

August 13, 2025

Ms. Joan Jenkins
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

RE: Herald Harbor LotS 18, 19 & p/o Lot 17

Variance submittal
738 Honeysuckle Trail
Crownsville, MD. 21032
Tax Map 31, Grid 23, Parcel 390
Pre-File #2024-0047-P

Dear Ms. Jenkins:

This is a formal **Variance Application** submittal for the proposal to demolish the existing single-family home down to the existing slab and build a new home within the existing footprint for the above referenced project. Two variance requests would be necessary including a variance to **Article 18-4-701 Bulk Regulations** of 17.7-feet to the 20-foot corner side yard setback in an R-5 zoning district and to **Article 18-2-402(1)** of the County Code to the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another.

The property is an existing legal building site fronting Valentine Creek, is located in the **(IDA)** Intense Development Area Designation of the Critical Area and is within the Buffer Modification Area mapping. The property is 9,677 sq. ft. or 0.22 acres, is zoned R-5 Residential, is connected to public water and has an existing failed septic system to be replaced with (2) Holding Tanks. The existing principal structure is located only 2.3-feet away from Valentine Road's right of way and 13.1-feet away from the rear line or private right of way line of Honeysuckle Trail. The site does not have 15% steep slopes within the boundary but is encompassed by several retaining walls.

A pre-file review **#2024-0047-P** was completed by the Office of Planning and Zoning including comments from the Critical Area Team and were issued on June 4th, 2024. A complete topographic and location survey has been conducted to produce an accurate depiction of the sites' conditions, slopes, buffers and woodland canopy.

Code Article 18-16-305:

(a) Requirements for zoning variances. The Administrative Hearing Officer may vary or modify the provisions of this article when it is alleged that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

(1) Because of certain 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

(2) Because of exceptional circumstances other than financial considerations, the granting of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

(b) Requirements for Critical Area Variances.

- (1) Unwarranted Hardship and Practical Difficulty- There are several hardships and practical difficulties related to the re-development of the site. **First**, the modest existing footprint of the home is located only 2.3-feet from the right of way line, 13.1-feet from the rear property line and is low in elevation. **Second**, the 100-foot buffer covers 8,345 sq. ft. or 87% of the total lot area in addition to the FEMA 100-Year Flood Elevation covering 5,268 sq. ft. of lot area. **Third**, the site is abutting not only the shoreline, but is considered a corner lot, with an increased corner side setback of 20-feet verses a standard side setback of 7-feet.
- (2) Deprive the applicant of rights commonly enjoyed by other properties- the proposed improvements are in character with other dwellings in the neighborhood and surrounding properties. In fact, numerous existing homes in the immediate neighborhood have larger footprints than the proposed footprint of the new home.
- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. The replacement of the existing home is in character with the neighborhood as mentioned above.
- (4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on the unique physical characteristics of the lot.
- (5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, and wildlife or plant habitat and be in harmony with the critical area program. Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. The required ESD volume to be addressed with non-structural practices is 250 cu. ft. Disconnection of Non-Rooftop Runoff is being implemented to assist with addressing ESD volume and 10% Phosphorus Load Removal. There will be (1) Rain Harvesting Tank to address the roof of the principal structure. The total volume provided is 267 cf. ft. All storm water management applications are outside the 100-foot buffer. Perc Test results showed a highwater table and unfavorable soil conditions for infiltration. Lastly, the proposed home is slightly smaller than the existing footprint to meet the rear setback requirement of 20-feet.
- (6) Presumption Sec 8-1808(d)(2)(ii) – The applicants have overcome the presumption that the use for which the variances were requested were not in conformity with the purpose and intent of the Critical Area Program.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variances allow for modest uses that not only meets the “significant and reasonable standard” but also are the minimal necessary development to afford relief. Location of the new structure with the same setback as the existing footprint is the minimum necessary to construct the proposed improvements and to reduce the impervious surface area within the property’s boundary.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the (IDA). Vegetative clearing or under these circumstances canopy impacts are reduced to the minimum necessary to construct the proposed improvements.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area. Canopy impacts are only for what is necessary for construction and access, and the property is located within the less restrictive (IDA) designation and not located within a Bog Protection Area.
 - v. be detrimental to the public welfare as constructing a single-family dwelling and associated improvements on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variances and a strict implementation of the County’s zoning and Critical Area Program would constitute unwarranted hardship and practical difficulty on the applicant and deprive them of the same rights and privileges others enjoy in the immediate neighborhood along the waterfront side of Valentine Creek.

Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC


Robert Baxter
Project Manager

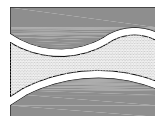
Cc: Doug Pruett
Grant Mays
Kenneth T. Huang

P:\HD11925\CA02-24\HD11925-Eng Dwg\HD11925-Variance Set.dwg 08/13/25_1024

DESIGNED: REB DRAWN: WES
ORIG. DATE: JULY 2025
MODIFIED BY/DATE:
CADD DWG #: HD11925-Grading Permit
DLA PROJECT #: HD11925

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REVISIONS TO APPROVED PLANS				
No.	DATE	BY	DESCRIPTION	



Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122
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"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. 18521, expiration date: 12-06-25"

DEVELOPER:

MR. DOUGLAS PRUETT
DOUG PRUETT CONSTRUCTION, INC.
1932 LINCOLN DRIVE, SUITE D
ANNAPOLIS, MD 21401
(410) 224-4057

DEVELOPED CONDITIONS SITE PLAN			
VARIANCE PLAN			
HERALD HARBOR ~ LOTS 18, 19, & P/O 17, BLOCK 35			
738 HONEYSUCKLE TRAIL, CROWNSVILLE, MD 21032			
TAX ACCT. NO. 02-413-12616125			
TAX MAP 31	GRID 23	PARCEL 390	DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND			
SCALE: 1"=20'	DATE: 8/12/202	PROJ. NO: HD11925	SHEET 1 OF 2

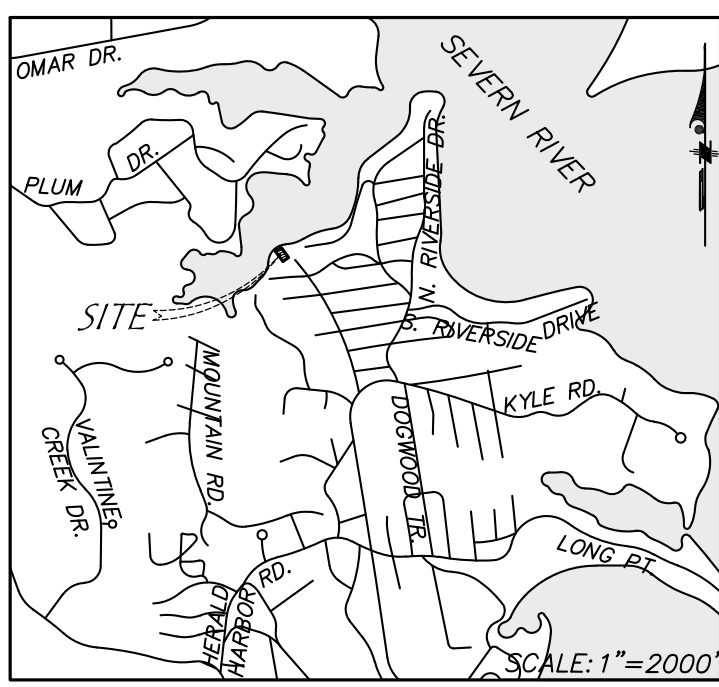
LEGEND

	Existing Contour
	Existing Woods Line
	Limit of Disturbance / Reinforced Silt Fence
	Limit of Disturbance
	Existing Power Pole
	Existing Overhead Electric Line
	Proposed Principal Structure
	100' Tidal Water Line
	FEMA Floodline
	Perc Test Location
	To Remain
	Roof Leader

SITE TABULATIONS

• TOTAL SITE AREA:	9,677 S.F. (0.22 Ac.)
• CHESAPEAKE BAY CRITICAL AREA DESIGNATION:	IDA (Intensely Developed Area)
• EXISTING DEVELOPED WOODLAND:	4,410 S.F. (0.10 Ac.)
• TOTAL DISTURBED AREA:	5,487 S.F. (0.13 Ac.)
• LOT COVERAGE (IDA):	
-EXISTING LOT COVERAGE:	3,246 S.F. (0.07 Ac.)
-PROPOSED LOT COVERAGE:	3,085 S.F. (0.07 Ac.)
• COVERAGE BY STRUCTURES (R5):	
-EXISTING COVERAGE BY STRUCTURES:	2,148 S.F. (0.05 Ac.)
-ALLOWABLE COVERAGE BY STRUCTURES (40%):	3,871 S.F. (0.09 Ac.)
-PROPOSED COVERAGE BY STRUCTURES:	1,880 S.F. (0.04 Ac.)
• ZONING: R5 (Residential Districts)	
-PRINCIPAL STRUCTURE	
FRONT=25', REAR=20', SIDE=7', CORNER=20'	
• EARTHWORK:	
-Cut: 80 C.Y.	
-Fill: 10 C.Y.	
-Export: 70 C.Y.	

*Earthwork calculations are for permitting only. Not intended to be used for bidding purposes.



VICINITY MAP

Drainage Area site						
DA Name	ESD Practice	Drainage Area	Total Storage	ESD Volume	Recharge Volume	Pe Achieved
DA-1	2,000 Gal Rainwater Harvesting Cistern	1383 sf	267 cf	267 cf	14 cf	2.44 in
DA-2	Disconnection of Non-Rooftop Runoff	24 sf	N/A cf	N/A cf	0 cf	1.00 in
DA-3	Disconnection of Non-Rooftop Runoff	78 sf	N/A cf	N/A cf	1 cf	1.00 in
DA-4	Disconnection of Non-Rooftop Runoff	22 sf	N/A cf	N/A cf	0 cf	1.00 in
DA-5	Disconnection of Non-Rooftop Runoff	115 sf	N/A cf	N/A cf	1 cf	1.00 in
Totals:		1622 sf	267 cf	267 cf	16 cf	1.07 in

Target PE = 1 in Achieved PE = 1.07 in

Target ESDv = 250 cf Achieved ESDv = 267 cf

Target Rev = 32 cf Achieved Rev = 16 cf

ESD Storage Provided is greater than the target volume. ESD has been applied to the MEP
An additional 0 cf of Peak Management storage has been provided.

NATURE OF VARIANCE

-Requesting A Variance to Article 18-4-701 Bulk Regulations of 17.7' to the required 20-foot corner side yard setback from Valentine Road public right of way in an R-5 Zoning District

-Requesting a variance to Article 18 Section 2-402(1) of the County Code to the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another.

MAPPED SOIL TYPES ON-SITE				
Source: http://websoilsurvey.nrcs.usda.gov (May 2011)				
MAP SYMBOL	SOIL MAPPING UNIT	HYDRIC	HIGHLY ERODIBLE	HYDRO GROUP
SME	Sassafras and Croom soils, 15% to 25% slopes	No	Yes	Type 'C'

ENVIRONMENTAL CONSERVATION NOTES:

PRIMARY ENVIRONMENTAL FEATURES:

- Streams: There is no stream located on the subject property.
- Stream Buffers: There are no stream buffers located on the subject property.
- Wetlands and Wetland Buffers: There are no tidal nor non-tidal wetlands on the subject property. There are no associated wetland buffers on the property.
- Floodplains: The subject property is affected by a floodplain as established by the Federal Emergency Management Agency (FEMA) Elevation 5.0 (FEMA Map 24003C0162F).

SECONDARY ENVIRONMENTAL FEATURES:

- Critical Areas Boundary: The subject property is within the IDA designation of the Chesapeake Bay Critical Area.
- Soils Types: The subject property is entirely comprised of Sassafras and Croom Soils (SME) Type 'C'. [per US Department of Agriculture's Natural Resource Conservation Service (NRCS)].
- Forest: There is Developed Woodlands on the property.
- Steep Slopes: There are no steep slopes nor their associated buffer on the subject property.
- Cultural Resources: There are no cultural resources associated with the subject property.

RESOURCE MAPPING NOTES:

- The site lies within R5 Residential zoning.
- Entire site lies within the Existing Public Service area of the Herald Harbor Water Service Area (W-5)
- Entire site lies within the No Public Service area of the Rural Sewer Area (S-5)
- Site has Type "C" soils
- Information shown on the Resource map has been field verified by Drum, Loyka & Associates, LLC survey dated 27 June 2025.
- Deed: Liber 37723, Folio 00311.
- Subject Property is not within any Bog Drainage or Impact Areas
- Subject Property is within the Severn River Watershed

HEALTH DEPARTMENT PERC TEST #PT-1

Project Location:
738 Honeysuckle Trail,
Crownsville, MD 21032

Ground Elev. = 6.5±
0'-0.5' Topsoil
Sandy Loam
0.5'-2.1' H2O Encountered
Bottom Elev. = 4.4±

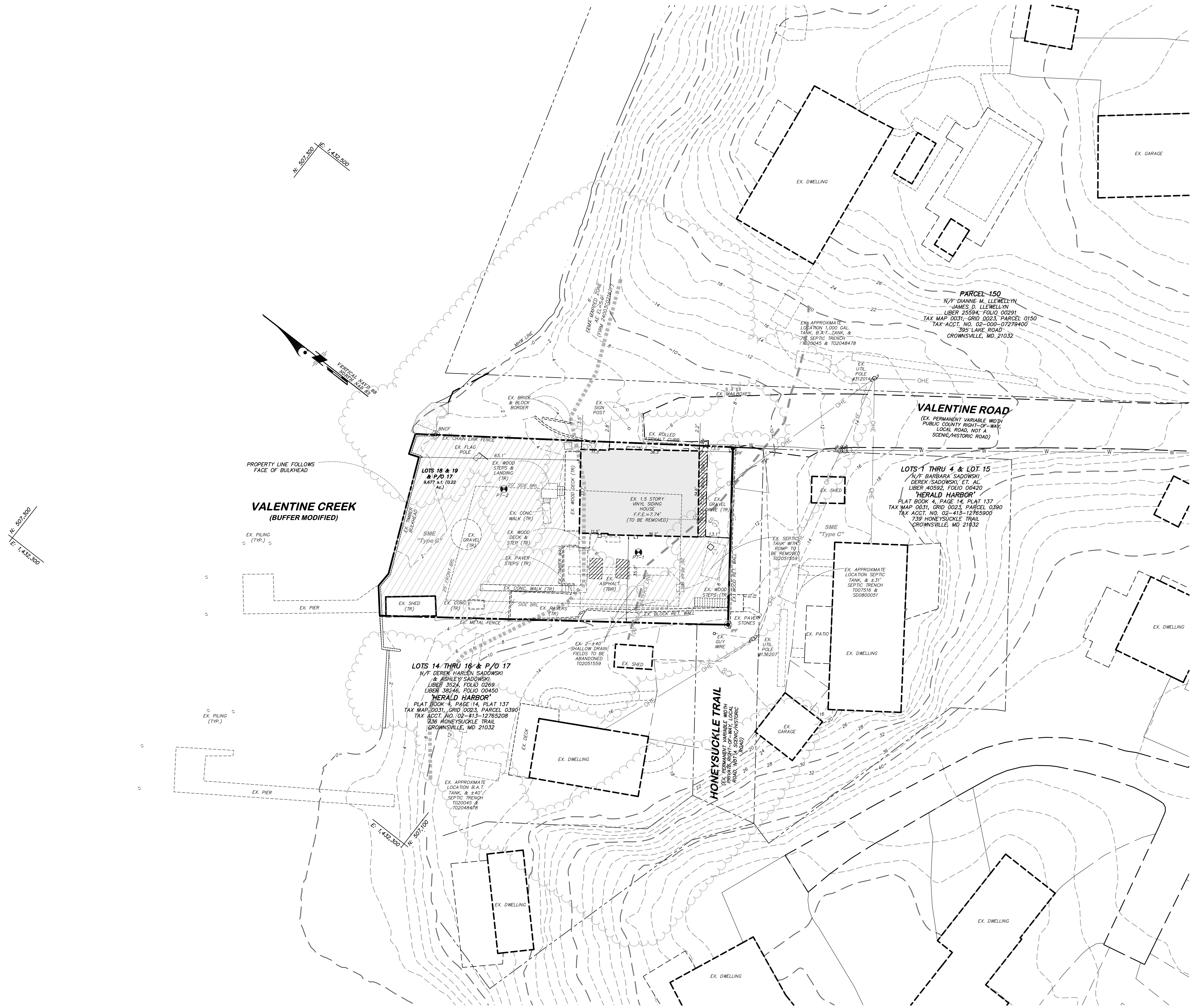
HEALTH DEPARTMENT PERC TEST #PT-2

Project Location:
738 Honeysuckle Trail,
Crownsville, MD 21032

Ground Elev. = 2.5±
0'-0.5' Topsoil
Sandy Loam
0.5'-1.3' H2O Encountered
Bottom Elev. = 1.2±

LEGEND

	Existing Contour
	Existing Woods Line
	Existing fence Line
	Existing Power Pole
	Existing Overhead Electric Line
	100' Tidal Water Line
	FEMA Floodline
	Existing Dwelling
	Existing Lot Coverage To Be Removed
	Areas That Should Be Protected From Development
	Perc Test Location



DESIGNED: REB ORIG. DATE: JULY 2025 MODIFIED BY/DATE: CADD DWG #: HD11925-Grading Permit DLA PROJECT #: HD11925	DRAWN: WES	REVISIONS TO APPROVED PLANS			
No.	DATE	BY	DESCRIPTION		
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Drum, Loyka & Associates, LLC

CIVIL ENGINEERS - LAND SURVEYORS

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www.drumloyka.com | info@drumloyka.com

I hereby certify that the features shown on the map have been field verified and combined with the best available information.

"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. 18521 and expiration date: 12-08-25"

DEVELOPER:

MR. DOUGLAS PRUETT
DOUG PRUETT CONSTRUCTION, INC.
1932 LINCOLN DRIVE, SUITE D
ANNAPOLIS, MD 21401
(410) 224-4057

EXISTING CONDITIONS AND RESOURCE MAPPING PLAN VARIANCE PLAN HERALD HARBOR ~ LOTS 18, 19, & P/O 17, BLOCK 35			
738 HONEYSUCKLE TRAIL, CROWNVILLE, MD 21032			
TAX MAP 31	GRID 23	PARCEL 390	DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND			
SCALE: 1"=20'	DATE: 8/12/202	PROJ. NO: HD11925	SHEET 2 OF 2

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: Anne Arundel County

Date August 12, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
31	390	23	18, 19 p/o 17	Block 35

FOR RESUBMITTAL ONLY

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

* Complete only Page 1
General Project Information

Tax ID 2-413-12616125

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

Project location/Address 738 Honeysuckle Trail

City Crownsville, MD.

Zip 21032

Local case number

Applicant: Last name Pruett

First name Doug

Company Doug Pruett Construction, Inc.

Application Type (check all that apply):

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

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

Local Jurisdiction Contact Information:

Last name: First name:

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Demolition of an existing structure and construction of (1) single-family home on top of existing slab w/deck
Remaining; (3) story structure

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input 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	0.22	9,677		0.13	5,487
LDA Area	0	0	# of Lots Created	1	
RCA Area	0	0			
Total Disturbed Area	0	0			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.10	4,410	Existing Impervious Surface	0.07	3,246
Created Forest/Woodland/Trees	0	0	New Impervious Surface	0	0
Removed Forest/Woodland/Trees	0.04	1,983	Removed Impervious Surface	0.00	161
			Total Impervious Surface	0.07	3,085

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.05	4,450	Buffer Forest Clearing	0	
Non-Buffer Disturbance	0.02	1,037	Mitigation	0	

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Impervious Surface	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>
Steep Slopes	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/> Relatively in-line

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input checked="" type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>

Chesapeake Bay Critical Area Report

Herald Harbor ~ Lots 18, 19 & P/O 17

Tax Map 31, Grid 23, Parcel 390

Tax Account No. 02-413-12616125

Property Address: 738 Honeysuckle Drive
Crownsville, Maryland 21032

Property Owner & Variance Applicant: Kenneth T. Huang

Critical Area Designation: IDA **Zoning:** R-5 **Lot Area:** 0.22 Ac.

Site Description

The subject property is located off Honeysuckle Trail in the Herald Harbor Subdivision. The property is irregular in shape, legal building parcel consisting of approximately 0.22 acres in area and is currently improved with a single-family dwelling which is proposed to be razed and removed down to the existing slab and a new single family dwelling reconstructed within the footprint of the existing home. The property has a zoning designation of R-5. The site is located entirely within the Chesapeake Bay Critical Area with an IDA designation. The existing dwelling is 65.1' from the shoreline. The site is currently served by a public water and private septic. There are several hardships and practical difficulties regarding the redevelopment of the subject property. A large portion of the site is within the 100-ft buffer to tidal waters which encumber 8,345 sq. ft. or 87.16% of the total lot area. Additionally, the FEMA floodline encumbers 5,268 sq. ft. or 54.43% of the total lot area. Lastly the location of the existing dwelling being sited 2.3' from the side BRL makes the utilization of the existing footprint impossible without granting relief to code. The unimproved portion of the site is vegetated with hardwood & evergreens trees, understory growth & lawn in good condition. The site is Located on Valentine Creek in a Buffer Modified area.

Description and Purpose of Variance Request

The homeowners propose to construct a new single-family dwelling, drive & associated improvements. The proposed improvements do not encroach any further to the shoreline than the existing dwelling. The site will be served by public water & private septic. One 2,000 Gallon Rainwater Harvesting cistern is being proposed to provide the required ESDv. The cistern will capture rooftop runoff from the entire roof area of the proposed dwelling. The proposed improvements are within the size and character of other dwellings in the neighborhood. Due to extent the 100-ft tidal waters buffer on the property, development isn't possible without disturbing the buffer. However, disturbance within the FEMA flood elevation is proposed strictly for the removal of existing lot coverage and installation of the proposed septic system. While the existing structure is nonconforming, by sitting the proposed dwelling on top of the existing footprint we greatly reduce our impact to the environment, particularly canopy disturbance. Therefore, the proposed improvements require variances to **Article 18 Section 2-402(1)** of the County Code to the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another & requesting a variance to **Article 18 Section 4-701** of the Bulk Regulations of 17.7-feet to the 20- corner side setback in an R-5 zoning district.

A pre-filing review was conducted by the Office of Planning and Zoning and comments were issued on June 04 2024 by Ms. Joan Jenkins, Ms. Kelly Krinetz & Mr. Habtamu Zeleke of Planning and Zoning, the Critical Area team & Inspection & Permits had several comments. The comments were considered, and the site plan was revised accordingly. A copy of the pre-file comments is included with this submittal.

Vegetative Coverage and Clearing

This property is vegetatively stabilized with developed woodland, including a variety of mature hardwood trees ornamental plantings, lawn in good condition & a creeping ivy groundcover common to the community of Herald Harbor. The existing on-site wooded area totals roughly 4,410 s.f. (0.10 Ac.). Removal of vegetation has been minimized to only that is necessary to construct the proposed improvements. By utilizing the existing footprint with a vertical expansion, there are no trees slated to be removed as part of this redevelopment, however canopy disturbance for the proposed redevelopment is approximately 1,983 s.f. (0.04 Ac.). Reforestation requirements for this property will be addressed during the grading permit phase of this project in accordance with code requirements.

Lot Coverage

The site currently has 3,246 s.f. (0.07 Ac.) of impervious coverage. The proposed impervious area for this property is 3,085 s.f. (0.07 Ac.), which is a decrease of 161 s.f. from the existing impervious and well below the allowable s.f. of lot coverage for this site.

100-ft Tidal Buffer

Approximately 8,345 s.f of the subject property falls within the 100-ft tidal waters line, over three quarters of the property is within the buffer. There is proposed disturbance within the 100-ft buffer as part of this redevelopment, the proposed improvements have been sited overtop of the existing dwelling to minimize the disturbance to the buffer to construct the proposed dwelling, septic system, stormwater management & associated improvements. While disturbance to the 100-ft tidal waters line is unavoidable, a reduction of 161 s.f. of lot coverage within the 100-ft tidal waters line is being proposed as part of this redevelopment.

Predominant Soils

The predominant soil type is Sassafras & Croom soils complex, 15 to 25 percent slopes (SME). This soil has a type "C" hydrologic classification and is not a hydric soil based on its land formation (soils characteristic of wetlands).

Drainage and Rainwater Control

Runoff from the site sheetflows across the lawn and ultimately drains to Valentine Creek. The proposed redevelopment addresses stormwater management environmental site design to the maximum extent practicable via (1) "2,000 gallon rainwater harvesting cistern, to treat the entire roof area of the dwelling to address our ESDv.

Stormwater management and sediment and erosion control will be further addressed during the permitting phase of the project in order to meet Anne Arundel County design criteria.

Conclusions – Variance Standards

The applicant proposes to construct additions to the existing single-family dwelling, parking pad, walk and associated improvements. The need for the requested Critical Area Variances arises from the existing unique nature and constraints of this property, specifically the siting of the existing structure, proximity to the 100-ft tidal waters line and encumbrance of the FEMA flood line. It is not possible to complete this project without disturbance to the 100-ft buffer to tidal waters. The proposed improvements are consistent in size and nature with other homes along the waterfront of Valentine Creek and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of mitigation, and sediment and erosion control practices, to be addressed during permitting, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

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 , 2016. Flood Insurance Rate Map

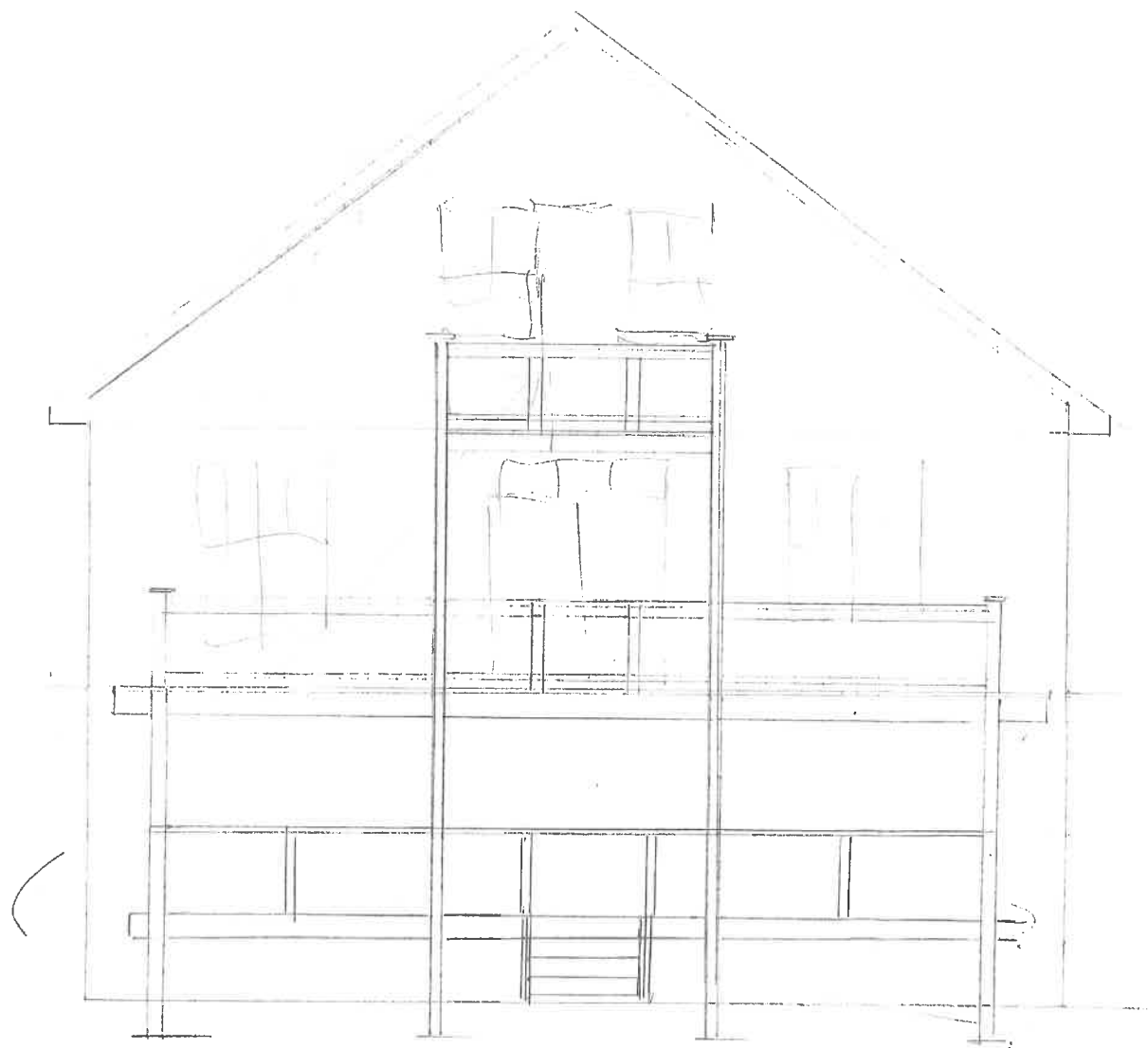
First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2025 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.

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

Susan Frankley
301-332-3269



738 HONEYSUCKLE TRAIL
CRAWFORDVILLE, MD

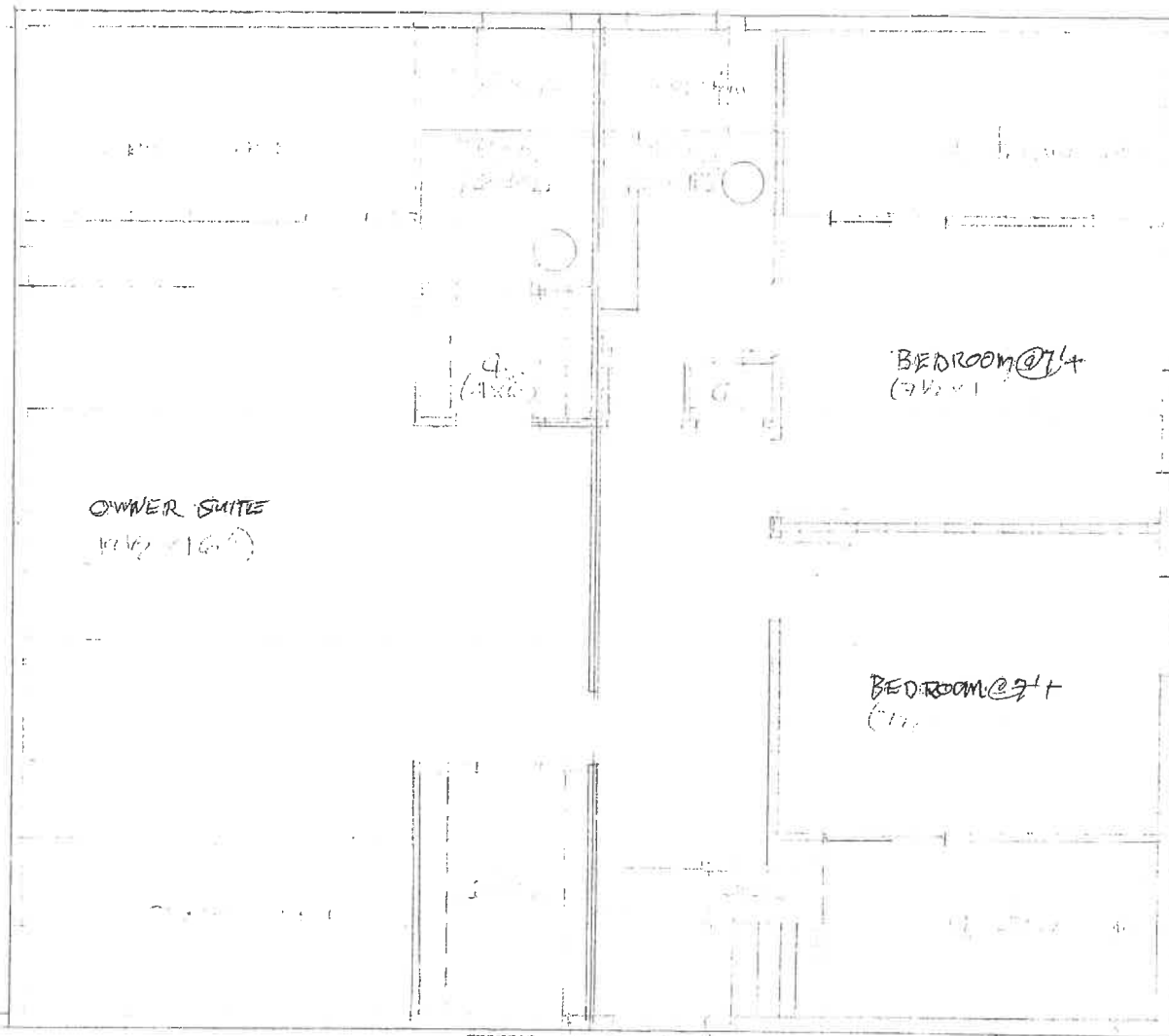
Lot 18919

ANNE ARUNDEL COUNTY

SCALE 1/8" = 1'-0"
DATE 10/1/90

RIVER

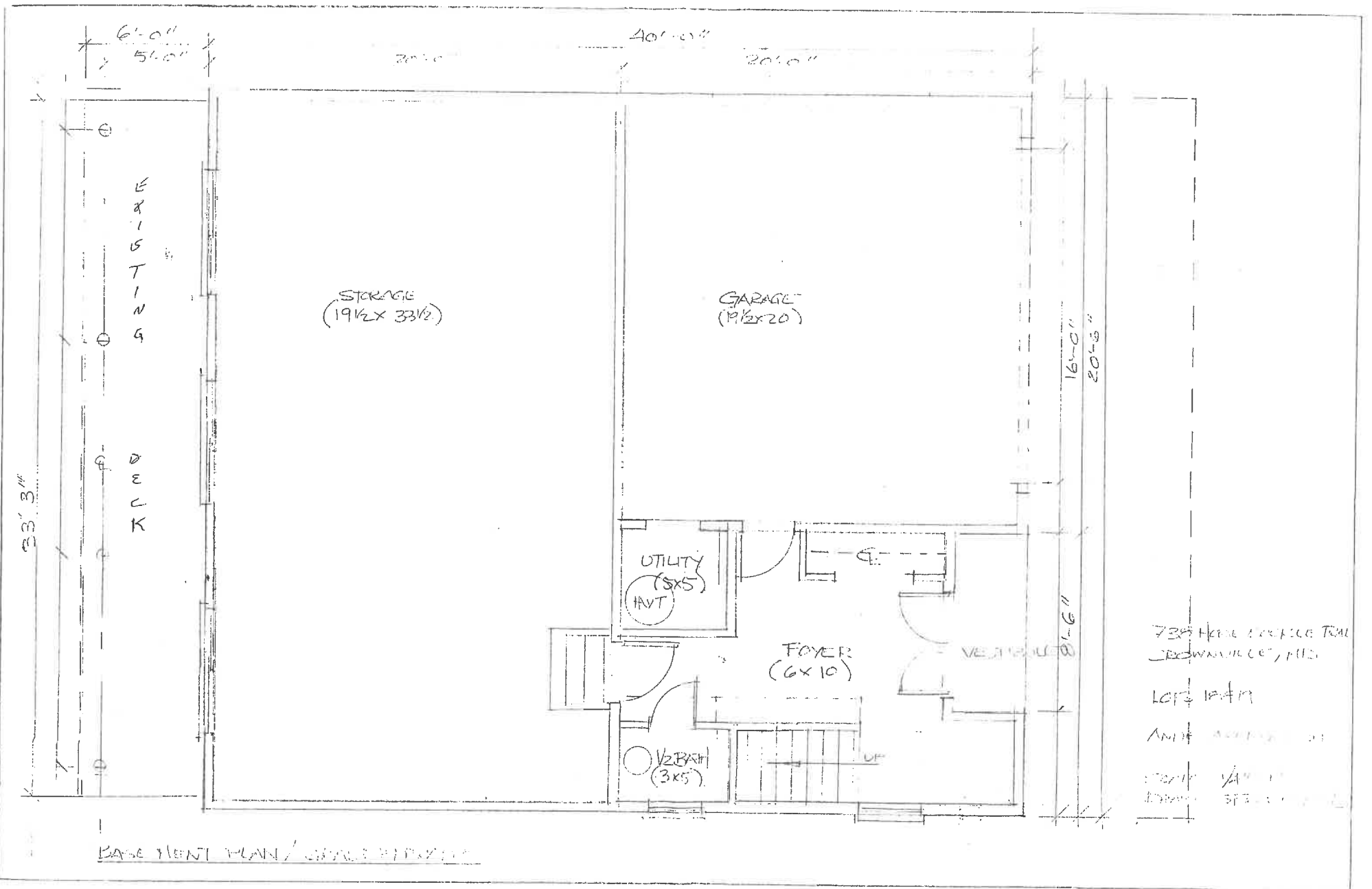
EXISTING
DECK
BELOW

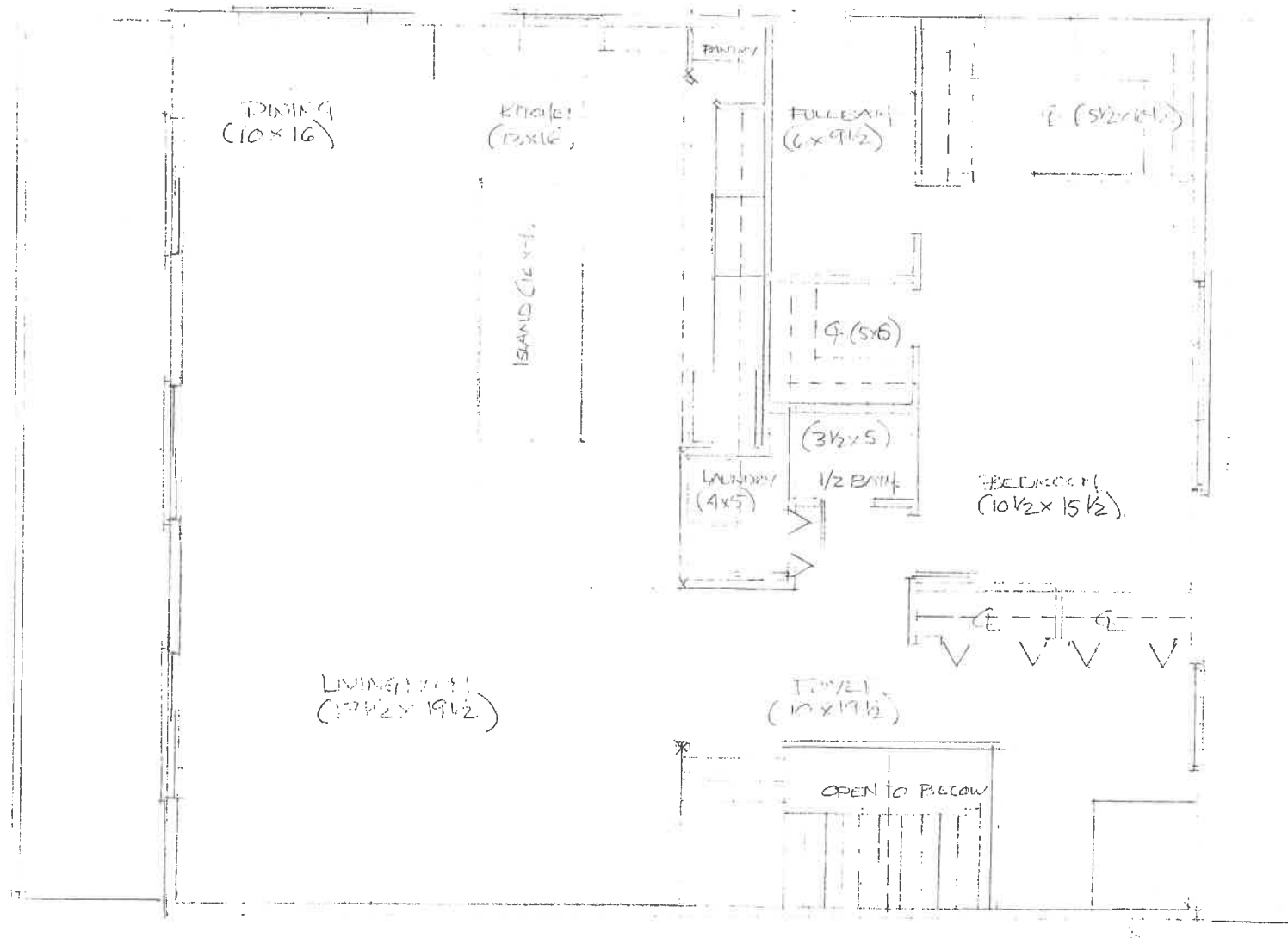


DRIVEWAY

SECOND FLOOR PLAN

7-23-11 10:15 AM
1012 104-1
11-11-11





738 HONEYBUCKLE TR
 CRAWFORD, MD

LOTS 1321

ANNE ARUNDEL CO

1000 1/2' x 1'

DRAWN BY: [signature]

34'-0"



FRONT ELEVATION (SOUTHERN)

738 HONEYSUITE RD.
CROWNSVILLE, MD

LOTS 18 & 19

ANNE APRIOT GALT
SCALE 1/4" = 1'
DRAWN STRAULEY 9/25

24' 0" 0"

1, 7' 6"

738 1/2 S. G. ST.
CROWNSVILLE, MD.

LOT 12 1/2

ANNE APPOINTMENT
1/11/11
DRAWN SPENCER
7/13

STREET ELEVATION (EASTERN)





738 HONE / SUCKLI TRAIL
CROWNSVILLE, MD

LOTS 19 & 27

ANNE ARUNDEL CO

SCALE 1/4" = 1'

DRAWN BY [illegible]

**HERALD HARBOR
"ON THE SEVERN"**
AMENDED MAP
SECTION "E"

EDWARD W. DIGGES ENGINEER
SCALE 1 INCH = 100 FEET
NOVEMBER 1924

C. W. Dyer 4/18/14

FILED NOV. 25, 1924

(NO. 137)

PLAT BOOK 4 FOLIO 14

VALENTINE

RIVER

MSA 550 1235-884

B.5741/1/14

7.1.7.2 -

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738 Honeysuckle



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OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0047-P
DATE: 06/04/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)
Habtamu Zeleke (I&P)

APPLICANT/REPRESENTATIVE: Doug Pruett Construction Co

EMAIL: dpru1@verizon.net

SITE LOCATION: 738 Honeysuckle, Crownsville

LOT SIZE: 8,175 sf

ZONING: R5

CA DESIGNATION: IDA

BMA: yes or BUFFER: no

APPLICATION TYPE: variance

DESCRIPTION:

The applicant proposes a demo/rebuild of a single-family dwelling. The home floods repeatedly. The new home will be the same 4 bedroom, 2 ½ baths but due to the flood zone will be required to be raised above the flood level. Same footprint

COMMENTS:

I & P Engineering:

1. The provided site plan is not readable from a grading standpoint and the grade can show an existing and proposed.
2. The provided site plan did not Show and label existing, removed, and proposed
3. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
4. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
5. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
6. Please ensure that the minimum well and septic setbacks to proposed SWM practices are achieved.
7. Ensure the proposed improvement including runoff, seepage, and slope saturation does not adversely impact the integrity of the slope and potential impact of slope failure.
8. This reviewer is not clear on what type of SWM practice (s) proposed. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resources including steep slopes and buffers.
9. Please review existing vegetation (or lack thereof) within the steep slopes; opportunities to supplement vegetation or replanting buffers with native vegetation should be reviewed and provided to enhance water quality.
10. A soil boring is required per practice. The suitability, and siting of proposed SWM practices should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted. Describe the site's hydrologic, and topographic characteristics and provide a recommendation on the feasibility of various BMPs.
11. According to the county Geocortex, the site is served by a private septic and public water.
12. The stormwater management, and utility/Engineering design review approval for the site shall occur at the grading permit stage.

13. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Critical Area Team:

Per the site plan and FEMA maps, the home is located outside of the FEMA floodplain and is not required to meet the FEMA requirements for elevation. That being said, this Office has no objection to voluntarily elevating the structure as a precaution but it would not need to be elevated 9 feet.

The current home is a 1 1/2 story cottage while the proposed home is a 3 story home that includes a garage on the first level and two full floors of living space.

There is no objection from either an environmental or FEMA standpoint however the justifications submitted with this application should be accurate and the information correct.

Zoning Administration Section:

Changing the height of a dwelling that will remain on the same footprint is a new structure and not an in-kind replacement therefore the new dwelling must meet setback requirements. The variance application should indicate the hardship in meeting the code and the justification for the proposed location. The site plan should indicate the height of the dwelling in both stories and feet in the location of the dwelling on the plan. Setback variances required to rear and corner side setbacks. Submit the variance application through the Land Use Navigator (LUN) System.

INFORMATION FOR THE APPLICANT

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.