

# PURPLE CHERRY

PURPOSE IN ARCHITECTURE

June 4, 2025

Zoning Division  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

Re: Saint Margaret's  
1685 Milvale Rd  
Annapolis, MD 21409

## Letter of Explanation

### I. Introduction:

The subject property is located at 1865 Milvale Rd, in Annapolis, MD. The property is currently improved with a three-story single-family dwelling, along with a pool, patio, driveway, and other miscellaneous residential improvements. The dwelling was constructed circa 1988, according to SDAT records. The property is zoned RLD and is located in the Critical Area Overlay with an LDA and RCA designation. It is a waterfront property with steep slopes to the South and East of the site. The existing dwelling is served by a private well and septic system.

The property owners, Jeffrey and Laura Cooper, intend to construct a water facing, single story window bay with an open deck above and renovate and add to the existing front entry porch and walkway.

In accordance with Article 18-16-201 (c) a pre-file meeting is not required as this request is for a zoning variance, and not a critical area variance.

### II. Variance Requested:

Variance to Article 18-4-401(b) of County Code: We are requesting a variance to allow new construction in the 50-foot planted buffer required between the principal structure and the crest of steep slopes.

### III. Proposal and Justification:

The waterfront property consists of 85,604 SF on Mill Creek. The property is Buffer Modified and the existing house sits 137' from the shoreline to the south. The 50-foot planted buffer to steep slopes passes through roughly half of the existing structure.

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The proposed window bay addition on the waterside will be constructed above an existing impervious patio and thus will not negatively impact existing plantings. Specifically, the addition bumps out 4'-6" from the existing façade and is 13'-8" wide. The addition is 65'-9" from the nearest property line and 129' from the mean high water line. It will be 12'-8" tall which is less than half the height of the existing house. Similarly, the renovation and addition to the front porch will be constructed in the area of the existing porch and existing impervious walkway. The depth of the existing porch will remain the same at 6'-0" and the width will go from 9'-0" to 16'-6". The addition expands the porch away from the steep slopes and not towards it. The porch will remain 102' from the nearest property line. While the existing and proposed front porch is beside the principal structure and not between the existing house and Mill Creek, the 50-foot planted buffer still passes through it.

The current lot coverage is 15,002 SF which is over the allowable coverage. The proposed lot coverage is 14,536 SF. The property owners are proposing to reduce the excess lot coverage by the required 10 percent in order to build these small additions.

#### IV. 3-1-207. Standards for granting variance

A zoning variance may be granted only upon an affirmative finding that:

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

*Due to the irregularity of steep slopes surrounding the existing structure, the 50-foot buffer passes through the majority of the structure and prevents all and any development to the South and East.*

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

*The subject property was constructed in early 1988 prior to the official introduction of the Critical Area regulations on August 22, 1988. The 50-foot planted buffer was not required prior to these regulations. Because the zoning regulations were established after the construction of the existing dwelling, the 50-foot buffer extends 35' at its most extreme point beyond the dwelling. Due to the location of the existing dwelling, any addition to the South or East would require a variance. The proposed additions project less into the 50-foot planted buffer than the existing dwelling. The additions also are proposed above an already developed area of the site and the front porch, specifically, is beside the house, not between the house and the steep slopes requiring the 50-foot planted*

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*buffer. The location of the existing dwelling is the exceptional circumstance that necessitates the variance.*

V. Required Findings: In accordance with Article 18-16-305 (c), the following discourse addresses the criteria for the granting of all variances:

a. The variance is the minimum variance necessary to afford relief.

*The area of the proposed addition on the water side is 50 SF. The addition does not project farther toward the shoreline than the existing structure. The addition to the front porch also does not project farther than the existing structure. In fact, the existing structure stands between the addition and the shoreline. In order for the additions to be functional spaces, they must be placed as shown within the proposal.*

b. The granting of the variance will not:

i. Alter the essential character of the neighborhood or district in which the lot is located;

*The proposed additions to an existing single-family dwelling will maintain the existing residential use of the lot and will not alter the character of the neighborhood. The proposed addition to the water side is small and is not visible except from the water, from which it is keeping with the massing and design of the existing house. The addition to the front porch is minimal and will keep with the look of the existing house as well.*

ii. Substantially impair the appropriate use or development of adjacent property;

*The proposed additions are minimal, small and will not impact adjacent property. Due to the placement of the additions and tree coverage around the property, they will be invisible from other properties except when viewed from the water or from the entry driveway.*

iii. Reduce forest cover in the limited and resource conservation areas of the critical area; be contrary to acceptable clearing and replanting practices required for development in the critical area or bog protection area; or

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*The proposed additions necessitate the variance will not require removal of any forest cover as they are located above existing impervious patios and walkways.*

iv. Be detrimental to the public welfare

*The request to construct additions over existing impervious surfaces has no effect on the public welfare. The overall redevelopment plan will benefit the public welfare since it will reduce lot coverage on a waterfront lot. Nor will the proposed changes affect other improvements located within the same neighborhood.*

Thank you for your considerations. Please contact Purple Cherry if you have any questions regarding this submittal.

Sincerely,



Nick Rennie  
Variance Applicant

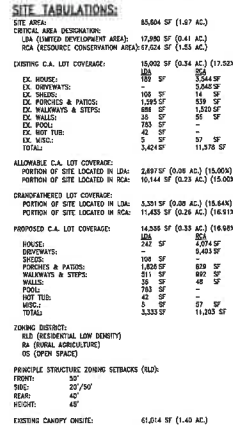
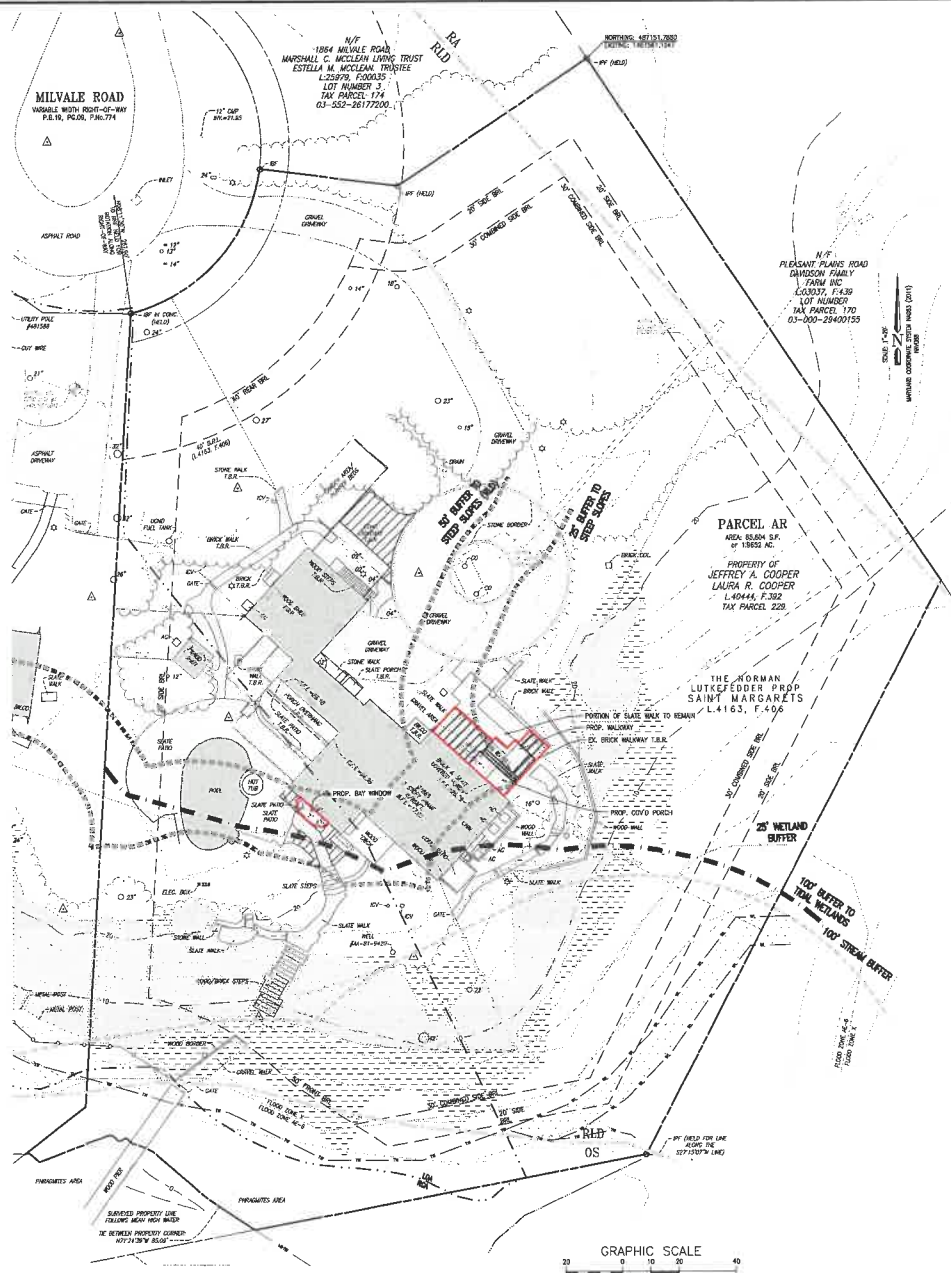
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on behalf of Jeffrey and Laura Cooper

PURPLE CHERRY ARCHITECTS  
Annapolis, MD | 410-990-1700  
Charlottesville, VA | 434-245-2211  
Middleburg, VA | 540-687-4646  
New York, NY | 332-255-2155

- ARCHITECTURE & INTERIORS -

Annapolis, MD | Charlottesville, VA | Middleburg, VA | New York, NY | Washington, DC | [purplecherry.com](http://purplecherry.com)



<p>STANDARD GRADING PLAN  1865 MILVALE ROAD  TAX MAP 46, GRID 10, TAX PARCEL 229  PARCEL AR</p> <p><b>SAINT MARGARET'S  THIRD (3RD) ASSASSINAT DISTRICT</b>  ANNE ARUNDEL COUNTY, MD</p>			
<p><b>CPI</b> Charles F. Johnson &amp; Associates, Inc.  <i>City and Environmental Engineers • Planners • Landscape Architects • Surveyors</i></p> <p>1765 Elm Blvd., Ste 300 Silver Spring MD 20910-3030 Phone 301-474-0700  Fax 301-474-0701  E-Mail: <a href="mailto:info@cpi-engineers.com">info@cpi-engineers.com</a> • Website: <a href="http://www.cpi-engineers.com">www.cpi-engineers.com</a> • E-Contact: <a href="mailto:info@cpi-engineers.com">info@cpi-engineers.com</a> • Product: <a href="http://www.cpi-engineers.com">www.cpi-engineers.com</a> • FAX: 301-474-0701</p>			
<p>CLIENT:</p> <p>Attn: Mr. Jeffrey Cooper  Millersville University  Attn: Mr. Michael D'Amico</p>	<p>TAX MAP NO.  03-00-0772200</p> <p>250'X175'  EVI</p> <p>DATE  5/22/25</p> <p>SCALE  AS SHOWN</p>	<p>SHEET NO.  01</p> <p>OF  01</p>	<p>SHEET PLAN NO.  8774-CH43</p> <p>FILE NO.  2024-3025-025-025</p>
<p>COPYRIGHT © LATEST BY DESIGN. RIGHTS RESERVED.  DURATION: AN INDIVIDUAL'S ALL RIGHTS RESERVED.  E-MAIL: <a href="mailto:info@cpi-engineers.com">info@cpi-engineers.com</a>  PENDING: EVI</p>			

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: 05/28/2025

Tax Map #	Parcel #	Block #	Lot #	Section
46	229			

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Tax ID: 03-000-07222300

Project Name (site name, subdivision name, or other) St. Margaret's

Project location/Address 1865 Milvale Rd

City Annapolis Zip 21409

Local case number

Applicant: Last name Cooper First name Jeffrey

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 a small addition to the rear of the existing single family dwelling and expand the existing front porch

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		
LDA Area	0.41	17,980
RCA Area	1.55	67,624
Total Area	1.96	85,604

Total Disturbed Area 

Acres	Sq Ft
0.103	4,495

# of Lots Created N/A

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.4	61,014	Existing Lot Coverage	0.34	15,002
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0.016	704
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.027	1,170
			Total Lot Coverage	0.33	14,536

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.025	1,073	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0	0	Mitigation	0	0

### 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 ☐

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June 4, 2025

Zoning Division  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

**Chesapeake Bay Critical Area Report****Property Address:** 1865 Milvale Rd Annapolis, MD 21409**Property Owners:** Jeffrey and Laura Cooper**Critical Area Designation:** LDA & RCA**Zoning:** RLD**Lot Area:** 1.97 Ac.**I. Site Description:**

The subject property is known as Saint Margaret's, the plat of which was recorded in the plat records of Anne Arundel County (Book: 19, Page:09) circa 1942. The property is located on the south side of Milvale Road and enjoys water frontage along Mill Creek. The property is currently improved with a single-family dwelling, driveway, attached garage, shed, patio and water access and pier. Vegetative stabilization consists mainly of turf lawn, with ornamental shrubbery, and scattered trees. The dwelling was constructed circa 1988. The property is zoned RLD, and is within the Chesapeake Bay Critical Area, with an LDA and RCA land use designation. The shoreline of Mill Creek is stabilized and is mapped within the Buffer Modification Area. Steep slopes (>15%) are found along the shoreline. The dwelling is served with a private septic system and well.

**II. Proposed Use:**

The property owners wish to construct an addition to the existing dwelling at the waterside and the front porch. The proposed dwelling is 35' from steep slopes and the 50' planted buffer between the principal structure and steep slopes is not met. Therefore, we request a variance to **Article 18-4-401(b)** of the Anne Arundel County Code for the dwelling addition within the 50' planted buffer.

**III. Vegetative Coverage:**

Vegetative stabilization consists of turf lawn, trees, and ornamental shrubs. The area to be disturbed by the proposed work will be 1,073 SF (0.025 Ac.). The existing developed woodland area on-site is approximately 61,014 SF (1.40 Ac.). Proposed activities will require



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0 SF of clearing (0.0 Ac.). Clearing and lot coverage in the BMA will be assessed during the permitting phase of development; therefore, the development will not reduce forest cover or be contrary to acceptable clearing and replanting practices.

### IV. Impervious Coverage:

The site currently has 15,002 Sf (0.34 Ac.) of existing impervious coverage. The proposed impervious area for the property is 14,536 SF (0.33 Ac.). The total allowable lot coverage is 2,697 SF (0.06 Ac.) (15%) for the LDA portion and 10,144 SF (0.23 Ac.) (15%) for the RCA portion of the site. The grandfathered lot coverage is 3,351 SF (0.08 Ac.) (18.64%) for the LDA portion and 11,435 SF (0.26 Ac.) (16.91%) for the RCA portion of the site. The proposed development constitutes a net decrease in lot coverage of 466 SF; some of which is within the Buffer.

### V. Steep Slopes (Slopes > 15%):

Steep slopes of 15% or greater are located along the shoreline and at the east side of the property. The property contains approximately ±31,520 SF of steep slopes.

### VI. Predominant Soils:

The predominant soil types in the area are Annapolis-Urban land complex (AuD), 5 to 15 percent slopes and Matapeake-Urban land complex (MpB), 0 to 5 percent slopes. The soils are predominantly a Type-C hydrologic classification and are not considered hybrid.

### VII. Drainage and Rainwater Control:

Runoff from this property flows towards Mill Creek. No stormwater management appears to exist on the property. The proposed improvements will reduce the lot coverage on the property. Proper sediment and erosion control devices, such as reinforced silt fence, will be implemented throughout the entire demolition and construction phases.

### VIII. Conclusion:

The applicant seeks variances to zoning regulations to permit the construction of two small additions to the existing dwelling. Specifically, a variance to Article 18-4-401(b) is sought in lieu of the required 50' planted buffer between the principal structure and steep slopes. The granting of the variance will not adversely affect water quality or deleterious affect flora and fauna within the Critical Area. The proposed development will decrease lot coverage on-site. Stormwater management will be provided in accordance with article 17-8-405 for development less than 5,000 SF of disturbance.

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PURPOSE IN ARCHITECTURE

This report is based on a Standard Grading Plan prepared by Charles P. Johnson & Associates dated 6/2/2025.

Thank you for your considerations. Please contact Purple Cherry if you have any questions regarding this submittal.

Sincerely,



Nick Rennie  
Variance Applicant

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on behalf of Jeffrey and Laura Cooper

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