

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

APPLICANT: Kenneth Huang

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2025-0163-V

COUNCILMANIC DISTRICT: 6th

HEARING DATE: October 23, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling with less setbacks than required and that does not comply with the designated location of a principal structure on a waterfront lot on property located at 738 Honeysuckle Trail in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 9,677 square feet of land and is identified as Lots 18, 19 & Part of 17 of Parcel 390 in Block 23 on Tax Map 31 in the Herald Harbor subdivision. The property is zoned R5 - Residential District and is improved with a single family detached dwelling and associated facilities. This is a waterfront property on Valentine Creek which lies within the Chesapeake Bay Critical Area and is designated IDA - Intensely Developed Area. The site is mapped within the BMA - Buffer Modification Area.

APPLICANT'S PROPOSAL

The applicant proposes to demolish the existing single family dwelling and to construct a new single family detached dwelling on the same footprint. The new dwelling would be three stories with a height of 32 feet. The new dwelling measures 40' X 34'6" and would include a 20' X 20' garage within that footprint. The existing wood deck on the waterside of the dwelling is labeled to remain.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that principal structures in an R5 - Residential District shall be set back a minimum of 20 feet from a corner side lot line¹. The proposed dwelling will be located as close as 2.3 feet from the corner side lot line, necessitating a variance of 18 feet.

§ 18-2-402(1) of the Code designates the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another. The location of the new dwelling requires a variance to this provision.

¹ Effective July 1, 2025, Bill 72-24 reduced the corner side lot line setback in the R5 District to 15 feet. However, the permit appears to have been applied for before July 1, 2025 so the applicable setback in this case is 20 feet.

AGENCY COMMENTS

The **Health Department** commented that the proposed request adversely affects the on-site sewage disposal system and recommends denial of the request. They further commented that the proposed living space and bedrooms exceeds the existing homes living space and bedrooms under the holding tank system being proposed.

The **Department of Inspections and Permits (Engineering Division)** comments were not available at the time this report was drafted.

The **Development Division (Critical Area Team)** commented that they have no objection to the approval of the request. The new dwelling will be no closer to the shoreline than the existing dwelling and based on the location and orientation of the neighboring dwellings coupled with the dense vegetation on-site, will not impact the air, light and view of the adjacent waterfront properties.

The **Cultural Resources Division** commented that the property includes an unrecorded historic resource and their Office will need to conduct a review for the demolition of the existing structure once the permit application is submitted. A site visit with photo documentation may be required prior to demolition approval.

FINDINGS

The proposed lot coverage after development will be 3,085 square feet, which is a reduction of 161 square feet from the existing lot coverage of 3,246 square feet. Exact lot coverage calculations will be determined at the time of permit.

The applicant describes that the location of the existing structure in combination with being a corner lot creates a situation where it is impossible to replace the dwelling without variance relief. The existing dwelling does not meet the corner side setback requirement and being within the 100 foot buffer leaves no room to relocate the dwelling without variance relief. The applicant argues that the dwelling is being replaced on the same footprint which is modest in size and comes no closer to the shoreline or property lines than the current structure.

It is the opinion of this Office that the combination of the location of the existing dwelling on a corner lot along with the location of the 100 foot buffer creates a situation where redevelopment of the lot with a new dwelling would be difficult to impossible without variance relief. As such, some relief is warranted to allow the applicant to redevelop the lot and avoid practical difficulties and unwarranted hardship.

While this Office notes the objections of the Health Department, the proposed variance relief can be considered the minimum necessary to afford relief in this case. The applicant is proposing a dwelling in the exact same footprint as the dwelling to be demolished and will come no closer to the shoreline or property lines than the current configuration. While it is not an in-kind replacement due to the increase in height, the proposed height of 32 feet is within the allowable limit and does not require variance relief.

2025-0163-V

There is no evidence that the proposed variances will alter the essential character of the neighborhood or reduce forest cover in the LDA or RCA. Provided the applicant can satisfy the requirements of the Health Department, the proposal will not be detrimental to the public welfare or impair the use or development of adjacent property. The Critical Area team has indicated that in their opinion the proposal will not affect the air, light and view of the adjacent waterfront properties and they offered no objection to the request.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **conditional approval** of variances to construct the dwelling as shown on the site plan. Any approval should be conditioned on the applicant being able to satisfy the requirements of the Health Department.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.

MAPPED SOIL TYPES ON-SITE				
Source: http://websoilsurvey.nrcs.usda.gov (May 2011)				
MAP SYMBOL	SOIL MAPPING UNIT	HYDRIC	HIGHLY ERODIBLE	HYDRO GROUP
SME	Sassafras and Croom soils, 15% to 25% slopes	No	Yes	Type 'C'

ENVIRONMENTAL CONSERVATION NOTES:

PRIMARY ENVIRONMENTAL FEATURES:

- Streams: There is no stream located on the subject property.
- Stream Buffers: There are no stream buffers located on the subject property.
- Wetlands and Wetland Buffers: There are no tidal nor non-tidal wetlands on the subject property. There are no associated wetland buffers on the property.
- Floodplains: The subject property is affected by a floodplain as established by the Federal Emergency Management Agency (FEMA) Elevation 5.0 (FEMA Map 24003C0162F).

SECONDARY ENVIRONMENTAL FEATURES:

- Critical Areas Boundary: The subject property is within the IDA designation of the Chesapeake Bay Critical Area.
- Soils Types: The subject property is entirely comprised of Sassafras and Croom Soils (SME) Type 'C'. [per US Department of Agriculture's Natural Resource Conservation Service (NRCS)].
- Forest: There is Developed Woodlands on the property.
- Steep Slopes: There are no steep slopes nor their associated buffer on the subject property.
- Cultural Resources: There are no cultural resources associated with the subject property.

RESOURCE MAPPING NOTES:

- The site lies within R5 Residential zoning.
- Entire site lies within the Existing Public Service area of the Herald Harbor Water Service Area (W-5)
- Entire site lies within the No Public Service area of the Rural Sewer Area (S-5)
- Site has Type "C" soils
- Information shown on the Resource map has been field verified by Drum, Loyka & Associates, LLC survey dated 27 June 2025.
- Deed: Liber 37723, Folio 00311.
- Subject Property is not within any Bog Drainage or Impact Areas
- Subject Property is within the Severn River Watershed

HEALTH DEPARTMENT PERC TEST #PT-1

Project Location:
738 Honeysuckle Trail,
Crownsville, MD 21032

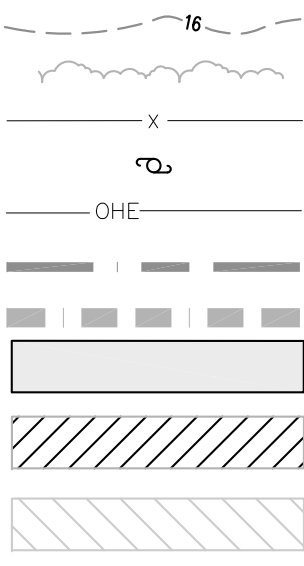
Ground Elev. = 6.5±
0'-0.5' Topsoil
Sandy Loam
0.5'-2.1' H2O Encountered
Bottom Elev. = 4.4±

HEALTH DEPARTMENT PERC TEST #PT-2

Project Location:
738 Honeysuckle Trail,
Crownsville, MD 21032

Ground Elev. = 2.5±
0'-0.5' Topsoil
Sandy Loam
0.5'-1.3' H2O Encountered
Bottom Elev. = 1.2±

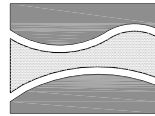
LEGEND



- Existing Contour
- Existing Woods Line
- Existing fence Line
- Existing Power Pole
- Existing Overhead Electric Line
- 100' Tidal Water Line
- FEMA Floodline
- Existing Dwelling
- Existing Lot Coverage To Be Removed
- Areas That Should Be Protected From Development
- Perc Test Location

DESIGNED: REB	DRAWN: WES
ORIG. DATE: JULY 2025	
MODIFIED BY/DATE:	
CADD DWG #: HD11925-Grading Permit	
DLA PROJECT #: HD11925	
© Drum, Loyka & Associates, LLC These drawings are the property of Drum, Loyka & Associates, LLC. Unauthorized reproduction for any purpose is not permitted and is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.	

REVISIONS TO APPROVED PLANS				
No.	DATE	BY	DESCRIPTION	



Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS

1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122
www.drumloyka.com | info@drumloyka.com

I hereby certify that the features shown on the map have been field verified and combined with the best available information.

"Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland,
license no. 18521
& expiration date: 12-08-25"

DEVELOPER:

MR. DOUGLAS PRUETT
DOUG PRUETT CONSTRUCTION, INC.
1932 LINCOLN DRIVE, SUITE D
ANNAPOLIS, MD 21401
(410) 224-4057

EXISTING CONDITIONS AND RESOURCE MAPPING PLAN				
VARIANCE PLAN				
HERALD HARBOR ~ LOTS 18, 19, & P/O 17, BLOCK 35				
738 HONEYSUCKLE TRAIL, CROWNSVILLE, MD 21032				
TAX ACCT. NO. 02-413-12616125				
TAX MAP 31	GRID 23	PARCEL 390	DISTRICT 2ND	
ANNE ARUNDEL COUNTY, MARYLAND				
SCALE: 1"=20'	DATE: 8/12/202	PROJ. NO: HD11925	SHEET 2	OF 2

August 13, 2025

Ms. Joan Jenkins
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

RE: Herald Harbor LotS 18, 19 & p/o Lot 17

Variance submittal

738 Honeysuckle Trail
Crownsville, MD. 21032
Tax Map 31, Grid 23, Parcel 390
Pre-File #2024-0047-P

Dear Ms. Jenkins:

This is a formal **Variance Application** submittal for the proposal to demolish the existing single-family home down to the existing slab and build a new home within the existing footprint for the above referenced project. Two variance requests would be necessary including a variance to **Article 18-4-701 Bulk Regulations** of 17.7-feet to the 20-foot corner side yard setback in an R-5 zoning district and to **Article 18-2-402(1)** of the County Code to the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another.

The property is an existing legal building site fronting Valentine Creek, is located in the **(IDA)** Intense Development Area Designation of the Critical Area and is within the Buffer Modification Area mapping. The property is 9,677 sq. ft. or 0.22 acres, is zoned R-5 Residential, is connected to public water and has an existing failed septic system to be replaced with (2) Holding Tanks. The existing principal structure is located only 2.3-feet away from Valentine Road's right of way and 13.1-feet away from the rear line or private right of way line of Honeysuckle Trail. The site does not have 15% steep slopes within the boundary but is encompassed by several retaining walls.

A pre-file review **#2024-0047-P** was completed by the Office of Planning and Zoning including comments from the Critical Area Team and were issued on June 4th, 2024. A complete topographic and location survey has been conducted to produce an accurate depiction of the sites' conditions, slopes, buffers and woodland canopy.

Code Article 18-16-305:

(a) Requirements for zoning variances. The Administrative Hearing Officer may vary or modify the provisions of this article when it is alleged that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or

(2) Because of exceptional circumstances other than financial considerations, the granting of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

(b) Requirements for Critical Area Variances.

- (1) Unwarranted Hardship and Practical Difficulty- There are several hardships and practical difficulties related to the re-development of the site. **First**, the modest existing footprint of the home is located only 2.3-feet from the right of way line, 13.1-feet from the rear property line and is low in elevation. **Second**, the 100-foot buffer covers 8,345 sq. ft. or 87% of the total lot area in addition to the FEMA 100-Year Flood Elevation covering 5,268 sq. ft. of lot area. **Third**, the site is abutting not only the shoreline, but is considered a corner lot, with an increased corner side setback of 20-feet verses a standard side setback of 7-feet.
- (2) Deprive the applicant of rights commonly enjoyed by other properties- the proposed improvements are in character with other dwellings in the neighborhood and surrounding properties. In fact, numerous existing homes in the immediate neighborhood have larger footprints than the proposed footprint of the new home.
- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. The replacement of the existing home is in character with the neighborhood as mentioned above.
- (4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on the unique physical characteristics of the lot.
- (5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, and wildlife or plant habitat and be in harmony with the critical area program. Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. The required ESD volume to be addressed with non-structural practices is 250 cu. ft. Disconnection of Non-Rooftop Runoff is being implemented to assist with addressing ESD volume and 10% Phosphorus Load Removal. There will be (1) Rain Harvesting Tank to address the roof of the principal structure. The total volume provided is 267 cf. ft. All storm water management applications are outside the 100-foot buffer. Perc Test results showed a highwater table and unfavorable soil conditions for infiltration. Lastly, the proposed home is slightly smaller than the existing footprint to meet the rear setback requirement of 20-feet.
- (6) Presumption Sec 8-1808(d)(2)(ii) – The applicants have overcome the presumption that the use for which the variances were requested were not in conformity with the purpose and intent of the Critical Area Program.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variances allow for modest uses that not only meets the “significant and reasonable standard” but also are the minimal necessary development to afford relief. Location of the new structure with the same setback as the existing footprint is the minimum necessary to construct the proposed improvements and to reduce the impervious surface area within the property’s boundary.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the (IDA). Vegetative clearing or under these circumstances canopy impacts are reduced to the minimum necessary to construct the proposed improvements.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area. Canopy impacts are only for what is necessary for construction and access, and the property is located within the less restrictive (IDA) designation and not located within a Bog Protection Area.
 - v. be detrimental to the public welfare as constructing a single-family dwelling and associated improvements on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variances and a strict implementation of the County’s zoning and Critical Area Program would constitute unwarranted hardship and practical difficulty on the applicant and deprive them of the same rights and privileges others enjoy in the immediate neighborhood along the waterfront side of Valentine Creek.

Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC


Robert Baxter
Project Manager

Cc: Doug Pruett
Grant Mays
Kenneth T. Huang

1/2

Charter Title, LLC
File No. CT-105982MD
Tax ID #: 02-413-12616125

Anne Arundel Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,500.00
TOTAL \$1,560.00
SAP KJ
Oct 18, 2021 08:33 am

This Deed made this 1st day of October, 2021, by and between Barbara A. Quinn, Trustee of the Barbara A. Quinn Revocable Living Trust dated May 6, 2020, GRANTOR, and Kenneth Tim Huang, GRANTEE.

— Witnesseth —

That in consideration of the sum of Six Hundred Thousand Dollars and No Cents (\$600,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner in fee simple, all those lots of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

Parcel [I]

Being known and designated as Lots numbered 17, 18 and 19, Block 35 in the subdivision known as Herald Harbor on the Severn as shown on Section E of a plat thereof entitled "Herald Harbor on the Severn, amended map of Section E" recorded among the Plat Records of Anne Arundel County in Plat Book 4, page 14;

Saving and excepting beginning for the same at a pipe fond on the Northwest side of Honeysuckle Trail and at the corner of Lots 16 and 17, Block 35 as shown on Section E of Herald Harbor recorded among the Plat records of Anne Arundel County in Plat Book 4, Page 14, Thence running from said beginning point so fixed and leaving Honeysuckle Trail and running with the division line between Lots 16, 17, Block 35, as shown as Section E of Herald Harbor recorded among he Plat Records of Anne Arundel County in Plat [book] 4, page 14; thence running from said point of beginning so fixed and leaving Honeysuckle Trail and running with the division line between Lots 16 and 17 North 29 degrees 36' 30" West, 100 feet to a pipe found in the corner of said Lots 16 and 17; THENCE running with part of the north line of Lot 17 North 58 degrees, 19' 10" East, 5 feet to a pipe set; THENCE running for a new line at the division through Lot 17 South 31 degrees 24' 48" East, 99.99 feet to a pipe set on the Northwest side of Honeysuckle Trail: THENCE running with the Northwest side of said trial South 58 degrees 19' 10" West, 8.15 feet to the place of beginning. Containing 657 square feet surveyed J.R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors; BEING part of Lot 17 Block 25, Section E of Herald Harbor, and recorded among the Plat Records of Anne Arundel County in Plat Book 4, Page 14, and including also all extensions and accretions to the said portion of Lot 17 whether by fill, accretion, reliction, alluviation, or otherwise

AND

Parcel [II]

Beginning for the same at a pipe found where the Northwest side of Honeysuckle Trail intersects the Southwest side of Valentine Road and at the easternmost corner of Lot 19, Block 35 as shown on Section E of Herald Harbor, recorded among the plat records of Anne Arundel County in Plat Book 4, page 14; Thence running from said beginning point so fixed and running across part of the easternmost end of Honeysuckle Trail and along the Southwest side of Valentine Road South 29 Degrees 36' 30" East 12.5 Feet to a pipe set; THENCE leaving Valentine Road and running for a new line of division along the center line of Honeysuckle Trail South 59 degrees 19' 10" West, 71.46 feet to a pipe set; THENCE still with new lines of division across Honeysuckle Train North 31 degrees 24' 48" West, 12.50 feet to a pipe set on the Northwest side of Honeysuckle Trail and in the Southeast line of Lot 17 as shown on the above mentioned plat of Herald Harbor; THENCE running with the Northwest side of Honeysuckle Trail and running with the Southeast line of Lot 18, 19 and part of 17 as shown on said plat North 59 degrees 19' 10" East, 71.85 feet to place of beginning; CONTAINING 895 square feet as surveyed by J.R. McCrone Jr., Inc. Registered Professional Engineers and Land Surveyors. BEING a part of honeysuckle Trail lying adjacent to lots 18, 19 and part of 17, Block 35, Section E, of Herald Harbor, recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 4, page 14 and being that conveyance for Eric Robert Young unto

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 37723, p. 0311, MSA_CE59_38165. Date available 10/28/2021. Printed 08/08/2025.

Edward E, Wissman and Mattie B. Wissman by deed dated April 8, 1983 and recorded among the Land Records of Anne Arundel County in Liber 3627 Page 797.

Together with all right, title, interest and riparian rights to that land lying between the northern boundary of Parcel [1] described above and the waters of Valentine Creek and any improvement erected thereon which extend[s] into the waters of Valentine Creek including but not limited to bulkheads, piers, pilings, boat sheds, etc.

For informational purposes only:

The improvements thereon being known as 738 Honeysuckle Trail, Crownsville Maryland 21032.

Being the same property granted and conveyed from Barbara A. Quinn, known also of record as Barbara Quinn to Barbara A. Quinn, Trustee of the Barbara A. Quinn Revocable Living Trust, created by Trust Instrument dated May 6, 2020 by a Deed dated June 10, 2020 and recorded on June 29, 2020 in Book 34820, Page 258.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kenneth Tim Huang, as sole owner, in fee simple.

And the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

appropriate by the Council in order to effectuate the provisions of this Section 6.1 or to exercise any of the rights and powers granted to the Council under this Section 6.1; and

(f) grant to the Declarant, for the benefit of any adjacent property, an easement in, over and through the Common Elements for the construction, installation, use, operation, maintenance, repair and replacement of any improvement.

6.1.4. Any instrument executed by the Council pursuant to the aforesaid power of attorney shall contain a certification that such instrument, or the transactions contemplated thereby have been approved by Unit Owners having the requisite number of Votes to approve such instrument or transaction, if such instrument or transaction requires such approval.

6.2. Easements Benefiting Units.

6.2.1. Each Unit shall have the benefit of a perpetual easement for the lateral and vertical support of the improvements included within such Unit, which easement shall burden the Common Elements and each other Unit.

6.2.2. Each Unit shall have the benefit of a perpetual, non-exclusive easement for the use of:

(a) each main, duct, exhaust system, stack, raceway, wire, conduit, line, drain, pipe, sprinkler pipe, or other device located within the Common Elements or another Unit and used in providing any utility or service to the first such Unit; and

(b) each sidewalk, parking lot, corridor, stairway or entranceway which from time to time is part of the General Common Elements for unrestricted ingress and egress to and from his Unit.

6.2.3. Each Unit shall have the benefit of a non-exclusive easement for the use of the General Common Elements; provided that:

(a) such use is in accordance with applicable law and the provisions of this Declaration, the Bylaws and the Rules and Regulations;

(b) no person other than the Council may construct, reconstruct, alter or maintain any structure or make or create any excavation or fill upon, or remove any tree, shrub or other vegetation from, or otherwise damage, the General Common Elements; and

(c) no person shall without first obtaining the Council's consent do anything within the General Common Elements which will cause an increase in any premium paid by the Council for liability

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


The Law Office of Joe E. Hill, Jr.

AFTER RECORDING, PLEASE RETURN TO:

Charter Title, LLC
231 Najoles Road, Suite 100-C
Millersville, MD 21108
CT-105982MD

**MARYLAND
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Barbara A. Quinn Revocable Living Trust dated May 6, 2020

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
738 Honeysuckle Trail, Crownsville, MD 21032

3. Reasons for Exemption

Resident Status



As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3b. Entity Transferors

3a. Individual Transferors

Witness

The Barbara A. Quinn Revocable Living Trust dated
May 6, 2020

Name

**Date

Barbara A. Quinn 9/29/2021

Signature

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

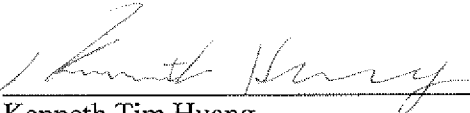
Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

AFFIDAVIT OF GRANTEES AS
FIRST-TIME MARYLAND HOME BUYERS

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

- 1. The undersigned is/are the Grantee(s) of residentially improved real property located at 738 Honeysuckle Trail, Crownsville, MD 21032, and being more particularly described as Tax ID Number 02-413-12616125, Anne Arundel County of Anne Arundel, MD.
- 2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

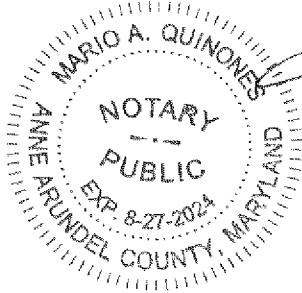

Kenneth Tim Huang

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

- 1. Each of the undersigned is a Grantee of residentially improved real property located at 738 Honeysuckle Trail, Crownsville, MD 21032, and being more particularly described as Tax ID Number 02-413-12616125, Anne Arundel County of Anne Arundel, MD.
- 2. Each of the undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Guarantor/co-maker

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of ANNE ARUNDEL, this 1 day of OCT, 2021.




Notary Public
My Commission Expires: 8/27/2024

File No. CT-105982MD

OWNER OCCUPANCY AFFIDAVIT

Kenneth Tim Huang, as sole owner, the Grantee(s) in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me/us.

Kenneth Tim Huang
Kenneth Tim Huang

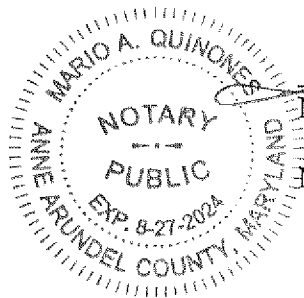
WITNESS:

[Signature] (SEAL)
As to All

STATE OF MARYLAND, *Anne Arundel*, to wit:

I HEREBY CERTIFY, that on this 1 day of OCT, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Kenneth Tim Huang, the parties herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing to be his/her/their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public

My Commission Expires: *8/27/2024*

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 37723, p. 0318, MSA CE59_38165, Date available 10/28/2021, Printed 08/08/2025.

BOOK: 37723 PAGE: 318

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City

☒ County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

1

Type(s) of Instruments

☐ Check Box if addendum Intake Form is Attached.)

☒ Deed

☒ Deed of Trust

☒ Improved Sale Arms-Length [1]

☐ Mortgage Lease

☐ Unimproved Sale Arms-Length [2]

☐ Multiple Accounts Arms-Length [3]

☐ Other

☐ Not an Arms-Length Sale [9]

3

Tax Exemptions (if applicable)
Cite or Explain Authority

Recordation

First Time Home Buyer

State Transfer

County Transfer

4

Consideration and Tax Calculations

Consideration Amount

Purchase Price/Consideration

\$600,000.00

Any New Mortgage

\$480,000.00

Balance of Existing Mortgage

\$

Other:

\$

Other:

\$

Full Cash Value:

\$

Finance Office Use Only
Transfer and Recordation Tax Consideration

Transfer Tax Consideration

\$

X () %

=

\$

Less Exemption Amount

-

\$

Total Transfer Tax

=

\$

Recordation Tax Consideration

\$

X () per \$500

=

\$

TOTAL DUE

\$

5

Fees

Amount of Fees

Doc. 1

Doc. 2

Recording Charge

\$20.00

\$20.00

Surcharge

\$40.00

\$40.00

State Recordation Tax

\$

\$

State Transfer Tax

\$

\$

County Transfer Tax

\$0.00

\$0.00

Other

\$6,000.00

\$0.00

Other

\$

\$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District

Property Tax ID No. (1)

Grantor Liber/Folio

Map

Parcel No.

Var. LOG

02-413-12616125

Book 34820, Page 258

☐ (5)

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

Herald Harbor

Location/Address of Property Being Conveyed (2)

738 Honeysuckle Trail, Crownsville, MD 21032

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential☒ or Non-Residential☐

Fee Simple☒ or Ground Rent☐

Amount:

Partial Conveyance? ☐ Yes ☐ No

Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7

Transferred From

Doc. 1 – Grantor(s) Name(s)

Doc. 2 – Grantor(s) Name(s)

The Barbara A. Quinn Revocable Living Trust dated May 6, 2020

Kenneth Tim Huang

Doc. 1 – Owner(s) of Record, if Different from Grantor(s)

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8

Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

Kenneth Tim Huang

Ruth Green, trustee

New Owner's (Grantee) Mailing Address

738 Honeysuckle Trail, Crownsville, MD 21032

9

Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)

Doc. 2 – Additional Names to be Indexed (Optional)

Primary Residential Mortgage, Inc.

10

Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Rainah Wendt

Firm: Charter Title, LLC

Address: 231 Najoles Road, Suite 100-C

Millersville, MD 21108

Phone: () (410) 946-0200

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☒ Yes

☐ No

Will the property being conveyed be the grantee's principal residence?

☐ Yes

☒ No

Does transfer include personal property? If yes, identify:

☐ Yes

☒ No

Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Tran. Process Verification

Transfer Number

Date Received:

Deed Reference:

Assigned Property No.:

Year

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

Ex. St.

Ex. Cd.

REMARKS:

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

Distribution: ☐ Clerk's Office ☐ Office of Finance

☐ SDAT ☐ Preparer

AOC-CG-300 (5/2007)

CT-105982MD

Chesapeake Bay Critical Area Report

Herald Harbor ~ Lots 18, 19 & P/O 17

Tax Map 31, Grid 23, Parcel 390
Tax Account No. 02-413-12616125

Property Address: 738 Honeysuckle Drive
Crownsville, Maryland 21032

Property Owner & Variance Applicant: Kenneth T. Huang

Critical Area Designation: IDA **Zoning:** R-5 **Lot Area:** 0.22 Ac.

Site Description

The subject property is located off Honeysuckle Trail in the Herald Harbor Subdivision. The property is irregular in shape, legal building parcel consisting of approximately 0.22 acres in area and is currently improved with a single-family dwelling which is proposed to be razed and removed down to the existing slab and a new single family dwelling reconstructed within the footprint of the existing home. The property has a zoning designation of R-5. The site is located entirely within the Chesapeake Bay Critical Area with an IDA designation. The existing dwelling is 65.1' from the shoreline. The site is currently served by a public water and private septic. There are several hardships and practical difficulties regarding the redevelopment of the subject property. A large portion of the site is within the 100-ft buffer to tidal waters which encumber 8,345 sq. ft. or 87.16% of the total lot area. Additionally, the FEMA floodline encumbers 5,268 sq. ft. or 54.43% of the total lot area. Lastly the location of the existing dwelling being sited 2.3' from the side BRL makes the utilization of the existing footprint impossible without granting relief to code. The unimproved portion of the site is vegetated with hardwood & evergreens trees, understory growth & lawn in good condition. The site is Located on Valentine Creek in a Buffer Modified area.

Description and Purpose of Variance Request

The homeowners propose to construct a new single-family dwelling, drive & associated improvements. The proposed improvements do not encroach any further to the shoreline than the existing dwelling. The site will be served by public water & private septic. One 2,000 Gallon Rainwater Harvesting cistern is being proposed to provide the required ESDv. The cistern will capture rooftop runoff from the entire roof area of the proposed dwelling. The proposed improvements are within the size and character of other dwellings in the neighborhood. Due to extent the 100-ft tidal waters buffer on the property, development isn't possible without disturbing the buffer. However, disturbance within the FEMA flood elevation is proposed strictly for the removal of existing lot coverage and installation of the proposed septic system. While the existing structure is nonconforming, by sitting the proposed dwelling on top of the existing footprint we greatly reduce our impact to the environment, particularly canopy disturbance. Therefore, the proposed improvements require variances to **Article 18 Section 2-402(1)** of the County Code to the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another & requesting a variance to **Article 18 Section 4-701** of the Bulk Regulations of 17.7-feet to the 20- corner side setback in an R-5 zoning district.

A pre-filing review was conducted by the Office of Planning and Zoning and comments were issued on June 04 2024 by Ms. Joan Jenkins, Ms. Kelly Krinetz & Mr. Habtamu Zeleke of Planning and Zoning, the Critical Area team & Inspection & Permits had several comments. The comments were considered, and the site plan was revised accordingly. A copy of the pre-file comments is included with this submittal.

Vegetative Coverage and Clearing

This property is vegetatively stabilized with developed woodland, including a variety of mature hardwood trees ornamental plantings, lawn in good condition & a creeping ivy groundcover common to the community of Herald Harbor. The existing on-site wooded area totals roughly 4,410 s.f. (0.10 Ac.). Removal of vegetation has been minimized to only that is necessary to construct the proposed improvements. By utilizing the existing footprint with a vertical expansion, there are no trees slated to be removed as part of this redevelopment, however canopy disturbance for the proposed redevelopment is approximately 1,983 s.f. (0.04 Ac.). Reforestation requirements for this property will be addressed during the grading permit phase of this project in accordance with code requirements.

Lot Coverage

The site currently has 3,246 s.f. (0.07 Ac.) of impervious coverage. The proposed impervious area for this property is 3,085 s.f. (0.07 Ac.), which is a decrease of 161 s.f. from the existing impervious and well below the allowable s.f. of lot coverage for this site.

100-ft Tidal Buffer

Approximately 8,345 s.f of the subject property falls within the 100-ft tidal waters line, over three quarters of the property is within the buffer. There is proposed disturbance within the 100-ft buffer as part of this redevelopment, the proposed improvements have been sited overtop of the existing dwelling to minimize the disturbance to the buffer to construct the proposed dwelling, septic system, stormwater management & associated improvements. While disturbance to the 100-ft tidal waters line is unavoidable, a reduction of 161 s.f. of lot coverage within the 100-ft tidal waters line is being proposed as part of this redevelopment.

Predominant Soils

The predominant soil type is Sassafras & Croom soils complex, 15 to 25 percent slopes (SME). This soil has a type "C" hydrologic classification and is not a hydric soil based on its land formation (soils characteristic of wetlands).

Drainage and Rainwater Control

Runoff from the site sheetflows across the lawn and ultimately drains to Valentine Creek. The proposed redevelopment addresses stormwater management environmental site design to the maximum extent practicable via (1) "2,000 gallon rainwater harvesting cistern, to treat the entire roof area of the dwelling to address our ESDv.

Stormwater management and sediment and erosion control will be further addressed during the permitting phase of the project in order to meet Anne Arundel County design criteria.

Conclusions – Variance Standards

The applicant proposes to construct additions to the existing single-family dwelling, parking pad, walk and associated improvements. The need for the requested Critical Area Variances arises from the existing unique nature and constraints of this property, specifically the siting of the existing structure, proximity to the 100-ft tidal waters line and encumbrance of the FEMA flood line. It is not possible to complete this project without disturbance to the 100-ft buffer to tidal waters. The proposed improvements are consistent in size and nature with other homes along the waterfront of Valentine Creek and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of mitigation, and sediment and erosion control practices, to be addressed during permitting, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning , 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

Federal Emergency Management Agency , 2016. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2025 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.

State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date August 12, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
31	390	23	18, 19 p/o 17	Block 35

FOR RESUBMITTAL ONLY

Corrections ☐

Redesign ☐

No Change ☐

Non-Critical Area ☐

* Complete only Page 1
General Project Information

Tax ID 2-413-12616125

Project Name (site name, subdivision name, or other) Herald Harbor

Project location/Address 738 Honeysuckle Trail

City Crownsville, MD. Zip 21032

Local case number

Applicant: Last name Pruet First name Doug

Company Doug Pruet Construction, Inc.

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name: First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Demolition of an existing structure and construction of (1) single-family home on top of existing slab w/deck
Remaining; (3) story structure

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
	0.22	9,677	Total Disturbed Area	0.13	5,487
IDA Area	0	0	# of Lots Created	1	
LDA Area	0	0			
RCA Area	0	0			
Total Disturbed Area	0	0			

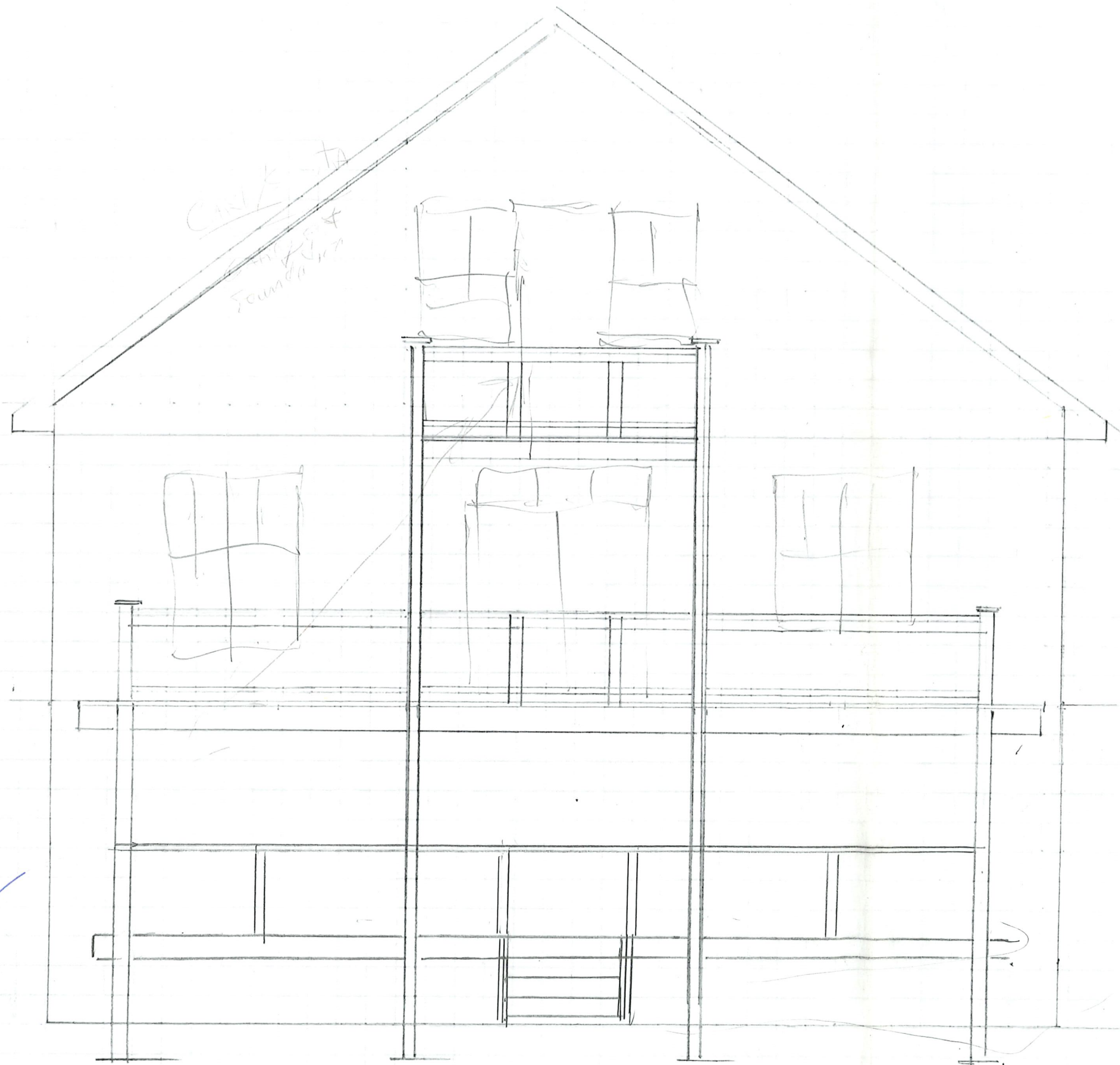
	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.10	4,410	Existing Impervious Surface	0.07	3,246
Created Forest/Woodland/Trees	0	0	New Impervious Surface	0	0
Removed Forest/Woodland/Trees	0.04	1,983	Removed Impervious Surface	0.00	161
			Total Impervious Surface	0.07	3,085

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.05	4,450	Buffer Forest Clearing	0	
Non-Buffer Disturbance	0.02	1,037	Mitigation	0	

Variance Type		Structure	
Buffer	☐	Acc. Structure Addition	☐
Forest Clearing	☐	Barn	☐
HPA Impact	☐	Deck	☐
Impervious Surface	☐	Dwelling	☒
Expanded Buffer	☐	Dwelling Addition	☐
Nontidal Wetlands	☐	Garage	☐
Setback	☒	Gazebo	☐
Steep Slopes	☐	Patio	☐
Other	☒	Pool	☐
	Relatively in-line	Shed	☐
		Other	☐

Susan Frawley
301-332-3269



738 HONEYSUCKLE TRAIL
CROWNSVILLE MD

LOTS 18 & 19

ANNE ARUNDEL COUNTY

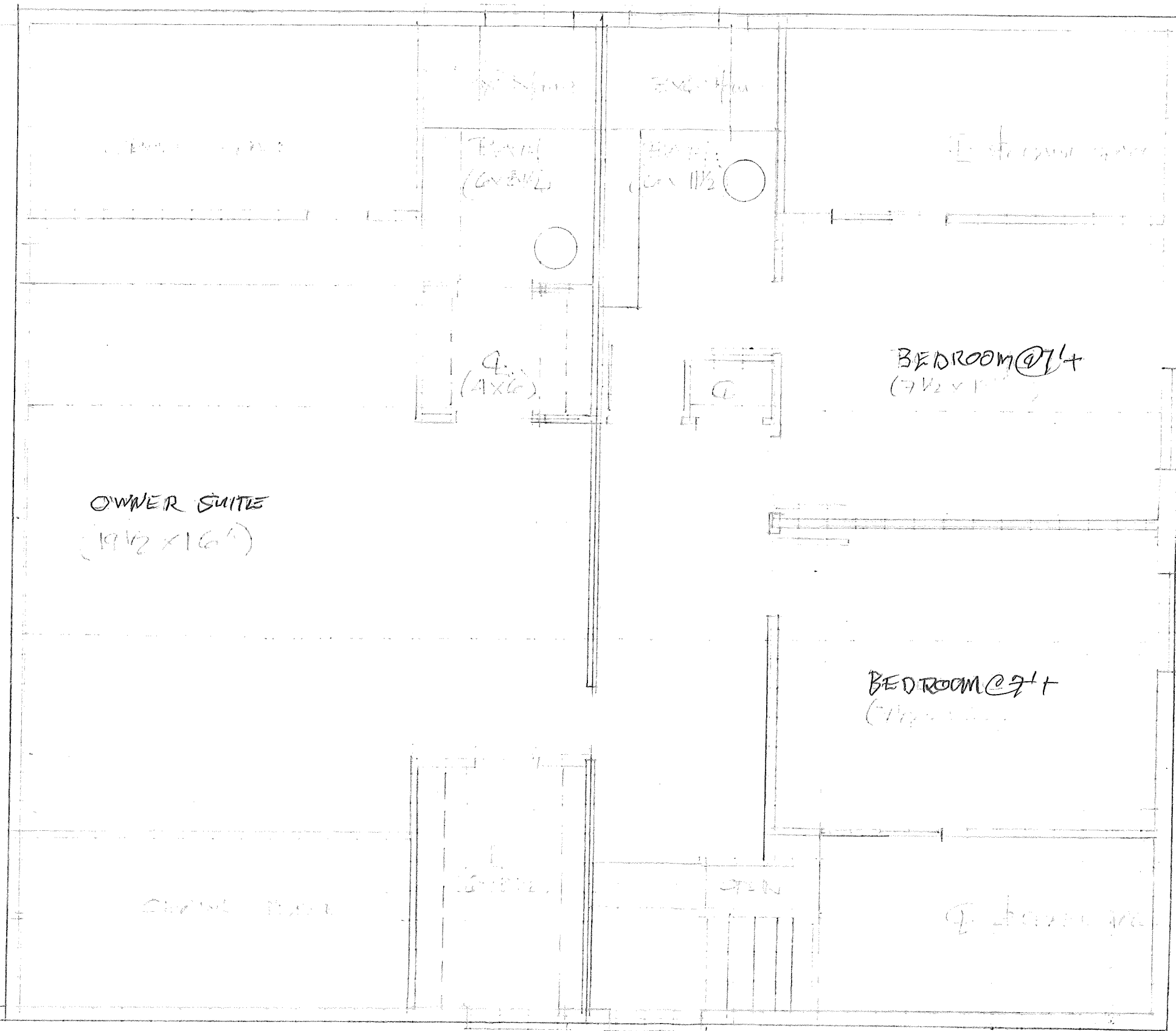
SCALE 1/4" = 1'
DRAWN S. FRAWLEY 9/83

RIVER

EXISTING

DECK

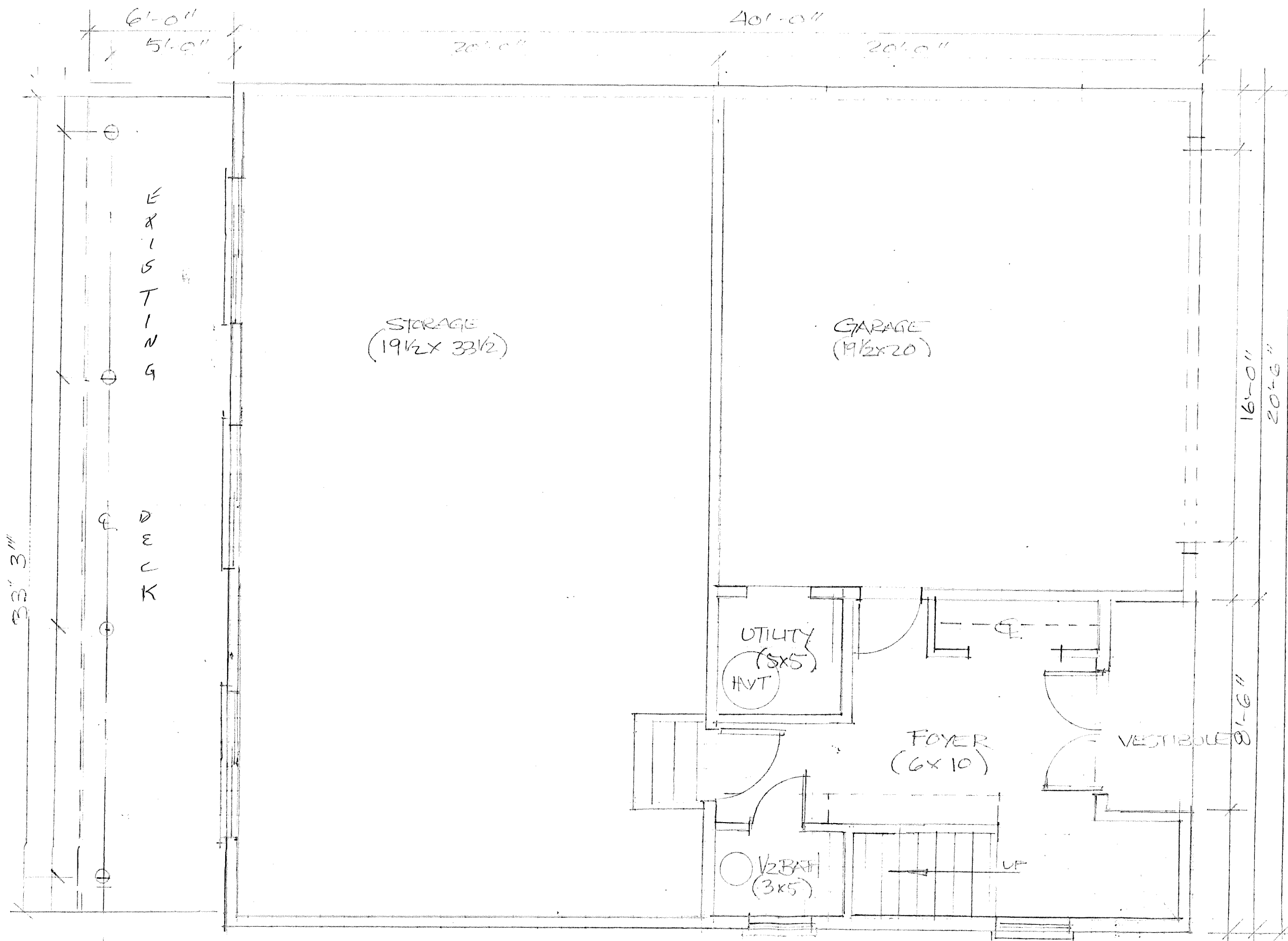
BELOW



DRIVEWAY

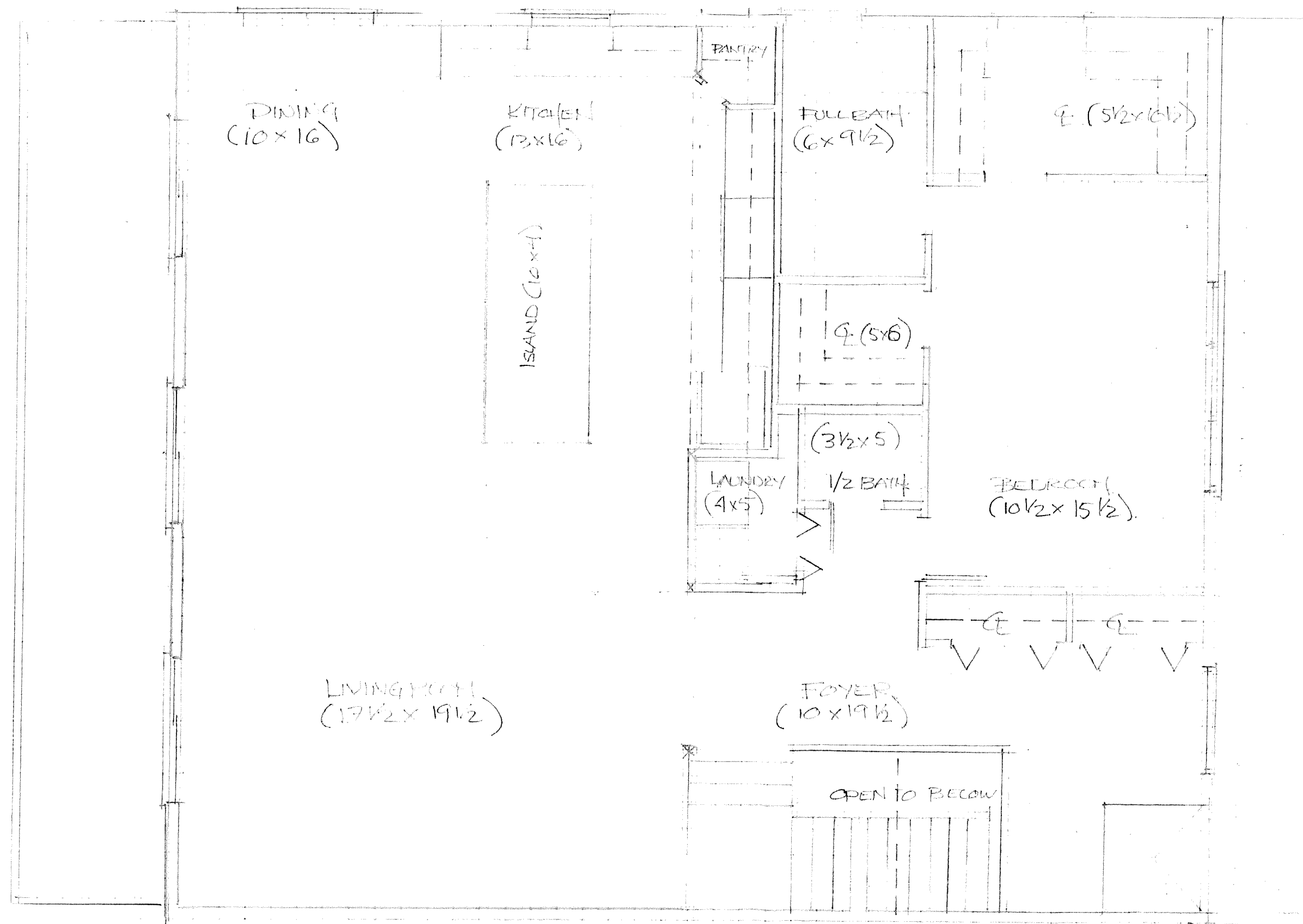
SECOND FLOOR PLAN

7334th Ave. S. #1017
MINNAPOLIS, MN
LOIS 10/4/19
ALICE 10/11/19
1400 35th St. S. #1017
9/15



738 HONEYSUCKLE TRAIL
CROWNVILLE, MD
LOTS 18 & 19
ANNIE AMERICAN
SCALE 1/4" = 1'
DRAWN SPRING 1960

BASEMENT PLAN / GRADE ELEVATION



MAIN FLOOR PLAN

738 HONEYSUCKLE TR
CROWNSVILLE, MD

LOTS 18 & 19

ANNE ARUNDEL COUNTY

SCALE 1/4" = 1'
DRAWN SEP 1987 7/82



FRONT ELEVATION (SOUTHERLY)

738 HONEYSUCKLE TRAIL
CROWNSVILLE, MD

LOTS 18 & 19

ANNE ARUNDEL COUNTY
SCALE 1/4" = 1'
DRAWN STRAWLEY 9/23

Shed facing S.W.
200' x 100'



STREET ELEVATION (EASTERN)

738 HONOLULU
CROWNSVILLE, MD

LOIS 10/19

ANNE ARONDEL COUNTY
CROWNSVILLE, MD
DRAWN STRAWLBY
9/23



738 HONEYSUCKLE TRAIL
CROWNSVILLE, MD

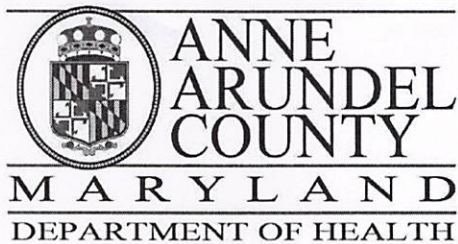
LOTS 128 & 129

ANNE ARONDEL TRAIL

SCALE 1/4" = 1'

DRAWN BY TRAVIS /

9/23



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 

DATE: August 20, 2025

RE: Tim Kenneth Huang
738 Honeysuckle Trail
Crownsville, MD 21032

NUMBER: 2025-0163-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required and that does not comply with the designated location of a principal structure on a waterfront.

The Health Department has reviewed the on-site sewage disposal system for the above referenced property. The Health Department has determined that the proposed request adversely affects the on-site sewage disposal system. The Health Department recommends denial of the above referenced request. The proposed house total living space and bedrooms exceeds the existing home's living space and bedrooms under the holding tank system being proposed.

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

cc: Sterling Seay

2025-0163-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

08/14/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

I have no objection to the approval of this request. The new dwelling will be no closer to the shoreline than the existing dwelling and based on the location and orientation of the neighboring dwellings coupled with the dense vegetation on site, will not impact the air, light and view of the adjacent waterfront properties.

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

09/04/2025

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	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

2025-0163-V

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date

08/14/2025

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

This property includes an unrecorded historic resource. Our office will need to conduct our review for the demolition of the existing structure once the permit application is submitted. A site visit with photo-documentation may be required prior to demolition approval. Please contact the Historic Sites Planner, Darian Beverungen, pzbeve19@aacounty.org with any questions.

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

09/04/2025

Assigned to Department

OPZ Cultural Resources

Status Date

09/05/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

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

Map Title



Legend

- Foundation
- Addressing
 -
 -
- Parcels
 - ▭
- Parcels - Annapolis City
 - ▭
- Streets
 -



0 25 50 ft

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. DO NOT USE FOR NAVIGATION.

none



Notes