

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

APPLICANT: George & Elizabeth Davis

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0103-V

COUNCILMANIC DISTRICT: 6

HEARING DATE: September 25, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicants are requesting variances to allow a dwelling and associated facilities with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 341 Hall Road in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 1.51 acres of land and is located on the south side of Hall Road. It is identified as Lots 15, 16, 21 thru 27, and 1 acre of Parcel 325 in Grid 5 on Tax Map 38 in the Herald Harbor subdivision.

The property is zoned R5 – Residential District. The site fronts Little Round Bay, is located within the Chesapeake Bay Critical Area overlay, and is designated as LDA – Limited Development Area. The shoreline is mapped as part BMA - Buffer Modification Area and part non-BMA. The property is improved with a single-family dwelling and associated facilities.

PROPOSAL

The applicant proposes to raze the existing dwelling and to construct a new, irregularly-shaped, two-story dwelling with a basement, re-using much of the existing foundation. The proposal includes an upgrade to the existing septic system, the removal of an existing shed, and the relocation of the driveway.

REQUESTED VARIANCES

§ 18-13-104(a) of the Anne Arundel County Zoning Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands. § 18-13-104(b) provides for an expanded buffer where there are, among other things, steep slopes. Section 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). Section 27.01.01(B)(8)(ii) of COMAR states a buffer exists “to protect a stream, tidal wetland, tidal waters, or terrestrial environment from human disturbance.” Section 27.01.09 E.(1)(a)(ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The proposed redevelopment would necessitate a variance to disturb 12,075 square feet of the expanded buffer.

§ 17-8-201(a) of the Subdivision and Development Code provides that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. The proposed redevelopment would necessitate a variance to disturb 1,510 square feet of slopes of 15% or greater.

A review of the bulk regulations required for development within an R5 District reveals that a setback variance is not necessary.

FINDINGS

The subject site far exceeds the minimum area and width requirements for an R5 District. The existing critical area lot coverage is 7,906 square feet. The proposed coverage would increase to 9,490 square feet, which falls below the maximum 9,886 square feet (15%) allowed by Code.

The applicants' letter explains that the new dwelling would be generally located within the same development footprint as the original house construction, but the dwelling would expand towards the rear yard (away from the shoreline). The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes and the expanded buffer. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes and the expanded buffer. The applicants note that there is a substantial existing wooded buffer between the house and the waterfront and that this buffer would remain intact. The foundation would not move any closer to the shoreline or to the side lot lines than the existing dwelling and garage. A proposed cantilevered section of the first floor would be closer to the shoreline, but this would not increase the steep slope disturbance above what would be required if this overhang were not proposed. The applicants note that the proposed disturbance of steep slopes is primarily due to the required 10-foot workspace around the perimeter of the structure. This area would be fully restored after construction of the improvements.

The **Office of Inspections and Permits (Engineering Division)** reviewed the redevelopment proposal and provided a list of items to be addressed at permitting.

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

The **Critical Area Commission** commented that it does not appear that the applicants have made every effort to reduce impacts to the expanded buffer and steep slopes. Given that the site is being redeveloped, the applicants have every opportunity to reduce impacts by either reducing the size and scope of what is being proposed, or by redesigning in a manner that places the improvements further from the steep slopes and shoreline and closer to Hall Road. Specifically, it appears that the proposed garage could be located over the proposed parking pad and the entire house could shift closer to Hall Road. The Commission attached an exhibit demonstrating this potential alternative location. Should the Administrative Hearing Officer find that this request, or a modified version of this request that reduces impacts to the buffer and steep slopes, may be approved, the applicant must provide mitigation at the ratio required by Anne Arundel County Code. The Commission also noted that, should the applicant clear any forest area on the site, additional mitigation must be provided at a ratio of 1:1 for the area of forest to be cleared.

The **Development Division (Critical Area Team)** commented that the applicant is utilizing the existing footprint with expansion away from the protected resources. The proposed expansion is located over an area that is currently the existing driveway. The location of the expansion is limited by the required locations of the proposed septic system and storm water management. Therefore, the Critical Area Team has no objection to the proposal.

The **Soil Conservation District** reviewed the proposal and provided no comment.

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. In this case, while the majority of the shoreline is buffer modified, the buffer expands from the portion of the shoreline that is not modified due to steep slopes. The slopes throughout the site and the associated expanded buffer prevent redevelopment without variance relief. As such, a literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by denying redevelopment of an existing residentially zoned lot. The granting of a critical area variance to construct a new dwelling would not confer on the applicants a special privilege 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. With proper mitigation and stormwater management, the variance would not adversely affect water quality or impact fish, wildlife, or plant habitat and would be in harmony with the general spirit and intent of the County's Critical Area Program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the Critical Area law and have evaluated and implemented site planning alternatives by designing the new dwelling within the existing footprint and expanding it away from the protected resources.

With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare. Redevelopment is impossible without relief, and the requested variances are considered to be the minimum necessary.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of critical area variances to § 17-8-301 and § 17-8-201(a) to allow construction of a two-story single-family dwelling with a basement and associated facilities with less buffer than required and with disturbance to slopes of 15% or greater, as shown on the site plan submitted by the applicants.

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.

July 15, 2025

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

RE: Herald Harbor ~ Hall & Mahogany Roads
341 Hall Road
Crownsville, MD 21032
Variance Application

Sir/Madam:

Attached is a variance request application and associated submittal documents for the above referenced property. To allow for the existing dwelling to be razed and rebuilt, a variance to the Anne Arundel County Code is required. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for redevelopment on slopes 15% or greater within the Critical Area. After discussion with the County's Critical Area Team, it has been determined that a variance is also required to **Article 18, Section 13-104(b)** for disturbance to the expanded buffer.

The subject property is a legal building lot located in the community of Herald Harbor in Crownsville, Maryland. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-5 and is served by a private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The property is primarily mapped within a Buffer Modification Area, with a small area near the shoreline of Little Round Bay not being mapped within the BMA. Steep slopes surround the existing dwelling on two sides and continue towards the shoreline, which limits redevelopment without a variance. Primary vegetation consists of multiple hardwood trees and lawn area.

Although the majority of the shoreline is mapped within a Buffer Modification Area, it has been determined after discussion with County staff that the buffer does expand in accordance with 18-13-104(b) due to the steep slopes being contiguous with an area that is not mapped within the BMA. The expanded buffer has been shown on the site plan with the buffer expanded to include all areas within 50 feet of the top of the steep slopes.

The applicant proposes to raze the existing dwelling and construct a new dwelling, re-using much of the existing foundation. The new dwelling is generally located within the same development footprint as the original house construction, and expands the dwelling towards the rear yard (away from the shoreline). Due to the unique physical conditions inherent to the property, the following variances to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** for approximately 1,510-sf of disturbance on slopes 15% or greater in the

LDA, and **Article 18, Section 13-104(b)** for approximately 12,128 -sf of disturbance within the expanded buffer.

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes and the expanded buffer. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes and the expanded buffer. There is a substantial existing wooded buffer between the house and the waterfront. This buffer will remain intact with construction of the proposed improvements.

Please note that the area of the proposed improvements was previously disturbed with the original development of the house. The foundation will not move any closer to the shoreline or to the side lot lines than the existing dwelling and garage. There is a cantilevered section of the first floor which will be closer to the shoreline than the existing, but this does not increase the steep slope disturbance above what would be required if this overhang were not proposed. The proposed disturbance of steep slopes is primarily due to the required 10' workspace around the perimeter of the structure. This area will be fully restored after construction of the improvements.

The existing septic system will also be upgraded as a part of this project. Perc tests have been performed and the Health Department has reviewed the plan, with minor comments to address before the plans are approved. A copy of these comments will be provided with this application for reference. Stormwater management will also be proposed and detailed during the grading permit phase of review. Drywells are proposed to treat runoff from the roof of the proposed dwelling. Stormwater management does not currently exist on site.

Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

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

Requirements for Critical Area Variances.

1. Unique physical conditions – Specifically, the existing dwelling and improvements in relation to steep slopes. As mentioned above, steep slopes completely surround the existing dwelling on two sides. Denial of the requested variance would constitute an

- unwarranted hardship as it would be impossible to do any renovations or improvements to the perimeter of the structure without disturbing the steep slopes.
2. Rights commonly enjoyed – The size of the proposed dwelling is similar in character to those of surrounding properties. This house is set back further from the water than the houses on neighboring properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
 3. Will not confer special privilege - Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain improvements comparable to what is proposed for this project, including those which are not mapped within a Buffer Modification Area. The applicants have made extensive efforts to design this proposed project in a manner that considers the layout of the existing dwelling and location of surrounding environmental features.
 4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the presence of steep slopes and the location of the existing improvements and are not because of actions by the applicant.
 5. Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area – The proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area. Disturbance is minimized only to what is necessary to complete the project. Mitigation will occur in accordance with county regulations and will be addressed during the permitting process. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. Stormwater management will be proposed where none currently exists, improving the drainage condition to the steep slopes. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.
 6. Applies to development within the 100-foot buffer and bog areas and is not applicable to this application.
 7. The applicant has overcome the presumption contained in COMAR §8-1808. Environmental impacts will be minimized. Despite the property being mapped as Buffer Modified, there is an existing buffer that will remain intact. The proposed improvements are built partially on top of the existing foundation, which results in less overall disturbance. Also, plantings will be added during the building permit process to provide mitigation as needed.
 8. The applicant has evaluated site planning alternatives and submitted a pre-file plan to County staff for review.

Requirements for all variances.

1. Minimum necessary - The improvements are modest and are sited to utilize the footprint of the existing improvements and developed area to minimize new disturbance.
2. The granting of the variance will not:

- i. alter the essential character of the neighborhood, and all proposed development will be harmonious with other properties of the surrounding area.
- ii. substantially impair the appropriate use or development of adjacent properties.
- iii. reduce forest cover in the LDA as appropriate mitigation will be required as part of the permit process. Clearing will be minimal.
- iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area.
- v. be detrimental to the public welfare.

Pre-file comments were received from the Office of Planning & Zoning in a memo dated May 14, 2025. A point-by-point response to those comments (*in italics*) is provided below:

Zoning Administration

The site plan will need to label the proposed height of the dwelling in addition to the existing label for the number of stories.

- *The proposed computed height is now included on the site plan.*

The letter is confusing as it references “additions” when the entire house is being razed and rebuilt, making the proposal a new single-family dwelling, not an existing dwelling with additions.

- *All references to the proposed dwelling, including in this letter and on the site plan, now refer to a newly proposed single family dwelling.*

The applicant will need to provide justification for how the size and configuration of the new dwelling represents the minimum necessary.

- *Please see detailed justification above.*

Inspections and Permit (Engineering Division)

1. Provide separate sheets for existing and proposed conditions on the property. The existing conditions plan sheet should state what structures are to be removed and what are to remain.
 - *The site plan has been updated to show both an existing conditions and proposed layout. The existing conditions plan shows the structures to be removed.*
2. Label what is to happen to the existing inlet located at the proposed 2-story addition and garage. In addition, note where the inlet’s outlet is located.
 - *This inlet will be demolished before the proposed garage is built. The location of the outlet is not relevant as it will be demolished.*
3. Identify and label the parcel to the west of the property.
 - *Lots 15 and 16 are owned by the applicant in fee simple and a Lot Consolidation deed for Parcel 325 and Lots 15-16 and Lots 21-27 has been recorded in the land records. A copy of the Lot Consolidation Deed is included with this submittal.*
4. The proposed primary septic system drywell and the two proposed replacement septic drywells are located on the western adjacent property. A portion of the driveway is also

located on the western adjacent parcel. An easement will need to be obtained prior to Grading Permit and Building Permit approvals, as they appear to be off-site.

- *The septic drywells are located within the subject property, please refer to the Lot Consolidation Deed included with this submittal.*
5. Label Hall Road and Mahogany Road as private or public. Provide their functionality class and their widths.
 - *The requested information will be added to the site plan at the permit phase.*
 6. Appears the LOD encroaches onto 339 Hall Road property. An easement will need to be obtained, prior to Grading Permit approval.
 - *We acknowledge that this comment will be addressed at the grading permit phase.*
 7. SWM drywells are not allowed to be located under driveways.
 - *The drywells are not located under the proposed driveway. The existing driveway in this area will be removed.*
 8. SWM drywells are to be downgradient of buildings. The location of the proposed SWM drywells is to be relocated. It should be noted that the installation of SWM drywells on slopes greater than 20% should be avoided.
 - *There is no feasible location for SWM practices downgradient of the proposed dwelling. All areas downgradient are within the steep slopes and/or located in an area mapped with hydric soils. The proposed location is the only feasible location for stormwater management. Positive drainage from the dwelling roof leaders to the drywells will be demonstrated at grading permit.*
 9. Add the LOD line and the soils line to the legend.
 - *The LOD and soils lines have been added to the legend.*
 10. Show and label the existing water meter.
 - *The existing water meter was not located by survey. A note that the contractor will verify the appropriate sizing of the water meter will be added to the grading permit plans.*
 11. At Grading Permit, if the current water meter is not 1 inch, verify it can adequately supply water for the new sprinkler system.
 - *We acknowledge that this comment will be addressed at the grading permit phase.*
 12. At Grading Permit, the water house connection will need to be 10 feet from any SWM devices.
 - *We acknowledge that this comment will be addressed at the grading permit phase.*
 13. Identify the material for the exterior steps located on the north side of the parcel, adjacent to the existing gravel path.
 14. Identify the width of the driveway.
 - *The width of the driveway varies and is drawn to scale.*
 15. Provide three grid ticks.
 - *Grid ticks will be shown on the grading permit plans.*

In summary, the proposed development meets all criteria required for the Administrative Hearing Officer to grant this variance request. The proposed development represents the minimum disturbance necessary to allow the applicant to develop their property with a single-family dwelling. We respectfully request that Anne Arundel County Planning & Zoning staff and the Critical Area Commission support this application. Please contact us if you require additional information to complete your review of this variance request.

Sincerely,

DRUM, LOYKA & ASSOCIATES, LLC

A handwritten signature in blue ink, appearing to read "Andrew Price", is written over a light yellow rectangular background.

Andrew Price, EIT
Project Engineer

Chesapeake Bay Critical Area Report
Herald Harbor ~ Lots 15-16, 21-27, & P. 0325
Tax Map 38, Grid 5, Parcel 325
Tax Account No. 02-000-90086978

Property Address: 341 Hall Road
Crownsville, MD 21032

May 2025

Property Owners & Variance Applicant: George & Elizabeth Davis

Critical Area Designation: LDA

Zoning: R-5

Lot Area: 1.51 Ac.

Site Description

The subject property is a legal building lot located in the community of Herald Harbor in Crownsville. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-5 and is served by a private well and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. Steep slopes abut the existing dwelling, which limits redevelopment without a variance. Primary vegetation consists of multiple hardwood trees and lawn area.

Description and Purpose of Variance Request

The applicant proposes to raze and rebuild the existing dwelling and construct a new single-family dwelling with associated improvements. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 1,510-sf of disturbance on slopes 15% or greater in the LDA.

The applicant proposes to raze and remove the existing dwelling and construct a new dwelling, re-using most of the existing foundation. The new foundation expands away from the shoreline and mostly avoids the steep slopes. The septic system will also be upgraded and sized to serve the proposed dwelling.

Vegetative Coverage and Clearing

The property's primary vegetation is lawn area with multiple hardwood trees. The existing wooded area totals roughly 1 acre. The proposed clearing is minimal; a large portion of the wooded areas of the site, including between the house and the shoreline, will not be affected by this project. Any mitigation planting requirements will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 7,906-sf of lot coverage. The proposed impervious lot coverage for this property is 9,330-sf, which is below the allowable coverage of 9,886-sf. The site currently has 1,685-sf of coverage by structures. The proposed coverage by structures is 4,706-sf, which is within the allowable amount.

Steep Slopes (slopes > 15%)

The subject property contains approximately 39,648-sf of steep slopes, mostly in the southern and eastern portions of the site. Approximately, 1,510-sf of slopes will be disturbed as part of the proposed construction. Most of this disturbance is necessary for access to the dwelling and removal of an existing shed.

Predominant Soils

The predominant soil types are Collington, Wist, and Westphalia soil (CSE) and Downer-Hammonton-Urban land complex (DwB). Both soils has a type "A" hydrologic classification. The Collington, Wist, and Westphalia is considered hydric soil.

Drainage and Rainwater Control

No stormwater management currently exists on site. Due to the presence of hydric soils across much of the site as well as the steep slope areas, opportunities for placement of stormwater devices is limited. Dry wells will be installed in an area outside of where the hydric soils are mapped, close to an area where percolation tests were performed for the proposed septic system, which indicate infiltratable soils. Roof leaders from the proposed dwelling will be routed to the dry wells for treatment.

Conclusions – Variance Standards

The need for the requested variance arises from the unique physical conditions of the site, specifically the location of the existing structures in relation to the steep slopes. It would be impossible to do any renovations or modifications to the perimeter of the structure without disturbing steep slopes. Despite the fact that most of the property is Buffer Modified, the house is situated well outside the shoreline buffer. No new foundation will be located closer to the shoreline than the existing foundation. There is a substantial existing wooded buffer between the house and the waterfront. This buffer will remain intact with construction of the proposed improvements.

Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

Reference:

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

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

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

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

Federal Emergency Management Agency, 2015. Flood Insurance Rate Map

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

Drum, Loyka and Associates LLC, 2024 Variance Plan

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

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

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Date

Tax Map #	Parcel #	Block #	Lot #	Section
0038	0325	0005	15-16, 21-27	

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID

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

Project location/Address

City Zip

Local case number

Applicant: Last name First name

Company

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name: First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

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

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input checked="" type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.31	
LDA Area	1.51		# of Lots Created	0	
RCA Area					
Total Area	1.51				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.00		Existing Impervious Surface	0.18	
Created Forest/Woodland/Trees	0.00		New Impervious Surface	0.03	
Removed Forest/Woodland/Trees	0.07		Removed Impervious Surface	0.00	
			Total Impervious Surface	0.21	

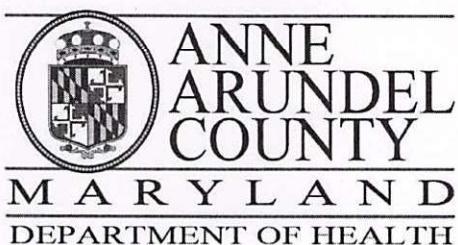
VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance	0.31		Mitigation		

Variance Type		Structure	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Impervious Surface	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input checked="" type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Steep Slopes	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>

2025-0103-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>I and P Engineering</div> <div>Assigned to Department</div> <div>Engineering</div> <div>Action by Department</div> <div>Engineering</div> <div>Start Time</div>		<div>Due Date</div> <div>08/05/2025</div> <div>Assigned to</div> <div>Natalie Norberg</div> <div>Action By</div> <div>Natalie Norberg</div> <div>End Time</div>	<div>Assigned Date</div> <div>07/16/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>08/04/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>1. On the plan sheet, label what is to happen to the inlet (TBR, to remain, etc.).</div> <div>2. The stormwater management drywells are to be a minimum of 10 feet from each other.</div> <div>3. Identify the material for the exterior steps located on the north side of the parcel, adjacent to the existing gravel path.</div> <div>4. Show any existing stormwater management devices, if any. Label what is to be done with them (TBR, to remain, etc.)</div> <div>5. To reiterate, at Grading Permit the following must be addressed:</div> <div>a. Label Hall Road and Mahogany Road as private or public. Provide their functionality class and their widths.</div> <div>b. The LOD encroaches onto 339 Hall Road property. An easement will need to be obtained.</div> <div>c. Show and label the size of the existing water meter.</div> <div>d. If the current water meter is not 1 inch, verify it can adequately supply water for the new sprinkler system.</div> <div>e. The water house connection will need to be a minimum of 10 feet from any SWM devices.</div> <div>f. Provide three grid ticks on each of the plan views.</div> <div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div>		<div>Review Notes</div>	<div>Reviewer Name</div> <div>Natalie Norberg</div>
<div>Reviewer Phone Number</div>		<div>Reviewer Email</div> <div>ipnorb81@aacounty.org</div>	



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 *BC*

DATE: July 21, 2025

RE: George Davis
341 Hall Road
Crownsville, MD 21032

NUMBER: 2025-0103-V

SUBJECT: Variance/Special Exception/Rezoning

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

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay

Wes Moore
Governor
Aruna Miller
Lt. Governor



Erik Fisher
Chair
Nick Kelly
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

August 1, 2025

Ms. Sterling Seay
Planning Administrator
Anne Arundel County Zoning Division
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Davis Variance – 341 Hall Rd, Crownsville

Dear Ms. Seay,

Thank you for submitting the above referenced variance application to raze the existing structure and reconstruct a new and expanded dwelling and ancillary improvements within the expanded Critical Area Buffer and on steep slopes. The 1.51-acre lot is located in the Critical Area on lands designated Limited Development Area (LDA). Most of the property (1.19 acres), including the existing dwelling, is located within the Critical Area Buffer which is expanded for steep slopes. A portion of the shoreline is mapped as a Buffer Modified Area (BMA).

The current lot coverage on the property is 7,906 square feet. The new dwelling proposed in the Buffer is generally located within the same foundation footprint as the original house and expands towards Hall Road (away from the shoreline). While the foundation closest to the shoreline remains relatively unchanged, the applicant is proposing a cantilevered (overhang) section of the first floor which will extend the footprint of the proposed house slightly closer to the shoreline. The proposed new dwelling and improvements will increase the overall lot coverage on the property to 9,490 square feet, which is within the 15% lot coverage limit for a property of this size.

In order to grant this variance, the Administrative Hearing Officer must find the request meets each and every one of the variance standards under COMAR 27.01.12, including the standard of unwarranted hardship, that this request is aligned with the spirit and intent of the Critical Area law and regulations, and that the proposal will not adversely affect water quality or habitat.

In this situation, it does not appear that the applicant has made every effort to reduce impacts to the expanded Buffer and steep slopes with this proposal. Given that the site is being redeveloped, the applicant has every opportunity to reduce impacts by either reducing the size and scope of what is being proposed, or by redesigning in a manner that places the improvements further from the steep slopes and shoreline and closer to Hall Road. Specifically, it appears the proposed garage could be located over the proposed parking pad and the entire house could shift closer to Hall Road as shown in the attached document.

However, should the Administrative Hearing Officer find that this request, or a modified version of this request that reduces impacts to the Buffer and steep slopes, may be approved, the applicant must provide mitigation at the ratio required by Anne Arundel County Code. Please also note that should the applicant clear any forest area on the site, additional mitigation must be provided at a ratio of 1:1 for the area of forest to be cleared.

Thank you for the opportunity to provide comments. Please include this letter of in your file and submit it as part of the record for this variance. Also, in accordance with Natural Resources Article §8-1808(d)(6)(i), please provide the Commission with a copy of the Administrative Hearing Officer's written decision regarding this variance application within 10 working days after a written decision has been issued. If you have any questions, please feel free to contact me at 410-260-3479 or kathryn.hayden@maryland.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kathryn Hayden".

Kathryn Hayden
Natural Resources Planner

cc: Jamileh Soueidan, CAC
Jennifer Esposito, CAC

Attachment: Example Change

File: AA 0193-25

2025-0103-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>OPZ Critical Area Team</div> <div>Assigned to Department</div> <div>OPZ Critical Area</div> <div>Action by Department</div> <div>OPZ Critical Area</div> <div>Start Time</div>		<div>Due Date</div> <div>08/05/2025</div> <div>Assigned to</div> <div>Kelly Krinetz</div> <div>Action By</div> <div>Kelly Krinetz</div> <div>End Time</div>	<div>Assigned Date</div> <div>07/15/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>08/12/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>The applicant is utilizing the existing footprint with expansion away from the protected resources. The proposed expansion is located over an area that is currently the existing driveway. The location of the expansion is limited by the required locations of the proposed septic system and SWM. We offer no objection to this request.</div>
<div>Billable</div> <div>No</div>		<div>Overtime</div> <div>No</div>	<div>In Possession Time (hrs)</div> <div>0.0</div>
<div>Time Tracking Start Date</div>	<div>Est. Completion Date</div>	<div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div>	
<div>Display E-mail Address in ACA</div> <div>No</div>	<div><input checked="" type="checkbox"/> Display Comment in ACA</div>	<div>Workflow Calendar</div>	
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div>		<div>Review Notes</div>	<div>Reviewer Name</div>
<div>Reviewer Phone Number</div>		<div>Reviewer Email</div>	

want to...

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WAMHOGAN TRAIL

