

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: David Bullock and Laura Norton

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0161-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: October 21, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicants are requesting a variance to allow a dwelling addition (deck) with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 943 Aqua Court in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 17,486 square feet of land and is located on the south side of Aqua Court. It is identified as Lot 28 of Parcel 450 in Grid 4 on Tax Map 40 in the subdivision of Atlantis.

The property is zoned R5 – Residential District. The lot is not waterfront, but it is located entirely within the Chesapeake Bay Critical Area overlay and is designated as part LDA - Limited Development Area and part IDA - Intensely Developed Area. The Deep Creek stream is located to the west of the lot, and its associated buffer expands to include the majority of the site. The property is improved with a single-family detached dwelling and associated facilities, including a rear deck that is the subject of this variance.

PROPOSAL

The applicant intends to replace in-kind an existing deck (12' by 28') on the rear of the dwelling.

REQUESTED VARIANCES

§ 18-13-104(a) of the Anne Arundel County Zoning Ordinance requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands. § 18-13-104(b) provides for an expanded buffer where there are, among other things, steep slopes. Section 17-8-301 of the Subdivision and Development Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). Section 27.01.01(B)(8)(ii) of COMAR states a buffer exists “to protect a stream, tidal wetland, tidal waters, or terrestrial environment from human disturbance.” Section 27.01.09 E.(1)(a)(ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The entire deck is located within the expanded buffer to the Deep Creek stream, necessitating a variance to disturb 826 square feet of the expanded buffer.

A review of the site plan and of the bulk regulations for development within an R5 District reveals that a steep slope variance and a zoning setback variance are not required.

FINDINGS

The subject property is irregular in shape and exceeds the minimum area and width required for a lot in an R5 District. The existing critical area lot coverage is 1,807 square feet; however, the Critical Area Project Notification form does not specifically provide the coverage within the LDA portion of the lot. Nevertheless, most of the existing coverage is in the IDA portion of the lot, and no additional lot coverage is proposed with this project.

The County 2024 aerial photograph shows that there are at least a dozen other nearby dwellings that are located within the 100-foot buffer or expanded buffer to the Deep Creek stream.

The **Department of Health** commented that the property is served by public water and sewer facilities. Therefore, the Department has no objection.

The **Critical Area Commission** noted that the Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area variance standards have been met for this variance to be granted. If the AHO finds that the applicant has satisfied the variance standards, appropriate mitigation will be required.

The **Development Division (Critical Area Team)** has no objection to an in-kind repair/replacement of the existing deck.

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. In this particular case, the property is an existing residentially zoned and developed lot that is located almost entirely within the expanded stream buffer, and it is impossible to replace the failing deck without buffer disturbance. As such, a literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by preventing much-needed repairs to their outdoor amenity area.

The granting of a critical area variance would not confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. With proper mitigation, the variance would not adversely affect water quality or impact fish, wildlife, or plant habitat and would be in harmony with the general spirit and intent of the County's Critical Area Program. The applicants have overcome the presumption that the specific development does not conform to the general purpose and intent of the Critical Area law and have evaluated and implemented site planning alternatives by limiting the replacement to the existing deck footprint.

With regard to the requirements for all variances, approval would not alter the essential character of the neighborhood, substantially impair the appropriate use or development of the adjacent properties, reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare. The applicants are not proposing

any increase to the existing deck area, and there is no way to replace the deteriorating deck without expanded buffer disturbance. As such, the proposed variance is justified and is considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of the proposed Critical Area variance.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



303 Najoles Road - Suite 114
Millersville, MD 21108

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

June 11, 2025

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

Re: **Atlantis, Lot 28, Plat 2**
943 Aqua Court
Annapolis, MD
T.M. 40 B. 4 P. 450

Dear Ms. Seay,

Please accept this as our formal variance request to the Subdivision and Development Regulations in Article 17 on behalf of our client regarding critical area law. The variance requests are to Article 17, Section 3-301 to allow disturbance in an expanded buffer from a tributary stream.

We are requesting this variance to allow for the deck near the home to be replaced in-kind. The deck is entirely within the expanded buffer to the tributary stream.

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

The size and shape of this lot cause implementation of the County's critical area program to cause unwarranted hardship on the property. A variance is necessary to replace an aging deck in-kind and due to the location of the existing house in relation to the stream, there is no way to replace the deck without a variance. Literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas and will not confer special privilege onto the applicant as adjacent residences in Atlantis are also disturbing the buffer and steep slopes in order to improve their properties with decks. These variance requests are not results of actions by the applicant and there has been no commencement of development before this application for a variance was filed and does not have any bearing or connection to building on neighboring properties. The granting of this variance will not adversely affect water quality and fish as the flow characteristics of the site remain unchanged in the proposed condition as the lot coverage will not be changed and all disturbance will be restored to natural condition. Wildlife or plant habitat will not be adversely affected as the granting of the variance will allow the disturbance to be proposed in-kind of an existing deck with no new clearing of trees and disturbance to wildlife habitat.

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

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief because the proposed plan is the least intrusive way to restore the failing deck and the deck is modest in size at only 12' in depth. The granting of this variance will not alter the character of the neighborhood. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The variance will not reduce forest cover in the LDA not be contrary to the acceptable clearing and replanting practices in the LDA as there is no clearing proposed. The granting of this variance will not be detrimental to the welfare of the public.

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

Sincerely,

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

Michael J. Werner, P.E.

Chesapeake Bay Critical Area Report

**943 Aqua Court
Tax Map: 40 Grid: 4 Parcel: 450
Lot: 28**

**Annapolis, MD
July 2025**

Prepared for:

Anarex, Inc.
Attn: Mr. Matt Seiss, P.E.
303 Najoes Rd, Ste. 114
Millersville, MD 21108

Prepared by:

Holly Oak Consulting, LLC
303 Sycamore Rd
Severna Park, MD 21146
khaines@hollyoakconsulting.com



1.0 - INTRODUCTION

The subject property is located at 943 Aqua Court in Annapolis, Maryland. The property is identified on Tax Map 40, Grid 40, as Parcel 450, Lot 28 (Plat 3). The site is zoned R5 per the Anne Arundel County Zoning Map. Field work for this report was completed on June 17, 2025 by Kevin C. Haines of Holly Oak Consulting, LLC.

2.0 – EXISTING CONDITIONS

The site contains 0.40-acre all of which is within the Chesapeake Bay Critical Area. More specifically, the site is located within the Intensive Development Area (IDA) and Limited Development Area (LDA). The site is within a Buffer Modification Area. The site falls from north to south towards a tributary to Deep Creek. The property is developed with a residence, driveway, and associated infrastructure.

The site is bordered to the north by Aqua Court, and to the east, west, and south by residences.

The United States Department of Agriculture Natural Resources Conservation Service has mapped the soils throughout Anne Arundel County and makes the mapped soils and descriptions available online through the Web Soil Survey. The data that was retrieved on July 20, 2025 and showed three (3) soil types exist in the study area. The soil type and description can be found below. A copy of the soil mapping can be found in [Appendix A](#).

<i>Map Unit Symbol</i>	<i>Map Unit Name</i>	<i>Hydric (%)</i>	<i>K-Factor (Whole Soil)</i>
AsE	Annapolis fine sandy loam, 15-25% slopes	5	0.24
AuD	Annapolis-Urban land complex, 5-15% slopes	0	0.24
EuE	Evesboro-Galestown-Urban land complex, 15-25%	0	0.05

3.0 – AERIAL IMAGERY REVIEW & SITE HISTORY

This site is located along the near the shores of the Deep Creek, a tributary to the Magothy River. The surrounding area was largely used as a summering location from the 1920s through the 1960s, when the surrounding areas began to become developed with residential subdivisions. A copy of the USGS Topographical map can be found in [Appendix A](#).

The site was developed as part of the larger subdivision in the early 1980s and has generally remained in its current state since that time.

4.0 – PROPOSED CONDITIONS

The applicant proposes to replace an existing wooden deck in-kind. There will be no new lot coverage and disturbance within the buffer will be limited to disturbance to replace the footers.

Stormwater management is not required for this project as the proposal does not include disturbance above 5,000 square feet, and canopy clearing is not proposed.

5.0 – HABITAT PROTECTION AREAS

The State and County Critical Area Law identifies certain areas of high environmental value as Habitat Protection Areas (HPAs). Below is a discussion of HPA's existing within the subject site.

5.1 - Steep Slopes

Anne Arundel County designates steep slopes within the Critical Area as slopes of 15% that are at least 6' high. The site includes steep slopes and their buffer, disturbance to the buffer is proposed for construction access and replacement of the deck footings.

5.2 - Rare, Threatened & Endangered Species

Per initial research of DNR records there does not appear to be records of RTEs within or adjacent to the boundary of this site. RTEs were not noted during the field visits to this site. The site is not mapped as FIDS habitat per MDDNR's MERLIN Online GIS Database.

5.3 - Wetlands, Streams, & 100-Year Floodplain

The site does not contain tidal wetlands, non-tidal wetlands, or streams per the field observations. Furthermore, neither the USFWS National Wetland Inventory (Appendix A) nor the MD DNR Wetland Inventory indicates the presence of wetlands or streams within the site boundary.

The site is located within the Magothy River Watershed (MD 02131001 8-digit).

The site lies within Zone X (areas of minimal flood hazard) per FEMA Flood Insurance Rate Maps #24003C0187F (eff. 2/18/15) as shown in Appendix A.

5.4 –Buffer and Expanded Buffer

The site contains the 100' buffer to a stream and the buffer is expanded for steep slopes and the applicable 50' buffer. Ground disturbance is proposed within the buffer as the existing footings will be replaced, and construction access is necessary. Permanent and temporary disturbance will be mitigated as required by COMAR.

5.5 – Other HPAs Not Contained within Study Area

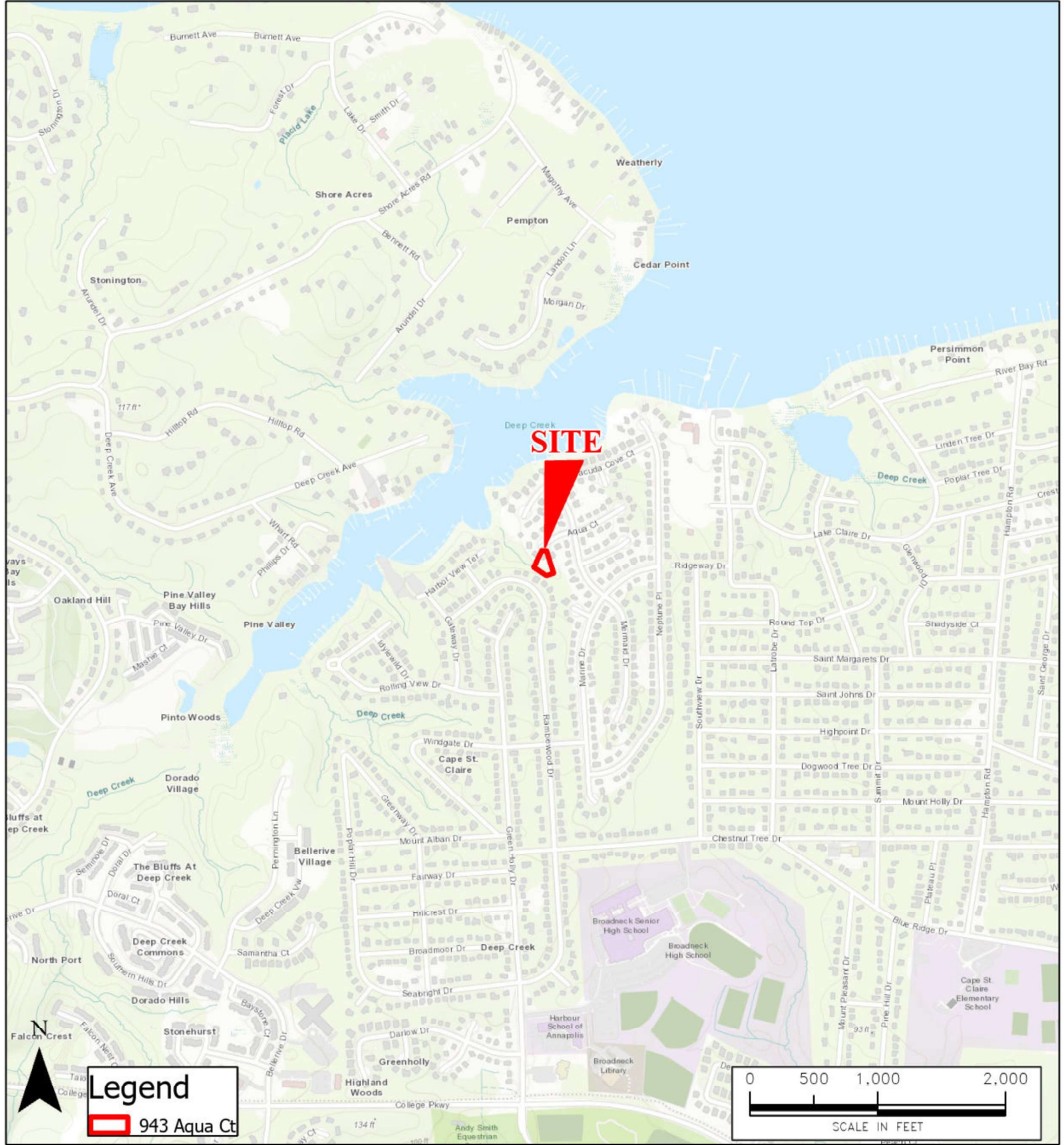
Other HPAs are not mapped within or adjacent to the study area. MDDNR's MERLIN online mapping database was reviewed and showed that the following HPAs are not located within or near the study area: Submerged aquatic vegetation, shellfish beds, historical waterfowl staging and concentration areas, sensitive species project review areas, and natural heritage areas.

6.0 – EXISTING VEGETATION & WILDLIFE

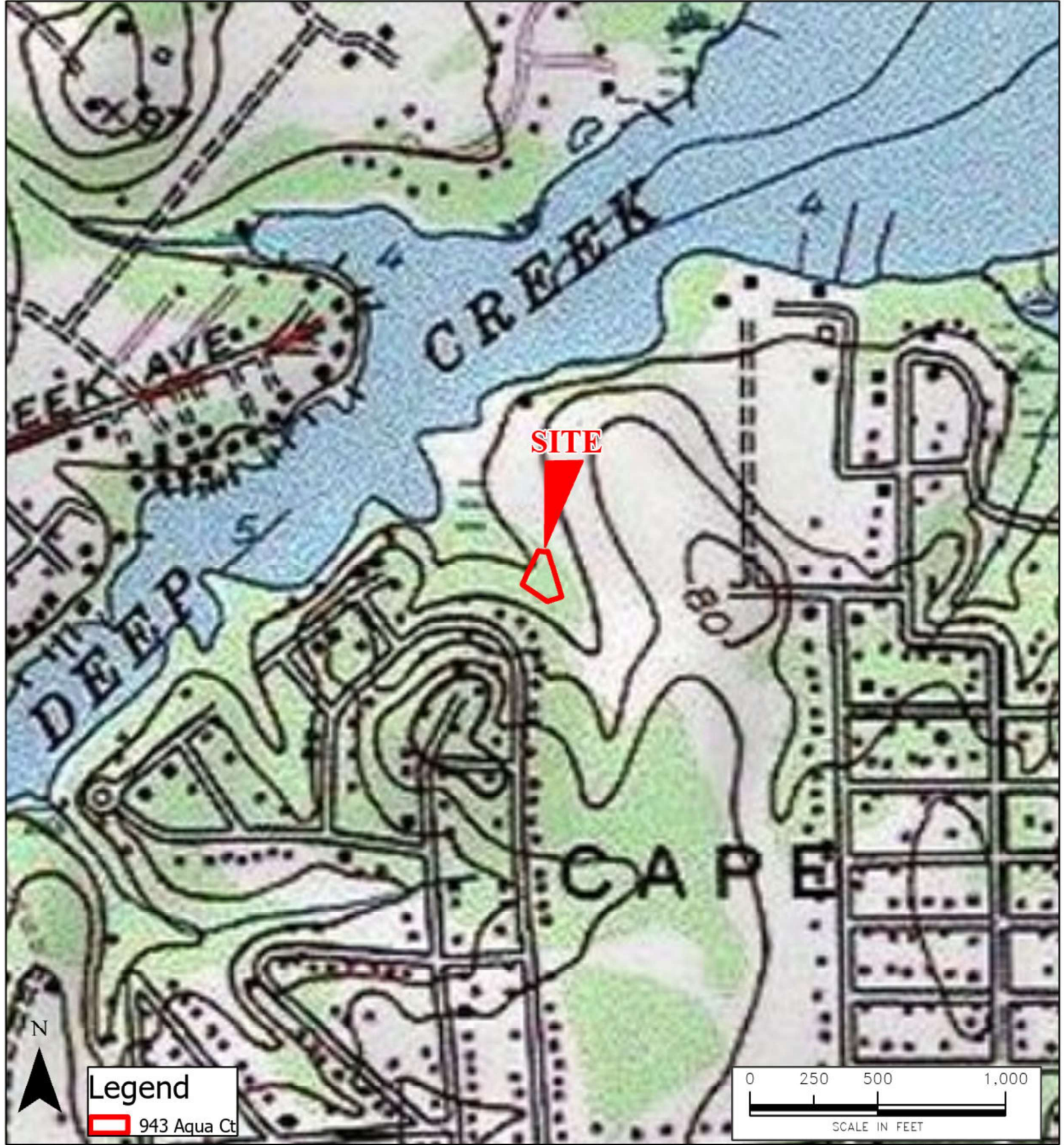
The site contains canopy cover along the southern property line. Vegetation is comprised of oak, maple, and sweet gum. English ivy coverage is heavy within the wooded portion of the site. The onsite woodland likely supports common birds and squirrels. It lacks connectivity and species diversity to be of high wildlife value.

References

- Brown, R.G. and M.L. Brown. 1972. *Woody Plants of Maryland*. Port City Press, Baltimore, Maryland.
- Eyre, F. H. (1980). *Forest cover types of the United States and Canada*. Washington, D.C. (5400 Grosvenor Lane, Washington, D.C. 20014): Society of American Foresters.
- Foell, Stephanie (2004). *McLean Property, Maryland Historical Trust Determination of Eligibility Form*. Baltimore, MD: Maryland Historical Trust.
- Jones, Claudia, McCann, Jim, & McConville, Susan. (2001). *A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area*.
- Kaufman, S. R., & Kaufman, W. (2013). *Invasive plants: a guide to identification, impacts, and control of common North American species*. Mechanicsburg, PA: Stackpole Books.
- Lerman, S., Nislow, K., Nowak, D., DeStefano, S., Kind, D. and Jones-Ferrand, T. (2017). *Using urban forest assessment tools to model bird habitat potential -*
- Maryland DNR (Department of Natural Resources). 1997. *State Forest Conservation Technical Manual*. Third Edition, Ginger Page Howell and Todd Ericson, Editors.



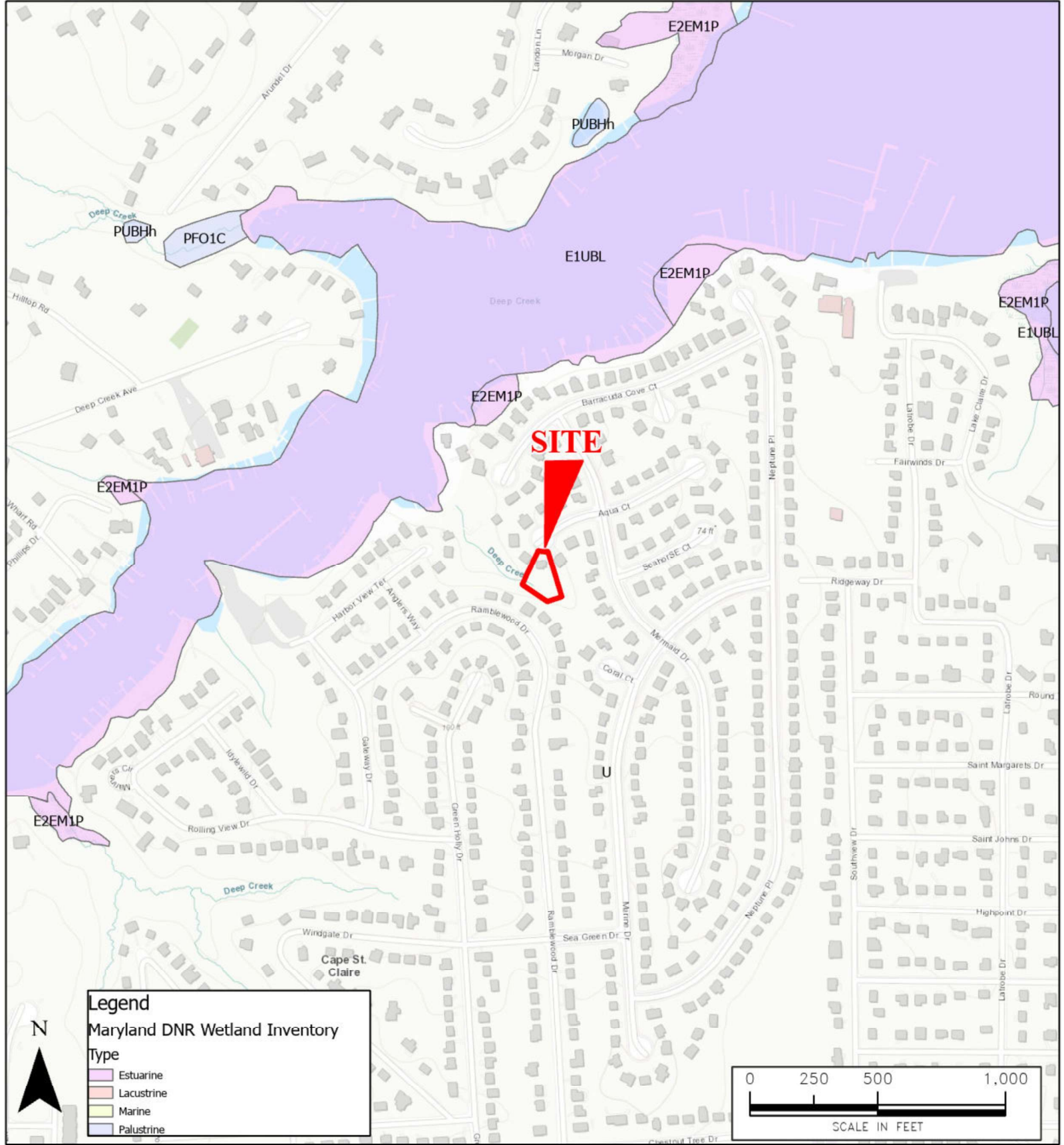
MAP REFERENCES: County of Anne Arundel, VTA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA		PROJECT		DRAWING TITLE		PROJ. NO.	FIGURE
 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com		943 AQUA COURT		VICINITY MAP		25-56	1
						DRAWN BY	
						KCH	
						SCALE	
						1"=1,000'	
						DATE	
						7/22/25	
ANAPOLIS, MD 21409-4775 ANNE ARUNDEL CO., MD							



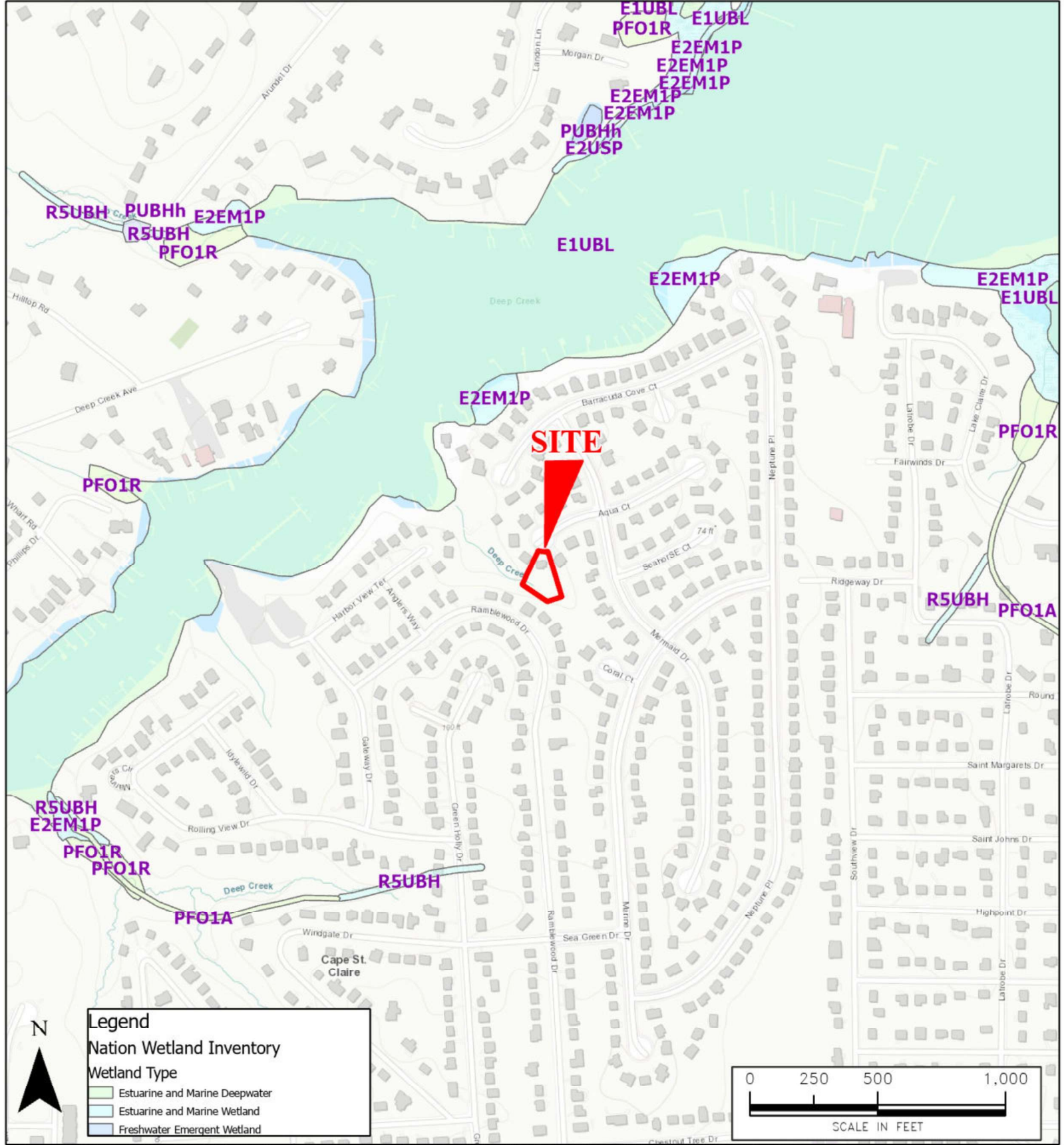
MAP REFERENCES: Copyright © 2013 National Geographic Society, i-cubed, Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Micros		PROJECT		DRAWING TITLE		PROJ. NO.	FIGURE
 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com		943 AQUA COURT		USGS 24K TOPOGRAPHICAL MAP		25-56	2
						DRAWN BY KCH	
						SCALE 1"=500'	
		ANNAPOLIS, MD 21409-4775 ANNE ARUNDEL CO., MD				DATE 7/22/25	



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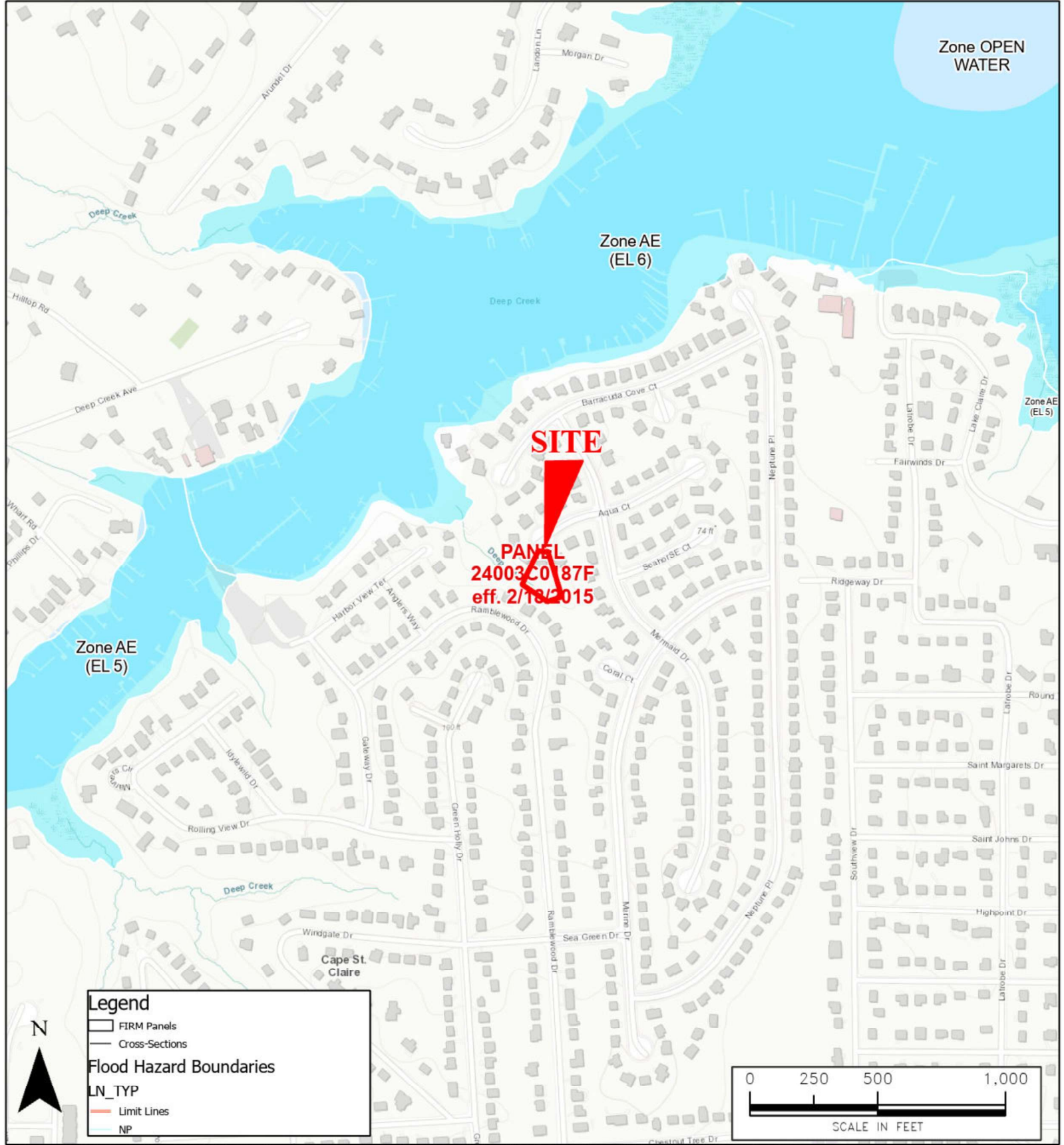


MAP REFERENCES: County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA					
 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com	PROJECT	DRAWING TITLE	PROJ. NO.	FIGURE	
	943 AQUA COURT	MD DNR WETLAND INVENTORY	25-56		4
			DRAWN BY		
			KCH		
			SCALE		
			1"=500'		
			DATE		
			7/22/25		
	ANNAPOLIS, MD 21409-4775 ANNE ARUNDEL CO., MD				



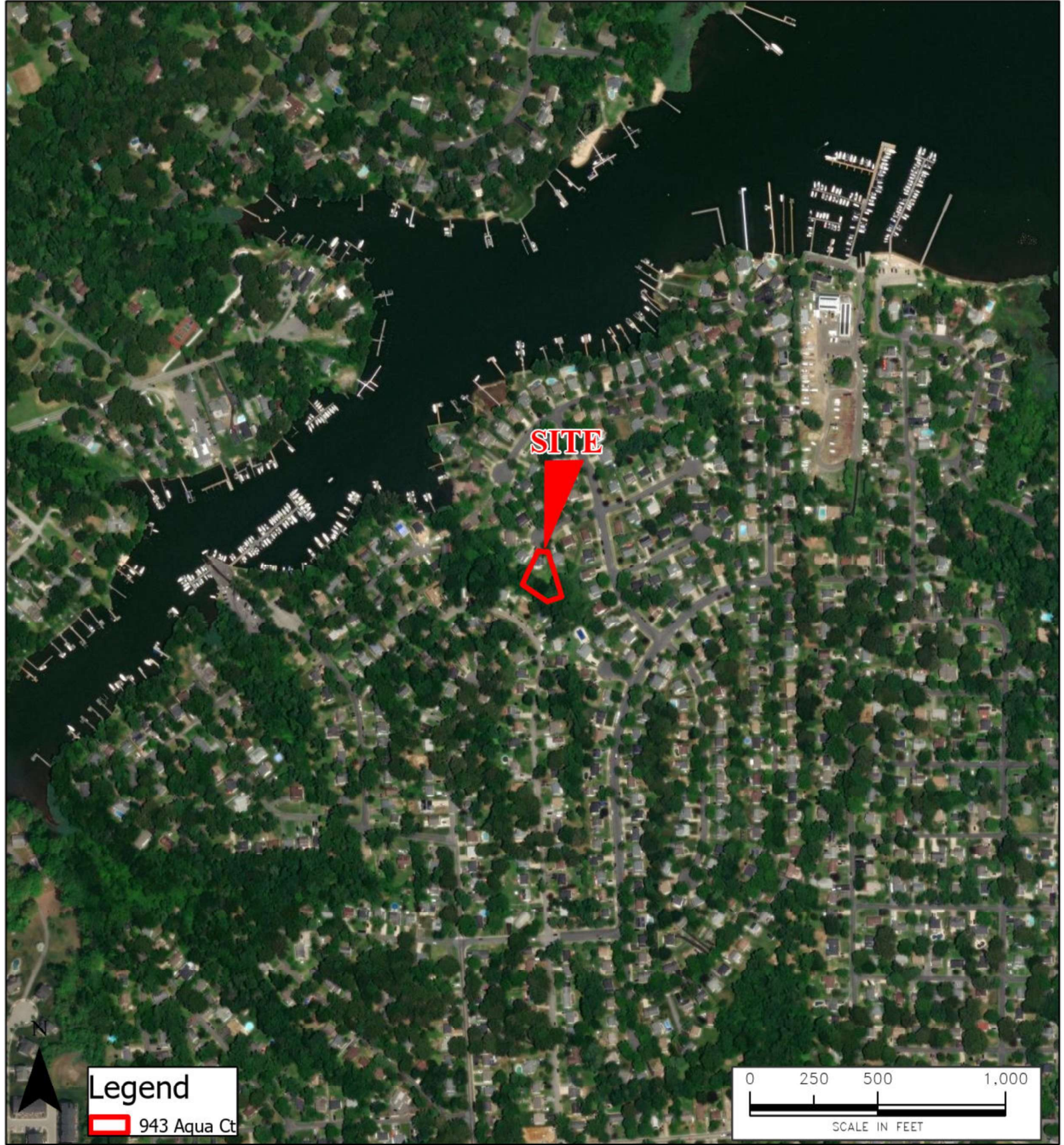
MAP REFERENCES: County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com	PROJECT 943 AQUA COURT ANNAPOLIS, MD 21409-4775 ANNE ARUNDEL CO., MD	DRAWING TITLE USFWS NATIONAL WETLAND INVENTORY	PROJ. NO. 25-56	FIGURE 5
			DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 7/22/25	



MAP REFERENCES: County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com	PROJECT 943 AQUA COURT ANNAPOLIS, MD 21409-4775 ANNE ARUNDEL CO., MD	DRAWING TITLE FEMA FLOOD INSURANCE RATE MAP	PROJ. NO. 25-56	FIGURE 6
			DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 7/22/25	



MAP REFERENCES: Maxar

 303 Sycamore Rd Severna Park, MD 21146 P: (443) 906-3419 Email: info@hollyoakconsulting.com	PROJECT 943 AQUA COURT ANNAPOLIS, MD 21409-4775 ANNE ARUNDEL CO., MD	DRAWING TITLE AERIAL IMAGERY	PROJ. NO. 25-56	FIGURE 7
			DRAWN BY KCH	
			SCALE 1"=500'	
			DATE 7/22/25	

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: June 18, 2025

Tax Map	Parcel	Block	Lot	Section
0040	0450	0004	28	

Tax ID: 3046-9001-5572

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Atlantis

Project location (Address) 943 Aqua Ct

City Annapolis Zip 21409

Local case number

Applicant: Last name Bullock First name David

Company N/A

Application Type (check all that apply):

Building Permit	☐	Variance	☒
Buffer Management Plan	☐	Re zoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☐	Other	☐

Local Jurisdiction Contact Information:

Last name Krinetz First name Kelly

Phone 410-222-7960 Response from Commission Required by

Fax Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of Project site:

Replace in-kind deck within the expanded buffer

☐ Intra-Family Transfer ☐
Grandfathered Lot ☐

☐ Growth Allocation ☐
☐ Buffer Exemption Area ☐

Project Type (check all that apply)

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

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
UDA Area		4,420
LDA Area		13,066
RCA Area		
Total Area		17,486

Total Disturbed Area

Acres	Sq Ft
-	-

Number of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	-	6,500	Existing Lot Coverage	---	1,807
Created Forest/Woodland/Trees	0	0	New Lot Coverage	-	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	---	1,807

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	-	826	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	-	-	Mitigation	TBD	TBD

Variance Type

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

Structure

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

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: June 18, 2025

Tax Map	Parcel	Block	Lot	Section
0040	0450	0004	28	

Tax ID: 3046-9001-5572

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Atlantis

Project location (Address) 943 Aqua Ct

City Annapolis Zip 21409

Local case number

Applicant: Last name Bullock First name David

Company A

Application Type (check all that apply):

Building Permit	☐	Variance	☒
Buffer Management Plan	☐	Re zoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☐	Other	☐

Local Jurisdiction Contact Information:

Last name Krinetz First name Kelly

Phone 410-222-7960 Response from Commission Required by

Fax Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of Project site:

Replace in-kind dec within the expanded buffer

☐ Intra-family Transfer
☐ Grandfathered Lot

☐ Growth Allocation
☐ Buffer Exemption Area

Project Type (check all that apply)

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

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq ft
UDA Area		4,420
LDA Area		13,066
RCA Area		
Total Area		17,486

Total Disturbed Area

Acres	Sq ft
-	-

of Lots Created 0

	Acres	Sq ft		Acres	Sq ft
Existing Forest/oodland/Trees	-	6,500	Existing Lot Coverage	---	1,807
Created Forest/oodland/Trees	0	0	New Lot Coverage	-	0
Removed Forest/oodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	---	1,807

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq ft		Acres	Sq ft
Buffer Disturbance	-	826	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	-	-	Mitigation	TBD	TBD

Variance Type

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

Structure

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



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", written over the name "Brian Chew" in the "FROM" field.

DATE: August 13, 2025

RE: David G. Bullock
943 Aqua Court
Annapolis, MD 21409

NUMBER: 2025-0161-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to 17-8-301 to allow disturbance in the expanded buffer to a tributary stream for replace in kind of the deck.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

2025-2016-V; Bullock; AA 0243-25

3 messages

Jonathan Coplin -DNR- <jonathan.coplin@maryland.gov>

Thu, Sep 11, 2025 at 9:38 AM

To: Sadé Medina <pzmedi22@aacounty.org>

Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>, Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Good morning,

Our office is in receipt of the above referenced variance. The administrative hearing officer (AHO) must find that each and every one of the Critical Area variance standards have been met for this variance to be granted. If the AHO finds that the applicant has satisfied the variance standards, appropriate mitigation is required. Thank you for the opportunity to provide comments. Please provide us with a copy of the hearing officer's decision within 10 business days of when a decision is rendered per COMAR 27.01.12.05.B

Jon

--



Critical Area Commission
Chesapeake & Atlantic Coastal
Bays
dnr.maryland.gov/criticalarea

Jonathan Coplin
Natural Resource Planner
1804 West Street, Suite 100
Annapolis, MD 21401
410-260-3481 (office)
443-699-6869 (mobile)
Jonathan.Coplin@maryland.gov

Sadé Medina <pzmedi22@aacounty.org>

Fri, Sep 12, 2025 at 11:31 AM

To: Jonathan Coplin -DNR- <jonathan.coplin@maryland.gov>

Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>, Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Good morning!

This has been forwarded to the assigned Planner for the provided case.

-Sadé

[Quoted text hidden]

--



Sadé Medina
She/ Her
Office of Planning and Zoning,
Zoning Administration Section
Administrative Assistant II
O: (410) 222-7437
www.aacounty.org

***The Best Place
For All***



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Fri, Sep 12, 2025 at 12:50 PM

To: Sadé Medina <pzmedi22@aacounty.org>

Cc: Jonathan Coplin -DNR- <jonathan.coplin@maryland.gov>, Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>

Thank you! I have also uploaded these comments to the County Portal.

Sincerely,
Jamileh

[Quoted text hidden]

Task Details OPZ Critical Area Team

Assigned Date

08/12/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

No objection to an in kind repair/replacement of the existing deck.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

09/02/2025

Assigned to Department

OPZ Critical Area

Status Date

08/26/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

