



May 31, 2025

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

**RE: 3934 Bayside Drive, Edgewater, MD 21037  
Shoreham Beach, Plat 8, Lot 4  
Variance Extension Application**

Sir or Madam:

Enclosed please find a complete variance extension application and it's required submittal package for the proposed development at 3934 Bayside Drive, Edgewater. On behalf of the applicant, we respectfully request an extension for the variance **2023-0161-V**. We are currently working through engineering comments with the Department of Inspections & Permits. Due to the lot's diminutive size, the environmental buffers, and the location of on-site and adjacent wells, the siting of acceptable SWM practices is proving problematic. Additionally, as the design is finalized approval from MDE will be necessary for the wetland buffer disturbance. The approval process has involved coordinating environmental evaluations & soil borings, all conspiring to stretch the approval process timeline. The issues with the SWM should be finalized shortly allowing us to move forward with MDE approvals & the revised Modification to Code to disturb the wetland buffer. We anticipate have permits in-hand by the end of the year.

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

Respectfully,

**ATWELL, LLC**

Annapolis, MD



William Bower, PE, PLS  
Sr. Project Manager