

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

August 26, 2025

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Twin Harbors, Lot 92A, Section 4
201 Nomini Drive
Arnold, MD 21012
TM 32E BLK 24 P 426, R-2 Zoning, Council District 5

Dear Planner:

On behalf of the property owner, M.A.F and Associates, LLC is submitting a variance application for the above-mentioned project. The property owner is proposing to submit a variance application to allow disturbance within slopes greater than 15% in the Critical Area as well as the associated buffer. This request is being made to allow for the demolition and construction of a wood deck, 2 sets of steps to grade and a pool. This new deck and pool will be constructed in a similar location to the existing wood deck and pool. Because we are required to show a minimum amount of perimeter disturbance, the plan shows impacts to steep slopes and the 25' steep slope buffer. This proposal will require a variance to allow development within slopes greater than 15% in the Critical Area as well as the associated buffer. The proposed wood deck and pool will be the same height as the existing wood deck and pool. The proposed wood deck is irregular in shape with an overall footprint similar to the existing wood deck and is setback as close as 45.13' from the northern front property line (existing bulkhead), as close as 46.93' from the eastern property line, and as close as 65.97' from the western property line.

Please note this is a R2 zoned property and therefore required to meet the setbacks as required in 18-4-601 of the County Code. For a principal structure, this section of the County Code requires a front setback of 30', a side setback of 7' side setback, and a rear setback of 25'. We are meeting all the required setbacks with the replacement decks.

Please note that disturbance to slopes greater than 15% in the critical area is prohibited per 17-8-201 of the County Code. We are proposing 888 square feet of disturbance to slopes greater than 15% in the critical area, necessitating a critical area variance. 873 square feet of the steep slope disturbance is temporary disturbance. Please note that the proposed wood deck and pool are being constructed in a similar location to the existing wood deck and pool.

Profile Comments:

Critical Area Team: There is no objection to the repair/replacement of the existing deck and pool however cannot support the expansion of any of the proposed dimensions for the replacement.

Our response: The small expansion of the deck is for safety purposes. The existing deck has some odd angle down the side of the house that makes pedestrian traffic difficult and a bit unsafe. Likewise, the small expansion on the waterfront side of the pool is for the same safety reason. The existing deck is angles close to the corner of the existing pool that makes it unsafe to walk around the pool in this location. The new configuration makes the pool a little smaller than the existing pool as well as makes the area much safer to walk around being so close to the top of slope.

The 10% lot coverage reduction requirement will be addressed at permit. The calculations depicted on this plan do not reflect compliance. Approval will not be granted until this requirement has been addressed.

Our response: The plan has been revised to reflect the 10% lot coverage reduction requirement. This required the limit of disturbance to be adjusted and therefore the variance request has been slightly adjusted.

Zoning Administration Section: This proposal cannot be considered the minimum required given that a replacement in kind is possible without actual disturbance to steep slopes.

Our response: The small expansion of the deck is for safety purposes. The existing deck has some odd angle down the side of the house that makes pedestrian traffic difficult and a bit unsafe. Likewise, the small expansion on the waterfront side of the pool is for the same safety reason. The existing deck is angles close to the corner of the existing pool that makes it unsafe to walk around the pool in this location. The new configuration makes the pool a little smaller than the existing pool as well as making the area much safer to walk around being so close to the top of slope. We feel with the safety issues considered and the reduction in pool size, this plan demonstrates minimum relief and feel this request should be supported.

It should be noted that the demo of the existing deck alone requires a variance because of the disturbance needed. This deck and pool replacement cannot happen without slope disturbance and the need for a variance.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) (b) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(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:

This site is an existing, legally platted, R2 lot. The lot is developed with a single-family dwelling, a wood deck, pool and multiple sidewalks and a driveway for access. Steep slopes cover most of the lot. The existing wood deck that needs to be replaced is located within slopes that are 15% or greater and the associated 25' buffer. The proposal is to rebuild the wood deck and pool within a similar location to the existing wood deck and pool. The county requires a minimum amount of disturbance from the proposed structure. We are required to show a 10' disturbed area around the proposed wood deck. This restricts the owner's ability to remove and construct the new wood deck and pool without steep slope disturbance. There is very little area around the wood deck that there are not steep slopes. With the size of the site, the amount of steep slopes, and the location of the existing wood deck, there is no way of removing and rebuilding the wood deck without the need for the critical area variance. These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

The existing wood deck lies within steep slopes and the associated 25' buffer. The county requires a minimum amount of disturbance from the structure. We are required to show a disturbed area around the proposed wood deck. This restricts the owner's ability to construct the proposed wood deck without steep slope disturbance. The granting of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

18-16-305(b)(1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an

unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

This site is an existing, legally platted, R2 lot. The lot is developed with a single-family dwelling, a wood deck, pool and multiple sidewalks and a driveway for access. Steep slopes cover most of the lot. The existing wood deck and pool that needs to be replaced is located within slopes that are 15% or greater and the associated 25' buffer. The proposal is to rebuild the wood deck and pool within a similar location to the existing wood deck and pool. The county requires a minimum amount of disturbance from the proposed structure. We are required to show a disturbed area around the proposed wood deck. This restricts the owner's ability to remove and construct the new wood deck and pool without steep slope disturbance. There is very little area around the wood deck that there are not steep slopes. With the size of the site, the amount of steep slopes, and the location of the existing wood deck, there is no way of removing and rebuilding the wood deck without the need for the critical area variance.

18-16-305(b) (2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County; or

The applicant would not be able to improve their property if this variance is not approved. The applicant should have the right to rebuild the wood deck and pool. The small expansion of the deck is for safety purposes. The existing deck has some odd angle down the side of the house that makes pedestrian traffic difficult and a bit unsafe. Likewise, the small expansion on the waterfront side of the pool is for the same safety reason. The existing deck is angles close to the corner of the existing pool that makes it unsafe to walk around the pool in this location. The new configuration makes the pool a little smaller than the existing pool as well as making the area much safer to walk around being so close to the top of slope. We feel with the safety issues considered and the reduction in pool size, this plan demonstrates minimum relief and feel this request should be supported.

18-16-305(b) (ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

This property is not within the County's bog protection area.

18-16-305(b) (3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

The owner of the property has the right to rebuild the existing wood deck and pool within a similar location. The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area.

18-16-305(b) (4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

The new wood deck and pool will be constructed within a similar location as the existing wood deck and pool. This variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property.

18-16-305(b) (5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

This proposal will not increase the total site lot coverage. The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program

18-16-305(b) (6) *The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;*

This site is not within a bog protection area.

18-16-305(b) (7) *The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and*

We feel that the applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code.

18-16-305(b) (8) *The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).*

The applicant is proposing to build the new wood deck and pool in a similar location as the existing wood deck and pool. This will decrease the amount of ground disturbance. Any site planning alternatives would increase the overall site disturbance.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the proposed wood deck and pool are proposed to be constructed in the same location as the existing wood deck and pool, therefore only having a minimum permanent impact to steep slopes. The small expansion of the deck is for safety purposes. The existing deck has some odd angle down the side of the house that makes pedestrian traffic difficult and a bit unsafe. Likewise, the small expansion on the waterfront side of the pool is for the same safety reason. The existing deck is angled close to the corner of the existing pool that makes it unsafe to walk around the pool in this location. The new configuration makes the pool a little smaller than the existing pool as well as making the area much safer to walk around being so close to the top of slope. We feel with the safety issues considered and the reduction in pool size, this plan demonstrates minimum relief and feel this request should be supported. This is a minimal steep slope impact. We feel this request is the minimum variance necessary to afford relief.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood. This is a replacement of the existing wood deck and pool so it does not change in the lot characteristics.

(ii) substantially impair the appropriate use or development of adjacent property:

This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with a single-family dwelling. This proposal does not have an impact on these dwellings nor the ability of the owner to improve or further develop their property.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:

The proposed development will not decrease forest cover within Chesapeake Bay Critical Area. There is no clearing required for this improvement.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area:

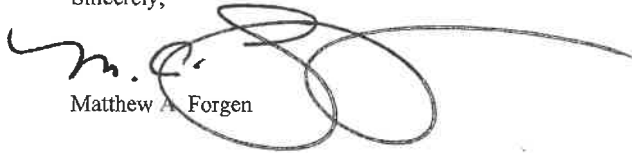
The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare:

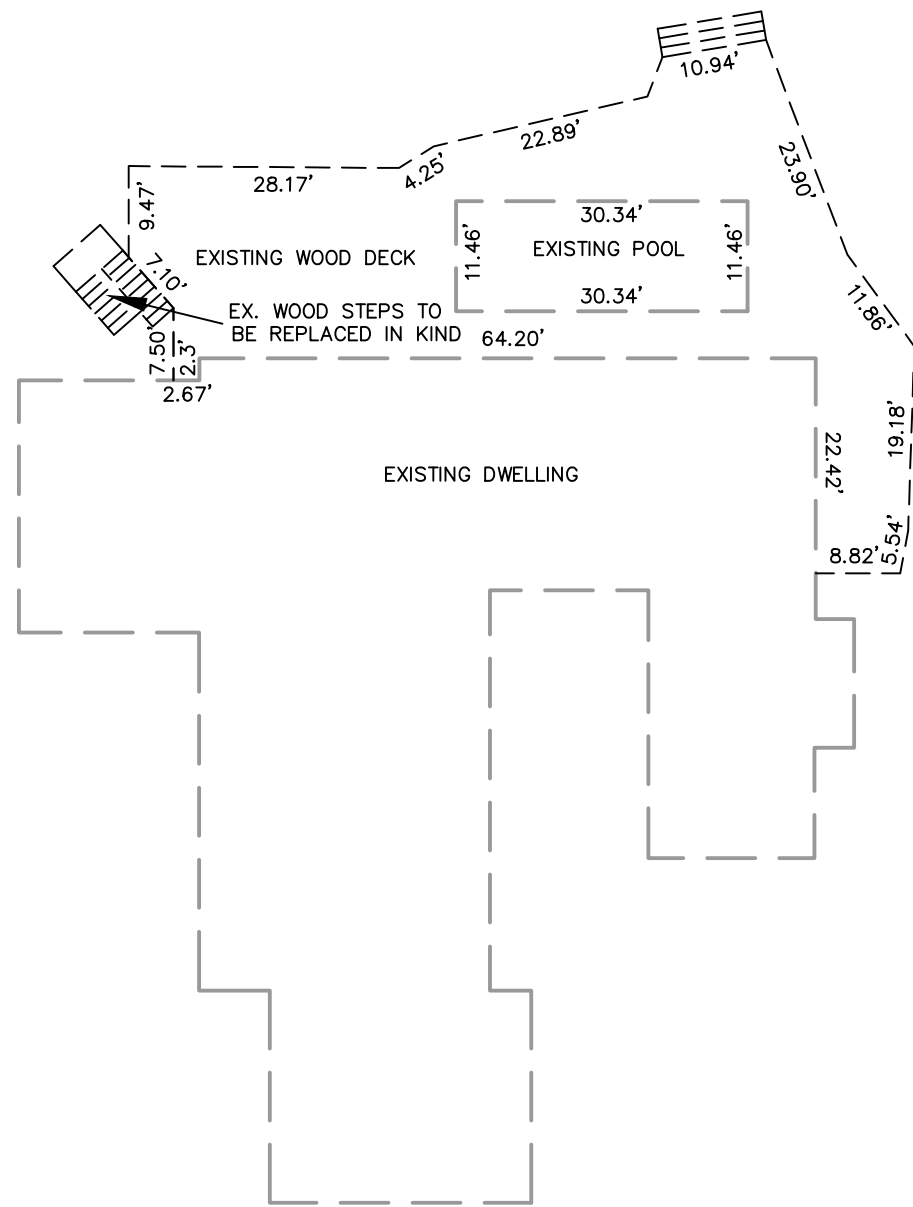
This development is not detrimental to the health and welfare of the community.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,

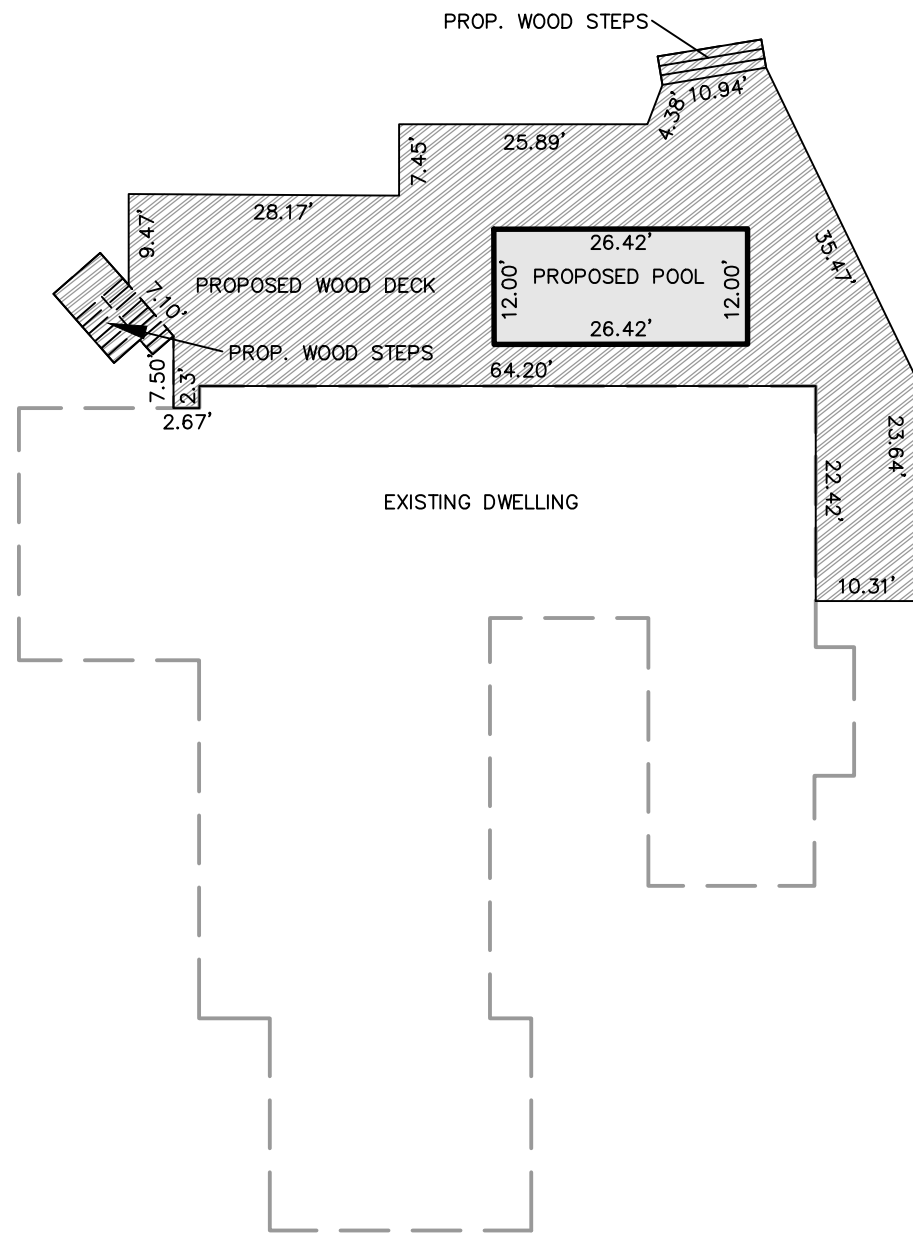
A handwritten signature in black ink, appearing to read 'M. A. Forgen', with a long, sweeping horizontal line extending to the right.

Matthew A. Forgen



EXISTING DECK AND POOL LAYOUT

SCALE: 1" = 20'



PROPOSED DECK AND POOL LAYOUT

SCALE: 1" = 20'

OWNER, DEVELOPER AND APPLICANT INFORMATION

OWNER:

JOHN J. SABOL, JR., TRUSTEE
CAROLYN J. SABOL, TRUSTEE
201 NOMINI DRIVE
ARNOLD, MD 21012

DEVELOPER/APPLICANT:

JOHN J. SABOL, JR., TRUSTEE
CAROLYN J. SABOL, TRUSTEE
201 NOMINI DRIVE
ARNOLD, MD 21012

M.A.F. &
ASSOCIATES, LLC

55 JONES STATION ROAD, W.
SEVERNA PARK, MD 21146
PHONE: 443-864-8569

EMAIL: MFORGEN@AOL.COM

LEGEND

38	38	Existing Grade		25% Steep Slopes		Existing Wood Deck
LOD		Limit of Disturbance		15% Steep Slopes		Proposed Wood Deck
		Existing structure		Existing Fence		Proposed Structure
		Existing Treeline				

N 30°26'12" W
18.70'

DIVIDING CREEK

JOHN J. SABOL JR TRUSTEE ET AL
LIBER 38728, FOLIO 193
ACCT NO. 3877-9000-9180
LOT 92A SEC. 4
TWIN HARBORS
LIBER 3282, FOLIO 730
AREA=36,545 SF
OR 0.8390 AC. ±

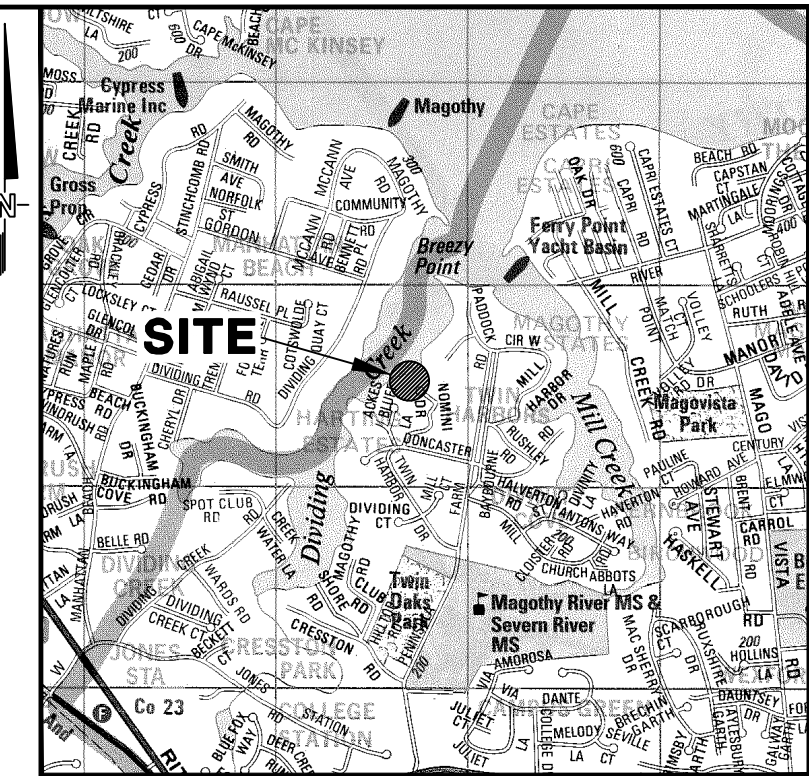
RANDALL A. RICHTER TRUSTEE ET AL
LIBER 32587, FOLIO 80
ACCT NO. 03-877-90027135
LOT 93A SEC. 4
TWIN HARBORS
PLAT BK. # 40, FOLIO 37

DAVID W. SCHLEEPER ET AL
LIBER 30699, FOLIO 225
ACCT NO. 03-877-90027134
LOT 91C SEC. 4
TWIN HARBORS
PLAT BK. # 216, FOLIO 27

PLAN

SCALE: 1" = 20'

THIS SITE LIES WITHIN THE BUFFER MODIFICATION AREA



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 15, GRID: F7
Copyright ADC The Map People
Permitted Use Number 2081204

SITE DATA

PROPERTY ADDRESS:	201 NOMINI DRIVE ARNOLD, MD 21012
OWNER:	JOHN J. SABOL, JR., TRUSTEE CAROLYN J. SABOL, TRUSTEE 201 NOMINI DRIVE ARNOLD, MD 21012
DEVELOPER:	JOHN J. SABOL, JR., TRUSTEE CAROLYN J. SABOL, TRUSTEE 201 NOMINI DRIVE ARNOLD, MD 21012
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING:	R2 SETBACKS: FRONT: 30', SIDE: 7', REAR: 25'
TAX MAP:	32E BLOCK: 24 PARCEL: 426 LOT: LOT 92A SECT. 4
ASSESSMENT DISTRICT:	THIRD
TAX ACCOUNT NUMBER:	3877-9000-9180
CRITICAL AREA:	LDA
TOTAL SITE AREA:	0.8390 ACRES 36,545 SQUARE FEET
EXISTING LOT COVERAGE:	0.2284 ACRES 9,950 SQUARE FEET
PROPOSED LOT COVERAGE:	0.0073 ACRES 317 SQUARE FEET
TOTAL DISTURBED AREA:	0.1089 ACRES 4,742 SQUARE FEET
PROPOSED STRUCTURE HEIGHT:	N/A

CRITICAL AREA CALCULATIONS ILDAI

- 1) Total site area: 36,545 s.f. or 0.8390 AC.
- 2) Total lot coverage allowed: 15% or 5,481 s.f.
- 3) Total woods on site: 12,337 +/- square feet or 33.76% +/- of the site.
- 4) Total woods to be cleared in 100' buffer: 0 square feet
- 5) Total woods to be cleared out of 100' buffer: 0 square feet
- 6) Total woods required on site: 15% or 5,481 square feet.
- 7) Total existing lot coverage: House 4,450 s.f. (to remain)
Drive: 3,959 s.f. (to remain)
Garage: 409 s.f. (to remain)
Pavers: 311 s.f. (185 s.f. to be removed)
Concrete Sidewalk: 463 s.f. (to remain)
Pool: 348 s.f. (to be removed)
Gravel area (waterfront): 380 s.f. (to be removed)
Gravel access to water: 1,116 s.f. (to remain)
Total: 11,436 s.f. (913 s.f. to be removed)
(10,523 to remain)
- 8) Total proposed lot coverage: Pool 317 s.f.
- 9) Total lot coverage after construction: 10,840 s.f.
- 10) Total lot coverage decrease: 596 square feet
(this accounts for the required 10% reduction)
- 11) Total afforestation required: 0 square feet
- 12) Total clearing mitigation required: 0 square feet

SITE DEVELOPMENT PLAN

TWIN HARBORS

LOT 92A SECTION 4

201 NOMINI DRIVE, ARNOLD, MD 21012

TAX MAP 32E BLOCK 24 PARCEL 426 TAX ACCOUNT #: 3877-9000-9180 ZONING: R2

DATE: JUNE 10, 2025

THIRD ASSESSMENT DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 8-26-2025

Tax Map #	Parcel #	Block #	Lot #	Section
32E	426	2A	92A	4

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3877-9000-9180

Project Name (site name, subdivision name, or other) TWIN HARBORS LOT 92A SECT 4

Project location/Address 201 HOBBS DRIVE

City ARNOLD Zip 21012

Local case number

Applicant: Last name SABOL, JR. First name JOHN

Company

Application Type (check all that apply):

Building Permit ☒
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☒
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMOLITION/REBUILD DECK AND POOL ON WATERFRONT SIDE OF THE HOUSE

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
IDA Area		
LDA Area		36,545
RCA Area		
Total Area		36,545

Total Disturbed Area Acres Sq Ft 4742

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		12,337	Existing Lot Coverage		11,436
Created Forest/Woodland/Trees		0	New Lot Coverage		317
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		913
			Total Lot Coverage		10,840

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		4,643	Buffer Forest Clearing		0
Non-Buffer Disturbance		99	Mitigation		0

Variance Type

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

Structure

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

Carrollton Manor
Lot 92A, Section 4
201 Nomini Drive, Arnold, MD 21012

CRITICAL AREA REPORT

PREPARED BY:
M.A.F. & ASSOCIATES, LLC
55 Jones Station Road, W.
Severna Park, MD 21146

443-864-8589

August 26, 2025

INTRODUCTION

The property is located at 201 Nomini Drive, Arnold, MD 21012. This is a legal lot as defined by Article 17-1-101 (63).

The property is improved with a single-family dwelling with a wood deck and pool as well as a driveway and multiple walkways.

The lot is in R2 zoning district. This lot lies entirely within the LDA portion of the Chesapeake Bay Critical Area.

The property slopes steeply towards the water (Dividing Creek). These slopes are 15% or greater and therefore considered steep slopes.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The lot is currently an improved single-family dwelling with a wood deck and pool on the water side of the house. The deck and pool are at the top of the steep slopes. The lot is in R2 zoning district. The property slopes from the existing deck and pool to the water (Dividing Creek). The slopes are approximately 15%+ in the location of the existing wood deck.

Very little wildlife was seen around the property at the time of inspection. Some small birds and squirrels were observed. It is expected that there is very little wildlife use on the property since it is currently developed with a single-family dwelling.

PROPOSED DEVELOPMENT

The property owner is proposing to submit a variance application to allow disturbance within slopes greater than 15% in the Critical Area as well as the associated buffer. This request is being made to allow for the demolition and construction of a wood deck, 2 sets of steps to grade and a pool. This new deck and pool will be constructed in a similar location to the existing wood deck and pool. Because we are required to show a minimum amount of perimeter disturbance, the plan shows impacts to steep slopes and the 25' steep slope buffer. This proposal will require a variance to allow development

within slopes greater than 15% in the Critical Area as well as the associated buffer. The proposed wood deck and pool will be the same height as the existing wood deck and pool. The proposed wood deck is irregular in shape with an overall footprint similar to the existing wood deck and is setback as close as 45.13' from the northern front property line (existing bulkhead), as close as 46.93' from the eastern property line, and as close as 65.97' from the western property line.

Please note this is a R2 zoned property and therefore required to meet the setbacks as required in 18-4-601 of the County Code. For a principal structure, this section of the County Code requires a front setback of 30', a side setback of 7' side setback, and a rear setback of 25'. We are meeting all the required setbacks with the replacement decks.

Please note that disturbance to slopes greater than 15% in the critical area is prohibited per 17-8-201 of the County Code. We are proposing 888 square feet of disturbance to slopes greater than 15% in the critical area, necessitating a critical area variance. 873 square feet of the steep slope disturbance is temporary disturbance. Please note that the proposed wood deck and pool are being constructed in a similar location to the existing wood deck and pool.

The wood deck is setback 25.82' from the norther property line, 46.93' from the eastern property line, and a close as 62.62' from the western property line.

The pool is setback 45.13' from the norther property line, 66.05' from the eastern property line, and as close as 93.95' from the western property line.

SEDIMENT CONTROL AND STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management is not required for this application.

IMPACT MINIMIZATION

Due to the location of the existing dwelling and wood deck and pool, rebuilding the deck and pool in a similar location minimizes the environmental impact to the property. We feel that this development plan demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

The habitat protection area on this property is the 100' buffer to the shoreline. The deck and pool fall within the 100' buffer. This is a replacement deck and pool in a similar location as the existing. The pool is proposed to be smaller than the existing pool.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new house and driveway. The site calculations are as follows:

	Total site area	36,545 sf
	Existing woodland	12,337 sf
+/_	Proposed clearing	0 sf
	Proposed planting	to be determined
	Existing impervious coverage prior to the proposed lot coverage	11,436 sf
	Allowed lot coverage	11,436 s.f. (grandfathered lot coverage)
	Proposed lot coverage	317 sf
	Proposed lot coverage reduction	913 sf
	Existing and proposed lot coverage	10,840 sf

CONCLUSIONS

The lot in question is a legal lot located in an established community. It's not possible to demo/rebuild the wood deck and pool without the need for the requested variance based on the location of the existing dwelling, deck and pool.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed wood deck will not adversely impact adjacent properties.

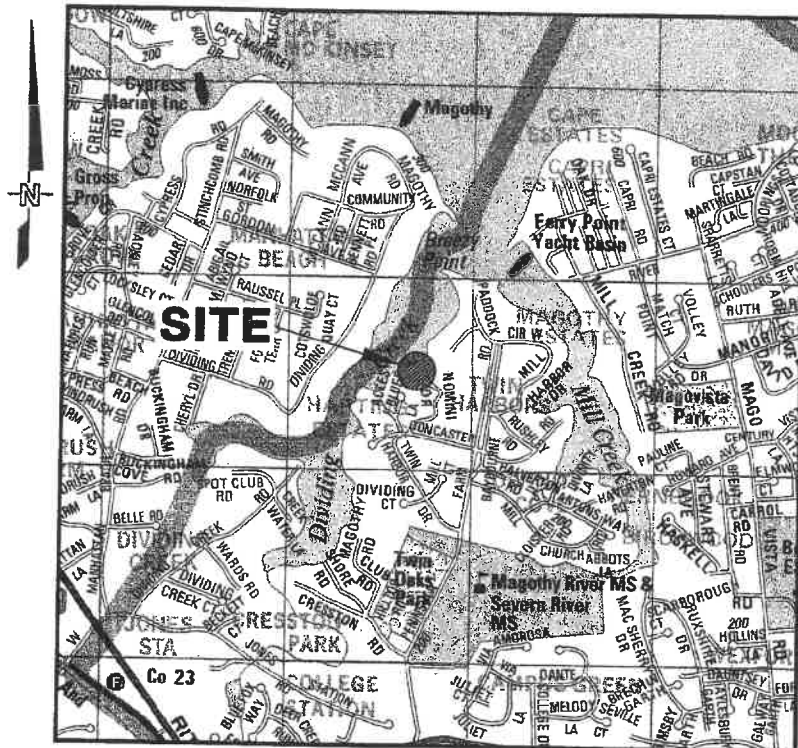
PLANS

A plan showing the site and its improvements is attached to this report.

ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on July 14, 2025



VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP: 15, GRID: F7

Copyright ADC The Map People

Permitted Use Number 20811204



CRITICAL AREA MAP



Legend

Foundation

Addressing



Parcels



City of Annapolis Parcels



Planning

Planning

IDA - Intensely Developed Area

LDA - Limited Development Area

RCA - Resource Conservation Area

FED - Federal Land

Notes

PROPERTY LIES WITHIN THE LDA
PORTION OF THE CRITICAL AREA

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

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 8-26-2025

Tax Map #	Parcel #	Block #	Lot #	Section
32E	426	24	92A	4

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3877-9000-9180

Project Name (site name, subdivision name, or other) TWIN HARBORS Lot 92A SECT 4

Project location/Address 201 HEMLOCK DRIVE

City ARNOLD

Zip 21012

Local case number

Applicant: Last name SABOL, JR.

First name JOHN

Company

Application Type (check all that apply):

Building Permit ☒
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☒
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMO/REBUILD DECK AND POOL at WATERFRONT SIDE OF THE HOUSE

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
IDA Area		
LDA Area		36,545
RCA Area		
Total Area		36,545

Total Disturbed Area Acres Sq Ft 4742

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		12,337	Existing Lot Coverage		11,436
Created Forest/Woodland/Trees		0	New Lot Coverage		317
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		913
			Total Lot Coverage		10,840

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		4643	Buffer Forest Clearing		0
Non-Buffer Disturbance		99	Mitigation		0

Variance Type

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

Structure

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



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0059-P
DATE: 06/23/25
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: Matt Forgen / John Sabol

EMAIL: mforgen@aol.com

SITE LOCATION: 201 Nnomini Dr

LOT SIZE: 36,511 sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** yes or **BUFFER:** no **APPLICATION TYPE:** Var

DESCRIPTION:

The applicant proposes to demolish and reconstruct a wood deck, 2 sets of steps to grade and a pool within the BMA buffer on slopes 15% or greater. The actual construction disturbed a small amount of steep slopes (see site plan on the northwest edge corner of the pool and the eastern edge of the deck), however, the LOD creates temporary disturbance on the steep slopes.

COMMENTS:

Critical Area Team: There is no objection to the repair/replacement of the existing deck and pool however cannot support the expansion of any of the proposed dimensions for the replacement.

The 10% lot coverage reduction requirement will be addressed at permit. The calculations depicted on this plan do not reflect compliance. Approval will not be granted until this requirement has been addressed.

Zoning Administration Section:

This proposal cannot be considered the minimum required given that a replacement in kind is possible without actual disturbance to steep slopes.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.
A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

