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Consulting Engineers,
Planners, Surveyors
& Landscape Architects
"Designing Success Since 1951"

May 20, 2025

Ms. Sterling Seay, Zoning Administrator
Anne Arundel County
Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

Re: Mike Perry Property Subdivision
Variance Application
S#2025-005; P#2025-0013-00-NM
Tax Map 15, Block 9, Parcel 66
Explanation Letter

Dear Ms. Seay:

Attached for your review and processing is a variance application for the above referenced site. The subject site is currently improved with two single-family residential dwelling units on one lot. The site consists of approximately 1.0-acre of land and is located in the R-2 zoning district. The entire site is located outside the Chesapeake Bay Critical Area. There are no wetlands, streams, floodplains, steep slopes or other environmentally sensitive areas on-site. The applicant is proposing to create one additional new lot surrounding the second dwelling on-site. The property was created by a deed and administrative minor subdivision as recorded among the Land Records of Anne Arundel County in Liber 15991, Folio 119. The applicant is proposing a two (2) lot single family detached minor subdivision. The subdivision is being created to put each existing house on its own lot. The project is served by public water and private septic. No development is proposed.

Specifically, the applicant is requesting the following variance:

1. An 809 square foot variance to the 20,000 s.f. lot requirement for an R-2 Lot served by private sewer (Article 18-4-601).

We believe the proposed variance meets all applicable approval criteria in accordance with the Anne Arundel County Code. Specifically;

Requirements for zoning variances (Article 18-16-305(a)):

(a)(1) *Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographic conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article.*



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The total lot area consists of 43,269 square feet(sufficient area for two 20,000 square feet lots). However, the lot is quite shallow, and the shape of the lot includes area which is required for a road right of way. Private road right-of-way dedication is required to provide access in accordance with the County Code. Therefore, the remaining lot area is 809 square feet less than the 20,000 square feet per lot requirement for R-2 lots served by private septic. Therefore, the existing lot size and shape represents a specific inherent condition that prevents the lot from being developed in strict conformance with the code.

- (a)(2) *Because of exceptional circumstances other than financial considerations, the grant of the variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.*

The existing lot size, configuration and the existing developed condition on-site (two existing residential houses on one lot) represent an exceptional circumstance that is not related to any financial consideration and the variance is necessary to avoid practical and unnecessary hardship as required to develop the lot into two separate lots .

Requirements for all variances (Article 18-16-305(c)):

- (c)(1) *The variance is the minimum necessary to afford relief*

The total lot area consists of 43,269 square feet(sufficient area for two 20,000 square feet lots). However, private road right of way dedication is required to provide access in accordance with the County Code. Therefore, the remaining lot area is 809 square feet less than the 20,000 square feet per lot requirement for R-2 lots served by private septic. Therefore, the variance is the minimum relief necessary to afford relief.

- (c)(2) *The granting of the variance will not:*
(i) *alter the essential character of the neighborhood or district in which the lot is located;*

The granting of this variance will not alter the essential character of the neighborhood. Granting of the variance will allow the Property to be used in a manner that is consistent with all surrounding properties in the neighborhood. In fact, there are several lots adjacent to the site on Stevens Road which are less than 20,000 square feet (these lots vary between 8,000-15,000 square feet per lot) and adjacent subdivisions in the neighborhood (including Fourwinds, Evergreen Commons and Elmhurst Station among others) all consist of R-2 lots of less than 20,000 square feet.



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(ii) substantially impair the appropriate use or development of adjacent property:

The applicant is seeking to create separate lots for each residential house. No additional development is proposed. Since no additional development is proposed, the variance will not substantially impair the appropriate use or development of adjacent properties. The Applicant is only seeking reasonable use of the lot for residential purposes.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area;

The site is not located in the Chesapeake Bay Critical Area and no clearing is required.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area;

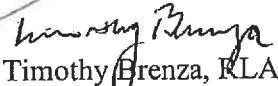
The site is not located in the Chesapeake Bay Critical Area or a Bog Protection Area.

(v) be detrimental to the public welfare.

Granting of the variance will not be detrimental to the public welfare since no additional development is proposed and single-family residential uses are a use permitted by right under the R-2 Zoning regulations.

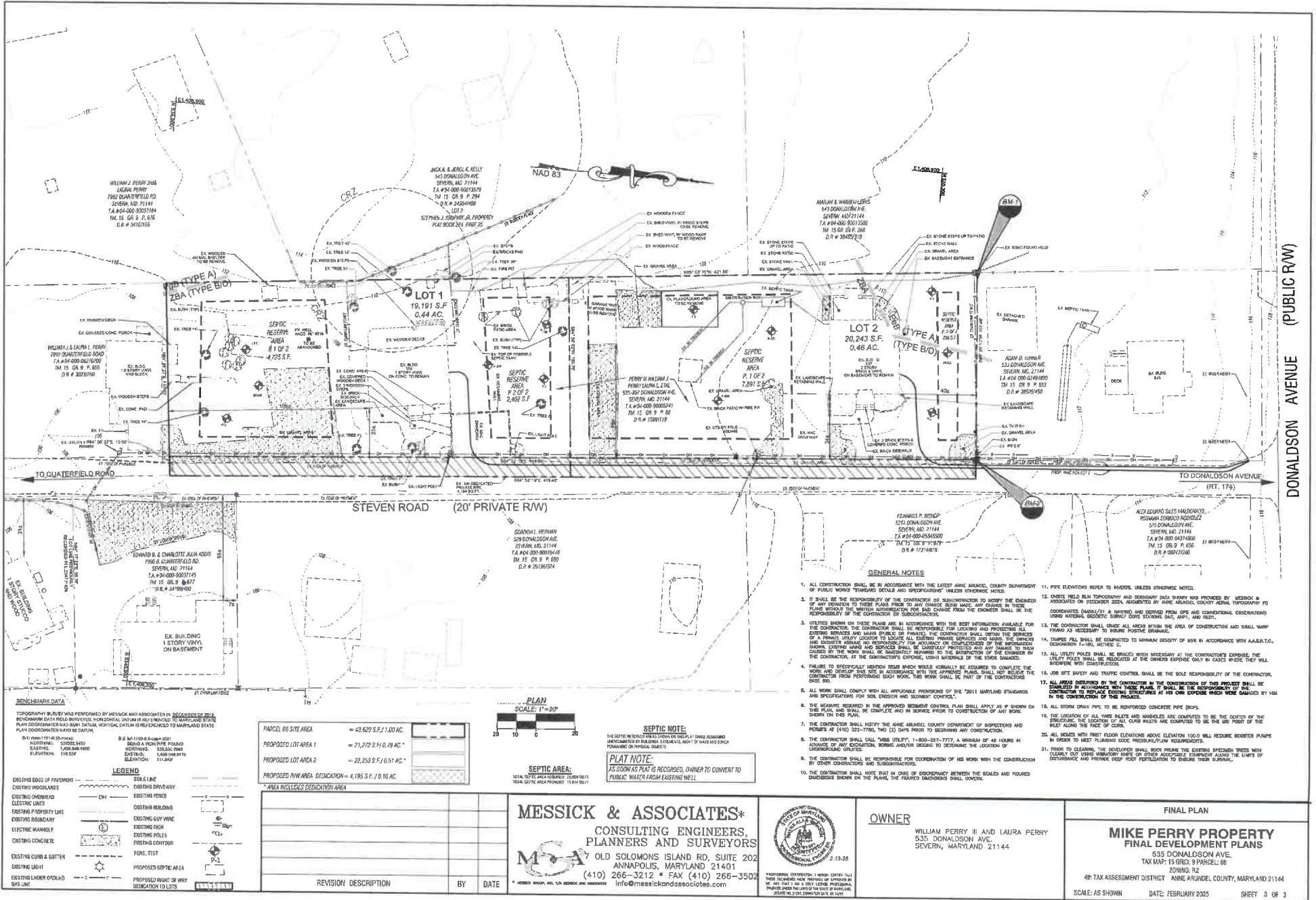
In summary, the site is a legally buildable, single-family residential lot with two single family residential houses on one lot. The applicant is seeking to create separate lots for each residential house. No additional development is proposed. The Applicant is only seeking reasonable use of the lot for residential purposes in its current configuration and complies with all variance approval criteria under Article 18-16-305 (a) and Article 18-16-305 (c). If there are any questions concerning this application, please do not hesitate to contact me.

Sincerely,
MESSICK GROUP, INC.
T/A MESSICK & ASSOCIATES


Timothy Brenza, RLA
V.P. Planning and Landscape Architecture

[illegible][illegible]

ID	DESCRIPTION
1	COVER SHEET & LOCATION MAP
1	EXISTING SITE CONDITIONS & RESOURCE MAPPING
2	FINAL PLAN

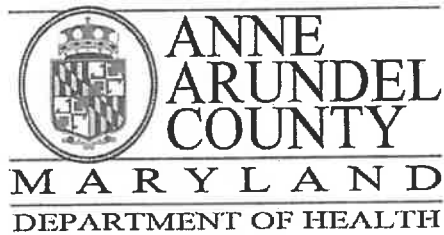


- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS "STANDARD DETAILS AND SPECIFICATIONS" UNLESS OTHERWISE NOTED.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE EMBLEM OF ANY VIOLATION TO THESE PLANS FROM ANY CHANGE BEING MADE. ANY CHANGE IN THESE PLANS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR.
 3. UTILITIES SHOWN ON THESE PLANS ARE IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE FOR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE ALL EXISTING PRIVATE SERVICES AND MARK THE EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION.
 4. FAILURE TO SPECIFICALLY NOTIFY THE ENGINEER OF ANY VIOLATION TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION.
 5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, DESIGN AND CONSTRUCTION" UNLESS OTHERWISE NOTED.
 6. THE MEASUREMENT REQUIRED IN THE APPROVED RECORDING CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN AND SHALL BE COMPLETE AND IN ACCORDANCE WITH THE REQUIREMENTS OF ANY WORK SHOWN ON THIS PLAN.
 7. THE CONTRACTOR SHALL NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS AT (410) 223-7776, TWO (2) DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
 8. THE CONTRACTOR SHALL CALL "MISS UTILITY" 1-800-321-7777, A MINIMUM OF 48 HOURS IN ADVANCE OF ANY CONSTRUCTION, BEFORE ANY DIGGING TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THE CONSTRUCTION BY OTHER CONTRACTORS AND SUBCONTRACTORS.
 10. THE CONTRACTOR SHALL HAVE PLAT IN CHARGE OF SUPERVISION OF THE EXISTING AND PROPOSED CONSTRUCTION SHOWN ON THE PLANS, THE PROTECTED EMBLEM SHALL BE GENERAL.
 11. PIPE ELEVATIONS REFER TO INVERT, UNLESS OTHERWISE NOTED.
 12. EXISTING FIELD BUILT TOPOGRAPHY AND BOUNDARY DATA SHOWN WAS PROVIDED BY MESSICK & ASSOCIATES, INC. (MESSICK & ASSOCIATES, INC.) AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION.
 13. THE CONTRACTOR SHALL OBTAIN ALL AREAS WITHIN THE AREA OF CONSTRUCTION AND SHALL MARK THE AREAS AS NECESSARY TO AVOID EXISTING UTILITIES.
 14. EXISTING PILES SHALL BE EXPOSED TO A MINIMUM DEPTH OF 8" IN ACCORDANCE WITH A.A.S.T.M. (ASTM) F-143, METHOD C.
 15. ALL UTILITY PILES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTOR'S EXPENSE. THE UTILITY PILES SHALL BE RELOCATED AT THE OWNERS EXPENSE ONLY IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION.
 16. JOB SITE SAFETY AND TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 17. ALL AREAS DETERMINED BY THE CONTRACTOR IN THE CONSTRUCTION OF THIS PROJECT SHALL BE REMOVED BY THE CONTRACTOR WITH THESE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE EXISTING STRUCTURES AT HIS OWN EXPENSE WHICH WERE DAMAGED BY HIS IN THE CONSTRUCTION OF THIS PROJECT.
 18. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP).
 19. THE LOCATION OF ALL YARD SALES AND MANHOLES ARE COMPUTED TO BE THE CENTER OF THE STRUCTURE. THE LOCATION OF ALL CURB SALES ARE COMPUTED TO BE THE MID POINT OF THE CURB ALONG THE FACE OF CURB.
 20. ALL LOTS WITH FIRST FLOOR ELEVATIONS ABOVE ELEVATION 100.0' SHALL REQUIRE BOOSTER PUMPS IN ORDER TO MEET PLUMBING CODE PRESSURIZATION REQUIREMENTS.
 21. PRIOR TO CLEANING, THE DEVELOPER SHALL FIRST PRUNE THE EXISTING SPECIMEN TREES WITH CROWN CUTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND LINES PRIOR TO ANY CONSTRUCTION.

MESSICK & ASSOCIATES*
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PLANNERS AND SURVEYORS
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ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
info@messickandassociates.com

OWNER
WILLIAM PERRY II AND LAURA PERRY
535 DONALDSON AVE
SEVERN, MARYLAND 21144

FINAL PLAN
MIKE PERRY PROPERTY
FINAL DEVELOPMENT PLANS
TAX MAP: 15 GR-2-3 PARCEL: 06
ZONING: R2
4th TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21144
SCALE: AS SHOWN DATE: FEBRUARY 2023 SHEET 3 OF 3



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

A handwritten signature in black ink, appearing to be "BC" or "Brian Chew", written over the printed name.

DATE: June 2, 2025

RE: William J. Perry III
535 Donaldsom Ave.
Severn, MD 21144

NUMBER: 2025-0105-V

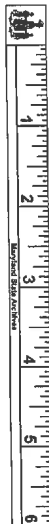
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a lot with less area than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay



MICHAEL J. GATES
MARYLAND PROFESSIONAL SURVEYOR MD. LIC.#21240
LICENSE COMMISSION EXPIRES: 1/18/2019
MESSICK AND ASSOCIATES
2120 REHARD COURT
ANNAPOLIS, MD 21401

7-17-18
DATE



DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIEN HOLDERS ADOPTE(S) THIS RECORD PLAT; ESTABLISH(ES) THE BUILDING RESTRICTION LINES AND DEDICATE(S) ALL PUBLIC ROADS, WIDENING STRIPS, FLOOD PLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDED OF THIS PLAT.

THE OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO PERRY PROPERTY HOMEOWNERS ASSOCIATION BEFORE OR WITH THE RECORDED OF HIS PLAT.

TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY SECTION 3-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT, OTHER THAN THE FOLLOWING:

1. RIGHT OF WAY IN LIBER 2432 / F. 10
2. RIGHT OF WAY IN QUARTERFIELD RD
3. ACCESS EASEMENT AND MAINTENANCE AGREEMENT IN LIBER 23335, PAGE 009
4. INSPECTION AND MAINTENANCE AGREEMENT IN LIBER 24713 / F. 224
5. FOREST CONSERVATION EASEMENT IN LIBER 30583 / F. 328
6. DECLARATION OF COVENANTS IN LIBER 30583 / F.333
7. PLAT IN PLAT BOOK 348, P. 50

ALL OWNERS OF THE PROPERTY WITH THE EXCEPTION OF LIEN HOLDERS HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

Witness and date: *Ronela Hoxley* 7-18-18
Owner and date: *Thomas L. Perry* 7-18-18 (Seal)
THOMAS L. PERRY

Witness and date: *Ronela Hoxley* 7-18-18
Owner and date: *Marie A. Perry* 7-18-18 (Seal)
MARIE A. PERRY

I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT

Witness and date: *Ronela Hoxley* 7-18-18
Owner and date: *Thomas L. Perry* 7-18-18 (Seal)
THOMAS L. PERRY

Witness and date: *Ronela Hoxley* 7-18-18
Owner and date: *Marie A. Perry* 7-18-18 (Seal)
MARIE A. PERRY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THOMAS L. PERRY TO THOMAS L. PERRY AND MARIE A. PERRY BY DEED DATED MAY 21, 2001 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 10455 AT FOLIO 376; AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE 83-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

7-17-18
DATE
MICHAEL J. GATES
MARYLAND PROFESSIONAL SURVEYOR MD. LIC.#21240
LICENSE COMMISSION EXPIRES: 1/18/2019
MESSICK AND ASSOCIATES
2120 REHARD COURT
ANNAPOLIS, MD 21401

SURVEYOR'S SIGNATURE



MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS



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www.messickandassociates.com

BOOK 360 PAGE 43 PLAT #18569

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, TITLE 5 OF ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND SEWER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEU FOR UNPAID CHARGES.

USE-IN-COMMON EASEMENT NOTE

THE 30 FT. PRIVATE USE-IN-COMMON EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1 TO 4. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES ADJUTING COUNTY ROADS. SEE ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN LIBER 23335 AT FOLIO 009.

STORMWATER MANAGEMENT STATEMENT

STORMWATER MANAGEMENT WILL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH ARTICLE 16, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE. THE FINAL DEVELOPMENT PLAN SHOWING THE STORMWATER PRACTICES ALONG WITH THE STORMWATER MANAGEMENT COMPUTATIONS ARE ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

STORMWATER MAINTENANCE AGREEMENT STATEMENT

THE PRIVATE STORMWATER MANAGEMENT PRACTICES AS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR EACH LOT ARE SUBJECT TO THE INSPECTION & MAINTENANCE AGREEMENT. AN AGREEMENT MUST BE EXECUTED PRIOR TO ISSUANCE OF THE THE GRADING PERMIT.

FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS IN ANNE ARUNDEL COUNTY CODE ARTICLE 17, SUBTITLE 3 AND THE STATE OF MARYLAND CONSERVATION ACT FOLIO IN COMAR 06.19.05.02. LOTS 1 THRU 4 ARE INTENDED FOR RESIDENTIAL PURPOSES AND ARE SUBJECT TO THE CONSERVATION REQUIREMENTS FOR RESIDENTIAL USE.

THIS SUBDIVISION IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 30583 FOLIO 328 NO CLEARING, CUTTING TRIMMING, DUMPING OR PLACEMENT OF MATERIAL OR STRUCTURES SHALL TAKE PLACE WITHIN THE FOREST CONSERVATION EASEMENT WITHOUT THE APPROVAL OF THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. ALL FOREST CLEARING SHALL CONFORM TO THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

TOTAL NET TRACT AREA.....1.99 AC.
AFFORESTATION THRESHOLD.....0.30 AC.
CONSERVATION THRESHOLD.....0.40 AC.
EXISTING FOREST IN THE NET TRACT AREA.....0.91 AC.
TOTAL CLEARING PROPOSED.....0.37 AC.
REFORESTATION REQUIRED.....0.00 AC.

MODIFICATION NOTES

1. MODIFICATION #14503 TO EXTEND THE DEADLINE FOR COMPLETION OF SUBDIVISION UNTIL JUNE 20, 2016 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JANUARY 5, 2016.
2. MODIFICATION # 12300- TO EXTEND APF TO JUNE 25, 2012- WAS APPROVED BY THE PLANNING AND ZONING OFFICER ON MAY 6, 2012.
3. MODIFICATION #14502 TO ALLOW EXTENSION TO "COMPLETION OF SUBDIVISION" UNTIL DECEMBER 23, 2015 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON AUGUST 5, 2015.
4. MODIFICATION #14759-FOR SUBDIVISION TO BE COMPLETED BY DECEMBER 20, 2016 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JULY 10, 2016.
5. MODIFICATION #15574 TO ALLOW TIME EXTENSION FOR THE EXECUTION OF THE PUBLIC WORKS AGREEMENT WAS APPROVED ON FEBRUARY 21, 2018 WITH THE CONDITION AN AMENDED PLAT BE RECORDED BY JULY 27, 2018.

NOTICE TO TITLE EXAMINERS

THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND DELIVERED SIMULTANEOUSLY WITH THE APPROVAL OF THIS PLAT OR NO LATER THAN TWELVE MONTHS AFTER THIS PLAT HAS BEEN RECORDED.

This plan has been reviewed and approved by Anne Arundel County Office of Planning and Zoning. (Public Water and Sewer)
Philip R. Hager 25 July 2018
Planning & Zoning Officer and for Health Officer

PLAT BOOK _____ PAGE _____ PLAT NO. _____



VICINITY MAP

SCALE: 1" = 200'
ADC PERMITTED USE NUMBER 21003175

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RE-APPROVE THE PREVIOUSLY RECORDED PLAT SINCE A PUBLIC WORKS AGREEMENT WAS NOT EXTENDED WITHIN A YEAR OF THE ORIGINAL APPROVAL. THIS PLAT WAS PREVIOUSLY RECORDED AS THE "PERRY PROPERTY MINOR SUBDIVISION" RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 348 AT FOLIO 50-51 AND IS SUBJECT TO ALL APPLICABLE PLAT NOTES.
2. THE COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83).
3. CODE MODIFICATION #10648A REQUESTING TO PAY A PARTIAL FEE-IN LIEU OF OPEN SPACE AND RECREATION AREA, TO PERMIT THE EXTENSION OF PUBLIC UTILITIES WITH A MINOR SUBDIVISION AND A PRIVATE DRIVE WITH LESS INTERSECTION SPACING THAN REQUIRED WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON MARCH 3, 2010 AND IS SUBJECT TO A FEE IN LIEU PAYMENT OF \$3,000.00 FOR RECREATION AREA. THE FEE IN LIEU OF RECREATION AREA WAS PAID ON 12/19/2016, 2010 AS SHOWN ON ANNE ARUNDEL COUNTY CREDIT RECEIPT #3030570.
4. THE LOTS SHOWN HEREON LIE IN ZONE "C" AS SHOWN ON FEMA/FIRM COMMUNITY PANEL NO. 240008-0011, ANNE ARUNDEL COUNTY, MARYLAND, EFFECTIVE DATE MAY 2, 1983.
5. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULES OF AUGUST 4, 1971.
6. THE LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEMS. THESE LOTS ARE IN CONFORMANCE WITH ANNE ARUNDEL COUNTY MASTER WATER AND SEWER PLAN.
7. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THE PERRY PROPERTY SUBDIVISION RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 30583, FOLIO 335.
8. THE DWELLING ON LOT 1 SHALL BE ORIENTED TOWARD QUARTERFIELD ROAD.
9. DIRECT ACCESS TO QUARTERFIELD ROAD FROM LOT 1 IS PROHIBITED.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS (OR LAWS) IN EFFECT AT THE TIME OF BUILDING AND/OR GRADING PERMIT.

AREA TABULATION

EXIST. PARCEL 119	86,672 S.F. =	1.99 A.C.
PROP. LOT 1	16,039 S.F. =	0.34 A.C.
PROP. LOT 2	16,281 S.F. =	0.37 A.C.
PROP. LOT 3	15,039 S.F. =	0.35 A.C.
PROP. LOT 4	15,038 S.F. =	0.35 A.C.
OPEN SPACE PARCEL A:	23,728 S.F. =	0.54 A.C.
15' PUBLIC WIDENING STRIP	1,577 S.F. =	0.04 A.C.
RECREATION AREA REQUIRED:	4,000 S.F. =	0.09 A.C.
RECREATION AREA PROVIDED:	0'S.F. (SEE NOTE 3 ABOVE)	
ACTIVE RECREATION AREA REQUIRED:	3,000 S.F. =	0.06 A.C.
ACTIVE RECREATION AREA PROVIDED:	0'S.F. (SEE NOTE 3 ABOVE)	
OPEN SPACE AREA REQUIRED:	26,002 S.F. =	0.60 A.C.
OPEN SPACE AREA PROVIDED:	23,728 S.F. =	0.54 A.C.
30' USE IN COMMON EASEMENT:	18,661 S.F. =	0.43 A.C.
100 YEAR FLOODPLAIN:	0.00 S.F. =	0.00
TOTAL WETLANDS:	0.00	0.00
TOTAL STEEP SLOPES:	0.00 S.F. =	0.00
NET DENSITY PERMITTED:	1.99 AC. X 2.5 UNITS PER ACRE =	4 UNITS

PLAT TITLE SHEET

* PERRY PROPERTY AMENDED PLAT

8025 QUARTERFIELD ROAD

SUBDIVISION #S2009-041 PROJECT #P2018-0029-00-NF
TAX MAP: 15, GRID: 14, PARCEL: 119, ZONED: R-2
4th TAX ASSESSMENT DISTRICT - ANNE ARUNDEL CO., MARYLAND
SEVERN 21144

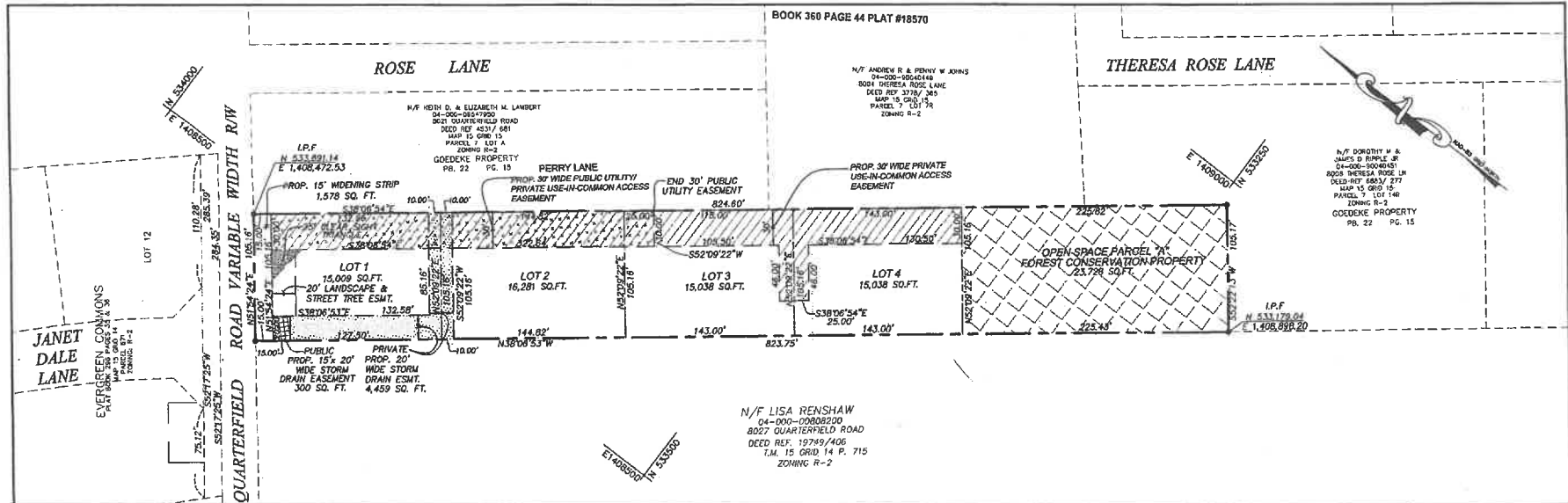
SCALE: AS SHOWN NAD 83 PLAT 1 of 2 DATE: APRIL, 2018

P255614

MSA

C2081-5933-1

July 2018 FILE: C:\VA\COUG-0374 Perry 8025 Quarterfield Rd\Correspondence\Amended Plat\PERY-MS-PLAT-2.dwg



SCALE: 1" = 60'

LEGEND

- R.B.C.F. REBAR & CAP FOUND
- R.B.C.S. REBAR & CAP SET
- I.P.F. IRON PIPE FOUND
- ▨ USE-IN-COMMON ACCESS EASEMENT (18,661 SQ. FT.)
- ▤ CONSERVATION PROPERTY (23,728 SQ. FT.)
- ▥ PUBLIC STORM DRAIN EASEMENT (300 SQ. FT.)
- ▧ PRIVATE STORM DRAIN EASEMENT (4,459 SQ. FT.)
- ▩ PUBLIC UTILITY EASEMENT (9,681 SQ. FT.)

NOTE: SEE PLAT 1 OF 2 FOR OWNERS DEDICATION, SURVEYORS CERTIFICATE AND OTHER NOTES.

I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS AMENDED RECORD PLAT

Witness and date: Owner and date:
Pamela Barclay 7-18-18 *Thomas L. Perry* 7-18-18
Pamela Barclay 7-18-18 *Marie A. Perry* 7-18-18
 THOMAS L. PERRY
 MARIE A. PERRY

[Signature] 7-17-18
 DATE
 MICHAEL J. GATES
 MARYLAND PROFESSIONAL SURVEYOR MD. LIC.#21240
 LICENSE COMMISSION EXPIRES: 1/18/2019
 MESSICK AND ASSOCIATES
 2120 EDWARD COURT
 ANNAPOLIS, MD 21401

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS,
 PLANNERS AND SURVEYORS
 7 OLD SOLOMONS ISLAND ROAD
 SUITE 202
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 • FAX (410) 266-3502
 www.messickandassociates.com



This plan has been reviewed and approved by Anne Arundel County Office of Planning and Zoning (Public Water and Sewer)
[Signature] 25 JUL 2018
 Philip R. Hager
 Planning & Zoning Officer and for Health Officer

PLAT BOOK _____ PAGE _____ PLAT NO. _____

PLAT PLAN SHEET
*** PERRY PROPERTY**
*** AMENDED PLAT**
 8025 QUARTERFIELD ROAD
 SUBDIVISION #S2009-041 PROJECT #P2018-0029-00-NF
 TAX MAP: 15, GRID: 14, PARCEL: 119, ZONED: R-2
 4th TAX ASSESSMENT DISTRICT - ANNE ARUNDEL CO., MARYLAND
 SEVERN 21144
 PLAT 2 of 2
 SCALE: AS SHOWN NAD 83 DATE: APRIL, 2018

P255615

MSA

C2081-5933-2

EDWARD HALL, III
REGISTERED LAND SURVEYOR NO. 1363

MEMBER MARYLAND SOCIETY OF SURVEYORS

PROPERTY SURVEYS
SUBDIVISIONS
LAND PLANNING
TOPOGRAPHY

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EDWARD HALL, III & ASSOCIATES

1 KING CHARLES PLACE TELEPHONE 283-3841
P. O. BOX 1629, ANNAPOLIS, MARYLAND 21404

WE, WILLIAM J. PERRY & ELSIE M. PERRY, RONALD R. CASTLE & GLORIA CASTLE, STEWART L. HERMAN & DARLENE HERMAN, WILLIAM J. PERRY, III & LAURA PERRY HEREBY ADOPT & APPROVE THIS PLAN OF SUBDIVISION OF THE PROPERTY CONVEYED BY DEEDS WGL 2867-714, WGL 2347-823, MSH 2502-859, AND WGL 3090-258.

SEVERN ROAD (20' WIDE) IS NOT A COUNTY OWNED ROAD NOR IS IT A COUNTY MAINTAINED ROAD, MAINTENANCE IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. AS IT EXISTS NOW, IT IS NOT PETITIONABLE TO THE COUNTY FOR MAINTENANCE AND OR OWNERSHIP.

William J. Perry Jr
WILLIAM J. PERRY JR

Ronald R. Castle
RONALD R. CASTLE

Stewart L. Herman
STEWART L. HERMAN

William J. Perry, III
WILLIAM J. PERRY, III

Elsie M. Perry
ELSIE M. PERRY

Gloria Castle
GLORIA CASTLE

Darlene Herman
DARLENE HERMAN

Laura Perry
LAURA PERRY

RECORD FEE 25.50
#61928 0237 402 114:40
1221



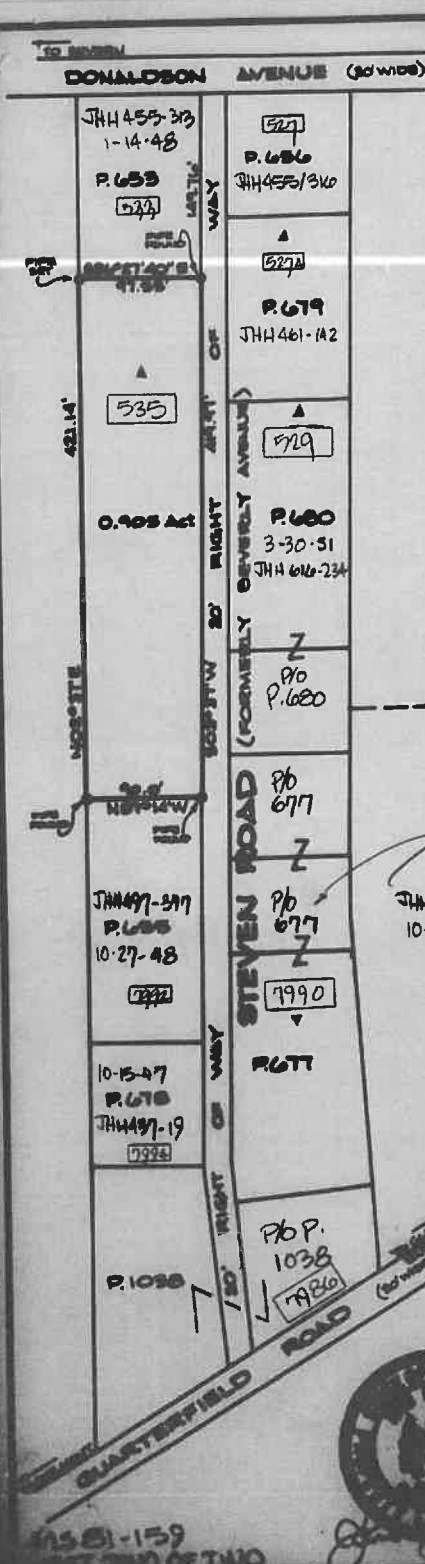
DEPARTMENT OF RECORDS
TITLE REGISTRY DIVISION

1981 JUN -2 PM 2:41

W. SCOTT CAMPBELL
CLERK

MS 81-159

SHEET ONE OF TWO



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APPROVED BY THE ANNE ARUNDEL COUNTY HEALTH OFFICER.
[Signature] 2/6/81
 HEALTH OFFICER
 APPROVED FOR RECORDING WITH DEED BY THE ANNE ARUNDEL COUNTY PLANNING AND ZONING OFFICER.
[Signature] 5-26-81
 PLANNING & ZONING OFFICER

WE, WILLIAM J. PERRY AND LAURA PERRY OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION OF THE PROPERTY CONVEYED TO US BY DEED W.G.L. 2247-716 ESTABLISH THE MAXIMUM BUILDING RESTRICTION LINES; DEDICATE THE WIDENING STRIPS TO PUBLIC USE TO BE DEEDED TO ANNE ARUNDEL COUNTY UPON REQUEST.
 WE ALSO HEREBY CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, RIGHTS-OF-WAY OR CONTRACTS OF SALE AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, AND ALL PARTIES IN INTEREST THEREIN HAVE HERETO AFFIRMED THEIR SIGNATURES, INDICATING THEIR AGENT TO THIS PLAN OF SUBDIVISION. (SECTION 15-15.2(a)(1))
William J. Perry 4/2/81
 WILLIAM J. PERRY
Laura Perry 4/2/81
 LAURA PERRY

- NOTE:
1. NO FIELD SURVEY MADE THIS DATE, BASED ON OUR JULY 1946 SURVEY OF THE CORNER SEPTEN ESTATE, SEE M.G.M. 2247-246
 2. ONLY THE 0.905 AC. IS BEING APPROVED AT THIS TIME. ALL OTHER LOTS SUBJECT TO INDEPENDANT REVIEW & APPROVAL.
 3. 535 DENOTES HOUSE NUMBERS

W.B. 101 *Edward Hill III*



ADMINISTRATIVE
 MINOR SUBDIVISION
 WM. PERRY PROPERTY
 SEVERN

4TH DISTRICT
 SCALE 1"=60'
 D.A.C.M.D.
 JAN 1981
 PREPARED BY: A. J. JOHNSON, JR.

155-159
 SET TWO OF TWO

