

28 JUNE 2025

Letter of Explanation for Critical Area Expanded Buffer Zone Variance.

Permit # B02434028.

Applicants/Owners: Edward Divers and Lucy Brown

Address: 1246 Holmewood Drive, Pasadena MD 21122

Builder Performing Work: Paul Davis Restoration of Greater Baltimore. 309 International Circle, Suite 100. Hunt Valley, MD 21030

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0024	0024	0387	3060050.02	594	2

Owner Contact information:

Edward Divers: (412) 973 0715 edward.divers@gmail.com

Lucy Brown: (410) 258 5403 lucyabrown@gmail.com

REQUEST: The applicant is requesting a variance to allow demolition of existing porch and construction of a new porch with space for a handicap ramp.

LOCATION and DESCRIPTION OF SITE: The subject site consists of almost 5 acres located at the end of Holmewood Drive, Pasadena.

PROPOSAL: The applicant seeks to build an ADA-compliant handicap ramp into the house. The owner is in declining health and has difficulty entering the house. To do this will require demolition of existing porch and construction of a new porch and handicap ramp according to ADA accessibility standards. The work will include demolition of existing porch; pour new porch footings; and build out a new porch extending approximately 4 feet further than width of existing porch and length will remain the same as existing porch at approximately 20 feet. Then, construction of ADA-compliant handicap ramp. The applicant seeks an extension in time of an additional 90 days for implementation and completion of the variance if approved.

The environmental reviewer found a variance is needed for Expanded Buffer Variance SEC 18-13-104.

The environmental reviewer also found 100-foot buffer mitigation required by COMAR 27.01.09.01-2.

Stormwater management mitigation is also needed.

REQUESTED VARIANCES:

Compliance with Article 18-16-305. We believe the granting of this variance is warranted for several reasons.

General requirements (subsection a and c): Mr. Divers is handicapped and needs a wheelchair ramp to enter his house. Due to the shape of the property there is no other practical way to enter the house. House was built in 1947 and the existing porch and doorway are too narrow to allow safe wheelchair entry and exit.

We are within the protected expanded buffer zone; however, the topology of the land and location of the porch do not allow us to build outside the buffer zone. The requested variance is the least amount of deviation necessary to afford relief.

The variance will not alter the essential character of the land or neighborhood. The proposal builds parallel to the water on top of a hill with minimal disturbance to the surroundings. The variance will not reduce forest cover and will not be detrimental to the public welfare. It will not impair the appropriate use or development of adjacent property. The proposal will not be contrary to acceptable clearing and replanting practices.

The time extension will not be detrimental to the public welfare.

CONCLUSION: Variance approval is requested so the applicant may use the ADA-compliant ramp and porch to enter the house using a wheelchair.

A handwritten signature in dark ink, appearing to read "Edward Divers". The signature is fluid and cursive, with a large initial "E" and a stylized "D".

Edward Divers

A handwritten signature in dark ink, appearing to read "Lucy Brown". The signature is fluid and cursive, with a large initial "L" and a stylized "B".

Lucy Brown

GENERAL NOTES

The plat is a benefit to the consumer only insofar as it is required by the lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

(ACCURACY OF SETBACKS: 10'±)

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE "X" & "AE5" of the Flood Insurance Rate Map, Community Panel No. 240300178F & 2403032159F effective date of 2/18/2015. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS PARTIALLY in a Special Flood Hazard Area.

LOT-5

BLACKHOLE CREEK

HOLMEWOOD DRIVE
(EX. 50' R/W PB: 78 PAGE:37)

EXISTING DRIVEWAY

LOT-4
217,891 SF±
5.0 Act±

BLACKHOLE CREEK



Michael V. Moskunus
Professional Land Surveyor #21175
License Expires: 6/25/2027

Graphical Scale: 1" = 30'



LOCATION DRAWING #1246 HOLMEWOOD DRIVE

Lot 4 - Section Two - PB. 78 Folio 37 Plat No. 4112
"NORWICH ACRES"

Tax ID #90012338 Deed Reference: S.A.P. 35813 / 111

3rd Election District
Anne Arundel County, Maryland

Scale: 1" = 30'	Date: 9/11/2025	JOB #1246TILE
Drawn: M.V.M.	Checked: B.L.M.	SURVEYD: J.K.



T: (410)339-5413
P: (410)339-5415

200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286

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:

Tax Map #	Parcel #	Block #	Lot #	Section
0024	0387		4	2

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 03-594-900012338

Project Name (site name, subdivision name, or other) Norwich Acres

Project location/Address 1246 Holmewood Dr. Pasadena, Md 21122-0000

City Pasadena Zip

Local case number

Applicant: Last name Divers First name Edward F III

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:

Expansion of existing front porch and entryway to comply with ADA specifications.

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
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		
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		185130	Existing Lot Coverage		7667
Created Forest/Woodland/Trees		0	New Lot Coverage		200
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		7867

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		200	Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

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 ☒

Front porch/entry expansion.

- Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.
- The use of this property is single family residential.
 - Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.
- The property is considered wooded with a combination of deciduous and conifer trees and bushes. Approximately 185,130 square feet of the 217,800 square foot lot is covered with trees and shrubs. Approximately 200 square feet of the lot will be disturbed by the proposed development. Mitigation for disturbed areas shall include seed and straw. Seed and straw shall be applied to all disturbed areas at the end of the project.
 - Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).
- Silt fence shall be installed to minimize development impact to water quality and habitat.
 - Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.
- Impervious surface before construction is 7,667 Square feet.
- Impervious surface after construction equals 7,867 square feet.
 - If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.
- "This effort is to add a handicapped ramp and corresponding minor porch expansion so that the owner can use a wheelchair to enter the house. This minor change will not affect the habitat protection areas on the subject property. No riparian trees or vegetation will be removed. The small area affected consists solely of normal lawn grass which will be replanted with lawn seed and straw when the work is finished."

2025-0094-P (1246 Holmewood)

3 messages

Sara Anzelmo <pzanze99@aacounty.org>
To: Kelly Krinetz <pzkrin00@aacounty.org>

Mon, Sep 29, 2025 at 5:30 PM

Hi, Kelly. I just accepted a new pre-file today. When you get around to doing this pre-file for an enlarged porch and ADA ramp, can you please include specifics regarding the following?:

- 1) The permit comments show an expanded buffer variance, but it looks like it needs a slope variance as well. Can you please include the specific variances necessary in your comments so I can inform the applicant?
- 2) The site plan does not show the slopes or the expanded buffer line. I know sometimes you all let it slide for regular home owners without engineered plans, especially when it is clear that the structure is within the buffer and/or slopes. Please clarify whether or not they will be required to include the slopes and expanded buffer on the site plan. I never know when I am being too harsh, which is the reason I am asking for your opinion.

Thanks for addressing both of these in your comments. I'm looking forward to hearing about the wedding. :)

—



**The Best Place
For All**

Sara Anzelmo
Office of Planning and Zoning
Planner, Zoning Administration Section
2664 Riva Road (MS 6301)
Annapolis, MD 21401
Office number: 410-222-7437



www.aacounty.org

Kelly Krinetz <pzkrin00@aacounty.org>
To: Sara Anzelmo <pzanze99@aacounty.org>

Fri, Oct 3, 2025 at 2:40 PM

This is a portion of an email response that I prepared some time ago regarding the building permit application for this project...

Although the proposal is for access, it is more than the standard ramp which we typically review and approve without issue.

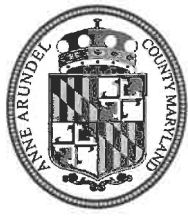
The proposal calls for the demolition and expansion of an existing front porch which falls within steep slopes and an expanded buffer.

The proposal therefore requires a variance and SWM for the added coverage.

COMAR provides flexibility for ADA improvements that are typically reviewed as temporary and required to be removed once they are no longer necessary but that flexibility would not apply to the expansion of the front porch.

The request should include steep slopes. I do not need the buffer or the slopes delineated on this application and given that it is associated with an ADA access proposal, I would recommend that we allow the application to proceed.

[Quoted text hidden]



***The Best Place
For All***

Kelly Krinetz
Planning Administrator
Critical Area Team - Development Division
Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401
Phone: (410) 222-7960
Email: pzkrin00@aacounty.org
www.aacounty.org



Sara Anzelmo <pzanze99@aacounty.org>
To: Kelly Krinetz <pzkrin00@aacounty.org>

Fri, Oct 3, 2025 at 2:51 PM

Thanks so much for circling back with answers to my questions. Happy Friday! - Sara
[Quoted text hidden]



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0094-P)

DATE OF MEETING: 10/9/2025

P&Z STAFF: Sara Anzelmo, Kelly Krinetz

APPLICANT/REPRESENTATIVE: E. Divers & L. Brown/T. Hawkins EMAIL: terrill@demfacilitators.org

SITE LOCATION: 1246 Holmewood Drive, Pasadena LOT SIZE: 5 acres ZONING: R1

CA DESIGNATION: LDA BMA: N/A or BUFFER: Yes APPLICATION TYPE: Critical Area Variance

The applicant proposes to demolish an existing covered entry porch (approx 4' by 25') and to replace it with a deeper 8' by 25.33' covered porch. Also proposed is an ADA compliant ramp connecting the proposed porch to the driveway. The proposal would necessitate the following:

- Variance to allow disturbance within the expanded buffer
- Variance to allow disturbance within slopes of 15% or greater in the LDA.

COMMENTS

The **Critical Area Team** reviewed the proposal and has no objection.

The **Zoning Administration Section** noted that, despite the variance described in the initial building permit review comments, an additional critical area variance is required for disturbance to slopes of 15% or greater. The applicant is advised that, in order for the proposed Critical Area variance to be approved, the applicant must demonstrate and the Hearing Officer must find that the proposal complies with each and every one of the Critical Area variance standards provided under Section 18-16-305(b) and (c).

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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

1246 Holmewood Drive topo map



Legend

Foundation

Addressing



Parcels



Structure

County Structure



Elevation

Topo 2023

Index

Intermediate



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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ft

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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=200'