



October 2, 2025

Office of Planning and Zoning
2664 Riva Road, 1st floor
Annapolis, MD 21401

Re: 2025-0151-V
2013 Homewood Road, Annapolis, MD 21409

To Whom It May Concern:

We hereby certify that the required notice posting for the variance, 2025-0151-V, on or before September 18, 2025; at the front yard of property (waterfront side) and rear yard of property, for the Office of Planning and Zoning.

If you should have any questions and/or comments or need additional information, please do not hesitate to contact our office at 202.760.0405 or email at info@sean-william.com.

Thank you in advance for your attention to this project.

Regards,
Sean William Land Strategies, LLC

A handwritten signature in black ink, appearing to read "Sean Robinson".

Sean Robinson
Principal

STATE OF MARYLAND, COUNTY OF

, to wit:

I HEREBY CERTIFY, that on this day of before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Sean W. Robinson and that he did acknowledge the forgoing Agreement to be his act and deed.

IN WITNESS WHEREOF, I hereunto set my Hand and Notary Seal.

NOTARY PUBLIC

My Commission Expires:



SIGN POSTING CERTIFICATION

PAGE 1

October 2, 2025

Office of Planning and Zoning
2664 Riva Road, 1st floor
Annapolis, MD 21401

Re: 2025 0151 V
2013 Hornewood Road, Annapolis, MD 21409

To Whom It May Concern:

We hereby certify that the required notice posting for the variance, 2025 0151 V, on or before September 18, 2025, at the front yard of property (waterfront side) and rear yard of property, for the Office of Planning and Zoning.

If you should have any questions and/or comments or need additional information, please do not hesitate to contact our office at 202.760.0405 or email at info@sean-william.com.

Thank you in advance for your attention to this project.

Regards
Sean William Land Strategies, LLC

Sean Robinson
Principal

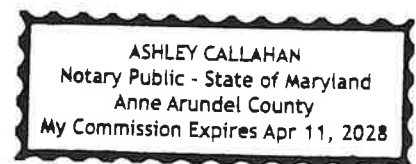
STATE OF MARYLAND, COUNTY OF

I HEREBY CERTIFY that on this 2 day of October before me, the subscriber a Notary Public in and for the State and County aforesaid, personally appeared Sean W. Robinson and that he did acknowledge the foregoing Agreement to be his act and deed.

IN WITNESS WHEREOF, I hereunto set my Hand and Notary Seal.

My Commission Expires 4/11/28

NOTARY PUBLIC

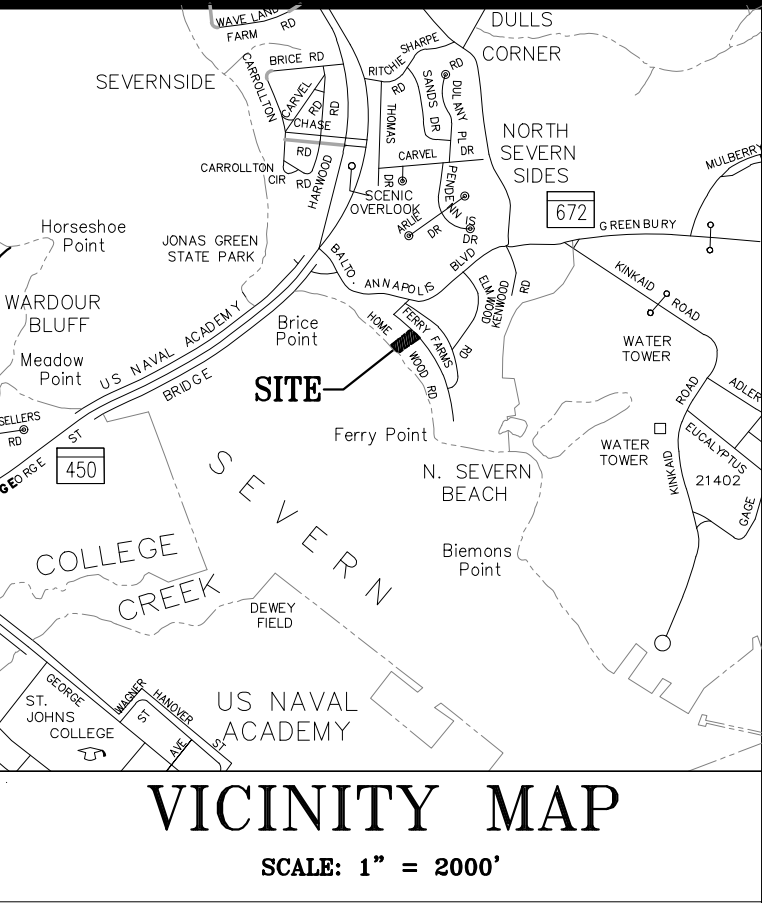






Applicant Exhibit 4
2025-0151-V
10/9/2025





Applicant Exhibit 5
2025-0151-V
10/9/2025

SITE TABULATIONS:

SITE AREA: 30,896 SF (0.71 AC.)
CRITICAL AREA DESIGNATION: LDA (LIMITED DEVELOPMENT)
EXISTING C.A. LOT COVERAGE: 5,048 SF (0.12 AC.) (16.34%)
EX. HOUSE / GARAGE: 2,656 SF
EX. BRICK/GRAVEL DRIVEWAY: 1,288 SF
EX. SIDEWALK: 259 SF
EX. WALLS/COLUMNS: 286 SF
EX. STAIRS: 498 SF
EX. CONCRETE: 61 SF

ALLOWABLE C.A. LOT COVERAGE: 5,445 SF (0.12 AC.) (17.62%)
ZONING DISTRICT: R1 (RESIDENTIAL)
EX. COVERAGE BY STRUCTURES: 2,656 SF (0.06 AC.) (8.60%)

ZONING SETBACKS - R1

PRINCIPAL STRUCTURES

FRONT: 40 FT
SIDE: 15 FT
REAR: 35 FT
HEIGHT: 45 FT

ACCESSORY STRUCTURES
50 FT
10 FT
10 FT
45' IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 25'

GENERAL NOTES

- OWNER: DENNIS MURPHY
2013 HOMEWOOD ROAD, ANNAPOLIS, MD 21400
THE PROPERTY IS KNOWN AS: TAX MAP 46, GRID 14, PARCEL 161, LOT 5; TOTAL AREA = 30,896 SQ. FT. OR 0.71 AC., DEED REF: 37900 / 106
EXISTING ZONING OF THE SITE IS: R1 (RESIDENTIAL)
THE SITE ADDRESS IS: 2013 HOMEWOOD ROAD, ANNAPOLIS, MD 21400
TAX ACCOUNT NO.: #020327516444400
THE SITE IS LOCATED WITHIN THE LIMITED DEVELOPMENT AREA (LDA) CRITICAL AREA & ITS SHORELINE IS MAPPED NON-BMA (NON-BUFFER MODIFICATION AREA).
EXISTING SITE UTILITIES ARE PUBLIC WATER (W-7) AND FUTURE SERVICE SEWER (S-7).
THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING SMARTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 5 DAYS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF GAS, ELECTRIC, WATER, SEWER, AND TELEPHONE LINES.

SOILS TABLE				
MAP UNIT SYMBOL	MAP UNIT NAME	HSG TYPE	K FACTOR, WHOLE SOIL	HYDRIC
ASB	ANNAPOLIS FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	C	0.24	0%

FLOODPLAIN NOTES

THE PROPERTY SHOWN HEREON LIES IN THE FEMA FLOOD ZONES X (AREA OF MINIMAL FLOODING) AND ZONE VE (EL. 8) AS SHOWN ON FEMA FLOOD PLAIN MAP 24003C0261F, DATED FEBRUARY 18, 2015. ANY FLOOD ZONE LINES SHOWN HEREON ARE DEPICTED FROM THE FEMA MAPS AND ARE FOR INTERPRETATION ONLY.

NOTE:
CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL UTILITIES TO DETERMINE EXACT LOCATIONS, AND TO RELOCATE/RECONNECT AS REQUIRED.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Revisions			
Rev. #	By	Date	Description

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Date	01/09/2025
Job Number	24006965
Scale	
Drawn By	JCL
Approved By	WB
Folder Reference	2013 HOMEWOOD ROAD,

SITE PLAN	THE LANDS OF
	DENNIS J. MURPHY & JULIE MURPHY 2013 HOMEWOOD ROAD, ANNAPOLIS TAX MAP 46 - GRID 14 - PARCEL 161 DEED REF: L. 37900 F. 106 LOT 5 - FERRY FARMS PLAT BOOK 11, PAGE 39 3RD DISTRICT ANNE ARUNDEL COUNTY, MD 21409
Sheet No.	01 OF 01



EXISTING TOPOGRAPHY AND STEEP SLOPES - HOMEWOOD ROAD

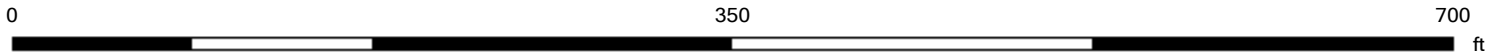


Legend

- Foundation
- Addressing
 -
- Parcels
 - ▭
- Elevation
 - Elevation
 - 15 to 24.99%
 - 25% and Greater
 - Topo 2023
 - Index
 - Intermediate

Notes

Applicant Exhibit 6
2025-0151-V



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Sean William
Land Strategies
Annapolis, MD 21404
www.seanwilliam.com

EMAIL | info@sean-william.com PHONE | 202.760.0405

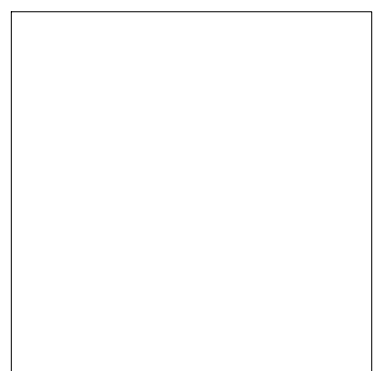


MURPHY RENOVATION

2013 HOMEWOOD ROAD
ANNAPOLIS, MD 21409

PROJECT NAME:

LANDSCAPE ARCHITECT SEAL



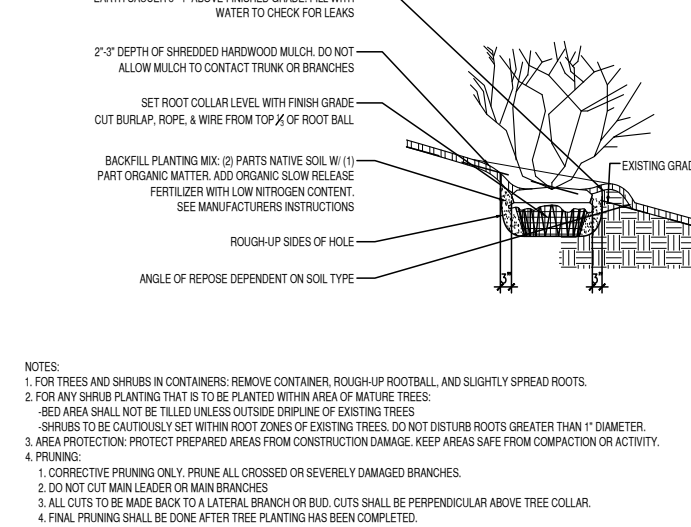
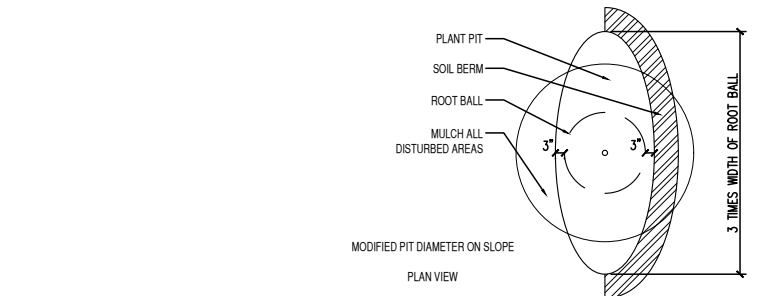
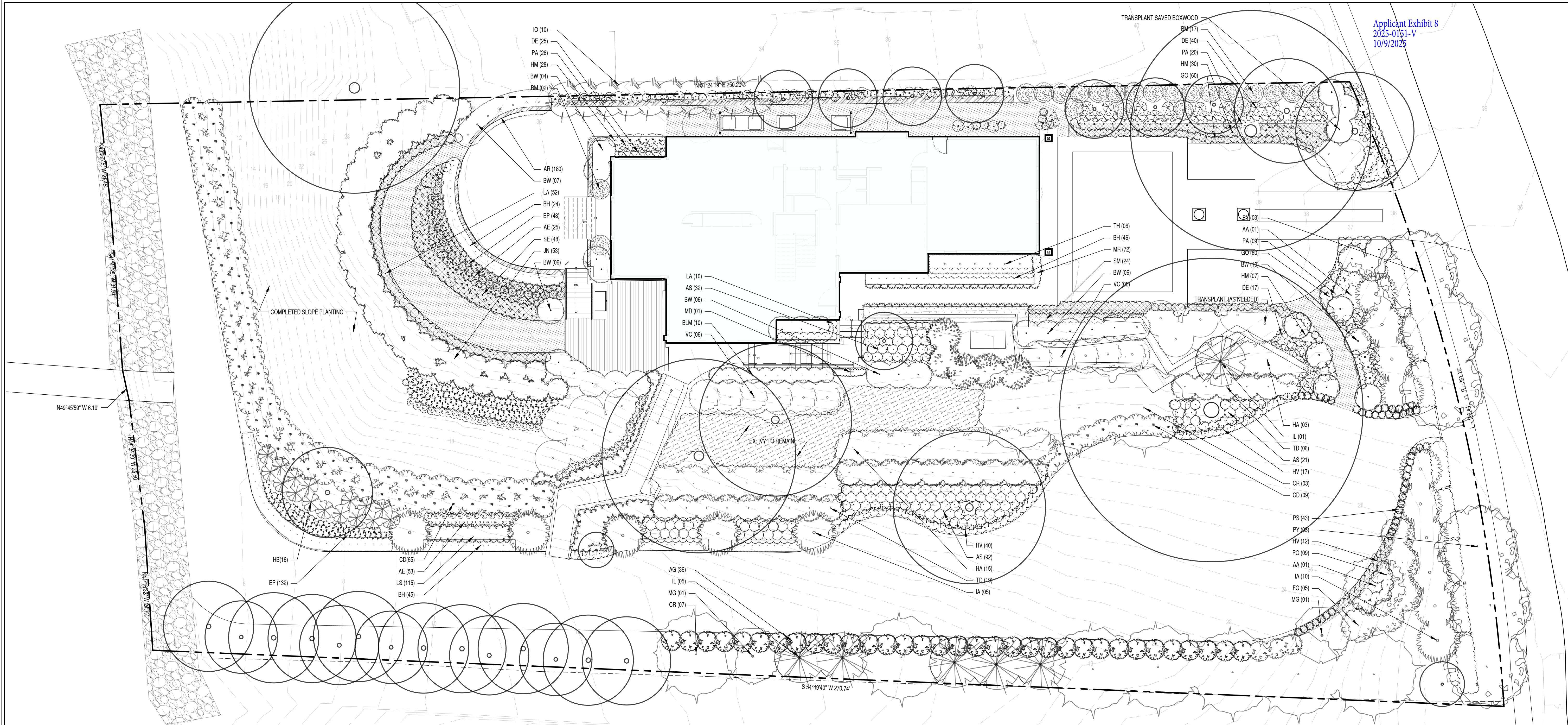
Professional Certification:

PLANTING PLAN

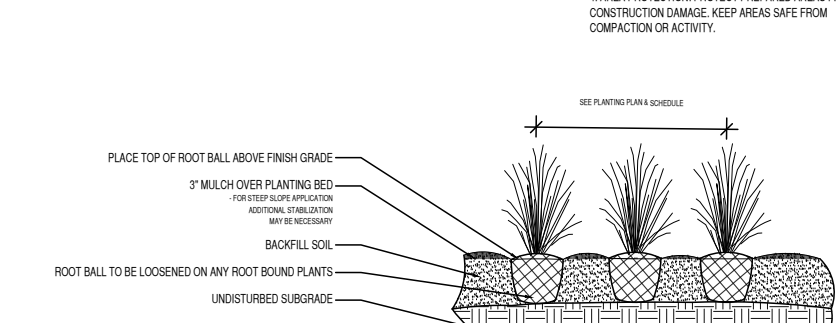
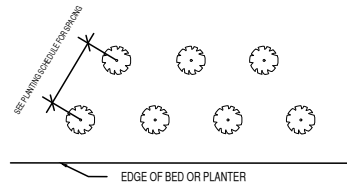
SCALE:
1" = 10'-0"
DATE: 08.30.2024
DRAWN BY: DW
PROJECT NO.: 20210910
CHECKED BY:

L2.00

Applicant Exhibit 8
2025-0151-V
10/9/2025



SHRUB PLANTING - ON SLOPE



GROUNDCOVER & PERENNIAL PLANTING

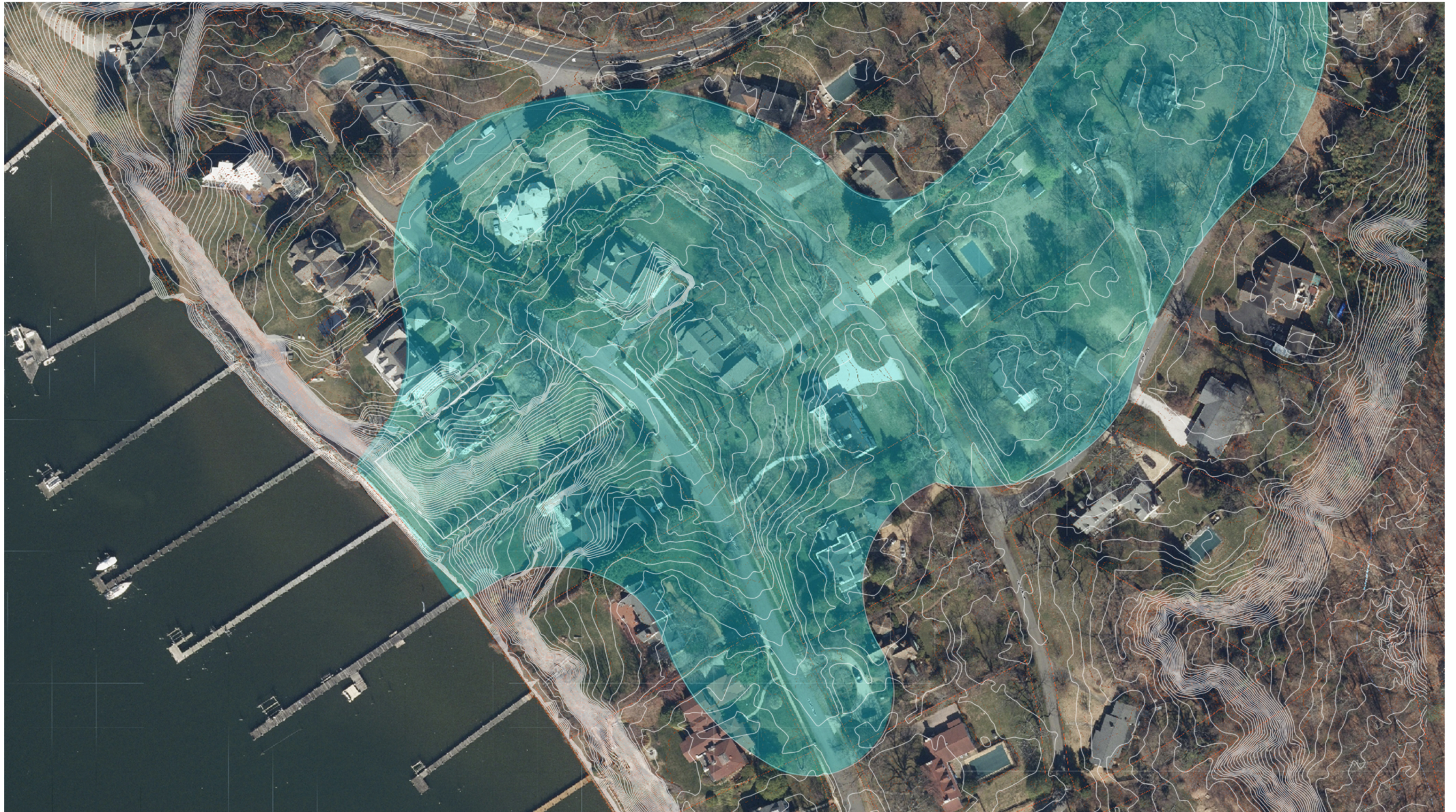
ABREV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES						
AA	2	Amelanchier 'Autumn Brilliance'	Servicberry	2" - 2.5" Cal.		B&B
CR	10	Cryptomeria 'Radicans'	Japanese Cedar	8-9' Ht.	12' O.C.	B&B
IA	14	Ilex 'Dr. Kassab'	'Dr. Kassab' Holly	6-7' Ht.	7' O.C.	B&B
IL	6	Ilex 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	8-10' Ht.	8' O.C.	B&B
IO	10	Ilex opaca	American Holly	Ht.	6' O.C.	Single-stem, 4" trunk reveal
MD	1	Malus domestica	Esperier Apple	3" Cal.		Or approved equal.
MG	2	Magnolia 'Teddy Bear'	Southern Magnolia	7' Ht.		B&B
PY	6	Prunus 'Yoshino'	Yoshino Cherry	3" Cal.	12' O.C.	B&B
SHRUBS						
AG	36	Abelia 'Rose Creek'	'Rose Creek' Abelia	3 GAL.	36" O.C.	Or approved equal.
BH	115	Buxus 'Franklin's Gem'	Dwarf Korean Boxwood	3 GAL.	18" O.C.	Install and Maintain as Hedge.
BLM	10	Buxus 'Little Missy'	Small-leaved Boxwood	3 GAL.	26" O.C.	Or approved equal.
BM	19	Buxus 'John Baldwin'	Upright Boxwood	36" Ht.		Or approved equal.
BW	33	Buxus 'Wintergreen'	Korean Boxwood	7 GAL.		Or approved equal.
CD	74	Cotoneaster dammeri	Bearberry	3 GAL.	36" O.C.	Or approved equal.
CJ	5	Camellia 'Victory White'	Japanese Camellia	7 GAL.	5' O.C.	White Or approved equal.
FI	6	Fothergilla x intermedia 'Mount Airy'	Fothergilla	3 GAL.		Or approved equal.
HA	24	Hydrangea 'Annabelle'	Smooth Hydrangea	5 GAL.	5' O.C.	Or approved equal.
HB	16	Hydrangea 'Bobo'	Panicle Hydrangea	3 GAL.	3' O.C.	Or approved equal.
HP	37	Hydrangea 'Little Lime'	Panicle Hydrangea	3 GAL.	5' O.C.	Or approved equal.
JN	53	Jasminum nudiflorum	Winter Jasmine	3 GAL.	4' O.C.	Or approved equal.
TD	25	Taxus x media 'Densiformis'	Dense Yew	36" W.	4' O.C.	B&B
TH	6	Taxus 'Hicksii'	Hick's Yew	42" Ht.	3' O.C.	Install and Maintain as Hedge.
VB	11	Viburnum 'Conoy'	Burkwood Viburnum	7 GAL.	6' O.C.	Or approved equal.

PERENNIALS AND GRASSES							
AE	78	Agastache 'Black Adder'	Giant Hyssop	QT	20" O.C.	Purple Or approved equal.	
AS	145	Astilbe 'Snowdrift'	'Snowdrift' Astilbe	1 GAL.	24" O.C.	White Or approved equal.	
DE	82	Dryopteris 'Brilliance'	Autumn Fern	1 GAL.	24" O.C.	Or approved equal.	
EP	180	Echinacea 'Pow Wow White'	Coneflower	QT	18" O.C.	White Or approved equal.	
HM	65	Heleborus 'Moondance'	Heleborus	1 GAL.	30" O.C.	Or approved equal.	
HV	70	Heuchera 'Autumn Bride'	Coralbell	1 Gal.	15" O.C.	Or approved equal.	
LA	62	Lavandula 'Hidcote'	English Lavender	1 GAL.	20" O.C.	Or approved equal.	
LS	115	Leucanthemum 'Darling Daisy'	Shasta Daisy	QT	12" O.C.	Or approved equal.	
PA	55	Polystichum acrostichoides	Christmas Fern	1 GAL.	18" O.C.	Or approved equal.	
PO	9	Paeconia 'Shirley Temple'	Garden Peony	1 GAL.	30" O.C.	Or approved equal.	
PS	43	Phlox 'Amazing Grace'	Moss Pinks	QT	15" O.C.	Or approved equal.	
SE	48	Sedum 'Autumn Joy'	Stonecrop	QT	18" O.C.	Or approved equal.	
SM	24	Salvia 'Snow Hill'	Meadow Sage	QT	18" O.C.	Or approved equal.	
GROUNDCOVERS							
AR	234	Ajuga 'Chocolate Chip'	Bugleweed	4"	6" O.C.	Or approved equal.	
GO	120	Galium odoratum	Sweet Woodruff	QT	10" O.C.	Or approved equal.	
MR	72	Mazus 'Albus'	White Mazus	QT	20" O.C.	Or approved equal.	

- GENERAL NOTES:
- Contractor shall contact local utility companies to locate and verify the existence of all utilities prior to starting work.
 - The contractor shall be responsible to locate private underground utilities, for example, irrigation lines, drain lines, landscape lighting etc. . . . The contractor shall notify the architect of any corrections and additional costs, before taking corrective measures.
 - Contractor is responsible for supplying and installing all plant materials in quantities sufficient to complete the planting shown on all drawings.
 - All plant material shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the American Nursery and Landscape Association (ANLA).
 - All plants shall have the same finished grade as the plant's original grade prior to digging.
 - All plants shall be balled and burlaped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastic shall be removed from site.
 - With container grown stock, the container shall be removed and the root ball cut vertically in several locations.
 - All plants shall be installed as per details and contract specifications.
 - Soil amendments and fill to meet American Nursery and Landscape Association standards.
 - All plants shall be thoroughly watered twice during the first 24 hour period and weekly thereafter as needed during the first growing season. Contractor to coordinate watering schedule with owner.
 - Contractor shall use plant list to determine seasonal requirements for planting times of specific plants.
 - Sod Lawn areas are to include 4" of topsoil, compacted 85%, prior to installing sod.

- SUBSTITUTIONS:
- The contractor may offer substitutions for consideration if plant availability presents a problem. The contractor shall notify The Architects if there are insect or disease resistant varieties that can be substituted for specified plants. The contractor shall include substitution costs with initial project bid to avoid post bid substitutions. When a specified plant becomes unavailable the substitution shall be approved by The Architects.

- WARRANTY:
- The contractor shall supply a warranty for plant material for a minimum of (11) year (excluding annuals). The warranty will begin upon the date of acceptance. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Any dead, unsightly or unhealthy plant material shall be replaced in kind without cost to the owner.
- SOIL PREPARATION:
- For each 100 sq. ft. area mix in the following and rototill or fork where necessary
- Cover bed area with 3 to 4 inches of humus and till or mix into existing soil.
 - One quarter of the planting area should be organic matter.
 - The humus can be decomposed bark, compost, partially decomposed leaves, sphagnum peat moss, black peat humus, decomposed animal manures, or other decomposed organic material.
- For a new garden in full sun:
- Slow release, organic fertilizer 5-3-3; 5 to 10 pounds
 - Cover bed area with 3 to 4 inches of humus and till or mix into existing soil.
 - Slow release fertilizer 8-month; 2 pounds
- For a new garden in shade
- Slow-release, organic, acid fertilizer 4-6-4; 4 to 7 pounds
 - Slow-release fertilizer 8-months; 2 pounds
- Irrigation:
- Existing irrigation on site will need to be modified to accommodate planting bed renovations.





Applicant Exhibit 10
2025-0151-V
10/9/2025

2013 HOMEWOOD ROAD

Annapolis, Maryland

HAS FULFILLED THE REQUIREMENTS OF THE LEED GREEN BUILDING RATING SYSTEM CERTIFICATION ESTABLISHED
BY THE U.S. GREEN BUILDING COUNCIL AND VERIFIED BY GREEN BUSINESS CERTIFICATION INC.

LEED v4.1
LEED FOR HOMES

PLATINUM

March 2025

PETER TEMPLETON, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

Sally V. Baldwin

Applicant Exhibit 11

2025-0151-V

10/9/2025

From: Maria Scott <mariacscott@yahoo.com>
Sent: Tuesday, September 16, 2025 3:52 PM
To: zhcolb22@aacounty.org; Dennis And Julie Murphy; Sally V. Baldwin; Matt Scott
Subject: Case number 2025-0151-V, Julie & Dennis Murphy

Dear Ms Colby,

I am writing to support the variance request number 2025-0151-V of Julie and Dennis Murphy residing at 2013 Homewood Road, Annapolis, MD 21409. They are our immediate neighbors to our left looking at the front of our houses. Our Address is 2011 Homewood Road, Annapolis, MD 21409.

Julie and Dennis explained that they propose to add 2 balconies on the water facing side of the house where the steel beams currently are.

We support and have no objections to granting the variance request.

Thank you,

Maria & Matthew Scott

Sally V. Baldwin

From: Jennifer Young <jenlubyoung@gmail.com>
Sent: Wednesday, September 17, 2025 2:41 PM
To: Sally V. Baldwin; Holly Colby; baldwin@councilbaradel.com
Cc: Dennis Murphy
Subject: Case # 2025-0151-V / 2013 Homewood Road, Annapolis, MD 21409

Hello,

I fully support the Murphy's in adding two balconies to the back of their house that faces that water so they can enjoy their waterfront property / outdoor living space even more.

The balconies will not block any views to any neighbors.

Murphy's address - 2013 Homewood Road, Annapolis, MD 21409

Variance Case Number - 2025-0151-V

I, Jennifer Young, am their next door neighbor to their left. My address - 2021 Homewood Rd, Annapolis, MD 21409.

I am in support of approving this Variance.

Regards - Jennifer Young

.410-703-5116.