

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


**APPLICANT:** Jeffrey Cooper

**ASSESSMENT DISTRICT:** 3rd

**CASE NUMBER:** 2025-0109-V

**COUNCILMANIC DISTRICT:** 5th

**HEARING DATE:** August 26, 2025

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

**REQUEST**

The applicant is requesting a variance to allow dwelling additions and associated facilities with less setbacks and planted buffer than required on property located at 1865 Milvale Road in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 1.97 acres of land and is identified as Parcel AR of Parcel 229 in Block 10 on Tax Map 46 in the Saint Margaret's subdivision. The subject property is zoned RLD - Residential Low Density District and is a waterfront property on Mill Creek located within the Chesapeake Bay Critical Area with a split designation of RCA - Resource Conservation Area and LDA - Limited Development Area. The site is mapped within the BMA - Buffer Modification Area and is currently improved with a single family detached dwelling and associated facilities.

**APPLICANT'S PROPOSAL**

The applicant proposes to construct a bay window with an open deck above on the waterside of the dwelling and to reconfigure the front entry porch and walkway.

**REQUESTED VARIANCES**

§ 18-4-401(b) of the Code requires that a 50-foot planted buffer be located and maintained between the principal structure and the crest of steep slopes. The proposed improvements will be located within this buffer necessitating a variance to this provision as shown on the site plan.

No setback variances are required for the proposed work.

**AGENCY COMMENTS**

The **Health Department** commented that it has no objection to the variance request as the proposal does not adversely affect the well water supply system or sewage disposal system.

**FINDINGS**

The property is of adequate size and width for the RLD District. The total proposed lot coverage after redevelopment of 14,536 square feet is a reduction of the current existing lot coverage of 15,002 square feet. Exact lot coverage calculations to be determined at the time of permit.

The applicant describes that the dwelling was constructed in early 1988, prior to the requirement of the 50 foot planted buffer. As such, the 50 foot planted buffer extends into the dwelling, limiting areas where the additions can be placed.

With regard to the standards for granting a variance, the existing location of the dwelling within the required 50 foot planted buffer makes improvements to a large portion of the dwelling difficult without relief from the Code. The subject property does not currently have a functioning 50 foot planted buffer between the crest of slopes and the principal structure. As such denial of a variance may cause the applicant practical difficulties in improving the existing dwelling.

Additionally it is the opinion of this Office that the proposed variance represents the minimum necessary to afford relief. The applicant has proposed a small bay window/open deck addition on the waterside which is above an existing impervious patio and a reconfiguration of the front entry on the opposite side. The proposed additions also meet all applicable setback requirements for the RLD District.

There is no evidence that the variance would alter the essential character of the neighborhood, impair the use or development of adjacent properties, reduce forest cover in the RCA/LDA or be detrimental to the public welfare.

### **RECOMMENDATION**

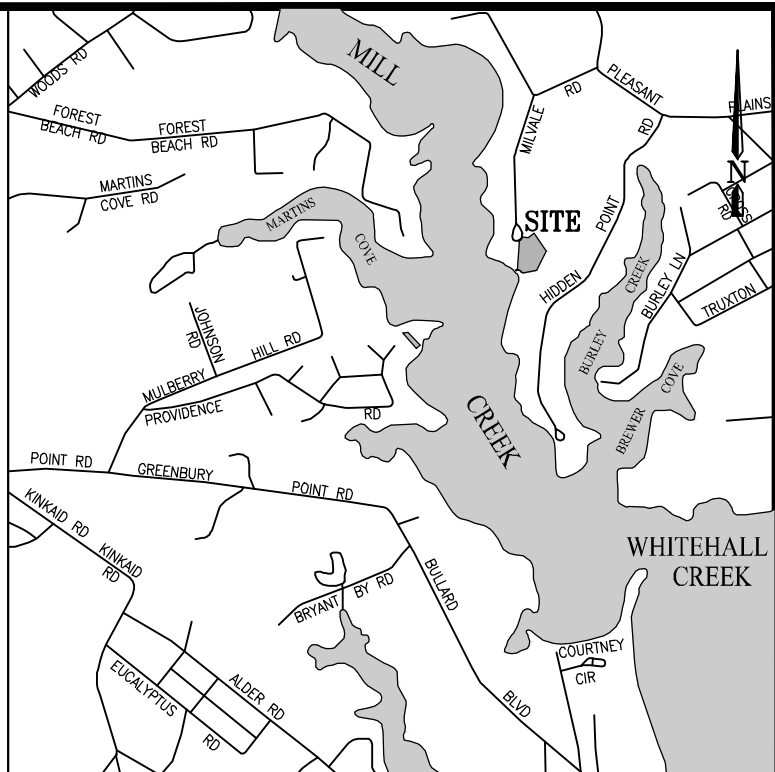
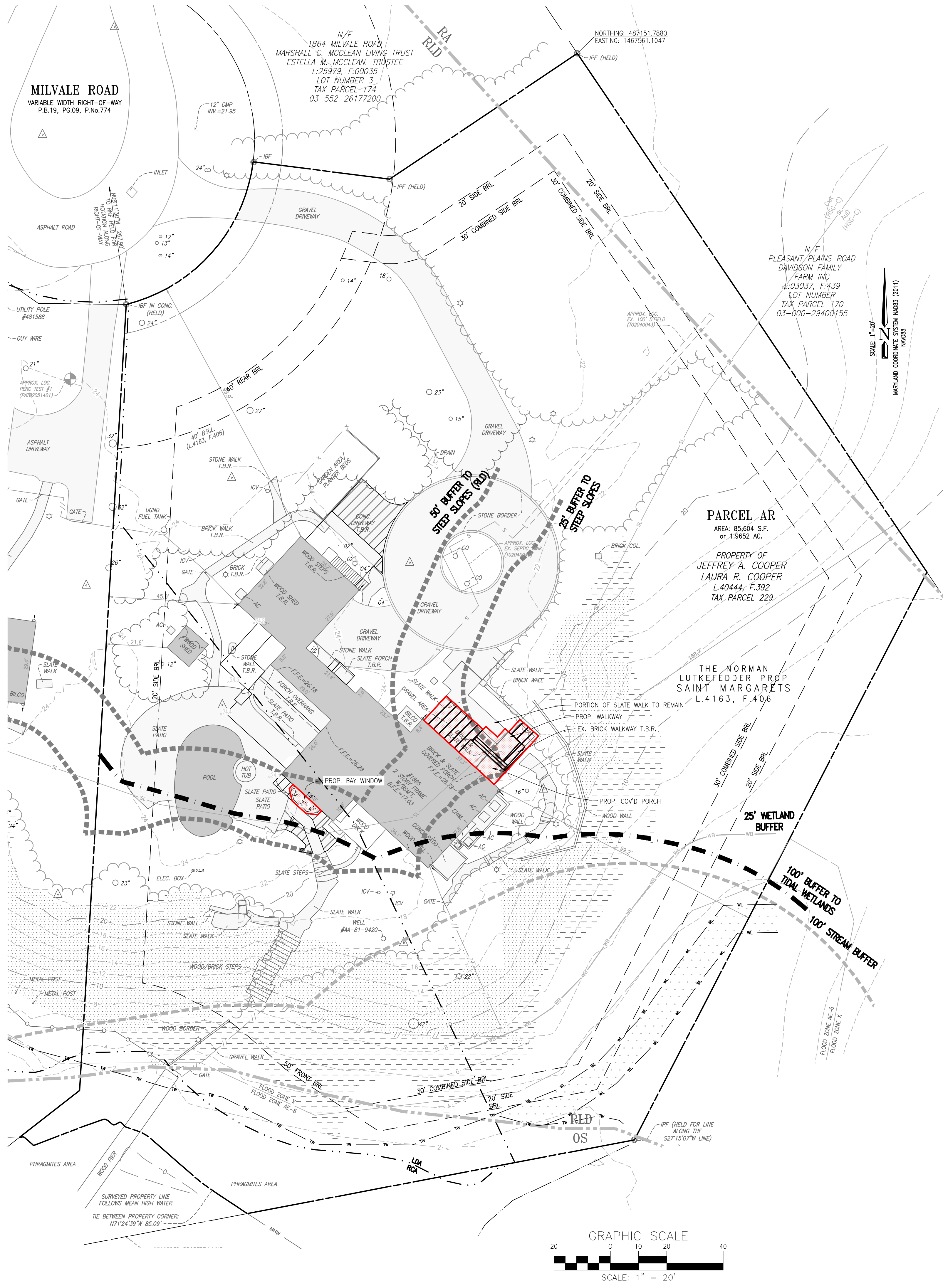
Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of the variance for the construction of the dwelling additions as shown on the site plan.

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.



LEGEND

- PROPERTY LINE  
ADJOINING PROPERTY LINE  
SOIL TYPE  
FEMA FLOOD ZONE
- UTILITY POLE  
SANITARY SEWER MANHOLE  
IPF  
TEL.  
FIRE HYDRANT
- WATER MAIN  
WATER METER  
IBF  
RCF  
PKF  
N/F  
L. F.  
P.B., PG., P.NO.  
F.F.E.  
COL.  
EM  
MB  
SD
- WIRE FENCE  
WOOD FENCE  
OVERHEAD WIRES  
EXISTING SEWER  
TREELINE  
SINGLE TREE WITH SIZE  
TWIN TREE WITH SIZE  
QUAD TREE WITH SIZE  
SEWER HOUSE CONNECTION  
WATER HOUSE CONNECTION  
STORM DRAIN
- EX. STRUCTURE (GIS)  
EXISTING STRUCTURE (SURVEY)  
EXISTING LOT COVERAGE  
STEEP SLOPES 15-25%  
STEEP SLOPES ≥ 25%  
EXISTING RIP RAP  
TIDAL WETLAND  
NON-TIDAL WETLAND  
EXISTING CONTOURS  
REINFORCED SILT FENCE  
SUPER SILT FENCE  
LIMITS OF DISTURBANCE
- IMPERVIOUS TO BE REMOVED UNDER B02434483  
IMPERVIOUS TO BE REMOVED SUBJECT TO THIS VARIANCE APPLICATION
- PROPOSED ADDITIONS  
NONTIDAL WETLAND  
TIDAL WETLAND  
IMPROVEMENTS BEING REVIEWED UNDER B02434483  
IMPROVEMENTS SUBJECT TO THIS VARIANCE APPLICATION



VICINITY MAP

SCALE: 1" = 2000'

SITE TABULATIONS:

SITE AREA:	85,604 SF (1.97 AC.)
CRITICAL AREA DESIGNATION:	
LDA (LIMITED DEVELOPMENT AREA):	17,980 SF (0.41 AC.)
RCA (RESOURCE CONSERVATION AREA):	67,624 SF (1.55 AC.)
EXISTING C.A. LOT COVERAGE:	15,002 SF (0.34 AC.) (17.52%)
EX. HOUSE:	189 SF
EX. DRIVEWAYS:	14 SF
EX. SHEDS:	108 SF
EX. PORCHES & PATIOS:	1,595 SF
EX. WALKWAYS & STEPS:	686 SF
EX. WALLS:	36 SF
EX. POOL:	763 SF
EX. HOT TUB:	42 SF
EX. MISC.:	5 SF
TOTAL:	3,424 SF
ALLOWABLE C.A. LOT COVERAGE:	
PORTION OF SITE LOCATED IN LDA:	2,697 SF (0.06 AC.) (15.00%)
PORTION OF SITE LOCATED IN RCA:	10,144 SF (0.23 AC.) (15.00%)
GRANDFATHERED LOT COVERAGE:	
PORTION OF SITE LOCATED IN LDA:	3,351 SF (0.08 AC.) (18.64%)
PORTION OF SITE LOCATED IN RCA:	11,435 SF (0.26 AC.) (16.91%)
PROPOSED C.A. LOT COVERAGE:	14,536 SF (0.33 AC.) (16.98%)
HOUSE:	242 SF
DRIVEWAYS:	14 SF
SHEDS:	108 SF
PORCHES & PATIOS:	1,595 SF
WALKWAYS & STEPS:	686 SF
WALLS:	36 SF
POOL:	763 SF
HOT TUB:	42 SF
MISC.:	5 SF
TOTAL:	3,333 SF
ZONING DISTRICT:	
RDL (RESIDENTIAL LOW DENSITY)	
RA (RURAL AGRICULTURE)	
OS (OPEN SPACE)	
PRINCIPLE STRUCTURE ZONING SETBACKS (RLD):	
FRONT:	50'
SIDE:	20'/50'
REAR:	40'
HEIGHT:	45'
EXISTING CANOPY ONSITE:	61,014 SF (1.40 AC.)

UPDATES/REVISIONS:


STANDARD GRADING PLAN  
1865 MILVALE ROAD  
TAX MAP 46, GRID 10, TAX PARCEL 229  
PARCEL AR  
SAINT MARGARET'S  
THIRD (3RD) ASSESSMENT DISTRICT  
ANNE ARUNDEL COUNTY, MD

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
www.cpja.com • Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT:	Mr. & Mrs. Jeffrey Cooper 1865 Milvale Road Annapolis, MD 21409	TAX MAP/WSSC:	03-000-0722300	SITE PLAN NO:	B02434483
		DESIGN:	KVI	SHEET:	OF
		DRAFT:	KVI	01	01
COPYRIGHT © LATEST DATE HEREON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.		DATE:	6/2/2025	FILE NO.:	
		SCALE:	AS SHOWN	2024-5057-805-01	



## 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.



# PURPLE CHERRY

## PURPOSE IN ARCHITECTURE

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*

# PURPLE CHERRY

## PURPOSE IN ARCHITECTURE

*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

# PURPLE CHERRY

PURPOSE IN ARCHITECTURE

*The proposed additions necessitation 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

---

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)



05/08/24 11:22 AM C 0002 R 0002  
Val #: 0002-261533 \$48,300.00  
Deed - Recordation Tax  
Instrument Type: Deed

05/08/24 11:22 AM C 0002 R 0002  
Val #: 0002-261534 \$34,500.00  
HF County Transfer Tax

**AFTER RECORDING, RETURN TO:**

Attn: S24-25693N  
Eagle Title  
181 Harry S. Truman Parkway  
Suite 200  
Annapolis, MD 21401

Tax ID No.: 03-000-07222300  
Tax ID No.: 03-552-33678600

LR - Deed (w Taxes)  
Recording only ST20.00  
Name: Sweeney / COOPER  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 34,500.00  
LR - NR Tax - 1kd 0.00  
SubTotal: 34,560.00  
Total: 34,560.00  
05/21/2024 02:51  
CC02-StC  
#18146936 CC0501 -  
Anne Arundel  
County/CC05.01.09 -  
Register 09

**DEED**

**THIS DEED**, made this 30 day of April, 2024, by and between **DIANE C. SWEENEY**, party of the first part, **GRANTOR**, and **JEFFREY A. COOPER** and **LAURA R. COOPER**, parties of the second part, **GRANTEES**.

**WITNESSETH**, that for and in consideration of the sum of SIX MILLION NINE HUNDRED THOUSAND AND 00/100 Dollars (\$6,900,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **JEFFREY A. COOPER** and **LAURA R. COOPER**, as tenants by the entireties, unto the survivor of them, his or her personal representatives, heirs and assigns, 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:

**Parcel 1:**

BEGINNING for the same at a point located on the East side of Milvale Road and at the beginning of the South 25 degrees 45' East 962.04 foot line of the conveyance from William T. Davidson and Kate C. Davidson, his wife, to Richard E. Davidson and Mildred M. Davidson, his wife, by deed dated September 9, 1976 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 2893, page 604;

THENCE running from the place of beginning so fixed and leaving said Milvale Road and running with part of said line as now found South 25 degrees 42' 52" East 534.87 feet to a pipe set;

THENCE leaving said line and running through the above mentioned conveyance for new lines of division South 35 degrees 30' West 226.48 feet to an iron pipe set and South 87 degrees 27' 19" West 204.09 feet to intersect the waters edge of Mill Creek at the end of the North 54 degrees 48' East 43.2 foot line of the above mentioned conveyance;

THENCE running with the waters edge and with the outlines of the above

05/08/24 11:22 AM C 0002 R 0002  
Val #: 0002-261532  
County Transfer Tax \$69,000.00

3552 - 3367 - 8600  
ACCT. 3000 - 0722 - 2300  
ALL REQUIRED LIENS ARE PAID AS  
OF 5/7/24 A.A. COUNTY  
BY: [Signature]

48300  
69000  
34500



mentioned conveyance as now found North 25 degrees 53' 53" West 41.55 feet to a point;

THENCE leaving the said waters edge and continuing with the outlines of the above mentioned conveyance as now found North 60 degrees 18' 17" East 34.52 feet to an iron pipe found and North 11 degrees 38' 17" East 279.53 feet to an iron bar found at the south end of a cul-de-sac at the end of Milvale Road;

THENCE running with the East Side of said cul-de-sac and with a curve to the left having a radius of 60.0 feet a delta angle of 138 degrees 48' 12" and a chord bearing and distance of North 14 degrees 56' 47" East 112.43 feet for an arc length of 145.35 feet to another point of curve;

THENCE with a curve to the right having a radius of 25 feet a delta angle of 58 degrees 47' 08" a tangent distance of 14.08 feet and a chord bearing and distance of North 25 degrees 01' 50" West 24.54 feet for an arc length of 25.65 feet to a point of tangency located on the East Side of Milvale Road;

THENCE with the same North 04 degrees 21' 38" East 216.85 feet to the place of beginning.

SAVING AND EXCEPTING a parcel consisting of approximately 0.535 acres more or less, starting at the place of beginning, thence South 25 degrees 42' 52" East 313 feet to a point, thence South 64 degrees 17' 08" West 80 feet to a point, thence North 74 degrees 17' 32" West 48.80 feet to a point, thence North along the curve of a cul-de-sac at the end of Milvale Road 73.44 feet to a point, thence North 04 degrees 21' 38" East 216.85 feet to the place of beginning.

CONSISTING of 2.015 acres, more or less.

SUBJECT to a joint use declaration of February 6, 1985, recorded in the Land Records of Anne Arundel County, Maryland at Liber 4077, folio 2074 and subject to the review and approval by Norman W. Lutkefedder of any building and site plans for any and all improvements to be made to the subject property, provided such approval shall not be unreasonably withheld, as provided in a Deed from Norman W. Lutkefedder to John F. Pilli & Sons, Inc. dated December 30, 1986 and recorded among the Land Records of Anne Arundel County, Maryland on January 29, 1987 at Liber 4248, folio 116. SUBJECT to Norman W. Lutkefedder's absolute right to the use of the reserved parcel (0.535 acre tract) for recreational purposes and to Norman W. Lutkefedder's construction of any private recreational facility, including but not limited to construction of a tennis court, as provided in a Deed from Norman W. Lutkefedder to John F. Pilli & Sons, Inc. dated December 30, 1986 and recorded among the Land Records of Anne Arundel County, Maryland on January 29, 1987 at Liber 4248, folio 116.

BEING also the same property shown and designated as Parcel AR, on a Plat



entitled "Subdivision of 2.25 acres, The Norman Lutkefedder Property, St. Margarets", said Plat being recorded among the Land Records of Anne Arundel County, Maryland in Liber 4163, folio 405.

**Parcel 2:**

BEING KNOWN AND DESIGNATED as Lot 1 on the Plat of Subdivision of Part of William Davidson's Property, St. Margarets, near Annapolis, made by J.R. McCrone, Jr., April 1945 and left for record among the Plat Records of Anne Arundel County on July 16, 1945.

The improvements thereon being known as 1865 and 1868 Milvale Road.

**Parcel 1:**

BEING the same property which, by Deed dated June 15, 2005, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 16598, folio 413, was granted and conveyed by Nicholas Cannistraro, Jr. and Margaret C. Cannistraro unto Diane C. Sweeney, as sole owner.

**Parcel 2:**

BEING the same property which, by Deed dated December 1, 2010, recorded among the Land Records of Anne Arundel County, Maryland, in Liber 23056, folio 379, was granted and conveyed by William Joseph Wirth and Rose Marie Picone, remainderman to Life Tenant Estate of Leo Joseph Wirth, who departed this life on or about 03/21/2009, unto Diane C. Sweeney, as sole owner.

**SUBJECT** to all easements, covenants and restrictions of record.

**TOGETHER** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, 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 the said **JEFFREY A. COOPER** and **LAURA R. COOPER**, as tenants by the entireties, unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple.

**AND** the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.



WITNESS the hand and seal of said Grantor, the day and year first above written.

*Diane C. Sweeney* (SEAL)  
DIANE C. SWEENEY

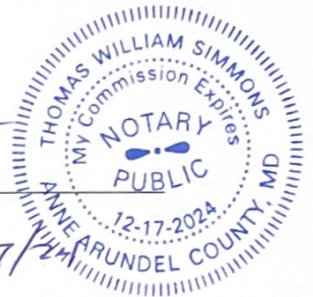
STATE OF Maryland, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY that on this 30th day of April, 2024, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **DIANE C. SWEENEY**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: 12/17/24





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 highest Court of Maryland.



---

Bradley T. Walsh, Esquire





**MARYLAND  
FORM  
WH-AR**

**Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence**

**2024**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor Diane C. Sweeney

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

1865 Milvale Road, Annapolis, MD 21409

**3. Reasons for Exemption**

**Resident Status**



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

**Principal Residence**



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

Witness

Diane C. Sweeney

Name

4/30/24

\*\*Date

Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

\*\* Form must be dated to be valid.

**Note:** Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

**To the Clerk of the Court:** Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

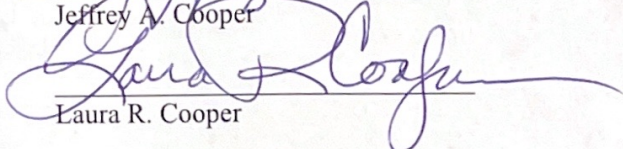


## OWNER OCCUPANCY AFFIDAVIT

THE UNDERSIGNED(S) STATE(S) UNDER OATH AS FOLLOWS:

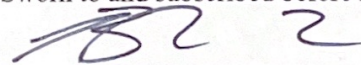
1. The undersigned is the Grantee of residentially improved real property located at 1865 Milvale Road, Annapolis, MD 21409.
2. The undersigned state that the above referenced property will be their principal residence which they will occupy for at least seven (7) months of a twelve (12) month period.

  
Jeffrey A. Cooper

  
Laura R. Cooper

STATE OF MARYLAND  
COUNTY OF Anne Arundel, to wit:

Sworn to and subscribed before me by Jeffrey A. Cooper and Laura R. Cooper on this April 30, 2024.

 (SEAL)  
Signature of Notary Public

My Commission Expires:

7/20/26



# 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)

Space Reserved for Circuit Court Clerk Recording Validation

<b>1</b>	<b>Type(s) of Instruments</b>	( <input type="checkbox"/> Check Box if addendum Intake Form is Attached.)																																																																	
	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____																																																															
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease																																																																	
<b>2</b>	<b>Conveyance Type Check Box</b>	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]																																																														
<b>3</b>	<b>Tax Exemptions (if applicable)</b>	<b>Recordation</b>																																																																	
	<b>Cite or Explain Authority</b>	<b>State Transfer</b>																																																																	
		<b>County Transfer</b>																																																																	
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>			<b>Finance Office Use Only Transfer and Recordation Tax Consideration</b>																																																														
		Purchase Price/Consideration	\$ 6,900,000.00		Transfer Tax Consideration	\$																																																													
		Any New Mortgage	\$		X ( ) % =	\$																																																													
		Balance of Existing Mortgage	\$		Less Exemption Amount -	\$																																																													
		Other:	\$		Total Transfer Tax =	\$																																																													
		Other:	\$		Recordation Tax Consideration	\$																																																													
		Full Cash Value:	\$		X ( ) per \$500 =	\$																																																													
					<b>TOTAL DUE</b>	\$																																																													
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>																																																													
		Recording Charge	\$ 60.00		\$																																																														
		Surcharge	\$		\$																																																														
		State Recordation Tax	\$ 48,300.00		\$																																																														
		State Transfer Tax	\$ 34,500.00		\$																																																														
		County Transfer Tax	\$ 103,500.00		\$																																																														
		Other	\$		\$																																																														
		Other	\$		\$																																																														
<b>6</b>	<b>Description of Property</b> 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).	<b>District</b>	<b>Property Tax ID No. (1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>																																																												
			03-000-07222300	16598 , 413			<input type="checkbox"/> (5)																																																												
		<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block (3b)</b>	<b>Sect/AR (3c)</b>	<b>Plat Ref.</b>	<b>SqFt/Acreage (4)</b>																																																											
		* Additional tax id: 03-552-33678600																																																																	
		<b>Location/Address of Property Being Conveyed (2)</b>																																																																	
		1865 & 1868 Milvale Road, Annapolis, MD 21409																																																																	
		<b>Other Property Identifiers (if applicable)</b>																																																																	
		<b>Water Meter Account No.</b>																																																																	
		<b>Residential <input checked="" type="checkbox"/> Or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: \$</b> <b>Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</b> Description/Amt. of SqFt/Acreage Transferred:																																																																	
		If Partial Conveyance, List Improvements																																																																	
<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 – Grantor(s) Name(s)</b>			<b>Doc. 2 – Grantor(s) Name(s)</b>																																																														
		Diane C. Sweeney																																																																	
		<b>Doc. 1 – Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 Owner(s) of Record, if Different from Grantor(s)</b>																																																														
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 – Grantee(s) Name(s)</b>			<b>Doc. 2 – Grantee(s) Name(s)</b>																																																														
		Jeffrey A. Cooper and Laura R. Cooper																																																																	
		<b>New Owner's (Grantee) Mailing Address</b>																																																																	
		1865 & 1868 Milvale Road, Annapolis, MD 21409																																																																	
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 – Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 – Additional Names to be Indexed (Optional)</b>																																																														
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>				<input checked="" type="checkbox"/> Return to Contact Person																																																													
		Name: Jennifer Dean Firm: Eagle Title Address: 181 Harry S. Truman Parkway, Suite 200 Annapolis, MD 21401 Phone: (410) 266-3600				<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided																																																													
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b> <table border="0" style="width: 100%;"> <tr> <td rowspan="2" style="width: 15%;"><b>Assessment Information</b></td> <td style="width: 10%;"><input checked="" type="checkbox"/> Yes</td> <td style="width: 10%;"><input type="checkbox"/> No</td> <td style="width: 65%;">Will the property being conveyed be the grantee's principal residence?</td> </tr> <tr> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> <td>Does the transfer include personal property? If yes, identify: _____</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> <td>Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).</td> </tr> </table>							<b>Assessment Information</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify: _____		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).																																																	
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<b>Assessment use only – Do Not Write Below This Line</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Terminal Verification</td> <td colspan="2">Agricultural Verification</td> <td colspan="2">Whole</td> <td colspan="2">Part</td> <td colspan="2">Tran. Process Verification</td> </tr> <tr> <td>Transfer Number</td> <td>Date Received:</td> <td>Deed Reference:</td> <td>Assigned Property No.:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year</td> <td>20</td> <td>20</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Plat</td> <td>Block</td> <td></td> <td></td> </tr> <tr> <td>Land</td> <td></td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Parcel</td> <td>Section</td> <td>Lot</td> <td></td> <td></td> </tr> <tr> <td>Buildings</td> <td></td> <td></td> <td>Use</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>Town Cd.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification		Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:							Year	20	20	Geo.	Map	Sub	Plat	Block			Land			Zoning	Grid	Parcel	Section	Lot			Buildings			Use	Ex. St.	Ex. Cd.					Total			Town Cd.						
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Total			Town Cd.																																																																
<b>REMARKS:</b> <div style="height: 100px; border: 1px solid black;"></div>																																																																			

Space Reserved for County Validation

# PURPLE CHERRY

PURPOSE IN ARCHITECTURE

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



# PURPLE CHERRY

PURPOSE IN ARCHITECTURE

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.

# PURPLE CHERRY

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

---

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

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			

Tax ID: 03-000-07222300

**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) 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

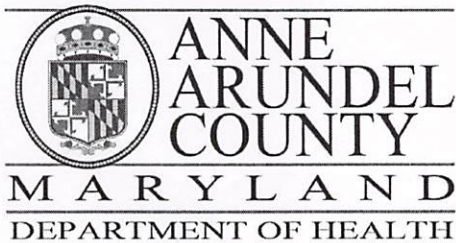
### Variance Type

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 ☐





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 *BC*  
Bureau of Environmental Health

DATE: June 16, 2025

RE: Jeffrey A. Cooper  
1865 Milvale Road  
Annapolis, MD 21409

NUMBER: 2025-0109-V

SUBJECT: Variance/Special Exception/Rezoning

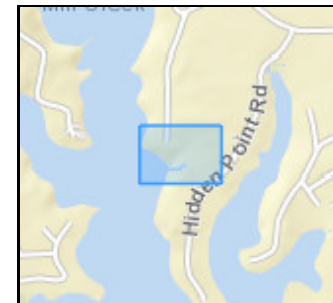
The Health Department has reviewed the above referenced variance to allow dwelling additions and associated facilities with less setbacks and planted buffer than required.

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

# 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

0 150 300  
ft



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

## Notes