

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

APPLICANT: Chessie Homes LLC

ASSESSMENT DISTRICT: 5

CASE NUMBER: 2025-0132-V

COUNCIL DISTRICT: 5

HEARING DATE: September 18, 2025

PREPARED BY: David Russell
Planner

DR

REQUEST

The applicant is seeking a variance to allow a dwelling with less setbacks than required on property located at 823 Clifton Avenue, in Arnold.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of roughly 4,370 square feet of land (Lot 17, Parcel 415, Grid 24, of Tax Map 32) within the 'Harmony Point on the Magothy' neighborhood. It is zoned R5 and improved with only wooden perimeter fencing. The property is triangular, at the northwest corner of Clifton Avenue and Alameda Parkway. From this corner, the front boundary runs approximately 100 feet, northwest along Clifton Avenue, with fencing on the northern 50 feet. From the northern corner, the fence turns southwest along the 60 foot side boundary, then continues 65 feet southeast along the 112 foot rear boundary. A 20 foot fence segment runs parallel to Alameda Parkway, connecting the rear and front fences.

PROPOSAL

The applicant proposes construction of a new single family dwelling with less setbacks than required.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Ordinance requires principal structures to be setback a minimum of 20 feet from the front, 15 feet from the rear, and 7 feet from the side lot lines. The proposed home will be as close as 10 feet from the front property line and 5 feet from the rear and side property lines. The proposed structure location necessitates variances of 10 feet, 10 feet, and 2 feet, respectively.

FINDINGS

At approximately 4,370 square feet, the property is undersized for the R5 zoning district, which requires a minimum area of 5,000 square feet (if served by public sewer). SDAT records show the applicant, Chessie Homes LLC, purchased the original 4-lot entirety of the adjacent property, 304 Alameda Parkway (including the subject property) in January of 2025. Through review of historic County aerial imagery, it appears that the triangular-shaped subject property was previously a part of 304 Alameda Parkway. Aerials show that fencing previously enclosed the

subject property with 304 Alameda Parkway, essentially as a side yard.

In March of 2025, Chessie Homes LLC then sold 3 of the 4 original 304 Alameda Parkway lots (approximately 10,000 square feet) and chose to retain the undersized triangular subject property.

It is unclear why 3 of the 4 original lots remained with 304 Alameda Parkway and only the undersized triangular lot was retained. The allocation of 2 lots for 304 Alameda Parkway and 2 lots for 823 Clifton Avenue would have created two properties that exceed the R5 lot size minimums. The subject property would have been approximately 6,000 square feet and the remaining area for 304 Alameda Parkway would have been approximately 7,400 square feet.

Along the north side of Alameda Parkway, between Jones Station Road and Alameda Branch, the average lot size for developed properties (excluding the subject property and one additional undersized triangle lot ¹) is approximately 11,725 square feet. Along the west side of Clifton Avenue, the average lot size for the four nearest properties is approximately 15,500 square feet. Directly across the street (Clifton Avenue), from the subject site, the property is approximately 18,400 square feet. At less than 5,000 square feet, the subject property is uncharacteristically sized for the area.

Agency Comments

The **Inspections and Permits** department provided the following comments:

1. Demonstrate this lot has adequate area to empty the two 530-gallon rain barrels onsite after each storm event. This can be addressed at grading permitting.
2. The driveway apron must follow the standard County detail I-5A. This can be addressed at grading permitting.
3. Demonstrate that the proposed grading of this lot does not adversely affect the adjacent property at 304 Alameda Parkway. The current grading concentrates runoff, thus creating two swales; one along the northern side of the house which discharges runoff into the rear yard of 304 Alameda Parkway, and another along the eastern side of the house which discharges runoff towards the side of the house of 304 Alameda Parkway. Avoid discharging runoff and concentrated runoff into the property of 304 Alameda Parkway. This can be addressed at grading permitting.
4. Per DPW's Design Manual, "no driveway shall be located within 50 feet from the P.C. of the intersection curb radius." This can be addressed at grading permitting.

The **Health Department** has no objection to the variance request.

Variance Criteria

To be granted a variance it must be found that because of 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, because of exceptional

¹ On June 21, 2017, variance case 2017-0085-V was approved allowing reduced front, rear, and side setbacks for an undersized triangular property at 322 Alameda Parkway, Arnold, MD 21012. The applicants for this case were Robynn and William Squires.

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 is undersized, which creates difficulty for development. However, this hardship stems from the applicant's own actions. When the applicant sold most of the original property and kept only a substandard portion, they created the current issue.

Of the four original lots purchased in January 2025, the applicant could have combined two to form the subject property and kept the other two for 304 Alameda Parkway. This arrangement would have created a 6,000 square foot subject property and left approximately 7,400 square feet for 304 Alameda Parkway. Both would have met the R5 minimum lot size and been closer to the average 11,700 square foot lots on Alameda Parkway's north side. A larger subject property would have likely led to fewer setback conflicts, and subsequent variance requests.

This subject case resembles case 2022-0010-V, which also involved Chessie Homes LLC:

Jan 2021 – Chessie Homes bought 5 contiguous lots, large enough to allow compliant development.

Oct 2021 – Chessie Homes sold the center lot to the applicant of that case (his sister).

Jan 2022 – A variance application (2022-0010-V) was submitted for Critical Area and setback relief.

Mar 2022 – The variance was denied. The Administrative Hearing Officer noted:

- *“...had the applicant proposed a dwelling that needed no zoning variances, its application might have been viewed differently. But the need for the front setback variance shows that the applicant wants to build a dwelling that is too big for the available zoning restrictions.”*
- *“Relief is warranted to facilitate development of a developable area, not to create one where none exists.”*

The subject case is similar in that Chessie Homes retained a property that no longer meets zoning standards after selling part of a larger, developable property. Section 18-4-202 of the County Code makes clear that lot mergers are intended to bring substandard lots into compliance “as close as possible” with zoning requirements. The applicant had the opportunity to create two compliant lots but instead created one compliant and one undersized, non-compliant lot.

The subject property does present unique physical conditions, such as irregularity, narrowness and shallowness of lot size and shape. However, the applicant's decision to forego the opportunity to create a lot that complies with minimum size requirements shows the applicant was not seeking to create an appropriately sized lot for development, but intended to simply develop the undersized lot by requesting multiple variances to accommodate their home design.

Based on these factors, the applicant's request cannot be considered the minimum necessary to afford relief. As such, the granting of the variances would alter the essential character of the neighborhood by allowing the intentional creation of an undersized lot (where compliant alternatives were available), that is significantly smaller than other nearby and adjacent

¹ On June 21, 2017, variance case 2017-0085-V was approved allowing reduced front, rear, and side setbacks for an undersized triangular property at 322 Alameda Parkway, Arnold, MD 21012. The applicants for this case were Robynn and William Squires.

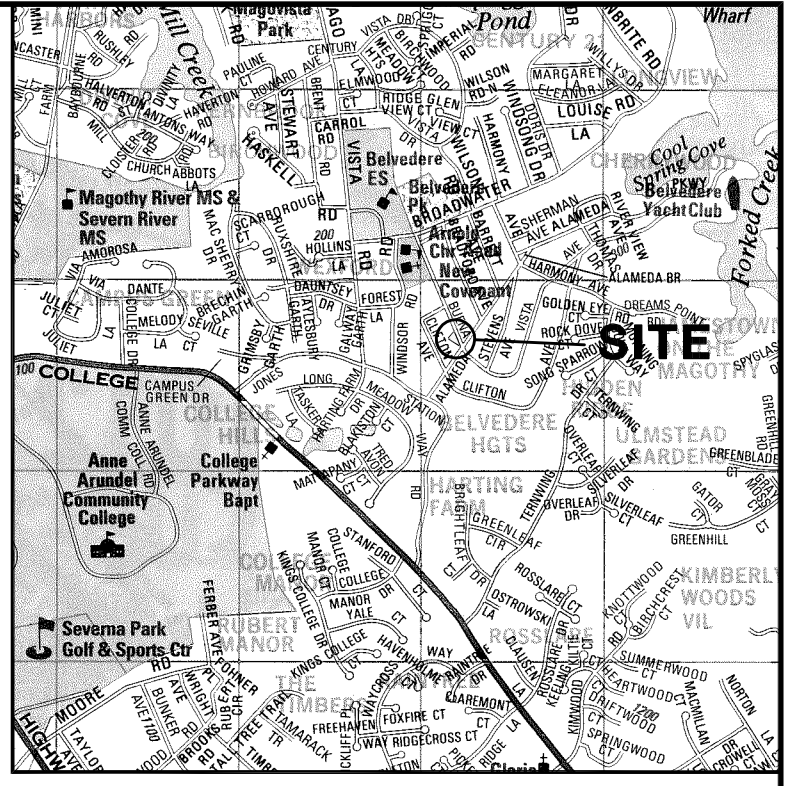
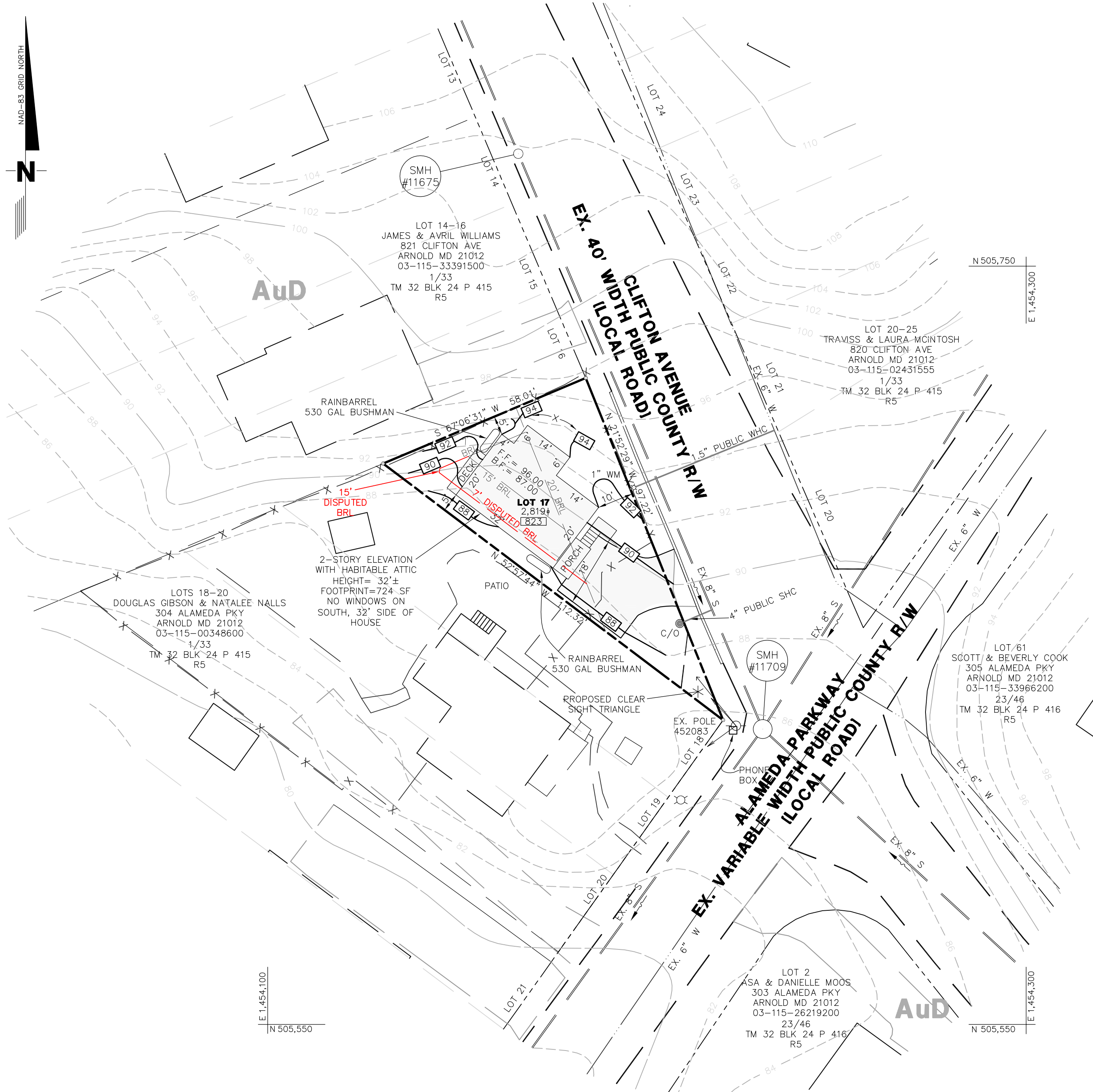
properties. A variance request to every setback requirement (front, rear, side) shows the proposed dwelling is simply too large for subject property. The proposed dwelling is shown to be as close as 5 feet from the rear and side property lines. Future potential residents would have substantially less available outdoor space as surrounding properties. Significant setback reductions can also create privacy and disturbance concerns. Granting of the variances could substantially impair the appropriate use or development of adjacent property.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends denial of the requested variances to § 18-4-701 to allow reduced principal structure front, rear, and side setbacks.

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.

¹ On June 21, 2017, variance case 2017-0085-V was approved allowing reduced front, rear, and side setbacks for an undersized triangular property at 322 Alameda Parkway, Arnold, MD 21012. The applicants for this case were Robynn and William Squires.



VICINITY MAP
SCALE: 1" = 2,000'
Copyright ADC The Map People
Permitted Use Number 20403131

- SITE ANALYSIS**
1. EXISTING ZONING: R5
 2. TOTAL SITE AREA: 2,704 s.f.
 3. EXISTING USE: VACANT
 4. PROPOSED USE: SINGLE FAMILY DWELLING

NATURE OF VARIANCE

1. A VARIANCE TO ARTICLE 18-4-701 OF 10' TO THE REQUIRED 20' FRONT SETBACK TO CLIFTON AVENUE
2. A VARIANCE TO ARTICLE 18-4-701 OF 10' TO THE REQUIRED 15' REAR SETBACK TO THE SOUTHWESTERN PROPERTY LINE
3. A VARIANCE TO ARTICLE 18-4-701 OF 2' TO THE REQUIRED 7' SIDE SETBACK TO THE NORTHERN PROPERTY LINE

NATURE OF VARIANCE WITH DISPUTED SETBACKS

1. A VARIANCE TO ARTICLE 18-4-701 OF 10' TO THE REQUIRED 20' FRONT SETBACK TO CLIFTON AVENUE
2. A VARIANCE TO ARTICLE 18-4-701 OF 2' TO THE REQUIRED 7' SIDE SETBACK TO THE SOUTHWESTERN PROPERTY LINE
3. A VARIANCE TO ARTICLE 18-4-701 OF 2' TO THE REQUIRED 7' SIDE SETBACK TO THE NORTHERN PROPERTY LINE

PLAN:
SCALE: 1"=20'

LEGEND

- 20' BRL Disputed Building Restriction Line
- 25' BRL Building Restriction Line per County Report
- Existing Contours
- Proposed Contours
- EX. 8" S Existing Sewer
- EX. 8" W Existing Water
- Existing Pole
- Proposed Sewer Cleanout
- Proposed Water Meter

SOIL CLASSIFICATION CHART

SYMBOL	NAME	HYDROLOGICAL SOIL TYPE
AuD	Annapolis-Urban land complex	C

OWNER/DEVELOPER:

CHESSIE HOMES, LLC
PO BOX 447
PASADENA, MD 21122
CHESSIEHOMESLLC@GMAIL.COM

#	REVISIONS:	APPROVED BY:	DATE:

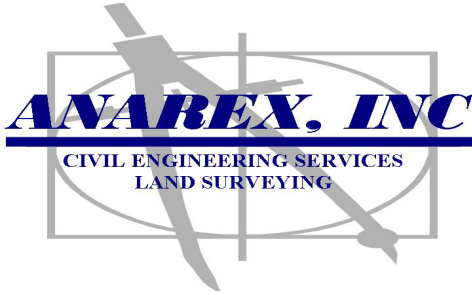
ANAREX, INC
CIVIL ENGINEERING SERVICES
LAND SURVEYING

303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901
www.anarex.com

SHEET 1 OF 1
VARIANCE PLAN

HARMONY POINT ON THE MAGOTHY
LOT 17, BLOCK M

823 CLIFTON AVENUE
ARNOLD, MD 21012
GP # :
TAX MAP 32 BLOCK 24 PARCEL 415 TAX ACCOUNT # 03-115-90256921 ZONING: R-5
DATE: MARCH, 2025
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21012



303 Najoles Road - Suite 114
Millersville, MD 21108

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

July 1, 2025

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

**Re: Harmony Point on the Magothy
Lot 17, Block M
Variance Application**

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 701 of the R-5 Bulk Regulation of 10' to the required 20' front setback to Clifton Avenue, 2' to the required 7' side setback to the Southwestern property line and 2' to the required 7' side setback to the Northern property line. The front side and rear setbacks are shown per a previous variance on a similar lot in the neighborhood (2017-0085-V).

Based on the Findings and Recommendation of the Office of Planning and Zoning, the County does not agree with the setbacks as shown and is requesting different setbacks that are not consistent with previous cases on the same shape of lot. Due to this the County is stating the variance requests are 10' to the required 25' front setback to Clifton Avenue, 10' to the required 15' rear setback to the Southwestern property line and 2' to the required 7' side setback to the Northern property line

We are requesting this variance to allow for an existing lot to be developable based on the restrictive nature of the setbacks.

The proposed house is a two-story with a habitable attic. The habitable attic is built into the trusses, like an older Cape Cod style home, where the house will have a two-story elevation from the road, but there will be a partial third floor with a house height of 32' +/- . The footprint of the home is 724 square feet with no garage. And 18'x18' parking pad has been provided off of an existing driveway apron to meet the county parking requirements.

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

We believe the granting of these variances are warranted because the unique physical conditions of the lot. Specifically, the lot is undersized for its zoning designation

at only 2,819 square feet, well under the 7,000 square foot requirements of the bulk regulations. In addition, the lot is uniquely shaped as triangular at only 56' deep to the North and sharply coming to a point to the South. This leaves a triangular building area of odd proportions, rendering the lot not reasonably useable.

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 upon the size of the lot and the unique physical conditions. The proposed house is modest in size and placed to leave enough room for parking and not hinder use of the intersection. The granting of this variance will not alter the character of the neighborhood as the proposed house will have a typical 2-story elevation from the road and is typical of R5 development. In addition, throughout Harmony Point on the Magothy, where the streets intersect at irregular angles to Alameda Parkway, there are multiple homes built within the required setbacks to the right of ways. Denial of the variances will force the applicant to build a small house that will certainly be out of 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 as all surrounding properties have been developed and the proposed house will not affect the street view of any other properties. The granting of this variance will not be detrimental to the welfare of the public. In addition, stormwater management will be provided with the new home

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

Sincerely,



Mike Werner, P.E.

Anne Arundel Cty Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$2,400.00
TOTAL	\$2,460.00
SAP WO	
Jan 28, 2025	01:03 pm

PARCEL NO.: 3-115-00348600**Title Insurance Underwriter: First American Title Insurance Company**

THIS DEED is made this 16th day of January, 2025, by and between **HEATHER MARTONE HENDLEY**, party of the first part; and **CHESSIE HOMES, LLC, a Maryland Limited Liability Company**, party of the second part.

WITNESSETH, that in consideration of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$480,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, as sole owner, in fee simple, all that lot of ground situate in Anne Arundel County, Maryland, and described as follows, that is to say:

Being known and designated as Lots Nos. 17,18, 19 and 20, in Block M, on the Plat of Harmony Point, which Plat is dated May 10th, 1926 and recorded among the Land records of Anne Arundel County in Plat Book WMB No. 1, Folio 34, later Cabinet 1, ROD C, Folio 3 and now Plat Book 1, page 33.

Property Address: 304 Alameda Parkway, Arnold, MD 21012.

Being the same property which by deed dated April 5, 2021, and recorded among the Land Records of Anne Arundel County, Maryland on April 22, 2021, in Liber 36609, in Folio 98, was granted and conveyed by Brendan T. O'Leary and Kali E. O'Leary unto Heather Martone Hendley, an unmarried woman.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its personal representatives and assigns, in fee simple.

AND the said party of the first part covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances of said land as may be requisite.

ACCT. 03-115-00348600
ALL REQUIRED LIENS ARE PAID
AS OF 01-27-2025 A.A. COUNTY
BY: LO

IN TESTIMONY WHEREOF, the said party of the first part has set her hand and seal the day and year first above written.

WITNESS:

[Signature]

Heather M. Hendley (SEAL)
Heather Martone Hendley

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL, to wit:

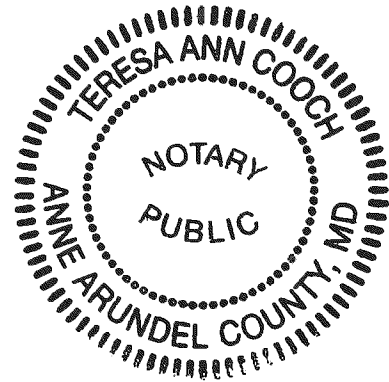
I hereby certify that on the 13th day of January, 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Heather Martone Hendley, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

[Signature]

Signature of Notary Public

My Commission Expires: 1-23-27



I CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY AN ATTORNEY OR UNDER THE SUPERVISION OF AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE SUPREME COURT OF MARYLAND.

[Signature]

ANDREW COOCH, ATTORNEY

**MARYLAND
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2025

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 Heather Martone Hendley

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

304 Alameda Parkway, Arnold, MD 21012

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

Heather Martone Hendley

Name

1/13/2025
**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.

State of Maryland Land Information Form
☐ 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)

BOOK: 14061 PAGE: 210
Sheet

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.) <table><tr><td><input checked="" type="checkbox"/> Deed</td><td><input type="checkbox"/> Mortgage</td><td><input type="checkbox"/> Other</td><td><input type="checkbox"/> Other</td></tr><tr><td><input type="checkbox"/> Deed of Trust</td><td><input type="checkbox"/> Lease</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>						<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	<input type="checkbox"/>	<input type="checkbox"/>																																																																																				
<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	<input type="checkbox"/>	<input type="checkbox"/>																																																																																																
2	Conveyance Type Check Box	<table><tr><td><input checked="" type="checkbox"/> Improved Sale Arms-Length [1]</td><td><input type="checkbox"/> Unimproved Sale Arms-Length [2]</td><td><input type="checkbox"/> Multiple Accounts Arms-Length [3]</td><td><input type="checkbox"/> Not an Arms-Length Sale [9]</td></tr></table>						<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]																																																																																								
<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]																																																																																																
3	Tax Exemptions (if applicable) Cite or Explain Authority	<table><tr><td>Recordation</td><td></td></tr><tr><td>State Transfer</td><td></td></tr><tr><td>County Transfer</td><td></td></tr></table>						Recordation		State Transfer		County Transfer																																																																																							
Recordation																																																																																																			
State Transfer																																																																																																			
County Transfer																																																																																																			
4	Consideration and Tax Calculations	<table><tr><th colspan="2">Consideration Amount</th></tr><tr><td>Purchase Price/Consideration</td><td>\$ 480,000.00</td></tr><tr><td>Any New Mortgage</td><td>\$</td></tr><tr><td>Balance of Existing Mortgage</td><td>\$</td></tr><tr><td>Other:</td><td>\$</td></tr><tr><td>Other:</td><td>\$</td></tr><tr><td>Full Cash Value:</td><td>\$</td></tr></table>				Consideration Amount		Purchase Price/Consideration	\$ 480,000.00	Any New Mortgage	\$	Balance of Existing Mortgage	\$	Other:	\$	Other:	\$	Full Cash Value:	\$	<table><tr><th colspan="2">Finance Office Use Only</th></tr><tr><th colspan="2">Transfer and Recordation Tax Consideration</th></tr><tr><td>Transfer Tax Consideration</td><td>\$</td></tr><tr><td>X () % =</td><td>\$</td></tr><tr><td>Less Exemption Amount =</td><td>\$</td></tr><tr><td>Total Transfer Tax =</td><td>\$</td></tr><tr><td>Recordation Tax Consideration</td><td>\$</td></tr><tr><td>X () per \$500 =</td><td>\$</td></tr><tr><td>TOTAL DUE</td><td>\$</td></tr></table>		Finance Office Use Only		Transfer and Recordation Tax Consideration		Transfer Tax Consideration	\$	X () % =	\$	Less Exemption Amount =	\$	Total Transfer Tax =	\$	Recordation Tax Consideration	\$	X () per \$500 =	\$	TOTAL DUE	\$																																																												
Consideration Amount																																																																																																			
Purchase Price/Consideration	\$ 480,000.00																																																																																																		
Any New Mortgage	\$																																																																																																		
Balance of Existing Mortgage	\$																																																																																																		
Other:	\$																																																																																																		
Other:	\$																																																																																																		
Full Cash Value:	\$																																																																																																		
Finance Office Use Only																																																																																																			
Transfer and Recordation Tax Consideration																																																																																																			
Transfer Tax Consideration	\$																																																																																																		
X () % =	\$																																																																																																		
Less Exemption Amount =	\$																																																																																																		
Total Transfer Tax =	\$																																																																																																		
Recordation Tax Consideration	\$																																																																																																		
X () per \$500 =	\$																																																																																																		
TOTAL DUE	\$																																																																																																		
5	Fees	<table><tr><th>Amount of Fees</th><th>Doc. 1</th><th>Doc. 2</th></tr><tr><td>Recording Charge</td><td>\$ 60.00</td><td>\$</td></tr><tr><td>Surcharge</td><td>\$</td><td>\$</td></tr><tr><td>State Recordation Tax</td><td>\$ 3,360.00</td><td>\$</td></tr><tr><td>State Transfer Tax</td><td>\$ 2,400.00</td><td>\$</td></tr><tr><td>County Transfer Tax</td><td>\$ 4,800.00</td><td>\$</td></tr><tr><td>Other</td><td>\$</td><td>\$</td></tr><tr><td>Other</td><td>\$</td><td>\$</td></tr></table>		Amount of Fees	Doc. 1	Doc. 2	Recording Charge	\$ 60.00	\$	Surcharge	\$	\$	State Recordation Tax	\$ 3,360.00	\$	State Transfer Tax	\$ 2,400.00	\$	County Transfer Tax	\$ 4,800.00	\$	Other	\$	\$	Other	\$	\$	<table><tr><td>Agent:</td></tr><tr><td>Tax Bill:</td></tr><tr><td>C.B. Credit:</td></tr><tr><td>Ag. Tax/Other:</td></tr></table>		Agent:	Tax Bill:	C.B. Credit:	Ag. Tax/Other:																																																																		
Amount of Fees	Doc. 1	Doc. 2																																																																																																	
Recording Charge	\$ 60.00	\$																																																																																																	
Surcharge	\$	\$																																																																																																	
State Recordation Tax	\$ 3,360.00	\$																																																																																																	
State Transfer Tax	\$ 2,400.00	\$																																																																																																	
County Transfer Tax	\$ 4,800.00	\$																																																																																																	
Other	\$	\$																																																																																																	
Other	\$	\$																																																																																																	
Agent:																																																																																																			
Tax Bill:																																																																																																			
C.B. Credit:																																																																																																			
Ag. Tax/Other:																																																																																																			
6	Description of Property 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).	<table><tr><td>District</td><td>Property Tax ID No. (1)</td><td>Grantor Liber/Folio</td><td>Map</td><td>Parcel No.</td><td>Var. LOG</td></tr><tr><td></td><td>3-115-00348600</td><td>36609 98</td><td></td><td></td><td><input type="checkbox"/> (5)</td></tr><tr><td colspan="2">Subdivision Name</td><td>Lot (3a)</td><td>Block (3b)</td><td>Sect/AR (3c)</td><td>Plat Ref. SqFt/Acreage (4)</td></tr><tr><td colspan="2"></td><td>17</td><td>M</td><td></td><td></td></tr><tr><td colspan="6">Location/Address of Property Being Conveyed (2)</td></tr><tr><td colspan="6">304 Alameda Parkway, Arnold, MD 21012</td></tr><tr><td colspan="5">Other Property Identifiers (if applicable)</td><td>Water Meter Account No.</td></tr><tr><td colspan="6"></td></tr><tr><td colspan="2">Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/></td><td colspan="4">Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:</td></tr><tr><td colspan="2">Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td><td colspan="4">Description/Amt. of SqFt/Acreage Transferred:</td></tr><tr><td colspan="6"></td></tr><tr><td colspan="6">If Partial Conveyance, List Improvements Conveyed:</td></tr></table>						District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		3-115-00348600	36609 98			<input type="checkbox"/> (5)	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref. SqFt/Acreage (4)			17	M			Location/Address of Property Being Conveyed (2)						304 Alameda Parkway, Arnold, MD 21012						Other Property Identifiers (if applicable)					Water Meter Account No.							Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:				Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:										If Partial Conveyance, List Improvements Conveyed:																									
District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG																																																																																														
	3-115-00348600	36609 98			<input type="checkbox"/> (5)																																																																																														
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref. SqFt/Acreage (4)																																																																																														
		17	M																																																																																																
Location/Address of Property Being Conveyed (2)																																																																																																			
304 Alameda Parkway, Arnold, MD 21012																																																																																																			
Other Property Identifiers (if applicable)					Water Meter Account No.																																																																																														
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:																																																																																																	
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:																																																																																																	
If Partial Conveyance, List Improvements Conveyed:																																																																																																			
7	Transferred From	<table><tr><td>Doc. 1 – Grantor(s) Name(s)</td><td>Doc. 2 – Grantor(s) Name(s)</td></tr><tr><td>Heather Martone Hendley</td><td></td></tr><tr><td>Doc. 1 – Owner(s) of Record, if Different from Grantor(s)</td><td>Doc. 2 – Owner(s) of Record, if Different from Grantor(s)</td></tr><tr><td></td><td></td></tr></table>				Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)	Heather Martone Hendley		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)																																																																																								
Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)																																																																																																		
Heather Martone Hendley																																																																																																			
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)																																																																																																		
8	Transferred To	<table><tr><td>Doc. 1 – Grantee(s) Name(s)</td><td>Doc. 2 – Grantee(s) Name(s)</td></tr><tr><td>Chessie Homes, LLC</td><td></td></tr><tr><td colspan="2">New Owner's (Grantee) Mailing Address</td></tr><tr><td colspan="2">P.O. Box 447, Pasadena, MD 21122</td></tr></table>				Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)	Chessie Homes, LLC		New Owner's (Grantee) Mailing Address		P.O. Box 447, Pasadena, MD 21122																																																																																							
Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)																																																																																																		
Chessie Homes, LLC																																																																																																			
New Owner's (Grantee) Mailing Address																																																																																																			
P.O. Box 447, Pasadena, MD 21122																																																																																																			
9	Other Names to Be Indexed	<table><tr><td>Doc. 1 – Additional Names to be Indexed (Optional)</td><td>Doc. 2 – Additional Names to be Indexed (Optional)</td></tr><tr><td></td><td></td></tr></table>				Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)																																																																																												
Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)																																																																																																		
10	Contact/Mail Information	<table><tr><td colspan="2">Instrument Submitted By or Contact Person</td><td><input checked="" type="checkbox"/> Return to Contact Person</td></tr><tr><td colspan="2">Name: Cathy Crawford</td><td rowspan="3"><input type="checkbox"/> Hold for Pickup</td></tr><tr><td colspan="2">Firm Progressive Title Corporation</td></tr><tr><td colspan="2">Address: 1460 Ritchie Highway, Suite 212</td></tr><tr><td colspan="2">Arnold, MD 21012</td><td rowspan="2"><input type="checkbox"/> Return Address Provided</td></tr><tr><td colspan="2">Phone: (410) 974-0670</td></tr></table>				Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person	Name: Cathy Crawford		<input type="checkbox"/> Hold for Pickup	Firm Progressive Title Corporation		Address: 1460 Ritchie Highway, Suite 212		Arnold, MD 21012		<input type="checkbox"/> Return Address Provided	Phone: (410) 974-0670																																																																																
Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person																																																																																																	
Name: Cathy Crawford		<input type="checkbox"/> Hold for Pickup																																																																																																	
Firm Progressive Title Corporation																																																																																																			
Address: 1460 Ritchie Highway, Suite 212																																																																																																			
Arnold, MD 21012		<input type="checkbox"/> Return Address Provided																																																																																																	
Phone: (410) 974-0670																																																																																																			
11	Assessment Information	<table><tr><td colspan="6">IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</td></tr><tr><td rowspan="3">Assessment Information</td><td>Yes <input type="checkbox"/></td><td>No <input checked="" type="checkbox"/></td><td colspan="3">Will the property being conveyed be the grantee's principal residence?</td></tr><tr><td>Yes <input type="checkbox"/></td><td>No <input checked="" type="checkbox"/></td><td colspan="3">Does transfer include personal property? If yes, identify: _____</td></tr><tr><td>Yes <input type="checkbox"/></td><td>No <input checked="" type="checkbox"/></td><td colspan="3">Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</td></tr><tr><td colspan="6">Assessment Use Only – Do Not Write Below This Line</td></tr><tr><td colspan="2">Terminal Verification</td><td colspan="2">Agricultural Verification</td><td colspan="2">Whole _____ Part _____ Tran. Process Verification</td></tr><tr><td colspan="2">Transfer Number</td><td colspan="2">Date Received:</td><td colspan="2">Deed Reference: Assigned Property No.:</td></tr><tr><td>Year</td><td>20</td><td>20</td><td>Geo.</td><td>Map</td><td>Sub</td><td>Block</td></tr><tr><td>Land</td><td></td><td></td><td>Zoning</td><td>Grid</td><td>Plat</td><td>Lot</td></tr><tr><td>Buildings</td><td></td><td></td><td>Use</td><td>Parcel</td><td>Section</td><td>Occ. Cd.</td></tr><tr><td>Total</td><td></td><td></td><td>Town Cd.</td><td>Ex. St.</td><td>Ex. Cd.</td><td></td></tr><tr><td colspan="6">REMARKS:</td></tr><tr><td colspan="6"></td></tr><tr><td colspan="6"></td></tr><tr><td colspan="6"></td></tr></table>				IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						Assessment Information	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			Assessment Use Only – Do Not Write Below This Line						Terminal Verification		Agricultural Verification		Whole _____ Part _____ Tran. Process Verification		Transfer Number		Date Received:		Deed Reference: Assigned Property No.:		Year	20	20	Geo.	Map	Sub	Block	Land			Zoning	Grid	Plat	Lot	Buildings			Use	Parcel	Section	Occ. Cd.	Total			Town Cd.	Ex. St.	Ex. Cd.		REMARKS:																									
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER																																																																																																			
Assessment Information	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?																																																																																																
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____																																																																																																
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																																																																
Assessment Use Only – Do Not Write Below This Line																																																																																																			
Terminal Verification		Agricultural Verification		Whole _____ Part _____ Tran. Process Verification																																																																																															
Transfer Number		Date Received:		Deed Reference: Assigned Property No.:																																																																																															
Year	20	20	Geo.	Map	Sub	Block																																																																																													
Land			Zoning	Grid	Plat	Lot																																																																																													
Buildings			Use	Parcel	Section	Occ. Cd.																																																																																													
Total			Town Cd.	Ex. St.	Ex. Cd.																																																																																														
REMARKS:																																																																																																			

Space Reserved for County Validation

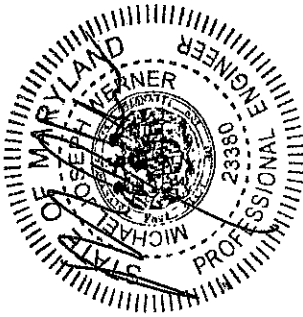
Distribution: White – Clerk's Office
Pink – Office of Finance

Canary – SDAT
Goldenrod – Preparer

AOC-CC-300 (5/2007)
Order Number: 24-54017-AC

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

Project Name - Number	<i>HARMONY POINT ON THE MCGOWAN LOT 17</i>		Seal
Design Professional	<p>PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 23380, EXPIRATION DATE: 8/19/2026.</p>		
Instructions:	<p>1. The checklist must be submitted with the first submittal. 2. Packages submitted without the completed checklist will not be reviewed and will be returned to the applicant. 3. Design Professional (Des.) should insert into each box either of the following: a. ✓ This item has been addressed. b. N This item does not apply to this project. 4. All boxes must be checked. 5. The review engineer (Rev.) will upon review of the plans verify by inserting either of the following: a. ✓ This item has been adequately addressed or agree that it does not apply. b. X This item has not been adequately addressed. (Use the remarks column to indicate via letter designation, which item needs to be addressed or if a more detailed response is required then indicate in the remarks column that the item is addressed in the comment letter). 6. <u>A copy of the checklist will be returned to the applicant with the comment letter.</u> 7. <u>The checklist must be returned with the second submittal utilizing the same check format indicated in item 3 above.</u></p>		
▶	This checklist is being provided as a general guide for identifying the minimum features that should be addressed prior to submitting the plans for engineering review. It is to be used in conjunction with the Site Development Plan Checklist for Single Family Dwellings (SFD) .		
▶	The design consultant by assigning his/her seal and signature certifies that the plans were completed in accordance with all currently applicable design standards.		
▶	Plans that are incomplete as per the checklist items will result in an incomplete review and will be returned to the consultant. The resubmittal will be considered a first submittal in the review process.		
▶	The Stormwater Management Concept items will be reviewed with the first submittal. If based on the review, this office determines that SWM is being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will be completed.		
▶	If this office determines that SWM is NOT being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will NOT be completed. The applicant will then address the comments that are required to demonstrate that ESD to the MEP has been addressed prior to commencement of final plan review.		



Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

First Submission		Second Submission		Engineering Review for Single Lot Grading Permit Plans (Version 10-01-2024)		Remarks
Des.	Rev.	Des.	Rev.			
Stormwater Management Concept Review						
Drainage Area Maps						
1	✓				Provide the following drainage area maps: A) Entire drainage area to site and or affecting site B) On site drainage areas to SWM devices/practices	
2	✓				All Drainage Area Maps: A) Contours numbered with legible lettering B) Contour lines extend at least 200' beyond drainage area boundaries C) Travel path for Tc shown with segments labeled (distance, slope and "n" factor) D) Hydrologic soil groups delineated and shaded E) Acreage shown for entire drainage area and each sub area used in computations for curve number or "C" factor F) North arrow shown G) Scale shown	
3	✓				Soils: A) Labeled and shaded based on Hydrologic Soil Group (A, B, C, D, B) Indicate highly erodible soils by separate shading.	
4	✓				If all of the required information required to be shown, such as soil and zoning etc. cannot be shown on the overall map then the information may be shown on a separate map. These maps must be shown at same scale as the overall map.	
5	✓				Scale shall be 1" = 100' for sites with acreage ≤ 25 acres, or 1" = 200' for sites with acreage > 25 acres.	
On Site Plans						
6	✓				North arrow/NAD 83	
7	✓				Benchmark- BM No., description and elevation. (Indicate vertical control used, NGVD 1929 or NAVD 1988)	
Pre-Development						
8	✓				Site outline showing bearings and distances.	
9	✓				Resource Mapping: Provide a composite map which allows clear depiction of the existing site resources and conditions.	
10	✓				Site resources include but are not limited to: A) Mature trees B) Tidal and Non-Tidal Wetlands (based on report) C) Floodplains D) Streams labeled as (Perennial, intermittent, etc.) E) Slopes greater than 25% (15% in Critical Areas) F) Buffers to streams and wetlands G) Historical and or archaeological resources	
11	✓				Highlight and shade the areas that should be protected from development: This includes site resources listed above and sensitive features such as steep slopes, floodplains, etc.	

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

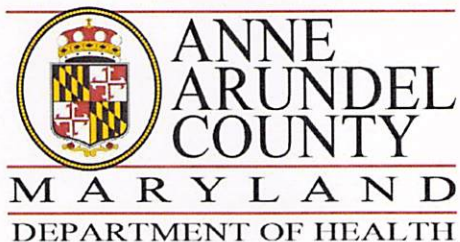
	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des	Rev	Des	Rev		
12	✓				Certification Note: Provide a note certifying that the location of features shown on the Resource Map has been field verified. Note must be signed by design consultant.	
13	✓				Pre and post development discharge points from the site shown and labeled.	
14	N/A				Indicate if site is within any Bog Drainage or impact areas.	
15	✓				Provide a tabulation of sub drainage areas that provides a linkage with information used in computations. (i.e. any number used in curve number computations should be included in this table and clearly shown on the map.)	
16	✓				A) Provide the names of public or private roads that abut or traverse the site B) Show right of way limits C) Indicate if road is on the scenic and historic road inventory	
17	✓				Location of existing structures, septic areas, and water wells within 100 feet of site located on abutting and adjacent properties, as applicable; labeled "to remain", "to be removed", or "to be abandoned".	
18	✓				Property ownership and info- including the tax # for abutting and adjacent properties.	
19	✓				Limits of Critical Area designations- LDA, RCA, IDA.	
Proposed Development Plan						
Site layout meets the criteria listed below:						
20	✓				Proposed imperviousness and disturbance is minimized to the maximum extent practicable	
21	✓				Protects conservation areas, and areas delineated in line 11 above, to the maximum extent practicable	
22	✓				SWM is addressed by utilizing non-structural practices, natural areas, landscape features, and micro-practices to manage runoff from impervious surfaces.	
23	✓				Site graded so that runoff flows from impervious areas directly to pervious areas or natural conveyance systems.	
24	✓				Natural flow paths between the site and upstream and downstream systems are maintained.	
25	✓				Sheet flow and natural overland flow processes maintained wherever it is feasible.	
26	✓				Stable conveyance of runoff provided to offsite areas.	
27	✓				Structural BMPs are used only where absolutely necessary.	
28	✓				Show and label proposed contour lines.	
29	✓				Easements provided for any work proposed on private offsite properties.	
End of Preliminary Plan Review						

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans		Remarks
Des	Rev	Des	Rev			
Final Plan Review						
Reports, Computations, and Attachments						
30	✓				All computations are provided in a booklet that is A) Bound B) All pages/sheets numbered C) Signed and sealed by a design professional D) Contains a table of contents.	
31	✓				Provide a narrative that describes A) How natural features are protected and enhanced B) How natural flow patterns are maintained C) Measures taken to reduce impervious coverage	
32	N/A				Address how the 10% Critical Area pollutant reduction will be achieved, if required.	
33	✓				Study Points: Provide pre and post development runoff for all study points.	
34	✓				The same method of computation used when comparing runoff (i.e. if TR-55 used for post development runoff, it must be used for pre development as well).	
35	✓				Compute rainfall amount treated in each facility and provide a table that shows the volume treated for each non-structural method, micro-practice, and structural device and includes a summary of the total volume required and provided.	
Roads						
36	N/A				Road Plan Checklist included for any proposed road improvements.	
Use this section of the checklist only for plans where road improvements are not required						
37	✓				If road(s) is not improved based on current classification and no improvements are proposed, then provide modification decision information on the plan.	
38	✓				Bearing and distances shown on plan and plat.	
39	✓				Right of way bearing and distances shown on both sides of each proposed or existing road that is part of contract shown in plan view; Limits defined via bearings and distance and or complete curve information; Show maximum and minimum widths if ROW is variable.	
40	✓				Existing roads that abut or traverse the site (Improved and unimproved) show: A) Road name and classification of road B) Ownership (SHA, County, Private) C) Surface type D) Show curb and gutter or edge of pavement E) Indicate if road is scenic and historic.	
41	✓				ROW labeled A) As Temporary or Permanent B) Public or Private	
42	✓				Proposed right of way widths shown, if applicable.	
43	✓				Clear sight triangle at intersections	
44	N/A				Existing substandard roads: Based on road classification, either provide right-of-way dedication and or frontage road improvements (as applicable) or submit for a modification to current Article 17 Section 2-103.	

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

First Submission		Second Submission		Engineering Review for Single Lot Grading Permit Plans		Remarks
Des	Rev	Des	Rev	Storm Drainage	Stormwater Management	
45	N/A				Storm Drain Checklist is required for any proposed public storm drainage improvements.	
46	✓				Right to Discharge (RTD): Determine if any rights-to-discharge, on-site or off-site, are required.	
47	✓				Provide all necessary computations and plans to show how SWM is addressed. If disconnections are used, show the flow path on a plan that includes labeled contours.	
48	✓				Add and complete the Stormwater Management Data Form.	
49	✓				All SWM treatments must be covered under a Private SWM Agreement to be executed with the grading permit.	
Water and Sewer						
50	N/A				If public water and or sewer is being extended then supply the completed Water and Sewer Checklist with the necessary public plans.	
This portion of the checklist is to be used only if water and or sewer system extensions are not proposed.						
51	✓				Label all existing mains along the property frontage showing: A) Sizes and types B) As-built tracing numbers.	
52	✓				Meters, cleanouts, etc. located outside of driveways.	
53	✓				Easement provided where: A) Water meter B) Cleanout C) Fire hydrant D) Grinder pump, and or E) Mayo tank, is not located within public right-of-way	
54	✓				Indicate current water and sewer service areas and category (Existing, Planned, Future, No Public Service, etc.).	
55	✓				Mains extended to limits of property and through the property frontage, if lot is located within the Required Extension Distance (RED) as per the current Master Plan for Water Supply and Sewerage Systems.	
56	✓				If site is within Existing or Planned Service Categories and utilities are not being extended, indicate the distance between the property line and the closest public utility.	
57	✓				Show location of water and sewer connections to public utilities.	
Floodplain						
58	N/A				Floodplain: A) Determine if floodplain exists on site B) If floodplain exists, use simplified method to determine water surface elevations onsite	
59	✓				For previously platted floodplain: Floodplain limits shown, and floodplain source referenced.	
60	✓				For floodplains computed with this project: A) Cross sections shown and labeled on the site development plan B) Q100, Elevation and station shown for each cross section	
61	✓				Floodplain drainage area information used in computations clearly depicted on drainage area maps.	
62	↓				Runoff computations for floodplains based on ultimate development of the drainage area based on zoning. No reductions based on storage in ponds, other swm devices, oversized pipes, and undersized culverts.	
Miscellaneous						
63	N/A				Provide any necessary plats for easements, dedication, etc.	



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: July 7, 2025

RE: Chessie Homes, LLC
823 Clifton Avenue
Arnold, MD 21012

NUMBER: 2025-0132-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. 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

823 Clifton Ave.



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



0 100 200 ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes