

APP. EXHIBIT# 1
CASE: 2025-0099-✓
DATE: 11/4/25

VARIANCE SIGNAGE POSTING – 10/17/25

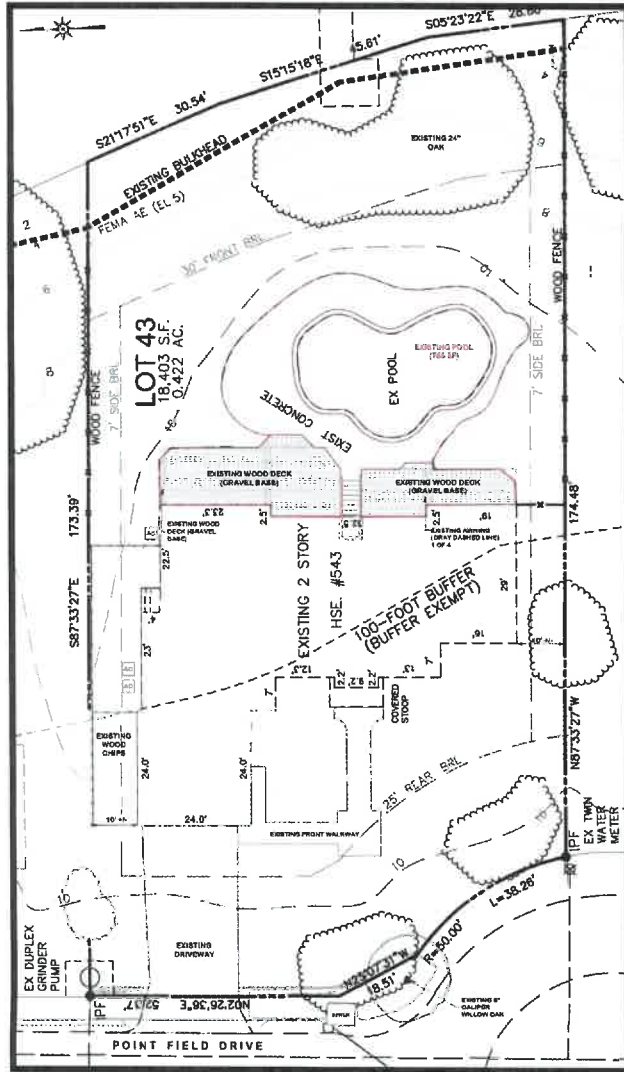


SIGN POSTING POINT FIELD DRIVE

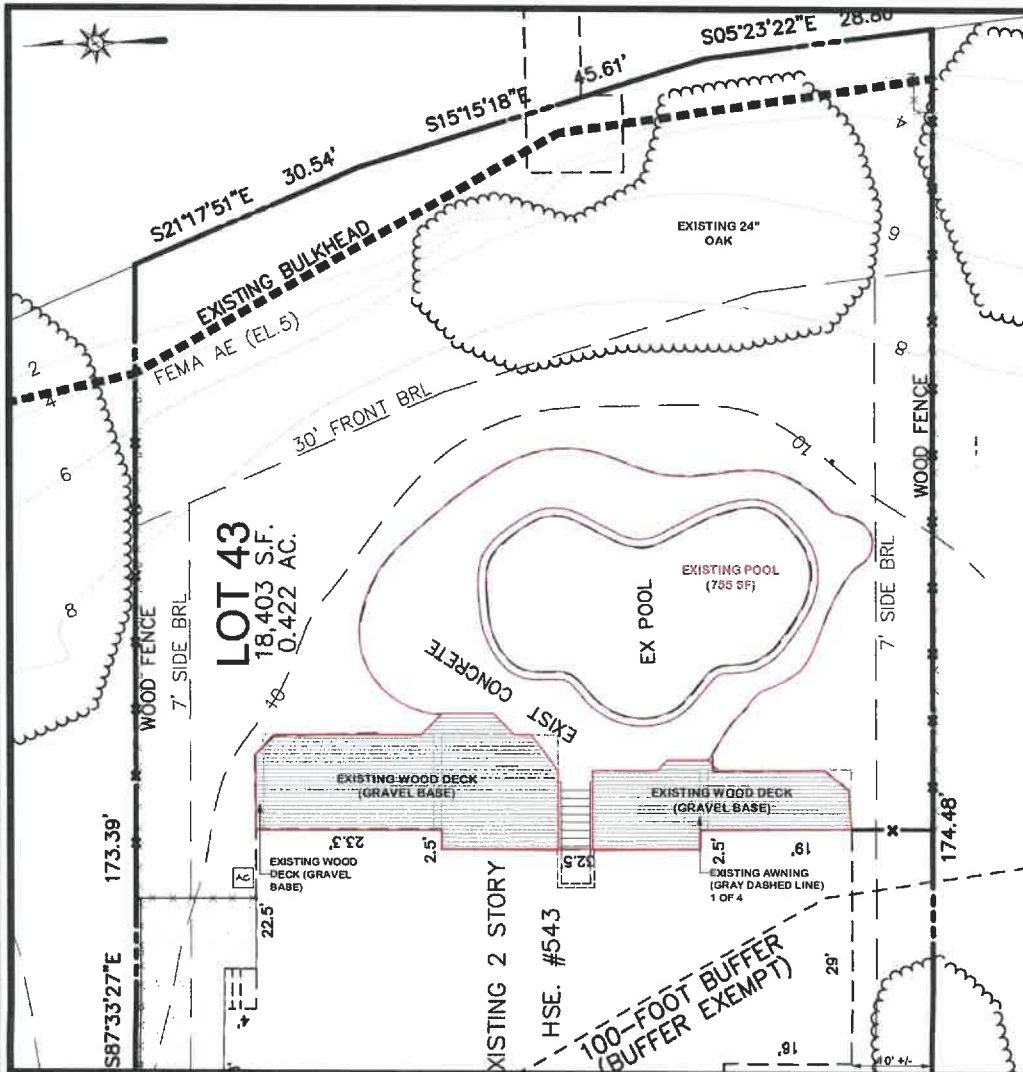


SIGN POSTING WATERFRONT (SEVERN RIVER)

EXISTING SITE PLAN



EXISTING SITE PLAN (ZOOM)



OWNER INFORMATION
 OWNERS: JASON & TARA BISCOTTI
 ADDRESS: 843 POINT FIELD DRIVE, MILLERSVILLE, MD 21108
 MAP: 0031
 GRID: 0001
 PARCEL: 0478
 SUBDIVISION: 662
 LOT: 43
 TAX ID #: D3-662-00008273
 ZONING: R2
 CRITICAL AREA: LDA (BUFFER EXEMPT)

RITE RETRAKES
 FRONT: 30 FEET
 REAR: 25 FEET
 SIDE: 7 FEET
 CRITICAL AREA BUFFER: 100 FEET

WOODLAND TABULATIONS
 TOTAL DEVELOPED WOODLANDS: <2,000 SF
 TOTAL DEVELOPED WOODLANDS REMOVED: 0 SF

LOT COVERAGE TABULATIONS
 LOT SIZE: 18,403 SF
 ALLOWABLE LOT COVERAGE: 31,269 SF
 OR 5,761 SF

EXISTING LOT COVERAGE
 PRIMARY DWELLING: 3,417 SF
 DRIVEWAY/SIDEWALK: 1,019 SF
 POOL/DECK: 2,022 SF
 TOTAL EXISTING LOT COVERAGE: 7,058 SF

LOT COVERAGE TO BE REMOVED
 (DOES NOT INCLUDE AREAS TO BE ADDED IN-FOUR)
 PRIMARY DWELLING: 0 SF
 DRIVEWAY/SIDEWALK: 0 SF
 POOL/DECK: 1,788 SF
 TOTAL EXISTING LOT COVERAGE TO BE REMOVED: 1,788 SF

NEW LOT COVERAGE
 (DOES NOT INCLUDE AREAS TO BE ADDED IN-FOUR)
 PRIMARY DWELLING: 0 SF
 DRIVEWAY/SIDEWALK: 0 SF
 POOL/DECK: 181 SF
 TOTAL NEW LOT COVERAGE: 181 SF

PROPOSED FINAL LOT COVERAGE
 PRIMARY DWELLING: 3,417 SF
 DRIVEWAY/SIDEWALK: 1,019 SF
 POOL/DECK: 1,915 SF
 TOTAL PROPOSED LOT COVERAGE: 5,461 SF

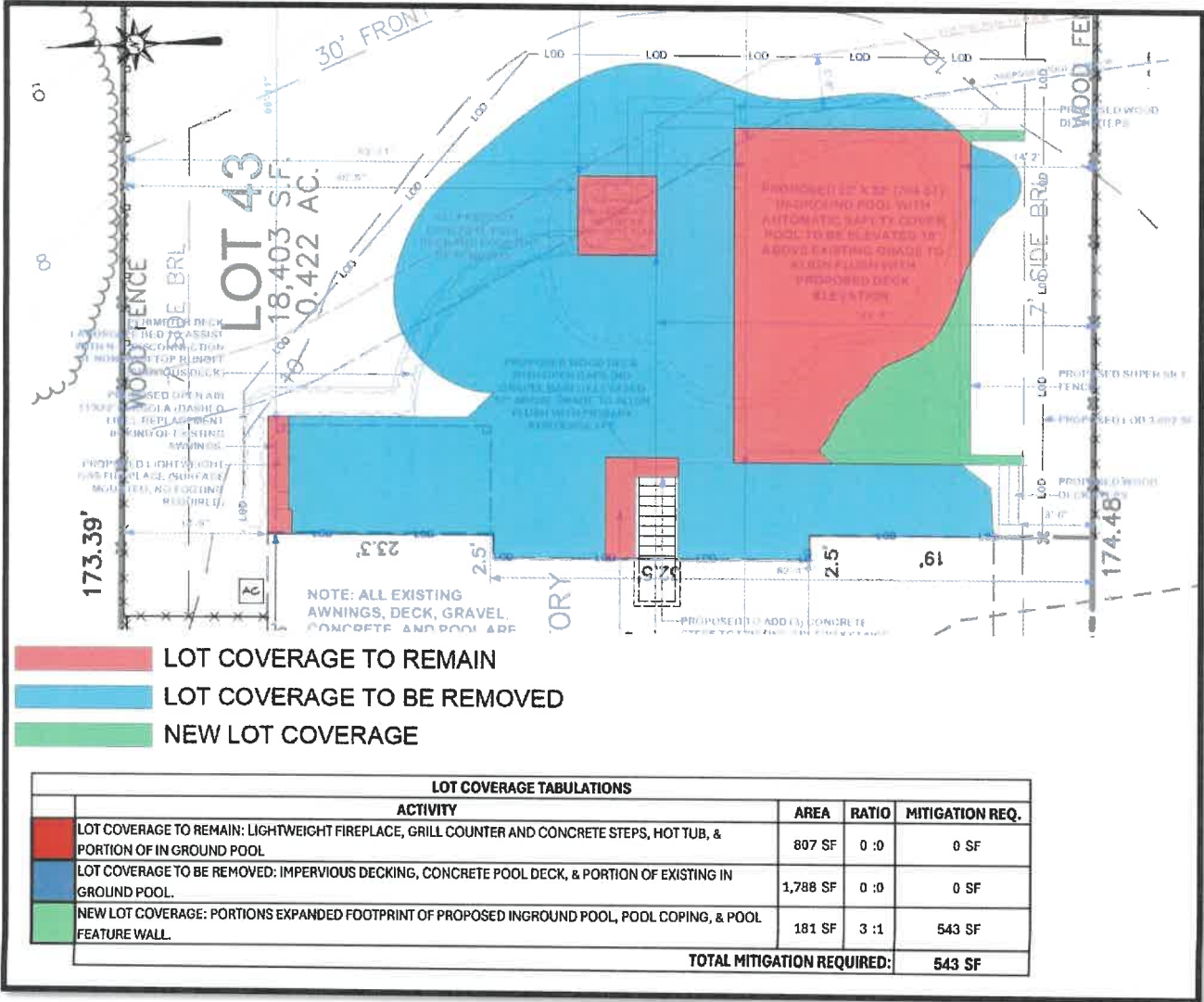
TOTAL LOT COVERAGE TO BE REMOVED FROM THE 100' BUFFER:
 REMAINING LOT COVERAGE: 900 SF
 PROPOSED AREA TO BE DISTURBED: 3,002 SF



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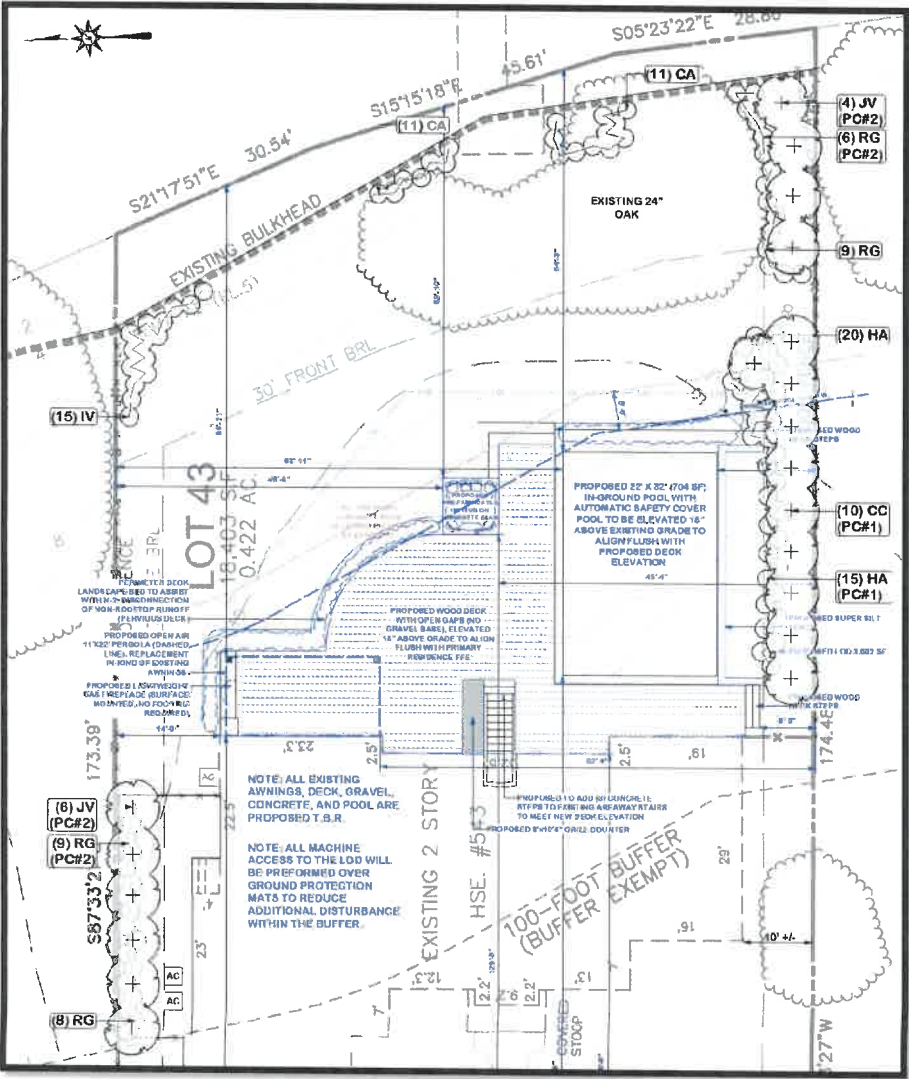
LOT COVERAGE DIAGRAM



SITE INFORMATION	
OWNERS:	JASON & TARA BISCIOTTI
ADDRESS:	548 POINT FIELD DRIVE, MILLERSVILLE, MD 21108
MAP:	0031
GRID:	0001
PARCEL:	0476
SUBDIVISION:	662
LOT:	43
TAX ID #:	03-662-90008273
ZONING:	R2
CRITICAL AREA:	LDA (BUFFER EXEMPT)
SITE SETBACKS	
FRONT:	30 FEET
REAR:	26 FEET
SIDE:	7 FEET
CRITICAL AREA BUFFER:	100 FEET
WOODLAND TABULATIONS	
TOTAL DEVELOPED WOODLANDS:	<2,000 SF
TOTAL DEVELOPED WOODLANDS REMOVED:	0 SF
LOT COVERAGE TABULATIONS	
LOT SIZE:	18,403 SF
ALLOWABLE LOT COVERAGE:	31.25% OR 5,751 SF
EXISTING LOT COVERAGE	
PRIMARY DWELLING:	3,417 SF
DRIVEWAYS/SIDEWALK:	1,018 SF
POOL/DECKS:	2,622 SF
TOTAL EXISTING LOT COVERAGE:	7,058 SF
LOT COVERAGE TO BE REMOVED (DOES NOT INCLUDE AREAS REPLACED IN KIND)	
PRIMARY DWELLING:	0 SF
DRIVEWAYS/SIDEWALK:	0 SF
POOL/DECKS:	1,788 SF
TOTAL EXISTING LOT COVERAGE TO BE REMOVED:	1,788 SF
NEW LOT COVERAGE (DOES NOT INCLUDE AREAS REPLACED IN KIND)	
PRIMARY DWELLING:	0 SF
DRIVEWAYS/SIDEWALK:	0 SF
POOL/DECKS:	181 SF
TOTAL NEW LOT COVERAGE:	181 SF
PROPOSED FINAL LOT COVERAGE	
PRIMARY DWELLING:	3,417 SF
DRIVEWAYS/SIDEWALK:	1,018 SF
POOL/DECKS:	1,015 SF
TOTAL PROPOSED LOT COVERAGE:	6,451 SF
TOTAL LOT COVERAGE TO BE REMOVED FROM THE 100' BUFFER:	1,607 SF
REMAINING LOT COVERAGE:	300 SF
PROPOSED AREA TO BE DISTURBED:	3,602 SF



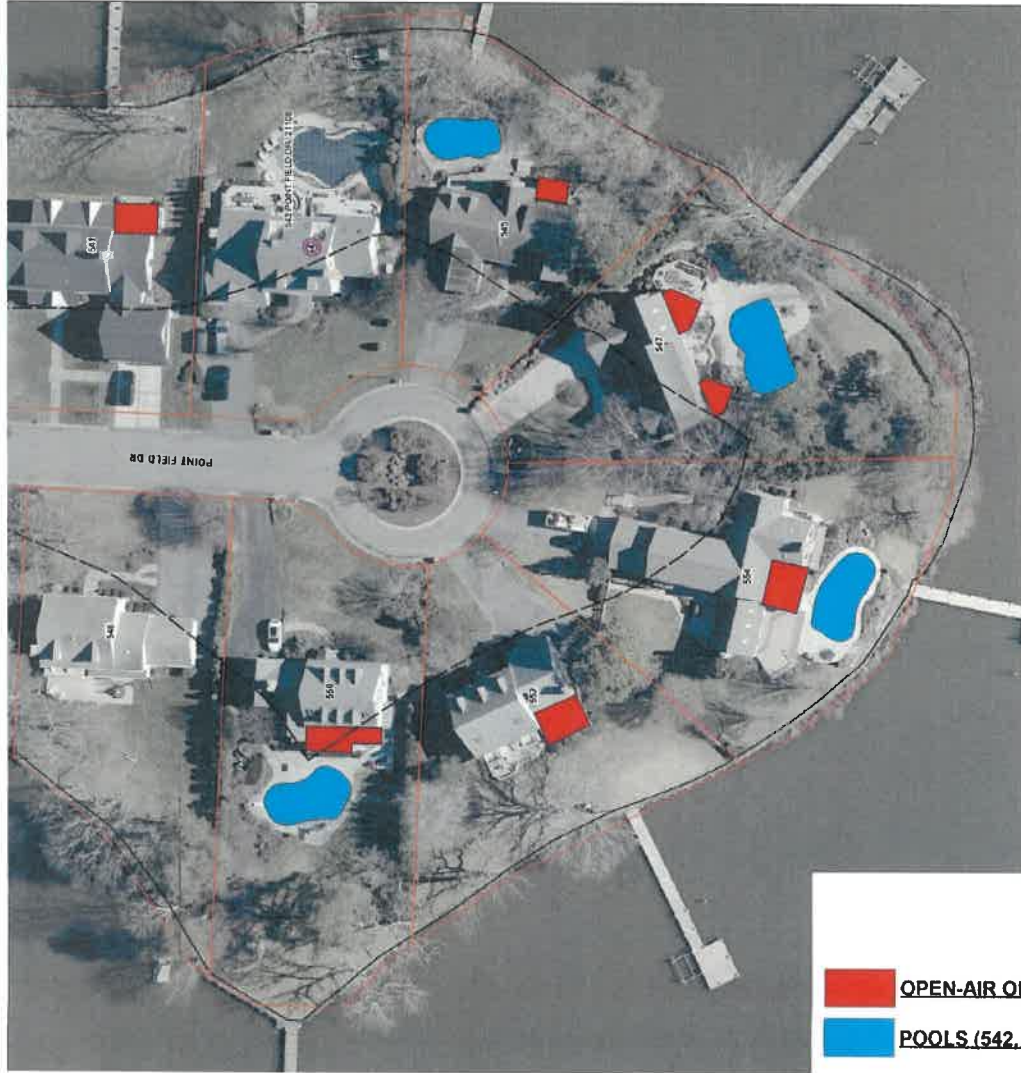
MITIGATION PLAN



SYMBOL	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	VEGETATION TYPE	MAX. CREDIT ALLOWED	MAX. % LAND STOCK	% LAND STOCK PROVIDED	CREDIT PROVIDED
PC#1	5								
CC	10	3/4" CAL.	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	PLANTING CLUSTER	350 SF	N/A	N/A	1,750 SF
HA	15	3' HGT.	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	UNDERSTORY TREE				
PC#2	5								
JV	10	3/4" CAL.	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	PLANTING CLUSTER	350 SF	N/A	N/A	1,750 SF
RG	15	3' HGT.	RHUS GLABRA	SMOOTH SUMAC	UNDERSTORY TREE				
HA	20	3' HGT.	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	LARGE SHRUB	50 SF	30%	16%	1000 SF
RG	17	3' HGT.	RHUS GLABRA	SMOOTH SUMAC	LARGE SHRUB	50 SF	30%	14%	850 SF
CA	18	18" HGT.	CLETHRA ALNIFOLIA	SUMMERSWEET	SMALL SHRUB	25 SF	20%	7%	450 SF
IV	15	18" HGT.	ITEA VIRGINICA	VIRGINIA SWEETSPICE	SMALL SHRUB	25 SF	20%	6%	375 SF
						TOTAL CREDITS PROVIDED:			
						6,175 SF			



COMPARABLE PROPERTIES IN NEIGHBORHOOD



 OPEN-AIR OR COVERED SHADE STRUCTURES (550, 554, 547, 545, & 527 POINT FIELD DRIVE)

 POOLS (542, 550, 552, 554, 547, & 541 POINT FIELD DRIVE)



APP. EXHIBIT# 2
CASE: 2025-0099-V
DATE: 11/4/25



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LETTER OF EXPLANATION

543 POINT FIELD DRIVE,
MILLERSVILLE, MD 21108

Owners – Jason and Tara Bisciotti

Applicant – McHale Landscape Design – Andrew Moore

The following letter of explanation is for the Pre-File application for a Variance Request for 543 Point Field Drive, Millersville, MD 21108, by McHale Landscape Design (*Applicant*) on behalf of Jason and Tara Bisciotti (*Owner*). This letter is submitted in support of a variance request to allow limited disturbance within the 100-foot Critical Area Buffer in a designated Buffer Exempt Area (LDA Zone) of Anne Arundel County. The purpose of this request is to:

- Replace an existing failing pool.
- Construct an open-air pergola shade structure.
- Remove existing impervious lot coverage within the 100-foot buffer, and
- Replace it with attached pervious wood decking, thereby reducing the overall impervious surface and limiting total lot coverage.
- Proposed lightweight surface mounted gas fireplace.
- Proposed 3'x10'6" Masonry grill counter.
- Proposed 8'x8' prefabricated hot tub on concrete slab.

These improvements are intended to enhance the functionality and safety of the property while maintaining compliance with Critical Area protection goals through the use of pervious materials and reduction of overall lot coverage.

Property Description:

The property at 543 Point Field Drive is an 18,403-square-foot lot with a generally polygonal rectangular shape, situated on a peninsula at the base of a cul-de-sac. The designated rear yard faces Point Field Drive (the traditional front of the residence), while the front yard gently slopes toward a timber bulkhead along the Severn River waterfront. The waterfront yard, along with the majority of the primary residence, is located within the 100-foot Critical Area Buffer, designated as a Buffer Exempt Area. The primary residence has an above-ground living area of approximately 4,656 square feet and is centrally located on the lot, positioned closer to the Severn River shoreline.

Setbacks for the Existing Residence

- Front Yard Property Line (Waterfront Severn River) – 66'3"
- Rear Yard Property Line (Point Field Drive) – 35'6"
- Southern Property Line – 10'0"
- Northern Property Line – 10'0"

The lot features a relatively flat rear yard along the Point Field Drive frontage, which transitions into a gentle slope toward the front yard along the Severn River, offering scenic waterfront views. The property is tastefully landscaped with ornamental plantings and level garden beds, with no established wooded areas. The only significant vegetation on the property is a 24-inch oak tree located near the waterfront, which is to remain undisturbed, with all proposed activity planned outside of its critical root zone.

The surrounding Point Field Landing neighborhood is composed of similarly configured lots, many of which enjoy Severn River frontage along the peninsula. Approximately six neighboring properties (including 550, 554, 547, 545, and 527 Point Field Drive) feature waterfront pools located within the 100-foot Buffer Exempt Area. Additionally, there are multiple examples of properties



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within this area that include decks or other hardscape living spaces, as well as open-air or covered shade structures, all located within the 100-foot Buffer Exempt Area. Notable examples include 542, 550, 552, 554, 547, 545, and 541 Point Field Drive.

Project Description:

The proposed scope of work includes the removal of an existing failing at-grade pool and the construction of a new, smaller in-ground pool in a slightly relocated position. The existing concrete pool deck will be replaced with pervious wood decking attached to the primary residence. This change reduces the lot coverage from 7,058 square feet to 5,451 square feet—approximately 300 square feet below the maximum allowed—bringing the site into full conformance. Additionally, the project includes the removal of existing retractable awnings and the installation of a new open-air wood pergola, along with the placement of a prefabricated 8' x 8' portable spa on a concrete slab and the construction of a masonry grill counter. These improvements are designed to enhance outdoor living while reducing impervious surfaces and improving the environmental function of the site.

- **Proposed Pool:**

- The proposed 22' x 32' pool with automatic cover will be partially located within the footprint of the existing failing pool. The new pool will have a smaller footprint, 704 square feet, compared to the existing 755 square feet—and will be situated approximately 5 feet 6 inches farther from Mean High Water. Additionally, the proposed pool will be elevated by approximately 18 inches above the current grade, making it less susceptible to tidal surges and reducing the need for excavation and grading compared to a true in-kind replacement.
- While the pool is being replaced in the general vicinity of the existing structure, it does not qualify as a true replacement in-kind due to its revised footprint and adjusted location. However, the proposed changes result in a more environmentally responsible design by increasing its setback from the water, reducing its size, and minimizing site disturbance.
- **Setbacks to Proposed Pool**
 - Front Yard Property Line (Waterfront Severn River) – 54'3"
 - Rear Yard Property Line (Point Field Drive) – 104'9"
 - Southern Property Line – 14'2"
 - Northern Property Line – 63'11"
 - Mean High Water – 46'10" (Existing pool 41'4")

- **Proposed Wood Decking**

- The proposed wood decking is intended to significantly reduce the overall lot coverage by replacing the existing impervious concrete decking, while also being positioned farther from the Mean High-Water line.
- **Setbacks to Proposed Wood Decking**
 - Front Yard Property Line (Waterfront Severn River) – 54'3"
 - Rear Yard Property Line (Point Field Drive) – 88'9"
 - Southern Property Line – 8'0"
 - Northern Property Line – 14'9"
 - Mean High Water – 37'2" (Existing Concrete pool deck 33'3")



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Project Description Continued:

- **Proposed Open Air Pergola**
 - o An 11' x 22' open-air wood pergola is proposed to replace three existing retractable awnings, which, when fully extended, contribute a total of approximately 603 square feet of impervious surface. The new pergola structure will total 242 square feet and will be constructed in a fully pervious application, further reducing impervious coverage and improving site permeability.
 - o **Setbacks to Proposed Wood Decking**
 - Front Yard Property Line (Waterfront Severn River) – 66'11"
 - Rear Yard Property Line (Point Field Drive) – 102'3"
 - Southern Property Line – 62'4"
 - Northern Property Line – 14'9"
 - Mean High Water – 49'6" (Same as Existing Retractable Awning)
- **Proposed 8'x8' Prefabricated Hot Tub on Concrete Slab.**
 - o An 8' x 8' prefabricated hot tub is proposed to be installed on a concrete slab within the existing footprint of the current pool that is to be removed.
 - o **Setbacks to Proposed Wood Decking**
 - Front Yard Property Line (Waterfront Severn River) – 52'10"
 - Rear Yard Property Line (Point Field Drive) – 129'8"
 - Southern Property Line – 45'4"
 - Northern Property Line – 46'8"
 - Mean High Water – 41'4" (Same as Existing Pool)
- **Proposed Lightweight Gas Fireplace and Masonry Grill Counter**
 - o Both the lightweight gas fireplace and the masonry grill counter are proposed to be constructed on the new wood deck without the need for footings or additional ground disturbance.

Requirements For All Variances:

§ Article 18-16-305(c)

- **the variance is the minimum variance necessary to afford relief; and**
 - o The requested variance represents the minimum necessary to afford relief, as the existing pool is failing and requires replacement. The proposed 22' x 32' pool is 41 square feet smaller than the existing pool and is being relocated farther from the water, reducing its environmental impact. It will also be equipped with an automatic pool cover, which will significantly improve safety on the site, particularly for children and pets. The proposed decking has been carefully designed not only to meet the functional needs of the property but also to reduce the overall lot coverage and bring the site into compliance. Additional features—including the spa, pergola, fireplace, and masonry grill counter—are typical of nearby properties and have been thoughtfully designed to minimize site disturbance. Each element is consistent with similar "replacement-in-kind" improvements found throughout the neighborhood and reflects a balanced approach to maintaining the property's usability while protecting environmental resources.



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- the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located
 - o As previously noted, the proposed improvements will not alter the essential character of the neighborhood. Several nearby properties—including 550, 554, 547, 545, and 527 Point Field Drive—feature pools located within the 100-foot Buffer Exempt Area. Additionally, properties such as 542, 550, 552, 554, 547, 545, and 541 Point Field Drive serve as notable examples of decks, hardscape areas, covered structures, and pergolas within the Buffer Exempt Area. The proposed project is consistent with these existing neighborhood features and will maintain the established residential character while respecting environmental guidelines.
- substantially impair the appropriate use or development of adjacent property
 - o The proposed project will not impair the use or development of adjacent properties, as neighboring lots currently enjoy similar features, including pools, decks, pergolas, and hardscape within the Buffer Exempt Area. No existing viewsheds or trees will be impacted by the proposed improvements. In fact, the project will have a positive effect on surrounding properties, as all new structures and features are being placed farther from the waterfront, thereby reducing environmental impact and visual intrusion along the shoreline.
- reduce forest cover in the limited development and resource conservation areas of the critical area;
 - o The proposed project will not result in any removal of forest cover. The property does not contain any established forested areas, and no trees or wooded vegetation will be disturbed as part of the proposed improvements. All work will take place within previously disturbed or landscaped areas, ensuring full preservation of the existing tree canopy and natural habitat.
- be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor
 - o The proposed work fully aligns with acceptable clearing and replanting practices required for development within the Critical Area. All clearing is limited to existing turfgrass, ornamental landscaping, or previously developed impervious surfaces. No forested areas or environmentally sensitive habitats will be impacted by the project.
- be detrimental to the public welfare.
 - o The proposed improvements will not be detrimental to public welfare. In fact, they will enhance safety by incorporating a new in-ground pool equipped with an automatic safety cover, which helps prevent accidental entry, particularly for children and pets. The project also reduces impervious surfaces and relocates structures farther from the water, further supporting public interests in environmental protection and shoreline stability.



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Requirements for critical or bog protection area variances:

§ Article 18-16-305(b)

- Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;
 - o Strict implementation of the County's Critical Area program would prevent necessary repairs to a failing pool and prohibit the proposed site improvements that ultimately benefit the Critical Area through reduced impervious surface and increased environmental sensitivity. The property's location on a peninsula, its orientation toward the waterfront, and the siting of the existing residence and amenities within the Buffer Exempt Area create unique physical conditions that limit development options. Denial of the variance would impose an unwarranted hardship, particularly given that similar improvements, including pools, decks, pergolas, and outdoor living spaces—are found on multiple surrounding properties. The proposed project has been carefully designed to improve safety, reduce environmental impact, and maintain the essential character of the neighborhood while meeting the spirit and intent of the Critical Area regulations.
- A 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 as permitted in accordance with the provisions of the critical area program within the critical area of the County; or
 - o A strict, literal interpretation of the Critical Area regulations would deprive the applicant of reasonable use and enjoyment of their property in a manner consistent with neighboring properties. Multiple surrounding homes within the same Critical Area designation—including those at 550, 554, 547, 545, and 527 Point Field Drive—feature pools, decks, pergolas, and other outdoor amenities located within the 100-foot Buffer Exempt Area. Denying the requested variance would create an inequitable outcome by prohibiting the applicant from undertaking similar improvements, even though the proposed design reduces impervious surface, moves structures farther from the water, and incorporates features to enhance safety and environmental performance. The request is in line with the intent of the Critical Area Program while preserving the applicant's rights consistent with the neighborhood character.
- The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;
 - o Approval of this variance would not confer any special privilege but rather allow the applicant to undertake improvements that are consistent with what has already been permitted on numerous neighboring properties within the same Critical Area designation. Properties located at 550, 554, 547, 545, and 527 Point Field Drive, among others, have received approval for pools, decks, pergolas, and similar structures within the 100-foot Buffer Exempt Area. The proposed project has been thoughtfully designed to reduce impervious coverage, increase environmental sensitivity, and minimize disturbance, ensuring consistency with both the intent and application of the Critical Area Program. Therefore, granting this variance simply ensures equitable treatment, not preferential exception.



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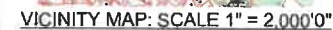
- The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property:
 - o No development related to this variance request has commenced prior to the submission of this application. Additionally, the request does not arise from any condition related to the land or building use of any neighboring property, nor has it been caused by any actions taken by the applicant.
- The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program:
 - o The proposed improvements will have a positive effect on environmental quality and align with the goals of the County's Critical Area Program. The replacement of existing impervious concrete decking with a pervious wood deck will reduce overall lot coverage and stormwater runoff. All proposed features are located farther from the water than existing structures, further minimizing their impact on shoreline resources. Additionally, the new pool will be elevated approximately 18 inches, reducing the risk of tidal surge intrusion and potential contamination of the Severn River. These thoughtful design choices support improved water quality and help preserve local fish, wildlife, and plant habitats, all while remaining consistent with the spirit and intent of the Critical Area regulations.
- The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code:
 - o The proposed site plan has been carefully designed to maximize the distance between all new improvements and the Mean High-Water Line. All proposed structures—including the pool and decking—are located farther from the water than existing conditions. Natural features, such as the 24" oak tree and its critical root zone, have been fully preserved, with no disturbance proposed in those areas. All proposed work is approximately within previously disturbed or developed portions of the property. The application fully meets the requirements of § 17-9-208 of the County Code and reflects a commitment to environmentally responsible design within the 100-foot upland buffer.
- The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and - The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).
 - o The requested variance to § 18-2-204(4) does not impact or conflict with the provisions of the Natural Resources Article, § 8-1808, of the State Code, nor does it impede compliance with § 18-16-201(c) regarding site planning alternatives. The variance request is in alignment with all applicable regulations and has been carefully considered to ensure compliance with relevant environmental and zoning standards.

We would like to express our gratitude to all parties involved in the review of this variance application. We look forward to your continued review and to working alongside you throughout this process.

Sincerely,

Applicant Information:

- McHale Landscape Design MHIC #29697 - 911 West Street, Annapolis, MD 21401 - (410)-990-0894
- Andrew Moore Manager of Design Operations – AndrewM@mchalelandscape.com – 240-565-4069

[illegible][illegible]

SITE INFORMATION	
OWNERS:	JASON & TARA BISCIOTTI
ADDRESS:	543 POINT FIELD DRIVE, MILLERSVILLE, MD 21109
MAP:	0031
GRID:	0001
PARCEL:	0478
SUBDIVISION:	862
LOT:	43
TAX ID #:	03-662-00008273
ZONING:	R2
CRITICAL AREA:	LDA (BUFFER EXEMPT)

FRONT: 30 FEET
REAR: 25 FEET
SIDE: 7 FEET
CRITICAL AREA BUFFER: 100 FEET

TOTAL DEVELOPED WOODLANDS:	<2,000 SF
TOTAL DEVELOPED WOODLANDS REMOVED:	0 SF

LOT SIZE: 18,403 SF
ALLOWABLE LOT COVERAGE: 31.25%
OR 5,751 SF

PRIMARY DWELLING:	3,417 SF
DRIVEWAY/SIDEWALK:	1,019 SF
POOL/DECKS:	2,622 SF
TOTAL EXISTING LOT COVERAGE:	7,058 SF

PRIMARY DWELLING:	3,417 SF
DRIVEWAY/SIDEWALK:	1,019 SF
POOL/DECKS:	1,016 SF
TOTAL PROPOSED LOT COVERAGE:	5,451 SF

REMOVED FROM THE 100' BUFFER:	1,607 SF
REMAINING LOT COVERAGE:	300 SF
PROPOSED AREA TO BE DISTURBED:	3,802 SF

SITE PLAN

BISCIOTTI RESIDENCE
543 POINT FIELD DRIVE
MILLERSVILLE, MD

DATE: 05.20.25

SCALE: AS NOTED

REVISION DATE:

SHEET NO.: 1 OF 1

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:

Tax Map #	Parcel #	Block #	Lot #	Section
0031	0478		43	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 03-662-90008273

Project Name (site name, subdivision name, or other) **POINT FIELD LANDING**

Project location/Address **543 POINT FILED DRIVE**

City **MILLERSVILLE** Zip **21108**

Local case number

Applicant: Last name **MOORE** First name **ANDREW**

Company **McHALE LANDSCAPE DESIGN**

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 - WATERFRONT - REQUEST VARIANCE TO WORK IN THE 100' BUFFER. POOL, DECK, PERGOLA, GRILL, HOT TUB

Intra-Family Transfer	Yes ☐	Growth Allocation	Yes ☐
Grandfathered Lot	☐	Buffer Exemption Area	☒

Project Type (check all that apply)

Commercial	☐	Recreational	☐
Consistency Report	☐	Redevelopment	☐
Industrial	☐	Residential	☒
Institutional	☐	Shore Erosion Control	☐
Mixed Use	☐	Water-Dependent Facility	☐
Other	☐		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				0.083	3,602
LDA Area	0.422	18,403			
RCA Area			# of Lots Created		
Total Area	0.422	18,403			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0		Existing Lot Coverage	0.162	7,058
Created Forest/Woodland/Trees	0		New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0		Removed Lot Coverage	0.039	-1,607
			Total Lot Coverage	0.125	5,451

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.083	3,602	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.083	0	Mitigation	T.B.D.	T.B.D.

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	☒

**PERGOLA,
FIREPLACE,
GRILL COUNTER,
HOT TUB**



McHALE
LANDSCAPE
DESIGN, INC.

Annapolis Office
911 West Street
Annapolis, MD 21401
(410) 990-0894

Easton Office
29459 Pintail Drive
Easton, MD 21601
(410) 770-9449

Green Gardens Office
23023 Frederick Road
Clarksburg, MD 20871
(301) 972-9090

Virginia Office
6819 Tennyson Drive
McLean, VA 22101
(703) 760-8600

Corporate Office
6212 Leapley Road
Upper Marlboro, MD 20772
(301) 599-8300

mchalelandscape.com
info@mchalelandscape.com

CRITICAL AREA NARRATIVE

543 POINT FIELD DRIVE,
MILLERSVILLE, MD 21108

Owners – Jason and Tara Bisciotti

Applicant – McHale Landscape Design – Andrew Moore

The subject property at 543 Point Field Drive, Millersville, MD 21108, is designated for residential use and is located within the Chesapeake Bay Critical Area. The proposed project involves a request for a variance to replace a failing at-grade pool with a smaller 22' x 32' in-ground pool, partially within the existing footprint. Additional improvements include replacing the existing concrete pool deck with pervious wood decking, removing three retractable awnings and installing an open-air wood pergola, placing an 8' x 8' prefabricated hot tub on a concrete slab within the former pool area, and constructing a lightweight gas fireplace and masonry grill counter atop the proposed deck. All proposed improvements are located within the 100-foot buffer, designated as buffer exempt. The project has been carefully designed to reduce impervious surfaces, improve environmental function, and incorporate mitigation measures in accordance with local ordinances to protect the Chesapeake Bay and its surrounding habitat.

The property does not contain significant established woodland; the only notable tree is a single 24-inch caliper oak located along the waterfront. The proposed 3,602 square feet of disturbance will occur entirely outside the critical root zone of this oak. The remainder of the property is landscaped with ornamental plantings such as crape myrtles, emerald green arborvitae, hydrangeas, and Japanese maples. Only select ornamental plantings within the immediate limit of disturbance will be impacted and replaced as needed. To mitigate potential environmental impacts, the following Best Management Practices (BMPs) will be implemented:

1. **Reinforced Silt Fence** – Installed along the perimeter of the limit of disturbance (L.O.D.) to prevent sediment runoff and protect adjacent areas.
2. **Ground Protection Mats** – Used where machinery must access the rear L.O.D., minimizing soil compaction and earth disturbance.

These measures are designed to reduce environmental impacts, preserve existing vegetation where possible, and ensure compliance with Critical Area regulations while maintaining the landscape's aesthetic character.

The total existing lot coverage (impervious surface) on the property is 7,058 square feet. The proposed scope of work includes a reduction of 1,602 square feet of lot coverage, bringing the property into compliance with its allowable lot coverage limit—exceeding compliance by approximately 300 square feet. This reduction is primarily achieved through the removal of an existing concrete pool deck and its replacement with pervious wood decking, which will be connected to the primary residence. Additionally, the proposed new pool, which replaces a failing and leaking one, will be raised 18 inches above grade to reduce the risk of tidal surge reaching the pool water level. All proposed improvements are located either entirely or partially within the existing footprint of previous features or are situated farther from the Mean High-Water line. While these improvements do not qualify as true in-kind replacements due to slight adjustments in footprint and elevation, they are consistent with and supportive of the overarching goals of the Critical Area Commission by reducing impervious surface and improving site resiliency.

No habitat protection areas on the subject property will be affected by the proposed project. The project area does not contain expanded buffers, steep slopes, rare or endangered species, anadromous fish waters, colonial bird nesting sites, waterfowl areas, riparian forests, natural heritage areas, or significant plant and wildlife habitats.

Sincerely,

Applicant Information:

- McHale Landscape Design MHIC #29697 - 911 West Street, Annapolis, MD 21401 - (410)-990-0894
- Andrew Moore Manager of Design Operations – AndrewM@mchalelandscape.com – 240-565-4069



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0079-P
DATE: 08/28/2025
OPZ STAFF: David Russell
Natalie Norberg
Stacy Poulos
Kelly Krinetz

APPLICANT/REPRESENTATIVE: Jason Bisciotti

EMAIL: JBISCIOTTI24@GMAIL.COM

SITE LOCATION: 543 Point Field Drive, Millersville

LOT SIZE: 17,250 sq ft

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** Y **BUFFER:** n/a **APPLICATION TYPE:** Variance

The applicant wishes to replace an existing pool. Additional improvements include replacing the existing concrete pool deck with pervious wood decking, removing three retractable awnings and installing an open-air wood pergola, placing an 8' x 8' prefabricated hot tub on a concrete slab within the former pool area, and constructing a lightweight gas fireplace and masonry grill counter atop the proposed deck. The proposed pool and associated improvements will add lot coverage closer to the shoreline than the closest facade of the existing principal structure.

The following variances are required:

- § 17-8-702(b)(1) to allow new lot coverage nearer to the shoreline than the closest facade of the existing principal structure

COMMENTS

Zoning Administration Section:

The applicant is reminded, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards (a through c) and provide adequate justification for each of the variances required.

Although not required for the variance submission, site photos, elevations, and/or construction plans are very helpful in determining what is proposed, and strongly recommended to be included as support documents for the variance application.

Critical Area Team:

This site is located within a Buffer Modification Area which allows for in kind replacement of existing improvements. The proposed reconfiguration does not qualify as an in kind replacement and therefore requires variance approval. The proposed improvements result in a reduction of coverage in the buffer and an increase in distance between the improvements and MHW.

Given that the proposed improvements under the variance application are an improvement over what could occur per code, we offer no objection to this request.

Mitigation will be addressed at permit and shall be located in the buffer between the new improvements and the shoreline.

Inspections and Permits Engineering:

1. Label what is to be removed on the existing plan sheet (i.e., retractable awning, concrete, wood deck, etc.).
2. Expand the limits of disturbance to include access for vehicles and machinery from the driveway to the construction area.
3. Show any existing stormwater management devices and what is to be done with them.
4. Show any proposed stormwater management devices.

Cultural Resources:

This property is within an archaeological site recorded in the State Database (18AN113). All development is subject to review for compliance with Article 17-6-502. Current plans indicate that the proposed work is confined to previously disturbed areas of the property. The Cultural Resources Section requires review of associated building/grading permits to confirm that there is no adverse effect and no further archaeological requirements.

INFORMATION FOR THE APPLICANT

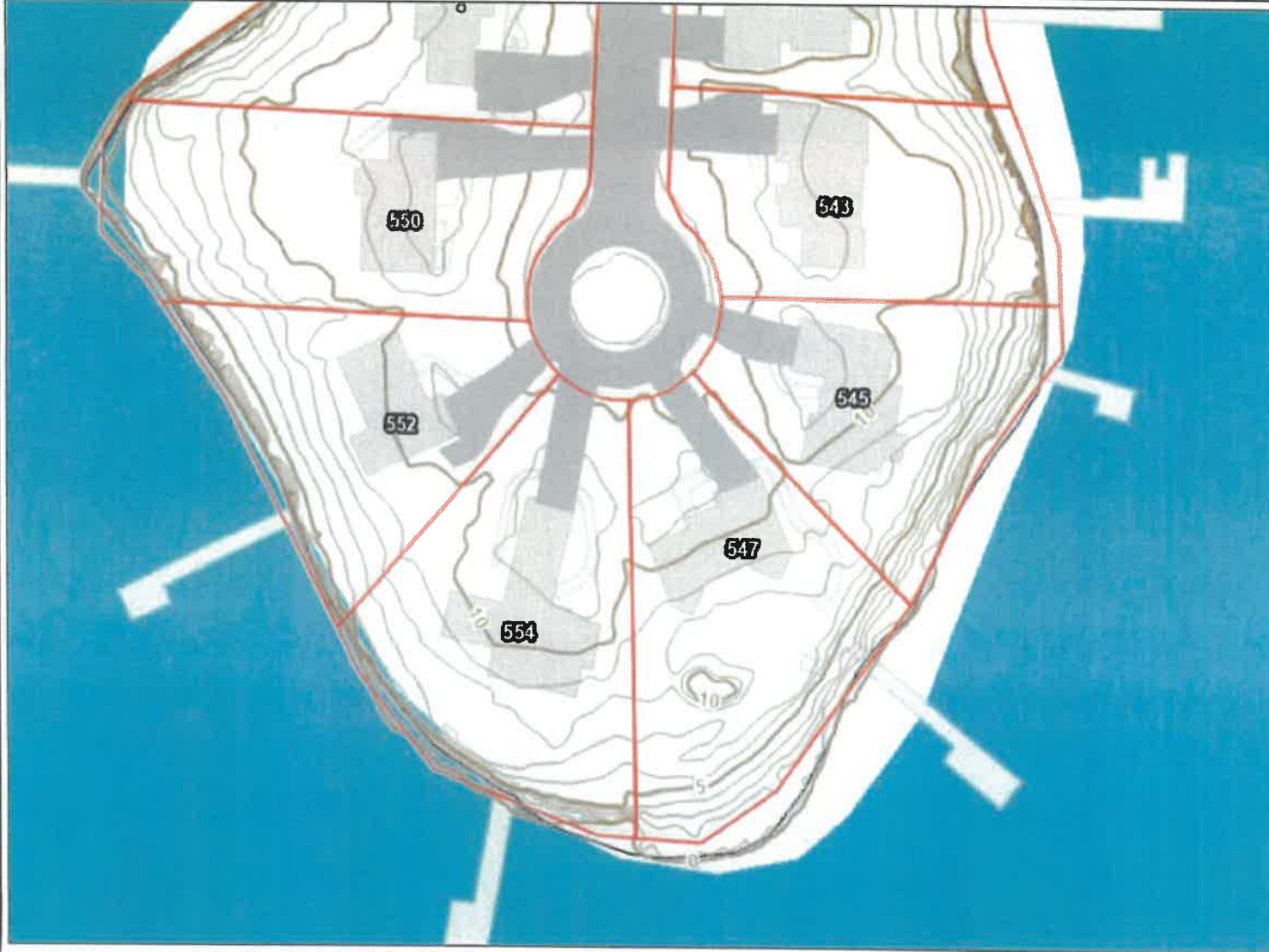
Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office 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.

543 Point Field Drive topo map



Legend

Foundation

Addressing



Parcels



Structure

County Structure



Elevation

Topo 2023

Index

Intermediate



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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USED FOR NAVIGATION

0 100 200
ft

Notes 1"=100'