

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

APPLICANT: Gerard & Nancy Fleury

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0114-V

COUNCIL DISTRICT: 6

HEARING DATE: September 4, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a variance to allow a dwelling and associated facilities with less setbacks than required, disturbance to slopes of 15% or greater and with greater coverage than allowed on property located at 102 A Edge Hill in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 8,494 square feet of land and is located west of the cul de sac of Edge Hill. It is identified as Lot 102A on Plat 1 of the Sherwood Forest subdivision, Parcel 295 in Grid 19 on Tax Map 39. The property is zoned R2 - Residential District, and is located within the Chesapeake Bay Critical Area LDA - Limited Development Area. The subject property is currently developed with a one-story single-family detached dwelling with a walkout basement and associated facilities.

PROPOSAL

The applicants are proposing to raze and remove the existing dwelling, built in 1924 as a seasonal summer cottage, and to construct a new, modestly sized home, generally within the same footprint as the existing structure.

REQUESTED VARIANCES

§ 18-4-601¹ provides that a principal structure in an R2 District shall be set back a minimum of 25 feet from the front lot line, 20 feet from the rear lot line, and 7 feet from the side lot line.

The proposed single family dwelling and attached elevated deck would be constructed as close as 8 feet to the eastern front lot line, and as close as 4 feet to the northern side lot line, necessitating variances of 16 feet and 3 feet, respectively.

¹ Bill 72-24, effective July 1, 2025, modified the bulk regulations for dwellings in the residential districts. The variance application had been submitted prior to this effective date, and references the old bulk regulations. Permits submitted after the effective date will adhere to the new bulk regulations. Because there are no pending permits for the proposed work, the modified bulk regulations will apply.

§ 17-8-201(a) provides that development in the limited development area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope, is to allow connection to a public utility, or is to provide direct access to the shoreline, and, all disturbance shall be limited to the minimum necessary.

The proposed development will disturb approximately 2,787 square feet of slopes of 15% or greater, necessitating a variance. The final amount of disturbance will be determined during permit review.

A review of the bulk regulations for development within the R2 District reveals that a variance to exceed the maximum coverage by structures is not required. (See Footnote #1)

FINDINGS

The subject property is irregularly shaped and, for lots in an R2 District, is undersized with regard to the minimum area of 20,000 square feet required for lots not served by public sewer. A review of the County aerial photography shows an eclectic mix of dwellings and lots in this waterfront community, with the general area encumbered by steep slopes.

The existing critical area lot coverage of the site is 3,080 square feet which exceeds the lot coverage allowed under § 17-8-402 (31.25% of the parcel, or 2,654.375 square feet). The proposed post-construction lot coverage is 3,013 square feet, a reduction of 67 square feet, which exceeds the 10% reduction required under § 17-8-403 (10% of 425.625 square feet or 42.5625 square feet).² The existing coverage by structures is 2,175 square feet and the proposed coverage by structures is 2,634 square feet, which is well below the 60% (5,096.4 square feet) maximum coverage by structures allowed under § 18-4-601.

Agency Comments

The **Health Department** does not have an approved plan for this project, but has no objection as long as a plan is submitted and approved by their Department.

The **Inspections & Permits Engineering Section** commented on revisions that would be required during development, but offered no objection.³

The **Critical Area Commission** offered no objection, and noted that, if the variance is granted, appropriate mitigation is required.

The **Critical Area Team of the Office of Planning & Zoning** has no objection to the proposed reconstruction.

² The amount of the lot coverage reduction will be verified during permit review.

³ Refer to the I & P Engineering Section's comments for their detailed response.

The **Cultural Resources Team of the Office of Planning & Zoning** noted that the subject property is located within Sherwood Forest (AA-941) which is listed on the Maryland Inventory of Historic Properties (MIHP). As such, until the project has been reviewed for compliance with Article 17-6-501, their office is unable to recommend approval of a variance.⁴

Variance Criteria

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship preventing development of the lot. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

Like other properties in the area, the subject lot is undersized and encumbered by steep slopes, making redevelopment in strict conformance with the Code impossible. As such, a literal interpretation of the critical area program and related ordinances would deprive the applicants of rights commonly enjoyed by other properties, and granting the variances will not confer on the applicant any special privilege. The variance request is not based on conditions or circumstances that are the result of actions by the applicants, and does not arise from any condition relating to land or building use on any neighboring property.

With adequate mitigation, the granting of the variances will not adversely affect water quality or impact fish, wildlife, or plant habitat within the County's critical area, and will be in harmony with the general spirit and intent of the County's critical area program. Similarly, it will not reduce forest cover in the limited development area, nor be contrary to acceptable clearing and replanting practices required for development in the critical area.

Because the applicants are proposing to rebuild the dwelling in the same general location as the existing dwelling, the granting of the variances will not alter the essential character of the neighborhood or district in which the lot is located, will not substantially impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The applicant is advised that, if the variances are granted, any changes to the proposed improvements shown on the site plan that are necessary to address issues raised during the permit review process may require a new variance.⁵

⁴ Refer to the OPZ Cultural Resources' comments for their detailed response.

⁵ This refers to, for example, changes to the footprint or location of the improvements to accommodate stormwater management which may shift the proposed improvements closer to the property lines or steep slopes.

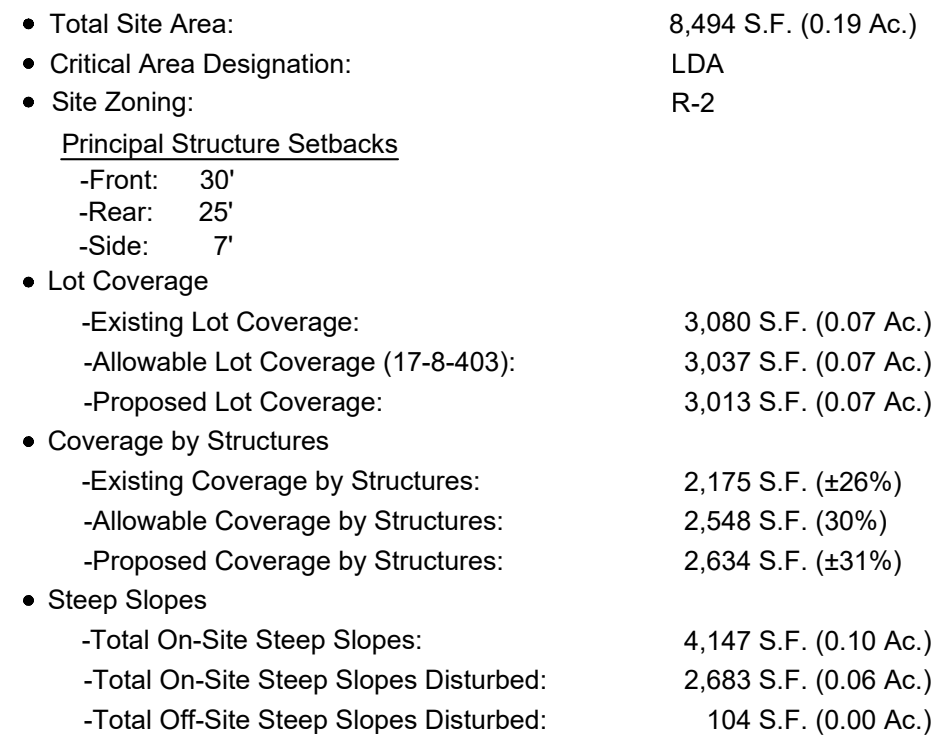
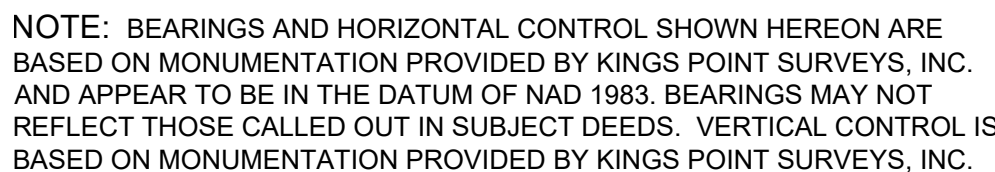
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends:

- ***conditional approval*** of a zoning variance to § 18-4-601 to allow a dwelling with less setbacks than required; and,
- ***conditional approval*** of a Critical Area variance to § 17-8-201 to disturb steep slopes. If granted, the amount of disturbance will be determined at permitting.

The above recommendation is conditioned on compliance with § 17-6-501, per the Cultural Resources' comments.

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.



DESIGNED: MMD	DRAWN: KLY	REVISIONS TO APPROVED PLANS			
ORIG. DATE:		No.	DATE	BY	DESCRIPTION
MODIFIED BY/DATE:					
CADD DWG #: SF07422					
DLA PROJECT #:					
<p align="center">© Drum, Loyka & Associates, LLC These drawings are the property of Drum, Loyka & Associates, LLC. Unauthorized reproduction for any purpose is not permitted and is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.</p>					



Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-280-3122
www.drumloyka.com

CLIENT:

MR. & MRS. GERARD F. FLEURY

102A EDGE HILL ROAD
ANNAPOLIS, MD 21401

VARIANCE PLAN

SHERWOOD FOREST ~ LOT 102A

102A EDGE HILL, ANNAPOLIS 21405
 TAX ACCT. No. 02-720-0404660
 TAX MAP 0039 GRID 0019 PARCEL 0295 DISTRICT 2nd
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20'	DATE: MAY 28, 2025	PRQJ. NO: SF07422	SHEET 1 OF 1
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June 10, 2025

Anne Arundel County, Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: SHERWOOD FOREST ~ LOT 102A
102A Edge Hill
Annapolis MD, 21405
Variance to the Code Application**

Sir/Madam:

Attached is a variance to the Code request application and associated submittal documents for the above referenced property. A variance to the Anne Arundel County Code is required to allow for a modest replacement home and associated improvements to the subject property. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater in the LDA and to **Article 18, Section 4-601** to setback and coverage requirements.

The subject property is a legal non-conforming building lot located in the community of Sherwood Forest, Maryland. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by community water and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The existing dwelling is surrounded by steep slopes, which encumber about half of the property area (+/-49%), limiting and restricting the areas that allow redevelopment. Primary vegetation consists of hardwood and evergreen trees, and creeping ground cover common to wooded areas and the community.

The applicants propose to raze and remove the existing dwelling and construct a new, modestly sized home generally within the same footprint as the existing structures. Like many homes in Sherwood Forest, the structure was originally built as a seasonal summer cottage and no longer meets the standards or functional needs of a modern, potentially year-round residence for today's families. The proposed dwelling expands to the southeast, but a large existing patio will be removed and not replaced to offset the additional coverage.

The proposed redevelopment is in keeping with the surrounding homes in the community and will generally maintain the same massing as the existing dwelling – Sherwood Forest requires that neighbors sign off on any redevelopment, and part of the stipulations are that the new dwelling cannot increase in height. Due to the unique physical conditions inherent to the

property, the following variances to the Anne Arundel County Code are being requested: **Article 17, Section 8-201(a)** of approximately 2,787-sf of disturbance on slopes 15% or greater in the LDA, and to **Article 18, Section 4-601** of 11-ft to the required 30-ft front yard setback for a principal structure, 17-ft to the required 25-ft rear yard setback, and 1% to the maximum coverage by structures of 30%.

The need for the variances is driven by the physical constraints of the site—specifically, the steep slopes that surround the existing improvements and the substandard lot size. The property is approximately 42% of the minimum lot size required by zoning, with about half of its area encumbered by steep slopes. These environmental constraints severely reduce the buildable area on the site. Furthermore, an existing path runs along the north side of the lot that provides access to surrounding homes, as well as a community path along the south side. The siting of the proposed dwelling takes into account these paths and provides an appropriate level of privacy for the homeowners. In addition to the paths, there is also a community storm drain on the property, which further reduces the building envelope.

The proposed dwelling has been thoughtfully designed to minimize environmental disturbance by staying within the general footprint of the existing structures, avoiding unnecessary impacts to undisturbed areas, and maintaining the established drainage patterns. The requested variance is the minimum necessary to allow for reasonable and safe redevelopment of the site. The project will not result in any additional site disturbance beyond what would be required to remove or maintain the existing features. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and the nitrogen reducing septic system, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

We believe that these requests meet all the requirements for variance, per Article 18-16-305:

Requirements for Critical Area Variances.

1. Unique physical conditions - Specifically topography, and the location of the existing dwelling in relation to the slopes. Denial of the requested variance would constitute an unwarranted hardship on the applicant and deprive them of the right to redevelop and deny reasonable and significant use of the entire property.

2. Rights commonly enjoyed - The proposed improvements are similar and in character to those of surrounding properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
3. Will not confer special privilege - Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain improvements comparable to what is proposed for this project. The applicants have made extensive efforts to design this proposed project in a manner that considers the placement of the existing dwelling and location of surrounding environmental features.
4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the small and irregular shape of the site, the presence of steep slopes, and the location of the existing improvements, and are not because of actions by the applicant. In addition to the lot being below standards, there are community paths and a community storm drain that take up a good portion of the developable area.
5. Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area – The proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area. Disturbance is minimized only to what is necessary to complete the project. Mitigation will occur in accordance with county regulations and will be addressed during the permitting process. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. The addition of stormwater management and a nitrogen reducing septic system will also enhance the environmental quality of the development. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.

Requirements for all variances.

1. Minimum necessary - The improvements are minimal and are sited to utilize the footprint of the existing improvements to minimize disturbance.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with other properties of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the LDA as appropriate mitigation will be required as part of the permit process.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area.
 - v. be detrimental to the public welfare.

Sherwood Forest ~ Lot 102A

6/10/2025

Page 4

Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,

DRUM, LOYKA & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read 'Katie Yetman', is written over the printed name.

Katie Yetman

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: _____ Date _____

Tax Map #	Parcel #	Block #	Lot #	Section
0039	0295	0019	102A	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 02-720-01368320

Project Name (site name, subdivision name, or other) Sherwood Forest ~ Lot 102A

Project location/Address 102A Edge Hill Road

City Annapolis Maryland Zip 21405

Local case number

Applicant: Last name Fleury First name Gerard

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: _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Raze and remove existing single-family dwelling and construct new single-family dwelling
with associated improvements

Intra-Family Transfer	Yes	Growth Allocation	Yes
Grandfathered Lot	X	Buffer Exemption Area	

Project Type (check all that apply)

Commercial		Recreational	
Consistency Report		Redevelopment	
Industrial		Residential	X
Institutional		Shore Erosion Control	
Mixed Use		Water-Dependent Facility	
Other			

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.16	
LDA Area	0.19		# of Lots Created	0	
RCA Area					
Total Area	0.19				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.09		Existing Impervious Surface	0.07	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.07	
Removed Forest/Woodland/Trees	0.05		Removed Impervious Surface	0.07	
			Total Impervious Surface	0.07	

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance	0.16		Mitigation		

Variance Type		Structure	
Buffer		Acc. Structure Addition	
Forest Clearing		Barn	
HPA Impact		Deck	
Impervious Surface		Dwelling	X
Expanded Buffer		Dwelling Addition	
Nontidal Wetlands		Garage	
Steep Slopes	X	Gazebo	
Setback	X	Patio	
Other	X	Pool	
	Coverage by Structures	Shed	
		Other	

Chesapeake Bay Critical Area Report
Sherwood Forest ~ Lot 102A
Tax Map 39, Grid 19, Parcel 295
Tax Account No. 02-720-04046660

Property Address: 102A Edge Hill Road
Annapolis, Maryland 21405

June 10, 2025

Property Owners & Variance Applicant: Gerard and Nancy Fleury

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 0.19 Ac.

Site Description

The subject property is a legal building lot located off of Edge Hill Road in the community of Sherwood Forest. The site is currently improved with a single-family dwelling and associated improvements, which are surrounded by steep slopes. The lot is zoned R-2 and is completely within the Chesapeake Bay Critical Area, with an LDA land use designation. Private septic and Sherwood Forest public water service the property.

Description and Purpose of Variance Request

The applicant proposes to raze and remove the existing single-family dwelling and construct a new single-family dwelling with associated improvements. Due to the unique physical conditions inherent to the property, the following variances to the Anne Arundel County Code are being requested: **Article 17, Section 8-201(a)** of approximately 2,787-sf of disturbance on slopes 15% or greater in the LDA, and to **Article 18, Section 4-601** of 11-ft to the required 30-ft front yard setback for a principal structure, 17-ft to the required 25-ft rear yard setback, and 1% to the maximum coverage by structures of 30%.

The applicants propose to raze and remove the existing dwelling and construct a new, modestly sized home generally within the same footprint as the existing structures. The need for the variances is driven by the physical constraints of the site—specifically, the steep slopes that surround the existing improvements and the substandard lot size. The property is approximately 42% of the minimum lot size required by zoning, with about half of its area encumbered by steep slopes. These environmental constraints severely reduce the buildable area on the site. Furthermore, an existing path runs along the north side of the lot that provides access to surrounding homes, as well as a community path along the south side. The siting of the proposed dwelling takes into account these paths and provides an appropriate level of privacy for the homeowners. In addition to the paths, there is also a community storm drain on the property, which further reduces the building envelope.

Vegetative Coverage and Clearing

The property's primary vegetation is woodland and creeping ivy that is common to wooded areas in the community. The existing canopy area totals roughly 3,900-sf. The proposed clearing is approximately 2,000-sf. Reforestation requirements for this property will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 3,080-sf of lot coverage. The proposed impervious lot coverage for this property is 3,013-sf, which is below the allowable. The site currently has 2,175-sf of coverage by structures, and the proposed coverage by structures is 2,633-sf.

Steep Slopes (slopes > 15%)

The subject property contains approximately 4,147-sf of steep slopes, or 49% of the site area, all of which are concentrated around the existing improvements. Approximately, 2,670-sf of on-site slopes will be disturbed as part of the proposed construction, and 104-sf of off-site slopes.

Predominant Soils

The predominant soil types are Annapolis Fine Sandy Loam (AsG), 40 to 80 percent slopes, and Collington and Annapolis soils (CRD), 10 to 15 percent slopes. These soils have type "B" and "C" hydrologic classifications and AsG is considered a hydric soil.

Drainage and Rainwater Control

There appear to be no visible stormwater management devices on site. Stormwater management and sediment and erosion control will be provided and the specific design computations will be addressed during the permit phase of the project in accordance with Anne Arundel County design criteria.

Conclusions – Variance Standards

The proposed dwelling has been thoughtfully designed to minimize environmental disturbance by staying within the general footprint of the existing structures, avoiding unnecessary impacts to undisturbed areas, and maintaining the established drainage patterns. The requested variance is the minimum necessary to allow for reasonable and safe redevelopment of the site. The project will not result in any additional site disturbance beyond what would be required to remove or maintain the existing features. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and will not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and the nitrogen reducing septic system, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare. Stormwater Management and reforestation requirements will be addressed during the permit phase of the project. Reforestation will be provided on-site to the extent practicable.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

Federal Emergency Management Agency, 2015. Flood Insurance Rate Map

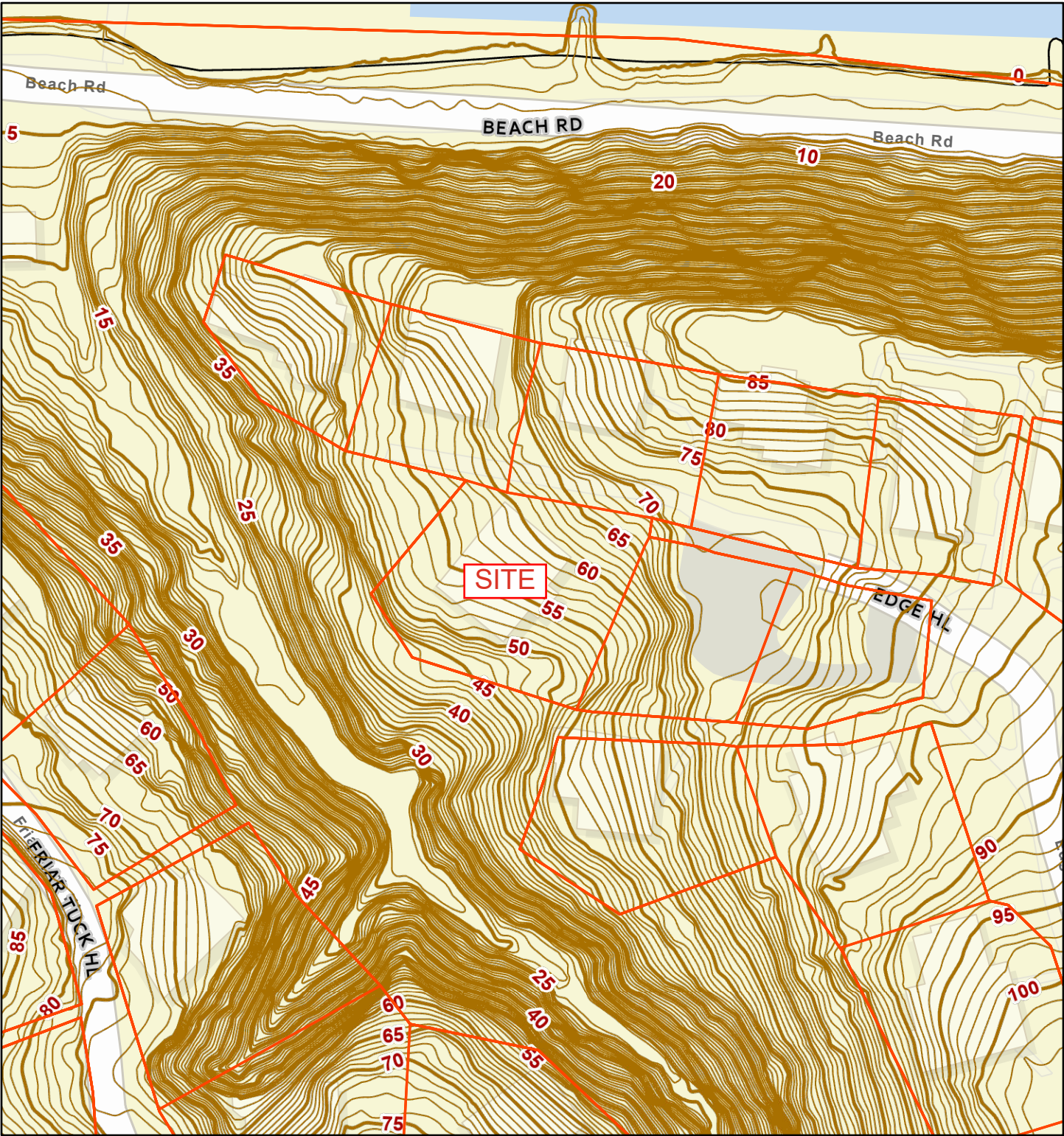
First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2025 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2003 Soil Survey of Anne Arundel County Maryland.

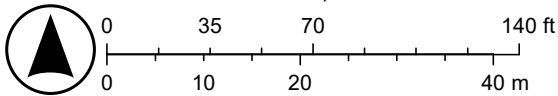
State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District

Anne Arundel County Engineering Record Drawing and Monuments



5/13/2025, 10:18:05 AM

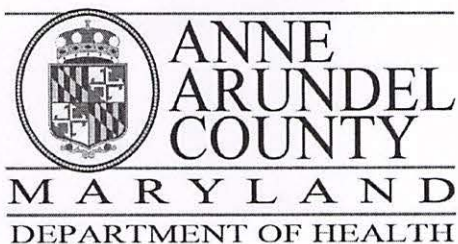
- Parcels
- Intermediate
- Topo_2023
- Local Road Label
- Index
- County Boundary



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Anne Arundel County

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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 blue ink, appearing to be "BC", written over the printed name of Brian Chew.

DATE: June 17, 2025

RE: Gerard F. Fleury
102A Edge Hill
Annapolis, MD 21405

NUMBER: 2025-0114-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling and associated facilities with less setbacks than required, disturbance to slopes of 15% or greater and with greater coverage than allowed.

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

Task Details I and P Engineering

Assigned Date

06/17/2025

Assigned to

Jean Janvier

Current Status

Complete w/ Comments

Action By

Jean Janvier

Comments

- 1. The proposed stormwater cistern shown on the Site Plan does not meet the required 10-foot setback from the property lines. The proposed stormwater cistern cannot be within the steep slopes.
- 2. Show the existing water line serving the lot.
- 3. Revise the LOD line to a line type that is distinguishable from the topography and buffer lines.
- 4. Show the LOD around the primary septic drywell.
- 5. Note where the existing topography is from. If the topography is from Anne Arundel County, identify the year. If the topography is field run, provide the company information and the month and year the run was conducted. Anne Arundel County's most recent topography data is from 2023.
- 6. An underground propane tank that is 2,000 gallons or less must be a minimum of 10-ft from a property line. Greater setbacks are required for larger tanks.
- 7. Portions of the LOD are shown extending onto the property of the Sherwood Forest Club, Inc. Permission will be needed from the Sherwood Forest Club, Inc. to have the LOD extending onto their property. Easements are required at Grading Permit or a copy of a community-wide agreement must be submitted at Grading Permit if such an agreement is already in-place.
- 8. The septic tank does not meet the required 10-foot setback from the property line. Amend septic tank location unless the Health Department says otherwise. This can be addressed at grading permit.
- 9. Label the sewer house connection to the septic tank and the pressure septic line to the primary septic drywell and note the pipe sizes and types. This can be addressed at grading permit.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

F



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

2025-0114-V; Fleury; AA0162-25**Jonathan Coplin -DNR-** <jonathan.coplin@maryland.gov>

Wed, Jul 2, 2025 at 10:24 AM

To: Sadé Medina <pzmedi22@aacounty.org>, Kelly Krinetz <pzkrin00@aacounty.org>

Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>, Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Good morning,

Our office is in receipt of the above referenced variance. Should the hearing officer find that the applicant's request, or a modified version, meets each and every one of the Critical Area variance standards, appropriate mitigation is required. Thank you for the opportunity to provide comments. Please provide us with a copy of the hearing officer's decision within 10 business days of when a decision is rendered per COMAR 27.01.12.05.B.

Jon

--



Critical Area Commission
Chesapeake & Atlantic Coastal
Bays
dnr.maryland.gov/criticalarea

Jonathan Coplin
Natural Resource Planner
1804 West Street, Suite 100
Annapolis, MD 21401
410-260-3481 (office)
443-699-6869 (mobile)
Jonathan.Coplin@maryland.gov

2025-0114-V

Menu Cancel Help

Task Details **OPZ Critical Area Team**

Assigned Date

06/13/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

No objection to the proposed reconstruction.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Due Date

07/04/2025

Assigned to Department

OPZ Critical Area

Status Date

06/13/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

- ☐ Display E-mail Address
- ☒ Display Comment

Task Specific Information

Expiration Date

Review Notes

Reviewer

Reviewer Phone Number

Reviewer Email

Task Details OPZ Cultural Resources

Assigned Date

06/13/2025

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

The subject property is located within Sherwood Forest (AA-941) which is listed on the Maryland Inventory of Historic Properties (MIHP). Proposed demolitions must comply with Section 105.8 of the Construction and Property Maintenance Codes Supplement, which says that a permit to demolish or remove a historic structure may not be issued, unless the applicant demonstrates compliance with Article 17-6-501 of the County Code. As Sherwood Forest is on the MIHP, all demolitions must be reviewed as per 17-6-501 of the Code. Until the project has been reviewed for compliance with Article 17-6-501, our office is not able to recommend approval of a variance at this time. Additional documentation, including a demolition worksheet, shall be required for review with the building permit application. Please contact the historic sites planner, Darian Beverungen, pzbeve19@aacounty.org, with any questions and to receive a demolition worksheet to include for the review.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

102 A Edge Hill (2025-0114-V)



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.

Nearmap



0 100 200
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes