

October 15, 2025 (Rev. 10/24/25)

Mr. Donnie Dyott
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

Re: Bodkin Plains Lot 1AR
Variance Application submittal
1552 Park Lane Pasadena, MD. 21122
Tax Map 18, Grid 20, Parcel 78
Violation #'s (**B-2024-707/E-2020-711**)

Dear Mr. Dyott:

This is a formal **Variance Application** submittal to address a violation established October 7th, 2020 of grading and clearing of woody vegetation within the initial 100-foot buffer resulting in disturbance of 4,979 sq. ft. as well as construction of an enclosed carport and a new deck without the required construction, grading and sediment control, stormwater management, well and septic, and zoning authorizations required by Article 15, Section 2-101.105.1, Article 16, Section 3-201, Section 4-201, Article 17 and Article 18, respectively for the above referenced property. Based on an initial review via Grading Permit #G02019274 submitted by the previous owner in February, 2022, a variance to **Article 17-8-201(a)** to disturb 15% and greater slopes and a variance to “perfect” or allow the construction of an enclosed carport and a new deck without receiving the necessary approval are necessary. The Grading Permit has since been canceled as the current owner would need to process a new permit under their name. The steep slopes currently existing have been accurately depicted based on recent field run topography. No construction is associated with the specific variance request.

The property is an existing legal building site fronting Bodkin Creek, approximately 600-feet northwest of Bodkin Avenue, is located entirely within the (LDA) Limited Development Area Designation of the Critical Area and is Buffer Modified. The property is 60,384 sq. ft. or 1.39 acres, is zoned R-1 Residential, has an existing well, private septic system to remain, a small area of Non-Tidal Wetlands and the associated 25-foot buffer. A portion of the property is located on the south side of Park Lane where the existing septic system is located. The site includes woody vegetation, a single-family home, detached shed, wood decking, concrete walk, riparian access to the water and a pier to remain.

Code Article 18-16-305

(b) Requirements for Critical Area Variances.

(1) Unwarranted Hardship and Practical Difficulty- the previous property owner graded and cleared woody vegetation and disturbed steep slopes of 15% and greater within the initial 100-foot buffer resulting in disturbance of 4,979 sq. ft. The new owner did not participate or have initial knowledge of this violation but must address the existing conditions based on being the new owner of record.

- (2) Deprive the applicant of rights commonly enjoyed by other properties- The current owner was not afforded the opportunity to avoid clearing or disturbing steep slopes and is not proposing any structures associated with this variance request.
- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. The area of disturbance within the 100-foot buffer will result in establishing a buffer management plan to address 3:1 mitigation and stabilize the disturbance to 15% steep slopes.
- (4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on the fact that the previous owner was in violation prior to selling the property. The new owner must address the existing violations
- (5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, and wildlife or plant habitat and be in harmony with the critical area program as a buffer management plan will be completed to establish plant material within the 100-foot buffer, assisting to stabilize the existing slope condition and address the violation.
- (6) Presumption Sec 8-1808(d)(2)(ii) – The applicants have overcome the presumption that the use for which the variance is requested is not in conformity with the purpose and intent of the Critical Area Program. The existing violation must be addressed prior to moving forward with additional permitting for principal structure improvements covered under a separate violation.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variances allow for modest uses that not only meets the “significant and reasonable standard” but also are the minimal necessary development to afford relief. Disturbance to the 15% steep slopes and the mitigation plantings required in the same area, is the minimum necessary to re-establish the 100-foot buffer’s vegetation and stabilization of the existing steep slopes.
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. Vegetative clearing will be mitigated appropriately during the permit process with a Buffer Management Plan.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area or Bog Protection Area. Clearing was performed by the previous owner, and the property is not located within a Bog Protection Area.
 - v. be detrimental to the public welfare as completion of a buffer management plan will not impose harm to adjacent property owners or the public.

Denial of the requested variances and a strict implementation of the County's Zoning and Critical Area Program would constitute an unwarranted hardship and practical difficulty on the applicant and deprive them of the same rights and privileges others enjoy in the immediate neighborhood along the waterfront side of Bodkin Creek.

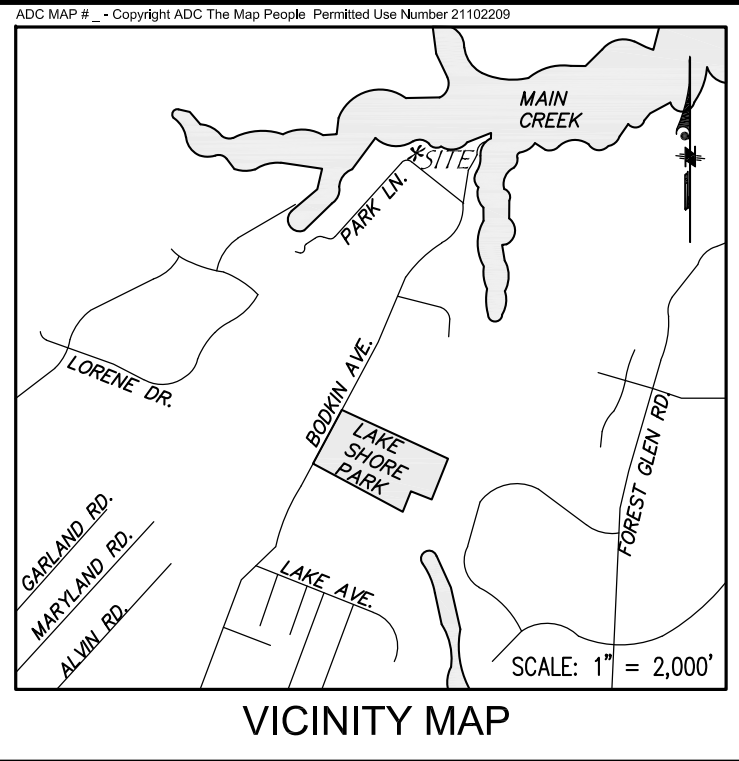
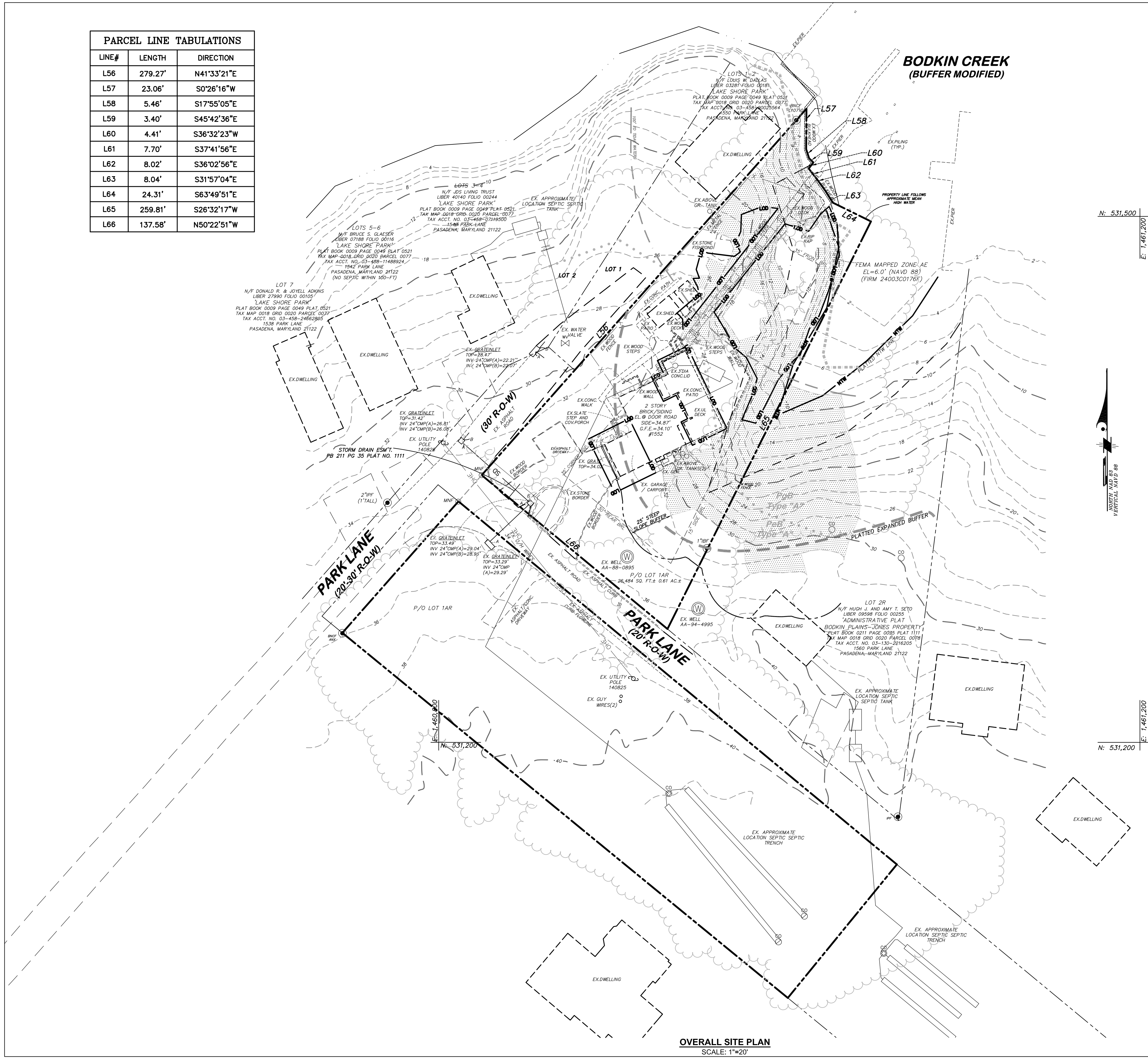
Sincerely,
DRUM, LOYKA AND ASSOCIATES, LLC



Robert Baxter
Project Manager

Cc: Sarr & April Cohen

PARCEL LINE TABULATIONS		
LINE#	LENGTH	DIRECTION
L56	279.27'	N41°33'21"E
L57	23.06'	S0°26'16"W
L58	5.46'	S17°55'05"E
L59	3.40'	S45°42'36"E
L60	4.41'	S36°32'23"W
L61	7.70'	S37°41'56"E
L62	8.02'	S36°02'56"E
L63	8.04'	S31°57'04"E
L64	24.31'	S63°49'51"E
L65	259.81'	S26°32'17"W
L66	137.58'	N50°22'51"W



- ENVIRONMENTAL CONSERVATION NOTES:**
- PRIMARY ENVIRONMENTAL FEATURES:**
- Streams: There are no streams on the subject property.
 - Stream Buffers: There are no stream buffers on the subject property.
 - Wetlands and Wetland Buffers: There are non-tidal wetlands & the associated 25' buffer on the subject property.
 - Floodplains: The subject property is affected by a floodplain as established by the Federal Emergency Management Agency, FEMA Mapped Zone AE EI=6.0 (NAVD 88) (Firm 24003CO176F) (FEMA).
- SECONDARY ENVIRONMENTAL FEATURES:**
- Critical Areas Boundary: The subject property is within the Chesapeake Bay Critical Area. With an LDA designation.
 - Soils Types: The subject property is comprised of two soil types Patapsco-Everboro-Fort Mott complex (PeB) 0 to 5% Slopes, with a type 'A' hydrological rating & Patapsco-Fort-Mott urban land complex (PgB) 0 to 5% Slopes, with a type 'A' hydrological rating.[per US Department of Agriculture's Natural Resource Conservation Service (NRCS)].
 - Forest: There is developed woodlands on the subject property.
 - Steep Slopes: There are steep slopes & associated buffers on the subject property.
 - 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 within the Critical Area with an LDA land use designation
 - Entire site lies within the Rural water service area with no public service (W-3)
 - Entire site lies within the Rural sewer service area with no public service (S-3)
 - Entire site lies within the Bodkin Creek Watershed
 - Park Lane is not a scenic or historic road
 - The site does not lie within or impact a bog drainage area

SITE TABULATIONS	
• Total Site Area:	60,384 S.F. (1.39 Ac.)
• Bodkin Creek (Buffer Modified)	
• Private Water & Septic	
• Chesapeake Bay Critical Area Designation	LDA (Limited Development Area)
• Critical Area Lot Coverage:	
-Existing Coverage:	6,821 S.F. (0.16 Ac.)
-Allowable Coverage (17-8-402):	9,038 S.F. (0.21 Ac.)
-Post Development Lot Coverage:	6,821 S.F. (0.16 Ac.)
• Total Area Of Disturbance:	6,888 S.F. (0.16 Ac.)
• Total 15% Steep Slopes On Site:	8,472 S.F. (0.19 Ac.)
-Total Steep Slopes Disturbed:	3,103 S.F. (0.07 Ac.)
-Temporary Disturbance:	3,103 S.F. (0.07 Ac.)
-Permanent Disturbance:	0 S.F. (0.00 Ac.)
• Developed Woodland: (Pre-Violation 2020)	
-Existing Canopy On Site:	48,563 S.F. (1.11 Ac.)
-Allowable Canopy Disturbance (30%):	14,569 S.F. (0.33 Ac.)
-Proposed Canopy Disturbance (8%):	3,795 S.F. (0.09 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
	Existing Overhead Electric Line
	100' Tidal Water Line
	Expanded Buffer
	Non-Tidal Wetlands
	25' Non-Tidal Wetlands Buffer
	FEMA Floodline
	Limit of Disturbance
	Limit of Disturbance / Reinforced Silt Fence
	Existing Lot Coverage
	Existing 15% Steep Slopes
	Existing 25' Steep Slope Buffer

NATURE OF VARIANCE

-Requesting a variance to **Article 17, Section 8-201(a)** of the Anne County Code for development on slopes 15% or greater in the LDA.

-Requesting a variance to "perfect" or allow the construction of an enclosed carport and a new deck without receiving the necessary approval.

DESIGNED: _____ ORIG. DATE: 8/26/2025 MODIFIED BY/DATE: _____ CADD DWG # BC11025-V DLA PROJECT # BC11025	DESIGNED: GDM DRAWN: GDM	REVISIONS TO APPROVED PLANS		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	*Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, license no. _____ expiration date: _____	CLIENT SAAR & APRIL COHEN 1552 PARK LANE PASADENA, MARYLAND 21122 502-340-8998 SAARCOHEN202@GMAIL.COM	VARIANCE SITE PLAN VARIANCE PLAN BODKIN PLAINS ~ LOT 1AR 1552 PARK LANE, PASADENA, MARYLAND 21122 TAX ACCT. NO. 03-130-12787600 TAX MAP 18 GRID 20 PARCEL 78 DISTRICT 3RD ANNE ARUNDEL COUNTY, MARYLAND		
No.	DATE	BY	DESCRIPTION						
© Drum, Loyka & Associates, LLC These drawings are the property of Drum, Loyka & Associates, LLC. Unauthorized reproduction for any purpose is not permitted and is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.		SCALE: 1"=30'		DATE: 10/9/2025		PROJ. NO: BC11025		SHEET 1 OF 3	

PLANTING NOTES— REFORESTATION
GENERAL:

1. All planting shall be performed by a Landscape Contractor with a minimum of 5 years experience planting in similar conditions.
2. All Planting practices shall conform to 'State Forest Conservation Technical Manual' specifications.
3. Planting shall be performed in the periods between March 1 and June 1 or September 15 and November 15.
4. All plants shall be full-formed, with a shape consistent with the species and conform to the standards as set forth in the current edition of 'American Nursery Standards'.
5. Any substitutions required due to lack of availability must be approved by the Anne Arundel County prior to the commencement of any planting operations.
6. All plants shall be certified free of pest and diseases. Supply delivery tickets for all plants to be used to Landscape Architect. Contact Landscape Architect a minimum of 7 working days prior to planting. All plant material to be inspected prior to planting. Any plant material rejected shall be removed from site and replaced by the contractor at no additional cost.
7. All plants shall be nursery grown. No field collected plants may be used.
8. All container & "deep root" or tubeling-grown stock shall be firmly rooted in. Ball and burlap or wire basket material shall have a firmly attached root ball.
9. Place plants as shown on plan over entire planting area prior to digging. Avoid disturbance of exiting tree roots and field adjust plant locations as necessary to avoid conflicts.
10. All plants shall be watered during storage and protected from drying winds and shaded to prevent sunscald.
11. Plant according to Details, this sheet and in accordance with the above-mentioned State Forest Conservation Technical Manual.
12. Provide 'REPEL-X' tablets, or equivalent, and slow-release low phosphorus fertilizer in each planting pit in accordance with manufacturers' specifications.
13. All water for initial planting and subsequent maintenance period shall be provided by Contractor.
14. Site shall be left free of any excess material or debris after planting operations are completed. Any disturbances to soils surfaces shall be repaired and mulched.
15. Any surfaces damaged by Contractor shall be repaired as necessary and to the satisfaction of the OWner/Developer.
16. The Contractor is responsible for repairing or replacing any property damaged by the Contractors operations. Repairs shall take place in a timely fashion and to the satisfaction of the Client / Developer.

CONTAINER AND B&B:

1. Fill planting pit to about 2/3rds full with prepared planting soil and compost, (where required), Tamp firmly and water thoroughly.
2. After filling planting pit to final grade, water thoroughly, then install a minimum 2" depth and maximum 3inch depth of aged, shredded hardwood bark mulch. See Details.

WARRANTY:

1. A survival rate of 100% for 2" tree stock, 100% for shrubs & 85% for whips shall be guaranteed by the contractor for a two year period following the completion and acceptance of all planting operations.

MAINTENANCE:

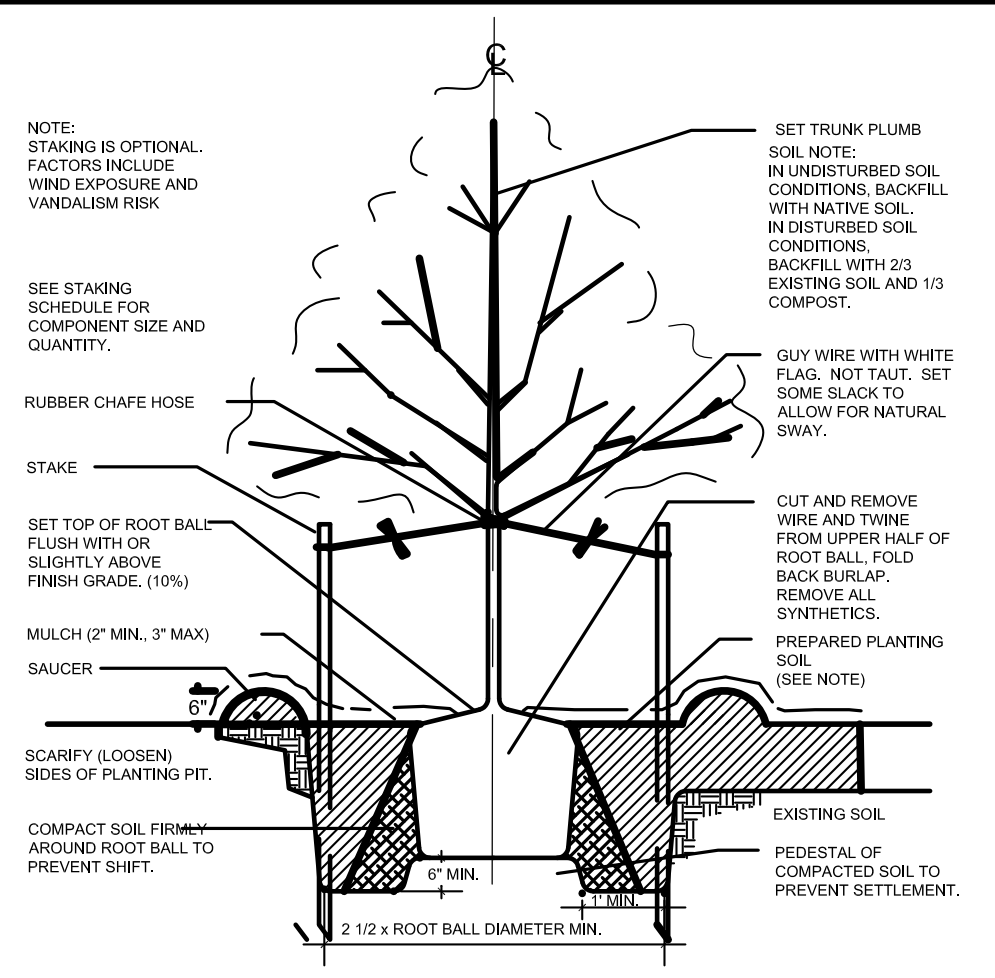
1. Contractor is responsible for watering as necessary to ensure survival of plantings.
2. Annual inspections shall be scheduled by the Contractor with the Client / Developer to determine condition of plants.
3. Invasive vines and weeds shall be removed once annually from plants.
4. Plants with 25% of the crown dead shall be considered dead and be replaced in kind.
5. Survival rate shall be determined during annual inspections and in-kind replacements made as necessary within 30 days.

MANAGEMENT:

1. Install tree shelters or tubes in areas of heavy deer or rabbit populations.
2. Control invasive and noxious species using hand methods and leaving the soil surface undisturbed. Vines should not be allowed to grow within the forest conservation area. Mow at a height of 4 –6" once in spring and once in fall for the first three years to aid in this control until the trees have grown to the point of shading the surface.
3. Aged, composted, wood chips to a depth of 3" may be placed over the area to aid in control. These shall not be placed over any plant crown or tree flare.
4. The reforestation area shall be allowed to regenerate into forest after the area has started to become shaded and the invasive vines are under control, with woody shrubs and sapling trees being allowed to thrive.

IRRIGATION

1. No permanent irrigation system is included in these plans. Temporary irrigation should be provided. This can include, but not be limited to, soaker hose, 'gator' bags or other temporary water infiltration devices. The contractor shall instruct the owner in their use. Maintnance inspections shall be required to ensure that no damage is being caused to the plantings from poorly secured or the deteriorating condition of there devices through the warranty period.



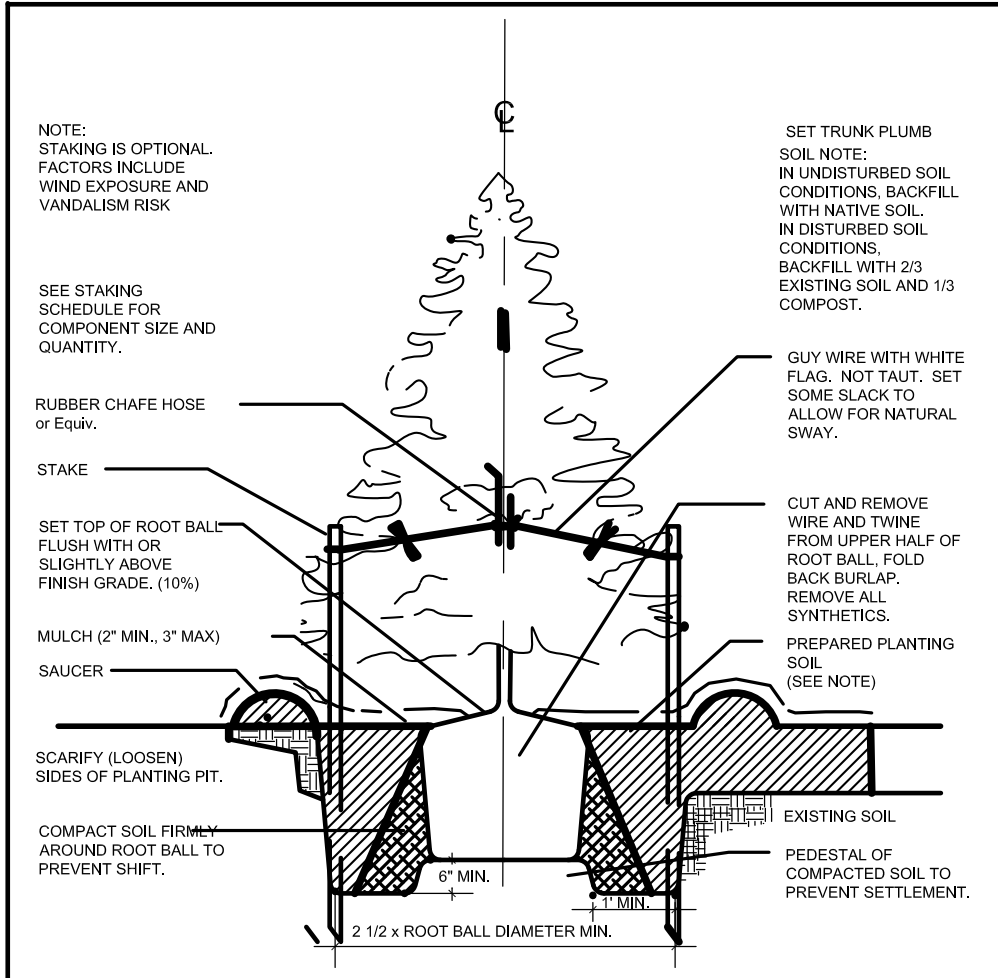
DETAIL - DECIDUOUS TREE PLANTING - REFORESTATION
PLANTING PIT or PLANTING BED
NOT TO SCALE D. SCHWAB

Tree Size	Stake Q'ty	Stake Size	Wire Size
6-10' or 1-2" caliper	2	2"x2"x6' min.	14 gauge
10-12' or 2-2 1/2" caliper	2	2"x2"x8' min.	14 gauge
12-16' or 2 1/2"-4" caliper	3 deadmen	24" min.	12 gauge
16 - 20' or 4-6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen	30" min.	1/4" with turnbuckles

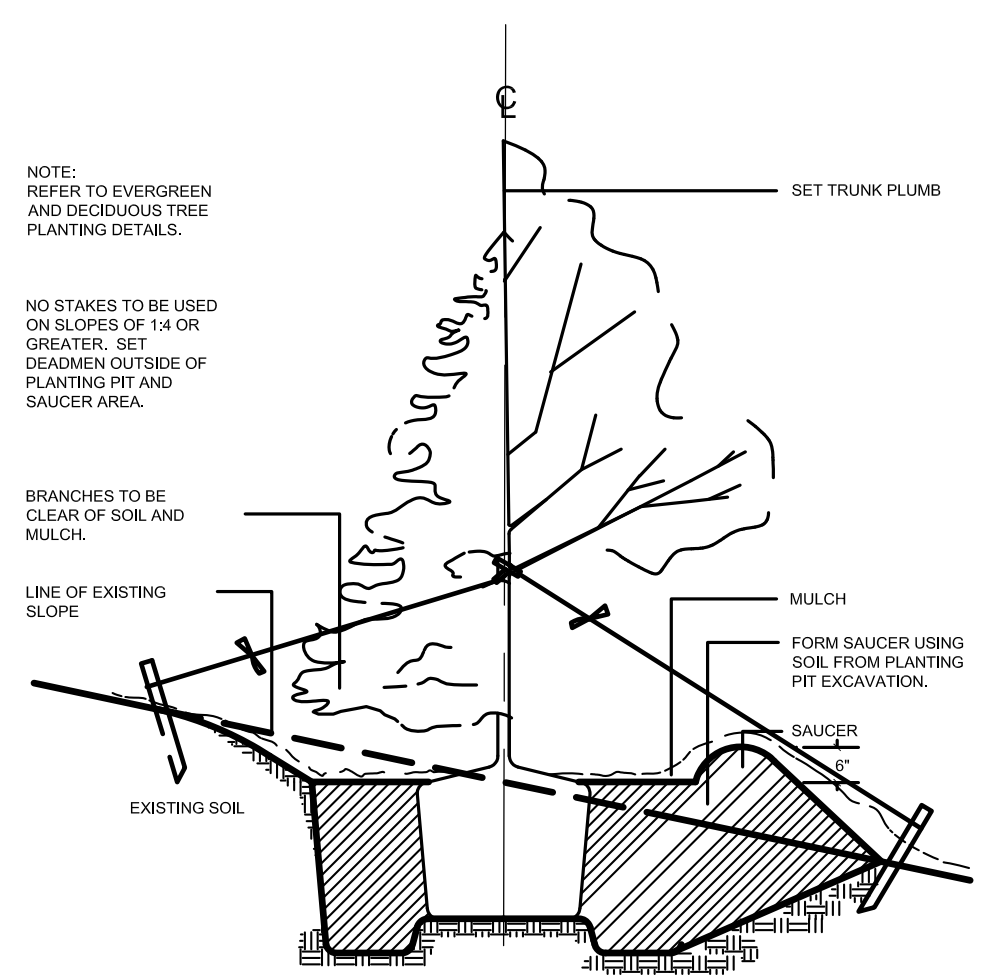
TREE STAKING SCHEDULE

TREE STAKING NOTES:

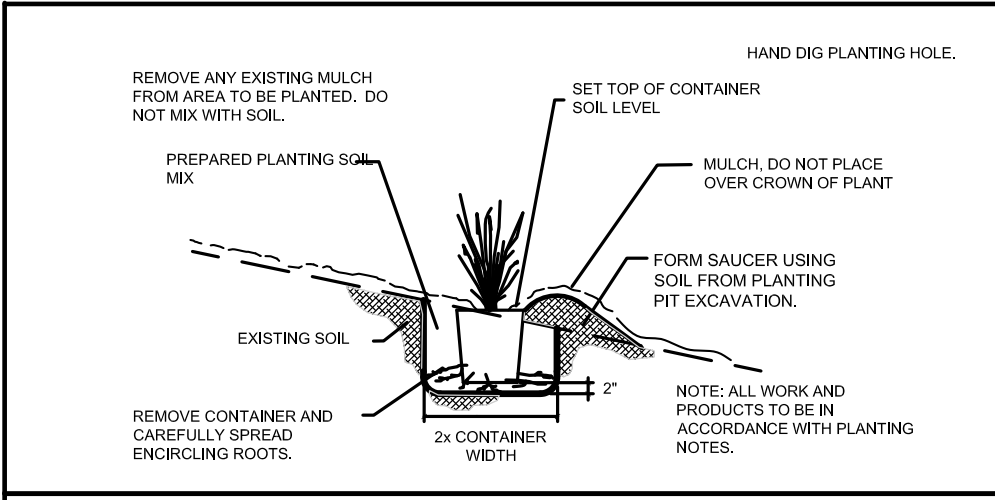
1. Tree staking shall be installed in areas of high wind, slopes and potential vandalism. Staking shall be monitored and reset & repaired to prevent damage to tree trunks & branches. All tree stakes shall be removed at end of warranty period.



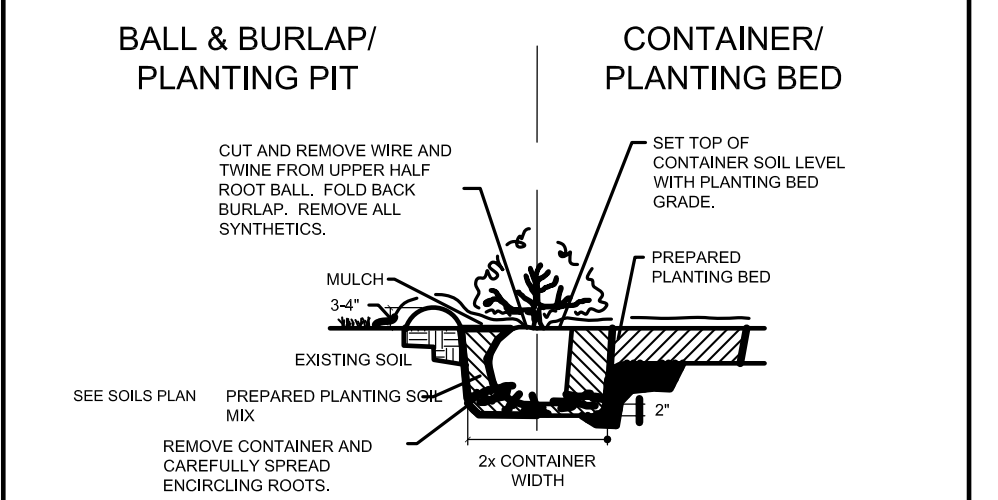
DETAIL - EVERGREEN TREE PLANTING - REFORESTATION
PLANTING PIT
NOT TO SCALE D. SCHWAB



DETAIL - REFORESTATION TREE PLANTING ON SLOPE
NOT TO SCALE D. SCHWAB



DETAIL - PERENNIAL / GRASS PLANTING
NOT TO SCALE



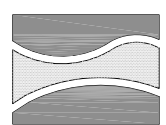
DETAIL - SHRUB PLANTING
NOT TO SCALE

GENERAL NOTES:

1. Check location of all underground utilities. Call "MISS UTILITY" at 1-800-257-7777 at least 5 days prior to any excavation.
2. Contractor is required to carry any/all Workman's Compensation and other liability insurances as required by the General Contractor / Owner.
3. Contractor is required to comply with any/all codes, regulations and ordinances that apply to the work performed on this project.
4. Contractor shall co-ordinate the execution of all work performed with the General Contractor / Owner and shall complete all work in a timely fashion.
5. General Contractor / Owner is responsible for obtaining site permits and paying applicable fees unless otherwise specified.
6. All clearing, grubbing, rough and fine grading, installation and maintenance of erosion control devices, sodding and seeding are separate operations and not included in this Landscape Plan. Except as specifically stated or in areas to be landscaped, all disturbed areas shall be sodded or seeded per Grading or Erosion Control Plan by others.
7. These plans are to be used for landscape purposes only.
8. If stockpile areas are required on-site, locations will be designated by the General Contractor / Owner.

NO.	REVISIONS	BY	DATE

**DEBORAH SCHWAB**
LANDSCAPE ARCHITECTURE
409 Washington Street
Annapolis, MD 21403
PH: 410 268 5291 Email: dschwabla@comcast.net



Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 · Fax: 410-280-1952
www.drumloyka.com

OWNER:

SAAR & APRIL COHEN
1552 PARK LANE
PASADENA, MD 21122

DATE: OCTOBER, 2025
SCALE: SHOWN
DRAWN BY: ds
CHECKED BY: DMS
JOB NO: 2025-031(DMS)

CRITICAL AREA BUFFER MAN. PLAN
COHEN RESIDENCE
BODKINS PLAIN - LOT 1R
1552 PARK LANE, PASADENA, MARYLAND 21122
TAX ACCOUNT NO. 03-130-12797600
TAX MAP 18 GRID 20 PARCEL 78 DISTRICT 3rd
ANNE ARUNDEL COUNTY, MARYLAND

SHEET NO

L2

SHEET 1 OF 2

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: October 15, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
18	78	20	1	1AR

FOR RESUBMITTAL ONLY

Corrections ☐

Redesign ☐

No Change ☐

Non-Critical Area ☐

* Complete only Page 1
General Project Information

Tax ID: 3-130-12787600

Project Name (site name, subdivision name, or other)

Bodkin Plains Lot 1AR

Project location/Address

1552 Park Lane

City

Pasadena, MD

Zip

21122

Local case number

Applicant:

Last name

Cohen

First name

Saar

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:

Addressing Violation #E-2020-711 for clearing of woody vegetation and 15% steep slope & buffer disturbance

Intra-Family Transfer ☐ Yes
 Grandfathered Lot ☐
 Growth Allocation ☐ Yes
 Buffer Exemption Area ☒

Project Type (check all that apply)

Commercial ☐
 Consistency Report ☐
 Industrial ☐
 Institutional ☐
 Mixed Use ☐
 Other ☐
 Recreational ☐
 Redevelopment ☐
 Residential ☒
 Shore Erosion Control ☐
 Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	0
LDA Area	1.39	60,384
RCA Area	0	0
Total Disturbed Area	0.11	4,979

Total Disturbed Area Acres Sq Ft
 # of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.11	48,563	Existing Impervious Surface	0.16	6,821
Created Forest/Woodland/Trees	0	0	New Impervious Surface	0	0
Removed Forest/Woodland/Trees	0.09	3,795	Removed Impervious Surface	0.00	0
			Total Impervious Surface	0.16	6,821

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.11	4,979	Buffer Forest Clearing	0.09	3,979
Non-Buffer Disturbance	0	0	Mitigation	0.47	20,274

Variance Type

Buffer ☐
 Forest Clearing ☒
 HPA Impact ☐
 Impervious Surface ☐
 Expanded Buffer ☐
 Nontidal Wetlands ☐
 Setback ☐
 Steep Slopes ☒
 Other ☐

Structure

Acc. Structure Addition ☐
 Barn ☐
 Deck ☐
 Dwelling ☐
 Dwelling Addition ☐
 Garage ☐
 Gazebo ☐
 Patio ☐
 Shed ☐
 Other ☐

Chesapeake Bay Critical Area Report

Bodkin Plains ~ Lot 1AR

Tax Map 18, Grid 20, Parcel 78

Tax Account No. 03-130-12787600

Property Address: 1552 Park Lane
Pasadena, Maryland 21122

Property Owner & Variance Applicant: Saar Cohen

Critical Area Designation: LDA **Zoning:** R-1 **Lot Area:** 1.39Ac.

Site Description

The subject property is located off Park Lane in the Bodkin Plains Subdivision, is irregular in shape which is divided by the Park Lane Right of Way bed, is a legal building parcel consisting of approximately 1.39 acres in area and is currently improved with a single-family dwelling which is proposed to remain. The property has a zoning designation of R-1 and is located entirely within the Limited Development Area designation of the Chesapeake Bay Critical Area. The site is currently served by private well and septic system. There are several hardships and practical difficulties regarding the redevelopment of the subject property. A large portion of the site is within the 100-ft buffer to tidal waters which encumber 8,765 sq. ft. or 14.51% of the total lot area. The "platted" expanded buffer encumbers an additional 9,355 sq. ft or 15.49% of the total lot area. Additionally, there is a pocket of Platted Non-Tidal wetlands and the associated 25-ft buffer on site which cover, 5,230 sq. ft. or 8.66% of the total site area. Lastly, the steep slopes of 15% or greater cover 8,472 sq. ft. or 14.03% of the total lot area. The unimproved portion of the site is vegetated with numerous hardwood & evergreens trees and understory growth. The site is in a Buffer Modified area.

Description and Purpose of Variance Request

The current owners have to address a violation established on October 7th, 2020 of grading and clearing of woody vegetation within the initial 100-foot buffer resulting in disturbance of 4,979 sq. ft. for the above referenced property. Therefore, the mitigation plantings require a variance to **Article 17, Section 8-201(a)** of the Anne Arundel County Code for disturbance and development of slopes 15% or greater in the LDA.

Vegetative Coverage and Clearing

This property is vegetatively stabilized with developed woodland, including a variety of mature hardwood trees, a creeping ivy groundcover common to the community of Bodkin Plains. The Pre-Violation on-site wooded area totaled roughly 48,563 s.f. (0.69 Ac.). Approximately 3,795 s.f. of canopy was disturbed as a result of violation #E-2020-711. Reforestation requirements for this property will be addressed during the grading permit phase of this project in accordance with code requirements.

Lot Coverage

The site currently has 6,821 s.f. (0.16 Ac.) of impervious coverage. The proposed impervious area for this property is 6,821 s.f. (0.16 Ac.), which is s.f. below the 9,038 s.f. of allowable lot coverage for this site.

Buffers

The site is located along Bodkin Creek and is designated as a Buffer Modified Area. 15% and greater steep slopes are present along all the shoreline and extend beyond the 100-ft to tidal waters. Within and adjacent to the property lies a pocket of non-tidal wetlands and their associated 25-ft Buffer. The clearing of woody vegetation and impacts to steep slopes are the subject of the variance resulting in a total of 4,979 square feet of buffer and steep slope disturbance all of which is considered temporary disturbance. Majority of waterfront portions of the property are encumbered by buffers.

Steep Slopes (slopes > 15%)

The site has approximately 8,472 s.f of steep slopes and the associated 25-foot buffer covers 1,723 s.f. totaling 10,195 s.f. or 16.88% of the site area. Approximately 3,103 s.f. (0.07 Ac.) of the steep slopes 15% or greater were disturbed during the unpermitted clearing. Of that disturbance, 0 s.f. of disturbance is proposed permanent disturbance. The entire 3,103 s.f. of disturbance is temporary disturbance. Disturbance of these slopes was unavoidable as a large portion of the site is encumbered by them, the proposed will be planted to maximize stabilization of the slopes to satisfy the violation.

Predominant Soils

The predominant soil type is Patapsco-Evesboro-Fort Mott complex, 0 to 5 percent slopes (PeB). This soil has a type "A" hydrologic classification and is not a hydric soil (soils characteristic of wetlands).

FEMA Floodplain

The subject property appears on FEMA Firm panel no. 24003C0176F. The property is in floodplain Zone AE with a base flood elevation of 6.0-ft (NAVD88). Approximately 57 s.f. of this area was temporarily disturbed as a result of the aforementioned violation.

Drainage and Rainwater Control

There does not appear to be any existing stormwater management on site. The drainage patterns remain relatively unchanged from the pre-development conditions. Stormwater management will be addressed during the permitting process in accordance with code requirements. Sediment and Erosion control is achieved through perimeter control of silt fence. In the post development condition, the development will have no adverse effect on the sensitive environmental features of the site and surrounding areas and site disturbance will be mitigated onsite per the Mitigation Planting and Buffer Management plan during the permitting process in order to meet Anne Arundel County and MDE design criteria.

Conclusions – Variance Standards

The applicant proposes to address the existing violations E-2024-377 and B-2024-557. 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 illegal clearing being executed by the previous owners. To deny the requested variance would deprive the applicant the opportunity to address the existing violation. With the implementation of mitigation planting, and sediment and erosion control practices, the 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 , 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

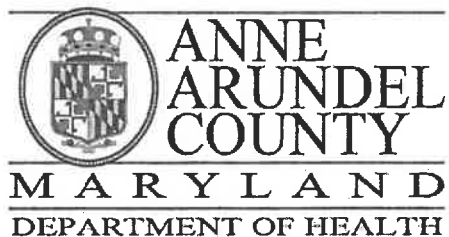
Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

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, 2025 Variance Plan

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



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.aahcalth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in black ink, appearing to be "BC" with a stylized flourish.

DATE: November 24, 2025

RE: Saar Cohen
1552 Park Lane
Pasadena, MD 21122

NUMBER: 2025-0215-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to perfect dwelling additions (carport, deck, patio) with less setbacks than required and with disturbance to slopes of 15% or greater, and to perfect the disturbance of slopes of 15% or greater).

Based on a review of the above referenced request, additional information is needed by the Health Department on the location of the addition for this variance request. It must be shown on the site plan.

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

cc: Sterling Seay

