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

APPLICANT: Richard and Sara Schaberg

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0198-V

COUNCIL DISTRICT: 5

HEARING DATE: December 9, 2025

PREPARED BY: Joan A. Jenkins
Planner III

REQUEST

The applicants are requesting a variance to allow a second-story dwelling addition with less setbacks than required on property located at 1715 Jorrick Road in Gibson Island.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of .45 acres of land. This is a corner lot that is located with frontage on the south side of Jorrick Road, zero (0) feet west of Paisley Road. The property is identified as Lot 117A in the Gibson Island subdivision, Parcel 82 in Grid 7 on Tax Map 34, and is zoned R1 – Residential District.

The property is improved with a one and one-half-story single-family dwelling, a shed, an inground pool with a flagstone pool deck, retaining walls, a metal fence, and a driveway. The site is served by public water and a private septic system.

APPLICANT'S PROPOSAL

The applicants are proposing construction of a two-story L-shaped addition on the west side of the existing dwelling, lifting and raising a portion of the existing second story, construction of a U-shaped two-story addition on the eastern side of the existing dwelling, and construction of a concrete patio on the south side. The U-shaped addition and a portion of the raised second story are within the setbacks.

REQUESTED VARIANCE

§ 18-4-501 of the Anne Arundel County Code requires a principal structure in the R1 District to be set back 30 feet from the rear lot line. The proposed U-shaped addition will be located 22.1 feet from the rear lot line, requiring a variance of 8 feet to the rear setback requirement.

FINDINGS

The subject property is irregularly shaped with a curved corner fronting Jorrick Road and Paisley Road. This Office finds that the 17,390 square foot site does not meet the minimum area requirement of 30,000 square feet but does meet the required 80 feet in width for a new lot in the R1

District. According to State tax assessment records, the house was built around 1940. The existing dwelling is non-conforming to current zoning rear setback standards.

A review of the County 2025 aerial photograph shows that the neighborhood contains an eclectic mix of homes on varying sized lots. Nearby homes on corner lots do not appear to meet the corner side setback for the zoning district.

The **Health Department** commented that they do not have an approved plan for this project.and has no objection as long as a plan is submitted and approved by the Department. It is necessary to perform a percolation test for the proposed demo/rebuild. Percolation tests are applied with a Perc Application.

The **Cultural Resources Section** commented that this property is located in the Gibson Island Historic District (AA-936). The Cultural Resources Section has no objection to the variance request. The Cultural Resources Section requires review of associated grading/building permits for compliance with Article 17-6-5-1, but does not anticipate an adverse effect with the proposed addition.

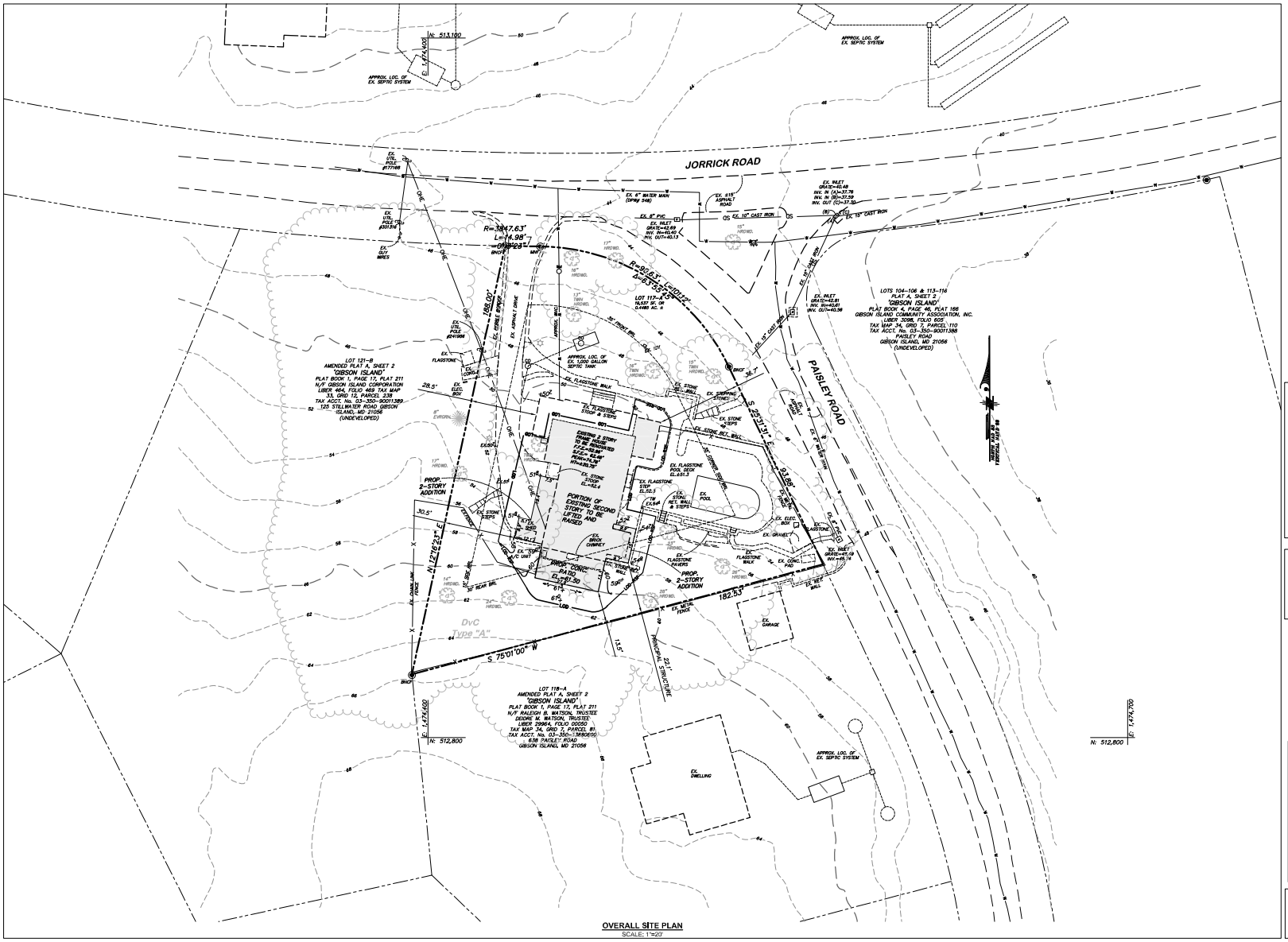
Approval of the variance for setbacks will not alter the essential character of the neighborhood as the proposal is an improvement to an existing house. The variance will not have an effect on the use or enjoyment of the abutting properties to the west as the proposal meets the west side setback requirement. The new U-shaped addition and adjoining second story addition is only slightly closer to the south lot line than the existing dwelling. Approval of the variance will not be detrimental to the public welfare.

The variance request can be considered to be the minimum necessary to afford relief as this is a developed lot with existing improvements that are already encroaching into the required rear setback. The request is for a minimal change to the existing footprint of the dwelling.

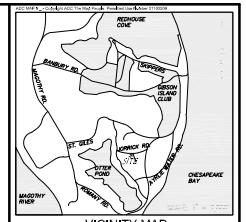
RECOMMENDATION

With regard to the standards by which a variance may be granted as set forth under §18-16-305 of the County Code, the Office of Planning and Zoning recommends ***approval*** of a variance of eight feet to the required thirty-foot rear lot line setback requirement to allow construction of a second-story dwelling addition located as close as 22.1 feet from the rear lot line.

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.



OVERALL SITE PLAN
SCALE: 1"=20'



VICINITY MAP

ENVIRONMENTAL CONSERVATION NOTES:

PRIMARY ENVIRONMENTAL FEATURES:

i) Streams: There are no streams on the subject property.
ii) Stream Buffers: There are no stream buffers on the subject property.
iii) Wetlands and Wetland Buffers: There are no wetlands or the associated buffers on the subject property.
iv) Floodplains: The subject property is not affected by a floodplain as established by the Federal Emergency Management Agency. (Firm 24003C0175F) (FEMA).

SECONDARY ENVIRONMENTAL FEATURES:

i) Critical Areas Boundary: The subject property is not within the Chesapeake Bay Critical Area.
ii) Soils Types: The subject property is comprised of one soil type: Downer-Hammonton Complex (DvC) 5 to 10% Slopes, with a type 'A' hydrological rating,per US Department of Agriculture's Natural Resource Conservation Service (NRCS)).
iii) Forest: There is developed woodlands on the subject property.
iv) Steep Slopes: There are no steep slopes or their associated buffers on the subject property.
v) Cultural Resources: There are no known cultural resources associated with the subject property.

NOTE:

- Entire site lies within R-1 zoning and has Type A soils
- Site lies entirely outside the Critical Area.
- Entire site lies within the Gibson Island water service area with existing service (W-5)
- Entire site lies within the Rural sewer service area with no public service (S-5)
- Entire site lies within the Magothy River Watershed
- Jorrick Road is not a scenic or historic road
- The site does not lie within or impact a bog drainage area

SITE TABULATIONS

Total Site Area:	19,537 S.F. (0.45 Ac.)
Public Water & Private Septic	
R1 Zoning Stuctural Coverage:	
-Existing Coverage:	3,298 S.F. (0.08 Ac.)
-Allowable Coverage (50%):	9,769 S.F. (0.22 Ac.)
-Post Development Lot Coverage:	3,607 S.F. (0.08 Ac.)
Total Area Of Disturbance:	4,477 S.F. (0.10 Ac.)
Site Zoning: R1	
-R1 Setbacks:	Front=35'; Rear=30'; Sides=15'; Corner Sides=35'

LEGEND

	Existing Contour
	Existing Woods Line
	Existing fence Line
	Existing Power Pole
OHE	Existing Overhead Electric Line
LOD	Limit of Disturbance
LOD-RSF	Limit of Disturbance / Reinforced Silt Fence
	Proposed Improvements

NATURE OF VARIANCE

-Requesting a Variance to **Article 18 Section 4-501** Bulk Regulations of 7.9-feet to the 30-foot rear setback in an R-1 Zoning District to renovate an existing home with a second story improvement

DESIGNED: DRAWN: GDM
ORIG. DATE: 8/27/2025
MODIFIED BY/DATE:
CADD DWG #: GD14225-V
DLA PROJECT #: GD14225

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REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122
www.drumloyka.com | info@drumloyka.com

CLIENT
THE DRAWING BOARD, INC. C/O PETER MILES
PO BOX 3482
ANNAPOLIS, MARYLAND 21403

VARIANCE SITE PLAN
VARIANCE PLAN

GIBSON ISLAND ~ LOT 117A

1715 JORRICK RD, GIBSON ISLAND, MD 21056
TAX ACCT. NO. 03-350-09200110
TAX MAP 34 GRID 7 PARCEL 82 DISTRICT 3RD
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20'	DATE: 9/18/2025	PROJ. NO: GD14225	SHEET 1 OF 1

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September 26, 2025

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

RE: Gibson Island Lot 117A
1715 Jorrick Road
Gibson Island, MD. 21056
Tax Account #3-350-09200110
Tax Map 34 Block 7 Parcel 82

Dear Ms. Anzelmo:

This is a formal submittal for a Variance to **Article 18 Section 4-501 Bulk Regulations** of 7.9-feet to the required 30-foot rear setback in an R-1 Zoning District for construction of a second story addition and renovation of an existing single-family home. The site is not within the Critical Area.

The subject property is located at the corner of Jorrick Road and Paisley Road in Gibson Island, Maryland. The property is zoned R-1 Residential, is triangular in shape, 0.45 acres, is a legal building site and is currently improved with a single-family dwelling, driveway, pool, patio area and walks. The site is currently served with a private septic system, is connected to public water and does not include steep slopes or other environmental features.

There are several hardships and practical difficulties regarding the redevelopment of the subject property. First, the site is substandard in total surface area at 19,537 sq. ft. or roughly 65% of the lot size required. Per **Article 18, Section 4-501** Bulk Regulations, the minimum lot size is 30,000 sq. ft. Secondly, the practical difficulty related to the redevelopment of the site is the existing house foundation is already located within the rear building restriction line by 5.3-feet. This was the existing condition of the property when the applicant purchased the home. The foundation walls within that setback are slated to remain, the only improvement being proposed is the increase in height of the perimeter walls within that area to establish a second-floor addition.

Code Article 18-16-305(a)

Requirements for Zoning Variances. Practical difficulties prevent conformance with the strict letter of this article due to the unique physical conditions and exceptional circumstances.

1. Substandard Lot Size – Due to the substandard lot size for an R1 zoned property, development of this property is limited because of the required property line setbacks.

2. The granting of the variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to redevelop the lot. The lot is a legal buildable lot in the R-1 zoning district. Denial of the variance would constitute an unnecessary hardship to deny the applicant's rights commonly enjoyed by other property owners.
3. Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. Nearby properties enjoy improvements larger in scale due to the regular shape and surface area of those boundaries. The applicant has made extensive efforts to renovate the proposed improvements in a responsible manner that places the majority of the proposed improvements adjacent to existing lot coverage, minimizing expansion.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variance allows for modest uses that not only meets the "significant and reasonable standard" but also are the minimal necessary development to afford relief.

2. The granting of the variance <u>will not</u>:
   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. (Not within the Critical Area)
   iv. (Not within the Critical Area)
   v. be detrimental to the public welfare as renovating and constructing an addition to a single-family dwelling and associated improvements on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variance and a strict implementation of the County's Zoning regulations would constitute an unwarranted hardship on the applicant and deprive them of the same rights and privileges others enjoy in the neighborhood and deny reasonable and significant use of the entire property.

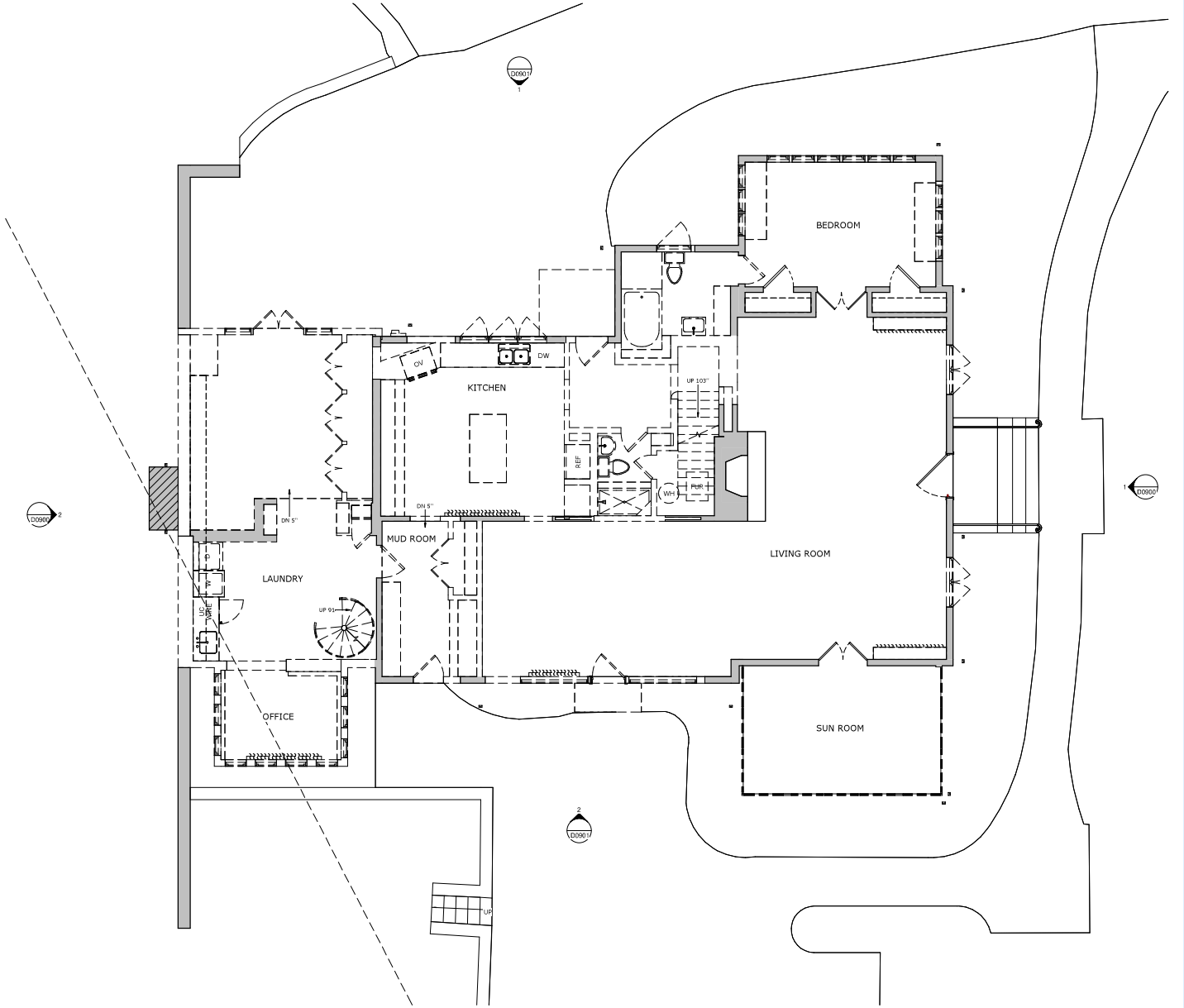
We appreciate your consideration of the enclosed variance request and we remain available to answer any questions you may have.

Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC.

Robert E. Baxter, Jr.
Project Manager

Cc: Peter Miles, The Drawing Board, Inc.

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



FIRST FLOOR PLAN - EXISTING / DEMO

SCALE: 1/4" = 1'-0"

1

GENERAL NOTES

A. GC TO COORDINATE WITH NEW WORK SCOPE FOR FULL EXTENT OF REQUIRED DEMOLITION & FRAMING ADDITIONS.
B. GC SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK. CLARIFICATIONS REGARDING ANY PERCEIVED CONFLICTS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF AFFECTED WORK.
C. GC TO PROTECT ALL EXISTING CONSTRUCTION SCHEDULED TO REMAIN & PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PROTECT ADJACENT AREAS FROM CONSTRUCTION DUST, DEBRIS, OR DAMAGE.
D. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL OSHA & OTHER SAFETY STANDARDS.
E. ALTHOUGH THE DRAWINGS ARE GENERALLY TO SCALE, THE DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC. ALL IMPORTANT DIMENSIONS SHALL BE VERIFIED AND COORDINATED TO ACHIEVE THE DESIGN INTENT.
F. ALL DIMENSIONS & ALIGNMENT NOTATIONS SHOWN ARE FROM FINISH FACES OF CONSTRUCTION, UNO. ALIGNMENT OF DOOR HEADS & OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL RELATIVE TO THE CEILING PLANE & SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
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H. ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED PROPERLY AT A LEGAL WASTE FACILITY. BURNING OF DEBRIS ON SITE IS NOT ALLOWED.
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REFERENCE TO WALL TYPE
NEW CAST-IN-PLACE CONCRETE WALL
REFERENCE TO WALL TYPE
NEW MASONRY WALL
REFERENCE TO WALL TYPE

WALL LEGEND

NOT FOR CONSTRUCTION

Professional Certification:
I, Peter J. Miles, hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Architect under the laws of Maryland.

License No. 22104 Exp. Date: 09/02/2026

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(703) 409-9795
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SCHABERG RESIDENCE

RENOVATION & ADDITION

1715 JORRICK ROAD
GIBSON ISLAND, MD 21056

Drawing Revisions

△	Issue	Date & Description	By
-	01	09/10/2025	JRB
		PRICING SET	

Description

FIRST FLOOR PLAN - EXISTING / DEMO

Scale
As indicated

0' 2' 4' 8'

D0101

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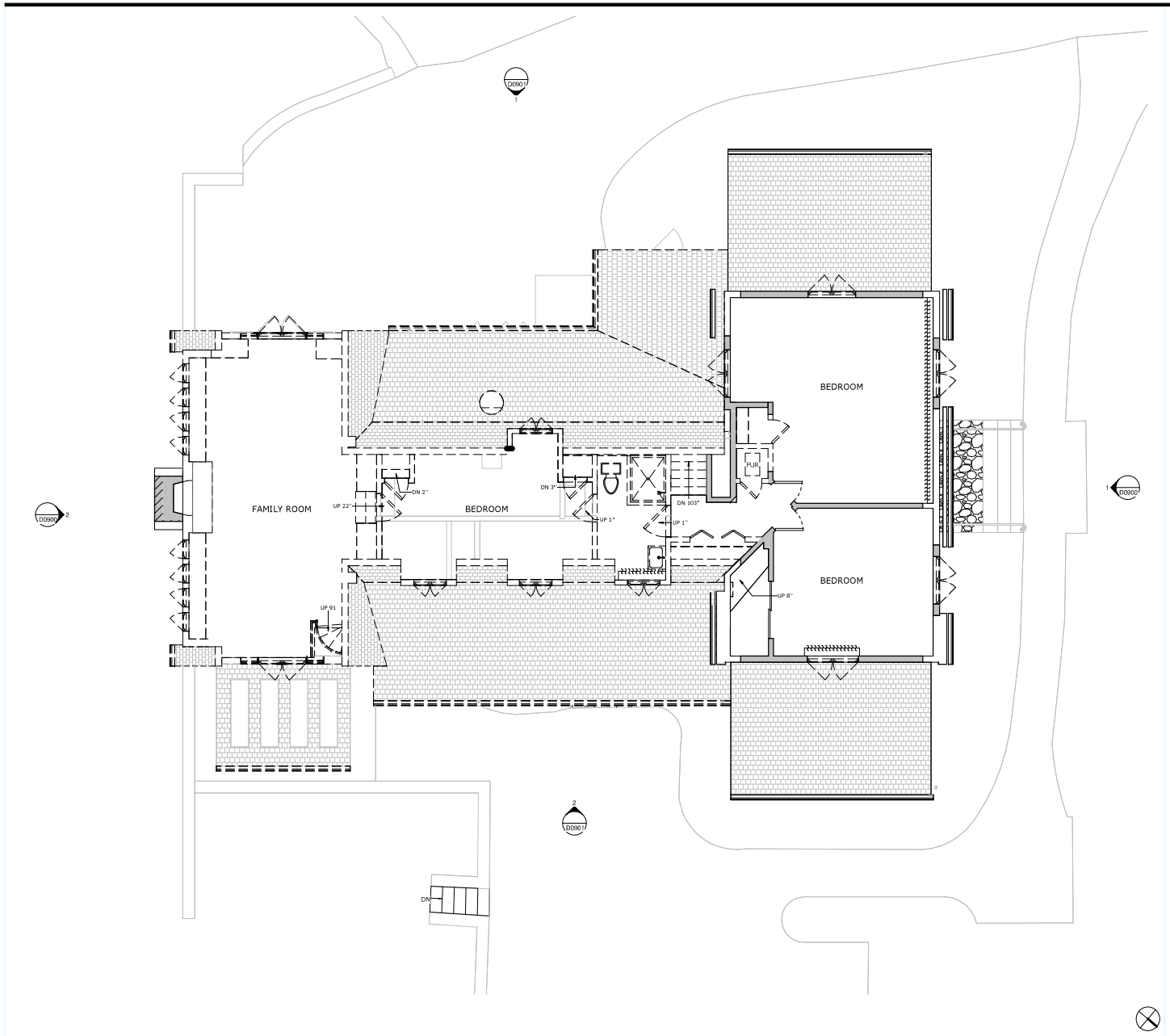

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Description

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Scale
As indicated

0' 2' 4' 8'

D0102

SECOND FLOOR PLAN - EXISTING / DEMO

SCALE: 1/4" = 1'-0"

1

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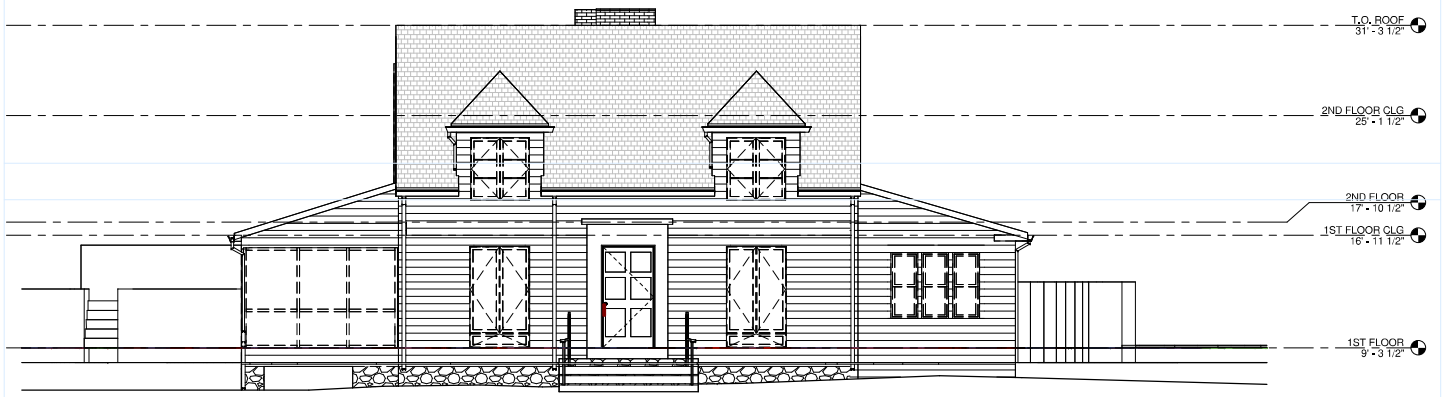
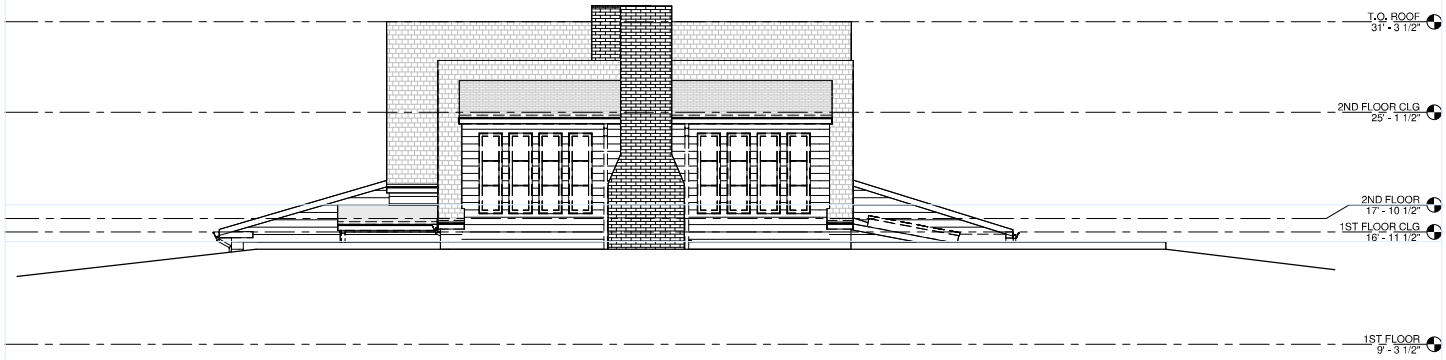


NORTH ELEVATION - EXISTING / DEMO 1

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - EXISTING / DEMO 2

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(703) 409-9795

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SCHABERG RESIDENCE

RENOVATION & ADDITION

1715 JORRICK ROAD
GIBSON ISLAND, MD 21056

Drawing Revisions

	Issue	Date & Description	By
-	01	09/10/2025	JRB
		PRICING SET	

Description

EXTERIOR ELEVATIONS - EXISTING / DEMO

Scale

As indicated

0' 2' 4' 8'

D0900

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EAST ELEVATION - EXISTING / DEMO 1

SCALE: 1/4" = 1'-0"

WEST ELEVATION - NEW WORK / CONSTRUCTION 2

SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. GC TO COORDINATE WITH NEW WORK SCOPE FOR FULL EXTENT OF REQUIRED DEMOLITION & FRAMING ADDITIONS.
B. GC SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK. CLARIFICATIONS REGARDING ANY PERCEIVED CONFLICTS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF AFFECTED WORK.
C. GC TO PROTECT ALL EXISTING CONSTRUCTION SCHEDULED TO REMAIN & PROVIDE TEMPORARY BARRIERS AS REQUIRED TO PROTECT ADJACENT AREAS FROM CONSTRUCTION DUST, DEBRIS, OR DAMAGE.
D. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL OSHA & OTHER SAFETY STANDARDS.
E. ALTHOUGH THE DRAWINGS ARE GENERALLY TO SCALE, THE DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC. ALL IMPORTANT DIMENSIONS SHALL BE VERIFIED AND COORDINATED TO ACHIEVE THE DESIGN INTENT.
F. ALL DIMENSIONS & ALIGNMENT NOTATIONS SHOWN ARE FROM FINISH FACES OF CONSTRUCTION, UNO. ALIGNMENT OF DOOR HEADS & OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT CONSTANT LEVEL RELATIVE TO THE CEILING PLANE & SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
G. ALL MATERIALS AND FINISHES SHALL BE INSTALLED PER MANUFACTURE RECOMMENDATIONS, INCLUDING SUBSTRATE PREPARATION, ADHESIVES, SEALANTS, FLASHINGS AND FASTENERS. NOTIFY ARCHITECT OF CONFLICTS.
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K. INTERIOR GYP BD SHALL BE 1/2" AT WALLS AND 1/2" NON SAG GYP BD AT ALL CEILINGS, UNO. LEVEL 5 FINISH TYP. PROVIDE MOISTURE RESISTANT GYP BD AT AREAS EXPOSED TO MOISTURE INCLUDING KITCHEN BACKSPLASH, BATHROOMS (ALL SURFACES), MUD ROOM AND ALL BASEMENT AREAS, UNO, GARAGE SHALL RECEIVE MOISTURE RESISTANT 1/2" TYPE "X" GYP BD AT ALL WALLS & CEILING, TYP (WALL TYPE 1A).
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SHEET NOTES

NOT FOR CONSTRUCTION

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Scale
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D0901

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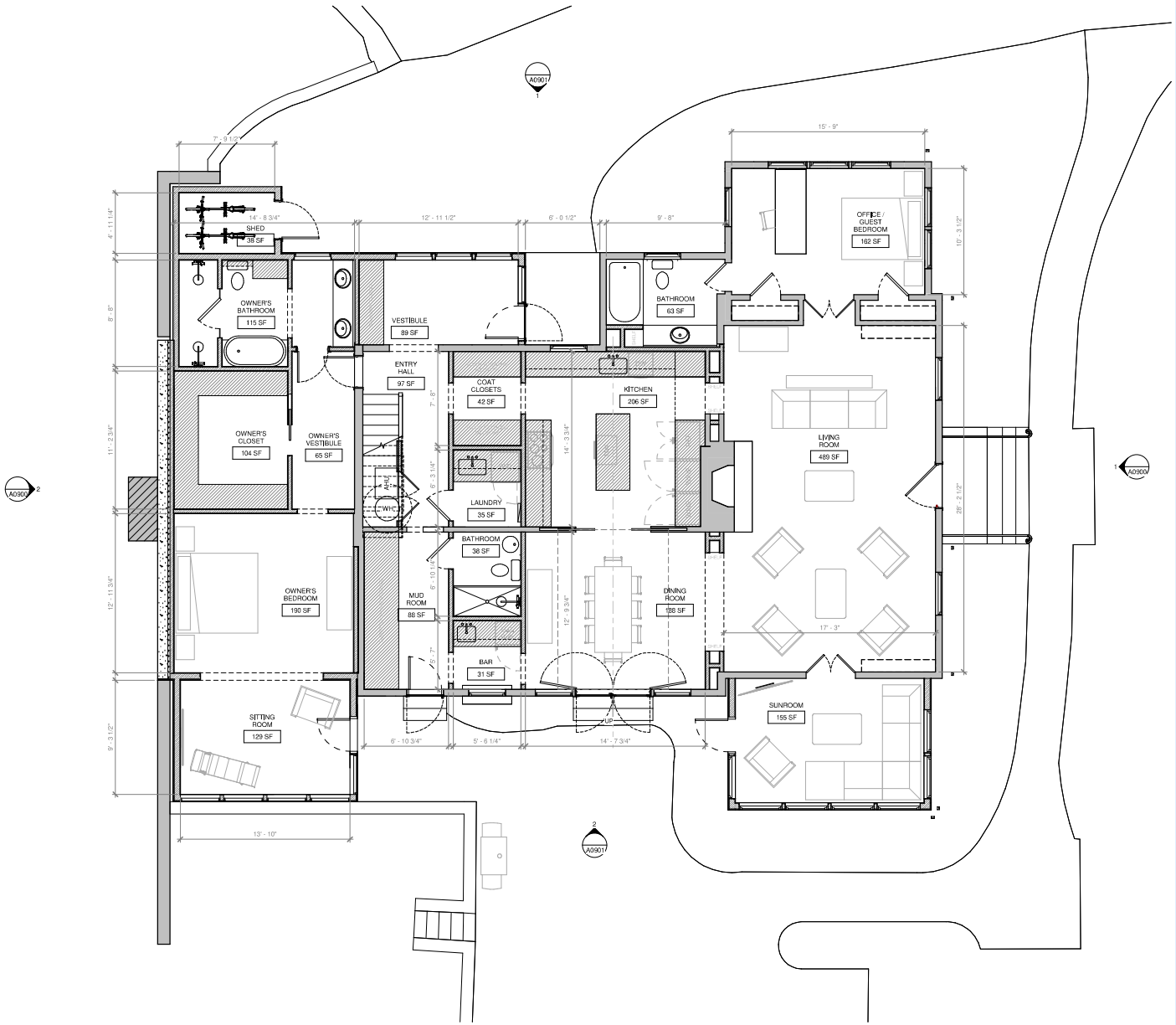

FIRST FLOOR PLAN - NEW WORK / CONSTRUCTION

SCALE: 1/4" = 1'-0"

1

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SHEET NOTES

EXISTING PARTITION / WALL TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED OR MODIFIED AS NOTED
NEW FRAMED PARTITION / WALL — REFERENCE TO WALL TYPE
NEW CAST-IN-PLACE CONCRETE WALL — REFERENCE TO WALL TYPE
NEW MASONRY WALL — REFERENCE TO WALL TYPE

WALL LEGEND

NOT FOR CONSTRUCTION

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Drawing Revisions

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		PRICING SET	

Description

FIRST FLOOR PLAN - NEW WORK / CONSTRUCTION

Scale
As indicated

0' 2' 4' 8'

A0201

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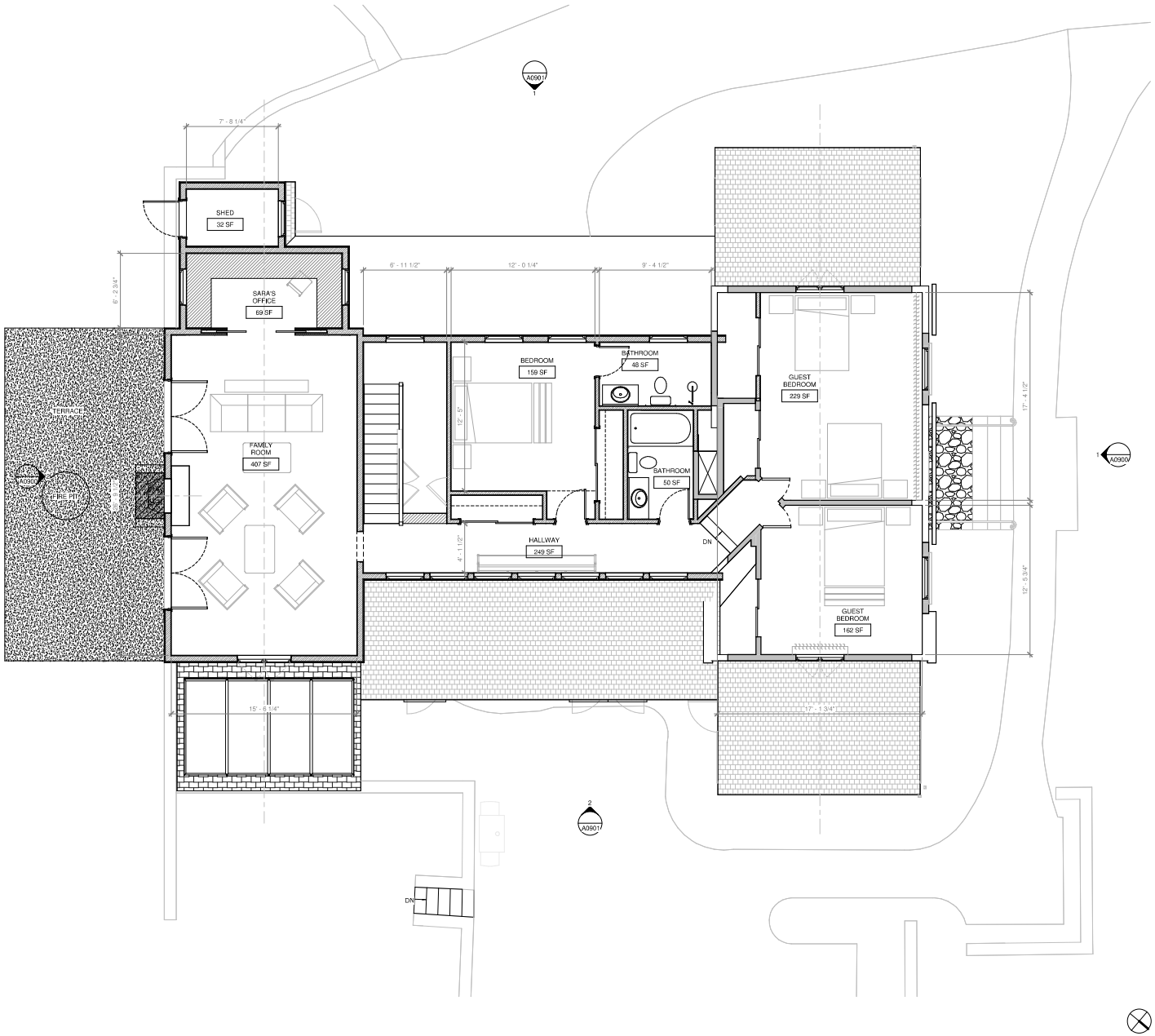

SECOND FLOOR PLAN -NEW WORK / CONSTRUCTION

SCALE: 1/4" = 1'-0"

1

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EXISTING CONSTRUCTION TO BE DEMOLISHED OR MODIFIED AS NOTED
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NEW CAST-IN-PLACE CONCRETE WALL — REFERENCE TO WALL TYPE
NEW MASONRY WALL — REFERENCE TO WALL TYPE

WALL LEGEND

NOT FOR CONSTRUCTION

Professional Certification:

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Drawing Revisions

△	Issue	Date & Description	By
-	01	09/10/2025	JRB
		PRICING SET	

Description

SECOND FLOOR PLAN - NEW WORK / CONSTRUCTION

Scale
As indicated

0' 2' 4' 8'

A0202

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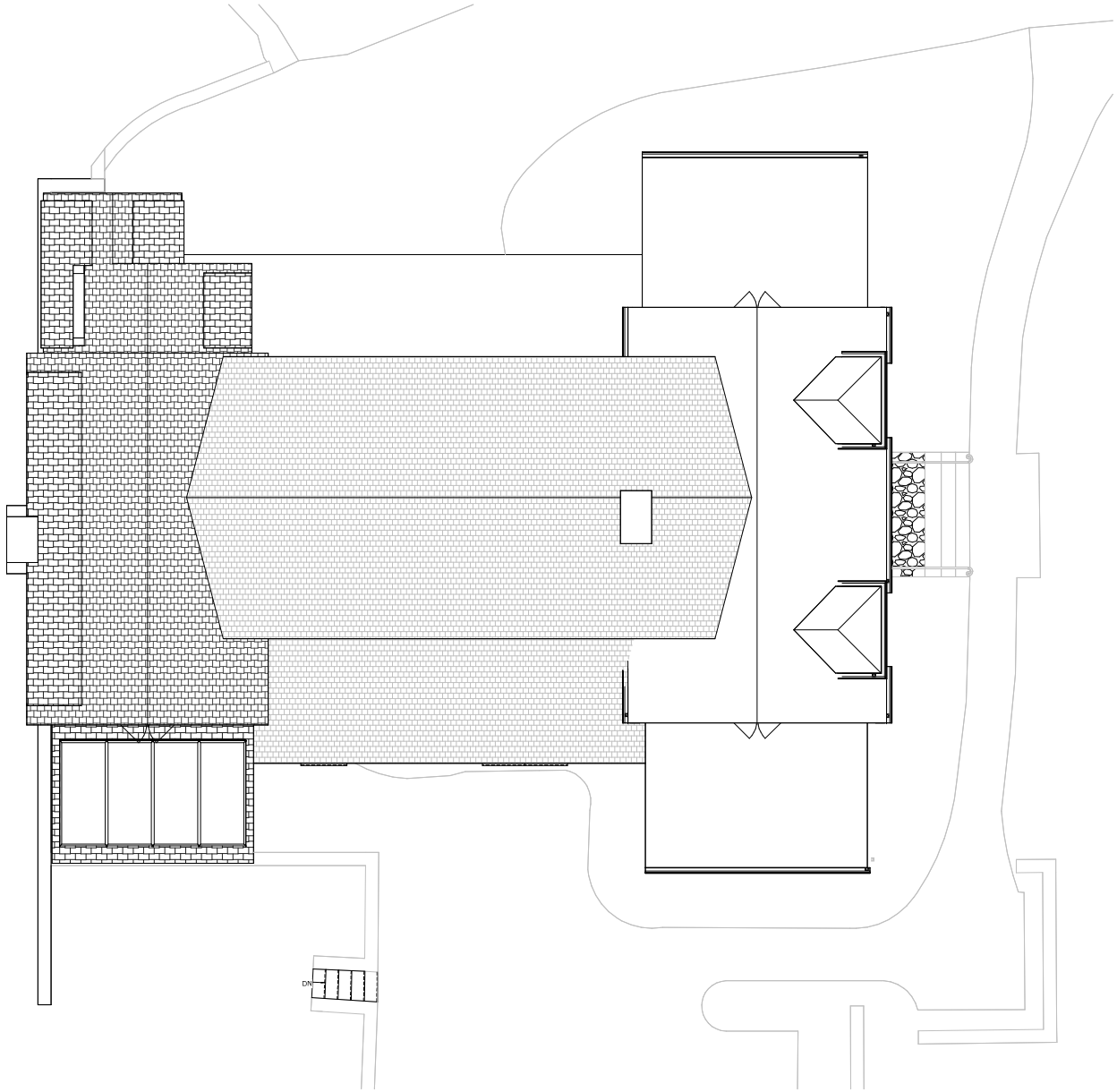

ROOF PLAN - NEW WORK / CONSTRUCTION

SCALE: 1/4" = 1'-0"

1

GENERAL NOTES

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EXISTING CONSTRUCTION TO BE DEMOLISHED OR MODIFIED AS NOTED
NEW FRAMED PARTITION / WALL
REFERENCE TO WALL TYPE
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REFERENCE TO WALL TYPE
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WALL LEGEND

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Description

ROOF PLAN - NEW WORK / CONSTRUCTION

Scale
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0' 2' 4' 8'

A0203

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NORTH ELEVATION NEW WORK/CONSTRUCTION 1

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SOUTH ELEVATION - NEW WORK/CONSTRUCTION 2

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GIBSON ISLAND, MD 21056

Drawing Revisions

	Issue	Date & Description	By
-	01	09/10/2025	JRB
		PRICING SET	

Description

EXTERIOR ELEVATIONS - NEW WORK / CONSTRUCTION

Scale
As indicated

0' 2' 4' 8'

A0901

D:\OneDrive - The Drawing Board Inc\2025\Schaberg - 1715 Jorrick Road\Revit\2025-09_04 Schaberg Residence.rvt
© 2025 THE DRAWING BOARD, INC.

2025-0198-V - 2nd-Story Home Addition - rear setback variance

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date
09/29/2025

Assigned to
Stacy Poulos

Current Status
Complete w/ Comments

Action By
Stacy Poulos

Comments
This property is located in the Gibson Island Historic District (AA-936). The Cultural Resources Section has no objection to the variance request. The Cultural Resources Section requires review of assoc. grading/building permits for compliance with Article 17-6-501, but does not anticipate an adverse effect with the proposed addition.

End Time

Billable
No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours
0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Due Date
10/20/2025

Assigned to Department
OPZ Cultural Resources

Status Date
10/06/2025

Overtime
No

Start Time

Hours Spent
0.0

Action by Department
OPZ Cultural Resources

Est. Completion Date

- [ ] Display E-mail Address in ACA
- [x] Display Comment in ACA

Task Specific Information

Expiration Date

Review Notes

Reviewer Name

Reviewer Phone Number

Reviewer Email

ANNE ARUNDEL COUNTY
MARYLAND
DEPARTMENT OF HEALTH

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 BC

DATE: October 02, 2025

RE: Alan Richard Schaberg
1715 Jorrick Road
Gibson Island, MD 21056

NUMBER: 2025-0198-V

SUBJECT: Variance/Special Exception/Rezoning

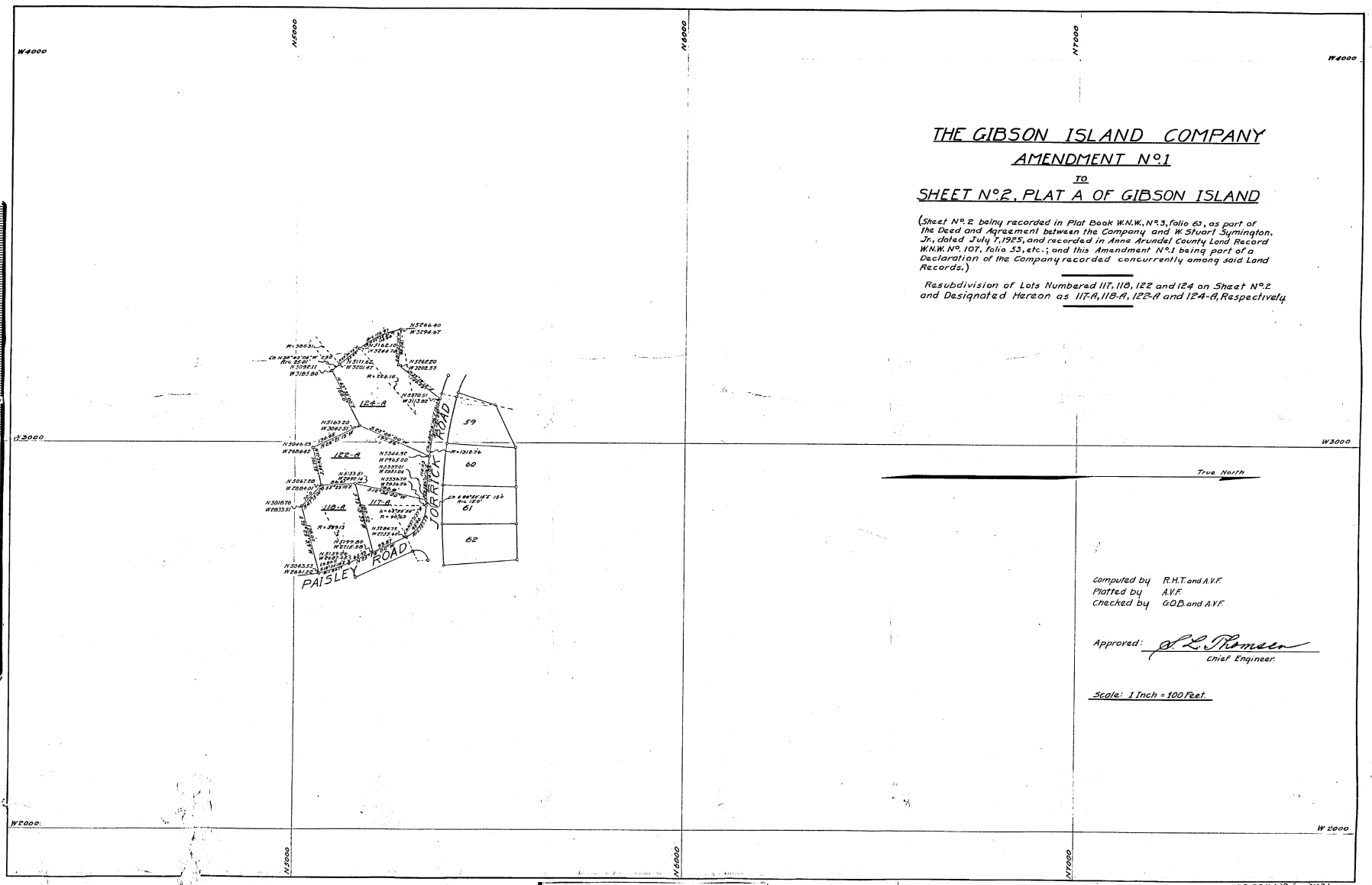
The Health Department has reviewed the above referenced variance to allow a dwelling addition (2nd story) with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department. It is necessary to perform a percolation test for the proposed demo/rebuild. Percolation tests are applied with a Perc Application.

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

cc: Sterling Seay

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 211; Plat Book 1, p. 17, MSA_S1235_2831. Date available 1926/03/16. Printed 08/07/2025.



THE GIBSON ISLAND COMPANY

AMENDMENT No. 1

TO

SHEET No. 2, PLAT A OF GIBSON ISLAND

(Sheet No. 2 being recorded in Plat Book W.N.W., No. 3, folio 63, as part of the Deed and Agreement between the Company and W. Stuart Symington, Jr., dated July 7, 1925, and recorded in Anne Arundel County Land Record W.N.W. No. 107, folio 53, etc.; and this Amendment No. 1 being part of a Declaration of the Company recorded concurrently among said Land Records.)

Resubdivision of Lots Numbered 117, 118, 122 and 124 on Sheet No. 2 and Designated Hereon as 117-A, 118-A, 122-A and 124-A, Respectively

Computed by R.H.T. and A.V.F.
Plotted by A.V.F.
Checked by G.O.B. and A.V.F.

Approved: J. L. Thomsen
Chief Engineer.

Scale: 1 Inch = 100 Feet.

MSA SSU1235-2831

MSA SSU1235-2831

2025-0198-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

0 150 300 ft

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes