

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

APPLICANT: Julie Hamilton

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0167-V

COUNCIL DISTRICT: 6

HEARING DATE: October 30, 2025

PREPARED BY: David Russell
Planner

DR

REQUEST

The applicant is seeking a variance to allow dwelling additions with less setbacks¹ than required and with disturbance to slopes of 15% or greater, on property located at 646 Maid Marion Hill, in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject property is located approximately 600 feet southeast of the intersection of Sherwood Forest Road and Maid Marion Hill Road, within the Sherwood Forest neighborhood (Parcel 295, Grid 19, Tax Map 39). This 8,850 square foot, non-waterfront property is generally rectangular in shape. The property is zoned R2 – Residential and located entirely within the Chesapeake Bay Critical Area, designated as a Limited Development Area (LDA). It is improved with a 2-story single family dwelling with an attached deck, and associated facilities.

PROPOSAL

The applicant proposes the construction of dwelling additions, including a second story expansion, porch, stairwell addition, screen porch expansion, and lower-level deck underneath an existing deck.

REQUESTED VARIANCES

§ 17-8-201 of the Anne Arundel County Code states that development in the limited development area (LDA) or in the resource conservation area (RCA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline. All disturbance shall be limited to the minimum necessary. The proposed development will disturb slopes of 15% or greater, outside of the above referenced allowable conditions, necessitating a variance to this section.

FINDINGS

The property is approximately 8,850 square feet, well below the required R2 minimum lot size of 20,000 square feet (when not served by public sewer). The property is generally rectangular, but irregularly shaped. The property is significantly undersized for the R2 zoning district, when not

¹A setback variance is not required due to the reduction of the minimum front setback to 25 feet with Bill 72-24.

served by public sewer. The proposed front facade additions are located near the top of the steep slopes, while the second story addition and stairwell addition are relatively within the existing footprint.

The property currently has approximately 2,550 square feet (28.8%) of Critical Area lot coverage. The applicant proposes an additional 200 square feet, for a total of 2,750 square feet (31.1%), which is slightly below the maximum allowable 31.25%.

The existing on-site coverage by structure is approximately 1,390 square feet, with a proposed addition of approximately 435 square feet. This results in an approximate total of 1,825 square feet of coverage by structure, which is below the 60% maximum allowed in the R2 District. The proposed additions are on the front facade of the dwelling, furthest from the designated steep slopes impacting the rear of the property.

Agency Comments

The **Health Department** has reviewed the above referenced variance to allow dwelling additions with less setbacks than required and with disturbance to slopes of 15% or greater. The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

The **Critical Area Commission** reviewed the variance request and provided the following comments:

The applicants are requesting a variance to disturb steep slopes for proposed improvements to an existing dwelling, including a second story expansion, porch, stairwell addition, screen porch expansion, lower-level deck underneath an existing deck, upgraded septic system, and stormwater management. The proposed improvements will result in 207 square feet of new lot coverage, 1,000 square feet of woodland clearing, and 1,722 square feet of disturbance to steep slopes. The applicants already enjoy extensive outdoor amenity space, including a screen porch and two decks; as such the denial of the variance, which proposes to expand outdoor amenity space, would not constitute unwarranted hardship. The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If the AHO finds that each and every one of the Critical Area variance standards have been addressed, then appropriate mitigation is required.

The **Critical Area Team** provided the following comments:

The proposed development remains relatively within the existing footprint. We have no objection to the proposal.

The **Cultural Resources Department** commented the following:

The proposed development has no adverse effect and this office has no objection to the proposed variance. While this property is located in the Sherwood Forest Historic District (AA-941), the

structure is a non-contributing resource. The applicant states that the proposed work is "designed to remain consistent with the character of the neighborhood.

Variance Criteria

For the granting of a critical area variance, a determination must be made as to whether because of certain unique physical conditions peculiar to and inherent in the property, strict implementation of the County's critical area program would result in an unwarranted hardship. In this case the on-site slopes of 15% or greater makes any addition impossible without variance relief. Relief is warranted to allow the applicant to add second story and stairwell additions to the existing dwelling.

A literal interpretation of the County's critical area program will deprive the applicant of rights that are commonly enjoyed by other properties in similar areas within the critical area of the County by denying the right to enlarge the existing home with second story and stairwell additions. The granting of the variance for these additions will not confer on the applicant special privileges that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. The granting of the variance will not adversely affect water quality or impact fish, wildlife or plant habitat and will be in harmony with the general spirit and intent of the County's critical area program. The presumption that the specific development does not conform to the general purpose and intent of the critical area law has been overcome.

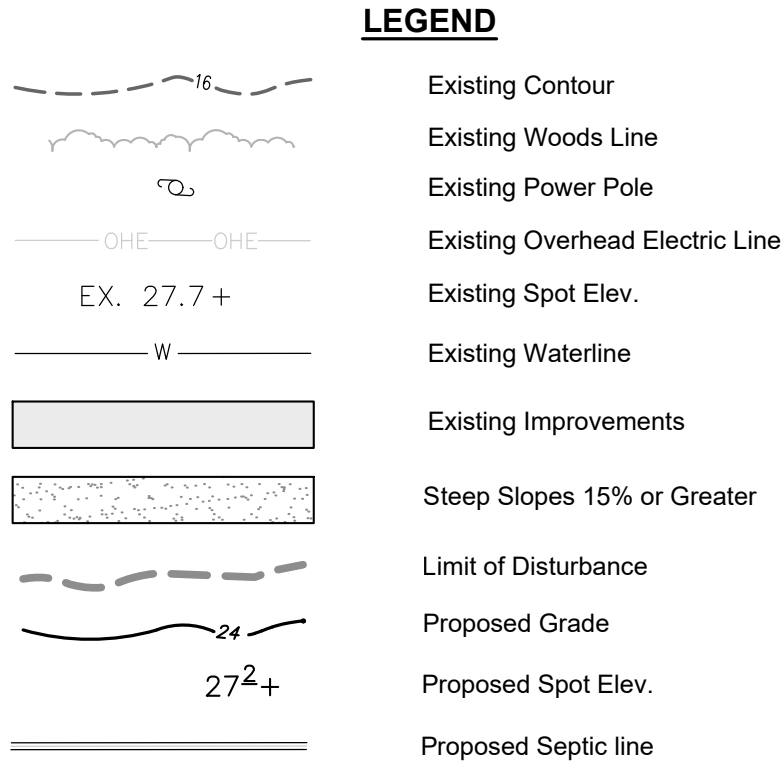
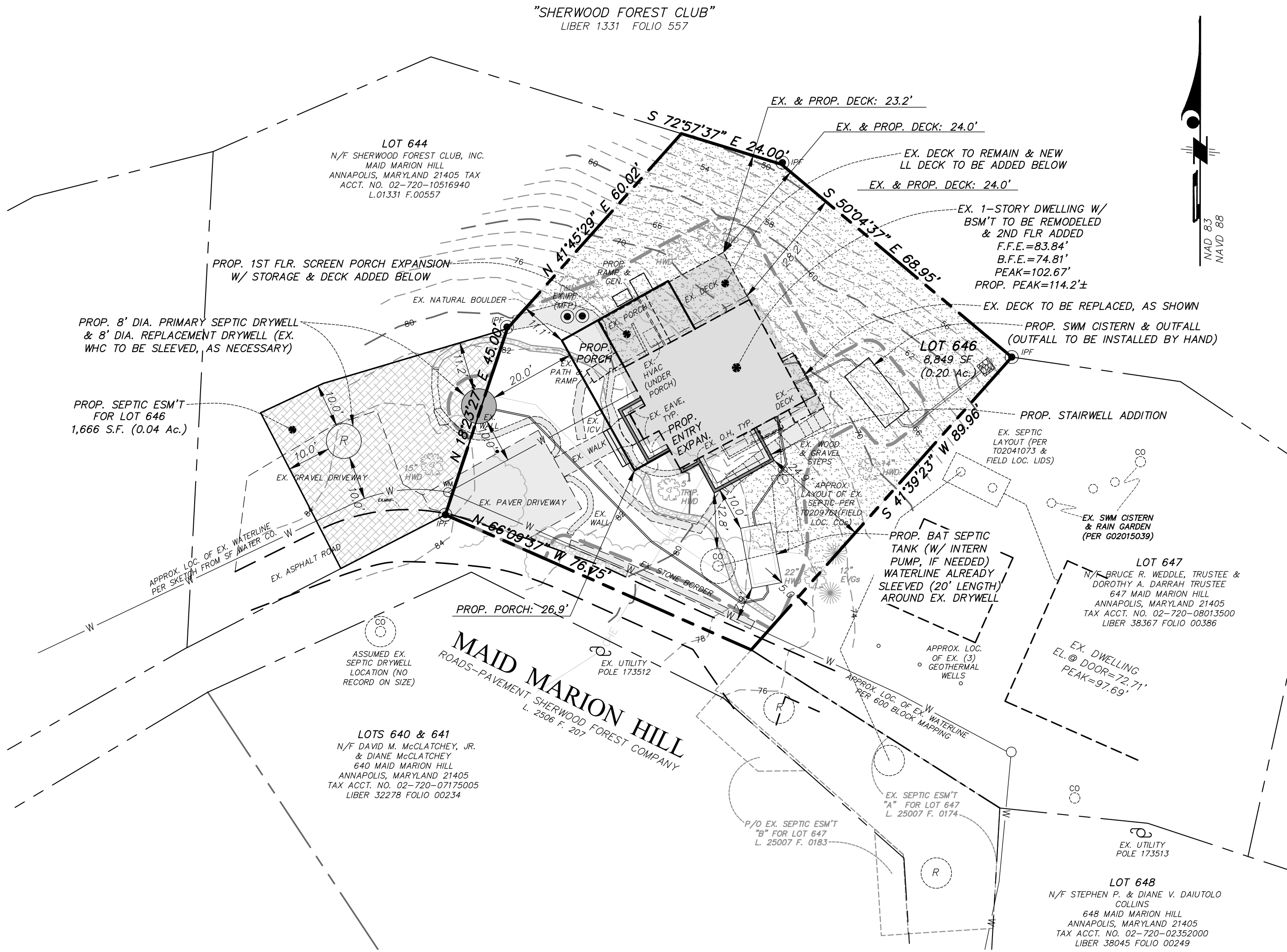
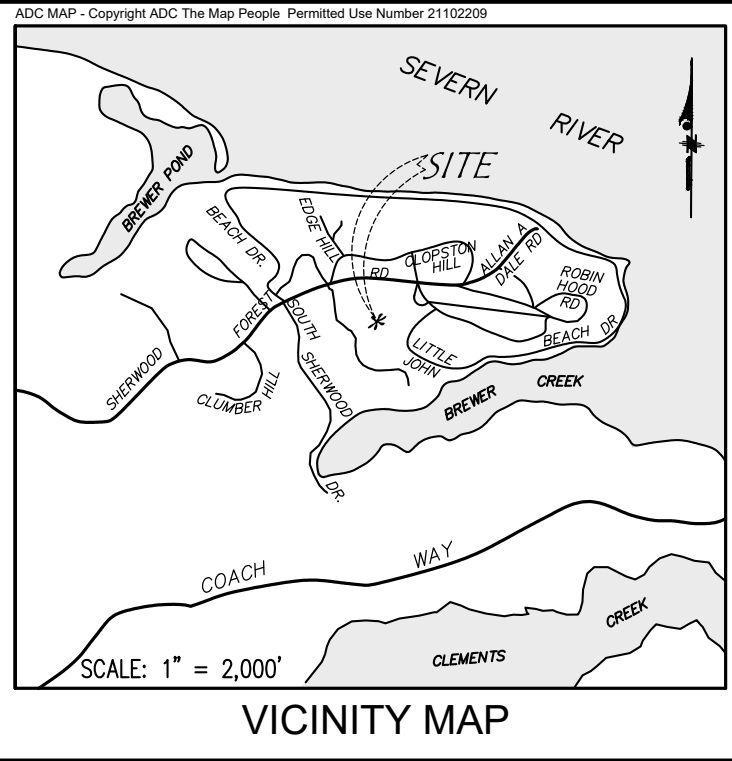
As to the proposed screen porch expansion and lower-level deck underneath an existing deck a literal interpretation of the County's critical area program will not deprive the applicant of rights that are commonly enjoyed by other properties in similar areas within the critical area of the County. There are already extensive outdoor amenity spaces, including a screen porch and two decks. Denial of the variance to expand outdoor amenity space would not constitute unwarranted hardship. The granting of the variance for these amenities on slopes of 15% or greater may adversely affect water quality or impact fish, wildlife or plant habitat and will not be in harmony with the general spirit and intent of the County's critical area program. The presumption that the specific development does not conform to the general purpose and intent of the critical area law has not been overcome.

With regard to the requirements for all variances the requested variance for the second story and stairwell additions is deemed the minimum necessary to provide relief. However, given the existence of two decks and a screened-in porch, the request for the screen porch expansion and lower-level deck cannot be considered the minimum necessary to afford relief. However, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of the requested variance to § 17-8-201, to allow disturbance of slopes of 15% or greater, in a limited development area (LDA) to allow the second story and stairwell additions and **denial** of the requested variance to allow the screen porch expansion and lower-level deck.

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.

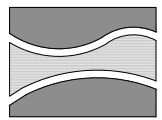


SITE TABULATIONS	
• Total Site Area:	8,849 S.F. (0.20 Ac.)
• Critical Area Designation:	LDA
• Site Zoning:	R-2
Principal Structure Setbacks	
-Front:	30'
-Rear:	25'
-Side:	7'
• Lot Coverage:	
-Existing Lot Coverage:	2,543 S.F. (0.06 Ac.)
-Allowable Lot Coverage (31.25%):	2,765 S.F. (0.06 Ac.)
-Proposed Lot Coverage:	2,750 S.F. (0.06 Ac.)
• Coverage by Structures:	
-Existing Coverage by Structures:	1,391 S.F. (±16%)
-Allowable Coverage by Structures:	2,655 S.F. (30%)
-Proposed Coverage by Structures:	1,827 S.F. (±21%)
• Steep Slopes:	
-Total On-Site Steep Slopes:	4,458 S.F. (0.10 Ac.)
-Total On-Site Steep Slopes Disturbed:	1,722 S.F. (0.04 Ac.)
-Total Off-Site Steep Slopes Disturbed:	0 S.F. (0.00 Ac.)

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DESIGNED: MMD	DRAWN: KLY
ORIG. DATE: 03-06-2024	
MODIFIED BY/DATE:	
CADD DWG # SH04424	
DLA PROJECT # SH04424	
© Drum, Loyka & Associates, LLC	
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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

CLIENT:

JULIE HAMILTON & WILLIAM SMITH
646 MAID MARION HILL
ANNAPOLIS, MARYLAND 21405

VARIANCE PLAN
SHERWOOD FOREST ~ LOT 646
646 MAID MARION HILL, ANNAPOLIS, MARYLAND 21405
TAX MAP 0039 GRID 0019 PARCEL 0295 DISTRICT 2ND
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: AUG. 14, 2025 PROJ. NO: SH04424 SHEET 1 OF 1

August 14, 2025

Anne Arundel County, Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: SHERWOOD FOREST ~ LOT 646
646 Maid Marion Hill
Annapolis MD, 21405
Variance Application**

Sir/Madam:

Attached is a variance request application and associated submittal documents for the above referenced property. To allow for modest home additions and associated improvements to the subject property, variances to the Anne Arundel County Code are required. The requested variance to the Code relates to **Article 17, Section 8-201(a)** for development on slopes 15% or greater in the LDA and to **Article 18, Section 4-601** to setback requirements.

The subject property is a legal non-conforming building lot located in the community of Sherwood Forest. The property is currently improved with a single-family dwelling and associated improvements. The lot is zoned R-2 and is served by community water and a private septic system. The property is located entirely within the Chesapeake Bay Critical Area with an LDA land use designation. The existing dwelling is surrounded by steep slopes on three sides, which encumber about half of the property area, limiting and restricting areas that allow development without relief from the code. Primary vegetation consists of hardwood and evergreen trees, and creeping ground cover common to wooded areas and the community.

The property owners intend to remodel the existing single-family dwelling and construct an addition and second floor. These improvements have been designed to remain consistent with the character of the neighborhood and will primarily be situated within the flatter portion of the site. Additionally, the project will include a new nitrogen-removing BAT septic tank, further enhancing the property's environmental sustainability. Plans for the development are in the process of receiving approval from the neighboring properties and are being submitted to the Sherwood Forest community

Due to the unique physical conditions inherent to the property, the following variances to the Anne Arundel County Code are being requested: **Article 17, Section 8-201(a)** of approximately 1,722-sf of disturbance on slopes 15% or greater in the LDA and to **Article 18, Section 4-601** of 4-ft to the required 30-ft front yard setback.

The need for the requested variance arises from the unique physical conditions of the site, specifically the size of the lot, the location of the existing structure, and the presence of steep slopes. The subject property is 44% of the required lot size by zoning and half of that area is encumbered with steep slopes. The entire community of Sherwood Forest is encumbered with substandard lot sizes, steep slopes, and other environmental challenges.

The proposed additions are proposed in the only viable location on the property and are within the limits of existing improvements. It does not require any more disturbance than if the existing improvements were to be removed or maintained. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and would not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and the nitrogen reducing septic system, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare.

We believe that these requests meet all the requirements for variance, per Article 18-16-305:

Requirements for Critical Area Variances.

1. Unique physical conditions - Specifically topography, the irregular shape and size of the lot, and the location of the existing dwelling in relation to the property lines and steep slopes. Expanding further to the southeast would cause additional encroachment into steep slopes, while expansion toward the front (southwest) aligns better with the existing floorplan and avoids steep slopes. Denial of the requested variance would constitute an unwarranted hardship on the applicant and deprive them of the right to redevelop and deny reasonable and significant use of the entire property.
2. Rights commonly enjoyed - The proposed improvements are similar and in character to those of surrounding properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the area.
3. Will not confer special privilege - Granting this variance would not confer a special privilege to the applicant. Nearby properties maintain improvements comparable to what is proposed for this project. The applicants have made extensive efforts to design the project in a manner that considers the placement of the existing dwelling and location of surrounding environmental features.

4. Not based on conditions or circumstances that are the result of actions by the applicant - Conditions and circumstances are based on the small and irregular shape of the site, the presence of steep slopes, and the location of the existing improvements, and are not because of actions by the applicant.
5. Will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area – The proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area. Disturbance is minimized only to what is necessary to complete the project. Mitigation will occur in accordance with county regulations and will be addressed during the permitting process. Sediment and erosion controls will be utilized to ensure that construction and grading will not adversely affect the surrounding environmental features located within the Critical Area. The addition of stormwater management and a nitrogen reducing septic system will also enhance the environmental quality of the development. These precautions will ensure that water quality, fish, wildlife, and plant habitat will not be adversely affected.

Requirements for all variances.

1. Minimum necessary - The improvements are minimal and utilize the existing improvements to minimize disturbance.
2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with other properties of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the LDA as appropriate mitigation will be required as part of the permit process.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area.
 - v. be detrimental to the public welfare.

Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,
DRUM, LOYKA & ASSOCIATES, LLC



Katie Yetman

This Deed

02-720-11723505

Tax Account No./Parcel Identifier

Made this 18 day of May, **2021**, by and between
Charles G. Kalocsay

Anne Arundel Cty Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$4,250.00
 TOTAL \$4,310.00
 SAP KJ
 Jun 22, 2021 01:59 pm

party(ies) of the first part, and

Julie Carol Hamilton and William Alexander Smith

Anne Arundel Cty Finance Office
 County Transfer Tax \$8,500.00
 County Recordation Tax \$5,950.00
 06/11/2021 10:20 AM LO

ACCT: 02-720-11723505
 ALL LIENS ARE PAID AS
 OF 06-11-2021 A.A. COUNTY
 BY: LO

party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ **850,000.00** receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as **Joint Tenants with rights of survivorship**

all that property situate in **Anne Arundel** County, State of Maryland, described as:

ALL that property of land situate in Anne Arundel County, Maryland and described as follows:

ALL that Lot of ground and premises, situate, lying and being in Sherwood Forest, Anne Arundel County, in the State of Maryland, designated and know as Lot No. 646, on Plat No. 6, one of the official Plats of Sherwood Forest, dated December 6, 1929 and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 2, folio 61.

The improvements thereon being known as: 646 Maid Marion Hill, Annapolis, Maryland 21405.

which has an address of

646 Maid Marion Hill, Annapolis, MD 21405

Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple.

Being the same property described in Liber **13174** folio **464**, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

Warranty Deed - Page 2

In Testimony Whereof, the said party of the first part has set its hand(s) and seal(s) the year and day first above written.

Printed Name:
 Witness

Charles G. Kalocsay (Seal)

State of
County of

I Hereby Certify that on this 18 day of May, 2021, before me, the undersigned subscriber, did personally appear
Charles G. Kalocsay

known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal.

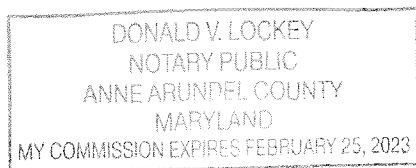


Printed Name:
 Notary Public

My Commission Expires:

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Donald Lockey, Esq.



Warranty Deed - Page 3Grantors' Address 646 Maid Marion Hill, Annapolis, MD 21405Grantees' Address 646 Maid Marion Hill, Annapolis, MD 21405Title Insurer Old Republic National Title Insurance Company*Deed***Charles G. Kalocsay***To***Julie Carol Hamilton and William Alexander Smith**

Received for record on the _____ day of _____, _____ .
 at _____ o'clock, ____M. and recorded in Liber No. _____, folio _____ ,
 among the Land Records of the County of _____ State of Maryland.

CLERKCASE# **MaidMarionHill2021**

This Document Prepared By and Return to:
 Lockett & Associates, LLC
 2525 Riva Road, Suite 143
 Annapolis, MD. 21401

Chesapeake Bay Critical Area Report

Sherwood Forest ~ Lot 646

Tax Map 39, Grid 19, Parcel 295

Tax Account No. 02-720-11723505

Property Address: 646 Maid Marion Hill
Annapolis, Maryland 21405

August 14, 2025

Property Owners & Variance Applicant: Julie Hamilton and William Smith

Critical Area Designation: LDA

Zoning: R-2

Lot Area: 0.20 Ac.

Site Description

The subject property is a legal building lot located off Maid Marion Hill in the community of Sherwood Forest. The site is currently improved with a single-family dwelling, screen porch, deck, and associated improvements, which are surrounded by steep slopes. The lot is zoned R-2 and is completely within the Chesapeake Bay Critical Area, with an LDA land use designation. Private septic and Sherwood Forest public water service the property.

Description and Purpose of Variance Request

The applicant proposes to construct additions and a second floor to the existing single-family dwelling with the associated improvements. Due to the unique physical conditions inherent to the property, the following variance to the Anne Arundel County Code is being requested: **Article 17, Section 8-201(a)** of approximately 1,722-sf of disturbance on slopes 15% or greater in the LDA and to **Article 18, Section 4-601** of 4-ft to the required 30-ft front yard setback.

The property owners intend to remodel the existing single-family dwelling and construct an addition and second floor. These improvements have been designed to remain consistent with the character of the neighborhood and will primarily be situated within the flatter portion of the site. Additionally, the project will include a new nitrogen-removing BAT septic tank, further enhancing the property's environmental sustainability. Plans for the development are in the process of receiving approval from the neighboring properties and are being submitted to the Sherwood Forest community

Vegetative Coverage and Clearing

The property's primary vegetation is woodland and creeping ivy that is common to wooded areas in the community. The existing wooded area totals roughly 5,300-sf. The proposed clearing is approximately 1,000-sf. Reforestation and afforestation requirements for this property will be addressed during the permit phase of this project.

Impervious Lot Coverage

The site currently has 2,543-sf of lot coverage. The proposed impervious lot coverage for this property is 2,750-sf, which is below the allowable amount. The site currently has 1,391-sf of

coverage by structures. The proposed coverage by structures is 1,827-sf, which is within the allowable amount.

Steep Slopes (slopes > 15%)

The subject property contains approximately 4,458-sf of steep slopes, or about 50% of the site area, all of which are concentrated around the existing improvements. Approximately, 1,722-sf of slopes will be disturbed as part of the proposed construction. The majority of this disturbance is necessary for access, with the remainder allotted for the septic tank replacement and stormwater installation.

Predominant Soils

The predominant soil types are Annapolis Fine Sandy Loam, 40 to 80 percent slopes (AsG) and Collington and Annapolis soils, 10 to 15 percent slopes (CRD). These soils have type "C" and "B" hydrologic classifications, and AsG is considered a hydric soil.

Drainage and Rainwater Control

There appear to be no visible stormwater management devices on site. Stormwater management and sediment and erosion control will be provided for the proposed improvements and the specific design computations will be addressed during the permit phase of the project in accordance with Anne Arundel County design criteria.

Conclusions – Variance Standards

The need for the requested variances arises from the unique physical conditions of the site, specifically the diminutive size of the lot and the presence of steep slopes. The proposed additions are proposed in the only viable location on the property and are mostly outside of steep slopes. The proposed development does not require any more disturbance than if the existing improvements were to be removed or maintained. The entire community of Sherwood Forest is inhabited with steep slopes and most of the lots in Sherwood are well under the required 20,000-sf minimum for lots served by a private septic system. Denial of the requested variance would constitute an unwarranted hardship and deny the applicant's rights commonly enjoyed by other property owners. The variance request is not based on actions by the applicant and will not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. With the implementation of stormwater management and the nitrogen reducing septic system, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. The variance is the minimum necessary to afford relief from the Critical Area legislation. The granting of the variance will not alter the character of the neighborhood, impair the use and development of adjacent properties, reduce forest cover in the LDA, nor be detrimental to the public welfare. Stormwater Management and reforestation requirements will be addressed during the permit phase of the project. Reforestation will be provided on-site to the extent practicable.

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, 2015. Flood Insurance Rate Map

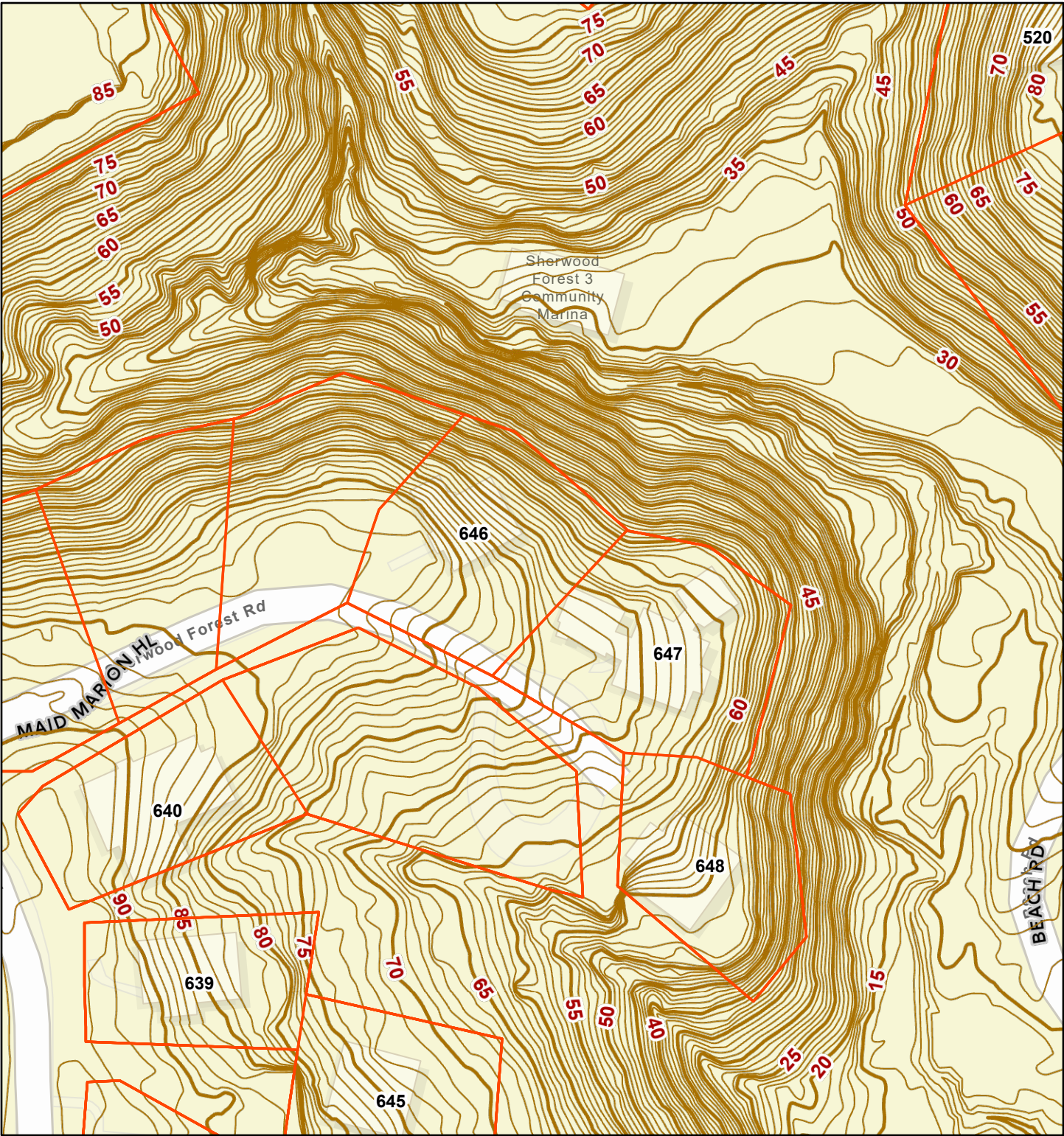
First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2025 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2003 Soil Survey of Anne Arundel County Maryland.

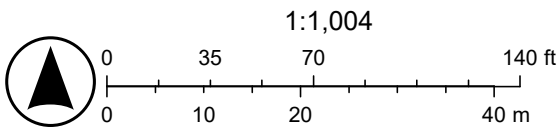
State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District

Anne Arundel County Engineering Record Drawing and Monuments



8/13/2025, 10:21:30 AM

- Address Points
- Intermediate
- Parcels
- Local Road Label
- Topo_2023
- County Boundary
- Index



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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 Charles G. Kolacsay

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
646 Maid Marion Hill, Annapolis, MD 21405

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.

3a. Individual Transferors

Witness

Charles G. Kolacsay

Name

05/18/2021
**Date

Signature

3b. Entity Transferors

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 OWNER-OCCUPANCY
OF GRANTEE(S) IN Anne Arundel COUNTY

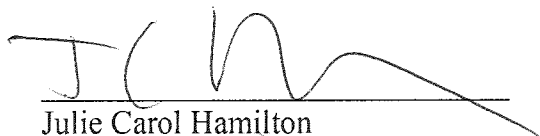
The undersigned each state under oath as follows:

1. Each of the undersigned is a Grantee of residentially improved real property located at 646 Maid Marion Hill, Annapolis, MD 21405 and being more particularly described as:

See Attached Legal Description

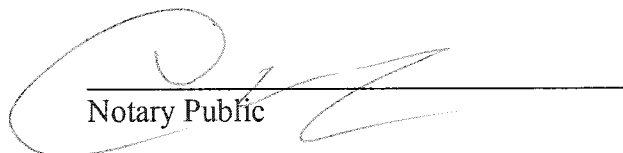
2. Each of the undersigned:
 - a) will owner-occupy the above referenced property as his/her/their principal residence for at least seven (7) of the next twelve (12) months immediately after the property is conveyed, or
 - b) is a co-maker or guarantor of the purchase money mortgage or deed of trust on the property who will not occupy as Grantee's principal residence.

WITNESS:

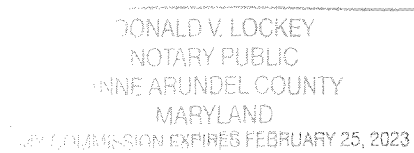

Julie Carol Hamilton

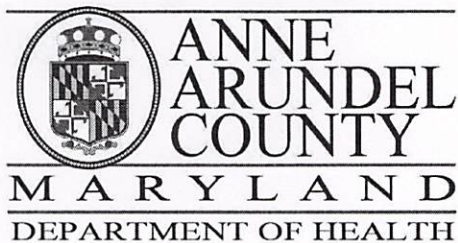

William Alexander Smith

Subscribed and Sworn to before me, a Notary Public in and for the State of Maryland, County of Anne Arundel, this 4th day of JUNE, 2021.


Notary Public

My commission expires: 02-25-2023





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 25, 20025

RE: Carol Julie Hamilton
646 Maid Marion
Annapolis, MD 21405

NUMBER: 2025-0167-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions with less setbacks than required and with disturbance to slopes of 15% or greater.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay



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

CAC Comments: 2025-0167-V; Hamilton (AA 0231-25) and 2025-0099-V; Bisciotti (AA 0236-25)

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>

Fri, Sep 12, 2025 at 12:14 PM

Good afternoon,

Our office has reviewed the above-referenced variance and provide the following comments

- **2025-0167-V; Hamilton (AA 0231-25):** The applicants are requesting a variance to disturb steep slopes for proposed improvements to an existing dwelling, including a second story expansion, porch, stairwell addition, screen porch expansion, lower-level deck underneath an existing deck, upgraded septic system, and stormwater management. The proposed improvements will result in 207 square feet of new lot coverage, 1,000 square feet of woodland clearing, and 1,722 square feet of disturbance to steep slopes. The applicants already enjoy extensive outdoor amenity space, including a screen porch and two decks; as such the denial of the variance, which proposes to expand outdoor amenity space, would not constitute unwarranted hardship. The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If the AHO finds that each and every one of the Critical Area variance standards have been addressed, then appropriate mitigation is required.
- **2025-0099-V; Bisciotti (AA 0236-25):** The applicant is requesting a variance to allow new lot coverage nearer to the shoreline than the closest façade of the existing principal structure. The applicant proposes to replace an existing pool and concrete pool deck and remove three retractable awnings. The proposal includes the installation of wooden decking, reducing the size of the pool and changing the orientation and installing a hot tub within the footprint of existing lot coverage. This office would like to note that per Natural Resources Article §8-1802(a)(17)(i) wooden decking would constitute lot coverage. As such, the wooden decking around the pool would constitute lot coverage and the lot coverage calculations will need to be adjusted to include the area of wooden decking around the pool.

The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If the AHO finds that each and every one of the Critical Area variance standards have been addressed, then appropriate mitigation is required.

The comments have been entered into the County's online portal.

Sincerely,
Jamileh Soueidan

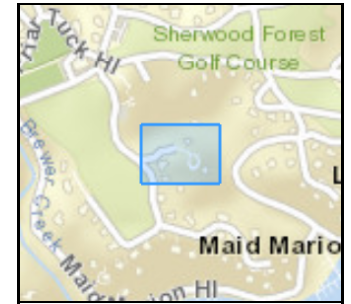
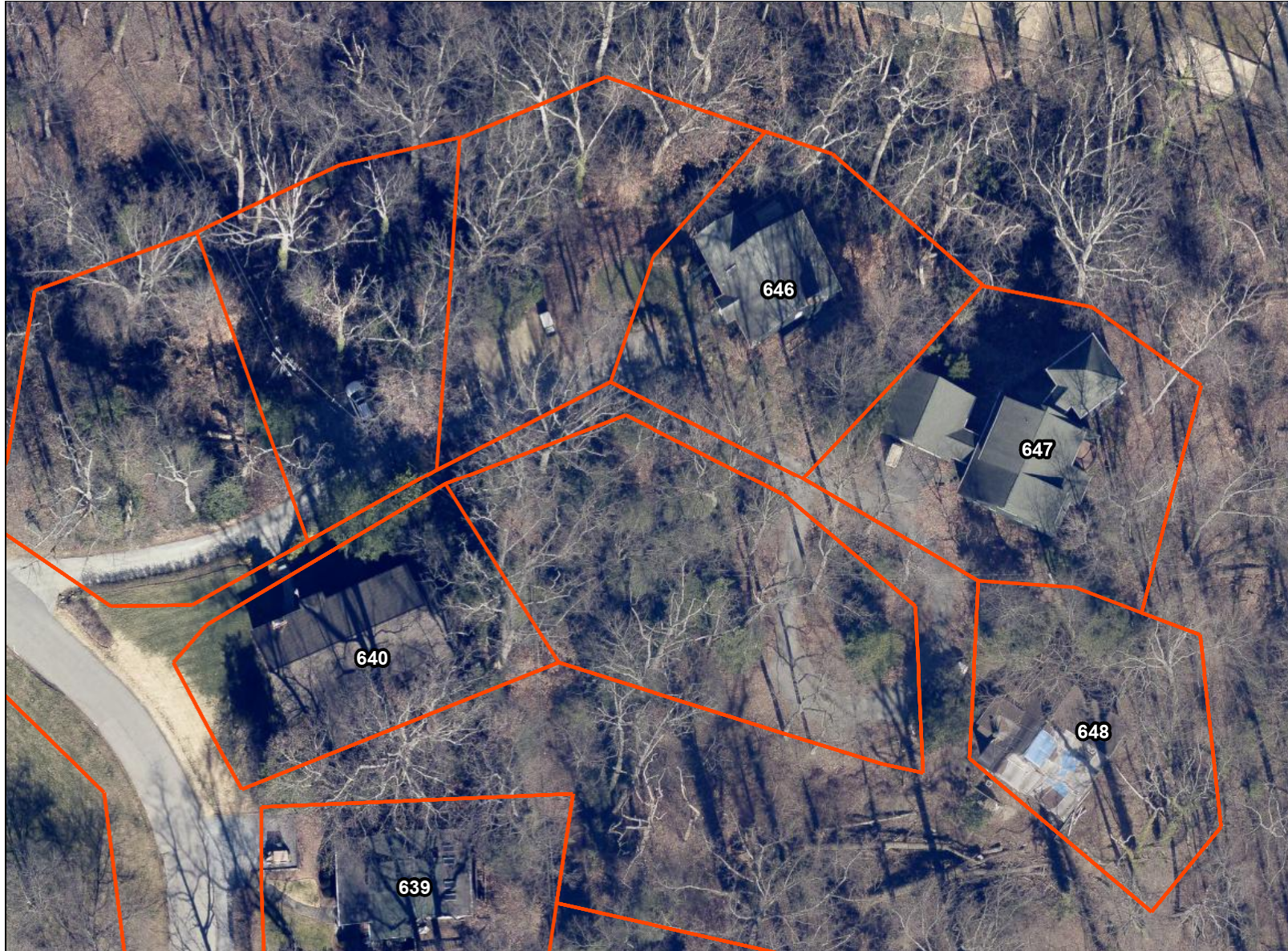
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Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalarea

Jamileh Soueidan (she/her)
Natural Resources Planner
1804 West Street, Suite 100
Annapolis, MD 21401
Office: [410-260-3462](tel:410-260-3462)
Cell: [667-500-4994](tel:667-500-4994) (preferred)
jamileh.soueidan@maryland.gov

646 Maid Marion Hill



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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none

0 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes