



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

July 30, 2025

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

Re: **1920 Hidden Point Road**
Annapolis, MD 21409
T.M. 46 B. 16 P. 173

Dear Ms. Seay,

Please accept this as our formal variance request to the critical area law on behalf of our client. The variance request is to Article 17, Section 8-702(b)1 prohibiting new lot coverage forward of the front façade to convert an open deck to a covered porch.

We are requesting this variance to allow for a deck to be improved with a roof over it on the South side of the house. The roof will be built over an existing deck where the footings and posts will remain and only the roof to be added. Currently under the deck, is a patio that is to remain.

Explanation as required by Article 18, Section 16-305(b)

As noted above, the small size of the lot compared to its zoning district creates large setbacks on an undersized lot that hinder the improvement of the property resulting in an unwarranted hardship to improve an existing deck that is already impervious with a roof. Literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas and will not confer special privilege onto the applicant. The variance request is not the result of actions by the applicant and there has been no commencement of development before this application for a variance was filed and does not have any bearing or connection to building on neighboring properties. The granting of this variance will not adversely affect water quality, fish, wildlife or plants as during the building permit stage, the applicant will be required to removed 10% of the excess impervious on the site, resulting in a decrease in impervious on site.

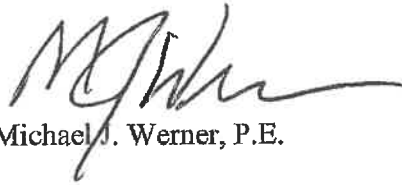
Explanation as required by Article 18, Section 16-305(c)

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based on the scope of the project improving an already existing structure with no ground disturbance. The granting of this

variance will not alter the character of the neighborhood. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The granting of this variance will not be detrimental to the welfare of the public. The lot is in the LDA critical area with no clearing proposed and a 10% reduction of excess impervious proposed.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'MJW', with a long horizontal flourish extending to the right.

Michael J. Werner, P.E.

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: June 18, 2025

Tax Map	Parcel	Block	Lot	Section
0046	0016		428	

Tax ID: 3428-2885-1202

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) Hidden Point

Project location (Address) 1920 Hidden Point Road

City Annapolis Zip 21409

Local case number

Applicant: Last name Marrinier First name Randy

Company (A)

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Re zoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

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:

new covering over existing wooden deck

☐ Intra-Family Transfer
☐ Grandfathered Lot

☐ Growth Allocation
☐ Buffer Exemption Area

Project Type (check all that apply)

☐ Commercial
☐ Consistency Rebuilt
☐ Industrial
☐ Institutional
☐ Mixed Use
☐ Other

☐ Recreational
☐ Redevelopment
☒ Residential
☐ Shore Erosion Control
☐ Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
UDA Area		
LDA Area	0.47	20,475
RCA Area		
Total Area	0.47	20,475

Total Disturbed Area

Acres	Sq Ft
-	-

Number of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	-	10,554	Existing Lot Coverage	---	16,227
Created Forest/Woodland/Trees	0	0	New Lot Coverage	-	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	1,067
			Total Lot Coverage	---	15,160

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.00	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	-	-	Mitigation	TBD	TBD

Variance Type
☐ Buffer
☐ Forest Clearing
☐ HPA Impact
☒ Lot Coverage
☐ Expanded Buffer
☐ Montidal Wetlands
☐ Setback
☐ Steep Slopes
☐ Other

Structure
☐ Acc. Structure Addition
☐ Barn
☐ Deck
☐ Dwelling
☐ Dwelling Addition
☐ Garage
☐ Gazebo
☐ Patio
☐ Pool
☐ Shed
☐ Other

Chesapeake Bay Critical Area Report

**1920 Hidden Point Road
Tax Map: 46 Grid: 16 Parcel: 173
Lot: 26
Annapolis, MD**

June 2025

Prepared for:


Randy Marriner
1920 Hidden Point Road
Annapolis, MD 21409

Prepared by:

Holly Oak Consulting, LLC
303 Sycamore Rd
Severna Park, MD 21146
khaines@hollyoakconsulting.com





 <p>303 Sycamore Rd Severna Park, MD 21116 P: (410) 906-3119 Email: info@hollyoakconsulting.com</p>	<p>PROJECT</p> <p>1920 HIDDEN POINT ROAD</p> <p>ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD</p>	<p>DRAWING TITLE</p> <p>VICINITY MAP</p>	<p>PROJ. NO. 24-45</p>	<p>FIGURE</p> <p>1</p>
			<p>DRAWN BY KCH</p>	
			<p>SCALE 1"=1,000'</p>	
			<p>DATE 6/17/2025</p>	

1.0 - INTRODUCTION

The subject property is located at 1920 Hidden Point Road in Annapolis, Maryland. The property is identified on Tax Map 46, Grid 16, as Parcel 173, Lot 26. The site is zoned RLD per the Anne Arundel County Zoning Map. Field work for this report was completed on June 17, 2025 by Kevin C. Haines of Holly Oak Consulting, LLC.

2.0 – EXISTING CONDITIONS

The site contains 0.47-acre all of which is within the Chesapeake Bay Critical Area. More specifically, the site is mapped within the Limited Development Area (LDA). The site is within a Buffer Modification Area. The site falls from east to west towards Mill Creek. The property is entirely developed with a residence, driveway, and accessory structures.

The site is bordered to the north and south by residences, to the west by Mill Creek, and to the east by Hidden Point Road.

The United States Department of Agriculture Natural Resources Conservation Service has mapped the soils throughout Anne Arundel County and makes the mapped soils and descriptions available online through the Web Soil Survey. The data that was retrieved on October 2, 2024 and showed two (2) soil types exist in the study area. The soil type and description can be found below. A copy of the soil mapping can be found in Appendix A.

<i>Map Unit Symbol</i>	<i>Map Unit Name</i>	<i>Hydric (%)</i>	<i>K-Factor (Whole Soil)</i>
AuD	Annapolis-Urban land complex, 5-15% slopes	0	-
MpB	Matapeake-Urban land complex, 0-5% slopes	0	0.43

3.0 – AERIAL IMAGERY REVIEW & SITE HISTORY

This site is located along the shores of the Mill Creek, a tributary to the Sever River, near Pleasant Plain a historical rural hamlet of Annapolis. The surrounding area was largely used as a summering location from the 1920s through the 1960s, when the surrounding areas began to become developed with residential subdivisions. A copy of the USGS Topographical map can be found in Appendix A.

Per aerial photos from 1970-2025, the site has remained in a similar vegetative state. The existing residence was constructed in 1956. Aerial images are available upon request.

4.0 – PROPOSED CONDITIONS

The applicant proposes to cover an existing wooden deck. All additional lot coverage caused by the new covering over the deck will require mitigation at a rate of 2:1. In addition, no canopy removal is required for this project. Due to the projection

No disturbance is proposed within the buffer.

Stormwater management is not required for this project as the proposal does not include disturbance above 5,000 square feet, and forest clearing is not required.

5.0 – HABITAT PROTECTION AREAS

State and County Critical Area Law identifies certain areas of high environmental value as habitat protection areas (HPAs). Below is a discussion of HPA's existing within the subject site.

5.1 - Steep Slopes

Anne Arundel County designates steep slopes within the Critical Area as slopes of 15% that are at least 6' high. The site includes steep slopes and their buffer and disturbance to both areas is proposed. The disturbance is minimal and has been minimized to footer installation only for the deck.

5.2 - Rare, Threatened & Endangered Species

Per initial research of DNR records there does not appear to be records of RTEs within or adjacent to the boundary of this site. RTEs were not noted during the field visits to this site. The site is not mapped as FIDS habitat per MDDNR's MERLIN Online GIS Database.

5.3 - Wetlands, Streams, & 100-Year Floodplain

The site does not contain tidal wetlands, non-tidal wetlands, or streams per the field observations. Furthermore, neither the USFWS National Wetland Inventory (Appendix A) nor the MD DNR Wetland Inventory indicates the presence of wetlands or streams within the site boundary.

The site is located within the Severn River Watershed (MD 02131002 8-digit).

The site lies within Zone X (areas of minimal flood hazard) except for the directly adjacent to the South River (zone AE) per FEMA Flood Insurance Rate Maps #24003C0252F (eff. 2/18/15) as shown in Appendix A.

5.4 –Buffer and Expanded Buffer

The site contains the 100' buffer to Tidal Waters. The buffer is not expanded on site as the property lies within a buffer modified area.

5.5 – Other HPAs Not Contained within Study Area

Several HPAs are not mapped within or adjacent to the study area. MDDNR's MERLIN online mapping database was reviewed and showed that the following HPA's are not located within or near the study area: Submerged aquatic vegetation, shellfish beds, historical waterfowl staging and concentration areas, sensitive species project review areas, and natural heritage areas.

6.0 – EXISTING VEGETATION & WILDLIFE

Landscaping and several large red oak, white oak, and tulip poplar trees are present around the property. Canopy coverage is present on site due to scattered trees. In total, 10,554 square feet of existing canopy is located on site, or 51.5% of the site area. No wildlife was noted during the field work.

References

- Brown, R.G. and M.L. Brown. 1972. *Woody Plants of Maryland*. Port City Press, Baltimore, Maryland.
- Eyre, F. H. (1980). *Forest cover types of the United States and Canada*. Washington, D.C. (5400 Grosvenor Lane, Washington, D.C. 20014): Society of American Foresters.
- Foell, Stephanie (2004). *McLean Property, Maryland Historical Trust Determination of Eligibility Form*. Baltimore, MD: Maryland Historical Trust.
- Jones, Claudia, McCann, Jim, & McConville, Susan. (2001). *A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area*.
- Kaufman, S. R., & Kaufman, W. (2013). *Invasive plants: a guide to identification, impacts, and control of common North American species*. Mechanicsburg, PA: Stackpole Books.
- Lerman, S., Nislow, K., Nowak, D., DeStefano, S., Kind, D. and Jones-Ferrand, T. (2017). *Using urban forest assessment tools to model bird habitat potential -*
- Maryland DNR (Department of Natural Resources). 1997. *State Forest Conservation Technical Manual*. Third Edition, Ginger Page Howell and Todd Ericson, Editors.

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

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Date: June 18, 2025

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FOR RESUBMITTAL ONLY

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

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City Annapolis Zip 21409

Local case number

Applicant: Last name Marrinier First name Randy

Company N/A

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

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Last name First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

New covering over existing wooden deck.

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
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)

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IDA Area		
LDA Area	0.47	20,475
RCA Area		
Total Area	0.47	20,475

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Acres	Sq Ft
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of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	-	10,554	Existing Lot Coverage	---	16,227
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Buffer Disturbance	0.00	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	-	-	Mitigation	TBD	TBD


Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☒
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☐


Structure

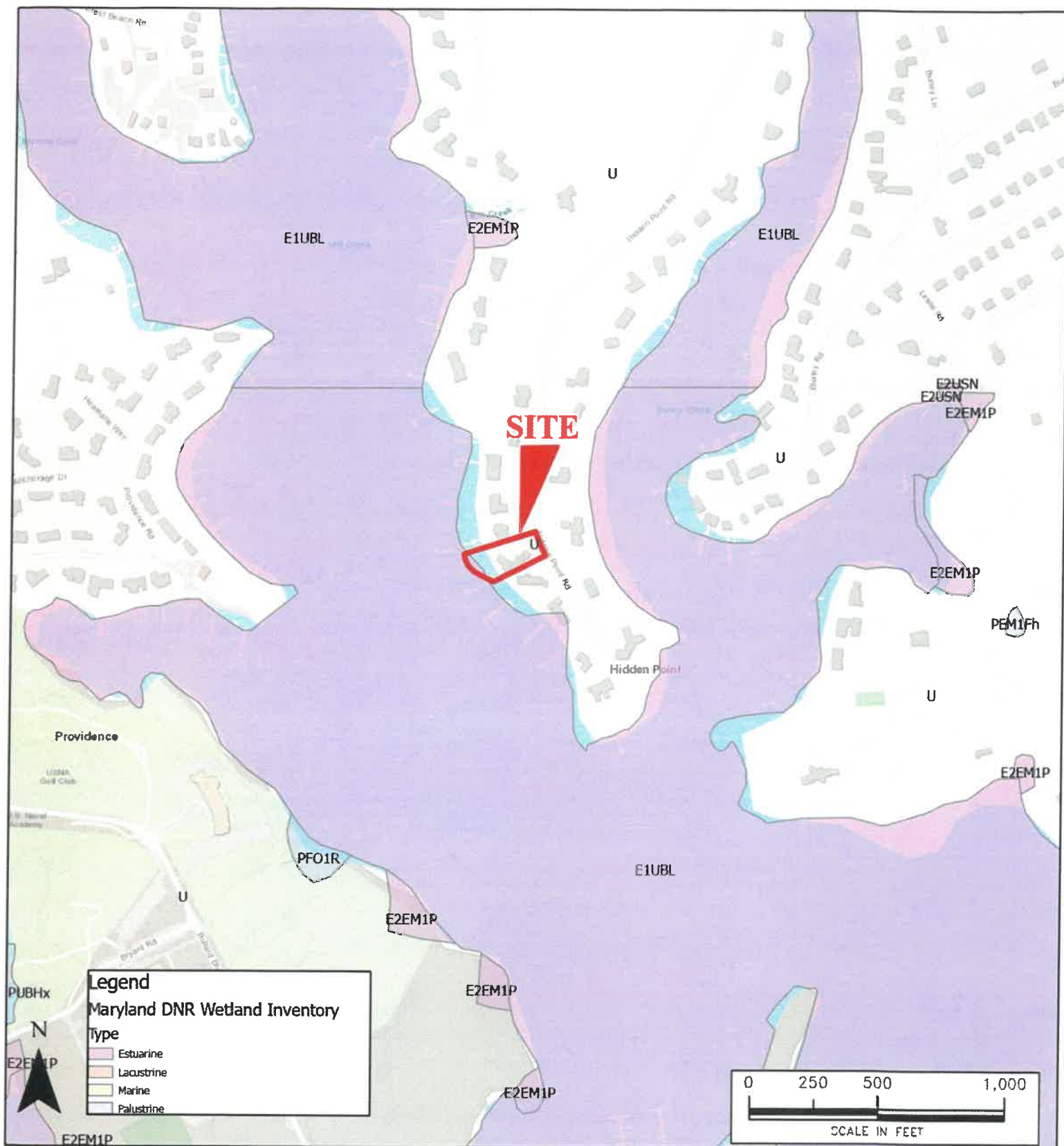
Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐




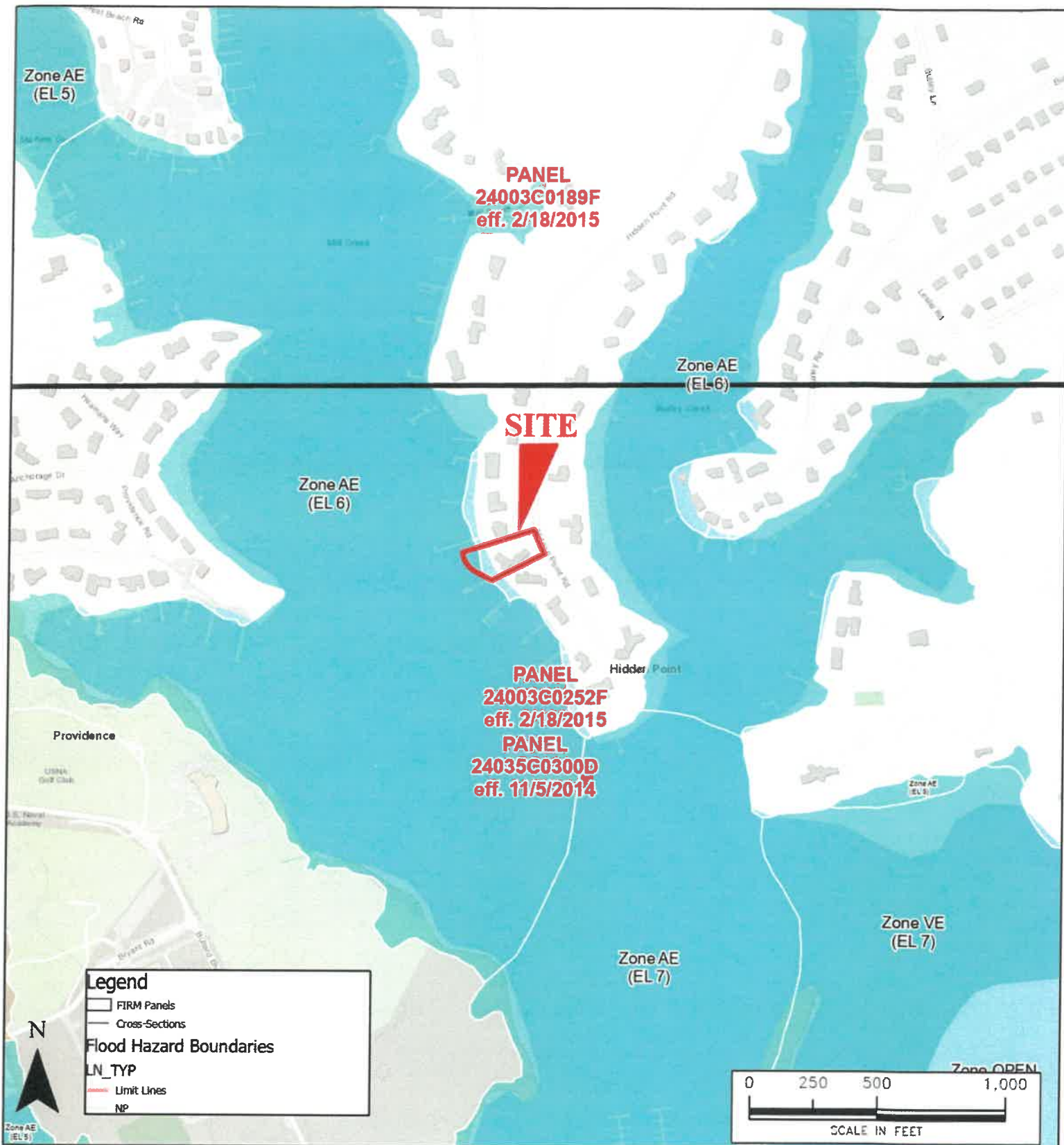
 <p>303 Sycamore Rd Severna Park, MD 21146 P: (410) 906-3119 Email: info@hollyoakconsulting.com</p>	PROJECT	DRAWING TITLE	PROJ. NO. 24-45	FIGURE 2
	1920 HIDDEN POINT ROAD	USGS 24K TOPOGRAPHICAL MAP	DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	
ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD				




 <p>303 Sycamore Rd Severna Park, MD 21116 P: (410) 906-3119 Email: info@hollyoakconsulting.com</p>	PROJECT	DRAWING TITLE	PROJ. NO. 24-45	FIGURE 3
	1920 HIDDEN POINT ROAD	USDA NRCS SOIL SURVEY	DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	
	ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD			




 <p>303 Sycamore Rd Severna Park, MD 21116 P: (410) 906-3119 Email: info@hollyoakconsulting.com</p>	PROJECT	DRAWING TITLE	PROJ. NO. 24-45	FIGURE 4
	1920 HIDDEN POINT ROAD	MD DNR WETLAND INVENTORY	DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	
	ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD			



 <p>HOLLY OAK CONSULTING, LLC</p> <p>303 Sycamore Rd Severna Park, MD 21146 P: (410) 906-3119 Email: info@hollyoakconsulting.com</p>	PROJECT	DRAWING TITLE	PROJ. NO. 24-45	FIGURE 6
	1920 HIDDEN POINT ROAD	FEMA FLOOD INSURANCE RATE MAP	DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	
	ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD			



 <p>303 Sycamore Rd Severna Park, MD 21146 P: (410) 906-3119 Email: info@hollyoakconsulting.com</p>	PROJECT 1920 HIDDEN POINT ROAD ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD	DRAWING TITLE AERIAL IMAGE	PROJ. NO. 24-45	FIGURE 7
			DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0075-P)

DATE OF MEETING: 07/28/2025

P&Z STAFF: Donnie D., Kelly K.

APPLICANT/REPRESENTATIVE: Anarex Inc. EMAIL: matt@anarex.com

SITE LOCATION: 1920 Hidden Point Road, Annapolis LOT SIZE: 20,475 sf ZONING: RLD

CA DESIGNATION: LDA BMA: Y or BUFFER: NA APPLICATION TYPE: Critical Area Variance

The applicant proposes to cover an existing deck located on the south side of the existing dwelling. The proposal will require a variance for new lot coverage nearer to the shoreline as it is within the BMA buffer. The applicant also requests a variance to the front setback in the RLD District.

COMMENTS

The **Critical Area Team** commented that provided there is no expansion of the existing deck and the applicant can meet the approval standards for a Critical Area Variance, no objection to this request.

Zoning Administration Section: While the letter requests a front setback variance, 18-4-401(2) states that a lot under 40,000 square feet that was approved by a record plat prior to April 9, 1987 may be reviewed under the bulk regulations of 18-4-601. The lot is under 40,000 square feet and appears to be part of a plat that was recorded prior to that date. The applicant should confirm this information and apply the applicable front setback. Additionally, the dimension from the proposed covered deck appears to be shown to a meandering course line. The applicant is reminded that for a waterfront lot, the front lot line is the mean high water line. The applicant should provide the correct dimension on the variance site plan.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence. A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.