

Sam Clark

1635 Orchard Beach Road
Annapolis, MD 21409
sam.a.clark@gmail.com
202-790-4739

May 2, 2025

Anne Arundel County Office of Planning and Zoning

2664 Riva Road
Annapolis, MD 21401

Letter of Explanation: Request for Variance – 1635 Orchard Beach Road, Annapolis, MD 21409

To Whom It May Concern,

I am submitting this Letter of Explanation in support of my variance request for the property located at 1635 Orchard Beach Road, Annapolis, MD 21409 (Tax Account ID: 300090007957). The variance is sought to allow the **construction of a shed** (14' wide, 24' deep, 15' tall) **within the 50' expanded buffer added to the 100' stream buffer and steep slopes**, specifically placing the shed **128' from Mill Creek**.

Description of Proposed Construction

The proposed structure is a **wooden workshop shed** designed for personal use. **The site is level and naturally clear, requiring no brush or tree removal**. It is positioned toward the rear of the property, **behind a set of trees**, ensuring minimal visibility from the road and maintaining the natural aesthetic of the area.

Variance Requested

I am requesting relief from the **50' expanded buffer requirement**, which, when combined with the **100' stream buffer and steep slopes**, limits the buildable space on my property. The proposed shed would be located **128' from Mill Creek**. Other locations on the property would necessitate the removal of fully grown trees, make the shed the central focal point of an otherwise natural area, obstruct my neighbor's water view, or block a wood trail on my property which I have made available to the neighborhood.

Justification for the Variance

1. **Minimal Environmental Impact** – The selected site is naturally clear and does not require the removal of trees, brush, or significant land modification, thereby preserving the existing landscape. The additional impervious surface (26' x 16' gravel pad) will be mitigated by planting 8 trees or 24 shrubs on site after completion.
2. **Neighboring Support** – My immediate neighbors at **1627 and 1637 Orchard Beach Road** have expressed their support for this variance request.

3. **No Adverse Impact on Surroundings** – The shed is positioned behind existing trees, **reducing visibility from the road** and ensuring that it does not disrupt the character of the neighborhood or negatively impact adjacent properties.

Conclusion

Given the **minimal environmental impact and neighbor support**, I respectfully request approval of this variance and would appreciate the opportunity to further discuss my request if needed.

Please let me know if any additional information is required. I appreciate your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Clark".

Sam Clark
1635 Orchard Beach Road
Annapolis, MD 21409
sam.a.clark@gmail.com
202-790-4739



Proposed site

Site Plan for Shed Installation

1635 Orchard Beach Road,
Annapolis, MD 21409

District: 03
Subdivision: 000
Account #: 90007957

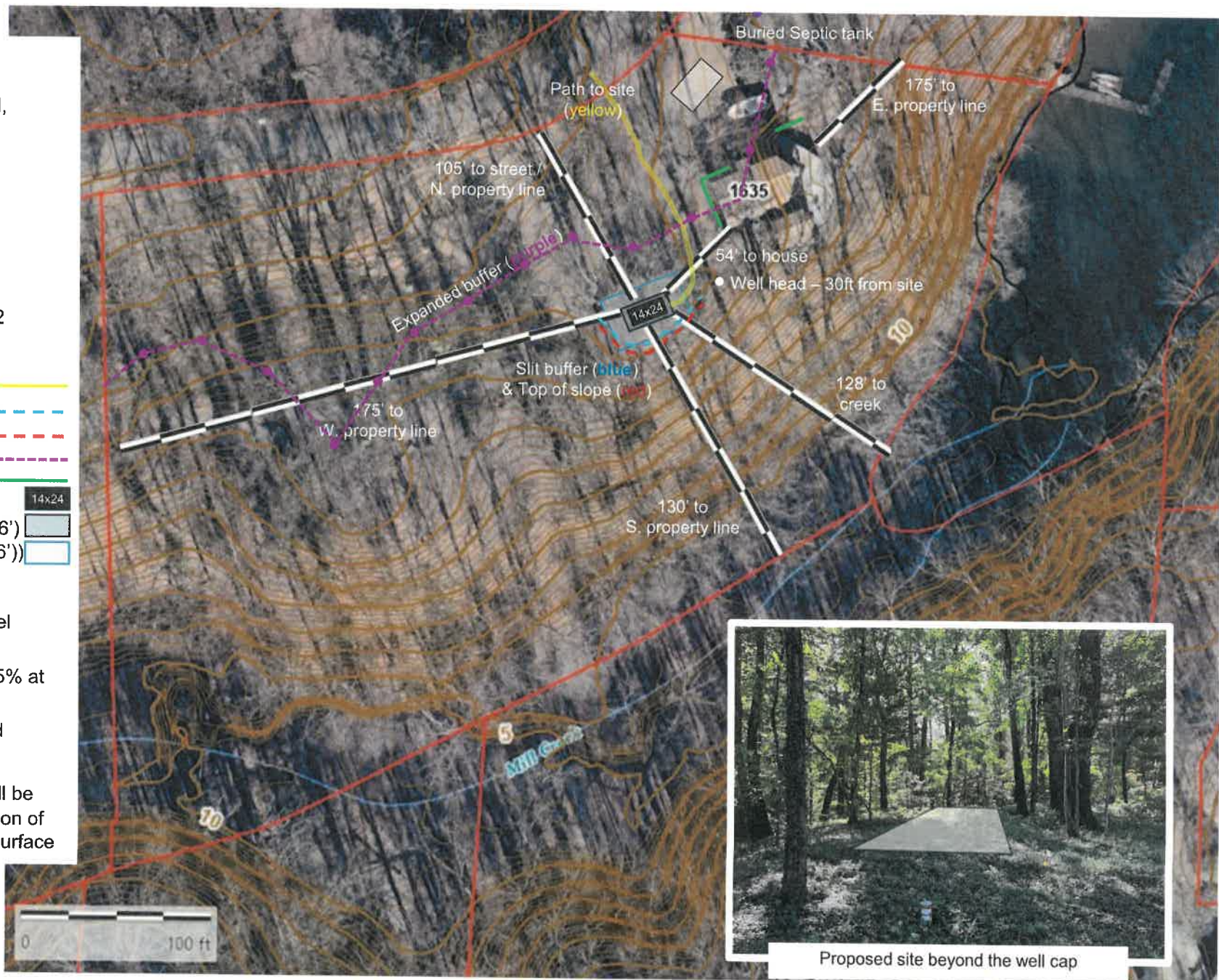
Map: 0046
Grid: 0009
Neighborhood: 3110050.02

Key:

Path to site
Silt buffer
Top of slope
Expanded buffer 50'
New plantings
Shed (14'x24')
Gravel pad for shed (16'x26')
Limit of disturbance (36'x46')

Notes:

- The site is a natural, level clearing in the woods
- The slope is less than 15% at the proposed site
- No trees will be removed
- No driveway is planned
- 8 trees or 24 shrubs will be planted to mitigate addition of 416 sq ft of impervious surface



Proposed site beyond the well cap

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: 4/16/2025

Tax Map #	Parcel #	Block #	Lot #	Section
46	82			

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3000-9000-7957

Project Name (site name, subdivision name, or other)	Shed Installation
--	-------------------

Project location/Address	1635 Orchard Beach Road
--------------------------	-------------------------

City	Annapolis	Zip	21409
------	-----------	-----	-------

Local case number	B02420566
-------------------	-----------

Applicant:	Last name	Clark	First name	Samuel
------------	-----------	-------	------------	--------

Company	
---------	--

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name TBD

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Construction of a **shed** (14' wide, 24' deep, 15' tall) within the **50' expanded buffer added to the 100' stream buffer and steep slopes**, specifically placing the shed **128' from Mill Creek** (22' within the expanded buffer).

Intra-Family Transfer
Grandfathered Lot

Growth Allocation

Buffer Exemption Area



	Acres	Sq Ft
IDA Area		0
LDA Area		0
RCA Area		117,612
Total Area		117,612

Total Disturbed Area

Acres	Sq Ft
	416

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		58,000	Existing Lot Coverage		3,107
Created Forest/Woodland/Trees		0	New Lot Coverage		416
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		3,523

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Expanded Buffer Disturbance		416			
Non-Buffer Disturbance		0	Mitigation		800 (8 trees)

Variance Type

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

Structure

Acc Structure Edition
Barn
Deck
Dwelling
Dwelling addition
Garage
Gazebo
Patio
Pool
Shed ☒
Other

Sam Clark
1635 Orchard Beach Road
Annapolis, MD 21409
sam.a.clark@gmail.com
202-790-4739

March 10, 2025

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

Subject: Request for Variance – 1635 Orchard Beach Road, Annapolis, MD 21409

To Whom It May Concern,

I am submitting this Letter of Explanation in support of my variance request for the property located at **1635 Orchard Beach Road, Annapolis, MD 21409** (Tax Account ID: 300090007957). The variance is sought to allow the construction of a **shed** (14' wide, 24' deep, 15' tall) within the **50' expanded buffer added to the 100' stream buffer and steep slopes**, specifically placing the shed **128' from Mill Creek** (22' within the expanded buffer).

Description of Proposed Construction

The proposed structure is a **wooden workshop shed** designed for personal use. The site for the shed is **level and naturally clear, requiring no brush or tree removal**. It is positioned toward the rear of the property, **behind a set of trees**, ensuring minimal visibility from the road and maintaining the natural aesthetic of the area.

Variance Requested

I am requesting relief from the **50' expanded buffer requirement**, which, when combined with the **100' stream buffer and steep slopes**, limits the buildable space on my property. The proposed shed would be located **128' from Mill Creek, encroaching 22' into the expanded buffer**. Moving the proposed site further from the slope would necessitate the removal of fully grown trees.

Justification for the Variance

1. **Minimal Environmental Impact** – The selected site is naturally clear and does not require the removal of trees, brush, or significant land modification, thereby preserving the existing landscape. The additional impervious surface will be mitigated by planting 8 trees or 24 shrubs will be planted on site after completion.
2. **Neighboring Support** – My immediate neighbors at **1627 and 1637 Orchard Beach Road** have expressed their support for this variance request.

3. **No Adverse Impact on Surroundings** – The shed is positioned behind existing trees, **reducing visibility from the road** and ensuring that it does not disrupt the character of the neighborhood or negatively impact adjacent properties.

Conclusion

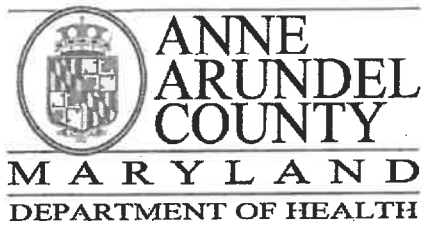
Given the **minimal environmental impact and neighbor support**, I respectfully request approval of this variance and would appreciate the opportunity to further discuss my request if needed.

Please let me know if any additional information is required. I appreciate your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Clark". The signature is fluid and cursive, with the first name "Sam" and last name "Clark" clearly distinguishable.

Sam Clark
1635 Orchard Beach Road
Annapolis, MD 21409
sam.a.clark@gmail.com
202-790-4739




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

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: May 2, 2025

RE: Clark Samuel Austin
1635 Orchard Beach Road
Annapolis, MD 21409

NUMBER: 2025-0073-V

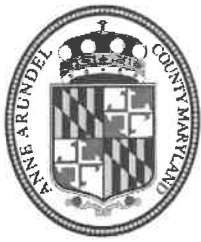
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow the construction of a shed (14' wide, 24' deep, 15' tall) within the 50' expand buffer added to the 100' stream buffer and steep slopes, specifically placing the shed 128' from Mill Creek (22' within the expanded buffer).

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

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

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0037-P)

DATE OF MEETING: 4/28/2025

P&Z STAFF: Sara Anzelmo, Kelly Krinetz

APPLICANT/REPRESENTATIVE: Sam Clark EMAIL: sam.a.clark@gmail.com

SITE LOCATION: 1635 Orchard Beach Road, Annapolis LOT SIZE: 2.7 acre ZONING: R1

CA DESIGNATION: LDA/RCA BMA: N/A or BUFFER: Yes APPLICATION TYPE: CA Variance

The applicant proposes to construct a shed approximately 54 feet southwest of the existing dwelling. The letter of explanation describes the proposed shed as measuring "14' wide, 24' deep, 15' tall". However, the site plan shows the shed measuring 16' by 26'.

The proposal would necessitate a critical area variance for disturbance within the expanded stream buffer and, depending on the LOD, may necessitate a variance for disturbance within slopes of 15% or greater. The site plan does not clearly show the slopes of 15% or greater and does not show a Limit of Disturbance (LOD), so it is difficult to determine whether or not a slope variance would also be required.

COMMENTS

The **Critical Area Team** commented that it does not appear that the expanded buffer is shown correctly on the site plan. The 50' expansion must be measured from the top of 15% or greater slopes. It appears that it has been shown from the 25% slopes. All 15% and 25% slopes must be shown on the plan, not just a demarcation of the top of slopes and the expanded buffer. There is ample room to locate a structure outside of the expanded buffer. This location cannot be supported as it does not meet the approval standards for a variance.

The **Zoning Administration Section** concurs with the Critical Area Team. The applicant is reminded that, in order for a critical area variance to be approved, the applicant must demonstrate and the Hearing Officer must find that the proposal complies with each and every variance standard provided under Section 18-16-305(b) and (c) of the Code. Should the applicant decide to proceed with a variance, the letter of explanation should be updated to address each critical area variance standard individually.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence. A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.