

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

APPLICANT: Gilbert DiGioia

ASSESSMENT DISTRICT: 8

CASE NUMBER: 2025-0185-V

COUNCIL DISTRICT: 7

HEARING DATE: November 20, 2025

PREPARED BY: David Russell
Planner

DR

REQUEST

The applicant is seeking a variance to allow a two-story dwelling with less setbacks than required, on property located at 6517 Clagett Avenue, in Tracy's Landing.

LOCATION AND DESCRIPTION OF SITE

The subject property is a corner through lot, located at the northeast corner of Clagett Avenue and James Avenue, within the Fairhaven neighborhood (Parcel 9, Grid 1, Tax Map 82, Lots 6-7). This property is a waterfront lot, but separated from the Herring Bay shoreline, the east, by approximately 60 feet. Access comes from the western property line, abutting Clagett Avenue. Two platted, but unimproved roadways, James Avenue and Owings Avenue, form the property's southern and eastern property boundaries, respectively. The approximate 60 feet Owings Avenue right-of-way width separates the subject property from Herring Bay, to the east. The property is approximately 8,750 square feet, zoned R2 - Residential, within the Chesapeake Bay Critical Area designation - Intensely Developed Area (IDA), and mapped as Buffer Modification Area (BMA). It is improved with a two-story single-family dwelling, a shed (near the western property line/Clagett Avenue), and firepit (near the eastern property line/Owings Avenue right-of-way).

PROPOSAL

The applicant proposes the construction of a new pier, pier access stairs, and a two-story addition on the south side of the existing principal structure. The proposed two-story addition is the only development requiring a variance. The proposed two-story addition will be 11' x 27' x 26' tall, and include a first floor family great room and a bedroom on the second floor.

REQUESTED VARIANCES

§ 18-4-601 of the Anne Arundel County Code requires a principal structure corner side setback of 20 feet. The proposed addition will be as close as 7 feet from the corner side property boundary (south), necessitating a variance of 13 feet.

FINDINGS

The subject property is generally rectangular in shape and consists of approximately 8,750 square feet, below the required R2 minimum lot size of 20,000 square feet (if not served by

public sewer). State tax assessment records show the existing home was constructed in 1930, prior to the adoption of zoning and Critical Area regulations. The existing home does, however, meet current R2 principal structure setback requirements. The proposed expansion of the existing home will encroach into the required 20 foot corner side setback. The property is unique because the portion of James Avenue, abutting the property's southern boundary, is unimproved and unlikely to be developed as originally platted. From review of County aerial imagery and streetview imagery, this 25 foot wide portion of James Avenue appears to function more as a pedestrian access way, with well maintained grass rather than asphalt or other paving commonly associated with vehicular traffic.

Agency Comments

The **Health Department** has reviewed the above referenced variance to allow a two-story dwelling addition with less setbacks than required.

The Health Department does not have an approved Pere Application site 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. A limited home addition would be the only potential avenue for this property. This would restrict the size of the addition to 50% of the living space of the existing structure or 1000 feet, whichever is less.

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

The **Cultural Resources** Section has no objection to the variance request, but may request a site visit or additional photodocumentation during permit review. This 1930's bungalow is part of an undocumented, waterfront bungalow community of Tracys Landing.

Variance Criteria

To be granted a variance it must be found that because of 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, 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 subject property's size closely matches that of surrounding properties but is well undersized for the R2 zoning district. The property is unique in that its classification as a 'corner through lot' is determined by two unimproved roadways. The platted portion of James Avenue, abutting the southern boundary appears to provide no vehicular access. If the subject property's southern boundary did not abut the unimproved portion of James Avenue, the proposed home expansion would only be held to a 7 foot side setback requirement rather than 20 feet. If this were the case, the proposed expansion would meet the necessary setback requirements and a side setback variance would not be required.

The subject property was platted in 1928, before zoning was adopted. Some of the roadways

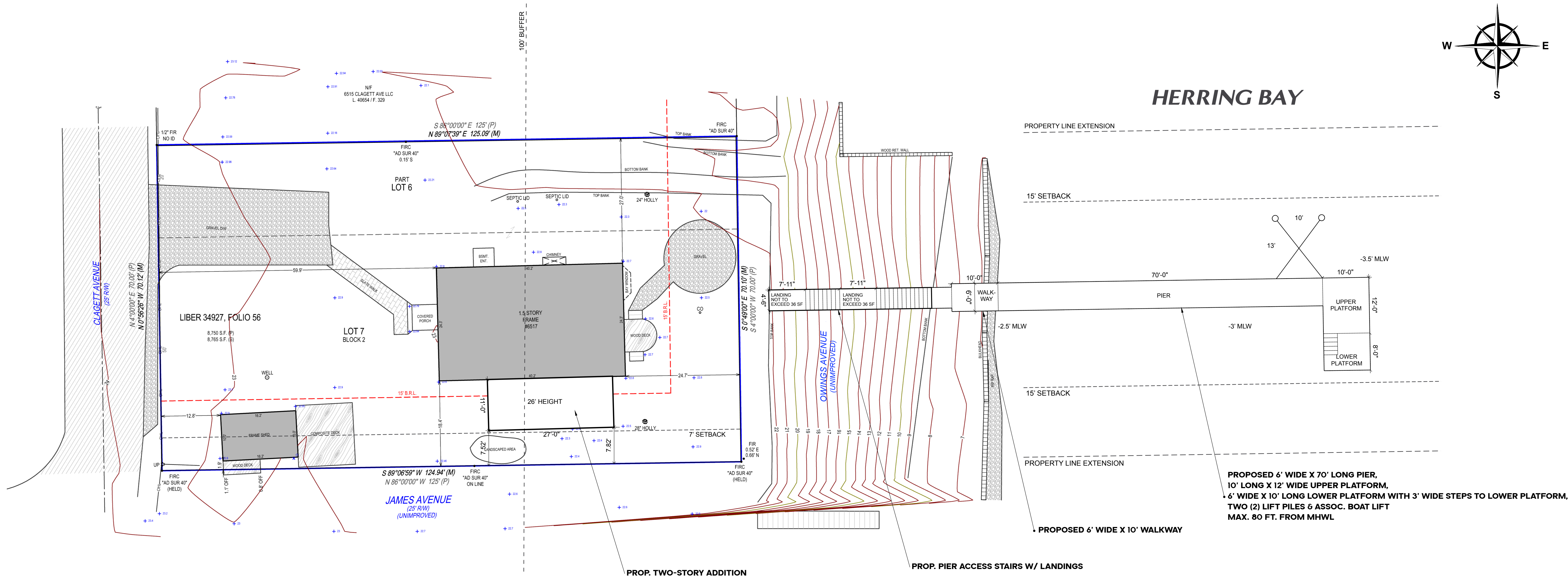
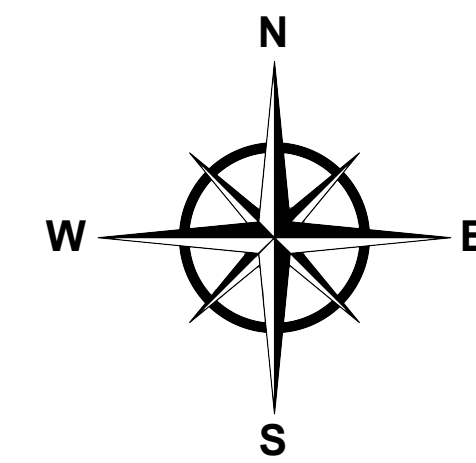
shown on the 1928 plat were never built, but these roadways still determine certain lot type classifications. The subject property is classified as a “corner through lot,” though it does not function that way.

Because of the unique circumstances dictating the subject property’s lot type classification, the request can be considered the minimum necessary to afford relief. As such, 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 variances to § 18-4-701 to allow a dwelling addition with less setbacks (7’ corner side setback) than required.

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.



1 SITE PLAN
Scale: 1" = 10'

- ALL WATER DEPTHS ARE APPROXIMATED AND SHALL BE MEASURED BY CONTRACTOR
- ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED
- ALL ACCESS FOR PIER AND PIER ACCESS AND STAIR CONSTRUCTION IS BY WATER
- DISTANCE ACROSS WATERWAY = 46,658 FT.
- QUARTER DISTANCE = 11,664 FT.
- NO SAV PRESENT AT THIS SITE
- ALL NEW PILES ARE OUTSIDE OF 15' SETBACKS

DIGIOIA RESIDENCE

6517 CLAGETT AVENUE
TRACYS LANDING, MD 20779

TAX ID 08-267-01870750
MAP 0082 - GRID 001 - PARCEL 009
ANNE ARUNDEL COUNTY, MARYLAND

PROJECT OUTLINE

- CONSTRUCT TWO-STORY ADDITION
- CONSTRUCT PIER ACCESS STAIRS
- CONSTRUCT PIER WITH WALKWAY, PLATFORMS, AND BOAT LIFT

PROPERTY DETAILS

CORNER LOT: YES
WATERFRONT: YES
CRITICAL AREA: IDA
BOG AREA: NO

WATER SOURCE: WELL
WASTE SOURCE: SEPTIC
ZONING CLASSIFICATION: R-2
NAME OF WATERWAY: HERRING BAY

SITE TABULATIONS

TOTAL SITE AREA: 8,750 SF
DISTANCE FROM WATER TO DISTURBED AREA: 71'
STEEPEST SLOPE DISTURBED: N/A
TOTAL DISTURBED AREA: 1,586 SF

MINIMUM SETBACKS FOR PRINCIPLE STRUCTURES:
FRONT LOT LINE: 25'
REAR LOT LINE: 20'
SIDE LOT LINE: 7'-0"
CORNER SIDE LOT LINE: 20'-0"

MAXIMUM HEIGHT LIMITATION: 35' TO MID GABLE (26' PROPOSED)

MAXIMUM COVERAGE BY STRUCTURES: 60% (5,250 SF)
PROPOSED LOT COVERAGE BY STRUCTURES: 20.16% (1,764 SF)

TOTAL WOODED AREA: 0
TOTAL WOODLAND REMOVED: 0

EX. IMPERVIOUS COVERAGE:
HOUSE: 1,062 SF
DRIVEWAY & SIDEWALKS: 970 SF
ACCESSORY STRUCTURES: 405 SF

PROP. IMPERVIOUS COVERAGE:
HOUSE: 1,062 SF
DRIVEWAY & SIDEWALKS: 970 SF
ACCESSORY STRUCTURES: 405 SF
ADDITIONS: +297 SF

TOTAL EXISTING AND PROPOSED IMPERVIOUS COVERAGE: 2,734 SF (31.25%)

Michelle Schmauder
Reflekt Design Build
6040 Parkers Creek Drive
Deale, MD 20751
michelle@reflektdb.com 703-626-6008

September 15, 2025

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

RE: Letter of Explanation for Variance Application
Property Address: 6517 Clagett Avenue, Tracy's Landing, MD 20779

To Whom It May Concern,

We respectfully submit this Letter of Explanation in support of a variance request for improvements to the property located at 6517 Clagett Avenue, Tracy's Landing, MD 20779. The subject property is a single-family home built in 1930, located in the Fairhaven neighborhood. It is sited on a waterfront lot that is buffer exempt, zoned R2, and located entirely within the Chesapeake Bay Critical Area, with an IDA (Intensely Developed Area) designation.

The proposed improvements include the construction of a new pier, pier access stairs, and a two-story addition on the south side of the existing principal structure. The addition will include a family great room on the first level and a bedroom on the second level, measuring approximately 11 feet wide, 27 feet long, and 26 feet at its highest point. This expansion is intended to accommodate the needs of the owners' large and growing family.

However, due to the presence of an unimproved paper road adjacent to the southern property line, the required 20-foot side yard setback under **§18-4-601** (for properties adjacent to public rights-of-way) significantly restricts the buildable area on the lot. Importantly, the north side of the house contains the septic system. Therefore, the only feasible and least intrusive location for the addition is the south side—where it is constrained by the paper road setback.

Applying a full 20-foot setback in this context imposes an unnecessary burden and denies the owners a reasonable and comparable use of their property, particularly when several homes along Clagett Avenue that also border paper roads have rebuilt or constructed additions consistent with the standard 7 feet required in R2 zones under **§18-4-601**.

Properties located at 6527, 6543, and 6549 Clagett Avenue, have constructed additions adjacent to paper roads that do not comply with the 20-foot setback. Based on available permitting and zoning code history, these appear to have been built prior to the adoption of the current corner-side setback regulation. As such, it represents a condition that,

while legally constructed at the time, now serves as a relevant reference point for how the 20-foot setback requirement imposes disproportionate restrictions on similarly situated homes. We respectfully submit that this variance request is consistent with the built character and expectations of the neighborhood, and allows this family the same reasonable use and livability that neighboring properties already enjoy.

Furthermore, the proposed addition does not impact the waterfront buffer area. While the home is located within the Critical Area Overlay District, the addition is entirely on the landward side of the house and does not further encroach into any buffer or sensitive environmental features.

In accordance with **§ 18-16-305** of the Anne Arundel County Code, we respectfully submit that this request satisfies the applicable variance criteria:

Requirements for Critical Area Variances.

1. Unique physical conditions – The hardship is not self-imposed, but rather results from the property's unique configuration, bordered by an unimproved paper road on one side and utilities that cannot be relocated on the other.
2. Rights commonly enjoyed – The proposed improvements are similar and in character with those of surrounding properties. To deny the requested variance would deprive the applicant of rights commonly enjoyed by several of the other properties in the area.
3. Will not confer special privilege – Granting this variance would not confer a special privilege to the applicant. An extensive effort has been made to design the improvements in a manner that considers the site constraints and county recommendations.
4. Not based on conditions or circumstances that are the result of actions by the applicant – Conditions and circumstances are based on the characteristics of the existing property, not because of actions taken by the applicants.
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. 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 11 foot width of the addition is minimal while still providing meaningful space for family use, maintains a setback that conforms with a side yard setback, and is consistent with the setbacks of other improved properties on Clagett Ave.

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
- iv. Be contrary to acceptable clearing or replanting practices required for development of the Critical Area.
- v. Be detrimental to the public welfare.

We are requesting a variance to **§18-4-601** from the required 20-foot setback from a paper road, and seek approval to match the typical 7-foot side yard setback permitted in the R2 zoning district for interior side yards. This would allow for an appropriately scaled and functional two-story addition that does not cause harm to neighboring properties, and conforms with the general spirit of the neighborhood. Denial of this variance would deprive the applicants of reasonable and significant use of their property.

We appreciate your consideration of this request and look forward to discussing it further. Please feel free to contact me with any questions or if additional documentation is needed.

Sincerely,
Michelle Schmauder
Designer
Reflekt Design Build

Anne Arundel Cty Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$2,000.00
 TOTAL \$2,060.00
 SAP JD
 Jul 21, 2020 02:31 pm

Tax ID No : 08-267-01870750

DEED

THIS DEED is made this 8 day of JUNE, 20 20 by and between

The Ricks Credit Trust

Party of the First Part

and

Gilbert Anthony DiGioia and Rosemary DiGioia

Party of the Second Part

WHEREAS The Ricks Credit Trust was established pursuant to Article Fifth of Robert W. Ricks' Last Will and Testament dated September 21, 2007.

WITNESSETH, that for and in consideration of the sum of **Four Hundred Thousand Dollars and No Cents** (\$400,000.00) the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part, in fee simple, **as tenants by the entirety**, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in the County of Anne Arundel in the State of Maryland, namely:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same unto and to the use of the said Party of the Second Part, in fee simple.

AND the said Party of the First Part covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Semi-Annual Payments
 07-21-2020 LO

ACCT. 08-267-01870750
 ALL LIENS ARE PAID AS
 OF 07-21-2020 A.A. COUNTY
 BY: LO

Anne Arundel Cty Finance Office
 County Transfer Tax \$4,000.00
 County Recordation Tax \$2,800.00
 07/21/2020 12:39 PM LO

WITNESS my hand and seal.

The Ricks Credit Trust

David C. Ricks Trustee (SEAL)

By: **David C. Ricks, Trustee**

Brian D. Ricks Trustee (SEAL)

By: **Brian D. Ricks, Trustee**

STATE OF MARYLAND

COUNTY OF MONTGOMERY

On this 8 day of JULY, 2020, before me, the undersigned officer, personally appeared **David C. Ricks and Brian D. Ricks, Trustees of The Ricks Credit Trust**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself/themselves as **Trustees**.

In witness hereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 8/24/2020



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.


Michael C. Ridgway Authorized Counter Signature

RETURN TO:

Gilbert Anthony DiGioia and Rosemary DiGioia
6517 Clagett Avenue
Tracys Landing, MD 20779

PREPARED BY:

Community Title Network, LLC
10415 Armory Avenue
Kensington, MD 20895
File No: CTN-KT-34195
Title Insurer: First American Title Insurance Company

EXHIBIT "A"

Lot numbered Seven (7) in Block numbered Two (2) and the South Twenty (20) feet front by full depth thereof of Lot numbered Six (6) in Block numbered Two (2) (South ½ of Lot 6, Block 2, Section 1) in the subdivision known as "SECTION 1, FAIR HAVEN" as per plat thereof recorded among the Land Records of said County in Plat Book F.S.R. 2, at Plat 1.

For informational purposes only: The improvements thereon being known as 6517 Clagett Avenue.

Tax ID No.. 08-267-01870750

BEING the same property conveyed to Patricia J Ricks, Trustee of the Ricks Credit Trust by virtue of Deed from Patricia J Ricks, dated March 9, 2011, recorded June 23, 2011 among the Land Records of Anne Arundel County, Maryland in Liber 23587, folio 171.

MARYLAND
FORM**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2020****WH-AR**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information**Name of Transferor** **The Ricks Credit Trust****2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers)**6517 Clagett Avenue, Tracys Landing, MD 20779****3. Reasons for Exemption****Resident Status**☐

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

☒

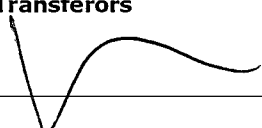
Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12 02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

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



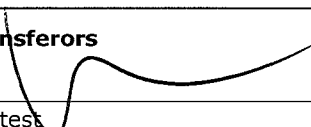
Name

**Date

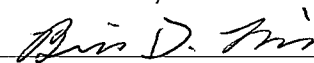
Signature

3b. Entity Transferors

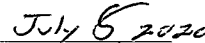
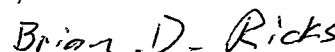
Witness/Attest

**The Ricks Credit Trust**

Name of Entity

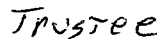


By



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

MARYLAND
FORM**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2020****WH-AR**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence

1. Transferor Information

Name of Transferor **The Ricks Credit Trust**

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

6517 Clagett Avenue, Tracys Landing, MD 20779

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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

The Ricks Credit Trust

Name of Entity

David C. Ricks

By

David C. Ricks July 8, 2020

Name

**Date

Trustee

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

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Anne Arundel

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

1	Type(s) of Instruments	[] Check Box if Addendum Intake Form is Attached.)									
		1	Deed		Mortgage		Other		Other		
		2	Deed of Trust		Lease						
2	Conveyance Check Box	X	Improved Sale Arms-Length [1]		Unimproved Sale Arms-Length [2]		Multiple Arms Length [3]		Not an Arms- Length Sale [9]		
3	Tax (if Applicable) Cite or Explain Authority	Recordation		Sale							
		State Transfer		Sale							
		County Transfer		Sale							
4	Consideration and Tax Calculations	Consideration		Amount		Finance Office Use Only					
		Purchase Price/Consideration		\$400,000 00		Transfer and Recordation Tax Consideration					
		Any New Mortgage		\$360,000 00		Transfer Tax Consideration					
		Balance of Existing Mortgage				x () % = \$					
		Other				Less Exemption Amount - \$					
						Total Transfer Tax = \$					
		Other				Recordation Tax Consideration					
		Full Cash Value				x () per \$500 = \$					
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:			
		Recording Charge		\$60 00		\$ 60 00		Tax Bill:			
		Surcharge				\$		C.B. Credit:			
		State Recordation Tax		\$2,800 00		\$ 00 00		Ag. Tax/Other:			
		State Transfer Tax		\$2,000 00		\$					
		County Transfer Tax		\$4,000 00		\$					
		Other				\$					
		Other				\$					
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)		Grantor Liber/Folio		Map		Parcel	Var. LOG	
			08-267-01870750		23587/171		0083		0009	[] (5)	
		Subdivision Name				Lot	Block(3b)	Sect/AR(	Plat Ref.	SqFt/Acreage(4)	
		Section 1, Fair Haven				6		1	0002/0001		
		Location/Address of Property Being Conveyed (2)									
		6517 Clagett Avenue, Tracys Landing, MD 20779									
		Other Property Identifiers (if applicable)					Water Meter Account No.				
		Residential [X] or Non-Residential []				Fee Simple [X] or Ground Rent []				Amount: \$N/A	
		Partial Conveyance? [] Yes [X] No				Description/Amt. of SqFt/Acreage Transferred				N/A	
		If Partial Conveyance, List Improvements Conveyed N/A									
7	Transferred From	Doc. 1 – Grantor(s) Name(s)					Doc. 2 – Grantor(s) Name(s)				
		The Ricks Credit Trust					Gilbert DiGioia				
							Rosemary DiGioia				
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)					Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)					Doc. 2 – Grantee(s) Name(s)				
		Gilbert Anthony DiGioia					Deborah H Jones				
		Rosemary DiGioia					Alton C Buie				
		New Owner's (Grantee) Mailing Address									
		6517 Clagett Avenue, Tracys Landing, MD 20779									
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)					Doc. 2 - Additional Names to be Indexed (Optional)				
							Citizens Bank, NA,				
10	Contact/Mail Information	Instrument Submitted By or Contact Person							Return to Contact Person		
		Post Closing									
		Firm: Kensington							Hold for Pickup		
		Address: 10415 Armory Avenue Kensington, MD 20895									
		Phone: (301) 886-8777							X Return Address Provided		
	11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
	Assessment Information	X	Yes		No	Will the property being conveyed be the grantee's principal residence?					
			Yes	X	No	Does transfer include personal property? If yes, identify					
			Yes	X	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy					
	Assessment Use Only - Do Not Write Below This Line										
	[] Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification										
	Transfer Number:		Date Received:		Deed Reference.		Assigned Property No.:				
	Year				Geo.		Map		Sub	Block	
	Land				Zoning		Grid		Plat	Lot	
	Buildings				Use		Parcel		Section	Occ. Cd.	
	Total				Town Cd		Ex. St.		Ex. Cd		
	REMARKS:										

Critical Area Report: Narrative Statement – (9/15/2025)

6517 Clagett Ave, Tracy's Landing, Maryland 20779

Proposed Use:

The subject property is zoned R-2 residential and is currently improved with a single-family dwelling. The proposed use of the property will remain unchanged. The proposed scope of work includes the addition of a two-story structure on the south side of the home to expand the interior living area for continued use as a single-family residence as well as the construction of a new pier with pier access stairs.

Trees and Shrubs:

The property contains a few mature trees, including two American Hollies; one on the north-east side and one on the south-east side of the building, which contribute to the existing canopy. Some tree cover is present from overhanging branches of neighboring lots. There is a mature magnolia tree and rose of sharon shrub in a landscaped patch on the south side of the building; ornamental grasses on the north side of the building and near the shed on the west side of the property as well as shrubbery at the rear of the house on the west side. The project has been designed to minimize impact to existing vegetation; however, due to the proximity of the proposed two-story addition, one American holly on the south side of the property, the magnolia tree, and several small ornamental shrubs must be removed. The holly is located approximately 5 feet from the proposed foundation and within the critical root zone, making preservation not feasible. Every effort has been made to reduce disturbance, and all remaining vegetation will be protected during construction.

We estimate the current tree canopy coverage to be approximately 2,378 square feet. The total area of disturbance is 1,586 square feet, of which 534 square feet is within the 100-foot Critical Area buffer. Appropriate mitigation will be provided for the removal of vegetation and any additional lot coverage, in accordance with Anne Arundel County's Critical Area and Forest Conservation requirements.

We intend to follow all applicable Critical Area planting and mitigation requirements, including the planting of native species at a 2:1 ratio for any new or additional lot coverage within the buffer and at a 1:1 ratio for new coverage outside the buffer. A detailed planting and mitigation plan will be submitted to the County for review and approval as part of the permit process.

Impacts on Water Quality and Habitat:

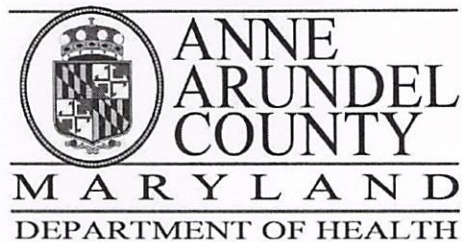
To prevent sedimentation and protect local water quality, a reinforced silt fence will be installed around the perimeter of the disturbed area prior to construction. Erosion controls, such as seed and straw, will be applied immediately after site work to stabilize soils. All best practices for sediment and erosion control will be followed in accordance with county and state regulations.

Impervious Surfaces:

The property land area is 8,750 SF. The current impervious surface coverage on the property is 2,437 SF. With the addition, the total impervious surface will increase by approximately 297 SF to a total of 2,734 SF. The increase in impervious surface will be offset in accordance with county requirements via planting and stormwater management mitigation.

Habitat Protection Areas:

The eastern portion of land beyond the lot contains a steep slope exceeding 15%, located within 100 feet of the tidal waters of Herring Bay. However, the proposed addition is sited entirely on the west side of this slope, over 40 feet from the top of bank, and outside the steep slope area. The project has been carefully designed to avoid all grading or disturbance to the steep slope and its associated root zones. Vegetative cover in this area will be maintained, and no erosion-prone conditions will be created. As such, the proposed development complies with Critical Area Habitat Protection Area guidelines by preserving the integrity of the steep slope and protecting sensitive features along the shoreline.



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Annapolis, Maryland 21401
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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 printed name of Brian Chew.

DATE: September 22, 2025

RE: Anthony Gilbert Digioia
6517 Clagett Ave.
Tracys Landing, MD 20779

NUMBER: 2025-0185-V

SUBJECT: Variance/Special Exception/Rezoning

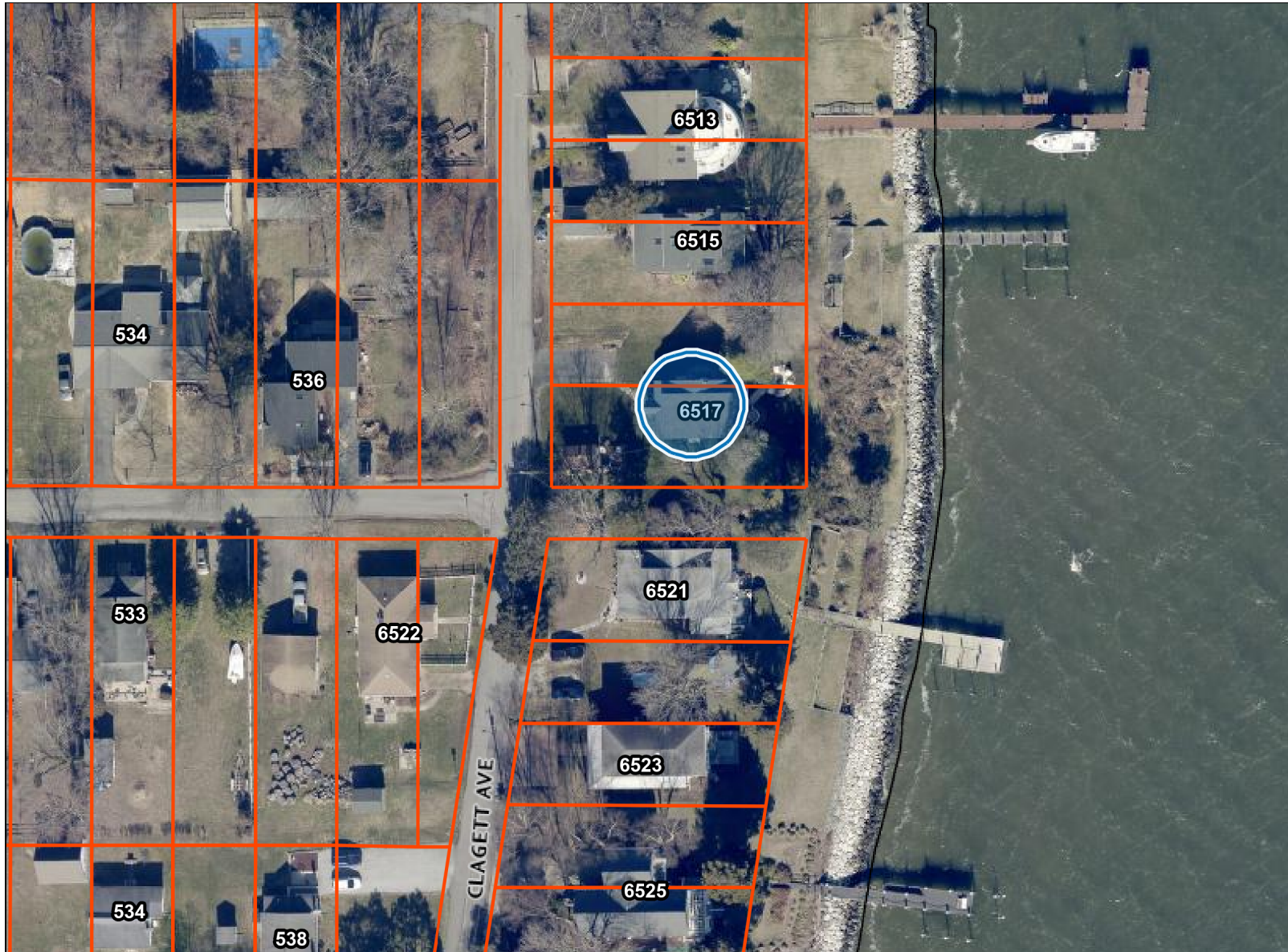
The Health Department has reviewed the above referenced variance to allow a two-story dwelling addition with less setbacks than required.

The Health Department does not have an approved Perc Application site 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. A limited home addition would be the only potential avenue for this property. This would restrict the size of the addition to 50% of the living space of the existing structure or 1000 feet, whichever is less.

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

cc: Sterling Seay

6517 Clagett Avenue



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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.

none

0 50 100
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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes