

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

**APPLICANT:** Tara Eyler

**ASSESSMENT DISTRICT:** 3rd

**CASE NUMBER:** 2025-0177-V

**COUNCILMANIC DISTRICT:** 3rd

**HEARING DATE:** November 13, 2025

**PREPARED BY:** Donnie Dyott Jr.  
Planner



**REQUEST**

The applicant is requesting a variance to allow a dwelling addition (deck) with less setbacks and buffer than required on property located at 911 Beyda Harbour in Pasadena.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of approximately 2,000 square feet of land and is identified as Lot 508 of Parcel 123 in Block 21 on Tax Map 11 in the Elizabeth's Landing subdivision. The subject property is zoned R5 - Residential District and is waterfront property on Stoney Creek located within the Chesapeake Bay Critical Area with a designation of IDA - Intensely Developed Area. The site is not mapped within the BMA - Buffer Modification Area and is currently improved with an interior townhouse dwelling and associated facilities.

**APPLICANT'S PROPOSAL**

The applicant proposes to remove an existing irregularly shaped deck on the waterside of the dwelling and to construct a new rectangular deck measuring 10' X 19' with a height of 9' in the same area.

**REQUESTED VARIANCES**

§ 18-13-104(a) of the Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams and tidal wetlands. § 18-13-104 (b) provides for an expanded buffer where there are contiguous steep slopes of 15% or more and is to be expanded by the greater of four feet for every 1% of slope or to the top of the slope and shall include all land within 50 feet from the top of the slopes. § 17-8-301 of the Subdivision Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). § 27.01.01 (B) (8) (ii) of COMAR states a buffer exists "to protect a stream tidal wetland tidal waters or terrestrial environment from human disturbance." § 27.01.09 E. (1) (a) (ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The proposed deck is within the 100-foot buffer to Stoney Creek, necessitating a variance to this provision. Exact buffer disturbance will be determined at the time of permit.

No setback variances are required.

## **AGENCY COMMENTS**

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

The **Development Division (Critical Area Team)** commented that they have no objection to the replacement of the existing deteriorated residential deck with a new deck of similar size, constructed within the same footprint.

The **Critical Area Commission** commented that the Administrative Hearing Officer (AHO) must find that each and every one of the variance standards have been met but took no position on the request. Should the AHO find that the applicant has met each standard, appropriate mitigation is required.

## **FINDINGS**

The applicant describes that the deck is deteriorated and needs to be replaced. It is argued that the new deck comes no closer to the shoreline than the existing deck and maintains an existing and longstanding use.

For the granting of a critical area variance, a determination must be made on the following:

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 would result in an unwarranted hardship or practical difficulty. In this case the 100 foot buffer encompasses the entire waterside of the lot, which leaves no area for the construction of a waterside deck without variance relief. As such, some relief is warranted to allow the applicant to avoid practical difficulties and unwarranted hardship to replace an existing deck that has deteriorated.

A literal interpretation of the County's critical area program may deprive the applicant of rights that are commonly enjoyed by other properties in similar areas as decks are a common feature of waterfront properties. The granting of the variance will not confer on the applicant a special privilege that would be denied by COMAR, Title 27. This request is not a result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. There is no evidence that the modest deck replacement with appropriate mitigation will adversely affect water quality, impact fish, wildlife or plant habitat. As such, it is the opinion of this Office that the proposal is in harmony with the general spirit and intent of the County's critical area program.

With regard to the requirements for all variances:

There is no evidence that the proposal will alter the essential character of the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare. While the proposed replacement deck is not considered to be a replacement in-kind, the deck comes no closer to the shoreline than the current deck, is generally within the same footprint and

2025-0177-V

can be considered modest in size. Therefore, the variances are considered to be the minimum necessary to afford relief.

### **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of the proposed variance for the construction of the deck as shown on the site plan.

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.



**To:** Anne Arundel County Permits Department  
**Re:** Permit #B02438681 – 911 BEYDA HARBOUR  
**Parcel ID:** 324490025108

**Subject: Request for Setback Encroachment Explanation**

Dear Reviewer,

We respectfully submit this letter in support of our request for a variance associated with Permit #B02438681 for the property at 911 Beyda Harbour, Pasadena, MD 21122.

The project consists of replacing an existing, deteriorated deck with a new deck of similar size, within the same footprint. The replacement will not extend further toward the water, nor will it encroach beyond the footprint of neighboring properties. The purpose of this project is to ensure the safety and continued use of the structure while minimizing any disturbance to the surrounding buffer and sensitive areas.

**Unique Conditions:**

The lot's location within the critical area, combined with the existing placement of the original deck, creates a condition where strict application of the setback requirements would result in unnecessary hardship. Full removal without replacement would deprive the property of reasonable use consistent with neighboring lots.

**No Special Privilege:**

The request does not confer any special privilege. Similar waterfront properties in this community contain decks of comparable size and placement. The proposed replacement simply maintains an existing, longstanding use.

**Not Self-Created:**

The need for this variance arises solely from the lot's physical conditions and the deterioration of the existing deck, not from any action of the applicant.

**Environmental Protection:**

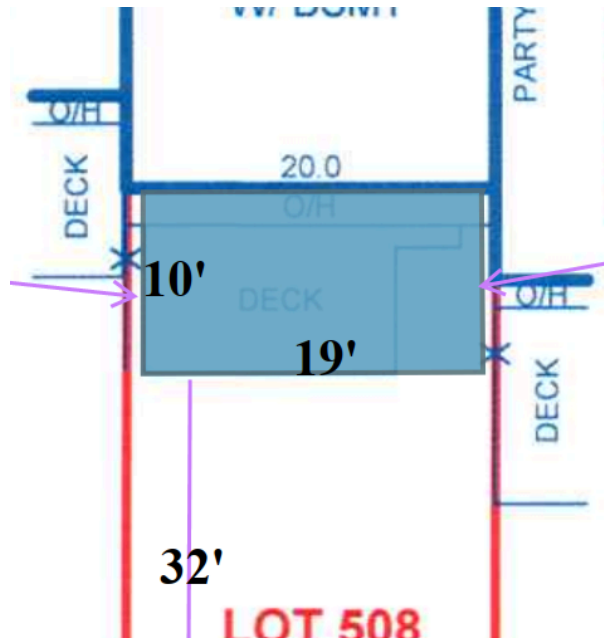
The project has been designed to avoid adverse effects on water quality, wildlife, or habitat. No expansion toward the shoreline is proposed, and all work will remain within the current footprint. Best management practices will be followed to minimize disturbance, with no reduction of forest cover or encroachment into undeveloped buffer areas.

**Minimum Necessary Relief:**

This request represents the minimum variance necessary, as it allows only the replacement of the existing structure within its current limits, ensuring safety and code compliance without increasing encroachment.

For these reasons, we believe the variance request satisfies the criteria outlined in Article 18-16-305 and respectfully request its approval.

Here you can see the existing deck underlaid and the neighboring decks locations:



Thank you for your time and consideration.

Sincerely,  
Maryland Decking

BK 27623 PG 284

**Homesale Settlement Services**

File No. 1693HS

Tax ID # 03-244-90025108

Property Address: 911 Beyda Harbour, Pasadena, MD 21122

LR - Deed (w Taxes)  
 Recording only \$T20.00  
 Grantor/Grantee Name:  
 Christensen/Munoz-mill  
 en  
 Reference/Control #:  
 LR - Deed (with Taxes)  
 Surcharge 40.00  
 LR - Deed State  
 Transfer Tax 1,235.00  
 Subtotal: 1,295.00  
 GRANTORS, 1,355.00  
 09/15/2014 01:28  
 CC02-KS  
 #3290882 CC0501 - Anne  
 Arundel  
 County/CC05.01.10 -  
 Register 10

This Deed, made this 26 day of August, 2014, by and between James R. Christensen, hereinbefore erroneously referred to as James R. Christensen and Robinson J. Munoz-Millan, hereinbefore erroneously referred to as Robinson J. Munoz-Millan, and Tara Catherine Eyler, GRANTEE.

Witnesseth -

That in consideration of the sum of Two Hundred Forty-Seven Thousand and 00/100 Dollars (\$247,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

ALL THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENT, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN THE THIRD ELECTION DISTRICT OF ANNE ARUNDEL COUNTY, STATE OF MARYLAND, NAMELY:

BEING KNOWN AND DESIGNATED AS LOT 508, ON A PLAT ENTITLED AMENDED PLAT 19, ELIZABETH'S LANDING, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 82, FOLIO 42.

The following is provided for informational purposes only.

Current Property Address: 911 Beyda Harbour, Pasadena, Maryland 21122

Current Parcel ID No: 03-244-90025108

BEING THE SAME PROPERTY CONVEYED TO JAMES R. CHRISTENSEN (ERRONEOUSLY REFERRED TO AS JAMES R. CHRISTENSSEN) AND ROBINSON J. MUNOZ-MILLAN (ERRONEOUSLY REFERRED TO AS ROBINSON J. MUNOZ-MILLEN), AS JOINT TENANTS, BY DEED FROM G. WARREN HAMBLET, IV AND SARAH GOW HAMBLET, DATED MAY 23, 1985 AND RECORDED JUNE 3, 1985 AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3895 FOLIO 48.

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 Tara Catherine Eyler, as sole owner, her personal representatives, heirs and assigns, in fee simple.

SEMI-ANNUAL PAYMENTS

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 27623, p. 0284, MSA\_C059\_28063. Date available 09/18/2014. Printed 08/12/2025.  
 09/15/14 12:06 PM C 0002 R 0002  
 Val # 0002-115864 \$1,729.00  
 Deed - Recordation Tax  
 Instrument Type: Deed

2014 SEP 15 P 1:42

RECEIVED FOR RECORD  
 CIRCUIT COURT A.A. COUNTY

ACCT. 3248-9002-5108  
 ALL FEES ARE PAID AS  
 OF 9/15/14 A.A. COUNTY  
 BY: [Signature]

09/15/14 12:06 PM C 0002 R 0002  
 Val # 0002-115863 \$2,470.00  
 County Transfer Tax



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

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

James R. Christensen (SEAL)

James R. Christensen,  
erroneously referred to as James R. Christenssen

Robinson J. Munoz-Millan (SEAL)

Robinson J. Munoz-Millan,  
erroneously referred to as Robinson J. Munoz-Millen

STATE OF Maryland

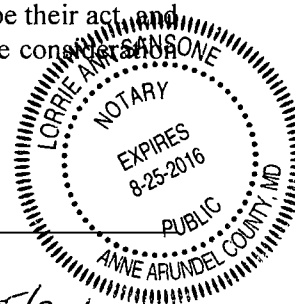
COUNTY OF Anne Arundel } ss

I hereby certify that on this 20 day of August, 2014, before me, the subscriber, a Notary Public of the State of Maryland City/County of Anne Arundel, personally appeared James R. Christensen, erroneously referred to as James R. Christenssen and Robinson J. Munoz-Millan, erroneously referred to as Robinson J. Munoz-Millen, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the contents recited herein is correct.

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

Lorrie Ann S. Stone  
Notary Public

My Commission Expires: 8/25/2016



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.

AFTER RECORDING, PLEASE RETURN TO:  
**Tara Catherine Eyler**  
**911 Beyda Harbour**  
**Pasadena, MD 21122**

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.

William L. Freeman, Esq.



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

BK 27623 PG 286

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

**James R. Christensen**

**2. Reasons for Exemption**

**Resident Status**



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 and is 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

**James R. Christensen**

Name



Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

Title

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

BK 27623 PG 287

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**1. Transferor Information**

Name of Transferor

**Robinson J. Munoz-Millan**

**2. Reasons for Exemption**

**Resident Status**

☒

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**

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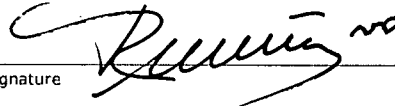
**3a. Individual Transferors**

Witness

**Robinson J. Munoz-Millan**

Name

Signature



**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

Title

**EXHIBIT  
ATTACHED TO DEED OF CONVEYANCE**

**OCCUPANCY AFFIDAVIT**

Grantee(s), in the attached Deed from James R. Christensen and Robinson J. Munoz-Millan hereby certify under the penalties of perjury, that the land conveyed in said Deed, known as 911 Beyda Harbour, Pasadena, MD 21122 is residentially improved, owner-occupied real property and that the residence thereon will be occupied by me/us **for at least 7 of the next 12 months.**

WITNESS:

As to All

Tara Catherine Eyler

(SEAL)

(SEAL)

STATE OF Maryland, City/County of Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 03 day of September, 2014, before me, the subscriber, a Notary Public of the State of MD, City/County of AA, personally appeared Tara Catherine Eyler, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

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

TERESA M. BOISSEAU  
Notary Public-Maryland  
Anne Arundel County  
My Commission Expires  
6-29-17

Notary Public

My Commission Expires:

6-29-17

File No. 1693HS

BK 27623 PG 289

Space Reserved for Circuit Court Clerk Recording Validation

<b>1</b>	<b>Type(s) of Instruments</b>	( <input type="checkbox"/> Check Box if addendum Intake Form is Attached.)						
	1	Deed	Mortgage	Other	Other			
	2	Deed of Trust	Lease					
<b>2</b>	<b>Conveyance Type Check Box</b>	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
<b>3</b>	<b>Tax Exemptions (if applicable)</b>	<b>Recordation</b>	<b>Sale</b>					
	<b>Cite or Explain Authority</b>	<b>State Transfer</b>	<b>Sale</b>					
		<b>County Transfer</b>	<b>Sale</b>					
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>		<b>Finance Office Use Only</b>				
		Purchase Price/Consideration	\$ 247,000.00	<b>Transfer and Recordation Tax Consideration</b>				
		Any New Mortgage	\$ 242,526.00	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	X ( ) % =	\$			
		Other:	\$	Less Exemption Amount -	\$			
		Other:	\$	Total Transfer Tax =	\$			
		Full Cash Value:	\$	Recordation Tax Consideration \$				
			X ( ) per \$500 =	\$				
			<b>TOTAL DUE</b>	\$				
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>	<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>  <b>Tax Bill:</b>  <b>C.B. Credit:</b>  <b>Ag. Tax/Other:</b>			
		Recording Charge	\$ 20.00	\$ 20.00				
		Surcharge	\$ 40.00	\$ 40.00				
		State Recordation Tax	\$ 1,729.00	\$				
		State Transfer Tax	\$ 1,235.00	\$				
		County Transfer Tax	\$ 2,470.00	\$				
		Other	\$	\$				
		Other	\$	\$				
<b>6</b>	<b>Description of Property</b> 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).	<b>District</b>	<b>Property Tax ID No. (1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>	
			03-244-90025108	3895/48			<input type="checkbox"/> (5)	
		<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block (3b)</b>	<b>Sect/AR (3c)</b>	<b>Plat Ref.</b>	<b>Sq Ft/Acreage (4)</b>
							3895/48	
		<b>Location/Address of Property Being Conveyed (2)</b>						
		911 Beyda Harbour, Pasadena, MD 21122						
		<b>Other Property Identifiers (if applicable)</b>					<b>Water Meter Account No.</b>	
		<b>Residential</b> <input checked="" type="checkbox"/> <b>or Non-Residential</b> <input type="checkbox"/>		<b>Fee Simple</b> <input checked="" type="checkbox"/> <b>or Ground Rent</b> <input type="checkbox"/>		<b>Amount:</b>	N/A	
		<b>Partial Conveyance?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Description/Amt. of SqFt/Acreage Transferred:</b> N/A				
		If Partial Conveyance, List Improvements Conveyed: N/A						
<b>7</b>		<b>Transferred From</b>	<b>Doc. 1 – Grantor(s) Name(s)</b>			<b>Doc. 2 – Grantor(s) Name(s)</b>		
	James R. Christensen			Tara Catherine Eyler				
	Robinson J. Munoz-Millan							
	<b>Doc. 1 – Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 – Owner(s) of Record, if Different from Grantor(s)</b>				
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 – Grantee(s) Name(s)</b>			<b>Doc. 2 – Grantee(s) Name(s)</b>			
		Tara Catherine Eyler			Chicago Title Ins Co., Linda L. Rose or Mary Lou Ryce,			
					Trustees			
		<b>New Owner's (Grantee) Mailing Address</b>						
		911 Beyda Harbour, Pasadena, MD 21122						
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 – Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 – Additional Names to be Indexed (Optional)</b>			
					Bank of America, NA			
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: lalbright					<input type="checkbox"/> Hold for Pickup  <input type="checkbox"/> Return Address Provided	
		Firm: Homesale Settlement Services						
		Address: 1500 Whetstone way, T-100						
		Baltimore, Maryland 21230 Phone: ( 410 ) 401-3500						
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER</b>							
	<b>Assessment Information</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?				
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____				
		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				
	<b>Assessment Use Only – Do Not Write Below This Line</b>							
	Terminal Verification		Agricultural Verification		Whole		Part	
	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.		
	<b>REMARKS:</b>							

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 27623, p. 0289, MSA\_CE59\_28063. Date available 09/18/2014. Printed 08/12/2025.

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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction:

Date: 9/8/2025

Tax Map #	Parcel #	Block #	Lot #	Section
0011	0123		508	

Tax ID:	324490025108
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**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Project Name (site name, subdivision name, or other)	Tara Eyler
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Project location/Address	911 Beyda Harbour
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City	Pasadena	Zip	21122
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Local case number	
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Applicant:	Last name	Hilseberg	First name	Elisa
------------	-----------	-----------	------------	-------

Company	Maryland Decking
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**Application Type (check all that apply):**

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

**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: 10x19 open deck

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	Total Disturbed Area ( the entire property looks to be in the IDA)	Acres	Sq Ft
IDA Area		2,000			190
LDA Area					
RCA Area					
Total Area			# of Lots Created 0		

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage	918	
Created Forest/Woodland/Trees			New Lot Coverage	35	
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		
			Total Lot Coverage	953	

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		190	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 ☐

## **Critical Area Narrative Statement**

**Project Address:** 911 Beyda Harbour, Pasadena, MD 21122

**Parcel ID:** 324490025108

**Permit #:** B02438681

### **Proposed Use:**

The project involves the replacement of an existing deteriorated residential deck with a new deck of similar size, constructed within the same footprint. The intent is to restore safe use of the outdoor living space without expansion toward the water or beyond neighboring property footprints.

### **Existing Vegetation:**

The lot is a developed residential parcel with lawn and ornamental landscaping typical of waterfront properties in the community. The immediate area of work contains no trees or shrubs. Vegetated canopy and landscaped buffers on other portions of the lot will remain undisturbed.

### **Mitigation Plan:**

All work will occur within the footprint of the existing deck. Disturbance is limited to the immediate replacement area. No clearing of trees or shrubs is required. Standard sediment and erosion control practices, including silt fencing and containment measures, will be implemented during construction to prevent runoff.

### **Water Quality and Habitat Impacts:**

The project will not expand impervious surfaces or alter existing drainage patterns. By staying within the existing footprint, the replacement will not increase impacts on water quality or adjacent habitat. Construction best practices will be followed to minimize any temporary disturbance, including stormwater controls and careful material management.

### **Impervious Surface Calculation:**

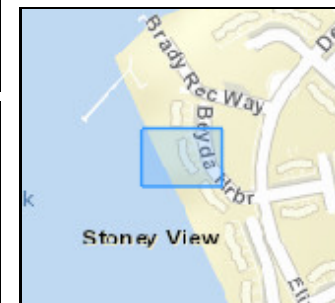
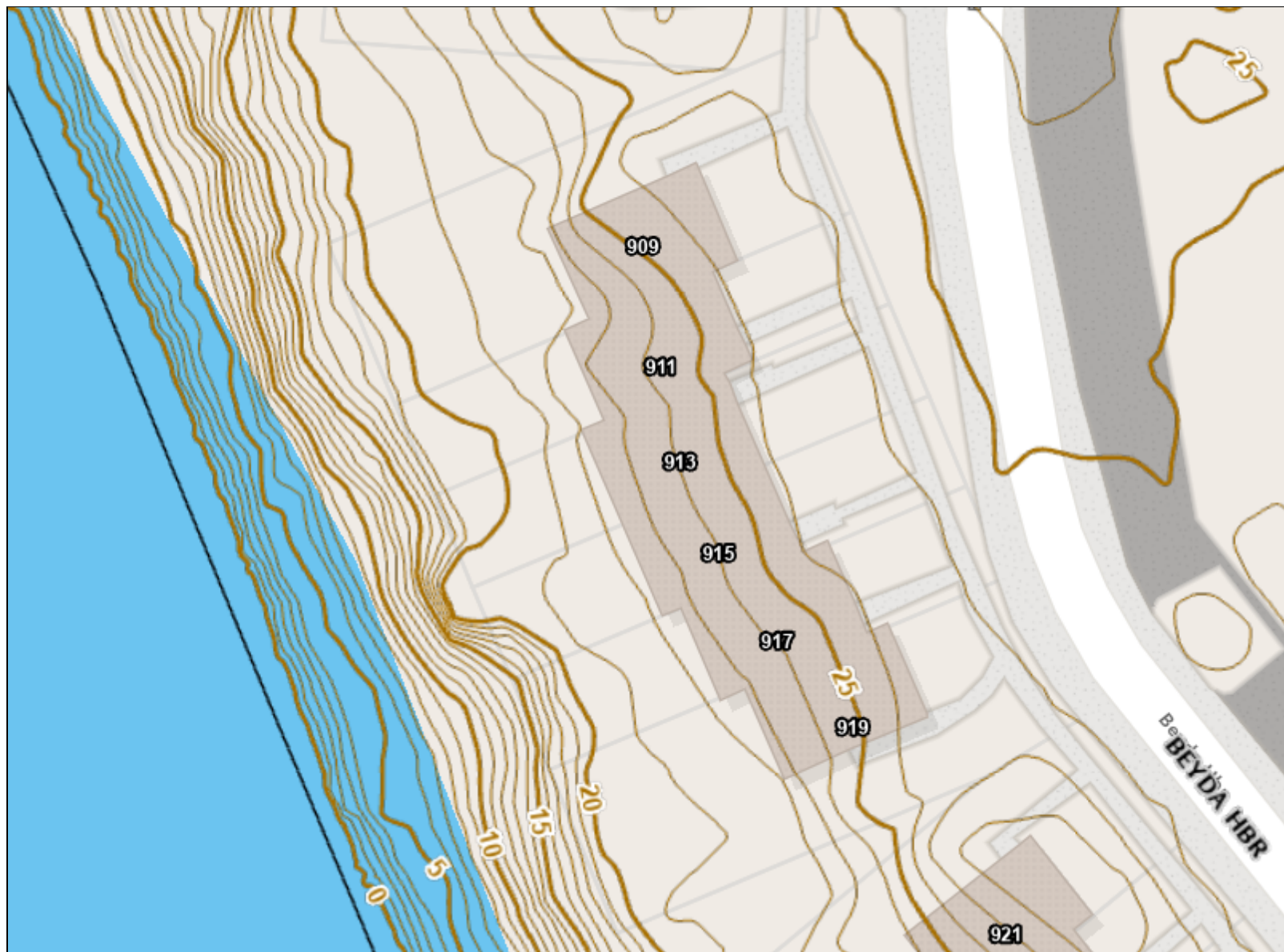
The proposed project maintains the same deck footprint as the existing structure. Total impervious surface area on the lot will remain unchanged before and after construction.

### **Habitat Protection Areas:**

The property is located within the 1,000-foot Critical Area buffer but contains no designated Habitat Protection Areas such as steep slopes, wetlands, or rare species habitat within the project area. No sensitive resources will be disturbed as part of this project.



# 911 Beyda Harbour topo map



## Legend

Foundation

Addressing



Elevation

Topo 2023

Index

Intermediate



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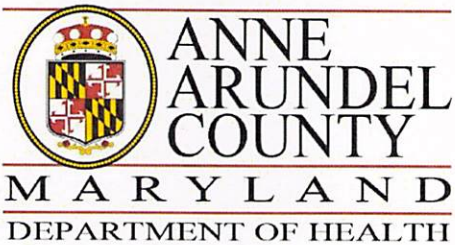
Esri Community Maps Contributors,  
County of Anne Arundel, VGIN, ©  
OpenStreetMap, Microsoft, Esri,  
TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION



Notes 1"=40'



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

**Tonii Gedin, RN, DNP**  
**Health Officer**

### **MEMORANDUM**

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

**FROM:** Brian Chew, Program Manager  
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", written over the text "Bureau of Environmental Health".

**DATE:** September 16, 2025

**RE:** Tara C. Eyler  
911 Beyda Harbour  
Pasadena, MD 21122

**NUMBER:** 2025-0177-V

**SUBJECT:** Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (deck) with less setbacks and buffer than required.

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

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

**cc:** Sterling Seay

2025-0177-V - for B02438681

Menu

Cancel

Help

Task Details OPZ Critical Area Team

Assigned Date

09/09/2025

Assigned to

Kelly Krinetz

Current Status

Complete w/ Comments

Action By

Kelly Krinetz

Comments

We offer no objection to the replacement of the existing deteriorated residential deck with a new deck of similar size, constructed within the same footprint.

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

09/30/2025

Assigned to Departm

OPZ Critical Area

Status Date

10/02/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Departm

OPZ Critical Area

Est. Completion D

☐ Display E-mail

☒ Display Comm

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



Jamileh Soueidan -DNR- &lt;jamileh.soueidan@maryland.gov&gt;

**CAC Comments: 2025-0180-V; Sabol (AA 0258-25) and 2025-0177-V; Eyler (AA 0257-25)**

1 message

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

Mon, Oct 6, 2025 at 2:40 PM

Good afternoon,

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

- **2025-0180-V; Sabol (AA 0258-25):** This project proposes to replace and reconfigure outdoor amenity space, including the pool and wooden decking. The applicants are seeking a variance to place lot coverage nearer to the shoreline than the closest façade of the existing principal structure and to disturb steep slopes. The existing site improvements exceed the lot coverage limits by 5,955 square feet, and per Anne Arundel County Code §17-8-402, the applicant is reducing lot coverage by 10% of the exceedance. Although the proposed project includes this reduction in lot coverage, the lot will remain nonconforming as the lot coverage limits will still be exceeded by 5,359 square feet. The current proposal includes reconfiguring the wooden decking to further disturb slopes than what currently exists onsite. This office would like to note that since the proposal includes the reconfiguration of the outdoor amenity space, the applicants have the opportunity to minimize impacts to steep slopes in their site design for these accessory structures.

In order for this variance to be granted, the applicant must demonstrate and 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. The applicant has every opportunity to design the proposed improvements in a manner that minimizes and/or avoids impacts to the steep slopes. However the current proposal results in greater impacts to steep slopes for the reconfiguration of accessory features, which is not in harmony with the spirit and intent of the Critical Area Law and regulations. As such, it does not appear to meet each and every one of the County's variance standards. If this request were to be denied, the applicants would still have reasonable and significant use of their lot.

- **2025-0177-V; Eyler (AA 0257-25):** 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. Should the AHO find that each and every one of the Critical Area Variance standards have been met, then appropriate mitigation is required.

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

Sincerely,  
Jamileh Soueidan

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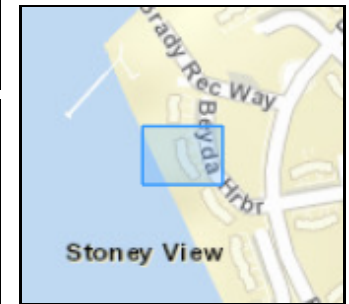


Critical Area Commission for the  
Chesapeake & Atlantic Coastal Bays  
[dnr.maryland.gov/criticalarea](https://dnr.maryland.gov/criticalarea)

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](mailto:jamileh.soueidan@maryland.gov)



# Map Title



## Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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none

0 35 70  
ft



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes