



303 Najoles Road - Suite 114  
Millersville, MD 21108

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

March 22, 2025

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

Re: **Glebe Heights**  
**Lot 236**  
T.M. 56 B. 20 P. 134

Dear Ms. Seay,

Please accept this as our formal variance request to Article 17-8-201 of the Anne Arundel County Code, for property located at **327 Arbutus Drive, Edgewater, MD 21037**, zoned **R2 – Residential District** and located in the **Limited Development Area (LDA) of the Chesapeake Bay Critical Area**.

This request seeks to:

1. Permit **disturbance of slopes 15% or greater**, as regulated under Article 17-8-201.

We are requesting this variance to allow for a house to be built on an existing platted lot. The proposed house will be 2 stories with a mostly exposed basement and 28'+/- tall. The house will be 26' wide by 40' deep (1,040 sf footprint). The house will sit back 25' from the North lot line (front), 35' from the South lot line (rear), 7' from the West lot line (side) and 7' from the East lot line (side).

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

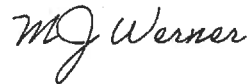
The topographical conditions of this lot cause implementation of the County's critical area program to cause unwarranted hardship on the property as the entire area within the building restriction lines is steep slopes. Literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program 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 as adjacent houses are also built within these steep slopes. These variance requests are not results 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 and fish as the flow characteristics of the site remain unchanged in the proposed condition as ESDv for the site has been provided.

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

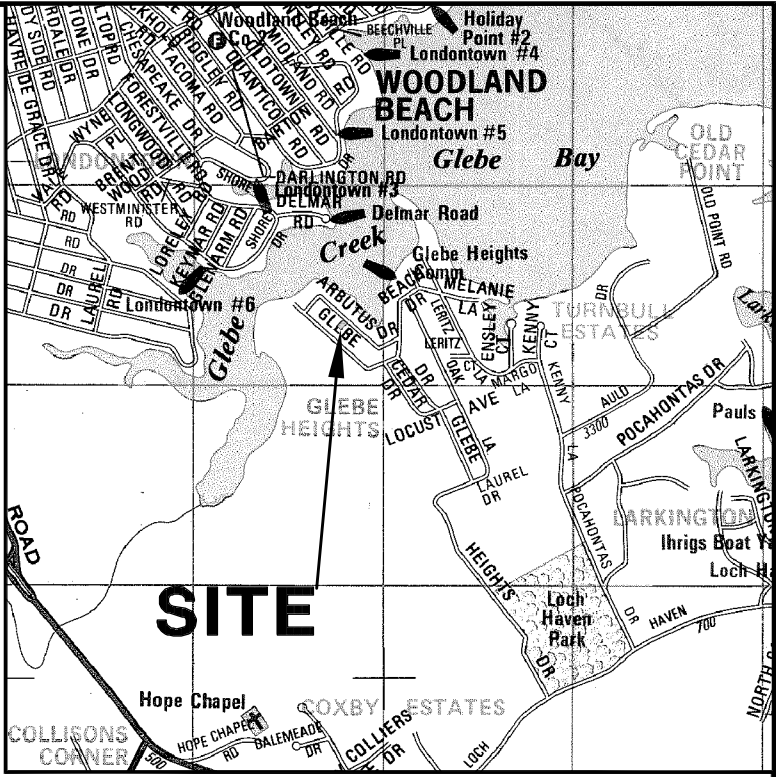
We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the unique physical conditions such as the topography. As previously noted, the entire building envelope of this lot is encumbered by steep slopes. The granting of this variance will not alter the character of the neighborhood as the proposed house is typical of development in the area. 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. Mitigation planting will be provided to ensure no net loss of forest cover or habitat value.

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

Sincerely,

A handwritten signature in black ink, appearing to read "MJ Werner". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Michael J. Werner, P.E.



### VICINITY MAP

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



### SITE ANALYSIS

- EXISTING ZONING: R2
- TOTAL SITE AREA: 4,000 SF
- LDA CRITICAL AREA
- PROPOSED PRIVATE WELL
- PROPOSED PUBLIC SEWER (MAYO TANK)

### IMPERVIOUS LOT COVERAGE

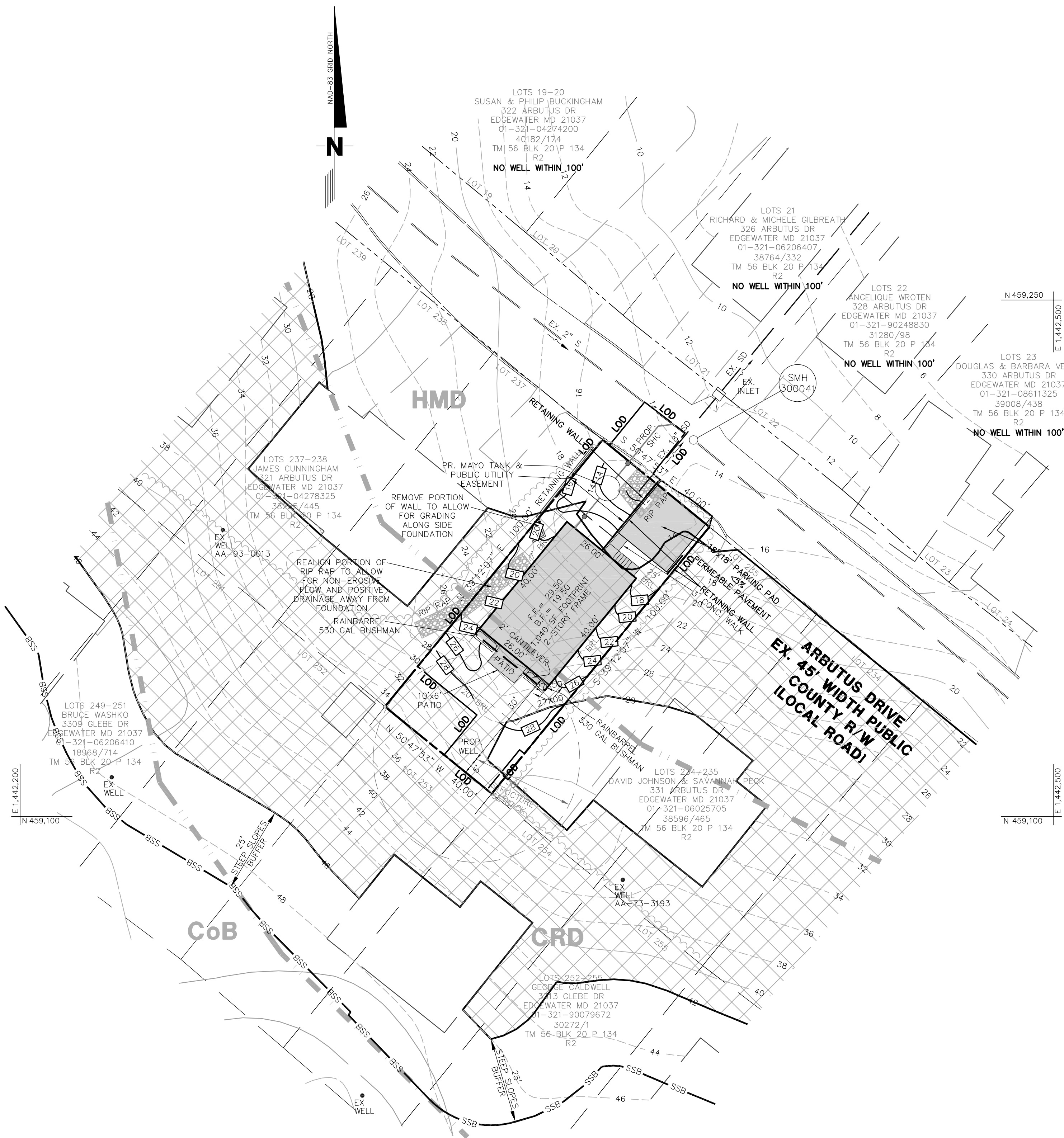
PRE-DEVELOPMENT	
Ex. House	0 sq. ft.
Ex. Driveway & Sidewalks	0 sq. ft.
Ex. Accessory Structures	0 sq. ft.
TOTAL Ex.	0 sq. ft.

POST-DEVELOPMENT	
Prop. House	1,092 sq. ft.
Prop. Driveway & Sidewalks	408 sq. ft.
Prop. Accessory Structures	0 sq. ft.
TOTAL Prop.	1,500 sq. ft.

TOTAL Allowed 1,500 sq. ft.

### NATURE OF VARIANCE

- A VARIANCE TO ARTICLE 17-8-201 TO ALLOW DISTURBANCE TO SLOPES GREATER THAN 15% IN THE LDA CRITICAL AREA.



LEGEND	
---152---	Existing Contours
---152---	Proposed Contours
~~~~~	Existing Tree Line
---	Soils Line
EX. 2" FM	Existing Sewer
EX. 18" SD	Existing Storm Drain
X	Existing Fence Line
SSB	Steep Slope Buffer
○	Existing Pole
○	Existing Sewer Cleanout
●	Proposed Sewer Cleanout
■	Proposed Impervious
■	Steep Slopes

### SOIL CLASSIFICATION CHART

SYMBOL	NAME	HYDROLOGIC SOIL GROUP
HMD	Howell and Annapolis soils	C
CRD	Collington and Annapolis soils	B

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 # 23380, Expiration date 8/19/2026

#	REVISIONS:	APPROVED BY:	DATE:

**ANAREX, INC**  
CIVIL ENGINEERING SERVICES  
LAND SURVEYING  
303 Najoles Road - Suite 114  
Millersville, MD 21108-2512  
Phone: 410-987-6901  
www.anarex.com

SHEET 1 OF 1  
SITE PLAN

### GLEBE HEIGHTS

LOT 236  
327 ARBUTUS DRIVE, EDGEWATER, MD 21037  
GP# TAX ACCOUNT#01-321-06206406  
TAX MAP 56 BLOCK 20 PARCEL 134  
DATE: AUGUST, 2025 ZONING: R2 ZIP CODE: 21037  
FIRST ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: July, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
56	134	20	236	

Tax ID: 01-321-06206406

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) GLEBE HEIGHTS, Lot 236

Project location/Address 327 ARBUTHUS DRIVE

City EDGEWATER Zip 21037

Local case number

Applicant: Last name — First name —

Company DOUGLAS SCHROEDER

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 AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

SINGLE FAMILY DWELLING
------------------------

Intra-Family Transfer ☐ Yes  
Grandfathered Lot ☐

Growth Allocation ☐ Yes  
Buffer Exemption Area ☐

### Project Type (check all that apply)

Commercial ☐  
Consistency Report ☐  
Industrial ☐  
Institutional ☐  
Mixed Use ☐  
Other ☐

Recreational ☐  
Redevelopment ☐  
Residential ☒  
Shore Erosion Control ☐  
Water-Dependent Facility ☐

## SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		4000
RCA Area		
Total Area		4000

Total Disturbed Area 

Acres	Sq Ft
	3640

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		4000	Existing Lot Coverage		0
Created Forest/Woodland/Trees			New Lot Coverage		1500
Removed Forest/Woodland/Trees		3640	Removed Lot Coverage		
			Total Lot Coverage		1500

## VARIANCE INFORMATION (Check all that apply)

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

### Variance Type

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

### Structure

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



303 Najoles Road - Suite 114  
Millersville, MD 21108

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

# GLEBE HEIGHTS

## **Lots 236**

327 Arbutus Drive, Edgewater, MD 21037

## Critical Area Report

July, 2025

## **INTRODUCTION**

The site is 4,000 square feet in the Glebe Heights subdivision, known as Lot 236 located at 327 Arbutus Drive, Edgewater, MD 21037. The site is entirely within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area.

## **PROPOSED USE**

The site is currently vacant and is being proposed as a single family detached dwelling site. The proposed house will be served by private well and public sewer.

## **EXISTING CONDITIONS & WOODLAND MITIGATION**

The site is currently vacant and is 100% covered with tree canopy. The site currently has 4,000 sf of existing canopy with the proposed clearing being 3,640 square feet. The clearing is being minimized to only what is needed for construction and due to the LDA critical area designation, mitigation will be addressed via payment to an off-site land bank.

## **WATER QUALITY & HABITAT IMPACT MINIMIZATION**

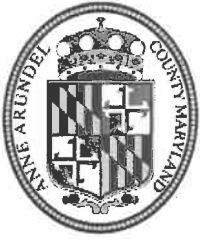
The site will have stormwater management as required by the County and State codes that will be reviewed and approved prior to work commencing. The stormwater management will provide the water quality volume as required by code. During construction, the entire site will be wrapped in silt fence and a stabilized construction entrance will be used to keep all sediment from leaving the site.

## **IMPERVIOUS CALCULATIONS**

The site currently has no impervious area. The site in the developed condition will have a lot coverage of 1,500 square feet.

## **STEEP SLOPES**

The entire buildable area of the site is encumbered by steep slopes and will require variance approval to be developed under current county codes.



## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE (2025-0048-P)

DATE OF MEETING: 06/16/2025

P&Z STAFF: David Russell, Kelly Krinetz, Jeff Bugno

APPLICANT/REPRESENTATIVE: Douglas Schrodel EMAIL: matt@anarex.com

SITE LOCATION: 327 Arbutus Drive, Edgewater LOT SIZE: 4,000 Sq Ft ZONING: RLD

CA DESIGNATION: LDA BMA: N or BUFFER:        APPLICATION TYPE: Variance

The applicant wishes to construct a new single family dwelling that exceeds the permitted Critical Area lot coverage and disturbs steep slopes. The comments reference that the proposal will require a variance to 17-8-201 to allow disturbance to slopes greater than 15% in the LDA Critical Area and 17-8-402 to allow 130 extra square feet of lot coverage in the LDA Critical Area.

#### COMMENTS

##### **Critical Area Team:**

The request for additional coverage cannot be supported. Article 17-8-402 already provides additional coverage that exceeds the 15% coverage limitation for grandfathered lots based on lot size. This Office would not support a variance to this provision for a new home on a vacant lot.

We offer no objection to the request to disturb steep slopes provided the applicant can demonstrate that the disturbance has been minimized.

It should be noted that this lot serves as a conveyance area for stormwater runoff to a pipe at the edge of the road which then conveys the water under the road out to the shoreline. Development of this lot should be reviewed by I&P so that it does not interfere with this conveyance process.

##### **Inspections and Permits Engineering:**

1. Revise the spelling in Item #2 of the Nature of Variance note.
2. We defer to the Department of Health for a reduced setback of a proposed water well from a property line.
3. Revise the Site Analysis note to denote the Private Well and Public Sewer both as "Proposed".
4. Revise the Legend to be appropriate for the conditions present on the plan, force main sewer rather than gravity, water lines are not present, etc.
5. Proposed and existing tree lines are missing from the plans.
6. Add an LOD line to the plans.
7. Label the material and widths of the stairs and sidewalks on the face of the house. Also note the dimensions and material of the patio behind the house.
8. Is there a retaining wall on both the left and right side of the driveway because the proposed 14 contour appears to end abruptly? If so, label both of them or regrade the 14 contour.
9. It appears the proposed 530-gallon rain barrels are both set in the swales on each side of the house. Show the required foundation/surface the barrels must be placed on per the manufacturer's details, as the foundations/surfaces will restrict the flows and change the grading within the swales.
10. Per Geocortex it appears a lateral for the pressure sewer may already be existing. This must be located prior to the formal Variance application being made, as it will affect the proposed locations of the Public Utility



Easement and associated proposed Mayo Tank, driveway, and house. There may be a conflict with the existing public storm drain inlet.

11. The existing public inlet in the front yard appears to be removed or turned off. What is to become of it? Note, no other utilities will be allowed in the sewer utility easement without the Department of Public Works' written authorization per II.E.1.a.6) on page VII-9 of 40 of the DPW Design Manual, Chapter VII Sanitary Sewers. A modification may be required as part of the written authorization.
12. A portion of the neighbor's retaining wall is on this property. Show and label the existing easement. If there is no easement, what is to be done?
13. Can a portion of this retaining wall be removed to grade the property without damaging the adjacent property? What is the legal situation associated with the neighbor's wall on this property, assuming it is supporting the neighbor's house, driveway, etc. and assuming it has most likely been in-place for years?
14. An existing riprap channel is on the property. Show and label the existing easement. If there is no easement, what is to be done?
15. Note where the topo is from, month, year, and firm. Note if field run, aerial or County. If County, note what year it is from. Note, the most current County topo is from 2023.
16. The development may be detrimental to the Public Health as a house is proposed at the bottom of a riprap channel upstream of the only inlet on this side of the street in this area.
17. The development may impair the appropriate use or development of the surrounding properties and the development of this lot if a house is placed at the bottom of a riprap channel upstream of the only inlet on this side of the street in the area.
18. Provide a qualified professional review of the condition of suitability of steep slopes; ensure the proposed improvement including quality and other limits do not adversely impact the intensity of the slope and can cause slope failure.
19. Provide soil boring(s) and show any seasonally high-water table elevation(s) since a basement is proposed. If the water table is encountered and is higher than the proposed basement floor elevation, it might be intercepted by the basement, creating issues for the homeowner, public safety and other safety impacts. A Qualified Professional will also be required to perform a feasibility of the basement and present potential mitigation options to address the issue.
20. Feasibility of the development must be determined considering the terrain, environmental factors, physical characteristics of the prevalent soil strata and its ability to suitably treat the proposed storm water runoff and surface groundwater conditions. The swm practice locations and existing overland flow (riprap channel) should not require any additional regulatory permitting. The proposed development must be compatible with the surrounding community and consider downstream properties in design.
21. Stable conveyance of all stormwater (upstream and on this lot and applied rain barrel effluent) and maintenance of natural flow patterns must be demonstrated.
22. 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 and negatively affect the proposed home.
23. The applicant should evaluate and implement site planning alternatives in accordance with 18- 16-201.
24. Identify the site outfall to review the site plan and provide feedback regarding potential impact.
25. 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.
26. Evaluate and report on the site to ensure any existing or possible proposed downstream flooding and flooding on the proposed development including nuisance flooding issues will be exacerbated by the proposed development.
27. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation/flow paths on a proposed project.
28. It is not clear why the additional coverage is necessary.
29. The above is provided as a courtesy review as information for review and consideration comments for this Pre-File. Additional comment will be generated at the Variance stage and at the Permit stages.

### **Zoning Administration Section:**

The site plan should add dimensions from the proposed improvements to the front, rear, and side property lines. Please identify the heavy outlined area near the property's southernmost corner. This heavy outlined area overlaps the east side property line, and is difficult to decipher its purpose. The letter of explanation provides little to no justification on why excess Critical Area lot coverage is warranted. Please explain why the allowance of excess Critical Area lot coverage is the minimum necessary to afford relief or why the applicant doesn't have reasonable use of a residential lot without the allowance of excess Critical Area lot coverage.

### **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.