the presence of steep slopes in combination with the undersized lot, the dwelling additions or improvements cannot be accomplished without variance relief.

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

Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program would result in an unwarranted hardship or practical difficulty. In this case the presence of steep slopes on the site, in combination with the existing location of the dwelling on an undersized lot makes additions or improvements to the dwelling virtually impossible without variance relief. As such relief is warranted to allow the applicant to make improvements to the dwelling.

A literal interpretation of the County's critical area program may deprive the applicant of rights that are commonly enjoyed by other properties in similar areas by denying the applicant the right

2025-0057-V

to make modest improvements to the existing dwelling. The granting of the variance will not confer on the applicant a special privilege that would be denied by COMAR, Title 27. This request is not a result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. There is no evidence that the granting of the variances will adversely affect water quality or impact fish, wildlife or plant habitat and the proposal is in harmony with the general spirit and intent of the County's critical area program. The applicant has overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law and has evaluated site planning alternatives.

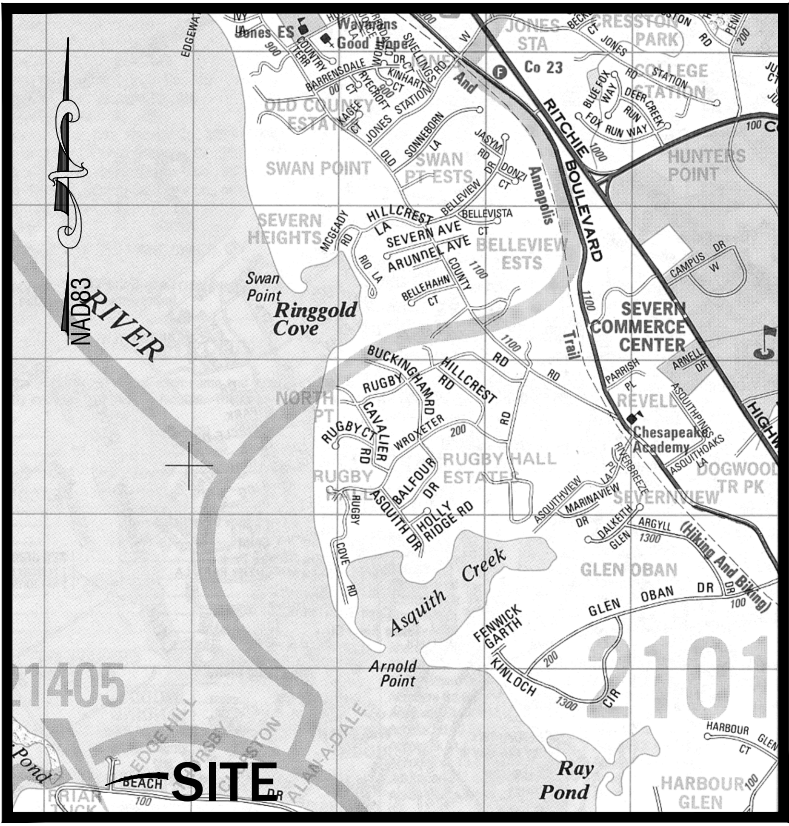
With regard to the requirements for all variances:

The variances as proposed are considered the minimum necessary to afford relief by this Office as the proposal consists of modest cantilevered additions that require temporary disturbance for their construction. Furthermore, the intrusion to the setback is minimal and the existing dwelling is currently nonconforming with regards to setbacks. There is no evidence that the proposed additions will alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare. The proposal will not reduce forest cover in the LDA or RCA and will not be contrary to acceptable clearing and replanting practices.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **conditional approval** of variances to construct the additions as shown on the site plan. Any approval should be conditioned on the applicant being able to satisfy the requirements of the Health Department.

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



## GENERAL NOTES

1. OWNER: ENGINEER:  
JOHN WHITEFORD MESSICK & ASSOCIATES  
103 EDGE HILL 7 OLD SOLOMONS ISL RD ST 202  
ANNAPOLIS, MD 21401 ANNAPOILIS, MD 21401  
PHONE: 410-268-3212  
C/O MIKE GILLESPIE
2. THE SITE ADDRESS IS: 103 EDGE HILL ANNAPOLIS, MD 21405
3. THE PROPERTY IS KNOWN AS:  
TAX MAP 39, GRID 19, PARCEL 295, LOT 103 PLAT 1 DEED REF: 31601 / 97  
TAX ACCOUNT NO.: 02-720-0756008
4. THIS PLAN IS BASED ON GIS INFORMATION, DRUM LOYKA SITE PLAN, HEALTH DEED RECORDS  
AND FIELD OBSERVATIONS BY MESSICK & ASSOCIATES REPRESENTATIVE.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL  
CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAYS, OR MORE STRINGENT BUILDING RESTRICTION LINES  
NOT SHOWN HEREON.
6. EXISTING ZONING IS R2 - RESIDENTIAL DISTRICT  
SETBACKS PRINCIPAL STRUCTURE: FRONT = 40'  
SIDE = 7'  
REAR = 25'  
SETBACKS ACCESSORY STRUCTURE:  
FRONT = 40'  
SIDE = 7'  
REAR = 7'
7. PROPOSED SITE UTILITIES ARE SHERWOOD FOREST WATER SUPPLY (W-7, OTHER) AND PRIVATE SEPTIC (S-7, RURAL  
NO PUBLIC SERVICE).
8. THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA.
9. THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OUTSIDE THE 0.2%  
ANNUAL FLOOD FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #240030168F DATED  
FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY.

ENGINEER:  
MESSICK & ASSOCIATES  
7 OLD SOLOMONS ISL RD ST 202  
ANNAPOLIS, MD 21401  
PHONE: 410-266-3212  
C/O MIKE GILLESPIE

SETBACKS ACCESSORY STRUCTURE:  
FRONT = 40'  
SIDE = 7'  
REAR = 7'

7. PROPOSED SITE UTILITIES ARE SHERWOOD FOREST WATER SUPPLY (W-7, OTHER) AND PRIVATE SEPTIC (S-7, RURAL NO PUBLIC SERVICE).

8. THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA

9. THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0168F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



DESCRIPTION	AREA
EXISTING LOT AREA.....	5,785 SQ. FT. OR 0.133 AC
ALLOWABLE COVERAGE (25%+500 SQ. FT.).....	1,946 SQ. FT. OR 0.045 AC
ALLOWABLE COVERAGE (10% REDUCTION).....	2,116 SQ. FT. OR 0.049 AC
EXISTING LOT COVERAGE.....	2,135 SQ. FT. OR 0.049 AC
EX. HOUSE & STOOP.....	1,114 SQ. FT.
EX. SHED UNDER DECK.....	68 SQ. FT.
EX. WALKS.....	337 SQ. FT.
EX. PAVING AREA.....	79 SQ. FT.
EX. CONC. PATIO.....	19 SQ. FT.
EX. AC PAD.....	8 SQ. FT.
EX. RETAINING WALLS.....	101 SQ. FT.
EX. PARKING AREA.....	263 SQ. FT.
EX. NEIGHBORS WALKWAY.....	146 SQ. FT.
EX. DEV. WOODLANDS.....	1,964 SQ. FT. OR 0.045 AC
EX. DEV. WOODLANDS CLEARING.....	0 SQ. FT. OR 0.0 AC
EX. DEV. WOODLANDS REMAINING.....	1,964 SQ. FT. OR 0.045 AC
EX LOT COVERAGE TO BE REMOVED.....	224 SQ. FT. OR 0.005 AC
CONC PAD.....	19 SQ. FT.
WALKWAY.....	57 SQ. FT.
PARKING AREA.....	49 SQ. FT.
RETAINING WALL.....	20 SQ. FT.
PAVER PATIO.....	79 SQ. FT.
PROPOSED LOT COVERAGE.....	203 SQ. FT. OR 0.005 AC
PROP. ADDITIONS.....	203 SQ. FT.
TOTAL PROPOSED CONSTRUCTION LOT COVERAGE.....	2,114 SQ. FT. OR 0.049 AC
TOTAL DISTURBANCE.....	1,954 SQ. FT. OR 0.045 AC

## VARIANCE SITE PLAN

SCALE: 1" = 20'

## VARIANCE REQUEST

§ 18-4-601. R2 BULK REGULATIONS  
WHICH STATE IN PART THAT A PRINCIPAL STRUCTURE IN AN R2 DISTRICT SHALL HAVE A REAR SETBACK OF 25  
AND A SIDE YARD SETBACK OF 7'.

§ 17-8-201(a). DEVELOPMENT ON SLOPES 15% OR GREATER  
WHICH STATES IN PART THAT SLOPES 15% OR GREATER IN THE LDA MAY NOT BE DISTURBED

A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "DAVID JAMES WALLACE" is written in a larger font. Below the name is the Maryland state coat of arms. At the bottom of the seal, the number "No. 11486" is printed. A handwritten signature, "D. Wallace", is written across the bottom of the seal.

Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland.  
License #11466 - Exp. May 28, 2025

**MESSICK & ASSOCIATES**  
CONSULTING ENGINEERS,  
PLANNERS AND SURVEYORS

7 OLD SOLOMONS ISLAND ROAD, SUITE 202  
ANNAPOLIS, MARYLAND 21401  
(410) 266-3212 \* FAX (410) 266-3502 email  
[engr@messickandassociates.com](mailto:engr@messickandassociates.com)



MESSICK GROUP INC. 17A MESSICK AND ASSOCIATES

\* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

REVISION	DESCRIPTION	BY	DATE

**OWNER/DEVELOPER**  
**JOHN WHITEFORD**  
**103 EDGE HILL**  
**ANNAPOLIS 21405**

**VARIANCE SITE PLAN**  
**WHITEFORD PROPERTY**

103 EDGE HILL  
ANNAPOLIS, MD 21405  
LOT 103 PLAT 1 SHERWOOD FOREST

TAX MAP:39 GRID: 19 PARCEL: 295 ZONING: R2/LDA

SECOND ELECTION DISTRICT ANNE ABINDEL COUNTY MARYLAND  
TAX ACCOUNT: 02 720 017 00003

SHEET 1 OF 1



March 25, 2025

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

Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST  
JOHN WHITEFORD PROPERTY  
103 EDGE HILL  
SHERWOOD FOREST  
ANNAPOLIS, MD 21405

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201(a) which states in part that 15% slopes or greater in the LDA shall not be disturbed. A variance is also requested to Article 18-4-601, R-2 Bulk Regulations which states in part that there is a minimum side lot line setback of 7 feet, and a minimum rear yard of 25'. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 5,785 square feet in area. The site is served by public water (Sherwood Forest water supply) and septic. The site is accessed by Edge Hill. Access to the site is and will remain from Edge Hill. The site drains to the tidal waters of the Severn River. The site abuts community property that abuts mean high water, as such it may meet the definition of a waterfront lot. The site is located in the LDA (Limited Development Area) of the Chesapeake Bay Critical Area. The site is located in a Buffer Modification area and is not subject to a 50' expanded buffer. The site contains steep slopes throughout the property. There is a 25' buffer noted to these slopes. The site is zoned R-2.

The applicant wishes to do two modest, cantilever additions to the dwelling, leaving the remainder of the dwelling in place. As noted, these additions would be via cantilever, and braced on the existing structure as noted on the structural plan attached to the site plan. The east side addition will be located 25.39' from the east lot line. This addition will also cross the front BRL by 0.36'. The existing house is 28.57' from the same lot line. The rear, or south addition, will be as close as 18.50' to the rear lot line. The existing dwelling is located as close as 23.55' to this lot line. The dwelling is located in the steep slopes on the property. The existing lot coverage is 2,135 square feet, which includes all lot coverage on the property. This is over the allowable limit, so the lot coverage must be reduced by 10% of the coverage, as well as to compensate for the additions. This has been done, and the areas of impervious removal have been noted with a cross hatch on the site plan. The existing house is approximately 35'x31'.

The slope disturbance is predominantly for work area and to construct the additions. The additions do not touch the ground however. A review of the site plan will show the disturbance is minimized, and only the area necessary to perform the work. The overall lot coverage in the LDA will be reduced. The setback variances are unavoidable due to the underlying zoning and the location of the existing dwelling. An attempt to meet R2 zoning requirements for setbacks is not possible.

As the disturbance is less than 5,000 a grading permit should not be required. Stormwater management will be provided via planting during the permit process, if required.

In regards to the pre file comments, it should be noted that the underlying lot coverage requirements are being met, and the slope disturbance is the minimum necessary.

This plan meets the intent of 18-16-305(a):

1. The subject property is 5,785 square feet in size, and it is zoned R2. The lot is extremely undersized for an R2 lot, which has a minimum lot area of 20,000 square feet per 18-4-601. The site is encumbered by steep slopes in and around much of the site, and much of the site is in the 25' steep slope buffer. As such, there is no reasonable possibility of developing this property without relief to the Code.

2. The exceptional circumstances and practical difficulties in redeveloping the deck have been noted in #1 above to a large degree. Due to zoning and slope restrictions, any work to the dwelling would require a variance. The slope disturbance is minimal, for construction access and removal of existing lot coverage.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. What is peculiar about and inherent to this lot is that it is very undersized in relation to its zoning. It is almost entirely surrounded or encumbered by steep slopes and their buffer. Denial of a variance would be a hardship for the owners, no improvements could be done without a variance. The owners are proposing cantilevers, which help minimize disturbance. The work proposed creates an updated dwelling with the minimal amount of disturbance while maintaining the existing footprint for a large degree.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and their buffers. The structure itself is in steep slopes, and their buffers, and the slope disturbance is primarily for work area. For the owners to not be allowed to proceed would be a denial of rights commonly enjoyed by others.

The site is not in a bog area.

3. This project will not confer special privileges to the owner, as it is located in Sherwood Forest. Many homes have been granted variances for improvements or new dwellings with far greater impacts. The site is typical of many properties on the Severn River and its tributaries, and the relief requested is minimal.

4. The request is not a result of actions of the owner. The steep slopes were there, the zoning was determined by Anne Arundel County, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality as stormwater management will be provided as required by the Code, and any clearing must be mitigated for as per the Code. The amount of new lot coverage reduced. This would decrease runoff and erosion and on-site stormwater management will provide an overall benefit to the environment.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners' rights of other owners in the County. The Critical Area legislation was adopted not to stop development but to ensure proper development. This project fits within that scope.

8. The applicant has tried alternative design. Through the process of determining the location of the additions were analyzed, and it was determined the additions as shown are the least impactful.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is the minimum to allow for construction of additions on this undersized lot in Sherwood Forest.

2. i. This variance will not alter the essential character of the neighborhood. Sherwood Forest is an eclectic mix of house styles and sizes. The Club must also approve the work.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. One addition is towards the path, the other is a projection of only 3'.

iii. No tree clearing is required and any mitigation necessary during the permit process will increase cover in the LDA or RCA, as the site is in the IDA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction cantilevered additions, disturbance has been minimized. A grading permit should not be required, and stormwater management if necessary will be provided at permit. It appears that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

The enclosed plan represents the location of the proposed work. In closing, the variances requested are the minimum necessary to afford relief and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-897-9290.

Sincerely,  
Bay Engineering, Inc.

*Mike Gillespie*

Mike Gillespie  
Project Manager

Reval date 2/3

Railway Title, LLC  
File No. 17-2220  
Tax ID # 02-720-07756009

LR - Deed (w Taxes)  
Recording only ST 20.00  
Name: whiteford  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 7,490.00  
LR - NR Tax - 1kd  
45,075.12

**This Deed**, made this 22nd day of November, 2017, by and between **Mark C. Dorfman** Revocable Trust dated March 21, 2014 and **Loretta M. Leung** Revocable Trust dated March 21, 2014, GRANTORS, and **John H. Whiteford**, GRANTEE.

**Witnesseth -**

**That in consideration** of the sum of One Million Four Hundred Ninety-Eight Thousand and 00/100 Dollars (\$1,498,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

Being known and designated as Lot numbered One Hundred three (103) as shown on Plat 103 of the official plats of Sherwood Forest dated December 6, 1929 and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book No. 2, folio 57 (currently plat book reference Plat Book 7 at folio 30).

The improvements thereon being commonly known as 103 Edgehill Road, Annapolis, MD 21405.

Tax ID: 02-720-07756009

BEING the fee simple property which, by Deed dated March 21, 2014, and recorded in the Land Records of the County of Anne Arundel, Maryland, in Liber 27210, Folio 043, was granted and conveyed by Mark C. Dorfman and Loretta M. Leung unto Mark C. Dorfman, Trustee of The Mark C. Dorfman Revocable Trust and Loretta M. Leung, Trustee of The Loretta M. Leung Revocable Trust.

**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of John H. Whiteford, as sole owner, in fee simple.

ACCT 2720-0775-6009  
ALL LIENS ARE PAID AS  
OF 11/27/17 A.A. COUNTY  
BY: *[Signature]*

Total: 62,599.66  
11/27/2017 01:03  
CC02-WO  
#945429 CC0501 - Anne  
Arundel  
County/CC05.01.10 -  
Register 10

LR - Deed (w Taxes)  
Recording only ST 20.00  
Name: whiteford  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 7,490.00  
LR - NR Tax - 1kd  
45,075.12

Subtotal: 52,625.12

Total: 62,599.66  
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Total: 62,599.66  
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CC02-WO

11/27/17 12:37 PM C 0001 R 0003  
Val #: 0003-208346  
County Transfer Tax Name: Leung Revocable  
Trust

Total: 62,599.66  
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Register 10  
11/27/2017 01:03  
CC02-WO

**And** the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

**In Witness Whereof**, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

MARK C. DORFMAN REVOCABLE TRUST  
DATED MARCH 21, 2014

By: Mark C. Dorfman, Trustee (SEAL)  
Mark C. Dorfman, Trustee

\_\_\_\_\_  
Witness

LORETTA M. LEUNG REVOCABLE TRUST  
DATED MARCH 21, 2014

By: Loretta M. Leung, Trustee (SEAL)  
Loretta M. Leung, Trustee

\_\_\_\_\_  
Witness

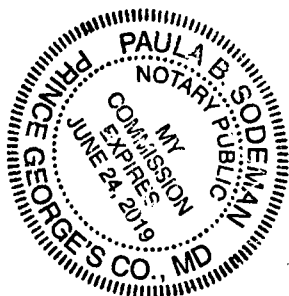
STATE OF MARYLAND }  
COUNTY OF ANNE ARUNDEL } ss

I hereby certify that on this 22nd day of November, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Mark C. Dorfman, Trustee for Mark C. Dorfman Revocable Trust dated March 21, 2014 and Loretta M. Leung, Trustee for Loretta M. Leung Revocable Trust dated March 21, 2014, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Paula B. Sodenman  
Notary Public

My Commission Expires: \_\_\_\_\_



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

  
Daniel J. Collins, Esq.

AFTER RECORDING, PLEASE RETURN TO:

**Railway Title, LLC**  
**3168 Braverton Street**  
**Ste. 400**  
**Edgewater, MD 21037**

## OWNER OCCUPANCY AFFIDAVIT

John H. Whiteford, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

As to All

*John H. Whiteford by  
Richard C. Whiteford  
attorney in fact* (SEAL)

John H. Whiteford, by Richard C.  
Whiteford, his attorney-in-fact

(SEAL)

STATE OF MARYLAND, *Paula B. Sodemman*, to wit:

I HEREBY CERTIFY, that on this 22nd day of November, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard C. Whiteford as attorney-in-fact for John H. Whiteford, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



*Paula B. Sodemman*  
Notary Public

My Commission Expires: \_\_\_\_\_

BK 31601 PG 100

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

**1 Type(s) of Instruments** ☐ Check Box if addendum Intake Form is Attached.

**2 Conveyance Type Check Box**  
☒ Improved Sale Arms-Length (1) ☐ Unimproved Sale Arms-Length (2) ☐ Multiple Accounts Arms-Length (3) ☐ Not an Arms-Length Sale (9)

**3 Tax Exemptions (If applicable)**  
 Cite or Explain Authority: Recordation  
 State Transfer  
 County Transfer

**4 Consideration and Tax Calculations**

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 1,498,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$ 1,188,400.00	X ( ) % = \$	
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X ( ) per \$500 = \$	
		TOTAL DUE	\$

**5 Fees**

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$ 20.00	
Surcharge	\$	\$ 40.00	Tax Bill:
State Recordation Tax	\$	\$ 10,488.00	C.M. Credit:
State Transfer Tax	\$	\$ 7,480.00	Ag. Tax/Other:
County Transfer Tax	\$	\$ 14,860.00	
Other:	\$	\$	
Other:	\$	\$	

**6 Description of Property**  
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor's Liber/Folio	Map	Parcel No.	Var. L/C/G
02	720-07756009	27210/043			<input type="checkbox"/> (5)
Subdivision Name			Lot (3a)	Block (3b)	Sec/AR (3c)
Sherwood Forest			103		
Location/Address of Property Being Conveyed (2)					
103 Edgeshill Road, Annapolis, MD 21405					
Other Property Identifiers (If applicable)				Water Meter Account No.	
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: N/A					
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Am't of Sq/Ft/Acreage Transferred: N/A					
If Partial Conveyance, List Improvements Conveyed: N/A					

**7 Transferred From**

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
John H. Whiteford	Mark C. Dorfman Revocable Trust dated March 21, 2014
	Loretta M. Leung Revocable Trust dated March 21, 2014
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

**8 Transferred To**

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
John H. Whiteford by Richard C. Whiteford his Attorney-in-Fact	John H. Whiteford
New Owner's (Grantee) Mailing Address	
103 Edgeshill Road, Annapolis, MD 21405	

**9 Other Names to Be Indexed**

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

**10 Contact/Mail Information**

Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
Name: Lauren Eggleston		<input type="checkbox"/> Hold for Pickup
Firm: Railway Title, LLC		<input type="checkbox"/> Return Address Provided
Address: 3168 Braverton Street, Ste. 400		
Edgewater, MD 21037	Phone: (410) 990-1720	

**11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Assessment Information: ☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence?  
☐ Yes ☒ No Does transfer include personal property? If yes, identify:  
☒ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

**Assessment Use Only - Do Not Write Below This Line**

Terminol Verification		Agricultural Verification		Whole		Part		Trans. Process Verification	
Transfer Number	Date Received:	Doc. Reference:	Assigned Property No.:	Year	Land	Buildings	Total	Geo.	Map
20	20								

REMARKS:

DISTRIBUTION:

☐ Clerk's Office  
☐ Office of Finance☐ SDAT  
☐ Registrar

AOC-CO-500 (3/2007)

17-2220

***CRITICAL AREA  
REPORT***

**103 EDGE HILL  
SHERWOOD FOREST, MD 21405**

**March 2025**

Prepared for:  
John Whiteford

Prepared by:  
Messick and Associates  
7 Old Solomons Island Road  
Suite 202  
Annapolis, MD 21401

## INTRODUCTION

This site is a 5,785 square foot property that is located on the north side of Edge Hill in Sherwood Forest, MD. The proposal is to provide additions to the dwelling. The site is served by private septic and the Sherwood Forest water supply. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zoned residential, R-2.

## EXISTING USE

The property consists of 5,785 square foot property. The site is currently developed with a structure. The property is currently a residential lot developed with a house, shed, and associated improvements. The property is not a corner lot and gains access from Edge Hill.

## SURROUNDING LAND USE

The properties that abut the site are relatively small, with the subject property being on the smaller side compared to abutting lots, which are also developed as single-family lots. The subject lot and surrounding lots are undersized for their zoning. The general area is developed as single-family lots. The site is bounded by a developed property to the east and west, Sherwood Club property to the north with Edge Hill to the south.

## PROPOSED WORK

The owners wish to construct additions to the existing dwelling. This construction will require disturbance to an area of steep slopes which would be disturbed for work area to construct the additions. The additions will be cantilevered and will not touch the ground.

## SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AsG – Annapolis Fine Sandy Loam, 40-80% Slopes (C Soils) and CRD – Collington and Annapolis Soils, 10-15% Slopes (B Soils).

## FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) and zone "AE" El=6' as delineated on the firm flood insurance map #24003C00168F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

## NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

## TIDAL WETLANDS

There are no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains to the Severn River.

## STEEP SLOPES

An area of steep slopes exists throughout the property. This area will be partially disturbed for work area for construction of the additions.

## RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

## STORMWATER MANAGEMENT

Stormwater management will be provided via planting mitigation.

## FOREST COVER

The existing forest cover is limited to overstory trees mostly on the waterfront side of the property. A very large maple in the middle of the property is intended to be saved.

The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacaia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

## WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

\

## SITE CALCULATIONS

1. Total Site area.....5,785 sq. ft.
2. Site area in LDA Critical area.....5,785 sq. ft
3. Existing lot coverage .....2,135 sq. ft.
4. Lot coverage to be removed.....224 sq. ft.
4. Proposed lot coverage .....203 sq. ft.
5. Total Lot Coverage after Construction...2,114 sq. ft.
6. Proposed Disturbed Area.....1,954 sq. ft.
7. Woodland Clearing.....0 sq. ft.

Real Property Data Search ( )  
Search Result for ANNE ARUNDEL COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Number: District - 02 Subdivision - 720 Account Identifier - 07756009

Owner Information

Owner Name: WHITEFORD JOHN H

Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 103 EDGE HILL  
ANNAPOLIS MD 21405

Deed Reference: /31601/ 00097

Location & Structure Information

Premises Address: 103 EDGE HILL  
ANNAPOLIS 21405-0000  
Waterview

Legal Description: LT 103 PL 1  
103 EDGE HILL  
SHERWOOD FOREST

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 1  
0039 0019 0295 2220002.02 720 103 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
2010 1,085 SF 5,774 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements  
1 YES STANDARD UNITFRAME/5 1 full

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

Land:

914,100

1,027,500

01/01/2023

07/01/2024

07/01/2025

Improvements

191,500

267,400

Total:

1,105,600

1,294,900

1,231,800

1,294,900

Preferential Land:

0

0

Transfer Information

Seller: DORFMAN MARK C TRUSTEE

Date: 11/27/2017

Price: \$1,498,000

Type: ARMS LENGTH IMPROVED

Deed1: /31601/ 00097

Deed2:

Seller: DORFMAN MARK C

Date: 04/21/2014

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /27210/ 00043

Deed2:

Seller: BAIRD DANIEL S

Date: 03/13/2013

Price: \$1,210,000

Type: ARMS LENGTH IMPROVED

Deed1: /25864/ 00128

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2024

07/01/2025

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

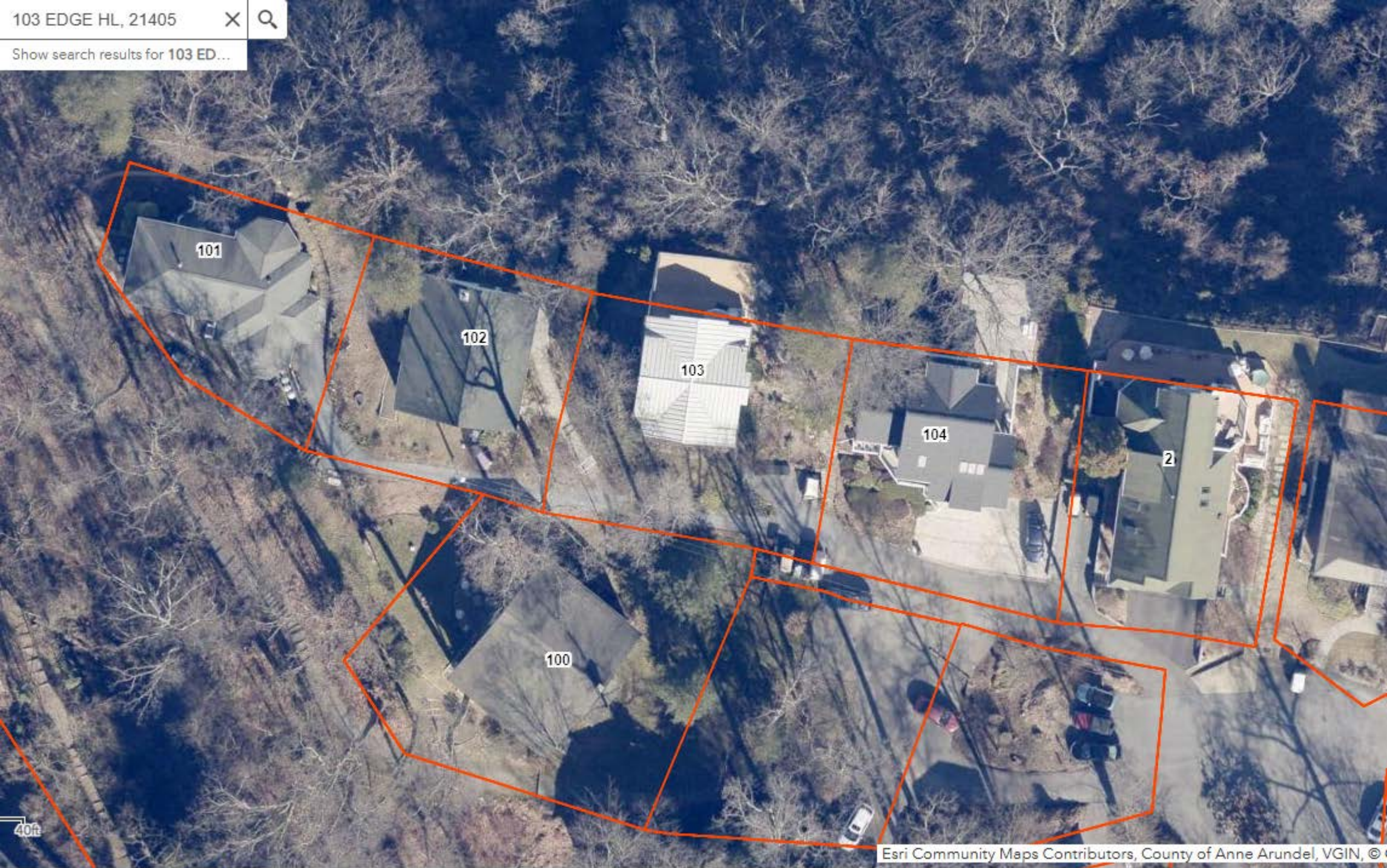
Special Tax Recapture: None

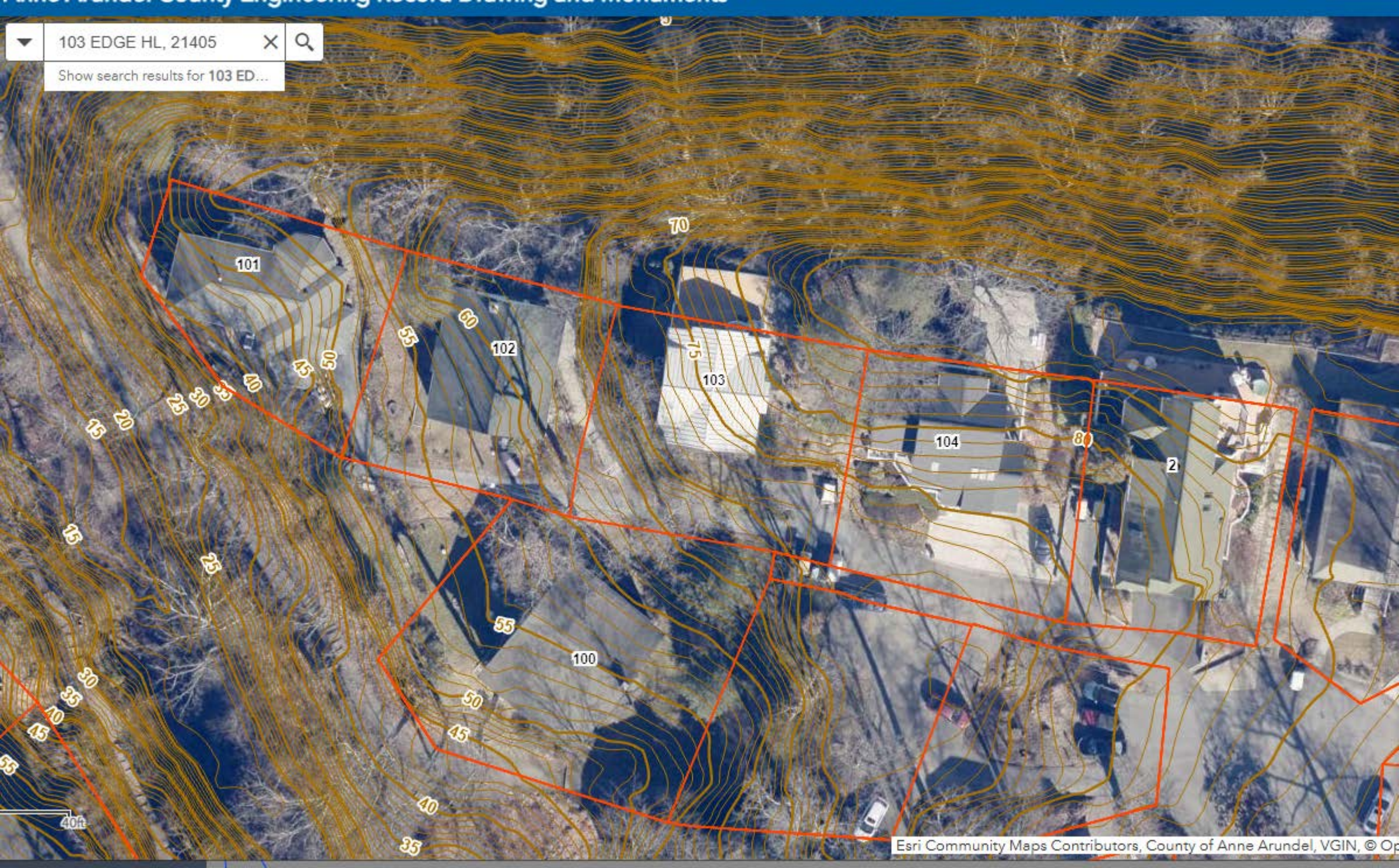
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



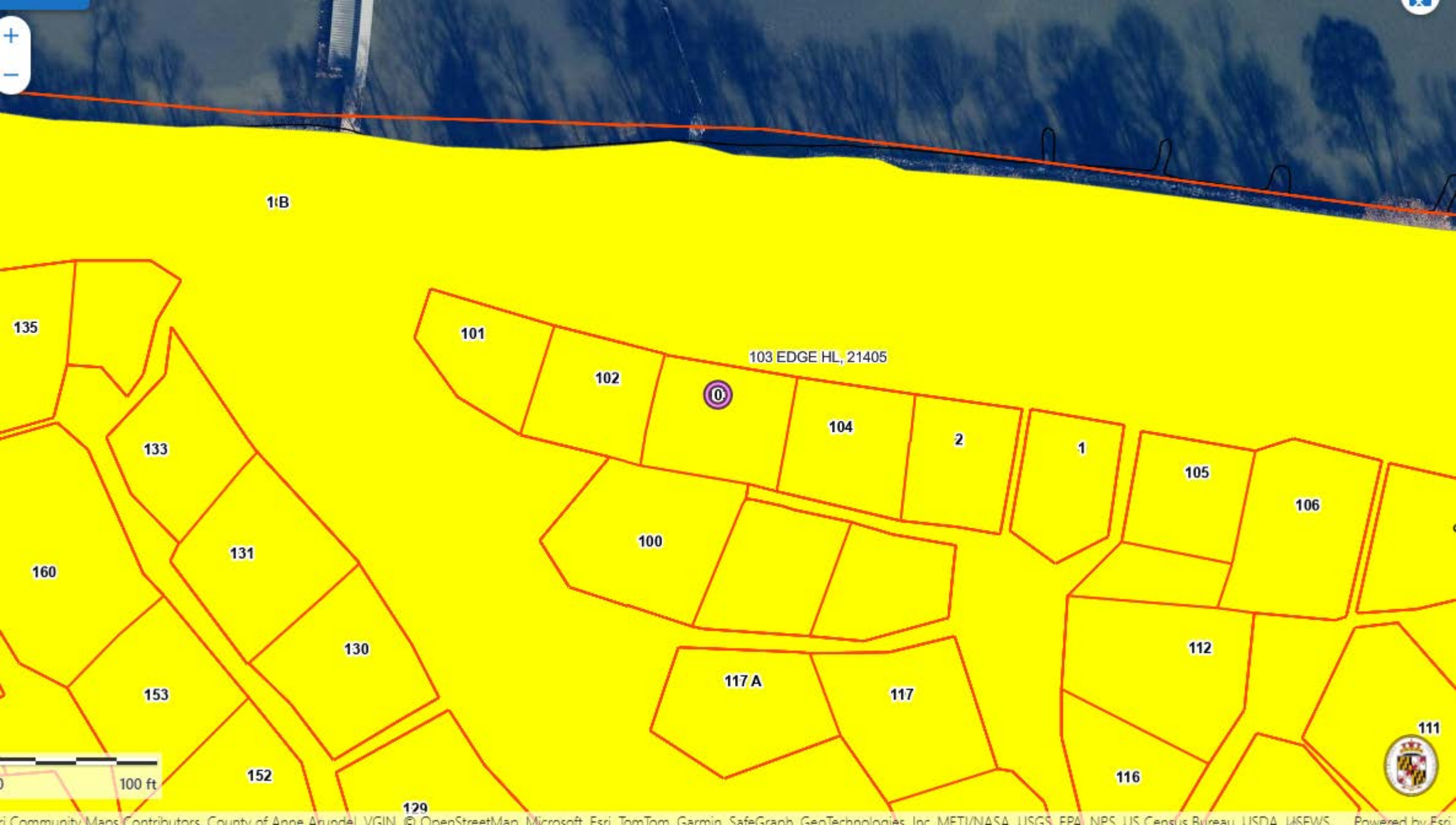


103 EDGE HL, 21405



Show search results for 103 ED...

40ft



1B

103 EDGE HL, 21405

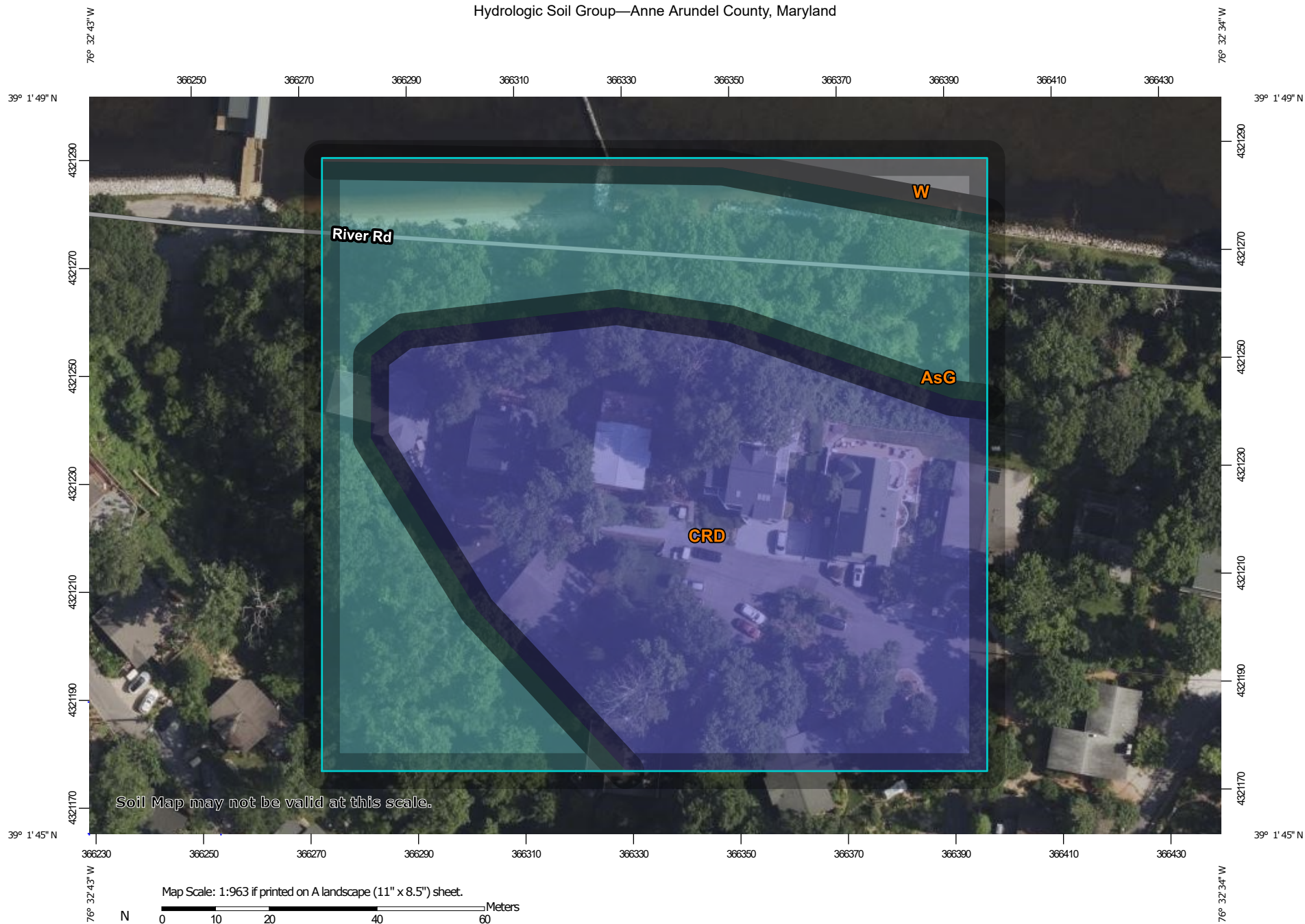
10








# Hydrologic Soil Group—Anne Arundel County, Maryland



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points


 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland  
 Survey Area Data: Version 23, Sep 6, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsG	Annapolis fine sandy loam, 40 to 80 percent slopes	C	1.4	41.3%
CRD	Collington and Annapolis soils, 10 to 15 percent slopes	B	1.9	55.9%
W	Water		0.1	2.8%
<b>Totals for Area of Interest</b>			<b>3.5</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

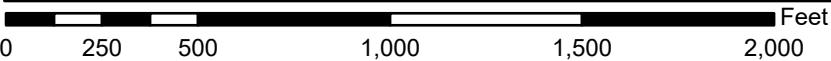
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# National Flood Hazard Layer FIRMette



76°32'58"W 39°2'2"N



1:6,000

76°32'21"W 39°1'34"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/14/2025 at 12:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
39	295	19	103	Net 1

Tax ID:

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Project Name (site name, subdivision name, or other) Whiteford Property

Project location/Address 103 Edge Hill

City Sherwood Forest MD Zip 21405

Local case number

Applicant: Last name Whiteford First name John

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 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:

Construct cantilevered additions to an existing Dwelling

Intra-Family Transfer ☐  
Grandfathered Lot ☒

Growth Allocation ☐  
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	0.133	5,785
RCA Area	0	0
Total Area	0.133	5,785

Total Disturbed Area 

Acres	Sq Ft
0.045	1,954

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.045	1,964	Existing Lot Coverage	0.049	2,135
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.005	203
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.005	224
			Total Lot Coverage	0.049	2,124

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.045	1,954	Mitigation	TBD	TBD

### 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 ☐

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

PROJECT NOTIFICATION APPLICATION

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39	295	19	103	Net 1

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**FOR RESUBMITTAL ONLY**

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Redesign ☐  
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Non-Critical Area ☐

\*Complete Only Page 1  
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Project location/Address 103 Edge Hill

City Sherwood Forest MD Zip 21405

Local case number

Applicant: Last name Whiteford First name John

Company

**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:

Construct cantilevered additions to an existing Dwelling

Intra-Family Transfer ☐  
Grandfathered Lot ☒

Growth Allocation ☐  
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	0.133	5,785
RCA Area	0	0
Total Area	0.133	5,785

Total Disturbed Area 

Acres	Sq Ft
0.045	1,954

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.045	1,964	Existing Lot Coverage	0.049	2,135
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.005	203
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.005	224
			Total Lot Coverage	0.049	2,124

## VARIANCE INFORMATION (Check all that apply)

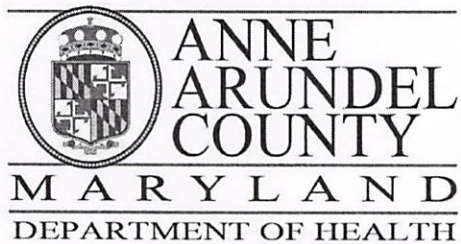
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.045	1,954	Mitigation	TBD	TBD

### 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 ☐



J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

### MEMORANDUM

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

FROM: Brian Chew, Program Manager  
Bureau of Environmental Health *BC*

DATE: April 7, 2025

RE: John Whiteford  
103 Edge Hill  
Annapolis, MD 21405

NUMBER: 2025-0057-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions (16' x 3', 31' x 5', one-story cantilevered) 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 water supply system for the above referenced property. The Health Department has determined that the proposed request adversely affects the on-site sewage disposal system. The Health Department recommends denial of the above referenced request. No structures can be placed over top of existing septic tank, nor have any footers less than 5 feet to the septic tank. Also, a 2<sup>nd</sup> replacement drywell for the property must be shown.

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

cc: Sterling Seay

2025-0057-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

03/28/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

No objection provided the applicant can demonstrate full compliance with all applicable approval standards for Critical Area approval, Compliance with lot coverage limitations will be addressed at permit.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

04/18/2025

Assigned to Department

OPZ Critical Area

Status Date

04/10/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



Jamileh Soueidan -DNR- &lt;jamileh.soueidan@maryland.gov&gt;

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**CAC Comments: 2025-0057-V; Whiteford (AA 0075-25)**

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

Mon, Apr 7, 2025 at 10:31 AM

Draft To: Sadé Medina &lt;pzmedi22@aacounty.org&gt;

Good morning,

The Critical Area Commission has reviewed the above-reference variance and provide the following comments:

- The applicant is proposing two cantilevered additions to a dwelling, with disturbance to slopes of 15% or greater in the LDA. The lot coverage is currently nonconforming as the site exceeds the lot coverage limits. The applicant is proposing to remove lot coverage by 10% of the exceedance, per Anne Arundel County Code § 17-8-403. The project proposes no clearing to existing forest/trees/woodland. 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 variance standards have been met, then appropriate mitigation is required.

The Critical Area Commission has reviewed the above-reference variance and provide the following comments:

Sincerely,  
Jamileh

--



Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays  
[dnr.maryland.gov/criticalarea](https://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](mailto:jamileh.soueidan@maryland.gov)

2025-0057-V

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date

03/28/2025

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

This structure is not a contributing resource to the Sherwood Forest Historic District (AA-941). No adverse effect.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

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

Due Date

04/18/2025

Assigned to Department

OPZ Cultural Resources

Status Date

04/16/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

Est. Completion Date

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

Task Specific Information

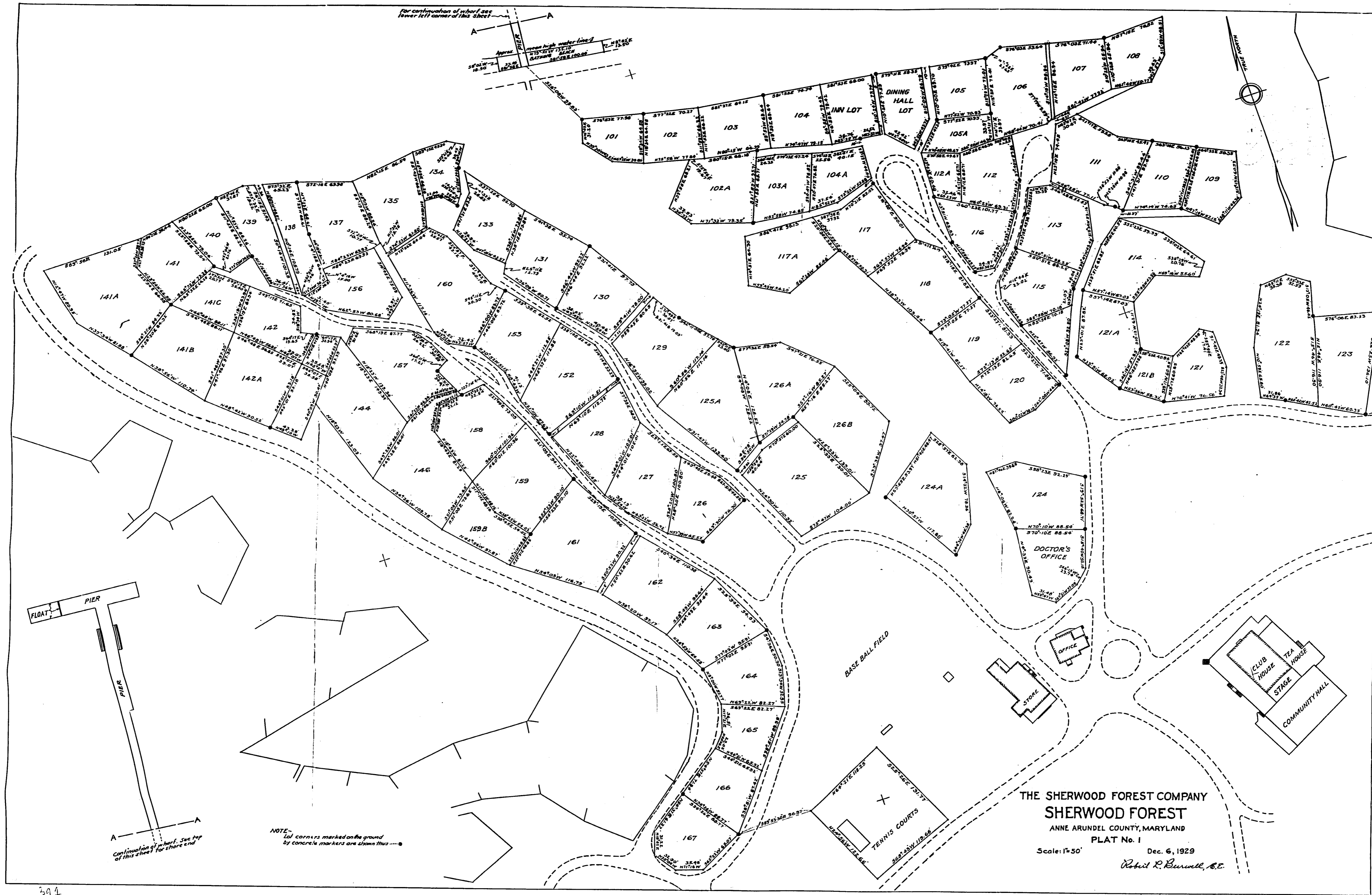
Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



391

MSA S1235-3601

# Map Title



## Legend

Foundation

Addressing



Parcels

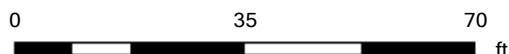


Parcels - Annapolis City



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

none



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes