



July 29, 2025

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

Attention: Sterling Seay

**RE: CARDARELLI PROPERTY
3939 BAYSIDE DRIVE
EDGEWATER, MD 21037
VARIANCE REQUEST LETTER OF EXPLANATION**

Dear, Ms. Seay

The purpose of this letter is to provide the applicant's request for a **new variance** for the above-referenced property. The property is located at 3939 Bayside Drive in Edgewater, MD and is identified as Lots 1–3, Block 2 of Shoreham Beach. It consists of 7,500 square feet and is located in the IDA (Intensely Developed Area) of the Chesapeake Bay Critical Area. The property is zoned R-5 and is considered waterfront by definition, although there is a strip of community land and associated improvements between the property and the water. The site is served by a water well and the Mayo sewer system, with access from Bayside Drive, a 30' wide public right-of-way.

A variance for this same proposal was **previously granted by the Office of Administrative Hearings (Case No. 2023-0097-V, filed August 15, 2023)**. However, the 18-month period to obtain a building permit has expired and the prior approval is no longer valid. Accordingly, the applicant is submitting this **new request** for variance relief based on the same project scope as previously reviewed and approved.

The Owner wishes to rebuild the second floor of his existing residence while adding a one story garage to the South side of the house. All zoning regulations are being met with the proposed construction except for the area of the reconstructed second floor deck that falls within the required 25' front setback. The proposed deck is to be built 1'-4" higher than the current deck which prompts a variance for the increased bulk of the deck structure that falls within the required 25' setback. The existing structure's front yard setback is 23.11' and the variance request is for the 1.89' difference. The owner is requesting relief to Article 18-4-701: *Bulk Regulations R-5 (In Part). Minimum setbacks for principal structures: Front lot line 25 feet*

As this site is waterfront, and the existing dwelling encroaches on the front yard BRL by 1.89'. There is an existing first floor deck that encroaches into the setback, but it is to remain as is. A variance is required for the proposed second floor deck as its structure is raised higher than the current deck. The body of the home is not moving closer to the water than the existing structure. But the roof deck height is being increased by 1'-4" in height. Should this request be granted, it will not affect the view, or light, air and space of any of the neighboring dwellings. Please note that The Mayo tank will also be relocated but will not require and Critical Area variances.

The following is a summary of how this proposal meets the criteria for zoning variances as outlined in of **18-16-305(a)**:

1. The Owner wishes to renovate the existing dwelling on its current footprint while adding a once story addition to the side of the building. The roof at the front of the building (the deck structure) will be raised slightly. As the house currently encroaches on the front building restriction line, this is a practical difficulty in doing a renovation. The owner did not build the current dwelling over the building restriction line but rather purchased the house with this non-conformity.
2. The lot is small, and the owners cannot expand the dwelling slightly upward without some relief to the building restriction lines. Denial of the variance would not allow the owners to renovate the dwelling with modern interior height allowances. As the variance request is minimal in nature, it will not impact neighbors.

This plan meets the requirements of **18-16-305(c)**, as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the IDA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. This variance is the minimum to afford relief. An approximately 1'-4" increase in height over the 1.89' encroachment of the dwelling in the front setback.
2.
 - (i) This proposal will not alter the essential character of the neighborhood. The proposed building design fits the essential two-story character of the neighborhood. The front-facing one story roof deck proposed on the waterside will not change the neighborhood's character by being raised 1'-4" higher than the existing roof deck.
 - (ii) This development will have no impact on adjacent property. The request is to bulk at the front setback line, and the increase is small, this should not be noticeable to the neighboring properties.
 - (iii) This development will not reduce forest cover, as no clearing is proposed.
 - (iv) This site is not in a bog area but is located in the IDA. No clearing is proposed, and any work will require a permit, and planting, if needed, will not be contrary to acceptable practices.
 - (v) This project will not be detrimental to public welfare, as it is occurring on a privately owned lot with no impact on adjacent properties.

The development shown will provide minimal environmental impacts, while allowing the owners to improve the property in a manner in keeping with other houses in the neighborhood and their impervious coverages.

In closing, the variance requested is the minimum necessary to afford relief. The proposed work will cause no ill effects to the environment or the neighborhood, as stormwater mitigation may be necessary at permit. A grading permit is not required as the disturbance is under 5,000 square feet. This variance will provide the owner with a renovated structure that is in harmony with this existing pattern of development. Should you have any questions, comments, or require any additional information, please do not hesitate to contact me directly at 410-897-9290.

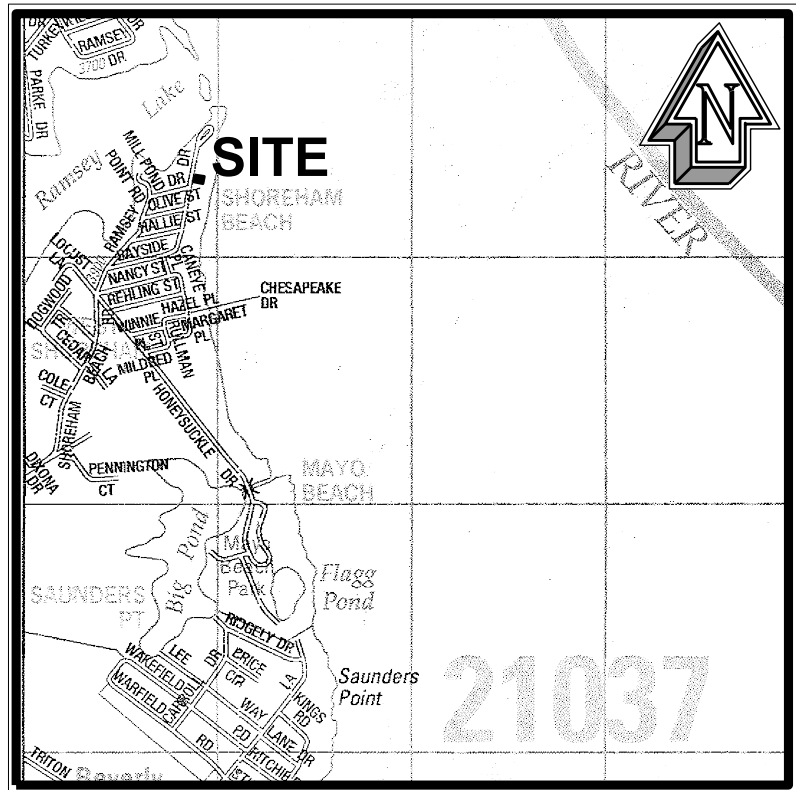
Sincerely,
Atwell, LLC



Timothy J. Martin, P.L.S.
Senior Consultant

VARIANCE SITE PLAN
FOR THE
CARDARELLI PROPERTY

3939 BAYSIDE DRIVE EDGEWATER, MD 21037
TAX MAP 60 ~ GRID 18 ~ PARCEL 92 ~ LOTS 1-3, BLOCK 2
"SHOREHAM BEACH"
DEED REFERENCE: 24144 / 497
T.A. #01-749-09385501 ~ ZONED: R5 / IDA
FIRST DISTRICT ~ ANNE ARUNDEL COUNTY



VICINITY MAP
SCALE: 1" = 2,000'
COPYRIGHT ADD THE MAP PEOPLE
PERMITTED USE NO. 08301200

GENERAL NOTES

- OWNER:**
MICHAEL CARDARELLI
2425 L ST NW, APT. 439
WASHINGTON, DC 20037
PHONE: --
EMAIL: --
ENGINEER:
BAY ENGINEERING INC.
2861 RIVA ROAD, BUILDING 800
ANNAPOLIS, MD 21401
410-897-9290
C/O MIKE GILLESPIE
- THE PROPERTY IS KNOWN AS:
TAX MAP 60, GRID 18, PARCEL 72, TOTAL AREA = 7,500 SQ. FT. OR 0.172 AC., DEED REF: 24144 / 497)
- EXISTING ZONING OF THE SITE IS R5 (RESIDENTIAL DISTRICT)
- THE SITE ADDRESS IS: 3939 BAYSIDE DRIVE, EDGEWATER, MD 21037
- TAX ACCOUNT NO: 01-749-09385501
- EXISTING BOUNDARY AND FEATURES SHOWN HEREON WERE TAKEN FROM DEEDS AND PLATS OF RECORD AUGMENTED WITH GIS DATA, AND A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY BAY ENGINEERING INC DECEMBER 2018.
- THIS DATA WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
- THE SITE IS LOCATED WITHIN THE IDA (INTENSELY DEVELOPED AREA) OF THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE CURRENTLY UTILIZES A PRIVATE WELL AND PUBLIC SEWER. CONTRACTOR SHALL UTILIZE THE EXISTING SEWER CONNECTION IF POSSIBLE. IF NOT POSSIBLE, CONTRACTOR IS TO INSTALL A NEW SHC PER ANNE ARUNDEL COUNTY SPECIFICATIONS AND DETAILS
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONES "VE" (AREA WITHIN THE 1% ANNUAL CHANCE COASTAL FLOODPLAIN WITH VELOCITY HAZARD (WAVE ACTION) AND BASE FLOOD ELEVATION OF 8 FEET) AND "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #24003C0283F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- WATER AND SEWER CATEGORIES
WATER - NO PUBLIC SERVICE - (W-9, RURAL)
SEWER - PUBLIC SERVICE PROVIDED - (W-9, MAYO-GLEBE-HEIGHTS)

LEGEND

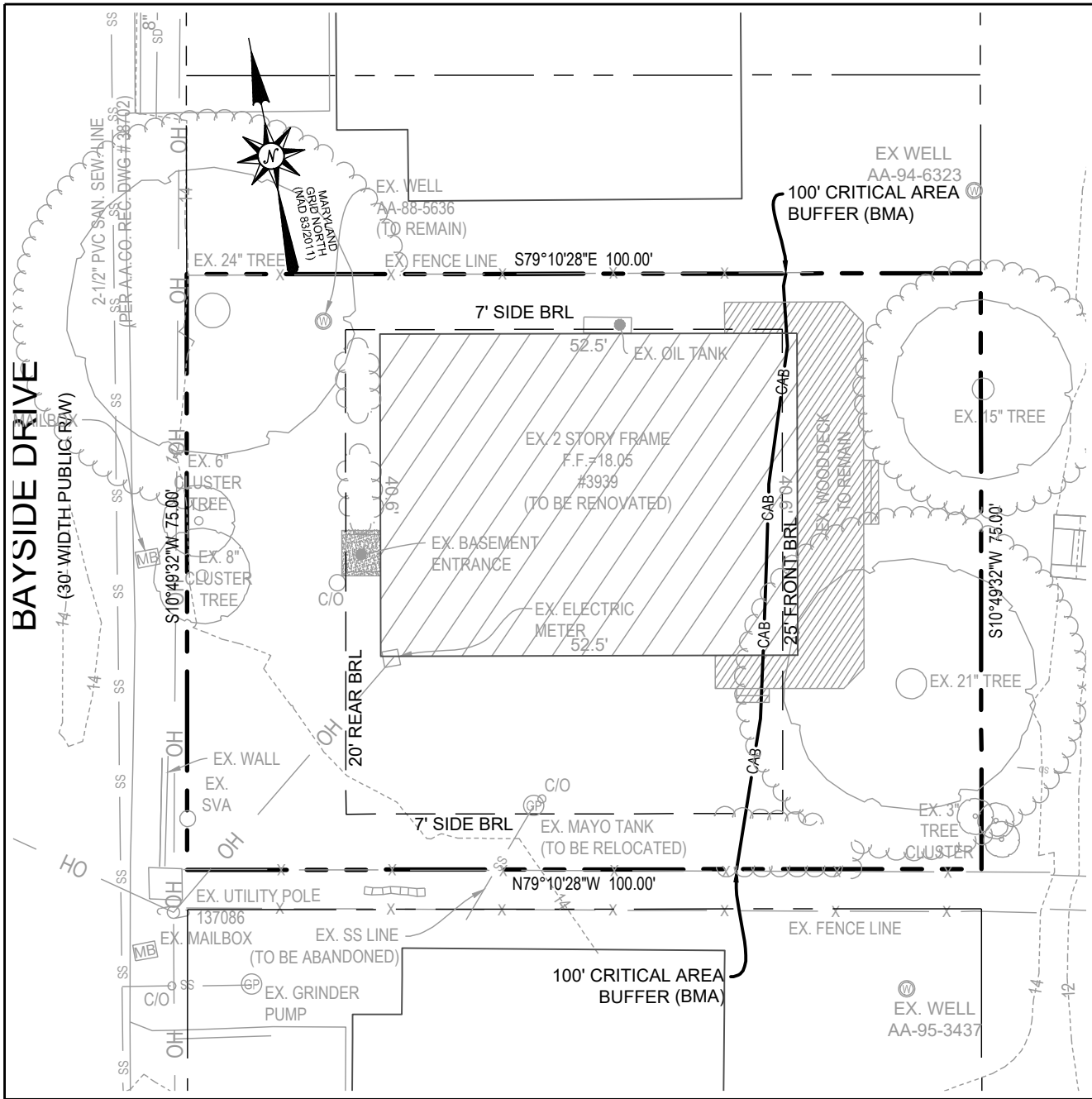
PROPERTY LINE / RIGHT-OF-WAY	---
ADJOINING PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
EXISTING CONTOUR	--- 142 ---
EXISTING SPOT ELEVATION	x 122.3
EXISTING SOILS TYPE DESIGNATION	AsB
CRITICAL AREA DESIGNATION	AsC
EXISTING ZONING DESIGNATION	RD / RCA
FEMA LINE	OS / C1
EXISTING TREE LINE	---
EXISTING OVERHEAD ELECTRICAL LINE	---
EXISTING PUBLIC UTILITY EASEMENT	---
EXISTING PUBLIC SEWER LINE	---
EXISTING BUILDING	---
PROPOSED LIMIT OF DISTURBANCE	---
PROPOSED REINFORCED SILT FENCE	---
PROPOSED SUPER SILT FENCE	---
PROPOSED SILT FENCE ON PAVEMENT	---
PROPOSED BUILDING ADDITION	---
PROPOSED PRIVATE SEWER LINE	---

LOT COVERAGE SUMMARY

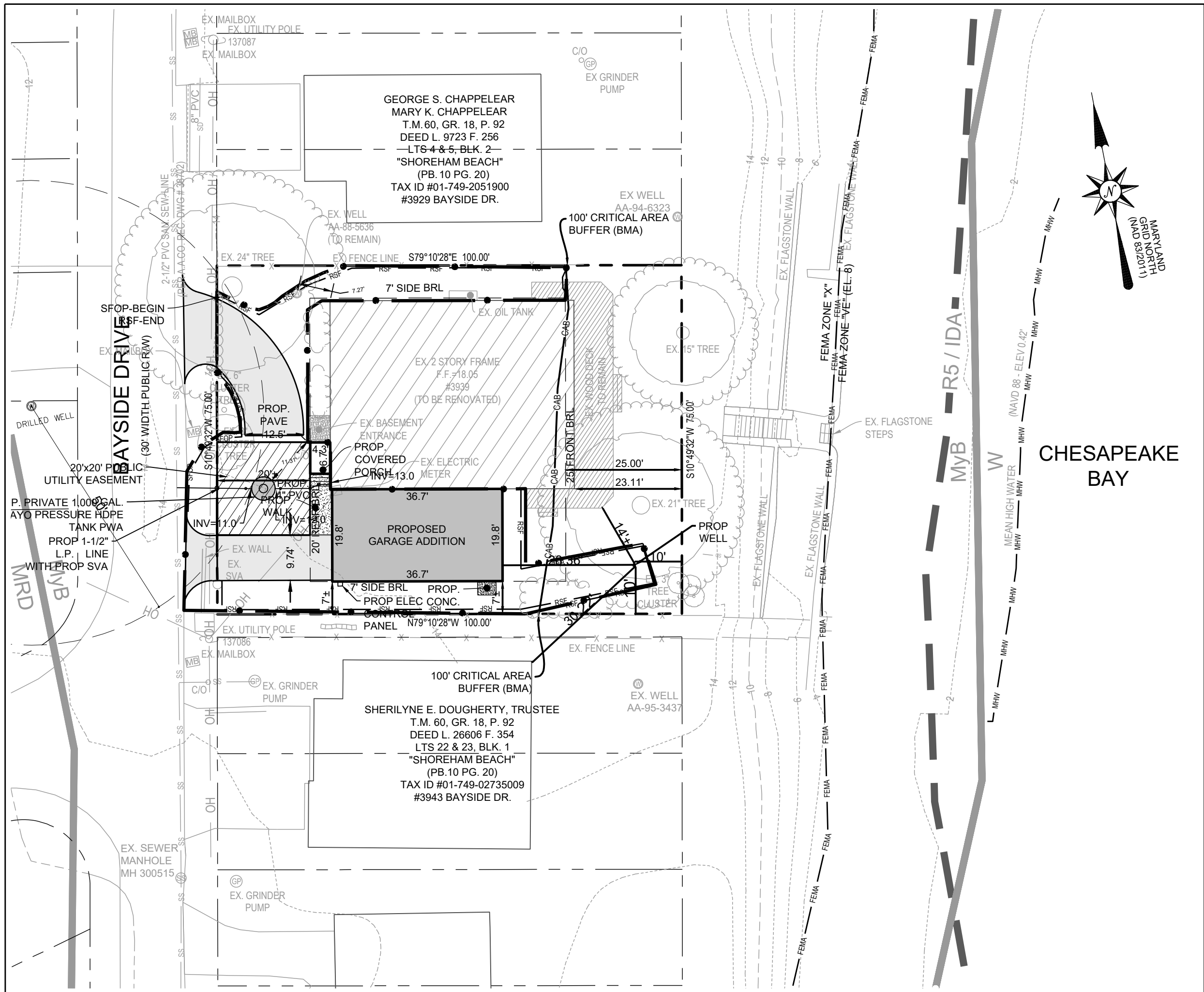
DESCRIPTION	AREA
EXISTING LOT AREA.....	7,500 SQ. FT. OR 0.172 AC.
EXISTING LOT COVERAGE.....	3,790 SQ. FT. OR 0.087 AC.
EXISTING DEVELOPED WOODS.....	4,098 SQ. FT. OR 0.094 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED.....	0 SQ. FT. OR 0.00 AC.
REMAINING DEVELOPED WOODS.....	4,098 SQ. FT. OR 0.094 AC.
PROPOSED LIMIT OF DISTURBANCE	3,466 SQ. FT. OR 0.080 AC.
NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS	
-EX. DWELLING = 2,128 SF	
-EX. DECKS = 588 SF	
-EX. DRIVEWAY = 614 FT	
-EX. SHEDS = 74 SF	
-EX. WALKS & CONC. = 386 SF	
TOTAL = 3,790 SF±	
EXISTING LOT COVERAGE TO BE REMOVED:	
-EX. DECK = 107 SF	
-EX. DRIVEWAY = 614 SF	
-EX. SHEDS = 74 SF	
-EX. WALKS & CONC. = 386 SF	
TOTAL TBR = 1,181 SF	
TOTAL TO REMAIN = 2,609 SF	
PROPOSED LOT COVERAGE:	
-PR. ADDITION = 727 SF	
-PR. DRIVEWAY = 578 SF	
-PR. CONCRETE = 60 SF	
TOTAL PROP. LOT COVERAGE = 1,365 SF	
TOTAL PROPOSED LOT COVERAGE = 3,974 SQ. FT. OR 0.091 AC.	

VARIANCE REQUEST

A VARIANCE IS REQUESTED TO ARTICLE 18-4-701 (R5 BULK REGULATIONS) OF THE ANNE ARUNDEL COUNTY CODE WHICH STATE IN PART THAT A STRUCTURE SHALL BE LOCATED 25' FROM A FRONT BUILDING RESTRICTION LINE. A VARIANCE REQUEST OF 1.89' TO OF ADDITIONAL ROOF HEIGHT OUTSIDE THE FRONT BRL IS REQUESTED.



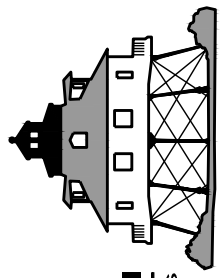
INSET #1 - EXISTING CONDITIONS



INSET #2 - PROPOSED CONDITIONS

Rev. #	By	Date	Description

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Engineers, Planners and Surveyors
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Annapolis, Maryland 21401
410.897.9290
info@bayengineering.com
www.bayengineering.com

Date
MAY 2023
Job Number
18-6850
Scale
AS SHOWN
Drawn By
J. MARLOWE / J. SLENKER / M. GILLESPIE
Approved By
T. MARTIN
Folder Reference
CARDARELLI RESIDENCE
3939 BAYSIDE DRIVE

VARIANCE SITE PLAN

FOR THE

CARDARELLI PROPERTY

3939 BAYSIDE DRIVE EDGEWATER, MD 21037
TAX MAP 60 ~ GRID 18 ~ PARCEL 92 ~ LOTS 1-3, BLOCK 2, SHOREHAM BEACH
DEED REFERENCE: 24144 / 497
T.A. #01-749-09385501 ~ ZONED: R5 / IDA
FIRST DISTRICT ~ ANNE ARUNDEL COUNTY



CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE
BEFORE PLANNED WORK TO MARK
UNDERGROUND UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

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: 7/29/2025

Tax Map #	Parcel #	Block #	Lot #	Section
60	92	2	1-3	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 1749-0938-5507

Project Name (site name, subdivision name, or other) Cardarelli Property

Project location/Address 3939 Bayside Drive

City Edgewater Zip 21037

Local case number

Applicant: Last name Cardarelli First name Michael

Company Owner

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:

*Slightly raze the roof and renovate the dwelling
Add garage Addition*

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	0.172	7,500
LDA Area	-	-
RCA Area	-	-
Total Area	0.172	7,500

Total Disturbed Area

Acres	Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.094	4,088	Existing Lot Coverage	0.087	5,790
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.031	1,305
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0.027	1,181
			Total Lot Coverage	0.091	3,974

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.005	225	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.875	3,287	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 ☐

***CRITICAL AREA
REPORT***

**3939 BAYSIDE DRIVE
EDGEWATER, MD 21037**

May 2023

Prepared for:
Michael Cardarelli
3939 Bayside Drive
Edgewater, MD 21037

Prepared by:
Bay Engineering, Inc.
2661 Riva Rd. Building 800
Annapolis, MD 21401

INTRODUCTION

This site is a 7,500 square foot property that is located on the east side of Bayside Drive in the Shoreham Beach neighborhood of Edgewater, MD. The proposal is to provide additions to the existing structure, including an addition to the rear of the property and reconstruction of a deck in the front yard that would require a small variance. The site is served by the Mayo sewer system and a well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Intensely Developed Area (LDA). The site is in a Buffer Modification Area. The property is zoned residential, R-5.

EXISTING USE

The property consists of 7,500 square foot property, Lot 1-3, Block 2 of Shoreham Beach subdivision. The site is currently developed. The property is currently a residential lot developed with a house, driveway, deck, and associated improvements.

SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots. The general area is developed as single-family lots that are part of the Shoreham Beach subdivision. The site is bounded by a developed property to the north and south, Bayside Drive to the west, and to the east, the Chesapeake Bay.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of MyB – Mattapex-Butlertown-Urban Land Complex, 0 TO 5% Slopes (D Soils)

FLOODPLAIN

The property is located in the Flood Hazard Zones 'X' - (Area of Minimal Flood Hazard) as Delineated on the FIRM Flood Insurance Rate Map #24003C0263F dated February 18, 2015 for said County and distributed by the Federal Emergency Management Facility.

NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

TIDAL WETLANDS

There appear to be no Tidal Wetlands on this site.

BODIES OF WATER

The site drains into the Chesapeake Bay.

STEEP SLOPES

There are no steep slopes on the property.

RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

FOREST COVER

The existing forest cover is limited to a few overstory trees. The understory is mostly lawn. The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacacia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

SITE CALCULATIONS

1. Total Site area.....7,500 sq. ft.
2. Site area in Critical area.....7,500 sq. ft
3. Existing lot coverage3,790 sq. ft.
4. Existing lot coverage to be removed1,181 sq. ft.
5. Total Lot Coverage after Construction...3,974 sq. ft.
6. Proposed Disturbed Area.....3,287 sq. ft.

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Subdivision - 749 Account Number - 09385501

Owner Information

Owner Name: CARDARELLI MICHAEL Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2425 L ST NW Deed Reference: /24144/ 00497
APT 430
WASHINGTON DC 20037-2423

Location & Structure Information

Premises Address: 3939 BAYSIDE DR Legal Description: LTS 1 2 3 BK 2
EDGEWATER 21037-0000 3939 BAYSIDE DR
Waterfront SHOREHAM BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0018 0092 1070050.02 749 2 1 2021 Plat Ref: 0010/ 0020

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1940 3,752 SF 7,500 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
2 YES STANDARD UNITFRAME/3 2 full/ 1 half

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	347,500	347,500		
Improvements	211,100	266,500		
Total:	558,600	614,000	595,533	614,000
Preferential Land:	0	0		

Transfer Information

Seller: CURRY TRUSTEE LESLIE	Date: 12/27/2011	Price: \$720,000
Type: ARMS LENGTH IMPROVED	Deed1: /24144/ 00497	Deed2:
Seller: CURRY, LESLIE	Date: 03/11/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07034/ 00554	Deed2:
Seller: CURRY, LESLIE	Date: 03/25/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07034/ 00554	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00

Special Tax Recapture: None

Homestead Application Information

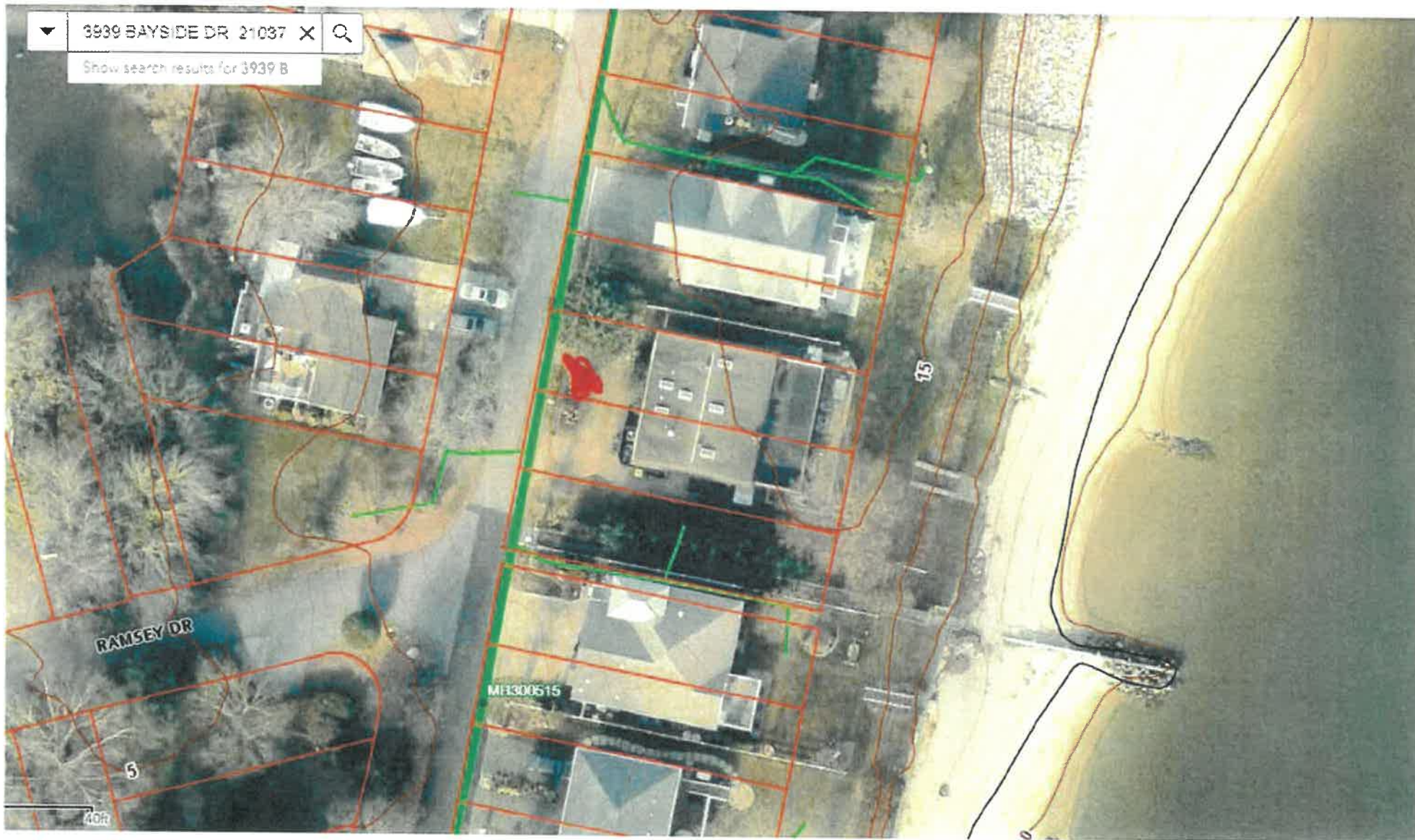
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

▼ 3939 BAYSIDE DR 21037 X Q

Show search results for 3939 B

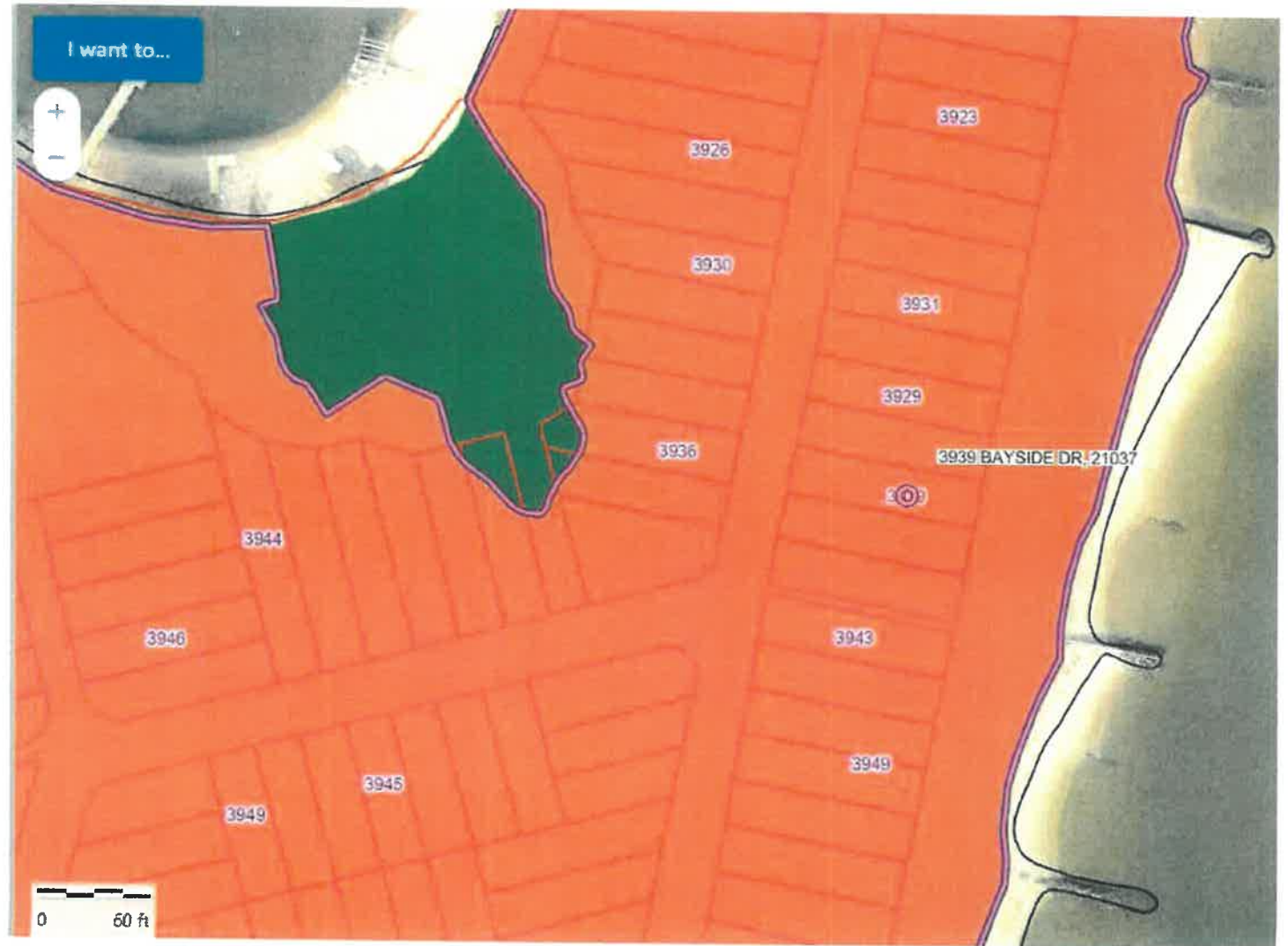


Critical Areas: (1)

> Refine

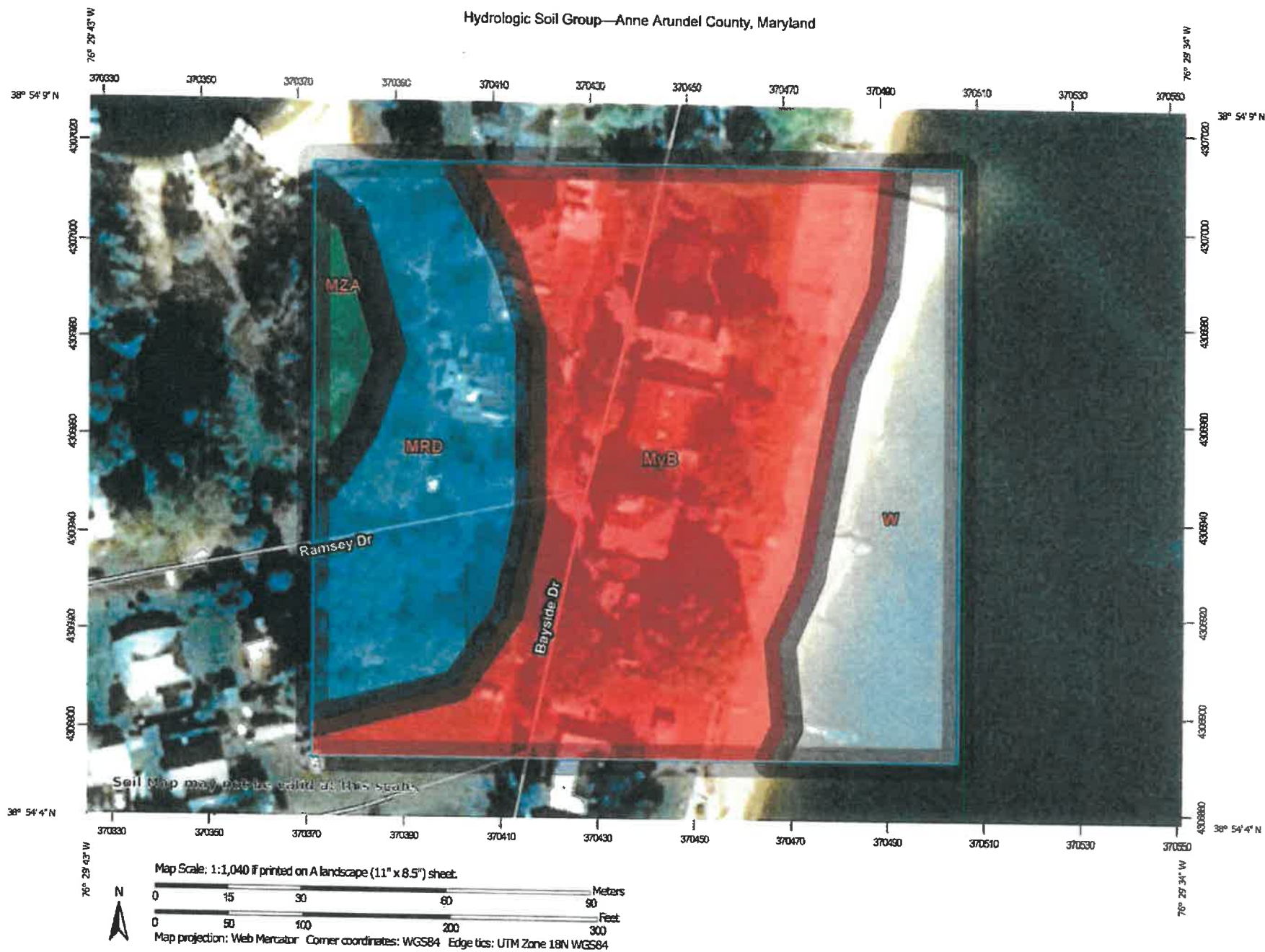


Critical Areas: iDA - Intensely Developed Area





Hydrologic Soil Group—Anne Arundel County, Maryland




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/24/2019
Page 1 of 4









MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland
 Survey Area Data: Version 17, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 16, 2014—Oct 20, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MRD	Matapeake and Mattapex soils, 10 to 15 percent slopes	C	1.0	23.7%
MyB	Mattapex-Buttertown- Urban land complex, 0 to 5 percent slopes	D	2.1	53.0%
MZA	Mispillion and Transquaking soils, 0 to 1 percent slopes, tidally flooded	A/D	0.2	3.8%
W	Water		0.8	19.5%
Totals for Area of Interest			4.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette



38°54'20.13"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, U, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Ar
of 1% annual chance flood with average
depth less than one foot or with drainage
areas of less than one square mile Zone X
 - Future Conditions 1% Annual
Chance Flood Hazard Zone X
- OTHER AREAS OF FLOOD HAZARD**
- Area with Reduced Flood Risk due to
Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
- OTHER AREAS**
- Area of Undetermined Flood Hazard Zone X
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance
Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/24/2019 at 11:13:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for

Use the National Map, Orthoimagery. Data refreshed April, 2019.

Feet 1:6,000

38°53'52.13"N

76°29'20.12"W

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: AACo

Date: 5-11-23

Tax Map #	Parcel #	Block #	Lot #	Section
<u>60</u>	<u>92</u>	<u>2</u>	<u>1-3</u>	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 1.748-09385307

Project Name (site name, subdivision name, or other) Candarelli Property

Project location/Address 3939 Bayside Drive

City Edge Water MD Zip 21037

Local case number _____

Applicant: Last name Candarelli First name Michael

Company Owner

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 ☐

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:

*Slightly raise the roof & renovate the dwelling
Add garage addition*

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	<i>0.173</i>	<i>7,500</i>
LDA Area	<i>-</i>	<i>-</i>
RCA Area	<i>-</i>	<i>-</i>
Total Area	<i>0.172</i>	<i>7,500</i>

Total Disturbed Area

Acres	Sq Ft
<i>0.086</i>	<i>3,466</i>

of Lots Created *0*

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>0.094</i>	<i>4,088</i>	Existing Lot Coverage	<i>0.087</i>	<i>3,790</i>
Created Forest/Woodland/Trees	<i>TBD</i>	<i>TBD</i>	New Lot Coverage	<i>0.031</i>	<i>1,365</i>
Removed Forest/Woodland/Trees	<i>0</i>	<i>0</i>	Removed Lot Coverage	<i>0.027</i>	<i>1,181</i>
			Total Lot Coverage	<i>0.091</i>	<i>3,974</i>

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	<i>0.005</i>	<i>225</i>	Buffer Forest Clearing	<i>0</i>	<i>0</i>
Non-Buffer Disturbance	<i>0.075</i>	<i>3,287</i>	Mitigation	<i>TBD</i>	<i>TBD</i>

Variance Type

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

Structure

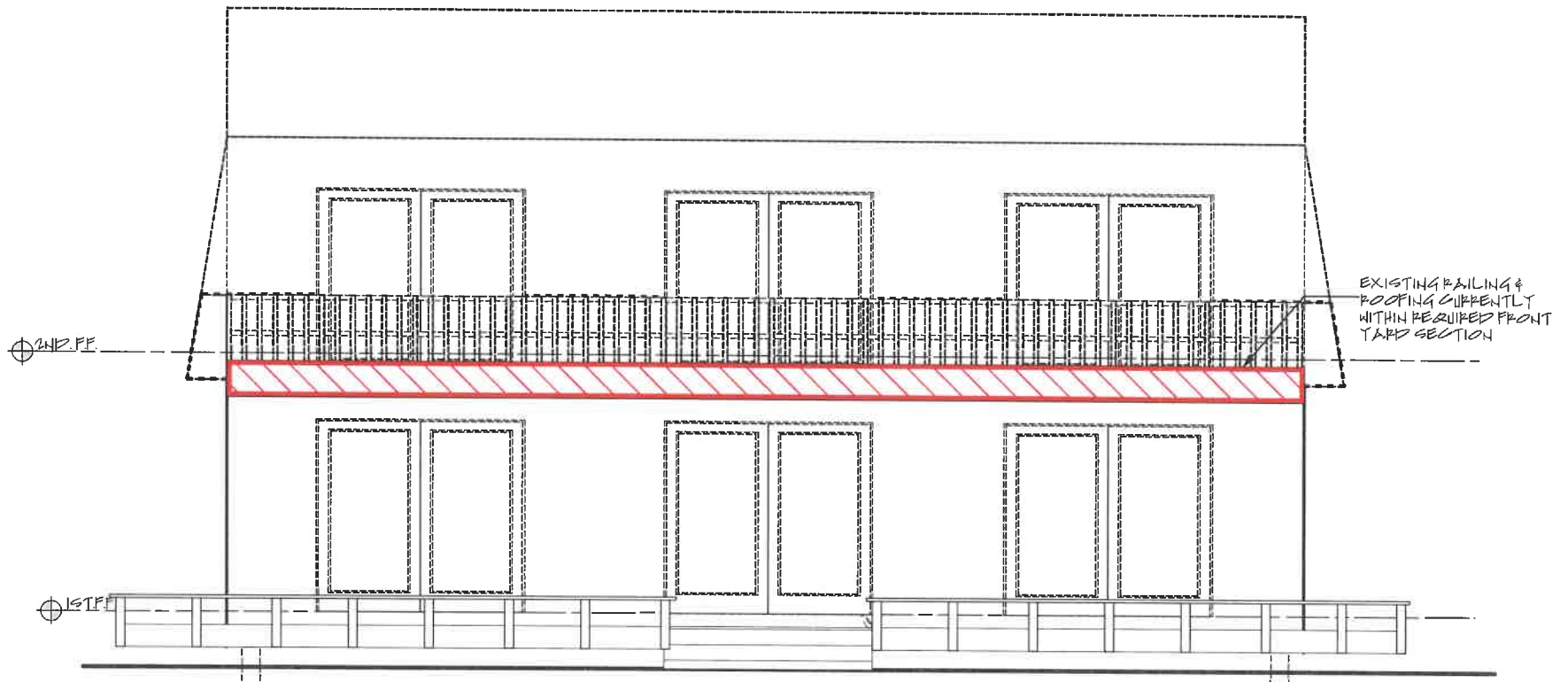
Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☒
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐



MD Arch #10831 VA Arch #6655

165 Conduit St. Annapolis, MD 21401 terry.averill@gmail.com (410) 268-0179

May 05, 2023



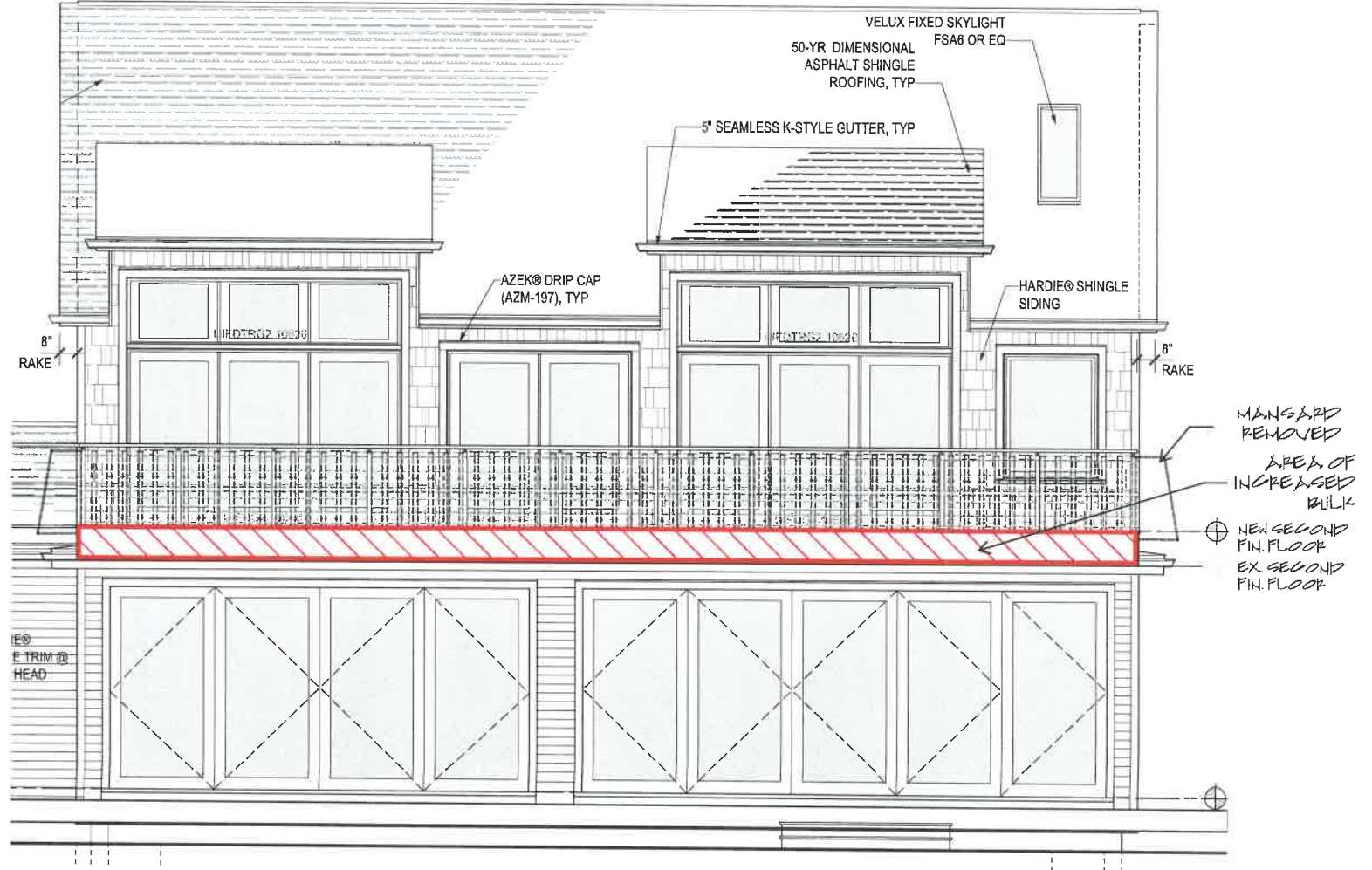
EXISTING CONDITION ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION

May 05, 2023

SCALE: 1/4" = 1'-0"

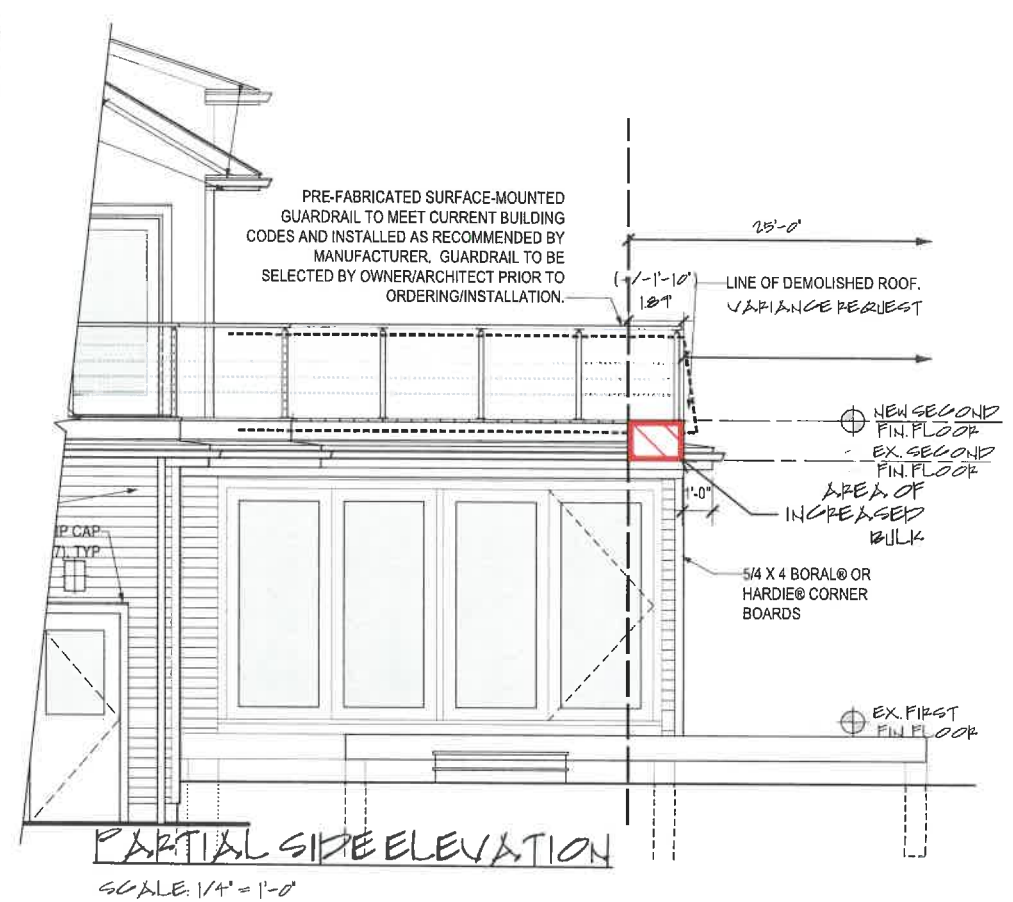
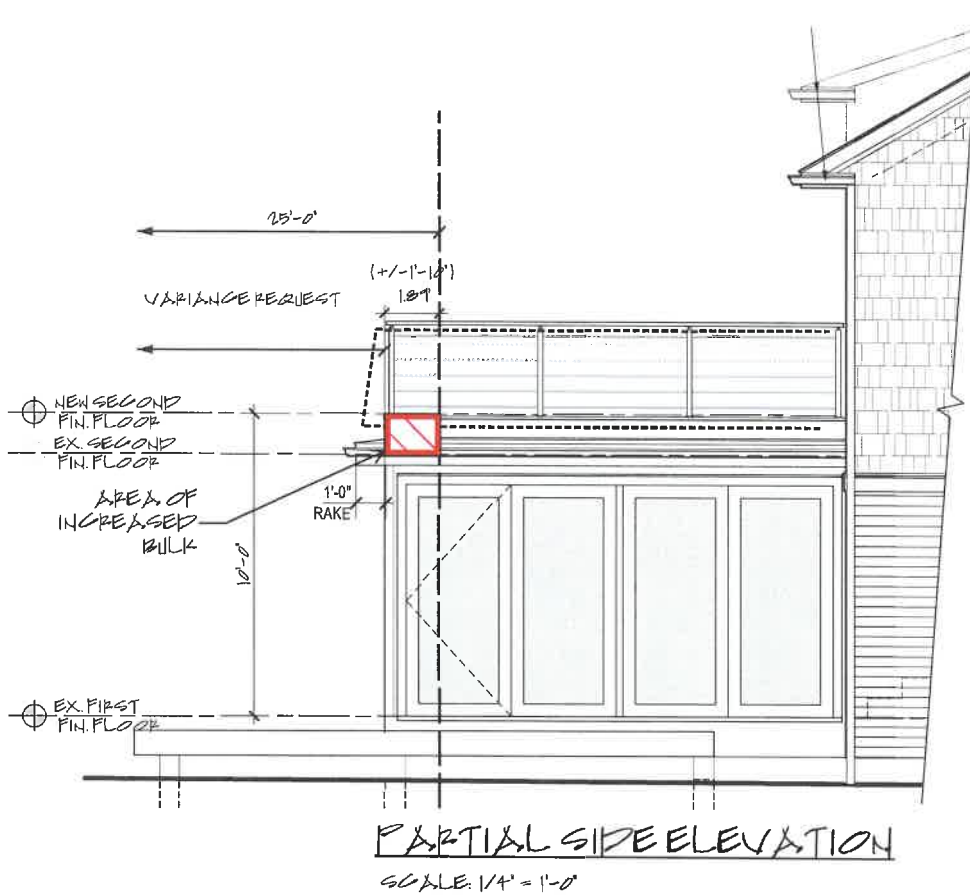


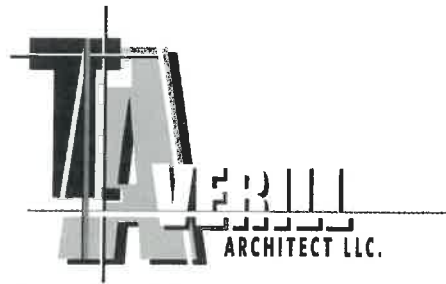


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May 05, 2023

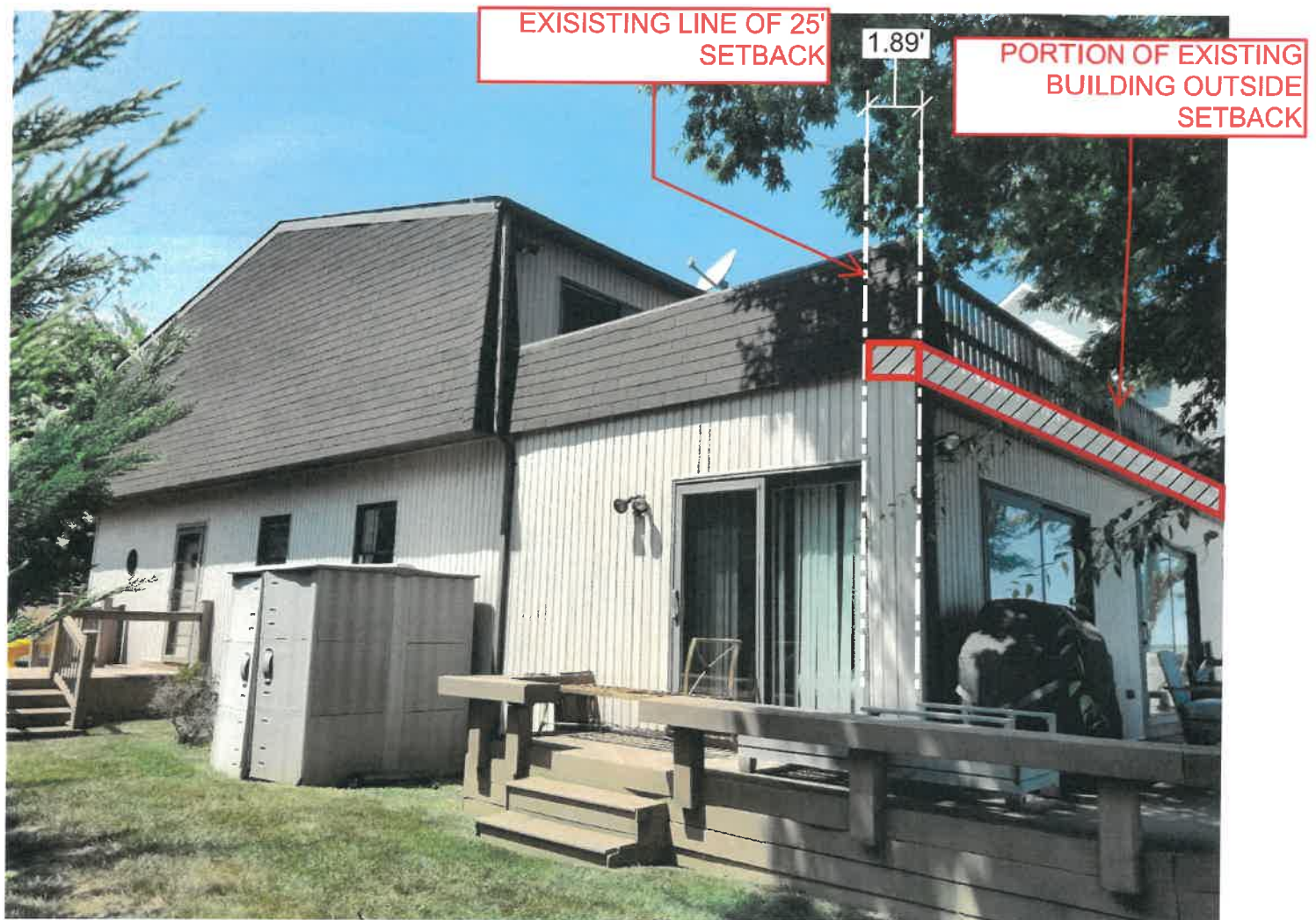




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May 05, 2023



SIDE VIEW EAST SIDE OF EXISTING HOUSE



MD Arch #10831 VA Arch #6655

165 Conduit St. Annapolis, MD 21401 terry.averill@gmail.com (410) 268-0179

May 05, 2023



REAR VIEW, EAST SIDE OF EXISTING HOUSE



July 29, 2025

Department of Natural Resources
Fish, Heritage and Wildlife Administration
580 Taylor Avenue
Annapolis, MD 21401

Attn: Lori Byrne, Environmental Review Specialist

**RE: CARADRELLI PROPERTY
3939 BAYSIDE DRIVE
EDGEWATER, MD 21037
VARIANCE APPLICATION**

Dear Ms. Byrne:

The purpose of this correspondence is to request an environmental review statement on the enclosed project. Our client, Michael Cardarelli, will be submitting a variance application to Anne Arundel County, Maryland. The variance was submitted for relief to Anne Arundel County Code, Article 18-4-701, which states in part, a principal structure cannot be closer than 25' to the front property line. A portion of the existing dwelling encroaches on the front BRL, and the owner wishes to raise the roof of the dwelling about 2'. No Critical Area variances are requested. No additional work is planned on the site at this time. The Chesapeake Bay Critical Area Report is enclosed, as well as a cover letter to Anne Arundel County and associated plans.

Should you have any questions, please do not hesitate to call me at 410-897-9290.

Sincerely,

Atwell, LLC

Timothy J. Martin, P.L.S.
Senior Consultant