APP. EXHIBIT# | CASE: 2025 - 0099- \ DATE: 1 4/25

# VARIANCE SIGNAGE POSTING - 10/17/25





SIGN POSTING POINT FIELD DRIVE



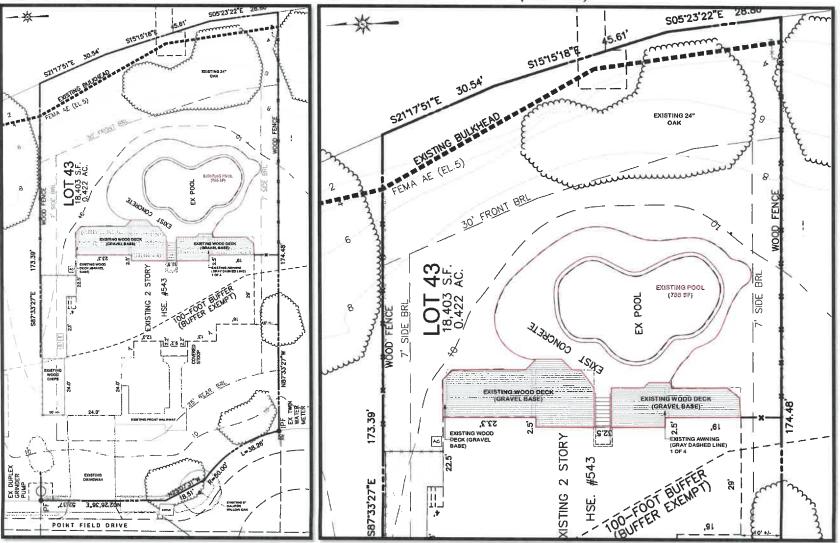




SIGN POSTING WATERFRONT (SEVERN RIVER)

### **EXISTING SITE PLAN**

# EXISTING SITE PLAN (ZOOM)

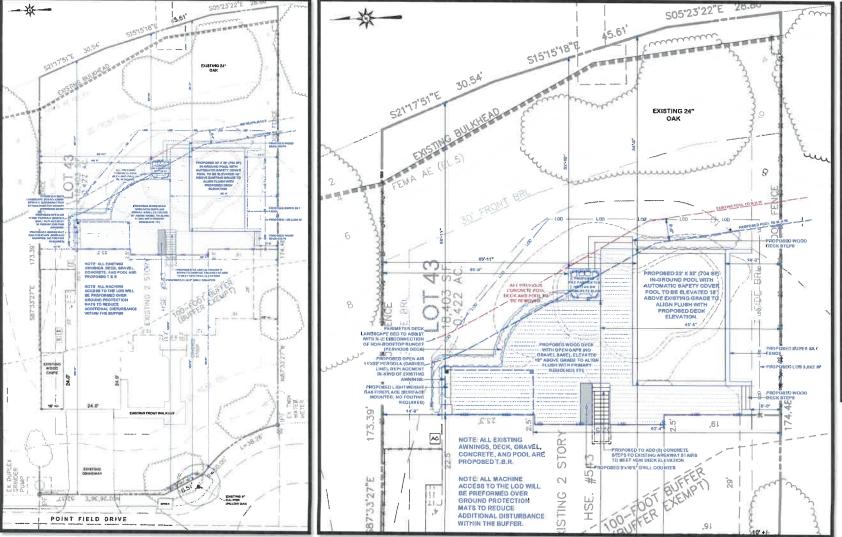


WHITER:   WAS NOT THE DEBTACK   WAS NOT THE	SITE INFORM	B.TICON
ADDRESS:  ### SPONT FIELD DRIVE, ### LERBYLLE, MO 21108  ### CO31		
MAP: O031 GRID: O001 GRID: O002 GRID: O002 GRID: O002 GRID: GRI		TAGON & TAKA BISCHOTT
MAP:	HUDNEDU.	BAS FORT FIELD DRIVE,
GRID:  DOS PARCEL:  REAR:  BITE SETBACKS  FRONT:  REAR:  CRITICAL AREA:  DOS PEET  REAR:  CRITICAL AREA BUFFER:  CRITICAL AREA BUFFER:  DOS PEET  WYGOOLAND TABULATIONS  TOTAL DEVELOPED WGOOLANDS:  TOTAL DEVELOPED WGOOLANDS:  TOTAL DEVELOPED WGOOLANDS:  TOTAL DEVELOPED WGOOLANDS:  DOS PEET  LOT COVERAGE TABULATIONS  LOT COVERAGE:  PRIMARY DEVELING:  DRIVENATION OF SAME SAME SAME SAME SAME SAME SAME SAME	MAD:	
PARCEL DATE BUILDIVISION: 682 LOT: 45 LOT: 45 LOT: 45 LOT: 45 LOT: 45 LOT: 622 CORRIG: R2 CRITICAL AREA; LDA (BUFFER EXEMPT)  BITE SETBACKS FRONT: 30 FEET REAR: 25 FEET R		
BUBDINISION: 842  LOT: 45  TAXIB S: 03-862-80008273  RETAIL SOURCES R2  CRITICAL AREA; LDA (BUFFER EXEMPT)  BITE SETRACHS  FHORT; 30 FEET REAR: 25 FEET REAR: 25 FEET REAR: 100 FEET REAR: 25 FEET REA		
LOT: 48 TAXED S: D.S. 482.0006273 ZORING: R2		D478
TAX IS : D3-862-90008273  ZONING: R2  CRITICAL AREA: D1 LDA (BUFFER EXEMPT)  BITE SETBACKS FRONT: S0 FEET REAR: 25 FEET SIDE: 7 FEET CRITICAL AREA BUFFER: 100 FEET  WOODLAND TASULATIONS TOTAL DEVELOPED WOODLANDS: 42,000 SF TOTAL DEVELOPED WOODLANDS: 42,000 SF TOTAL DEVELOPED WOODLANDS: 131.25%  LOT COVERAGE: 18.403 SF ALLOWABLE LOT COVERAGE: 3.417 SF PRIMARY DWELLING: 3.417 SF DOTTON TO THE STORY OF THE S		662
ZORITICAL AREA):  DIA (BUFFER EXEMPT)  RITE SETRACKS FRONT: 30 FEET REAR: 25 FEET SIDE: 7 FEET GRITICAL AREA SIDE: 7 FEET WYQOOLAND TABULATIONS TOTAL DEVELOPED WOODLANDS: 42,000 SF TOTAL DEVELOPED WOODLANDS: 9 0 SF TOTAL DEVELOPED WOODLANDS: 9 0 SF TOTAL DEVELOPED WOODLANDS: 15,000 SF ALLOMASILE LOT COVERAGE: 31,200 SF ALLOMASILE LOT COVERAGE: 31,200 SF ALLOMASILE LOT COVERAGE: 3,417 SF DRIVEWAY/SIDEWALKS: 1,019 SF POOLDECKS: 2,022 SF TOTAL EXISTING LOT COVERAGE: 7,050 SF  LOT COVERAGE TO BE REMOVED. ONLY WANAY/SIDEWALKS: 1,09 SF TOTAL EXISTING LOT COVERAGE: 1,000 SF ONLY WANAY/SIDEWALKS: 1,700 SF TOTAL EXISTING LOT COVERAGE: 1,700 SF DRIVEWAY/SIDEWALKS: 1,700 SF TOTAL REV LOT COVERAGE: 5,417 SF DRIVEWAY/SIDEWALKS: 1,700 SF TOTAL LOT COVERAGE: 5,417 SF TOTAL LOT COVERAGE: 5,407 SF	LOT:	45
CRITICAL AREA:  BITE SETBACKS FRONT: REAR: 25 FEET REAR: 75 FEET CRITICAL AREA SUFFER: 25 FEET SIDE: 7 FEET CRITICAL AREA SUFFER: 100 FEET TOTAL DEVELOPED WOODLANDS: 107 AD EVELOPED WOODLANDS: 107 AD EVELOPED WOODLANDS: 108 FREMOVED:  LOT COVERAGE: 118 A03 SF ALLOWABLE LOT COVERAGE: PRIMARY DWELLING: 200 F. 7761 SF  EXISTING LOT COVERAGE: PRIMARY DWELLING: 200 FF TOTAL ERBTING LOT COVERAGE: PRIMARY DWELLING: 200 FF TOTAL ERBTING LOT COVERAGE: PRIMARY DWELLING: 200 FF TOTAL ERBTING LOT COVERAGE: PRIMARY DWELLING: 0 SF TOTAL ERBTING LOT COVERAGE: 100 FF TOTAL ERBTING LOT COVERAGE: 10 SF TOTAL ERBTING LOT COVERAGE: 11 SF TOTAL LOT COVERAGE: 11 SF	TAX (D #:	03-662-90008273
BITE RETRACKS  FRONT: REAR: 26 FEET REAR: 25 FEET REAR: 26 FEET REAR: 27 FE	ZONING:	R2
FRONTI 30 FEET REAR: 25 FEET SIDE: 7 FEET SI	CRITICAL AREA:	LDA (BUFFER EXEMPT)
FRONTI 30 FEET REAR: 25 FEET SIDE: 7 FEET SI		
FRONTI 30 FEET REAR: 25 FEET SIDE: 7 FEET SI	BITE SETBACKS	
REAR: 25 FEET GRITICAL AREA BUFFER: 100 FEET  WYQQOLAND TABULATIONS TOTAL DEVELOPED WOODLANDS: <2,000 SF TOTAL DEVELOPED WOODLANDS: <2,000 SF TOTAL DEVELOPED WOODLANDS: <0 SF TOTAL DEVELOPED ST  LOT COVERAGE: 14,000 SF ALLOWAGE LOT COVERAGE FRIMARY DWELLING: 3,417 SF DRIVENAY/SIDEMARY: 1,419 SF POOLUBEAMS: 1,419 SF TOTAL ERSTING LOT COVERAGE: 7,000 SF TOTAL ERSTING LOT COVERAGE: 7,000 SF TOTAL ERSTING LOT COVERAGE: 0 SF TOTAL ERSTING LOT COVERAGE: 0 SF TOTAL ERSTING LOT COVERAGE: 7,000 SF TOTAL ERSTING LOT COVERAGE: 0 SF TOTAL ERSTING LOT COVERAGE: 1,768 SF TOTAL LOT COVERAGE: 181 SF TOTAL LOT COVERAGE: 181 SF PRODUCECKS: 1,769 SF PROPOSED FINAL LOT GOVERAGE: 3,417 SF DRIVENAY/SIDEMALK: 0,919 SF PROPOSED FINAL LOT GOVERAGE: 3,417 SF DRIVENAY/SIDEMALK: 0,919 SF TOTAL LOT COVERAGE: 1,919 SF TOTAL LOT COVERAGE: 1,919 SF TOTAL LOT COVERAGE: 1,919 SF TOTAL LOT COVERAGE: 0 SSO SF TOTAL LOT COVERAGE: 300 SF		30 FFFT
CRITICAL AREA BUFFER: 100 FEET  WOODLAND TABULATIONS TOTAL DEVELOPED WOODLANDS: 4,000 SF TOTAL DEVELOPED WOODLANDS: 4,000 SF TOTAL DEVELOPED WOODLANDS: 9 SF REACVED: 15,000 SF REACVED:		
CRITICAL ABEA BUFFER: 100 FEET  WOODLAND TABULATIONS TOTAL DEVELOPED WOODLANDS: <2,000 SF TOTAL DEVELOPED WOODLANDS: 0 SF REMOVED: 1 14,003 SF ALLOWAGE TABULATIONS LOT FOLKER LOT COVERAGE TABULATIONS ALLOWAGE LOT COVERAGE 11,003 SF ALLOWAGE LOT COVERAGE 11,003 SF ALLOWAGE LOT COVERAGE 3,109 SF PRIMARY DWELLING: 3,417 SF DRIVEWAY/SIDEWALK: 1,019 SF POOLDECKS: 2,022 SF TOTAL EXISTING LOT COVERAGE 7,058 SF  LOT COVERAGE TO SE RESIDUED SOME STANDAR AND TRANSPORT OF STANDAR STAN		
WOODLAND TABULATIONS TOTAL DEVELOPED WOODLANDS: 1,000 SF TOTAL DEVELOPED WOODLANDS: 0 SF TOTAL DEVELOPED WOODLANDS: 1,200 SF TOTAL DESTING LOT COVERAGE: 1,019 SF POOLDECKS: 2,022 SF TOTAL DESTING LOT COVERAGE: 7,058 SF  LOT COVERAGE TO BE REMOVED. 1,000 SF 1,000		
TOTAL DEVELOPED WOODLANDS: <2,000 SF TOTAL DEVELOPED WOODLANDS: 0 SF REMOVED: 18,003 SF REMOVED: 19,003 SF ALLOWABILE LOT COVERAGE: 19,003 SF ALLOWABILE LOT COVERAGE: 19,005 SF ALLOWABILE LOT COVERAGE: 7,055 SF  EMINING UNDERLING: 3,417 SF PROMOTE OFFICE STATE STA	CHITICAL AREA GUFFER	100 PEET
TOTAL DEVELOPED WOODLANDS: <2,000 SF TOTAL DEVELOPED WOODLANDS: 0 SF REMOVED: 18,003 SF REMOVED: 19,003 SF ALLOWABILE LOT COVERAGE: 19,003 SF ALLOWABILE LOT COVERAGE: 19,005 SF ALLOWABILE LOT COVERAGE: 7,055 SF  EMINING UNDERLING: 3,417 SF PROMOTE OFFICE STATE STA	MODOL PHOTOGRAPH STICK	
TOTAL EVENOPED WOODLANDS REMOVED:  LOT COVERAGE 19,400 SF ALLOWABLE LOT COVERAGE 91,200 SF EXISTING LOT COVERAGE PRIMARY DWELLING: 3,417 SF DRIVEWAYSIDEWALK: 1,019 SF FOOLDERS: 2,022 SF TOTAL ERSTING LOT COVERAGE PRIMARY DWELLING: 0 SF DRIVEWAYSIDEWALK: 0,08 F POOLDECKS: 1,788 SF TOTAL ERSTING LOT COVERAGE: 1,788 SF TOTAL ERSTING LOT COVERAGE: 1,788 SF TOTAL ERSTING LOT COVERAGE TO BE REMOVED:  NEW LOT COVERAGE TO BE RESIDEWALK: 0 SF POOLDECKS: 1,788 SF TOTAL ERSTING LOT COVERAGE TO BE REMOVED:  PRIMARY DWELLING: 0 SF DRIVEWAYSIDEWALK: 0 SF DRIVEWAYSIDEWALK: 0 SF DRIVEWAYSIDEWALK: 1,788 SF SF TOTAL ERSTING LOT COVERAGE TO BE SENSORY PRIMARY DWELLING: 0 SF DRIVEWAYSIDEWALK: 1,789 SF DRIVEWAYSIDEWALK: 1,789 SF DRIVEWAYSIDEWALK: 1,789 SF POOLDECKS: 191 SF TOTAL NEW LOT COVERAGE: 3,417 SF DRIVEWAYSIDEWALK: 1,419 GF PRIMARY DWELLING: 3,417 SF DRIVEWAYSIDEWALK: 1,419 GF TOTAL PROPOSED LOT COVERAGE: 3,417 SF DRIVEWAYSIDEWALK: 1,419 GF TOTAL PROPOSED LOT COVERAGE: 3,417 SF TOTAL LOT COVERAGE: 1,467 SF REMOVED FROM THE 10T G UPFER: 3,607 SF REMOVED FROM THE 10T G UPFER: 300 SF		
REMOVED:  LOT GUZERAGE TABULATIONS  LOT BUZE:  18,403 BF  31,25%  OR 5,761 BF  EXISTING LOT COVERAGE  PRIMANY DIVELLING:  S,447 BF  PRIMANY DIVELLING:  S,447 BF  PRIMANY DIVELLING:  S,447 BF  PRIMANY DIVELLING:  OR 5,761 BF  TOTAL EDISTING LOT COVERAGE:  LOT COVERAGE TO BE REMOVED.  GOGSANT PROJECT, AND PRIMANY DIVELLING:  OR PRIMANY DIVELLING:  OR PRIMANY DIVELLING:  OR PROJECT COVERAGE:  MENULAT COVERAGE:  DRIVE MANY DIVELLING:  OR POOLDECKS:  OR POO		
LOT COVERAGE TABULATIONS LOT SUZE:  ALLOWABLE LOT COVERAGE:  PRIMARY DWELLING: DRIVEWAY/SUDENCES: PROBLEMS 1,049 BF PROBLEMS 2,022 BF TOTAL EXISTING LOT COVERAGE: DOING TO THE SECONOME  LOT COVERAGE TO BE SECONOME  CONTROL OF THE SECONOME  OR PROBLEMS 2,022 BF  LOT COVERAGE TO BE SECONOME  OR PROBLEMS 2,022 BF  LOT COVERAGE TO BE SECONOME  OR PROBLEMS 2,022 BF  TOTAL EXISTING LOT COVERAGE: PROBLEMS 2,789 BF  TOTAL EXISTING LOT COVERAGE TO BE SECONOME SECONOME 2,789 BF  TOTAL EXISTING LOT COVERAGE TO BE SECONOME 2,789 BF  PRIMARY DWELLING: OR FROM 1,789 BF  PRIMARY DWELLING: OR FROM 1,789 BF  PRIMARY DWELLING: OR FROM 1,789 BF  TOTAL NEW LOT COVERAGE: SECONOME 2,547 BF  PRIMARY DWELLING: SAMPLE SECONOME 3,477 BF  DRIVEWAY/SIGNEWALK: 1,919 GF  TOTAL PROPOSED LOT DOVERAGE: 1,919 GF  TOTAL PROPOSED LOT DOVERAGE: 1,919 GF  TOTAL PROPOSED LOT DOVERAGE: 1,919 GF  TOTAL LOT COVERAGE TO BE 1,919 GF  TOTAL LOT COVERAGE: 1,919 GF  REMOVED FROM THE 109 GF  TOTAL LOT COVERAGE: 1,910 GF  REMOVED FROM THE 109 G		Q BF
LOT SLEE:  ALLOWABLE LOT COVERAGE:  PRIMARY DWELLING: DRIVEWAY/SIDEMAKE: 1,049 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT COVERAGE: PROBLEMAKE: 1,049 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT COVERAGE: ORNEWAY/SIDEMAKE: ORF PRIMARY DWELLING: ORF PRIMARY DWE	HEMPAED:	
LOT SLEE:  ALLOWABLE LOT COVERAGE:  PRIMARY DWELLING: DRIVEWAY/SIDEMAKE: 1,049 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT COVERAGE: PROBLEMAKE: 1,049 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT COVERAGE: ORNEWAY/SIDEMAKE: ORF PRIMARY DWELLING: ORF PRIMARY DWE		W
ALLOWABLE LOT COVERAGE:  91.200A OR 5.751 SF  EMISTING LOT COVERAGE PRIMARY DWELLING: 3.417 BF DRIVEWAYS BURMAN: 1,019 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT COVERAGE: 7,056 BF  LOT COVERAGE TO BE RESIDUED.  BORIS NOT RELIEN, ASSES TREASON PARKET.  PRIMARY DWELLING: 0 SF DRIVEWAYS BURMAN: 0,05 POOLDECKS: 1,768 BF  TOTAL EXISTING LOT COVERAGE: 0,768 SF  TOTAL EXISTING LOT COVERAGE: 0,768 SF  BENEADOVED.  MEW LOT COVERAGE: 0 BF DRIVEWAYS BURMAN: 0 BF DR		HS
OR 6,761 SP  EMISTING LOT COVERAGE  PRIMARY DWELLING: 3,417 SP DRIVEWAY/SIDEWALK: 1,019 SP POOLDECKS: 2,022 SF  TOTAL EXISTING LOT COVERAGE: 7,056 SF  LOT COVERAGE TO BE REMOYED.  GOSS SOFT SPALIAN ARROW: THE ARROW TO SEP  PRIMARY DWELLING: 0 SF DRIVEWAY/SIDEWALK: 0,769 SF  TOTAL EXISTING LOT COVERAGE: 10,769 SF  REM LOT COVERAGE: 10,769 SF DRIVEWAY/SIDEWALK: 0 SF DRIVEWAY/SIDEWALK: 1 SF DRIVEWAY/SIDEWALK: 1 SF DRIVEWAY/SIDEWALK: 1 SF PRODUCEMA: 151 SF  PROPOSED FINAL LUT, GOVERAGE: 3,417 SF DRIVEWAY/SIDEWALK: 0,191 SF DRIVEWAY/SIDEWALK: 0,191 SF DRIVEWAY/SIDEWALK: 0,191 SF TOTAL REV LOT COVERAGE: 3,417 SF DRIVEWAY/SIDEWALK: 0,191 SF TOTAL PROPOSED LOT DOVERAGE: 3,417 SF DRIVEWAY/SIDEWALK: 0,191 SF TOTAL LOT COVERAGE TO BE 1,010 SF TOTAL LOT COVERAGE TO BE 1,010 SF REMOVED FROM THE 1010 SUFFER: REMAINING LOT COVERAGE: 300 SF		
EMBTING LOT COVERAGE PRIMARY DWELLING: 3,417 BF DRIVEWAY/SIDEMAK: 1,019 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT COVERAGE: 7,038 BF  LOT COVERAGE TO BE RESIDUED  SOCIAL PRIMARY DWELLING: 0 BF POOLDECKS: 1,788 BF  TOTAL EXISTING LOT COVERAGE: 0,788 BF  TOTAL EXISTING LOT COVERAGE: 0,788 BF  TOTAL EXISTING LOT COVERAGE: 0 BF POOLDECKS: 1,788 BF  TOTAL EXISTING LOT COVERAGE: 0 BF PRIMARY DWELLING: 0 BF ORIVEWAY LOT COVERAGE: 10 BF ORIVEWAY LOT COVERAGE: 10 BF ORIVEWAY LOT COVERAGE: 10 BF PRIMARY DWELLING: 0 BF ORIVEWAY BROWN LING: 1,419 BF PRIMARY DWELLING: 0,417 BF DRIVEWAY BROWN LING: 1,419 BF OOLDECKS: 1,916 BF TOTAL PROPOSED LING COVERAGE: 1,467 BF REMAY LOT COVERAGE: 1,667 BF REMOVED FROM THE 109 BF UFFER: 800 BF	ALLOWABLE LOT COVERAGE:	31.26%
PRIMARY DWELLING: 3,417 BF DRIVEWAY/SIDEWALK: 1,419 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT OCCURAGE: 7,038 BF  LOT COVERAGE TO BE RESOURD: SOCIAL PRIMARY DWELLING: 0 BF POOLDECKS: 1,788 BF  TOTAL EXISTING LOT COVERAGE: 0,788 BF  POOLDECKS: 1,788 BF  TOTAL EXISTING LOT COVERAGE: 191 BF  PRIMARY DWELLING: 0 SF ORIVEWAY/SIDEWALK: 191 BF  TOTAL NEW LOT COVERAGE: 191 BF  PROPOSED FINAL LOT, GOVERAGE PRIMARY DWELLING: 3,417 SF DRIVEWAY/SIDEWALK: 1,919 SF DRIVEWAY/SIDEWALK: 1,919 SF DRIVEWAY/SIDEWALK: 1,919 SF TOTAL PROPOSED LITTING TO SELECTION TO	OR	5,751 SF
PRIMARY DWELLING: 3,417 BF DRIVEWAY/SIDEWALK: 1,419 BF POOLDECKS: 2,022 BF  TOTAL EXISTING LOT OCCURAGE: 7,038 BF  LOT COVERAGE TO BE RESOURD: SOCIAL PRIMARY DWELLING: 0 BF POOLDECKS: 1,788 BF  TOTAL EXISTING LOT COVERAGE: 0,788 BF  POOLDECKS: 1,788 BF  TOTAL EXISTING LOT COVERAGE: 191 BF  PRIMARY DWELLING: 0 SF ORIVEWAY/SIDEWALK: 191 BF  TOTAL NEW LOT COVERAGE: 191 BF  PROPOSED FINAL LOT, GOVERAGE PRIMARY DWELLING: 3,417 SF DRIVEWAY/SIDEWALK: 1,919 SF DRIVEWAY/SIDEWALK: 1,919 SF DRIVEWAY/SIDEWALK: 1,919 SF TOTAL PROPOSED LITTING TO SELECTION TO		
DRIVEWAY/SIDEWALK: 1,049 BF POOLDECKS: 2,022 BF TOTAL EMBTING LOT COVERAGE: 7,058 BF  LQT COVERAGE TO BE REMOVED.  ORDER AND SECULDATE OF THE SECUEDATE OF THE SECULDATE OF THE	EXIBTING LOT COVERAGE	E
POOLDECKS: 2,022 BF TOTAL ENSTING LOT COVERAGE: 7,058 BF  LQT COVERAGE TO BE REBROUND.  BOTAL PROJECT AND ASSESSED AS SHOWN PRIMARY OWELLING: 0 BF ORNEWAY/SIDEMEMBER: 0 BF ORNEWAY/SIDEMEMBER: 0 BF POOLDECKS: 1,768 BF TOTAL ENSTING LOT COVERAGE TO 1,768 BF BE REMOVED:  HEWLOT COVERAGE TO 1,768 BF PRIMARY OWELLING: 0 BF ORNEWAY/SIDEMEMBER: 0 BF ORNEWAY/SIDEMEMBER: 0 BF ORNEWAY/SIDEMEMBER: 181 BF TOTAL NEW LOT COVERAGE: 181 BF PRIMARY OWELLING: 5,417 BF ORNEWAY/SIDEMALE: 1,407 BF ORNEWAY/SIDEMALE: 1,407 BF TOTAL PROPOSED LOT COVERAGE: 1,407 BF TOTAL LOT COVERAGE TO BE REMOVED FROM THE 107 BF FROM THE 107 BF TOTAL LOT COVERAGE: 1,407 BF REMOVED FROM THE 107 BF FROM	PRIMARY DWELLING:	3,417 SF
POOLDECKS: 2,022 BF TOTAL ENSTING LOT COVERAGE: 7,058 BF  LQT COVERAGE TO BE REBROUND.  BOTAL PROJECT AND ASSESSED AS SHOWN PRIMARY OWELLING: 0 BF ORNEWAY/SIDEMEMBER: 0 BF ORNEWAY/SIDEMEMBER: 0 BF POOLDECKS: 1,768 BF TOTAL ENSTING LOT COVERAGE TO 1,768 BF BE REMOVED:  HEWLOT COVERAGE TO 1,768 BF PRIMARY OWELLING: 0 BF ORNEWAY/SIDEMEMBER: 0 BF ORNEWAY/SIDEMEMBER: 0 BF ORNEWAY/SIDEMEMBER: 181 BF TOTAL NEW LOT COVERAGE: 181 BF PRIMARY OWELLING: 5,417 BF ORNEWAY/SIDEMALE: 1,407 BF ORNEWAY/SIDEMALE: 1,407 BF TOTAL PROPOSED LOT COVERAGE: 1,407 BF TOTAL LOT COVERAGE TO BE REMOVED FROM THE 107 BF FROM THE 107 BF TOTAL LOT COVERAGE: 1,407 BF REMOVED FROM THE 107 BF FROM	DRIVEWAY/SIDEWALK	
TOTAL EMBTING LOT COVERAGE: 7,088 BF  LQT.COVERAGE TO BE REMOVED.  10008 MT PROJECT, MARKET TOTAL HORSE  10008 MT PROJECT, MARKET TOTAL HORSE  10008 MT PROJECT, MARKET TOTAL HORSE  10008 MT PROJECT, MARKET TO 1,768 BF  10008 MT PROJECT, MARKET TO 1,769 BF  10008 MT PROJECT, MARKET TO 1,769 BF  10008 MT PROPOSED LOT LOT MARKET TO 1,769 BF  10008 MT PROPOSED LOT LOT MARKET TO 1,769 BF  10008 MT PROPOSED LOT LOT MARKET TO 1,769 BF  10008 MT PROMISE TO 1,769 B		
LOT COVERAGE TO BE REMOVED.  1906B MOT PROJUNCIA AND MEMBERS DE PORTO PRIMARY DWELLING: 0 BF DRIVERWAYS DIEWALS: 0 BF DRIVERWAYS DIEWALS: 0, 26 BF POOLDECKE: 1,788 BF TOTAL EXISTING LOT COVERAGE TO 0,788 BF BE REMOVED:  HEWLOT COVERAGE (CORE NOT RESULUCIA AND MEMBERS DE PRIMARY DWELLING: 0 BF DRIVERWAYS DIEWALS: 0 BF POOLDECKE: 191 BF TOTAL NEW LOT COVERAGE: 191 BF PROPOSED FINAL LOT GOVERAGE PRIMARY DWELLING: 3,417 BF DRIVERWAYS DE MALLE: 1,419 BF TOTAL PROPOSED LOT GOVERAGE: 1,419 BF TOTAL LOT COVERAGE TO BE REMOVED FROM THE 100 BF UFFER: REMAINING LOT COVERAGE: 3,607 BF REMOVED FROM THE 100 BF UFFER: REMAINING LOT COVERAGE: 300 BF		
HODER MOT PROJUCT, MADE THE MODE OF THE MO		
HODER MOT PROJUCT, MADE THE MODE OF THE MO		
HODER MOT PROJUCT, MADE THE MODE OF THE MO	LOT DOVERAGE TO BE DISHO	a resp
PRIMARY DWELLING. 0 BF DRIVEWAYSIDEMALE: 0, 0 BF POOLDECKIB: 1,788 BF TOTAL EXISTING LOT COVERAGE TO 0,788 BF BE REMOVED:  MEWLIOT COVERAGE GOESIOT SECURIO, 68861 TERRISORIES TO 0 BF PRIMARY DWELLING: 0 BF DRIVEWAYSIDEMALE: 0 BF POOLDECKIB: 191 BF TOTAL NEW LOT COVERAGE: 191 BF PROPOSED FINAL LOT, GOVERAGE: 3,417 BF DRIVEWAYSIDEMALE: 3,417 BF DRIVEWAYSIDEMALE: 1,919 BF TOTAL PROPOSED LOT FOUNDERSES: 1,919 BF TOTAL LOT COVERAGE TO BE 1,607 BF REMOVED FROM THE 107 B UFFER: REMAINING LOT COVERAGE: 300 BF	(DOES NOT INCLUDE AREAS TREPLACED)	M-IGND'S
DRINEWAYSIDEWALK: 0 6F POOLDECKS: 1,768 8F TOTAL EXBTING LOT COVERAGE: 10,768 8F  REMINISTRATE OF THE PROPERTY		
POOLDECKE: 1,788 6F TOTAL EXISTING LOT COVERAGE TO 1,788 8F BE REMOVED: BE REMOVED: BE REMOVED: PRIMARY DWELLING: 0 8F ORNEWAY/SIGNEMAL IN 0 8F POOLDECKS: 191 6F TOTAL NEW LOT COVERAGE: 191 6F PROPOSED FINAL LOT GOVERAGE: 191 6F PROPOSED FINAL LOT GOVERAGE: 191 6F PROMOVED FINAL LOT GOVERAGE: 3,417 3F DRIVEWAY/SIGNEMALS: 1,419 6F TOTAL PROPOSED LOT GOVERAGE: 3,467 8F REMOVED FROM THE 109 6 BYFER: REMAINING LOT COVERAGE: 3,00 8F		
TOTAL EGISTING LOT COVERAGE TO 1,788 SP  BE REMOVED:  NEW LOT COVERAGE  GOES NOT: SECURCI, ARRES: TEST AGRIS RESISTO:  PRIMARY DEPLICING:  OR PRIMARY SIDE CHARLES  POOLDECKS: 191 SF  TOTAL NEW LOT COVERAGE: 191 SF  PROPOSED FINAL LOT, GOVERAGE  PROMARY DELINIC: 3,417 SF  DRIVEWAY/SIDEWALK: 1,919 SF  POOLDECKS: 1,919 SF  TOTAL PROPOSED LOT GOVERAGE: 5,461 SF  TOTAL LOT COVERAGE TO BE  TOTAL LOT COVERAGE TO BE  REMOVED FROM THE 109 SUPFER:  REMAINING LOT OVERAGE: 500 SF		
BEREMOVED:  MEWLOT COVERAGE  GOTESOT SECULOLASSES THE GOTESOT SECULOLASSES TO SEC		
MEMILOT COVERAGE  GOES NOT. SIGLAGO. ARRES. TERM AGORDS HORIST  DRIMARY OWNELLING:  OR SEP  POLOCIOCA:  181 6F  TOTAL NEW LOT COVERAGE:  181 8F  POLOCIOCA:  181 8F  POLOCIOCA:  181 8F  POLOCIOCA:  191 9F  POLOCIOCA:  191 9F  POLOCIOCA:  191 9F  DRIMARY ORIGINAL LING:  A,417 8F  DRIMARY ORIGINAL LING:  ORIGINAL SIGNAL		
CORRADIT SCALUCA ARREA TERM A AGRITURA	BE REMOVED	
CORRACT SCALUCA ARREA TERM A AGRITURA SHIRTY  PRIMARY OWNELLING: 0 8F  DRIVEWAY/SIDEWALK: 0 8F  POOLDECKS: 191 8F  TOTAL NEW LOT COVERAGE: 191 8F  PROPOSED FINAL LOT, GOVERAGE  PROMARY OWNELLING: 3,417 8F  DRIVEWAY/SIDEWALK: 1,919 8F  POOLDECKS: 1,919 8F  TOTAL PROPOSED LOT GOVERAGE: 5,461 8F  TOTAL DRIVEWALK: 1,919 8F  TOTAL TOVERAGE TO BE 1,807 8F  REMOVED FROM THE 100 9 BYFER:  REMAINING LOT COVERAGE: 500 8F		
PRIMARY OWELLING: 0 8F DRIVEWAYS IGNEWALK: 0 0 8F POOLDECKS: 191 9F TOTAL NEW LOT COVERAGE: 191 19F PROPOSED FINAL LUT, GOVERAGE PRIMARY DWELLING: 3,417 3F DRIVEWAYS IGNEWALK: 1,919 9F POOLDECKS: 1,916 9F TOTAL PROPOSED LOT DOVERAGE: 5,461 3F TOTAL LOT COVERAGE TO BE 1,807 8F REMOVED FROM THE 109 BUFFER: REMAINING LOT COVERAGE: 300 8F		
ORNEWAY/SIDEWALKI 0 8F POOLDECKS: 191 8F TOTAL NEW LOT COVERAGE: 191 8F PROPOSED FINAL LOT, GOVERAGE PRIMARY DUBLING: 3,417 8F DRIMEWAY/SIDEWALK: 1,919 8F POOLDECKS: 1,919 8F TOTAL PROPOSED LOT GOVERAGE: 5,461 8F TOTAL LOT COVERAGE TO 8E REMOVED FROM THE 10P SUPPER: REMAINING LOT COVERAGE: 500 8F		
POOLDECKS: 191 9F TOTAL NEW LOT COVERAGE: 191 8F PROPOSED FINAL LDT, COVERAGE PRIMARY DWELLING: 3,417 8F DRIVEWAY/SIGEWALK: 1,919 9F POOLDECKS: 1,916 9F YOTAL PROPOSED LOT COVERAGE: 5,461 8F TOTAL LOT COVERAGE TO BE 1,807 8F REMOVED FROM THE 109 GUYERR: SEM		
TOTAL NEW LOT COVERAGE: 181 BF  PROPOSED FINAL LOT, GOVERAGE PREMARY DELLING: 3,417 SF DRIMEWAYS DELLING: 1,919 SF POOLDECKS: 1,919 SF TOTAL PROPOSED LOT GOVERAGE: 5,461 SF TOTAL LOT COVERAGE TO BE 1,607 SF REMOVED FROM THE 107 BUFFER: REMAINING LOT COVERAGE: 500 SF		
PROPOSED FINAL LDT, GOVERAGE PRIMARY DWELLING: 3,417 SF DRIVEWAYSIGEWALK: 1,019 GF POOLDECKS: 1,016 GF YOTAL PROPOSED LDT DOVERAGE: 5,461 SF TOTAL LOT COVERAGE TO BE 1,867 BF REMOVED FROM THE 109 GUYERR: 500 SF		
PROPOSED FINAL LDT, GOVERAGE PRIMARY DWELLING: 3,417 SF DRIVEWAYSIGEWALK: 1,019 GF POOLDECKS: 1,016 GF YOTAL PROPOSED LDT DOVERAGE: 5,461 SF TOTAL LOT COVERAGE TO BE 1,867 BF REMOVED FROM THE 109 GUYERR: 500 SF	TOTAL NEW LOT COVERAGE	181 SF
PRIMARY DWELLING: 3,417 SF DRIVEWAYSIBEMALE: 1,919 SF POOLDECKS: 1,916 SF YO'AL PROPOSED LOT DOVERAGE: 5,451 SF TO'AL LOT COVERAGE: 5,451 SF REMAYED FROM THE 10F SUFFER: REMAINING LOT COVERAGE: 500 SF		
PRIMARY DWELLING: 3,417 SF DRIVEWAYSIBEMALE: 1,919 SF POOLDECKS: 1,916 SF YO'AL PROPOSED LOT DOVERAGE: 5,451 SF TO'AL LOT COVERAGE: 5,451 SF REMAYED FROM THE 10F SUFFER: REMAINING LOT COVERAGE: 500 SF	PROPOSED FINAL LOT GOVE	RAGE
DRIVEWAY/SIDEWALK: 1,919 SF POOLDECKS: 1,915 SF TOTAL PROPOSED LOT GOVERAGE: 5,461 SF TOTAL LOT COVERAGE TO BE REMOVED FROM THE 109 SUPFER: REMAINING LOT COVERAGE: 500 SF		
POOLDECKS: 1,915 8F YOTAL PROPOSED LOT GOVERAGE: 5,461 8F TOTAL LOT COVERAGE: 5,467 8F REMOVED FROM THE 100* BUFFER: REMAINING LOT COVERAGE: 500 8F		
TOYAL PROPOSED LOT GOVERAGE: 5.461 SF  TOYAL LOT COVERAGE TO 8E 1,807 SF  REMOVED FROM THE 100 SUFFER:  REMAINING LOT COVERAGE: 300 BF		
TOTAL LOT COVERAGE TO BE 1,807 8F REMOVED FROM THE 100' BUFFER: REMAINING LOT DOVERAGE: 900 8F		5.461 RF
REMOVED FROM THE 100' BUFFER: REMAINING LOT COVERAGE: 900 BF		
REMOVED FROM THE 100' BUFFER: REMAINING LOT COVERAGE: 900 BF	TOTAL LOT COVERAGE TO BE	1.607.9F
REMAINING LOT DOVERAGE: 900 BF	REMOVED FROM THE 100' PHIFFED	
PROPOSED AREA TO BE DISTURBED: 3,662 SF		
The second of th	PROPOSED AREA TO BE DISTURBED	9 002 BE
	THE SELECTION OF BUILDING COLUMN	ajuan ur



### PROPOSED SITE PLAN

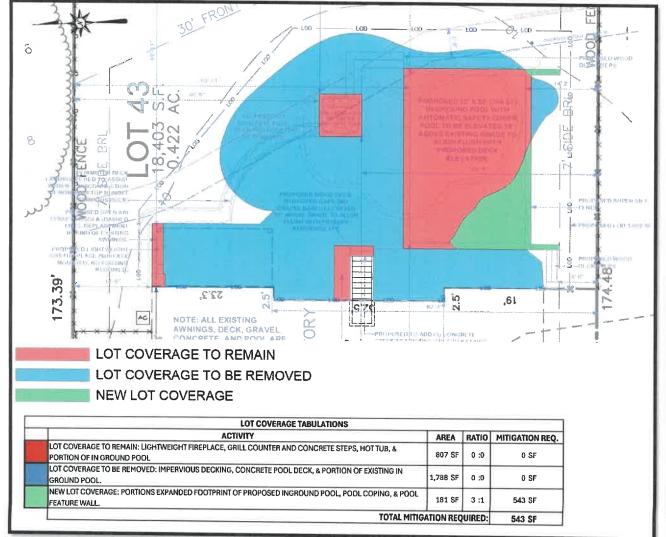
# PROPOSED SITE PLAN (ZOOM)



SUTE INFORM	
OWNER8:	JASON & TARA BISCIOTTI
ADDRESS:	548 POINT FIELD BRIVE,
	MILLERBVILLE, MD 21108
MAP:	0031
GRID:	0001
PARCEL:	
	0478
SUBDIVISION:	662
LOT:	43
TAX ID #:	03-662-90008273
ZONING:	R2
CRITICAL AREA:	LDA (BUFFER EXEMPT)
CHAIRCAL AREA.	LDA (BUFFER EXEMPT)
20.00	
<u>RITE BETBACKS</u>	
FRONT	: 30 FEET
REAR	25 FEET
BIDE	
CRITICAL AREA BUFFER	100 FEET
WOODLAND TABULATION	18
TOTAL DEVELOPED WOODLANDS:	<2,000 SF
TOTAL DEVELOPED WOODLANDS	0 8F
REMOVED:	Var
KEMDAED:	
LOT COVERAGE TABULATION	NS.
LOT SIZE:	18,403 BF
ALLOWABLE LOT COVERAGE:	31.26%
OR	
OH OH	5,751 BF
EXISTING LOT COVERAGE	E
PRIMARY DWELLING:	3.417 SF
DRIVEWAY/SIDEWALK:	
POOL/DECKS	
TOTAL EXISTING LOT COVERAGE	7,058 BF
A OT OOM COLOR VO. DE DELLE	
LOT COVERAGE TO BE REMO	AETI.
PRIMARY DWELLING:	0 9F
DRIVEWAY/SIDEWALK:	0 8F
POOL/DECKS	
TOTAL EXISTING LOT COVERAGE TO	
BE REMOVED	
NEW LOT COVERAGE	
(DOES NOT INCLUDE AREAS "REPLACED!	H-19H073
PRIMARY DWELLING:	
ORIVEWAY/SIDEWALK:	
POOL/DECKS	
TOTAL NEW LOT GOVERAGE	161 BF
PRODUCED CIMAL LOS COME	2040
PROPOSED FINAL LOT GOVE	
PRIMARY DWELLING	
DRIVEWAY/6IDEWALK:	1,019 BF
POOL/DECKS	1,015 SF
TOTAL PROPOSED LOT DOVERAGE	
TOTAL LOT COVERAGE TO BE	4 442 44
REMOVED FROM THE 100' BUFFER	
REMAINING LOT COVERAGE	900 SF
PROPOSED AREA TO BE DISTURBED.	3,602 SF



### LOT COVERAGE DIAGRAM



ADDRESS:	543 POINT FIELD DRIVE,
	MILLERSVILLE, MD 2110
MAP:	0031
GRID:	0001
PARCEL:	0478
SUBDIVISION:	662
LOT:	43
TAX ID #:	03-662-90008273
ZONING:	R2
CRITICAL AREA:	LDA (BUFFER EXEMPT)
BITE SETBACKS	
FROI	NT: 30 FEET
REA	AR: 25 FEET
SII	DE: 7 FEET
CRITICAL AREA BUFFI	ER: 100 FEET
WOODLAND TABULATIO	ons
TOTAL DEVELOPED WOODLANDS:	<2,000 SF
TOTAL DEVELOPED WOODLANDS	0 SF
REMOVED:	
LOT COVERAGE TABULAT	rions
LOT SIZE:	18,403 SF
ALLOWABLE LOT COVERAGE:	31.25%
	DR 5,751 SF
EXISTING LOT COVERA	ice.
PRIMARY DWELLIN	
DRIVEWAY/SIDEWAL	
POOL/DECK	
TOTAL EXISTING LOT COVERAGE	
	r,vou of
DOES NOT INCLUDE AREAS TREPLACE	MOVED ED IN-KINDO
PRIMARY DWELLIN	G: 0 8F
DRIVEWAY/SIDEWAL	
POOL/DECK	
TOTAL EXISTING LOT COVERAGE	
BE REMOVE	
NEW LOT COVERAGE	=
(DOES NOT INCLUDE AREAS REPLACE	D IN-KIND"
PRIMARY DWELLIN	G: 0 SF
DRIVEWAY/SIDEWAL	
POOL/DECK	
TOTAL NEW LOT COVERAGE	E: 181 8F
PROPOSED FINAL LOT COV	ERAGE
PRIMARY DWELLIN	
DRIVEWAY/8IDEWAL	K: 1,019 SF
POOL/DECK	
TOTAL PROPOSED LOT COVERAGE	E: 6,461 SF
TOTAL LOT COVERAGE TO	BE 1,607 SF
REMOVED FROM THE 100' BUFFE	
REMAINING LOT COVERAG	E: 300 8F
PROPOSED AREA TO BE DISTURBE	D: 3.602 SF

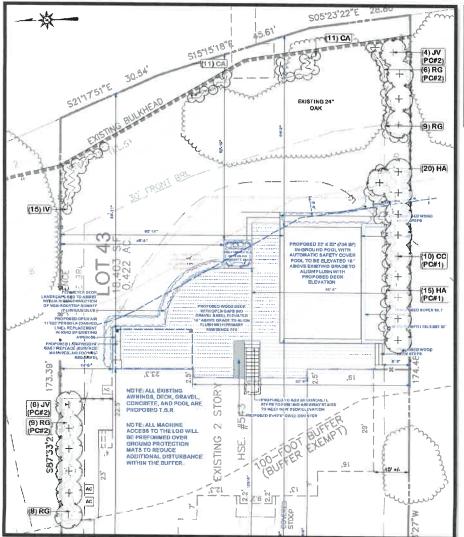
SITE INFORMATION

JASON & TARA BISCIOTTI

OWNERS:



### **MITIGATION PLAN**



SYMBOL	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	VEGITATION TYPE	MAX. CREDIT	MAX. % LAND. STOCK	% LAND, STOCK PROVIDED	CREDIT.
PC#1	5				PLANTING CLUSTER	350 SF	N/A	N/A	1,750 SF
CC	10	3/4" CAL.	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	UNDERSTORY TREE				2,700 01
HA	15	3º HGT.	HYDRANGEA ARBORESCENS	SMODTH HYDRANGEA	LARGE SHRUB				
PC#2	Б				PLANTING CLUSTER	350 SF	N/A	N/A	1.750 SF
37	10	3/4" CAL.	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	UNDERSTORY TREE				2,700 01
RG	15	3' HGT,	RHUS GLABRA	SMOOTH SUMAC	LARGE SHRUB				
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 SWEETSPIRE	SMALL SHRUB	25 SF	20%	6%	375 SF
								EDITS PROVIDED:	6,175 SF



# COMPARABLE PROPERTIES IN NEIGHBORHOOD



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



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Corporate Office 6212 Leapley Road Upper Marlboro, MD 20772

(301) 599-8300

#### 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

- 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.
- 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 Awing)

### - 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.
- 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

 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
  - 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
  - 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.
- <u>be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog</u> protection area; nor
  - 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.
  - 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;
  - 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
  - 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;
  - 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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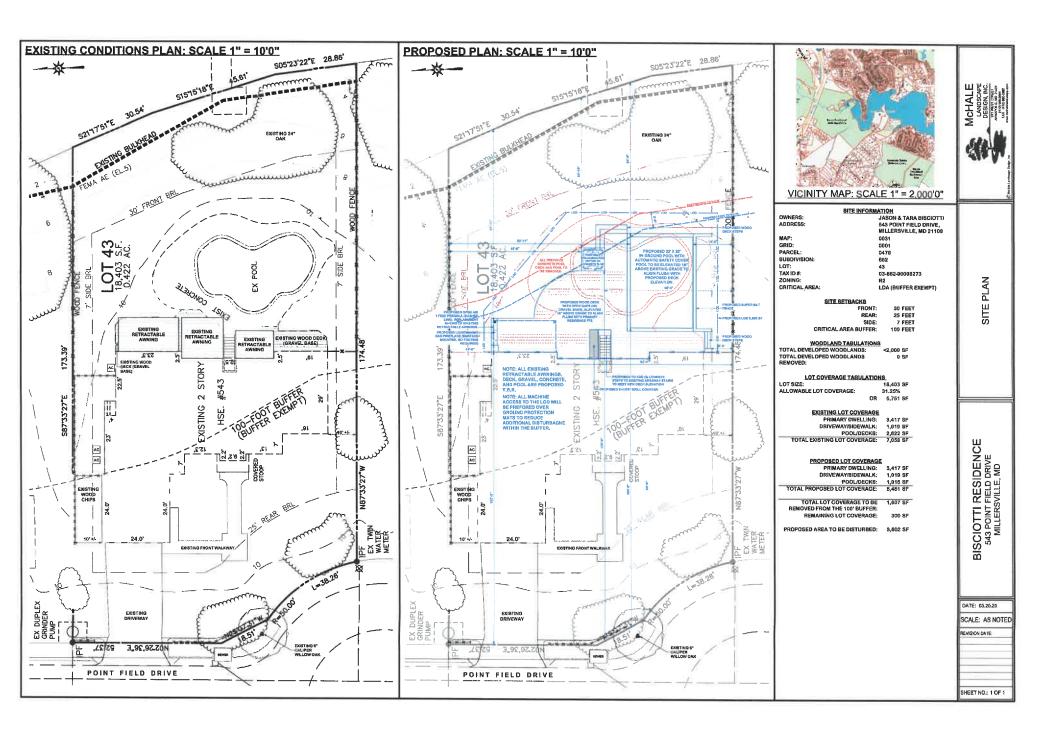
- The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;
  - 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;
  - 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;
  - 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).
  - 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 Andrew M@mchalelandscape.com 240-565-4069



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

### PROJECT NOTIFICATION APPLICATION

### **GENERAL PROJECT INFORMATION**

Jurisdiction:	Anne Arunde	l County			Date:	
						FOR RESUBMITTAL ONLY
Tax Map#	Parcel #	Block #	Lot #	Section		Corrections
0031	0478		43			Redesign
						No Change
						Non-Critical Area
					*	Complete Only Page 1
Tax ID:	03-662-90008	3273				General Project Information
Project Nam	e (site name, su	bdivision name	e, or other)	POINT	FIELD LAN	DING
Project locat	ion/Address	543 POINT	FILED D	RIVE		
						24422
City		MILLERSV	ILLE		Zip	21108
Local case n	umber					
						ANDOFIN
Applicant:	Last name	MOORE			First nar	ne ANDREW
Company		McHALE	LANDS	CAPE DESIG	3N	
Company		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
A 1: 4:	Tema (abaals al	l that annly).				
Аррисацов	Type (check al	ı tnat appıy):				
Building Per	mit	X		Variance	X	
Buffer Mana		X		Rezoning	П	
Conditional \	~	Ä		Site Plan	Ħ	
Consistency		Ħ		Special Exce	ption	
Disturbance:		H		Subdivision		
Grading Perr		H		Other	П	
Grading Pon						
Local Jurisd	liction Contact	Information:				
Last name	AACo Zoning	Administration	n Section	_ First name		
Phone #	410-222-7437		Respo	nse from Com	nmission Requ	nired By TBD
Fax#				_ Hearing date	e 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									
	Yes		.,	,			Yes		
Intra-Family Transfer					Growth Alloca	tion			
Grandfathered Lot	Ħ				Buffer Exemption Area				
Offinial anticled East Daties Exemption 11100									
Project Type (check all that apply)									
Commercial					Recreational				
Consistency Report	Ħ				Redevelopment				
Industrial	Ħ				Residential		X		
Institutional	H				Shore Erosion	Control			
Mixed Use	Ħ				Water-Depende				
Other	H				Water Depende				
Other	Ш								
SITE INVENTORY (Enter acres or square feet)									
	Acr	es		Sq Ft	Total Disturbed	Area	Acres 0.083	Sq Ft <b>3,602</b>	
IDA Area					2 0 101 22 20 101 0 0 0		0.003	0,002	
LDA Area	0.422	2	1	8,403					
RCA Area					# of Lots Created				
Total Area	0.422	18,403							
		Acre	es	Sq Ft			Acres	Sq Ft	
Existing Forest/Woodland	/Trees	0		-1	Existing Lot Coverage		0.162	7,058	
Created Forest/Woodland/		0			New Lot Coverage		0	0	
Removed Forest/Woodlan		0			Removed Lot Coverage		0.039	-1,607	
TOMO VOL 1 DIEDE IV DOGICAL			_		Total Lot Coverage		0.125	5,451	
								-,	
		*	_	*		7			
VARIANCE INFORM	ATION (	Check	all th	at apply)					
		Acre	es	Sq Ft			Acres	Sq Ft	
Buffer Disturbance		0.08		3,602	Buffer Forest Clearing		0	0	
Non-Buffer Disturbance		0.08		0	Mitigation		T.B.D.	T.B.D.	
Variance Type					Structure				
Buffer					ec. Structure Addition				
Forest Clearing				_	ırn				
PA Impact Deck									
Lot Coverage	overage Dwelling								
Expanded Buffer									
Nontidal Wetlands									
Setback	hack Gazeho								
Steep Slopes Patio			1 1	ERGOLA,					
Other Pool						IREPLACE			
					ed		RILL COU	NTER,	
Othe						OT TUB			



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 mchalelandscape.com info@mchalelandscape.com

Corporate Office 6212 Leapley Roaci Upper Marlboro, M.D 20772

(301) 599-8300

#### **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 falling 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,

AULE\_

Applicant Information:

- McHale Landscape Design MHIC #29697 911 West Street, Annapolis, MD 21401 (410)-990-0894
- Andrew Moore Manager of Design Operations <u>AndrewM@mchalelandscape.com</u> 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.

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#### 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

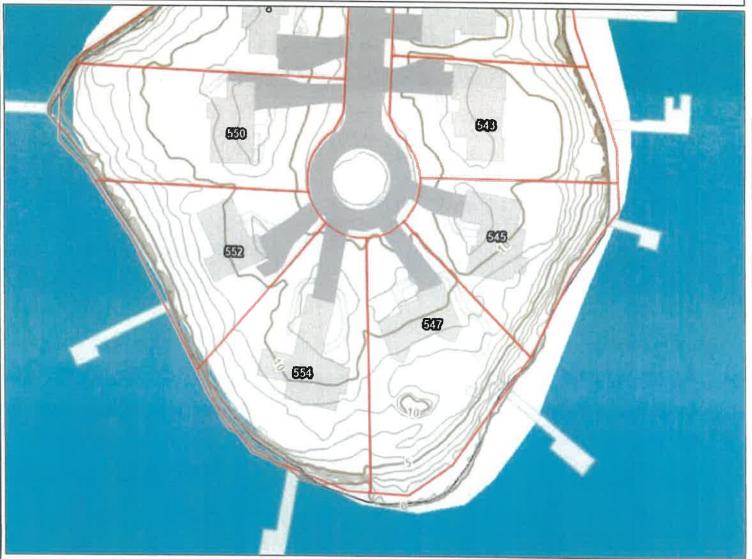
Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office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

0

Parcels



Structure

County Structure



Elevation

Topo 2023

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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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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes 1"=100"