

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

**APPLICANT:** Christian Carr

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2025-0193-V

**COUNCILMANIC DISTRICT:** 5

**HEARING DATE:** December 2, 2025

**PREPARED BY:** Sara Anzelmo  
Planner



**REQUEST**

The applicant is requesting variances to allow dwelling additions and an accessory structure (garage with accessory dwelling unit - ADU above) with less setbacks than required and with disturbance to slopes of 15% or greater and a variance to allow an accessory structure in the front yard of a nonwaterfront lot on property located at 3 Ridout Road in Severna Park.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 17,656 square feet of land and is located on the east side of Ridout Road. It is identified as Lot 117R of Parcel 184 in Grid 14 on Tax Map 32 in the Round Bay subdivision.

The property is zoned R2 – Residential District. This lot is not waterfront, but it is located entirely within the Chesapeake Bay Critical Area and is designated as LDA – Limited Development Area. It is improved with a one-story single-family dwelling with a basement and associated facilities.

**PROPOSAL**

The applicant seeks approval to construct multiple dwelling additions to include the following: a second floor addition over the existing first floor; a first floor with basement addition on the northwest corner of the house; an overhang and a porch with steps on the north side; a porch with platform and two sets of steps on the west side; and various patios, retaining walls, and walkway areas to the west and north of the existing dwelling. A new detached garage with an accessory dwelling unit (ADU) above is proposed to the northwest of the house.

**REQUESTED VARIANCES**

§ 17-8-201(a) 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. The proposed additions and accessory structure would necessitate a variance to disturb 2,284 square feet of slopes of 15% or greater.



§ 18-4-601 of the Zoning Code provides that a principal structure shall be set back a minimum of seven feet from a side lot line. The proposed addition would be constructed zero feet from the side (eastern) lot line, necessitating a variance of seven feet.

§ 18-2-204(b) provides that an accessory structure may not be located in the front yard of a nonwaterfront lot. The proposed garage with ADU above would be located partially forward of the front facade of the principal dwelling, necessitating a variance to this provision.

## **FINDINGS**

The subject property is irregular in shape and exceeds the minimum 70-foot width at the front building restriction line and the minimum 10,000 square foot area required for a lot served by public sewer in an R2 District. The existing critical area lot coverage is 4,639 square feet (26.27%). The proposed coverage would be 5,410 square feet (30.64%), which falls just below the maximum 31.25% of coverage allowed in the LDA.

A review of the County 2024 aerial photograph shows an eclectic mix of dwellings in this older waterfront community. Like the subject property, many of the nearby lots are encumbered by steep slopes, and many of the neighborhood dwellings were constructed prior to the enactment of critical area laws. The property was the subject of a prior variance application (2016-0097-V) under which approval was granted to allow a new dwelling with less setbacks than required and with disturbance to slopes of 15% or greater. However, it appears that a permit was never obtained and that the approved dwelling was never constructed.

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

The **Soil Conservation District** reviewed the proposal and provided no comment.

The **Critical Area Commission** commented that the applicant is proposing to construct the new garage with an ADU, the new driveway, and the expanded patio nearly entirely within the steep slopes and the developed woodlands on the northwestern portion of the property. The applicant has the opportunity to minimize impacts to habitat and vegetation on the site, such as developing the garage with ADU on top of the existing parking area located southeast of the existing dwelling or shifting development further away from the steep slopes by reducing the size, orientation, and/or location of the proposed improvements. Additionally, per Anne Arundel County Code §17-8-601(b)(1), developed woodland clearing on lots in the LDA that are one-half acre or less in size and that were in existence on or before December 1, 1985 shall be limited to the minimum necessary to accommodate a house or other structure, initial septic system, driveway, and reasonable amount of yard or required parking, but the clearing may not exceed 6,534 square feet. The current proposal, which will clear approximately 58% of the existing developed woodland to construct the addition, detached garage with ADU, expanded patio, and new driveway does not appear to be the minimum necessary to afford relief from the law. In order for this variance to be granted, the applicant must demonstrate, and the Administrative Hearing Officer must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets the unwarranted hardship standard and that this variance would not adversely affect water quality and wildlife or plant habitat. The applicant has every opportunity to construct the desired amenities of the garage with ADU on top of the existing



parking area or redesign the proposed improvements in a manner that avoids and/or further minimizes impacts to the existing vegetation and steep slopes. As such, it does not appear to meet each and every one of the County's variance standards.

The **Development Division (Critical Area Team)** commented that the layout must qualify as the minimum necessary to afford the applicant relief. While there are constraints on this property, there are also areas that would not require a Critical Area variance. In addition, the proposed development is an expanded footprint and includes patios/hot tub/grill area that would not be considered the minimum necessary. The proposal does not meet the required standards for the approval of a Critical Area variance as there are alternative locations/designs that could eliminate/reduce the need for this request.

The **Engineering Division of the Office of Inspections and Permits** commented that the retaining wall/wall located directly west of the existing wood deck and steps is shown on both the Existing Conditions Plan and the Developed Conditions Plan. The site plan must indicate whether or not this structure is "to remain" or "to be removed." There is a note on the Existing Conditions Plans stating that Anne Arundel County GIS 2020 topo is used for offsite topography. However, it should be noted that 2023 topo is available on Anne Arundel County GIS.

The **Cultural Resources Section** commented that this property is located on a Scenic and Historic Road, subject to development criteria in Article 17-6-504. The Cultural Resources Section reviewed the proposal and has no objection to the variance. There is no adverse effect to this road. This property also includes an unrecorded historic resource. The Office will need to conduct their review of the proposed changes to the existing structure once the permit application is submitted. A site visit with photo-documentation may be required prior to approval. Please contact the Historic Sites Planner, Darian Beverungen, pzbeve19@aacounty.org with any questions.

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. In this case, steep slopes are present on the northeast portion of the property; however, there are alternative areas that could be developed without slope disturbance. As such, a literal interpretation of the County's Critical Area Program would not deprive the applicant of rights that are commonly enjoyed by other properties in similar areas. The granting of the variances as proposed would confer on the applicant a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicant and does not arise from any condition relating to land or building use on any neighboring property. The granting of the variance may adversely affect water quality or impact fish, wildlife, or plant habitat and would not be in harmony with the general spirit and intent of the County's Critical Area Program. The applicant has not overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law and has not evaluated and implemented site planning alternatives to the satisfaction of the State Critical Area Commission or the County Office of Planning and Zoning.

With regard to the requirements for all variances, approval would not necessarily alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare.



The requested zoning setback relief necessary for the construction of a second story addition overtop of the existing first floor with basement is reasonable, as the house was constructed in this nonconforming location long before the enactment of zoning regulations. However, because alternative development options exist that would easily minimize, if not totally eliminate, the need for slope disturbance, the requested critical area variance cannot be considered the minimum necessary to afford relief. The proposed detached garage/ADU structure could be relocated to the cleared flat area previously occupied by a garage in the southeast corner of the lot. Similarly, eliminating the proposed porch, patio, walkway areas from the north side of the dwelling would minimize, if not eliminate, the slope disturbance associated with the house expansion.

## **RECOMMENDATION**

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***conditional approval*** of a zoning variance to § 18-4-601 to allow a second story dwelling addition to be constructed zero feet from the east side lot line. Any approval should be conditioned on all construction activity being limited to the subject lot or on the applicants obtaining approval from the neighboring property owner (12 Severn River Road) if the limit of disturbance during construction would extend onto that lot. This Office recommends ***denial*** of the proposed critical area variance for slope disturbance. It should be noted that this Office would support the minimum slope disturbance (if any) necessary to allow for the construction of a second story dwelling addition overtop of the existing first floor, without the garage/ADU, porch, patios, and walkway areas proposed on the north side of the dwelling.

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.







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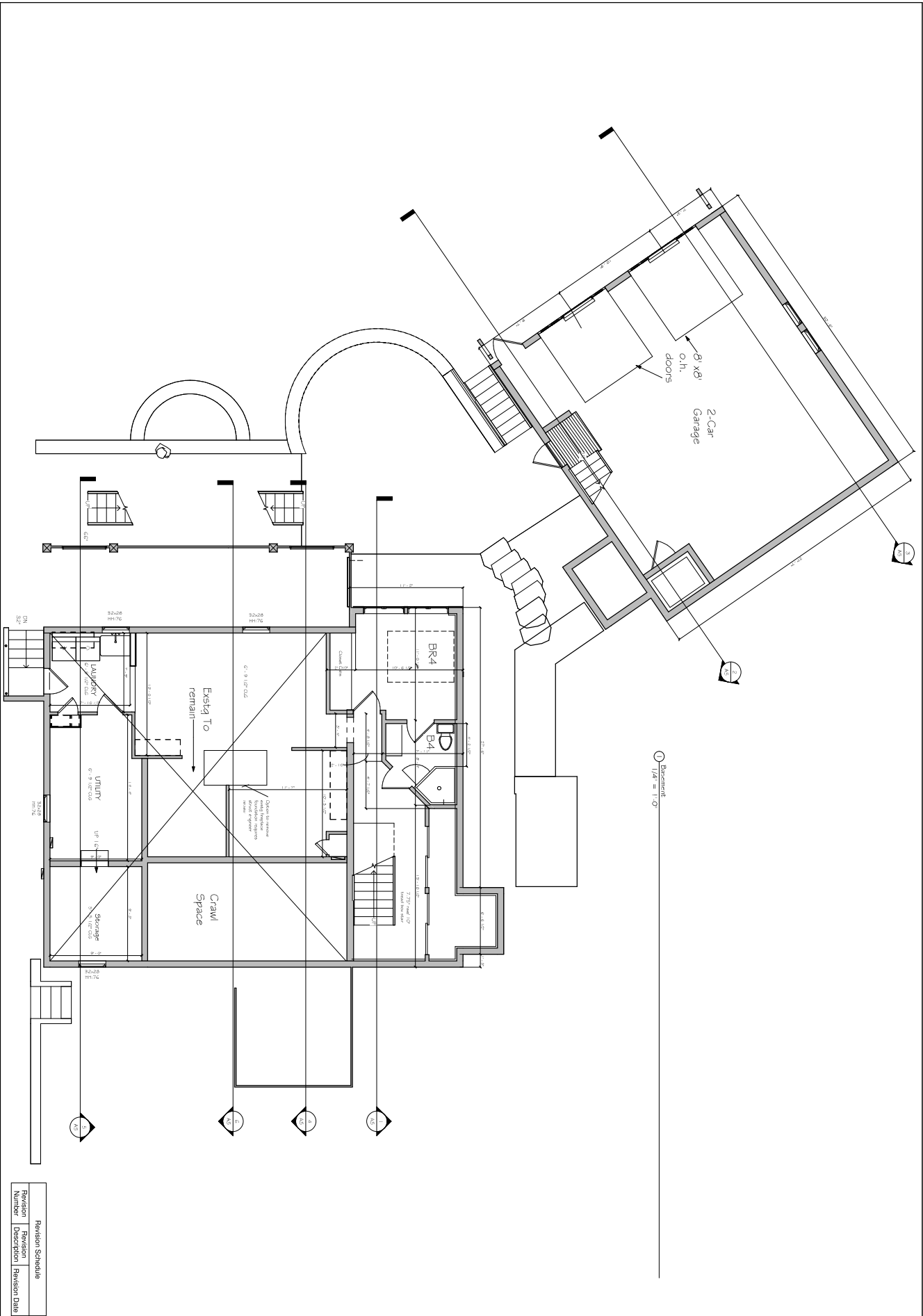


A black and white architectural rendering of a modern multi-story building. The building features a prominent gabled roof with a large, multi-paned window set into it. The facade is composed of various materials, including brickwork and large glass panels. The building is shown from a low angle, emphasizing its height and the dramatic lighting of the scene.



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Basement/  
Foundation/Garage

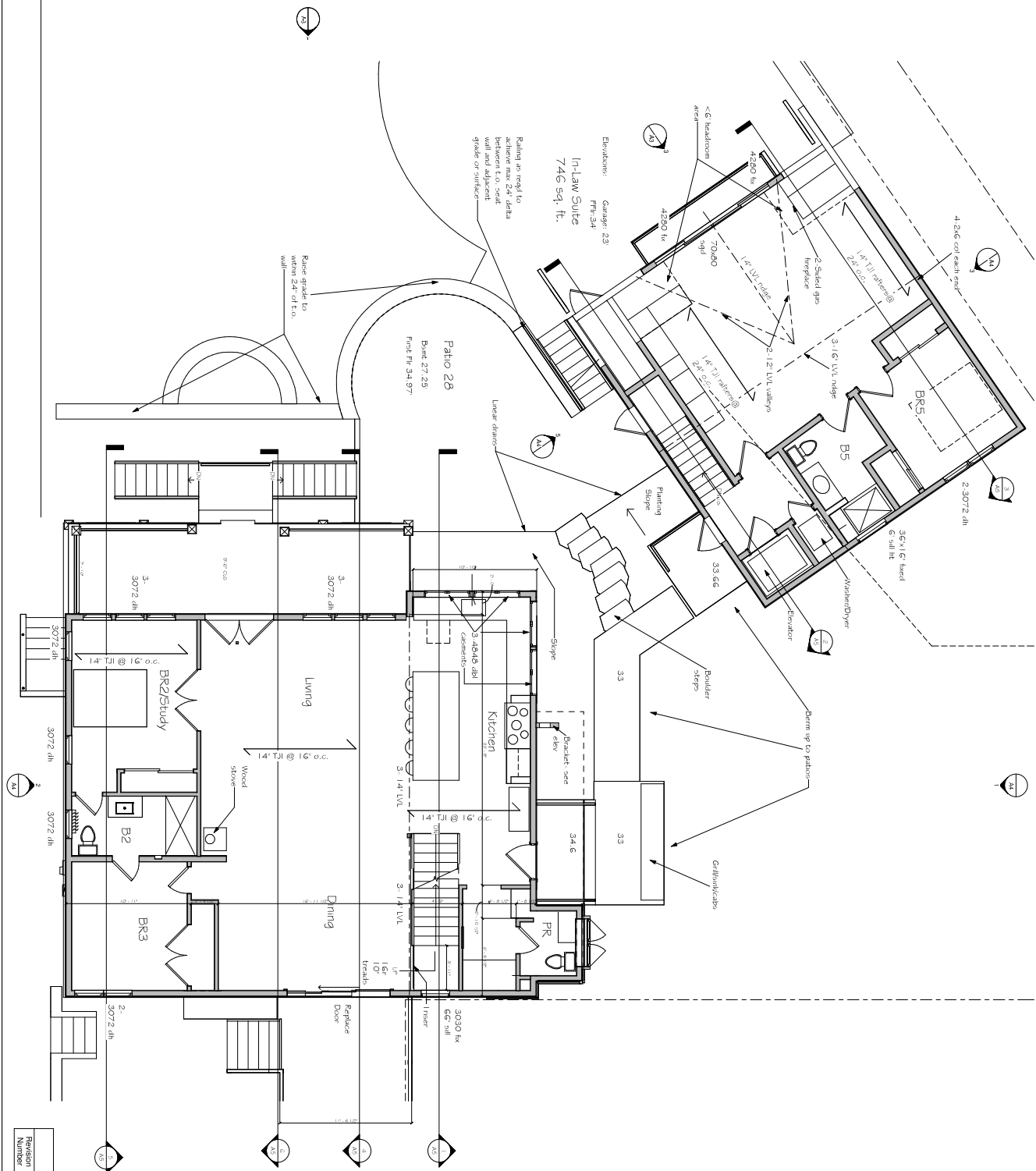


Stephen T. Terhune  
Architect, LLC  
888 West Joyce Lane  
Arundel, Maryland  
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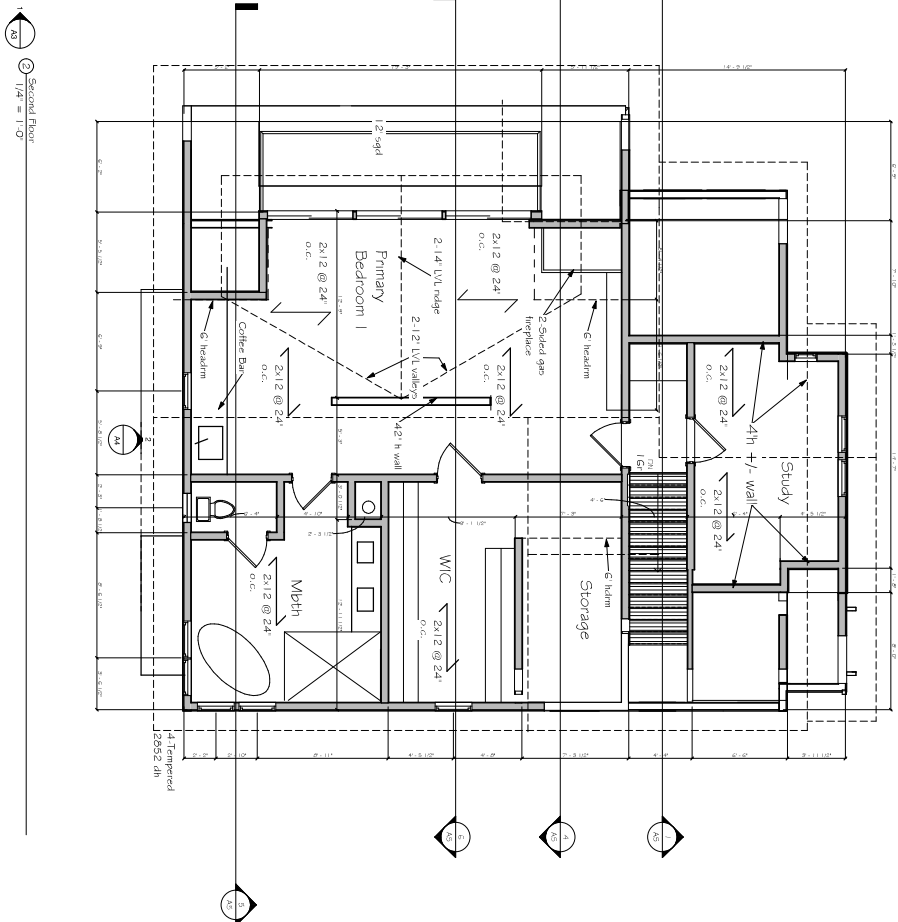
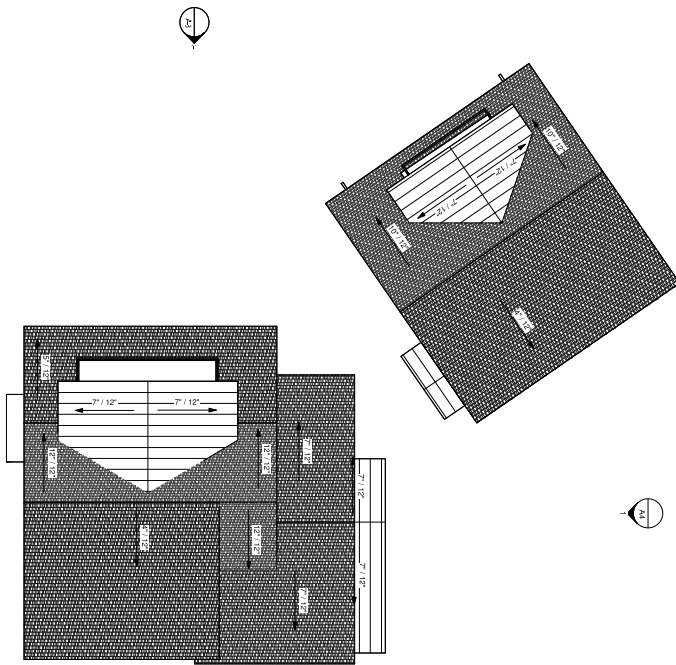
3 RIDOUT ROAD  
SEVERNA PARK, MD 21146







① Roof Plan  
1/8" = 1'-0"

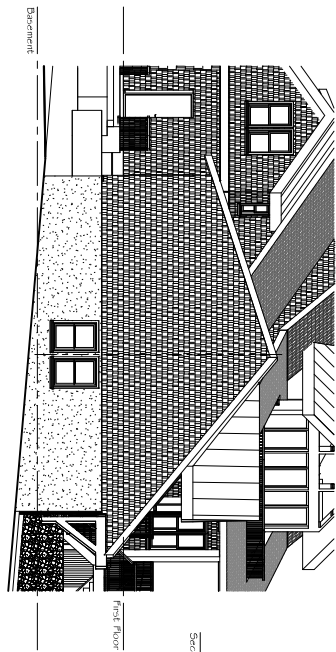


Revision Schedule		
Revision Number	Revision Description	Revision Date

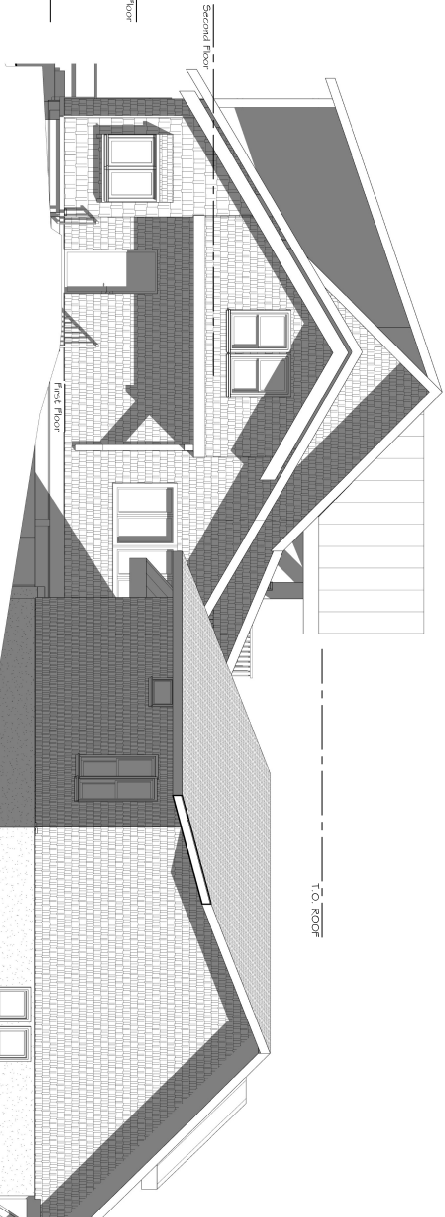




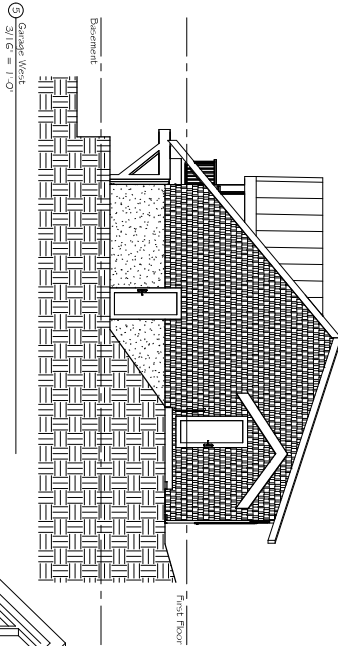




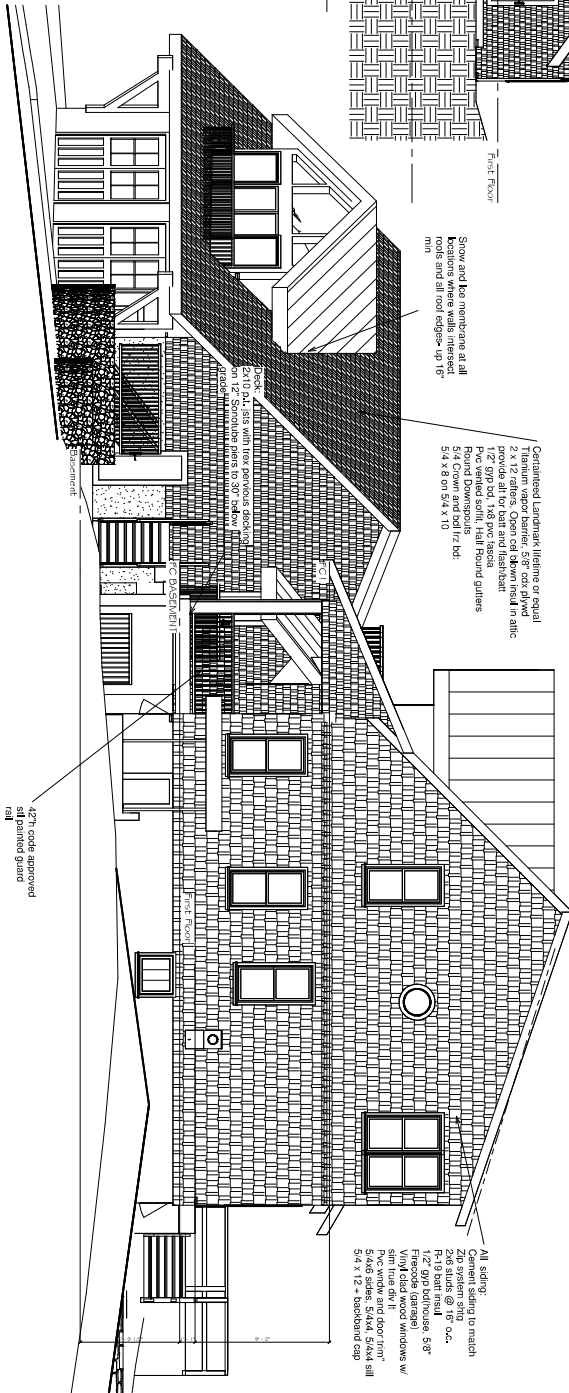
① Garage East  
3/16" = 1'-0"



② North  
1/4" = 1'-0"



③ Garage West  
3/16" = 1'-0"



④ South  
1/4" = 1'-0"

Revision Schedule			
Revision Number	Revision Description	Revision Date	

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Elevations



Stephen T. Terhune  
Architect, LLC  
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Annapolis, Maryland 21403  
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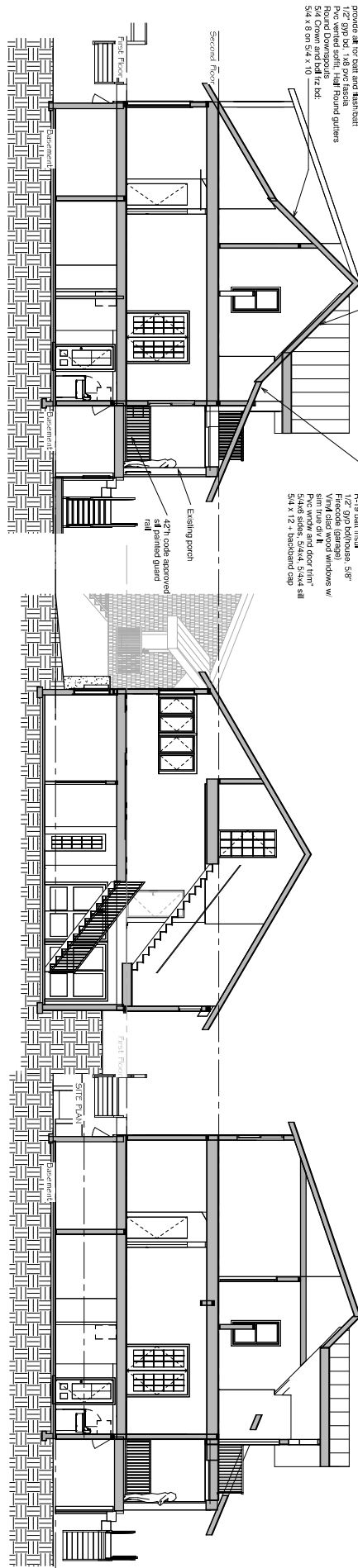
3 RIDOUT ROAD  
SEVERNA PARK, MD 21146



Show and label membrane at all  
 roof edges, up 15"  
 min

Continued Lumbermate, Kierne or equal  
 2 x 12 rafters, Open end down, nail in attic  
 1/2" OSB, 1/2" OSB, 1/2" OSB  
 Pvc vented roof, Half Round gutters  
 Round Downspouts  
 5/4 x 6 on 5/4 x 10  
 5/4 x 6 on 5/4 x 10

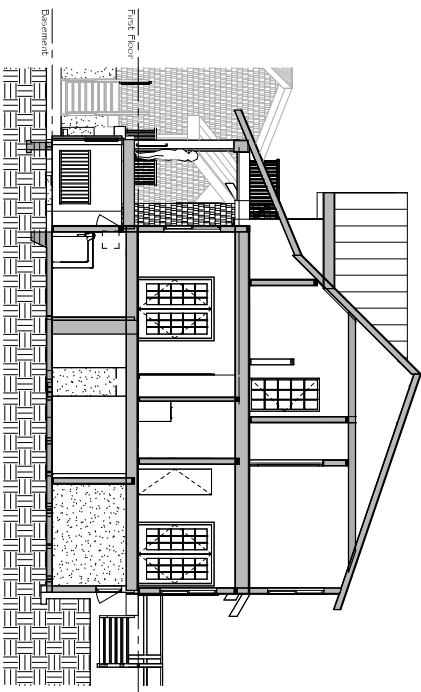
All siding:  
 Cement siding to match  
 Zip system shig  
 2x4 studs @ 16" o.c.  
 1/2" OSB  
 1/2" OSB  
 Finishes (interior)  
 5/8" Plywood  
 Pvc window and door trim  
 5/4 x 6 on 5/4 x 10  
 5/4 x 6 on 5/4 x 10



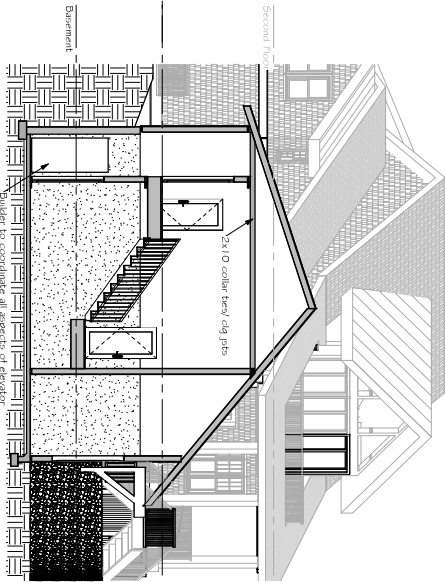
Section A  
 3/16" = 1'-0"

Section B  
 3/16" = 1'-0"

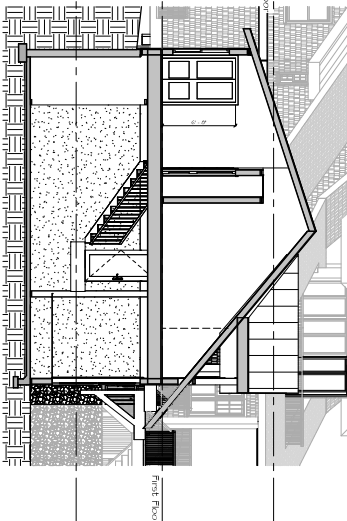
Section D  
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Section C  
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Section F  
 3/16" = 1'-0"



Section E  
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Revision Schedule		
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Sections

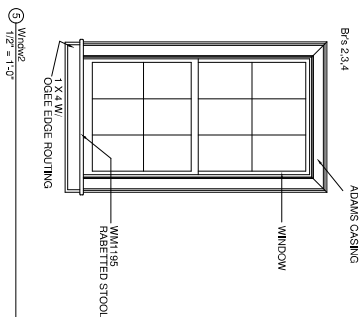


Stephen T. Terhune  
 Architect, LLC  
 88 West Joyce Lane  
 1443 88 West Joyce Lane  
 1443 88 West Joyce Lane  
 1443 88 West Joyce Lane



3 RIDOUT ROAD  
 SEVERNA PARK, MD 21146





⑤  $\frac{W/\rho\omega^2}{1/2''} = 1'-0$

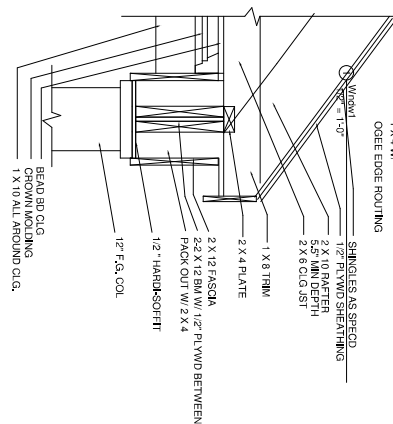
Diagram illustrating the roof assembly components and dimensions:

- ROOFING AS SPEC'D
- 15 LB. FELT
- 1/2" PLYWD
- GALE END TRUSS
- #202 RAKE TRIM
- 1x6 2" S/SB NASH
- 5/4" X 8" RAKE
- CEMENT SINK
- HOUSE WRAP
- 1/2" SHGT
- 8"

Diagram of a window seat with labels:

- WM1195
- PAVESETTED STOOL
- WINDOW
- ADAMS CASING
- 1 X 8
- WM210

All locations except BHS 2.3.4

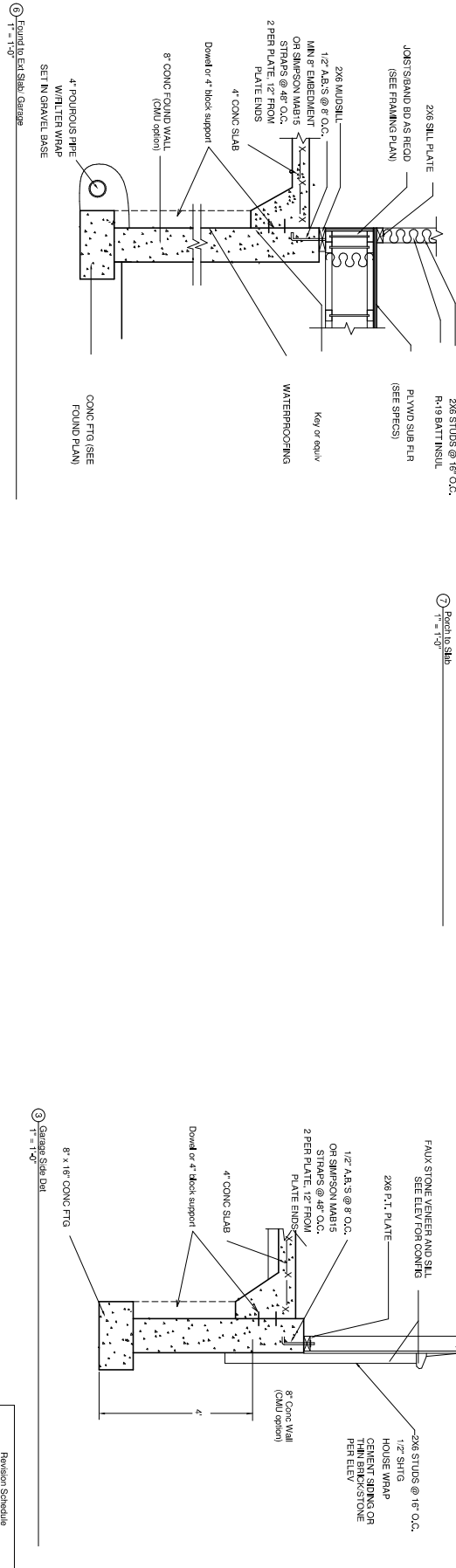
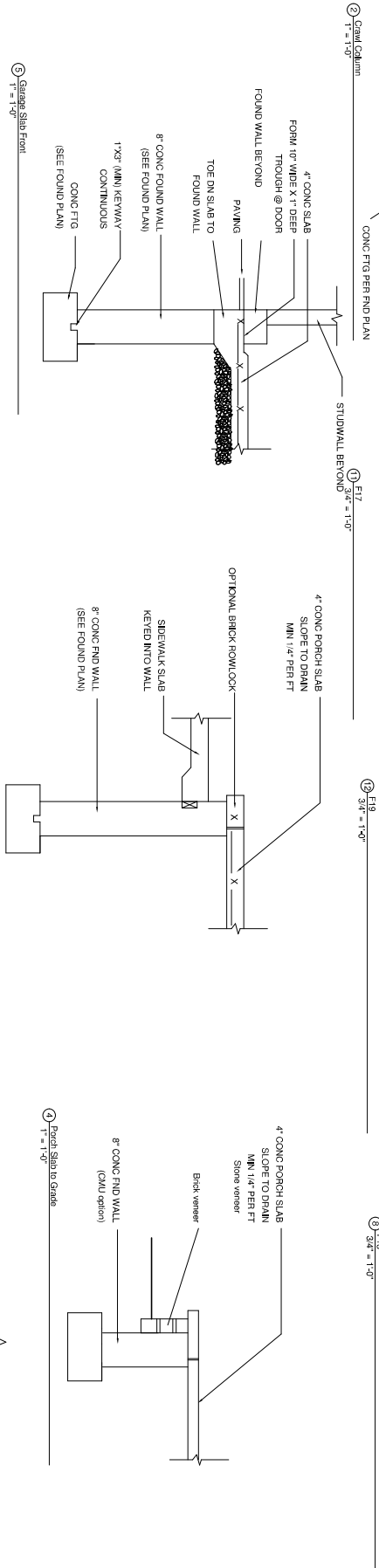
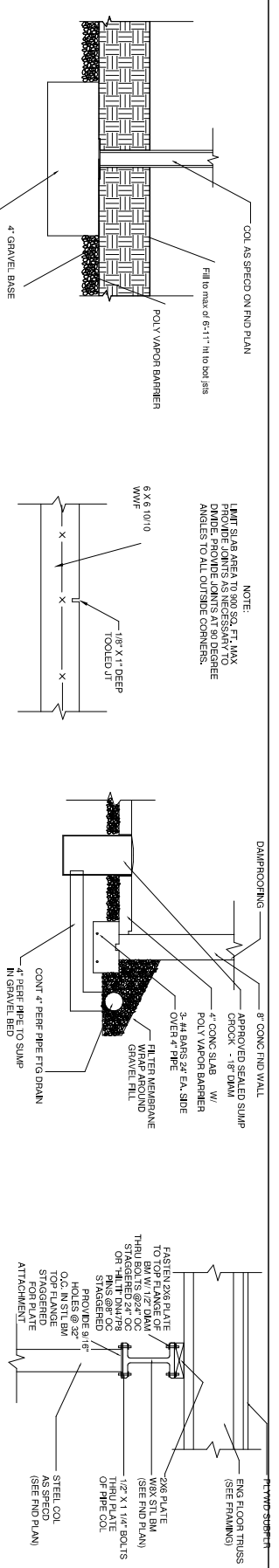


⑦  $\frac{\text{Porch coll}}{3/4" = 1'-0"$

Revision Schedule		
Revision Number	Revision Description	Revision Date

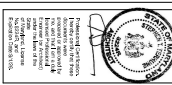






Revision Number	Revision Description	Revision Date

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September 30, 2025 (Revised)

Anne Arundel County  
Office of Planning  
2664 Riva Road, 1<sup>st</sup> Floor  
Annapolis MD 21401

**Re: Round Bay Lot 117R**  
**Variance Request Letter**  
3 Ridout Road  
Severna Park, Maryland 21146  
Tax# 03-697-90028091

Dear Sir/Madam:

On behalf of the owners, this is a formal variance application request to **Article 17, Section 8-201** to allow development to occur within 15% and greater steep slopes, a variance to **Article 18, Section 4-601** Bulk Regulations of 7-feet to the required 7-ft side setback in an R-2 zoning district and a variance to **Article 18-2-204(b)(4)** to permit an accessory structure within the front yard of a non waterfront lot. The owners are proposing to renovate the existing home, construct a detached 2-car Garage to include a second floor (ADU) Accessory Dwelling Unit and removal of a large portion of existing driveway.

The subject property is a grandfathered, irregularly shaped, non-waterfront lot approximately 17,656 square feet (0.41 Ac) in size located in the platted community of Round Bay. The property is located entirely within the Limited Development Area designation of the Chesapeake Bay Critical Area and zoned R2- Residential.

Currently, the property is developed with an existing 1-story single-family dwelling with basement, wood deck, gravel driveway, parking area, walks, and associated improvements. This property is unique in that the existing dwelling was constructed circa 1925 (per SDAT) and does not conform to the current side and rear property line setbacks in the R-2 zoning district. Additionally, the existing gravel driveway runs the full length of the southern side of the property from the frontage on Ridout Road to where the parking pad abuts the rear property line.

Steep slopes of 15% and greater are present on the northeast portion of the property running beneath the wood deck and directly abutting the existing dwelling. The unimproved portions of the site are vegetated with turf lawn, several hardwood trees and ornamental shrubs. The site is served by public water via water house connection to an existing meter and main located in Ridout Road. Public sanitary sewer service connects to the existing sewer main located in Severn River Road to the east at the rear of the property.

The property owners propose to improve the site by removing the majority of the existing gravel driveway (2,690 s.f.) to eliminate the large area of parking pad which abuts the rear lot line, covers most of the rear yard and address Environmental Site Design via non-structural stormwater management practices where previously none existed.

Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403  
Phone (410) 280-3122 • Fax (410) 280-1952 • [www.drumloyka.com](http://www.drumloyka.com)



The existing wood deck on the north side of the dwelling is proposed to be removed with construction of a two-story addition to the west façade and a second-floor addition overtop of the existing dwelling, with new front and side entry porches and steps. A new detached garage with an accessory dwelling unit (ADU) is proposed on the second level in the area north of the existing house. The detached accessory structure is 3.2-feet closer to the front property line than the principal structure to assist in reducing impacts to the 15% steep slopes in the rear yard. A new driveway is proposed to provide access to the detached garage/ADU and the dwellings' new front patio and entryway. The property does not currently have a means of stormwater management therefore, (2) "M-5" Micro Scale Drywells and (1) "M-6" micro-bioretenention area are proposed in the front yard to capture and treat surface runoff. The detached garage/ADU design will include a patio, walk and retaining walls which encroach into the front yard's steep slopes. The retaining walls will permanently disturb 1,447 square feet of steep slopes with 837 square feet of temporary disturbance to construct those improvements. The proposed limit of disturbance and developed woodland impacts are the minimum necessary to perform the construction.

As required, a Pre-File application #2025-0050-P was submitted to the Office of Planning and Zoning for review. The Pre-file comments were issued on June 18, 2025 by the Office of Planning and Zoning including Kelly Krinetz, Joan Jenkins, and Jean Janvier. A copy of the Pre-File comments are included with this submittal for review. The I&P engineering and Critical Area team had several comments. The comments were taken into consideration, and the concept variance plan has been revised accordingly.

The need for the anticipated variances arises from the unique physical conditions of the site, specifically the topography, the unique shape of the boundary and the relationship of the existing improvements to the rear property line.

Code Article 18-16-305

**(a) Requirements for Zoning Variances.** The Administrative Hearing Officer may vary or modify the provisions of this article when it is alleged that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

- (1) Because of certain 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
- (2) Because of exceptional circumstances other than financial considerations, the granting of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

**(b) Requirements for Critical Area Variances.**

- (1) Unwarranted Hardship- Unique physical conditions including topography, the proximity of steep slopes requiring the slope disturbance. A strict implementation of the code would deprive the applicant of the right to make improvements to their existing dwelling and provide much needed living space for their aging parents requiring the family's care.

- (2) Rights commonly enjoyed - the proposed improvements are in character with the Clock Tower Place, 1410 Forest Drive, Suite 35 • Annapolis, Maryland 21403

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existing dwelling and other dwellings in the neighborhood and surrounding properties. The scale of the proposed improvements are comparable to other properties throughout the community. To deny applicants the ability to perform the proposed development deprives the applicants of rights commonly enjoyed by other property owners in the area.

- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants.
- (4) The variance is not based on actions by the applicant, and will not confer upon the applicant any special privilege that would typically be denied by COMAR or the local Critical Area Program. The existing dwelling and associated improvements were constructed prior to the property owner's purchase in 2019 (per SDAT).
- (5) Water Quality, Intent of the Critical Area Program. The requested variance will not adversely affect water quality, impact fish, wildlife or plant habitat and be in harmony with the critical area program. Disturbance is minimized to only what is necessary to complete the project. With the implementation of sediment and erosion controls, the development will not have an adverse effect on water quality or negatively impact fish, wildlife, or plant habitat, and is in conformance with the general purpose and intent of the Critical Area Program. Additionally, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. The required ESD volume to be addressed is 806 cu. ft. There will be (1) "M-6" Micro bioretention Area to treat the entire roof area of the proposed garage as well as a substantial portion of the proposed reconfigured driveway and (2) "M-5" Micro Scale Drywells to treat the roof area of the renovated existing single-family dwelling. The total volume provided is 811 cu. ft. All storm water management applications are outside the steep slopes and do not encroach the 25-foot buffer to the top of steep slopes.
- (6) There are no bogs, wetlands, or tidal waters located within 100-ft of the site.
- (7) Presumption – In light of all the factors discussed above, it is evident that the applicants have overcome the presumption contained in the Natural Resources Article 8-1808.
- (8) Site Planning Alternatives – The applicant has evaluated and implemented site planning alternatives in accordance with Article 18-16-201c. Per Pre-File evaluation, the proposed patio has been reduced to the minimum necessary in order to provide egress and ingress for the clients aging parent from the proposed upper level ADU in the new garage to the existing single-family dwelling. Steep slope disturbance has been minimized to maximum extent practicable.

**(c) Requirements for all variances.**

1. Minimum necessary to afford relief - The proposed variance allows for modest additions which not only meets the "significant and reasonable standard" but also are the minimal necessary to afford relief. Disturbance to the 15% steep slopes is the minimum necessary to construct the proposed improvements a large portion of which are sited overtop existing lot coverage.
2. The granting of the variance will not:
  - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
  - ii. substantially impair the appropriate use or development of adjacent properties.
  - iii. reduce forest cover in the LDA. The site disturbance is the minimum necessary to construct the proposed structures and site improvements, all of which will be mitigated appropriately during the permit process.



Round Bay – Lot 117R  
Variance Application  
September 30, 2025

- iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area. Canopy clearing is limited to only what is necessary to construct the improvements within the minimized limit of disturbance. Mitigation for developed woodland clearing will be addressed on-site during the permitting process to the maximum extent practicable.
- v. be detrimental to the public welfare as additions to an existing single-family dwelling on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variances and strict implementation of the County's zoning and Critical Area Program would constitute unwarranted hardship and practical difficulty on the applicant and deprive them of the same rights and privileges others enjoy in the Round Bay community.

Thank you for your consideration of this variance application request. Please contact us if we may be of further services during your review.

Sincerely,  
DRUM, LOYKA AND ASSOCIATES, LLC

*Grant D. Mays*

Grant D Mays  
Civil Engineering Technician



# **Chesapeake Bay Critical Area Report**

Round Bay ~ Lot 117R  
Tax Map 32, Grid 14, Parcel 184  
Tax Account # 03-697-90028091

**Property Address:** 3 Ridout Road, Severna Park, MD 21146

**Owner & Variance Applicant:** Mr. Christian R. Carr

**Critical Area Designation:** LDA      **Zoning:** R-2      **Lot Area:** 0.41 Ac.

## **Site Description**

The subject property is a grandfathered, irregular shaped, non-waterfront lot approximately 17,656 square feet (0.41 Ac) in area located in the platted community of Round Bay. The property is located entirely within the limits of the Chesapeake Bay Critical Area with an LDA land use designation, and zoned R2. Currently, the property is developed with an existing 1-story single-family dwelling, gravel access drive, paver patios and walks, and associated improvements. Steep slopes 15% and greater are present along the north portions of the property and directly abut the existing dwelling, patio & deck. The existing dwelling was constructed in 1925 (per SDAT) and does not conform to the current side property line setbacks in the R2 zoning district. The unimproved portions of the site are vegetated with turf lawn and several hardwood trees and ornamental shrubs. The site is served by public water and public sanitary sewer via connection to the mains located in Ridout Road.

## **Proposed Conditions**

The property owners propose to improve the site design of the property by removing nearly the entire existing gravel driveway (2,690 s.f.) to eliminate the large area of paving which abuts most of the rear lot line and covers most of that rear yard. The existing wood deck on the north side of the dwelling is proposed to be removed, and they propose to construct a first-floor addition to the west façade, and a second-floor addition overtop of the existing dwelling and proposed addition as well as new front & side entry porches and steps. A new detached garage with an accessory dwelling unit (ADU) is proposed on the second level in the area north of the existing house. A new driveway is proposed to provide access to the detached garage/ADU and the dwellings new front patio and entryway.

## **Description and Purpose of Variance Request**

The property owners propose to remove a large portion (2,690 s.f.) of the existing gravel driveway and propose to construct a first-floor addition to the west façade and a second-floor addition overtop of the existing dwelling and proposed addition, with new front and side entry porches and steps. A new detached garage with an accessory dwelling unit (ADU) is proposed on the second level in the area north of the existing house.

We request a variance to obtain relief to Anne Arundel County code Article 17-8-201 to allow to permanently disturb 1,447 square feet and temporary disturb 837 square feet of steep slopes 15% and greater for construction access to construct those improvements and remove the existing gravel driveway.



The need for the requested Critical Area variance arises from the unique nature, topography, and existing constraints of the property. Specifically, the irregular shape of the lot and location of the existing dwelling relative to the steep slopes. A pre-filing review was conducted by the Office of Planning and Zoning and comments were issued on June 18, 2025 by Ms. Joan Jenkins and Ms. Kelly Krinetz of Planning and Zoning as well as Jean Janvier from I&P. The I&P engineering team had seven comments, the Critical Area team had two comments and the zoning review generated three comments. The comments were considered, and the site plan was revised accordingly. A copy of the pre-file comments is included with this submittal

### **Vegetative Coverage**

A large portion of the subject property is encumbered by developed woodland with large mature hardwood trees and turf lawn beneath the canopy. The existing tree canopy area is approximately 9,836 s.f. (0.23 ac.). The developed woodland tree canopy area located within the limit of disturbance is approximately 5,762 s.f. (0.13 ac.) and overhangs the existing house above the proposed improvements. Mitigation for developed woodland canopy disturbance will be addressed on-site to the maximum extent practicable during the permitting process.

### **Lot Coverage**

The site currently has approximately 4,639 s.f (0.11 Ac.) of lot coverage, all of which is within the Chesapeake Bay Critical Area Limited Development Area (LDA). The proposed lot coverage is 5,410 s.f. (0.16 Ac.), resulting in a net increase of 771 square feet of lot coverage which is 108 s.f. below what is allowable.

### **Steep Slopes (slopes > 15%)**

Approximately 23% (4,016 s.f.) of the subject property is encumbered with steep slopes of 15% or greater between the northern and eastern property lines and the existing dwelling and associated improvements. The limit of disturbance is the minimum necessary to construct the improvements. However, 1,147 square feet permanent disturbance and 837 square feet of temporary disturbance to steep slopes 15% and greater is proposed for construction access to construct the proposed improvements.

### **Predominant Soils**

The predominant soil type on the property is Collington-Wist-Urban land complex, 5 to 15 percent slopes (CpD). This soil has a type "A" hydrology classifications and is not considered hydric and highly erodible.

### **FEMA Floodplain**

The subject property appears on FEMA Firm panel no. 24003C0158F. The property is not located in a floodplain zone and the nearest floodplain elevation off-site is 7-ft. The existing dwelling and proposed improvements are sited well above the nearest flood elevation.

### **Drainage and Rainwater Control**

There does not appear to be any existing stormwater management on site. Drainage areas and patterns will remain relatively unchanged. Two drywells and a micro-bioretenment area are proposed in the front yard to capture and treat runoff from the proposed improvements.



### **Conclusions – Variance Standards**

The applicant proposes to construct additions to an existing single-family dwelling overtop of existing lot coverage and beneath existing structure. The need for the requested Critical Area Variance arises from the existing unique nature and constraints of this property, specifically the irregular shape of the lot and the location of the existing dwelling in relation to the steep slopes and R2 zoning setbacks. The proposed improvements are similar and, in many instances, smaller in size and amenities as other homes in the community and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to the public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of mitigation, stormwater management and sediment and erosion control practices, to be addressed during permitting, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.



**Reference:**

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning, Critical Area Map

Anne Arundel County Office of Planning & Zoning, Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, Critical Area Map

Federal Emergency Management Agency, 2016. Flood Insurance Rate Map

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

Drum, Loyka and Associates LLC, September 2025 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.



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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date September 18, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
32	184		117R	

**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)

Round Bay ~ Lot 117R

Project location/Address

3 Ridout Road

City

Annapolis

Zip

21401

Local case number

Applicant: Last name

Carr

First name

Christian

Company

n/a

**Application Type (check all that apply):**

Building Permit

☒

Buffer Management Plan

☐

Conditional Use

☐

Consistency Report

☐

Disturbance > 5,000 sq ft

☐

Grading Permit

☒

Variance

☒

Rezoning

☐

Site Plan

☒

Special Exception

☐

Subdivision

☐

Other

☐

**Local Jurisdiction Contact Information:**

Last name:

First name

Phone #

Response from Commission Required By

Fax #

Hearing date



## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

The property owners propose to remove a large portion (2,690 s.f.) of the existing gravel driveway and propose to construct a first-floor addition to the west façade and a second-floor addition overtop of the existing dwelling and proposed addition, with new front and side entry porches and steps. A new detached garage with an accessory dwelling unit (ADU) is proposed on the second level in the area north of the existing house.

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

### Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input checked="" type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" 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	0.00			0.30	12,941
LDA Area	0.41		# of Lots Created	n/a	
RCA Area	0.00				
Total Disturbed Area	0.30				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.23		Existing Lot Coverage	0.11	
Created Forest/Woodland/Trees	0.00		New Lot Coverage	0.01	
Removed Forest/Woodland/Trees	0.13		Removed Lot Coverage	0.00	
			Total Lot Coverage	0.12	

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		TBD

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Impervious Surface	<input checked="" type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input checked="" type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input checked="" type="checkbox"/>
Steep Slopes	<input checked="" type="checkbox"/>	Gazebo	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>



Other






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 3, 2025

RE: Christian R. Carr  
3 Ridout Road  
Severna Park, MD 21146

NUMBER: 2025-0193-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions and an accessory structure (garage with ADU above) with less setbacks than required and with disturbance to slopes of 15% or greater and a variance to allow an accessory structure in the front yard or a non-waterfront lot.

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





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

**CAC Comments: 2025-0193-V Carr Variance (AA 0268-25)**

1 message

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

Fri, Oct 10, 2025 at 12:51 PM

Good afternoon,

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

- The applicant is seeking a variance to disturb steep slopes to construct an addition onto the existing dwelling, a two story, detached garage with an accessory dwelling unit (ADU), a new driveway to access the proposed garage and ADU, and a patio, as well as a micro-bioretenention facility. The applicant is also proposing to remove lot coverage associated with portions of the existing driveway and parking area that are located outside of the steep slopes. The 0.41-acre lot is designated as Limited Development Area (LDA). The property is currently improved with a single-family dwelling, driveway, decks, and a patio, which amount to 4,639 square feet of lot coverage. Total proposed lot coverage will be 5,410 square feet, which is within the lot coverage limit of 5,518 square feet. The property is encumbered by steep slopes, which constitute approximately 23% of the property. The proposed development will result in 2,284 square feet of disturbance to these slopes. Furthermore, the applicants propose clearing 5,762 square feet of developed woodland, which is approximately 58% of the existing developed woodland on the site. The applicants are proposing to construct the new garage with an ADU, the new driveway, and the expanded patio nearly entirely within the steep slopes and the developed woodlands on the northwestern portion of the property.

The applicants have the opportunity to minimize impacts to habitat and vegetation on the site design, such as developing the garage with ADU on top of the existing parking area located southeast of the existing dwelling or shifting development further away from the steep slopes by reducing the size, orientation, and/or location of the proposed improvements. Additionally, per Anne Arundel County Code §17-8-601(b)(1), developed woodland clearing on lots in the LDA that are one-half acre or less in size and that were in existence on or before December 1, 1985 *shall be limited to the minimum necessary to accommodate a house or other structure, initial septic system, driveway, and reasonable amount of yard or required parking*, but the clearing may not exceed 6,534 square feet. The current proposal, which will clear ~58% of the existing developed woodland to construct the addition, detached garage with ADU, expanded patio, and new driveway does not appear to be the minimum necessary to afford relief from the law.

In order for this variance to be granted, the applicant must demonstrate, and the Administrative Hearing Officer must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets the unwarranted hardship standard and that this variance would not adversely affect water quality and wildlife or plant habitat. The applicant has every opportunity to construct the desired amenities of the garage with ADU on top of the existing parking area or redesign the proposed improvements in a manner that avoids and/or further minimizes impacts to the existing vegetation and steep slopes. As such, it does not appear to meet each and every one of the County's variance standards.

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

Sincerely,  
Jamileh Soueidan

--





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)



2025-0193-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>OPZ Critical Area Team</div> <div>Assigned to Department</div> <div>OPZ Critical Area</div> <div>Action by Department</div> <div>OPZ Critical Area</div> <div>Start Time</div>		<div>Due Date</div> <div>10/17/2025</div> <div>Assigned to</div> <div>Kelly Krinetz</div> <div>Action By</div> <div>Kelly Krinetz</div> <div>End Time</div>	<div>Assigned Date</div> <div>09/26/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>10/07/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>The layout must qualify as the minimum necessary to afford the applicant relief. While there are constraints on this property, there are also areas that would not require a Critical Area variance. In addition, the proposed development is an expanded footprint and includes patios/hot tub/grill area that would not be considered the minimum necessary. The proposal does not meet the required standards for the approval of a Critical Area variance as there are alternative locations/designs that could eliminate/reduce the need for this request.</div> <div>In Possession Time (hrs)</div> <div>0.0</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div> <div>Reviewer Phone Number</div>	<div>Review Notes</div> <div>Reviewer Email</div>	<div>Reviewer Name</div>	



2025-0193-V

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<div>Task</div> <div>I and P Engineering</div> <div>Assigned to Department</div> <div>Engineering</div> <div>Action by Department</div> <div>Engineering</div> <div>Start Time</div>		<div>Due Date</div> <div>10/17/2025</div> <div>Assigned to</div> <div>Jean Janvier</div> <div>Action By</div> <div>Jean Janvier</div> <div>End Time</div>	<div>Assigned Date</div> <div>09/29/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>10/15/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>1. The retaining wall/wall located directly west of the existing wood deck and steps is shown on both the Existing Conditions Plan and the Developed Conditions Plan. Indicate whether or not this structure is "to remain" or "to be removed." 2. There is a note on the Existing Conditions Plans stating Anne Arundel County GIS 2020 topo is used for offsite topography. However, please note that 2023 topo is available on Anne Arundel County GIS.</div> <div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>
<div>Billable</div> <div>No</div>	<div>Overtime</div> <div>No</div>		
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div> <div>Reviewer Phone Number</div>		<div>Review Notes</div> <div>Reviewer Email</div>	<div>Reviewer Name</div>



2025-0193-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
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<div>Billable</div> <div>No</div>	<div>Overtime</div> <div>No</div>	<div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>	
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
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<div>Task Specific Information</div>			
<div>Expiration Date</div> <div>Reviewer Phone Number</div>		<div>Review Notes</div> <div>Reviewer Email</div>	<div>Reviewer Name</div>



