

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

APPLICANTS: Sherri Sosslau & William Etheredge

ASSESSMENT DISTRICT: 1

CASE NUMBER: 2025-0190-V

COUNCIL DISTRICT: 7

HEARING DATE: November 25, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a variance to allow a dwelling addition (deck) with less setbacks than required and with disturbance to slopes of 15% or greater on property located at 109 Virginia Avenue in Edgewater.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 29,479 square feet of land and is located on the west side of Virginia Avenue. The property is identified as Lots 4, 5, and 6 in Section 10 of the Edgewater Beach subdivision, Parcel 111 in Grid 5 on Tax Map 55. The waterfront property is zoned R2 – Residential District, lies primarily within the Chesapeake Bay Critical Area LDA – Limited Development Area, with a small section designated RCA - Resource Conservation Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a one-story dwelling with a basement, an in-ground swimming pool, a residential pier, and other associated facilities.

PROPOSAL

The applicants propose to replace the failing deck (8' x 34') with a new deck (10' x 34').

REQUESTED VARIANCES

§ 17-8-201 of the Anne Arundel County Subdivision and Development Code provides that development in the limited development area (LDA) 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; and, all disturbance shall be limited to the minimum necessary.

The proposed deck will disturb slopes of 15% or greater, necessitating a variance.
If approved, the actual slope disturbance would be determined during permit review.

A review of the bulk regulations for development within the R2 District reveals that a setback variance is not required.

FINDINGS

The subject property is irregularly shaped and is oversized with regard to the minimum area of 20,000 square feet and the minimum width of 70 feet for lots in an R2 District not served by public sewer. A review of the County's aerial photography shows an eclectic mix of dwellings and lots in this waterfront community.

The existing and proposed critical area lot coverage of the site is 5,177 square feet, which is below the lot coverage allowed under § 17-8-402 (5,445 square feet). The existing and proposed coverages by structures were not provided; however, the overall lot coverage is still well below the 60% (17,687.4 square feet) maximum coverage by structures allowed under § 18-4-601.

Agency Comments

The **Health Department** noted that the proposal does not adversely affect the on-site sewage disposal and well water supply systems, and has no objection.

The **Critical Area Commission** noted that if the Administrative Hearing Officer (AHO) finds that the applicants have met each and every one of the variance standards, appropriate mitigation should be required.

The **Critical Area Team** has no objection provided the AHO determines that all applicable standards have been met.

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 particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

In this particular case, the applicants are proposing a modest expansion of the failing deck to provide more adequate space and access around their outdoor furniture and grill. Because the dwelling itself is located within steep slopes, there would be no way to replace the deck while complying with the County's critical area program. A literal interpretation of that program will deprive the applicants of rights commonly enjoyed by other properties in similar areas of the County. The granting of a variance will not confer on the applicants any special privilege, nor is the variance request based on conditions or circumstances that are the result of actions by the applicants.

With mitigation, the granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area, and will be in harmony with the general spirit and intent of the County's critical area program. Similarly, it will not

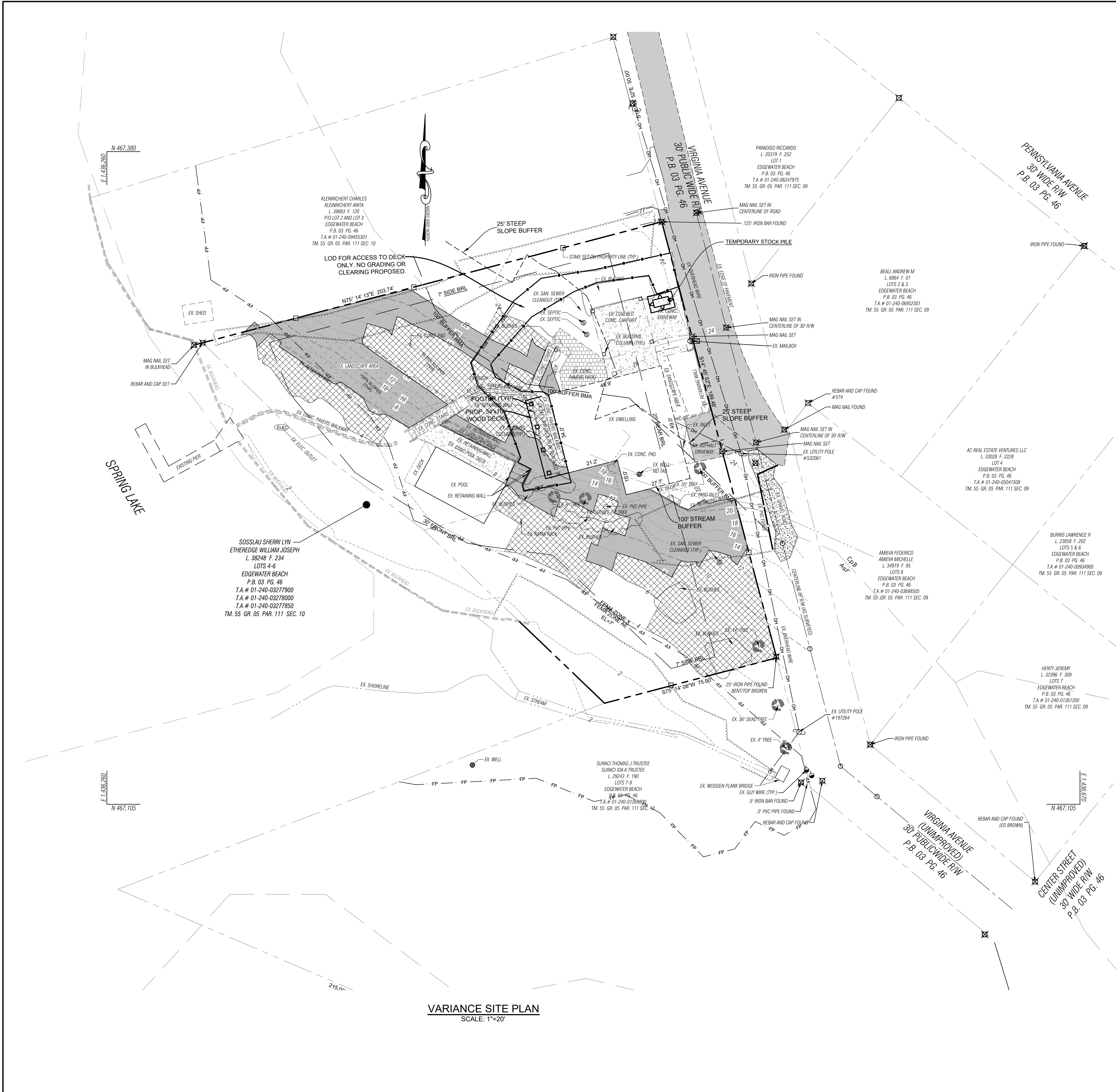
reduce forest cover in the limited development area of the critical area, nor be contrary to acceptable clearing and replanting practices required for development in the critical area.

As the applicants are proposing to replace the existing deck, the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

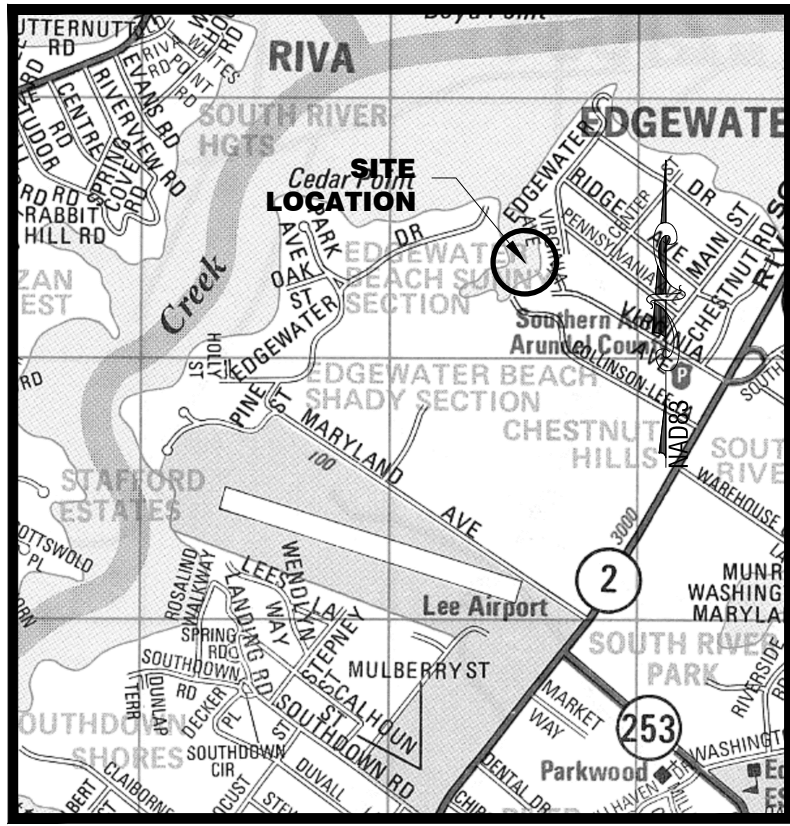
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the County Code under which a variance may be granted this Office recommends **approval** of the Critical Area variance to § 17-8-201 to disturb steep slopes. The final amount of disturbance will be determined during permit review.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.



VARIANCE SITE PLAN
SCALE: 1"=20'



ADC PERMITTED USE NUMBER 21003176
VICINITY MAP
SCALE: 1"=2,000'

GENERAL NOTES

- OWNER: SHERRI SOSSLAU & WILLIAM ETHEREDGE 109 VIRGINIA AVE EDGEWATER, MD 21037
- THE SITE ADDRESS IS: 109 VIRGINIA AVE EDGEWATER, MD 21037 (WATERFRONT)
- THE PROPERTY IS KNOWN AS:
TAX MAP 55, GRID 5, PARCEL 111, LOT 4-6, SEC. 10 PLAT 346, DEED REF: 38248 / 234
TAX ACCOUNT NO. LOT 4: 01-240-03277900
TAX ACCOUNT NO. LOT 5: 01-240-03277800
TAX ACCOUNT NO. LOT 6: 01-240-03277850
- THIS PLAN DOES REFLECT A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY MESSICK AND ASSOCIATES IN SEPTEMBER 2023.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAYS, OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.
- EXISTING ZONING IS R-2 - RESIDENTIAL
SETBACKS PRINCIPAL STRUCTURE:
FRONT = 30'
SIDE = 7'
REAR = 25'
SETBACKS ACCESSORY STRUCTURE:
FRONT = 40'
SIDE = 7'
REAR = 7'
- EXISTING AND PROPOSED SITE UTILITIES ARE PRIVATE SEPTIC AND WATER WELL.
- THE SITE IS LOCATED WITHIN THE LDA DESIGNATION OF THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE X (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE EL+7 AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #MAP2403030228F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SITE AREA = 29,479 SQ. FT. OR 0.677 AC.
- DISTURBED AREA = 1,800 SQ. FT.

LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	29,479 SQ. FT. OR 0.677 AC.
ALLOWABLE LOT COVERAGE BY LOT SIZE.....	5,445 SQ. FT. OR 0.125 AC.
EXISTING LOT COVERAGE.....	5,177 SQ. FT. OR 0.119 AC.
EXISTING DEVELOPED WOODS.....	6,645 SQ. FT. OR 0.153 AC.
EXISTING DEVELOPED WOODS TO BE REMOVED.....	0 SQ. FT. OR 0.0 AC.
LIMIT OF DISTURBANCE.....	1,800 SQ. FT. OR 0.041 AC.

NOTE: BREAKDOWN OF LOT COVERAGES ARE AS FOLLOWS

- EX. DWELLING = 2,078 SF
- EX. CARPORT = 668 SF
- EX. CONC WALKS/STAIRS = 240 SF
- EX. CONC. DRIVEWAY = 307 SF
- EX. ASPHALT DRIVEWAY = 230 SF
- EX. STOOP = 71 SF
- EX. POOL = 631 SF
- EX. CONC POOL PATIO = 356 SF
- EX. PAVER PATIO = 339 SF
- EX. DECKS AT POOL = 132 SF
- EX. WALLS = 125 SF
- TOTAL = 5,177 SF

PROPOSED LOT COVERAGE: 0 SQ. FT. OR 0.00 AC.

VARIANCE REQUEST

§ 17-8-201. DEVELOPMENT ON SLOPES OF 15% OR GREATER.
(a) DEVELOPMENT IN THE LDA, 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.

LEGEND

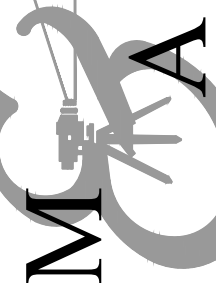
PROPERTY LINE / RIGHT-OF-WAY	---
ADJOINING PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
EXISTING CONTOUR	--- 142 ---
EXISTING SPOT ELEVATION	×122.3
EXISTING SOILS TYPE DESIGNATION	AsB AsC
EXISTING TREE LINE	~ ~ ~ ~ ~
EXISTING FENCE	- x - x -
EXISTING PUBLIC UTILITY EASEMENT	OH OH OH
EXISTING OVERHEAD POWER LINE	OH OH OH
EXISTING 15-25% SLOPES	XXXXX
EXISTING >25% SLOPES	XXXXX
EXISTING BUILDING	---
EXISTING WELL	W

SOSSLAU & ETHEREDGE PROPERTY
VARIANCE SITE PLAN
109 VIRGINIA AVENUE
EDGEWATER, MD 21037

TAX MAP 55 GRID: 5 PARCEL: 111 LOT: 5 SEC. 10 ZONING: R2/LDA
TAX ACCOUNT: 01-240-03277800
FIRST ELECTION DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: OCTOBER 2025 SHEET 1 OF 1

OWNER/DEVELOPER
SHERRI SOSSLAU
WILLIAM ETHEREDGE
109 VIRGINIA AVENUE
EDGEWATER, MD 21037
c/o WOODVISIONS CONSTRUCTION
DAVID GLAZIER
dglazier@wood-vision.com
301-252-1405

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502 email:
engr@messickandassociates.com



* MESSICK GROUP INC. TA MESSICK AND ASSOCIATES



September 12, 2025

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401
Attention: Ms. Sterling Seay

Re: VARIANCE REQUEST
SHERRI SOSSLAU & WILLIAM ETHEREDGE PROPERTY
109 VIRGINIA AVE
EDGEWATER, MD 21037

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201(a) which states in part that 15% slopes or greater in the Limited Development Area (LDA) shall not be disturbed. The lot is developed with dwelling and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 29,479 square feet in area. The site is served by well and septic. It is accessed by Virginia Avenue, a 30' right of way. The site drains to the tidal waters of Spring Lake. The site is waterfront. The site is located in the LDA of the Chesapeake Bay Critical Area. The site is located in a Buffer Modification area. The site is zoned R2.

The applicant wishes to replace an 8' deep failing deck. The deck is in a dangerous state and needs to be replaced. Some of the work will take place in steep slopes, and a portion of the access will traverse steep slopes. They would like to replace the failing deck with a 10' deep deck. The 8' width is not functional for the owners at this point. So the projection from the dwelling would be increased by 2 feet. This would allow the owners a functional, structurally sound deck with no increase in lot coverage on the property. Most modern decks are 10' deep from the home they are connected to, to allow for sitting room and grilling space, and adequate access around these features. To perform this work, there will be steep slope disturbance for slopes (15% & 25%) near the deck on the west side of the dwelling. The disturbance to get to the deck is for access only and will provide no grading, cutting or filling in the steep slopes. The new deck will be elevated, on posts with footers, four in total. There is no increase in lot coverage as this is a pervious deck. The deck is located on the principal structure, and is between the house and the pool and patio, and is part of the original development of the property. The disturbance required for replacement of the construction is under 5,000 square feet, and a Standard Grading Plan should suffice for the proposed work, should the variance be granted.

In response to the prefile comments dated 8/14/2025, the following is provided. The property area shown is based on a field boundary and topographic survey performed by Messick and Associates. The lot size is per this survey. SDAT lot areas are often inaccurate, especially on water

front properties. Photos and plans are provided as part of the variance package. In response to the engineering comments, the well has been noted, it is untagged. There are no known existing stormwater devices, and none are required for this project. The LOD is not uniform to keep the LOD out of existing vegetation and minimize disturbance. This is a deck replacement so heavy equipment is not generally necessary for construction. A legend has been added, and the labeling has been clarified as noted in the comments.

This plan meets the intent of 18-16-305(a):

1. The subject property is 29,479 square feet in size, and it is zoned R2 and is encumbered by steep slopes over much of the site. The property has steep slopes from roughly the rear of the existing dwelling down to where the site flattens out to the water. The deck currently is located in steep slopes. As such, there is no reasonable possibility of reconstructing and slightly enlarging the deck without relief to the Code.

2. The exceptional circumstances and practical difficulties in redeveloping the deck have been noted in #1 above to a large degree. As the site work is located in existing steep slopes, it would not be possible to do any improvements to the dwelling without a variance.

This plan also meets the intent of 18-16-305(b) for critical area variances.

1. What is peculiar about and inherent to this lot is that the developed area of the property is located in steep slopes. The existing deck is in steep slopes. Denial of a variance would be a hardship for the owners, as the requested improvements are modest and also due to structural failure of the deck. The modest expansion of the deck is to make it more efficient for the owners.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and there is no way to do the proposed work without modestly disturbing the steep slopes. For the owners to not be allowed to proceed would be a denial of rights commonly enjoyed by others.

The site is not in a bog area.

3. This project will not confer special privileges to the owners. This is an existing house, with a failing deck, and the development meets the underlying zoning and critical area lot coverage requirements. For the construction there will be four roughly 1.5 foot footers dug for support. Allowing the modest improvements to an existing dwelling will not confer a special privilege.

4. The request is not a result of actions of the owner. The steep slopes were there, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality. There is no overall increase in lot coverage. No tree clearing is proposed. The disturbance to access the deck will not be graded. The owners designed this program to minimize environmental impacts, by using pervious decking.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners rights of other owners in the County. The presumption is not to deny development but to ensure responsible development, which this displays. The development is not detrimental to the environment as there is no increase in lot coverage, and modern construction will make the project a benefit not a detriment to the area.

8. The applicant has tried alternative design. However, since the deck is attached to an existing dwelling, and it is structurally failing, design alternatives are limited.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA.

The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is the minimum to allow for construction of a new deck on the dwelling, with a modest enlargement, and no increase lot coverage proposed.

2. i. This variance will not alter the essential character of the neighborhood. The deck is part of the existing dwelling, and will not have an impact on the character of the neighborhood.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The proposed work meets all underlying zoning requirements, and is modest in nature.

iii. No tree clearing is proposed and any mitigation necessary during the permit process will not decrease tree cover in the LDA or RCA.

iv. No work will be performed contrary to approved clearing practices, as a permit will be required, and this permit must meet those requirements.

v. The project will not be detrimental to the public welfare, as it is located on private property.

This plan proposes the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices and will not alter the character of the neighborhood or be detrimental to the public welfare.

As this proposal is for construction of a slightly larger deck to replace a structurally unsound deck on an existing home, and disturbance has been minimized. A grading permit should not be required. It appears that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

The enclosed plan represents the location of the proposed work. In closing, the variances requested are the minimum necessary to afford relief, and is not based on conditions or circumstances that are a result of actions by the applicant. We thank for in advance for your consideration to this request.

If you have any questions, or if you require additional information, please feel free to contact me at 410-266-3212.

Sincerely,
Messick and Associates

Mike Gillespie

Mike Gillespie
Project Manager

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date:

Tax Map #	Parcel #	Block #	Lot #	Section
06	111	5	4	10

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 01-240-03277900

Project Name (site name, subdivision name, or other) Sosslov Etheridge Property

Project location/Address 109 Virginia Ave

City Edgewater MD Zip 21037

Local case number

Applicant: Last name Sosslov Etheridge First name Sherri William

Company

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 AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Owners wish to replace a failing 34' x 8' pervious deck with a 34' x 10' pervious deck

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>	Buffer Exemption Area	<input checked="" type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input checked="" type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area	0	0	0.041	1,800	
LDA Area	0.678	29,479			
RCA Area	0	0			
Total Area	0.678	29,479			

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.153	6,645	Existing Lot Coverage	0.119	5,173
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage	0.119	5,173

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.022	957	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.019	823	Mitigation	TBD	TBD

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
REPORT***

**ETHEREDGE/SASLOW PROPERTY
109 VIRGINIA AVENUE
EDGEWATER, MD 21037**

September 2025

Prepared for:
Sherri Sosslau and
William Etheredge

Prepared by:
Messick and Associates
7 Old Solomons Island Road
Suite 202
Annapolis, MD 21401

INTRODUCTION

This site is an 29,479 square foot property that is located on the west side of Virginia Avenue in Edgewater, MD. The proposal is to replace an existing failing deck, while making it 10' deep instead of 8'. The site is served by septic and well. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA). The property is zoned residential, R-2 and is waterfront on Spring Lake.

EXISTING USE

The property consists of 29,479 square foot property. The site is currently developed. The property is currently a residential lot developed with a house, driveway, and associated improvements. The property is not a corner lot and gains access from Virginia Avenue, a 30' public right of way.

SURROUNDING LAND USE

The properties that abut the site are developed as single-family lots. The general area is developed as single-family lots. The site is bounded by a developed property to the north, south with Virginia Avenue to the east and to the west that abuts Spring Lake.

PROPOSED WORK

The owners wish to replace a failing pervious deck with a slightly larger pervious deck, currently attached to the existing dwelling. The work includes replacing the deck and access to the work area. This construction will require disturbance to an area of steep slopes around the and under the deck, and all the work will take place in the 100' buffer. The deck is in the BMA This work will provide no increase in lot coverage in the LDA, nor will it require tree clearing.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AsF – Annapolis Fine Sandy Loam 25-40% Slopes (C Soils) and CpB – Collington-Wist-Urban Land Complex 0-5% Slopes (A Soils)

FLOODPLAIN

The property described hereon is predominantly located in the flood hazard zones "X" - (area of minimal flood hazard) with a portion of zone AE elevation 7 located near the shoreline, as delineated on the firm flood insurance map #24003C0229F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

NON-TIDAL WETLANDS

There appear to be no Non Tidal Wetlands on the site.

TIDAL WETLANDS

There are no Tidal Wetlands on this site.

BODIES OF WATER

The site drains to a community beach into the Severn River.

STEEP SLOPES

A about half of the site, predominantly between the dwelling and the shoreline is steep slopes.

RARE AND ENDANGERED SPECIES

A review of Federal and/or State listed species of rare, threatened or endangered species of plants or animals has been requested via the enclosed letter to Lori Byrne of the Maryland Department of Natural Resources Fish, Heritage and Wildlife Administration.

STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process.

FOREST COVER

The existing forest cover is limited to overstory trees and some woodlands on the slope to the community beach.

The following are typical trees of areas such as this site:

<u>Common Name</u>	<u>Scientific Name</u>
Black Locust	<i>Robinia pseudoacaia</i>
Eastern Sycamore	<i>Platanus occidentalis</i>
American Holly	<i>Ilex opaca</i>
Beech	<i>Fagus grandifolia</i>
White Poplar	<i>Populus alba</i>
Mountain Laurel	<i>Kalmia latifolia</i>

WILDLIFE TYPICAL OF THIS AREA

<u>Common Name</u>	<u>Scientific Name</u>
Eastern Gray Squirrel	<i>Sciurus Carolinensis</i>
Blue Jay	<i>Cyanocitta Cristata</i>
Common Crow	<i>Corvus Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

SITE CALCULATIONS

1. Total Site area.....29,479 sq. ft.
2. Site area in IDA Critical area.....29,479 sq. ft
3. Existing lot coverage5,177 sq. ft.
4. Lot coverage to be removed.....0 sq. ft.
4. Proposed lot coverage0 sq. ft.
5. Total Lot Coverage after Construction...5,177 sq. ft.
6. Proposed Disturbed Area.....1,800 sq. ft.
7. Woodland Clearing.....0 sq. ft.

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Subdivision - 240 Account Identifier - 03277900

Owner Information

Owner Name:

SOSSLAU SHERRI LYN
ETHEREDGE WILLIAM JOSEPH

Use:

RESIDENTIAL
Principal Residence: NO

Mailing Address:

109 VIRGINIA AVE
EDGEWATER MD 21037-

Deed Reference:

/38248/ 00234

Location & Structure Information

Premises Address:

109A VIRGINIA AVE
EDGEWATER 21037-0000

Legal Description:

LT 4 SC 10
109A VIRGINIA AVE
EDGEWATER BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0055 0005 0111 1030050.02 240 10 4 2024 Plat Ref: 0003/ 0046

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use
10,637 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2025	As of 07/01/2026
Land:	38,900	38,900		
Improvements	0	0		
Total:	38,900	38,900		38,900
Preferential Land:	0	0		

Transfer Information

Seller: SOSSLAU ALLAN	Date: 01/20/2022	Price: \$380,000
Type: ARMS LENGTH MULTIPLE	Deed1: /38248/ 00234	Deed2:
Seller:	Date: 07/14/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03609/ 00895	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

to...



113

32

30

26

110

111

109 VIRGINIA AVE, 21037

R2

29

27

104

25

19

17

55

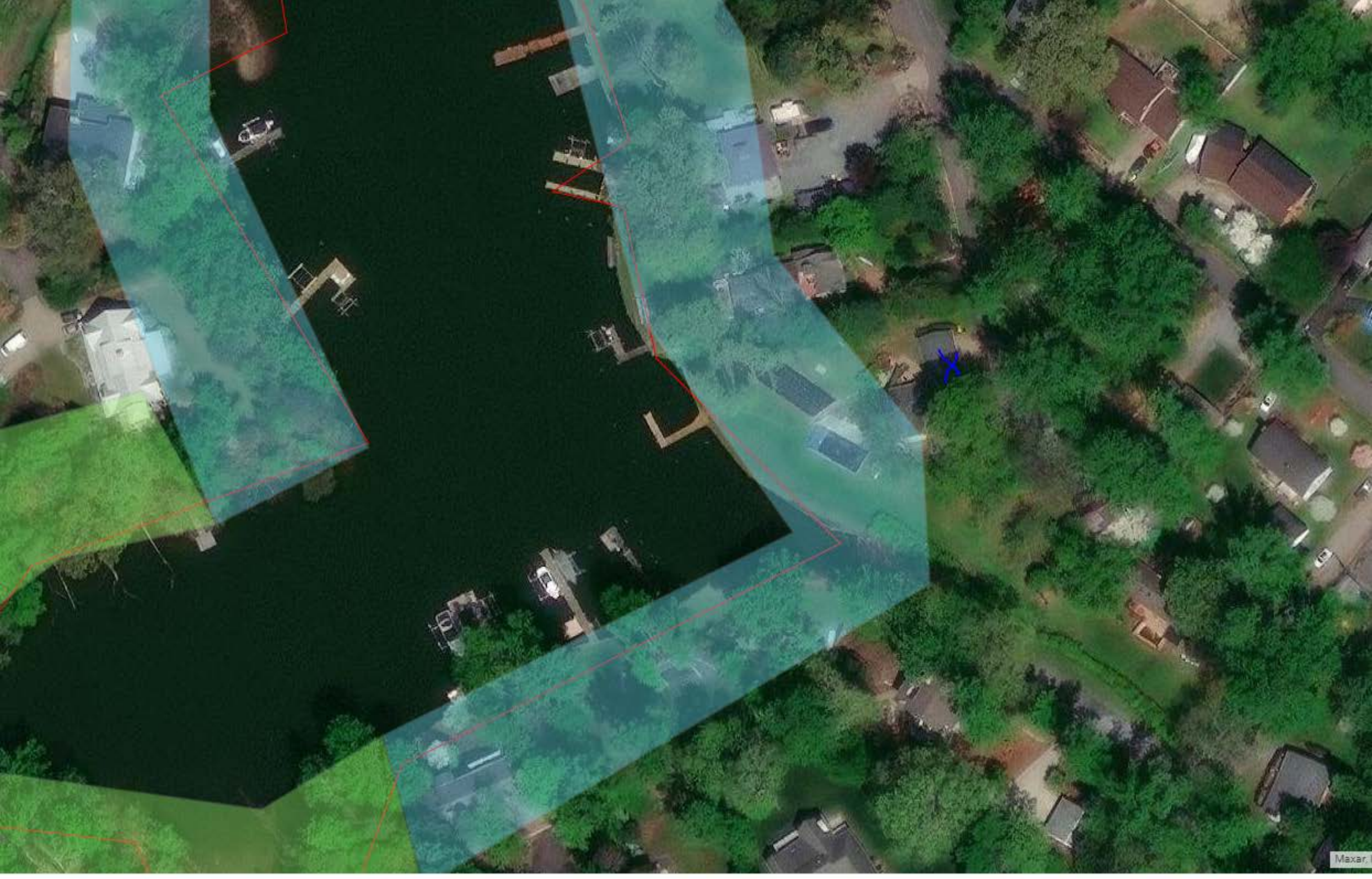
 R_1

100 ft



want to...





National Flood Hazard Layer FIRMMette



76°34'9"W 38°57'11"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/17/2025 at 1:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

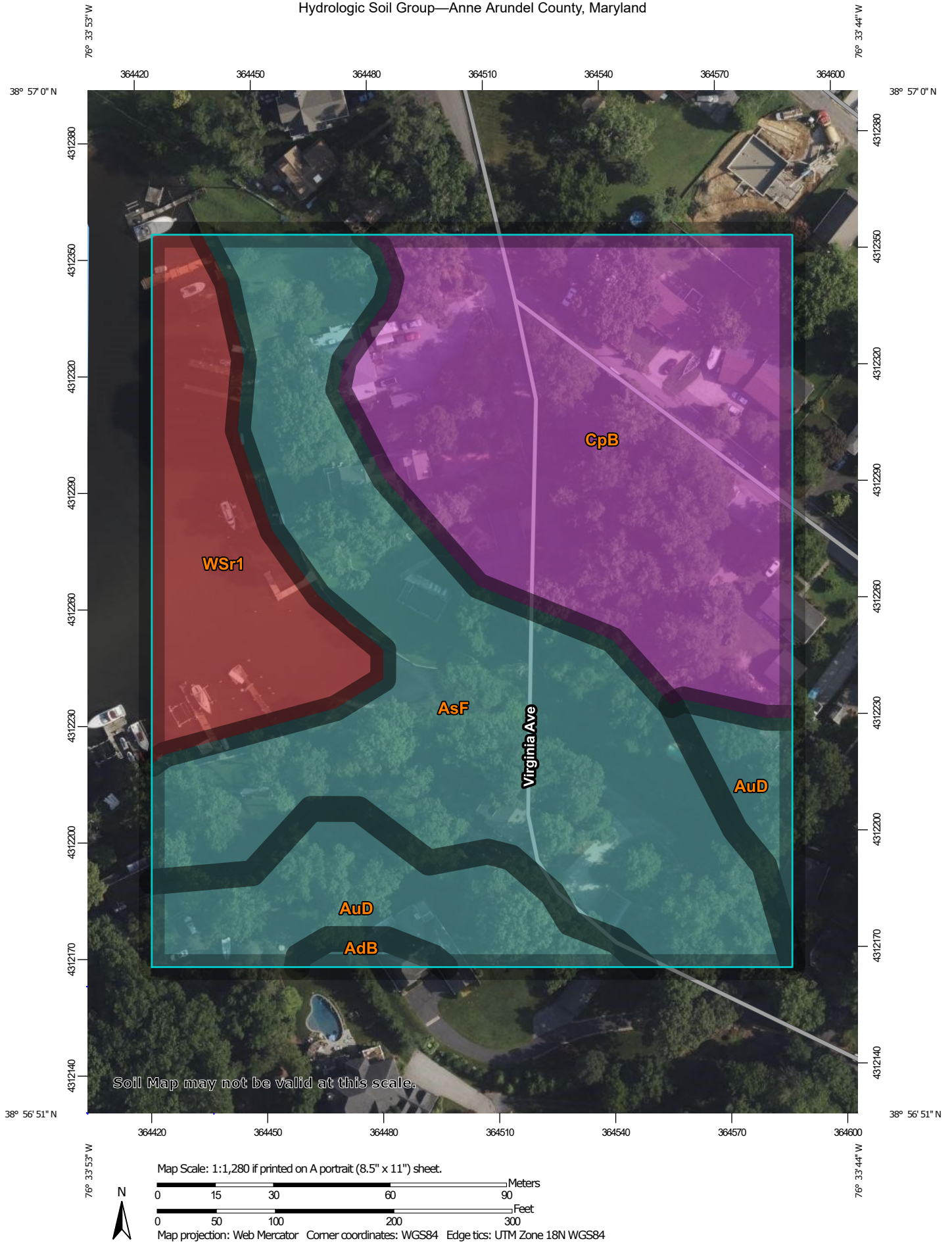
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

76°33'31"W 38°56'43"N

Basemap Imagery Source: USGS National Map 2023









Hydrologic Soil Group—Anne Arundel County, Maryland



MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland
Survey Area Data: Version 23, Sep 6, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AdB	Adelphia-Holmdel complex, 2 to 5 percent slopes	C	0.1	0.7%
AsF	Annapolis fine sandy loam, 25 to 40 percent slopes	C	2.9	37.6%
AuD	Annapolis-Urban land complex, 5 to 15 percent slopes	C	1.0	12.6%
CpB	Collington-Wist-Urban land complex, 0 to 5 percent slopes	A	2.7	35.5%
WSr1	South River loamy sand, 0.5 to 1 meter water depth	D	1.1	13.6%
Totals for Area of Interest			7.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

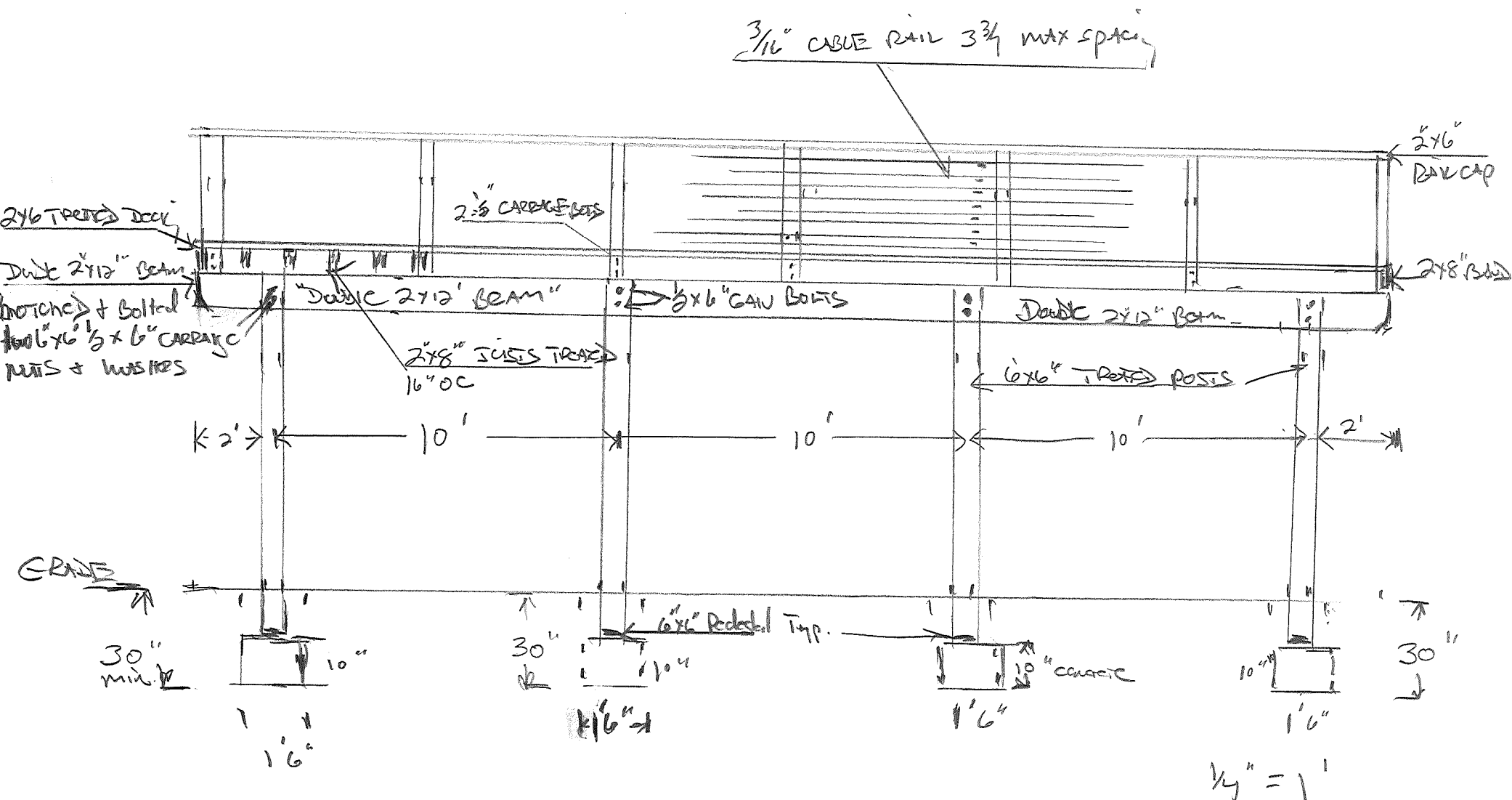
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Soss Law "Deck Replace in Knel"



EXISTING
HOUSE

2x8" T&G
Hangers 16" OC Typ.

2x8" BAND BOLTED 16" OC
Into EXIST. BAND 1/2"x6" LAG BOLTS

4"x4" POSTS Bolted 2-1/2"x6"
CARRIAGE BOLTS

2-1/2"x7" CARRIAGE BOLTS
NUTS + WASHERS EACH POST.

2x12" Beam Knotted
Into 6x6" POST. + BOLTED

2x8"x10' TREATED JOISTS 16" OC

10'01"

8'

TREATED 6x6" POST

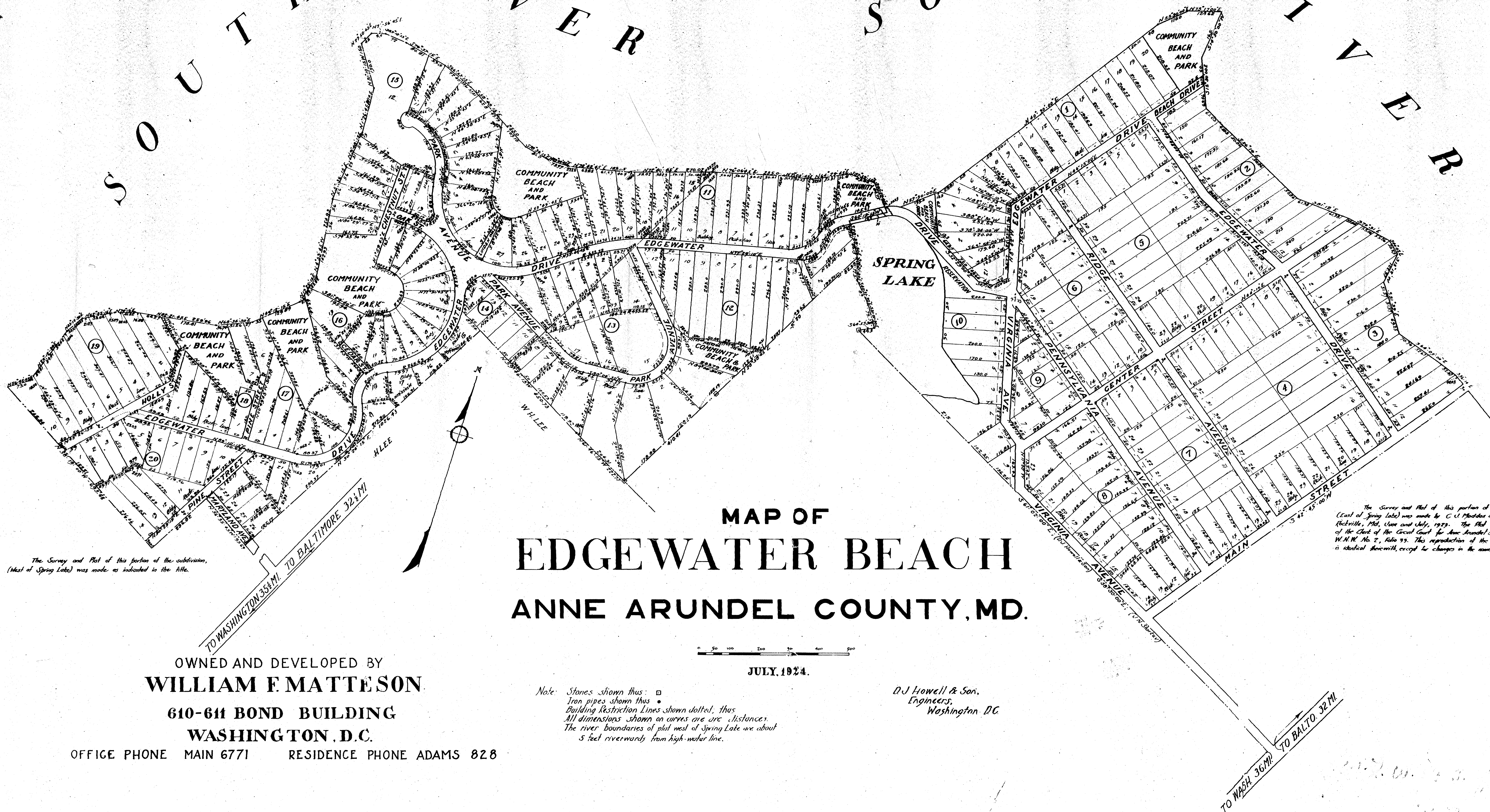
"Replace Existing Deck + Footings
To Kind As per Existing Rotten
Deck"

EXIST. GRADE

30" min
6x6" pedestal
10" concrete

1/2" = 1'

S O U T H R I V E R S O U T H R I V E R



The Survey and Plat of this portion of the subdivision, (West of Spring Lake) was made, as indicated in the title.

The Survey and Plat of this portion of the subdivision, (East of Spring Lake) was made by C. O. Madden and J. N. Staley, (Beltsville, Md.) June and July, 1923. The Plat is filed in the office of the Clerk of the Circuit Court for Anne Arundel County, in Plat Book W.M.R. No. 2, Folio 33. This reproduction of the above mentioned Plat is identical therewith, except for changes in the names of some of the streets.

MAP OF EDGEWATER BEACH ANNE ARUNDEL COUNTY, MD.

JULY, 1924.

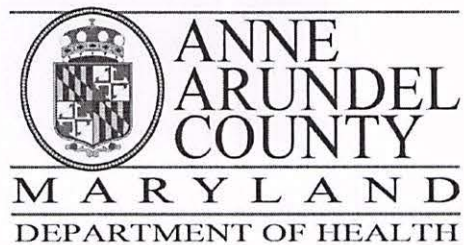
D. J. Howell & Son,
Engineers,
Washington, D.C.

Note: Stones shown thus: □
Iron pipes shown thus: •
Building Restriction Lines shown dotted, thus:
All dimensions shown on curves are arc distances.
The river boundaries of plat west of Spring Lake are about
5 feet riverwards from high-water line.

OWNED AND DEVELOPED BY
WILLIAM F. MATTESON

610-611 BOND BUILDING
WASHINGTON, D.C.

OFFICE PHONE MAIN 6771 RESIDENCE PHONE ADAMS 828




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: October 07, 2025

RE: Lyn Sherri Sosslau
109 Virginia Ave.
Edgewater, MD 21037

NUMBER: 2025-0190-V- Steep Slope Disturbance

SUBJECT: Variance/Special Exception/Rezoning

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

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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



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

2025-0190-V; Sossalu; AA 0267-25

1 message

Jonathan Coplin -DNR- <jonathan.coplin@maryland.gov>

Mon, Oct 6, 2025 at 5:41 PM

To: Sadé Medina <pzmedi22@aacounty.org>

Cc: Jennifer Esposito -DNR- <jennifer.esposito@maryland.gov>, Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Good evening,

Our office is in receipt of the above-referenced variance. For the variance to be granted, the Administrative Hearing Officer (AHO) must find that each and every one of the variance standards have been met, including unwarranted hardship. Should the AHO find that the applicant has met each standard, appropriate mitigation is required. Thank you for the opportunity to provide comments. Please provide us a copy of the decision within 10-business days of when a decision is rendered per COMAR 27.01.12.05.B.

Jon

--



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

Jonathan Coplin
Natural Resource Planner
1804 West Street, Suite 100
Annapolis, MD 21401
410-260-3481 (office)
443-699-6869 (mobile)
Jonathan.Coplin@maryland.gov

2025-0190-V - Steep Slope Disturbance

Menu		Cancel		Help	
Task		Due Date		Assigned Date	
OPZ Critical Area Team		10/15/2025		09/24/2025	
Assigned to Department		Assigned to		Status	
OPZ Critical Area		Kelly Krinetz		Complete w/ Comments	
Action by Department		Action By		Status Date	
OPZ Critical Area		Kelly Krinetz		10/07/2025	
Start Time		End Time		Hours Spent	
				0.0	
Billable		Overtime		Comments	
No		No		There is no objection to the in kind repair/replacement of the existing deck with the 2' expansion provided the AHO determines that all applicable standards have been met.	
Time Tracking Start Date		Est. Completion Date		In Possession Time (hrs)	
Display E-mail Address in ACA		<input checked="" type="checkbox"/> Display Comment in ACA		Comment Display in ACA	
No				<input checked="" type="checkbox"/> All ACA Users	
				<input checked="" type="checkbox"/> Record Creator	
				<input checked="" type="checkbox"/> Licensed Professional	
				<input checked="" type="checkbox"/> Contact	
				<input checked="" type="checkbox"/> Owner	
Estimated Hours		Action		Workflow Calendar	
0.0		Updated			
Task Specific Information					
<hr/>					
Expiration Date		Review Notes		Reviewer Name	
Reviewer Phone Number		Reviewer Email			

109 Virginia Avenue (2025-0109-V)



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



Planning

Zoning



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.

Nearmap

0 45 90
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes

109 Virginia Avenue (2025-0190-V) - facing east

