

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

APPLICANT: E. Randolph Marriner, Trustee

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0133-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: October 2, 2025

PREPARED BY: Joan A. Jenkins
Planner III

REQUEST

The applicant is requesting a variance to allow a dwelling addition (porch) with less setbacks than required, disturbance to slopes of 15% or greater, and with new lot coverage nearer to the shoreline than the closest façade of the existing principal structure at 1920 Hidden Point Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 22,036 square feet of land and is located with frontage on the west side of Hidden Point Road, south of Pleasant Plains Rd. The property is identified as Lot 26 on Parcel 173 in Grid 16 on Tax Map 46 in the Hidden Point subdivision. The property, located in the Limited Development Area (LDA) of the Chesapeake Bay Critical Area, is zoned RLD - Residential Low Density District. It is a waterfront property on Mill Creek and is mapped within a buffer modified area (BMA). The property is currently improved with a one-story single-family detached dwelling with a basement, an in-ground pool, a waterfront shed, a waterfront wood walk, and a wooden ramp and pier.

APPLICANT'S PROPOSAL

The applicant proposes converting an existing deck that has an existing concrete patio underneath to an open porch (23 feet wide by 12 feet deep) located on the waterside of the dwelling.

REQUESTED VARIANCES

§ 17-8-702 (b) of the Anne Arundel County Subdivision and Development Code prohibits the location of new lot coverage nearer to the shoreline than the closest façade of the existing principal structure in a buffer modification area. The proposed porch will be located forward of the existing dwelling façade requiring a variance for 276 square feet of new lot coverage nearer to the shoreline.

The proposal will not disturb steep slopes.

§ 18-4-401(2) states that a lot under 40,000 square feet that was approved by a record plat prior to April 9, 1987 may be reviewed under the bulk regulations of 18-4-601. The lot is under 40,000 square feet and appears to be part of a plat that was recorded prior to that date. A setback variance is not required.

FINDINGS

This property is slightly wider at the shoreline than at the street. This Office finds that the subject property is undersized for the minimum width (150 feet required, approximately 73 feet provided) and minimum lot area (40,000 square feet required, 22,036, square feet provided) for a new lot in the RLD – Residential Low Density District. However, the width and area do not contribute to the need for a variance as the variance request is related to critical area regulations. This is a developed lot in a subdivision that was recorded in 1946 prior to zoning or critical area regulations. Nearly the entire house is within the 100-foot Buffer Modified Area, thereby requiring a variance for any addition that creates lot coverage that is forward of the closest facade of the house on the water side.

The existing critical area lot coverage of the site is 17,478 square feet. The proposed removal of 1,203 square feet results in post-construction lot coverage of 16,275 square feet, which appears to satisfy the 10% reduction required by the Code.

A review of the County 2025 aerial photograph shows an eclectic mix of dwellings and lots on this peninsula. The existing dwelling was built in 1956 according to state tax assessment records.

This Office finds that the request is for a modest roof addition (porch) on an existing deck that is over an existing patio. The lot coverage will remain unchanged although the porch is subject to a variance as new lot coverage.

This Office identified two variance cases, 2011-0267-V and 2013-0088-V, both located at 1825 Hidden Point Road, which related to new lot coverage nearer to the shoreline and were granted.

Agency Comments

The **Health Department** commented that they have reviewed the on-site sewage disposal and well water supply system and determined that the proposed request does not adversely affect the systems. Therefore, there is no objection to the requested variance.

The **Development Division (Critical Area Team)** commented that there is no objection.

The **State Critical Area Commission** took no position on the request, but commented that appropriate mitigation is required.

Variance Requirements

For the granting of a critical area variance, a determination must be made as to whether because of certain unique physical conditions peculiar to and inherent in the property, strict

implementation of the County's critical area program would result in an unwarranted hardship. In this case the BMA makes an addition impossible without variance relief. Relief is warranted to allow the applicants to create a modest porch addition to an existing dwelling on an existing deck over an existing concrete pad that is within the BMA.

A literal interpretation of the County's critical area program will deprive the applicants of rights that are commonly enjoyed by other properties in similar areas within the critical area of the County by denying them the right to cover an existing outdoor amenity area, deck with patio beneath, for protection from the elements. The granting of the variance will not confer on the applicants special privileges that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. The granting of the variance will not adversely affect water quality or impact fish, wildlife or plant habitat and will be in harmony with the general spirit and intent of the County's critical area program. The presumption that the specific development does not conform to the general purpose and intent of the critical area law has been overcome.

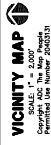
With regard to the requirements for all variances the requested variance is deemed the minimum necessary to provide relief. The request is minimal, the proposed porch will be located on an existing deck over an existing concrete patio, and the overall lot coverage will remain unchanged.

Approval of the variance will not alter the essential character of the neighborhood, as a waterfront porch is a typical amenity and the proposed porch is modest in size. The granting of the variance will not substantially impair the appropriate use or development of adjacent property, as the improvements are located well enough away from dwellings on abutting properties so as to have minimal or no effect on their use or enjoyment. The variance will not be contrary to acceptable clearing and replanting practices nor will it be detrimental to the public welfare.

RECOMMENDATION

With regard to the standards by which a variance may be granted, as set forth under Article 18-16-305 under the County Code, the Office of Planning and Zoning recommends **approval** of a Critical Area variance to § 17-8-702 (b) to construct a 23-foot by 12-foot porch addition on an existing deck over an existing concrete patio which will add approximately 276 square feet of new lot coverage nearer to the shoreline than the closest façade of the existing principal structure in the BMA as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.



CURRENT OPEN DECK IS A COVERED PORCH.

[illegible]

ANAREX, INC.
CIVIL ENGINEERING SERVICES
LAND SURVEYING

303 Naples Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6900
WWW.ANAREX.COM

SITE PLAN

SECRET//NOFORN

1920 HIDDEN POINT ROAD, ANNAPOLIS, MD 21403

TAX MAP 46	BLOCK 16	PARCEL 173	TAX ACCOUNT # 03-428-28	719 CODE: 21409
DATE: 11/11/2025	ZONING: B1 D			

THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
DATE: 06/17, 2023 ZONING: RD



303 Najoles Road - Suite 114
Millersville, MD 21108

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

July 30, 2025

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

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

Dear Ms. Seay,

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

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

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

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

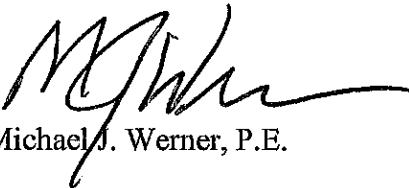
Explanation as required by Article 18, Section 16-305(c)

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

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

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

Sincerely,



Michael J. Werner, P.E.

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: June 18, 2025

Tax Map	Parcel	Block	Lot	Section
0046	0016		428	

Tax ID: 3428-2885-1202

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Hidden Point

Project location (Address) 1920 Hidden Point Road

City Annapolis Zip 21409

Local case number

Applicant: Last name Marrinier First name Randy

Company A

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Re-zoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name First name

Phone Resonse from Commission Required by

Fax Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of Project site:

New covering over existing wooden deck

Intra-family Transfer ☐
Grandfathered Lot ☐

Growth Allocation ☐
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency 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
LDA Area		
LDA Area	0.47	20,475
RCA Area		
Total Area	0.47	20,475

Total Disturbed Area

Acres	Sq ft
-	-

Number of Lots Created 0

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

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

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

Structure

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

Chesapeake Bay Critical Area Report

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

June 2025

Prepared for:


Randy Marriner
1920 Hidden Point Road
Annapolis, MD 21409

Prepared by:

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





MAP REFERENCES: County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA				
 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com	PROJECT	DRAWING TITLE	PROJ. NO. 24-45	FIGURE 1
	1920 HIDDEN POINT ROAD		DRAWN BY KCH	
			SCALE 1"=1,000'	
			DATE 6/17/2025	
	ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD			

1.0 - INTRODUCTION

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

2.0 – EXISTING CONDITIONS

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

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

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

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

3.0 – AERIAL IMAGERY REVIEW & SITE HISTORY

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

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

4.0 – PROPOSED CONDITIONS

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

No disturbance is proposed within the buffer.

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

5.0 – HABITAT PROTECTION AREAS

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

5.1 - Steep Slopes

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

5.2 - Rare, Threatened & Endangered Species

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

5.3 - Wetlands, Streams, & 100-Year Floodplain

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

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

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

5.4 –Buffer and Expanded Buffer

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

5.5 – Other HPAs Not Contained within Study Area

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

6.0 – EXISTING VEGETATION & WILDLIFE

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

References

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

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: June 18, 2025

Tax Map	Parcel	Block	Lot	Section
0046	0016		428	

Tax ID:	3428-2885-1202
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FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other)	Hidden Point
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Project location (Address)	1920 Hidden Point Road
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City	Annapolis	Zip	21409
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Local case number	
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Applicant: Last name	Marrinier	First name	Randy
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Company	N/A
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Application Type (check all that apply):

<input type="checkbox"/> Building Permit	<input type="checkbox"/>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/>
<input type="checkbox"/> Buffer Management Plan	<input type="checkbox"/>	<input type="checkbox"/> Re-zoning	<input type="checkbox"/>
<input type="checkbox"/> Conditional Use	<input type="checkbox"/>	<input type="checkbox"/> Site Plan	<input type="checkbox"/>
<input type="checkbox"/> Consistency Report	<input type="checkbox"/>	<input type="checkbox"/> Special Exception	<input type="checkbox"/>
<input type="checkbox"/> Disturbance > 5,000 sq ft	<input type="checkbox"/>	<input type="checkbox"/> Subdivision	<input type="checkbox"/>
<input type="checkbox"/> Grading Permit	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name _____ First name _____

Phone _____ Response from Commission Required ☐ Yes _____

Fax _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of Project site:

New covering over existing wooden deck.

☐ Intra-Family Transfer ☐
Grandfathered Lot ☐

☐ Growth Allocation ☐
☐ Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency 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
LDA Area		
LDA Area	0.47	20,475
RCA Area		
Total Area	0.47	20,475

Total Disturbed Area

Acres	Sq Ft
-	-

Number of Lots Created 0

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

VARIANCE INFORMATION (Check all that apply)

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

Variance Type

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

Structure


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



Legend

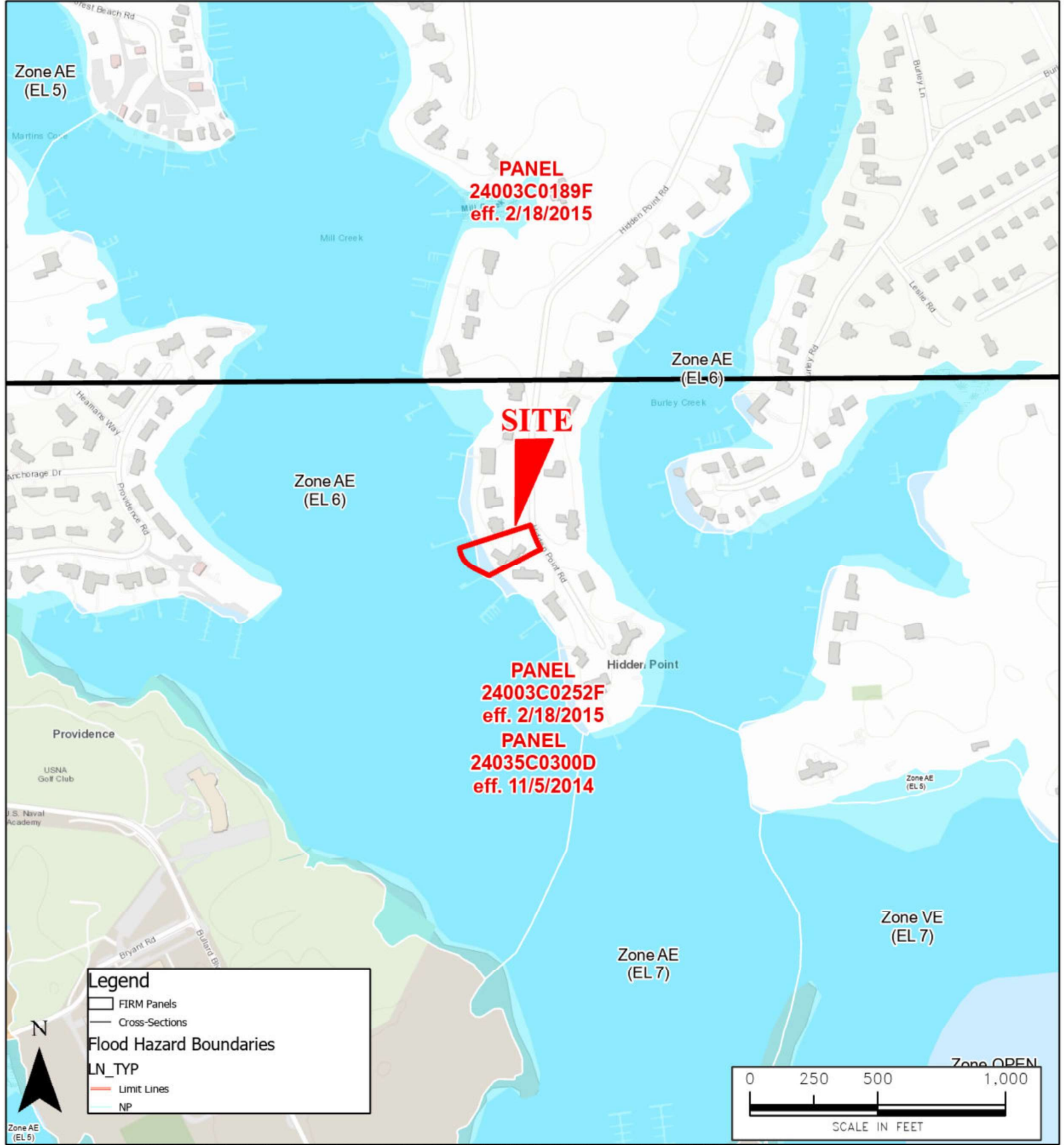
 1920 Hidden Point Rd




MAP REFERENCES: Copyright © 2013 National Geographic Society, i-cubed, Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Micros		PROJECT		DRAWING TITLE		PROJ. NO.	FIGURE
 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com		1920 HIDDEN POINT ROAD		USGS 24K TOPOGRAPHICAL MAP		24-45	
						DRAWN BY	
						KCH	
						SCALE	
ANAPOLIS, 21409 ANNE ARUNDEL CO., MD						1"=500'	2
						DATE	
						6/17/2025	



 <p>303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com</p>	<p>PROJECT</p> <p>1920 HIDDEN POINT ROAD</p> <p>ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD</p>	<p>DRAWING TITLE</p> <p>USDA NRCS SOIL SURVEY</p>	<p>PROJ. NO. 24-45</p> <p>DRAWN BY KCH</p> <p>SCALE 1"=500'</p> <p>DATE 6/17/2025</p>	<p>FIGURE</p> <p>3</p>
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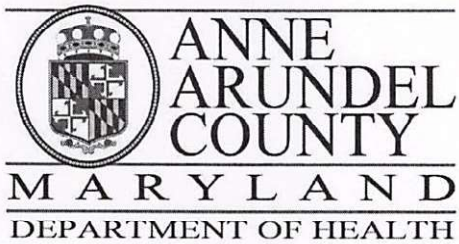


MAP REFERENCES: County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA				
 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com	PROJECT	DRAWING TITLE	PROJ. NO. 24-45	FIGURE 6
	1920 HIDDEN POINT ROAD ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD	FEMA FLOOD INSURANCE RATE MAP	DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	



MAP REFERENCES: Maxar

 <p>303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com</p>	PROJECT 1920 HIDDEN POINT ROAD ANNAPOLIS, 21409 ANNE ARUNDEL CO., MD	DRAWING TITLE AERIAL IMAGE	PROJ. NO. 24-45	FIGURE 7
			DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 6/17/2025	




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: August 5, 2025

RE: Mary E. Marriner, Irrevoc Trust
1920 Hidden Point Road
Annapolis, MD 21409

NUMBER: 2025-0133-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a setback variance to construct a roof over an existing deck. Critical Area variance to new lot coverage closer to the shoreline than the existing facade.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



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

CAC Comments: 2025-0133-V; Marriner (AA 0202-25) and 2025-0101-V; Lombard (AA 0203-25):

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>

Wed, Aug 20, 2025 at 1:42 PM

Good afternoon,

Our office has reviewed the above-referenced variance and provide the following comments:

- **2025-0133-V; Marriner (AA 0202-25):** Appropriate mitigation required
- **2025-0101-V; Lombard (AA 0203-25):** The applicant is requesting a variance for disturbance to the Critical Area Buffer for construction of a 384 square-foot deck and access stairs. The property is located in the Critical Area Limited Development Area (LDA) and is presently improved with a single-family dwelling and associated features. The proposed deck will result in 1,050 square-feet of Buffer disturbance. In 2021, the previous owner submitted a variance request for the construction of the current dwelling and associated features. The Critical Area Commission commented that they have the ability to redesign their home to be located outside of the Critical Area Buffer and that the request did not meet each and every one of the Critical Area Variance standards, including unwarranted hardship. The previous owner withdrew that variance request and constructed the existing dwelling just outside of the Buffer leaving no room for subsequent improvements. Now, the applicants wish to construct a new deck which is necessitating a Buffer variance. However, similarly, in the current request, the applicants have the ability to locate the outdoor amenity space outside of the Critical Area Buffer and along the side of their house, in the northern portion of their property. As such, this request does not meet each and every one of the Critical Area Variance standards, including unwarranted hardship. The Administrative Hearing Officer must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If this request were to be denied for the construction of the deck within the Buffer, the applicants would still have reasonable and significant use of their lot.

The comments have been uploaded to the County's online portal.

Sincerely,
Jamileh Soueidan

--



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

Jamileh Soueidan (she/her)
Natural Resources Planner
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Annapolis, MD 21401
Office: 410-260-3462
Cell: 667-500-4994 (preferred)
jamileh.soueidan@maryland.gov

2025-0133-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date	Due Date
07/31/2025	08/21/2025
Assigned to	Assigned to Department
Kelly Krinetz	OPZ Critical Area
Current Status	Status Date
Complete w/ Comments	08/26/2025
Action By	Overtime
Kelly Krinetz	No
Comments	Start Time
No objection.	
End Time	Hours Spent
	0.0
Billable	Action by Department
No	OPZ Critical Area
Time Tracking Start Date	Est. Completion Date
In Possession Time (hrs)	<input type="checkbox"/> Display E-mail Address in ACA
Estimated Hours	<input checked="" type="checkbox"/> Display Comment in ACA
0.0	
Comment Display in ACA	
<input checked="" type="checkbox"/> All ACA Users	
<input checked="" type="checkbox"/> Record Creator	
<input checked="" type="checkbox"/> Licensed Professional	
<input checked="" type="checkbox"/> Contact	
<input checked="" type="checkbox"/> Owner	

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



Joan Jenkins <pzjenk00@aacounty.org>

2025-0133-V Merriner

Matt Seiss <matt@anarex.com>
To: Joan Jenkins <pzjenk00@aacounty.org>
Cc: Mike Werner <mike@anarex.com>

Tue, Sep 23, 2025 at 11:07 AM

Yes, it is 12'x23'

Matt Seiss, PE
Anarex, Inc.
matt@anarex.com
410-987-6901 ext. 6

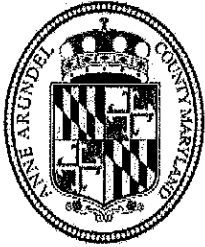


From: Joan Jenkins <pzjenk00@aacounty.org>

Sent: Tuesday, September 23, 2025 11:03 AM

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[Quoted text hidden]



OFFICE OF PLANNING AND ZONING

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

DATE OF MEETING: 07/28/2025

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

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

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

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

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

COMMENTS

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

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

INFORMATION FOR THE APPLICANT

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

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

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

1920 Hidden Point Rd



Legend

Foundation

Addressing

Parcels

Parcels - Annapolis City

Planning

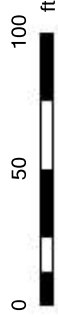
Zoning



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.

Notes

none



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

