



**Messick & Associates**  
Consulting Engineers,  
Planners, Surveyors  
& Landscape Architects  
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December 3, 2025

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

Re: VARIANCE REQUEST  
GREGORY & KRISTIE LILLY PROPERTY  
250 W. JOYCE LANE  
ARNOLD, MD 21012

Dear Ms. Seay:

On behalf of the applicants, we respectfully request a variance to Article 17-8-201(a) which states in part that 15% slopes or greater in the Limited Development Area (LDA) and Resource Conservation Area (RCA) shall not be disturbed. A variance is also requested to Article 17-8-301(b) which states development on properties containing buffers shall meet the requirements of COMAR, Title 27, as well as 18-13-104(b) which establishes the expanded buffer. This disallows disturbance in the expanded buffer. A variance to the provisions in the RLD zone per 18-4-401(b) which requires a 50' planted buffer between the top of steep slopes and a principal structure is also requested. The lot is developed with dwelling, sheds and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 91,463 square feet in area. The site is served by well and septic. It is accessed by W. Joyce Lane, a variable width right of way. The site drains towards the tidal waters of The Severn River. The site is waterfront. The site is located in the LDA and RCA of the Chesapeake Bay Critical Area. The site is zoned RLD.

The applicant wishes to replace a structurally unsound failing patio, damaged by a fallen tree. They also wish to add a pool, which would be located outside the expanded buffer, but requires disturbance for construction access. The owners also wish reconfigure the damaged patio, and a portion of the driveway. Some of the walks are to be removed, as well as a driveway to the existing shed. An old tram will be replaced in kind. Some of the work will take place in steep slopes. Some of the work will take place in the buffer and expanded buffer. The removal of the driveway to the existing shed and stone path will require slope disturbance, however removals of lot coverage do not require a variance. The work for the removals is shown as part of the overall plan. The patio work will disturb the expanded buffer. The driveway will also be reconfigured to provide better access to the dwelling and parking. To perform this work, there will be steep slope disturbance for slopes (15% & 25%) as the property is wrapped in steep slopes. It should be emphasized that the proposed development will cause a small increase in lot coverage in the LDA and RCA of 1,289 square feet. However, the proposed development will reduce lot coverage in the buffer from 4,456 square feet to 3,743 square feet, a 713 square foot reduction. It appears tree clearing will be minimal. It should be

noted that the proposed pool is not located in the expanded buffer or steep slopes, as such no variance is needed for the placement of the pool. The temporary disturbance to a small portion of expanded buffer is required for construction access. The disturbance required for replacement and construction is 24,092 square feet, and a grading permit may be required for the proposed work, should the variance be granted.

Responses to the prefile comments follow:

In response to I&P comments, the labeling has been updated. There are no known existing stormwater features. The proposed devices have liners, with underdrains, and as such can be closer to the septic and well than unlined devices. The roof drains are not within 10' of the septic tank. As the site is almost entirely located in slopes and buffers, some allowances need to be granted to provide stormwater management. Areas to be disturbed for the removal of lot coverage have been utilized to the extent practicable. The access easement is shown.

In response to the Critical Area team comments, it is noted the removals do not require a variance, and the narrative has been adjusted. As noted above, it is difficult if not impossible to have the SWM outside of buffers or slope areas. The area for the micro bioretention device is downhill from the existing development. The area where the pool is to be located is uphill of the existing and proposed development, as such not viable for a gravity fed SWM device. The flattest portion of the slope area has been utilized. The owner has existing runoff issues with all water going into the slopes without impediment. The SWM device will allow this water to be tamed, in a responsible manner, providing an overall benefit to the property and to the local ecosystem. Otherwise, the LOD for the removals has been tightened up as feasible, but work area is necessary and a slight buffer around the edges of the lot coverage to be removed and the LOD is needed to prevent potential inspection issues during said removals. The LOD also reflects repairing impacts to the site from the recent mandated work for installation of a new well and septic system. This work impacted the existing driveway and grade on portions of the site, and this will be repaired during the construction phase. The modifications also replace existing rip rap which will allow better access for emergency vehicle, elderly family member and needed parking. In regards to the patio size, it should be noted that the plan reduces lot coverage in the buffer by 713 square feet. The new patio also minimizes proximity to the slopes. Due to the tree damage to the patio and home, the owners now get water in their basement. The layout of the patio is intentionally designed to help manage keeping runoff away from the dwelling, and convey it safely away from the home and into the stormwater device. The calculations have been checked. As far as the tree clearing, the owner had all work done under VMP-2024-788 as it was permitted by that permit. The tree that fell, while in similar condition to the removed trees, was not included in the VMP but did fall during a storm, causing the damage noted in this letter.

In response to the Zoning division, the patio as noted above is not only for outdoor recreational use, but will be effective in mitigating the runoff that goes towards the dwelling currently. With the layout shown there is a 713 square foot reduction in buffer lot coverage. The second story addition is being done under a active permit. The 50' steep slope buffer, also the expanded buffer is shown, and the provision for the 50' RLD buffer has been added to this request.

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

1. The subject property is 91,463 square feet in size, and it is zoned RLD and is largely encumbered by steep slopes and expanded buffer over much of the property. The damaged patio is and the driveway changes are largely located in the expanded buffer, as the expanded buffer encircles the property. The driveway to the shed and stone path to be removed are currently located in steep slopes. As such, there is no reasonable possibility of performing the proposed work without relief to the Code.

2. The exceptional circumstances and practical difficulties in redeveloping the property have been noted in #1 above to a large degree. As the site work is located in existing steep slopes and the buffer and

expanded buffer, it would not be possible to do any improvements to the property features without a variance.

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

1. What is peculiar about and inherent to this lot is that the developed area of the property is located in steep slopes and largely in the expanded buffer. The existing improvements are located in both. Denial of a variance would be a hardship for the owners, as the requested improvements are due to tree damage, and the fact that the expanded buffer covers so much of the site.

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

The site is not in a bog area.

3. This project will not confer special privileges to the owners. This is an existing house, with tree damage, and the development meets the underlying zoning and critical area lot coverage requirements. Allowing the modest improvements to an existing development will not confer a special privilege.

4. The request is not a result of actions of the owner. The steep slopes and expanded buffer were there, and the owners have not started work prior to the issuance of any permits. A fallen tree has caused some of the issues this plan will fix, such as a denigrated patio, and the drainage it is causing to run in to the foundation.

5. This project will not result in a denigration of forest or water quality. There will be a minimal increase in lot coverage, while reducing lot coverage in the buffer by 713 square feet. However, stormwater management is being provided where none currently exists. Minimal tree clearing is proposed and mitigation will be provided during the permit process. The owners designed this program to minimize environmental impacts, by performing the proposed work in areas of the property that have already been developed.

6. This site is not in the bog buffer.

7. This plan meets the presumption, as the denial of this variance would deny the owners rights of other owners in the County. The presumption is not to deny development but to ensure responsible development, which this displays. The development is not detrimental to the environment as there is a reduction in lot coverage, and modern construction will make the project a benefit not a detriment to the area.

8. The applicant has tried alternative design. However, since the work is generally to replace or improve/modernize existing features, design alternatives are limited.

This plan meets the requirements of 18-16-305(c), as the proposal is the minimum relief necessary. The development will not impair the use of adjoining properties, nor reduce forest cover in the LDA or RCA. The work performed will not be contrary to clearing and replacement practices, and will not alter the character of the neighborhood or be detrimental to the public welfare.

1. The variance request is the minimum to afford relief. The request is the minimum to allow for construction of a replacement of the tree damaged patio, and the removal of lot coverage both in the steep slopes and expanded buffer.

2. i. This variance will not alter the essential character of the neighborhood. For the most part, the development will take place in areas that are already developed, and will not have an impact on the character of the neighborhood.

ii. This variance will not impair the use of adjoining properties. The proposal will not impact neighbors. The proposed work meets all underlying zoning requirements.

iii. Minimal tree clearing is proposed and any mitigation necessary during the permit process will not decrease tree cover in the LDA or RCA.

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

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

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

As this proposal is for construction of a replacement of tree damaged patio, removal of unnecessary lot coverage, and access to construct a pool mostly over top of existing lot coverage disturbance has been minimized. A grading permit will be required. It appears that this request is consistent with other development in this area. Denial of this request would not allow the owner to enjoy property rights common to other properties in this area.

Please note, this property is extremely encumbered by steep slopes and buffer. The client has attempted to rectify the storm damage, and was told a variance is required, which leaves no reasonable alternative. The storm damage created a life safety hazard, with structural failures causing water to enter the home. This is in dire need of corrective action. All tree clearing was approved by the county under the aforementioned VMP. The environmental improvements are many fold. Stormwater management will be provided where none exists. This management device will treat the currently untreated runoff, and collect it for water quality treatment, reducing the pollutant load entering the environment. This device will help maintain the stability of the slopes, and buffer. This project restores, stabilizes and improves the environmental function of the site.

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

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

Sincerely,  
Messick and Associates

*Mike Gillespie*

Mike Gillespie  
Project Manager

GREGORY B. LILLY  
250 West Joyce Lane  
Arnold MD 21012

## **EMERGENCY REQUEST FOR VARIANCE AND ACCELERATED APPROVAL**

### **250 West Joyce Lane, Arnold, Maryland**

Gregory and Kristie Lilly

Zoning: RLD / Critical Area: LDA & RCA / Total Parcel: 2.1 Acres

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### **Summary**

We are submitting this comprehensive request for a variance and expedited approval to proceed with critical property repairs and improvements at 250 West Joyce Lane in Arnold, Maryland. Our property was severely impacted by a recent summer storm, which caused a large tree to fall directly into our home and patio area, compromising life-safety egress, structural integrity, and stormwater flow. Combined with recent infrastructure work (new well, drywell, BAT septic), the property is now in a condition that requires immediate, coordinated mitigation and reconstruction.

We are not seeking expansion of use or encroachment beyond existing constraints. We are asking for approval to replace and improve existing features, modernize infrastructure, enhance environmental function, and bring the site into alignment with modern stormwater management practices. While our total lot coverage will increase modestly (from 11,445 SF to 12,734 SF), this increase remains well below the allowable 15% threshold for combined LDA and RCA zones. More importantly, **our plan converts previously impervious areas into permeable materials** and introduces **a bioretention mitigation basin** and other drainage controls that directly reduce runoff and erosion. Our proposed improvements are necessary, reasonable, and consistent with similar waterfront homes along the Severn River.

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### **Emergency Basis for Accelerated Review**

We respectfully seek an emergency pre-file variance and accelerated review due to:

- **Tree Fall Incident:** A summer storm felled a large tree onto our home and patio, destroying safety railings, cracking the patio foundation, and damaging the stormwater control systems. This has left the rear of the home structurally compromised and **egress routes unsafe**. Immediate restoration is essential to prevent further foundation damage, eliminate tripping hazards, and restore safe access.
- **Well Installation Damage:** Installation of a new potable well destroyed a significant portion of our existing gravel driveway and eroded critical water-diverting barriers to the steep slopes above the stream. This disturbance has made multiple entry and service access points unsafe and unusable.

GREGORY B. LILLY  
250 West Joyce Lane  
Arnold MD 21012

- **BAT Septic System Installation Damage:** As required by the County, we installed a new BAT Septic and drywell system, which further destabilized landscaping, compacted critical slopes, and compromised site drainage. The proposed project will correct these issues.
- **WALKWAYS AND ENTRIES ARE NOW HAZARDOUS:** Both front and rear walkways and patio areas are now dangerous to traverse, particularly for elderly family members, guests, or emergency personnel. This has become a critical **health and safety issue that requires urgent response** from County reviewers.

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### Proposed Project Overview

#### A. Within the Critical Area Buffer

- Replace multiple walkways and patio areas damaged by tree fall and aging infrastructure.
- Rebuild damaged retaining walls with appropriate drainage and stabilization.
- Reconstruct driveway entrance near garage with improved stormwater controls.
- Convert selected impervious areas (stone paths, compacted gravel) to **permeable surfaces** (sod, wood chip pathways).
- Total proposed buffer coverage: **3,743 SF**

#### B. Outside the Buffer (Access Requires Buffer Crossing)

- Install a small **in-ground pool** serving dual use as a recreation amenity and emergency water source for fire suppression (property lacks fire hydrants or accessible water supply). The **pool itself is outside the buffer**, in a previously disturbed and permissible area.
- Construct pool decking in already disturbed area outside buffer.

#### C. Environmental Improvements and Betterments

- **Reduction in impervious area within buffer**, converting to sod, mulch, or wood chip surfaces.
- **Net improvement in environmental performance** despite modest increase in total lot coverage:
  - Existing: 11,445 SF (0.262 AC)
  - Proposed: 12,734 SF (0.292 AC)
  - All within allowable limits for RLD/LDA/RCA designations (under 15% coverage threshold).
- **New bioretention mitigation basin** to capture and filter stormwater runoff before it reaches slope or stream buffer zones.
- **Slope stabilization improvements** to preserve historic 2008 engineered hillside.

GREGORY B. LILLY  
250 West Joyce Lane  
Arnold MD 21012

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### **Additional Variance Elements**

This request also incorporates the following:

- **Second-floor addition** over the existing kitchen/sunroom (to be permitted separately), accessed from inside the home with **no ground disturbance**.
- **Replacement of existing inclined elevator/tram** providing sole access to the shoreline and pier. Replacement is in kind, with same footprint and alignment.

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### **Justification for Variance**

#### **Hardship Criteria**

Strict application of the Code would:

- Prevent the repair of essential infrastructure on a legally developed lot.
- Deny safe pedestrian and vehicular access.
- Block restoration of storm-damaged walkways, patios, and erosion-prone slopes.
- Prevent access to the only available potable water and septic facilities.
- Eliminate the ability to create fire suppression infrastructure.

#### **Health, Safety & Environmental Benefits**

- **Critical safety hazards now exist** for entry and egress at both front and rear of the property.
- **Life-safety improvements** to prevent injury and reestablish secure routes to and from the home.
- Net decrease in impervious area within the buffer of **713 SF**.
- Enhanced stormwater management through permeable design and retention basin.
- Preservation of slope stabilization work from the 2008 engineered soil nail system.
- Expanded safety and emergency access, including fire suppression via pool.

#### **Consistency with Surrounding Properties**

There are over **56 nearby waterfront homes** with pools and similar improvements. This project is consistent with community character and does not exceed the intensity or visual impact of similar properties. We are simply requesting the right to restore and improve what already exists.

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#### **Request Summary**

We respectfully request:

1. **Pre-file variance acknowledgment** with favorable findings based on hardship, environmental mitigation, and property constraints.

GREGORY B. LILLY  
250 West Joyce Lane  
Arnold MD 21012

2. **Emergency accelerated approval** to prevent further structural, environmental, and slope-related degradation.
3. Recognition that the project aligns with both Critical Area protection goals and precedent for grandfathered properties.

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For questions, please contact:

**Gregory B. Lilly**  
[greg.b.lilly@gmail.com](mailto:greg.b.lilly@gmail.com)  
443-623-5782



### LEGEND

PROPERTY LINE / RIGHT-OF-WAY		EXISTING BUILDING	
ADJOINING PROPERTY LINE		EXISTING 15% SLOPES	
BUILDING RESTRICTION LINE		EXISTING 25% SLOPES	
EXISTING CONTOUR		PROPOSED SPOT ELEVATION	+ 5.00
EXISTING SPOT ELEVATION	x122.3	PROPOSED CONTOUR LINE	
EXISTING SOILS TYPE DESIGNATION	AsB	PROPOSED LIMIT OF DISTURBANCE	
EXISTING ZONING DESIGNATION	AsC	PROPOSED REINFORCED SILT FENCE	
EXISTING TREE LINE		PROPOSED BUILDING	
EXISTING FENCE		PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
EXISTING OVERHEAD POWER LINE		PROPOSED DRIVEWAY	



### PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA.....	91,463 SQ. FT. OR 2.099 AC.
AREA IN LDA.....	42,702 SQ. FT.
AREA IN RCA.....	48,761 SQ. FT.
EXISTING LOT COVERAGE.....	11,445 SQ. FT. OR 0.262 AC.
AREA IN LDA.....	680 SQ. FT.
AREA IN RCA.....	10,765 SQ. FT.
EX. LOT COVERAGE (TO REMAIN).....	8,337 SQ. FT. OR 0.191 AC.
AREA IN LDA.....	680 SQ. FT.
AREA IN RCA.....	7,657 SQ. FT.
PROPOSED LOT COVERAGE.....	4,397 SQ. FT. OR 0.101 AC.
PR. GRAVEL.....	983 SQ. FT.
PR. PATIO.....	2,768 SQ. FT.
PR. POOL.....	646 SQ. FT.
TOTAL POST CONSTRUCTION LOT COVERAGE.....	12,734 SQ. FT. OR 0.292 AC.
EXISTING LOT COVERAGE WITHIN THE 100' BUFFER.....	.4,456 SQ. FT. OR 0.102 AC.
PROPOSED LOT COVERAGE WITHIN THE 100' BUFFER.....	3,743 SQ. FT. OR 0.085 AC.
PROPOSED LOT COVERAGE OUTSIDE THE 100' BUFFER.....	8,991 SQ. FT. OR 0.206 AC.
EXISTING DEVELOPED WOODS.....	41,703 SQ. FT. OR 0.957 AC.
DEVELOPED WOODLANDS CLEARING.....	.4,572 SQ. FT. OR 0.104 AC.
PROPOSED DEVELOPED WOODS.....	.37,131 SQ. FT. OR 0.852 AC.

**VARIANCE PLAN**  
GRADING PERMIT PLANS  
FOR THE  
**LILLY PROPERTY**

OWNER/DEVELOPER  
**GREG LILLY**  
250 JOYCE LANE  
ARNOLD, MD. 21012  
443-623-5162  
greg.lilly@gmail.com

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 12-3-25

Tax Map #	Parcel #	Block #	Lot #	Section
39	274	16	-	-

FOR RESUBMITTAL ONLY

Corrections   
Redesign   
No Change   
Non-Critical Area

\*Complete Only Page 1  
General Project Information

Tax ID: 03-038-21739859

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

Lilly Property

Project location/Address

250 Joyce Lane W

City

Arnold

Zip

21012

Local case number

Applicant: Last name

Lilly

First name

Gregory

Company

Application Type (check all that apply):

Building Permit

Variance

Buffer Management Plan

Rezoning

Conditional Use

Site Plan

Consistency Report

Special Exception

Disturbance > 5,000 sq ft

Subdivision

Grading Permit

Other

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Replace damaged patio, reconfigure driveway, construct pool, replace trim in kind, remove lot coverage, provide SWM

Yes  
Intra-Family Transfer   
Grandfathered Lot

Yes  
Growth Allocation   
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	0.98	42,702
RCA Area	1.119	46,761
Total Area	2.099	91,463

Acres Sq Ft  
Total Disturbed Area 0.54 23,783

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.957	41,703	Existing Lot Coverage	0.26	11,445
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.701	31,397
Removed Forest/Woodland/Trees	0.10	4,572	Removed Lot Coverage	0.571	33,108
			Total Lot Coverage	0.29	12,734

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.439	19,110	Buffer Forest Clearing	0.088	5,844
Non-Buffer Disturbance	0.696	4,175	Mitigation	TBD	TBD

Variance Type  
Buffer   
Forest Clearing   
HPA Impact   
Lot Coverage   
Expanded Buffer   
Nontidal Wetlands   
Setback   
Steep Slopes   
Other

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

***CRITICAL AREA  
REPORT***

**LILLY PROPERTY  
250 JOYCE LANE W.  
ARNOLD, MD 21012**

**December 2025**

Prepared for:  
Gregory & Kristie Lilly

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

## INTRODUCTION

This site is an 91,463 square foot property that is located at the end of W. Joyce Lane in Arnold, MD. The proposal is to replace a structurally unsound failing patio, damaged by a fallen tree. They also wish to add a pool, which would be located outside the expanded buffer, but requires disturbance for construction access. The owners also wish reconfigure the damaged patio, and a portion of the driveway. Some of the walks are to be removed, as well as a driveway to the existing shed. An old tram will be replaced in kind. The site is served by septic and well with a new BAT septic tank being recently installed. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA) and a portion of Resource Conservation Area (RCA). The property is zoned residential, RLD.

## EXISTING USE

The property consists of 91,463 square foot property. The site is currently developed. The property is currently a residential lot developed with a house, driveway, and associated improvements. The property is not a corner lot and gains access from W. Joyce Lane.

## SURROUNDING LAND USE

The properties that abut the site are relatively large, typical of RLD properties, with the subject property being typical of the lot size in the area, smaller than some, larger than some. The area is mostly developed as single-family lots. The site is bounded by a developed property to the north, south with a 20' access easement to W. Joyce Lane from the south, Rays Pond to the north and community property of the Harbour Glen subdivision to the east. The Severn River is to the west.

## PROPOSED WORK

The owners wish to do the improvements noted in the introductory paragraph. The work includes removal and improvements to existing hardscape, replacement of a tree damaged patio, and a small area of buffer disturbance to access for construction of a pool, which itself does not require a variance. This construction will require disturbance to a small area of steep slopes around the areas of impervious to be removed. This does not require a variance. Some of the work will take place in the expanded buffer. This work will provide a modest 1,289 square foot increase in lot coverage in the LDA.

## SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of UoD – Udorthents Loamy 5-15% Slopes (C Soils) and UoB – Udorthents Loamy 0-5% Slopes (C Soils)

## FLOODPLAIN

The property described hereon is located in the flood hazard zones “AE” elevation 6.0’ and zone “X” - (area of minimal flood hazard) as delineated on the firm flood insurance map #24003C0169F dated February 18, 2015 for said county and distributed by the Federal Emergency Management facility.

## NON-TIDAL WETLANDS

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

## TIDAL WETLANDS

There are no Tidal Wetlands on this site.

## BODIES OF WATER

The site drains to the Severn River.

## STEEP SLOPES

About half of the site, predominantly between the dwelling and the shoreline and community property is steep slopes.

## RARE AND ENDANGERED SPECIES

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

## STORMWATER MANAGEMENT

Stormwater management will be provided as required during the permit process. A micro bioretention device is proposed.

## FOREST COVER

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

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

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

## WILDLIFE TYPICAL OF THIS AREA

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

## SITE CALCULATIONS

1. Total Site area.....91,463 sq. ft.
2. Site area in LDA Critical area.....42,702 sq. ft
3. Site area in RCA Critical area.....48,761 sq. ft
4. Existing lot coverage .....11,445 sq. ft.
5. Lot coverage to be removed.....3,108 sq. ft.
6. Proposed lot coverage .....4,397 sq. ft.
7. Total Lot Coverage after Construction...12,734 sq. ft.
8. Proposed Disturbed Area.....23,735 sq. ft.
9. Woodland Clearing.....4,572 sq. ft.

## Real Property Data Search ()

## Search Result for ANNE ARUNDEL COUNTY

[View Map](#)[No Ground Rent Redemption on File](#)[No Ground Rent Registration on File](#)**Special Tax Recapture:** None**Account Number:****District - 03 Subdivision - 038 Account Identifier - 21739859****Owner Information**

<b>Owner Name:</b>	LILLY GREGORY B LILLY KRISTIE L	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	250 W JOYCE LN ARNOLD MD 21012	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/27772/ 00086

**Location & Structure Information**

<b>Premises Address:</b>	250 W JOYCE LN ARNOLD 21012-0000 Waterfront	<b>Legal Description:</b>	2.10 ACRES 250 W JOYCE LN ASHBY
<b>Map: Grid: Parcel: Neighborhood:</b>	0039 0016 0374 3080050.02	<b>Subdivision:</b>	038
		<b>Section:</b>	2025
		<b>Block:</b>	
		<b>Lot:</b>	
		<b>Assessment Year:</b>	
		<b>Plat No:</b>	
		<b>Plat Ref:</b>	

**Town:** None

<b>Primary Structure Built Above Grade Living Area</b>	3,334 SF	<b>Finished Basement Area</b>	2.1000 AC
1966			

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
2	YES	STANDARD UNIT	BRICK/ 4		3 full/ 2 half	1 Attached	

**Value Information**

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of 01/01/2025	As of 07/01/2025	As of 07/01/2026
<b>Land:</b>	1,576,400	1,576,400		
<b>Improvements</b>	399,900	553,900		
<b>Total:</b>	1,976,300	2,130,300	2,027,633	2,078,967
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> MAYBERRY WADE R	<b>Date:</b> 11/05/2014	<b>Price:</b> \$1,700,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /27772/ 00086	<b>Deed2:</b>
<b>Seller:</b> KLINE, RICHARD G	<b>Date:</b> 06/12/1998	<b>Price:</b> \$1,042,500
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /08516/ 00153	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

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

**Special Tax Recapture:** None**Homestead Application Information****Homestead Application Status:** Approved 05/29/2024**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application **Date:**

250 JOYCE LN W, 21012 X



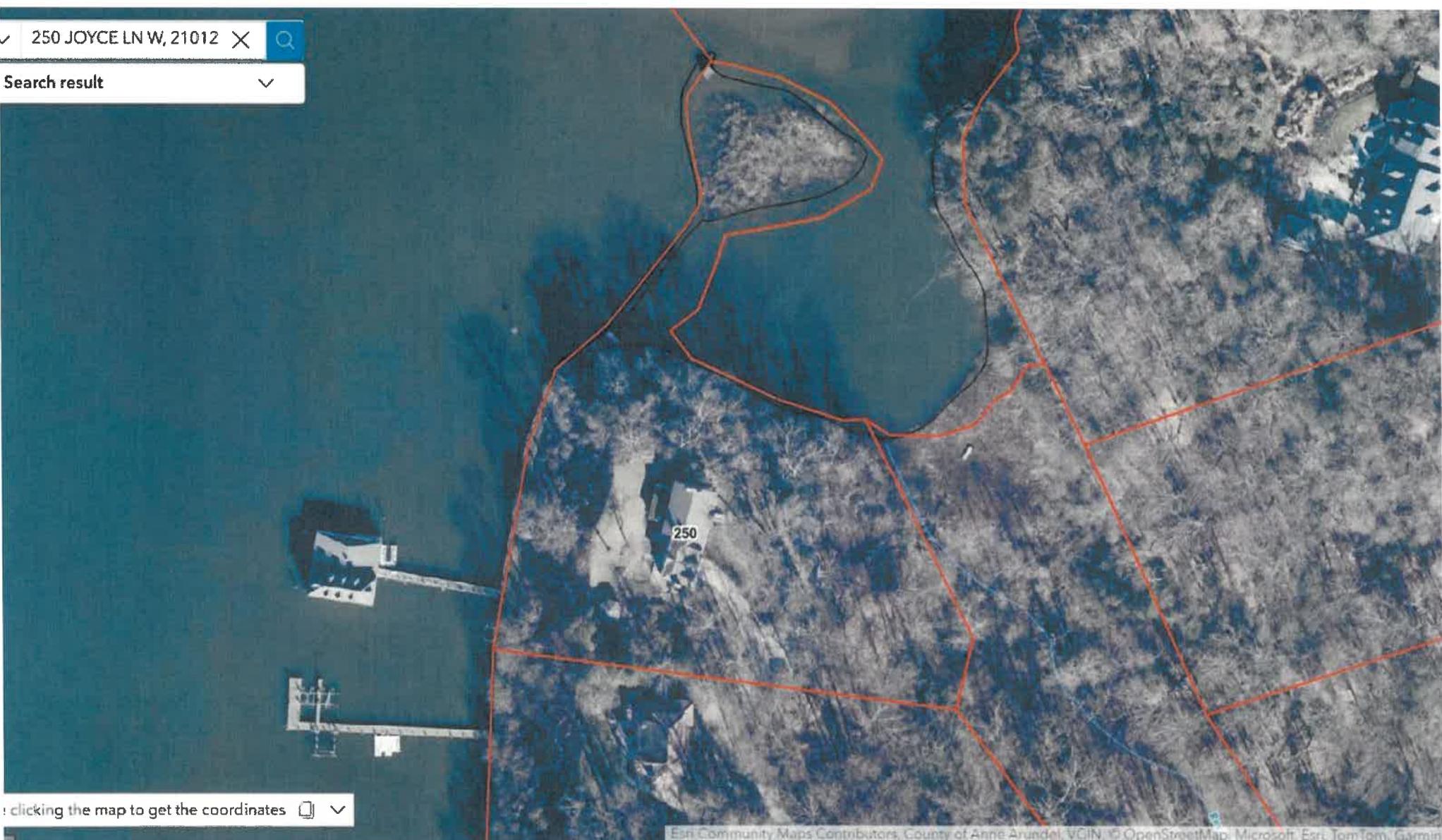
Search result



clicking the map to get the coordinates



Esri Community Maps Contributors: County of Anne Arundel: VGIN; © OpenStreetMap; Microsoft; Esri; TomTom; Garmin





1240

RLD Residential Low Density

1247

1246

270

278

250 JOYCE LN NW 21012

(5)

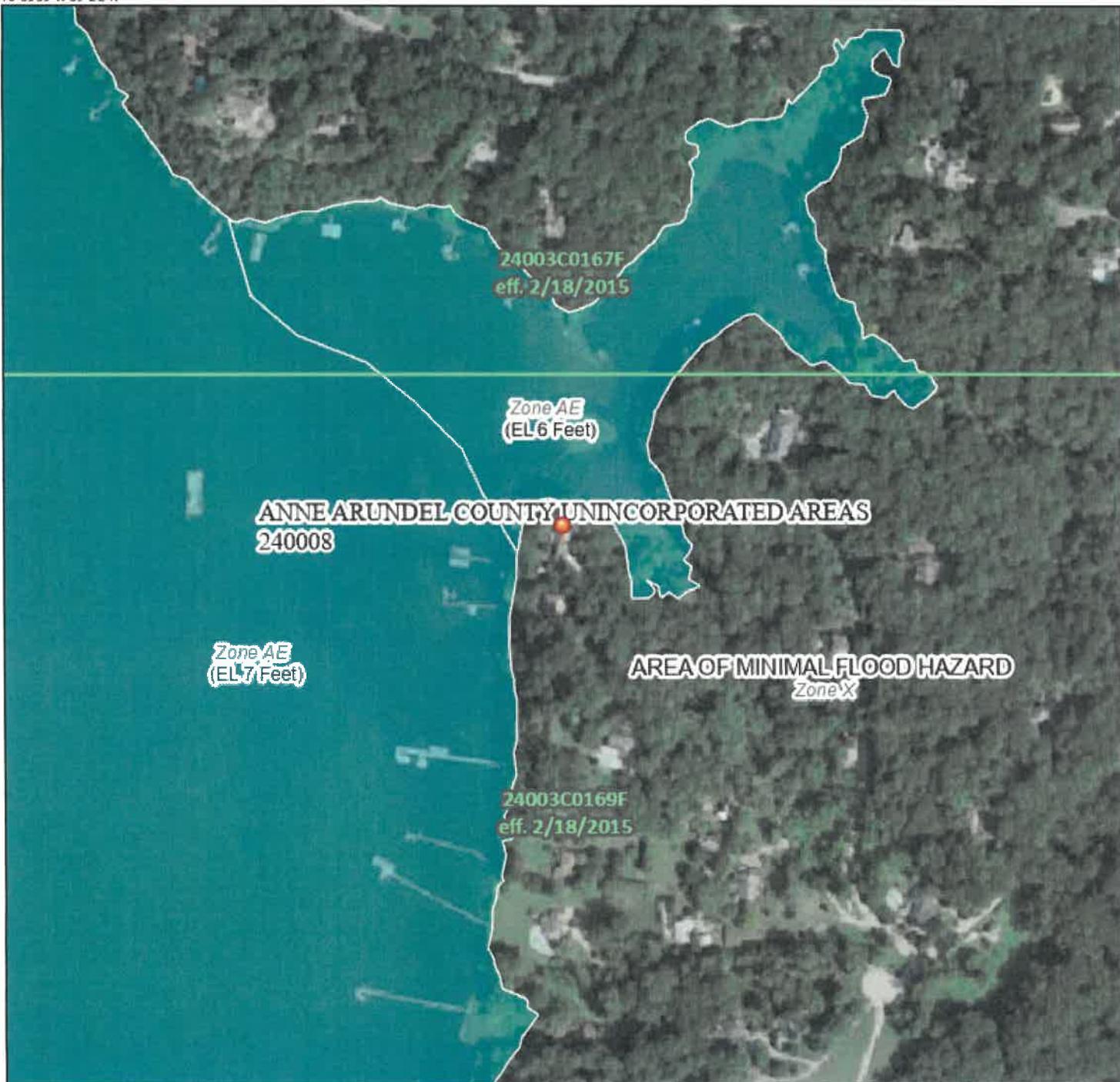




# National Flood Hazard Layer FIRMette



76°31'39"W 39°2'2"N



## Legend

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

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- B** 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 - - - Coastal Transect
- ~~~~~ Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped



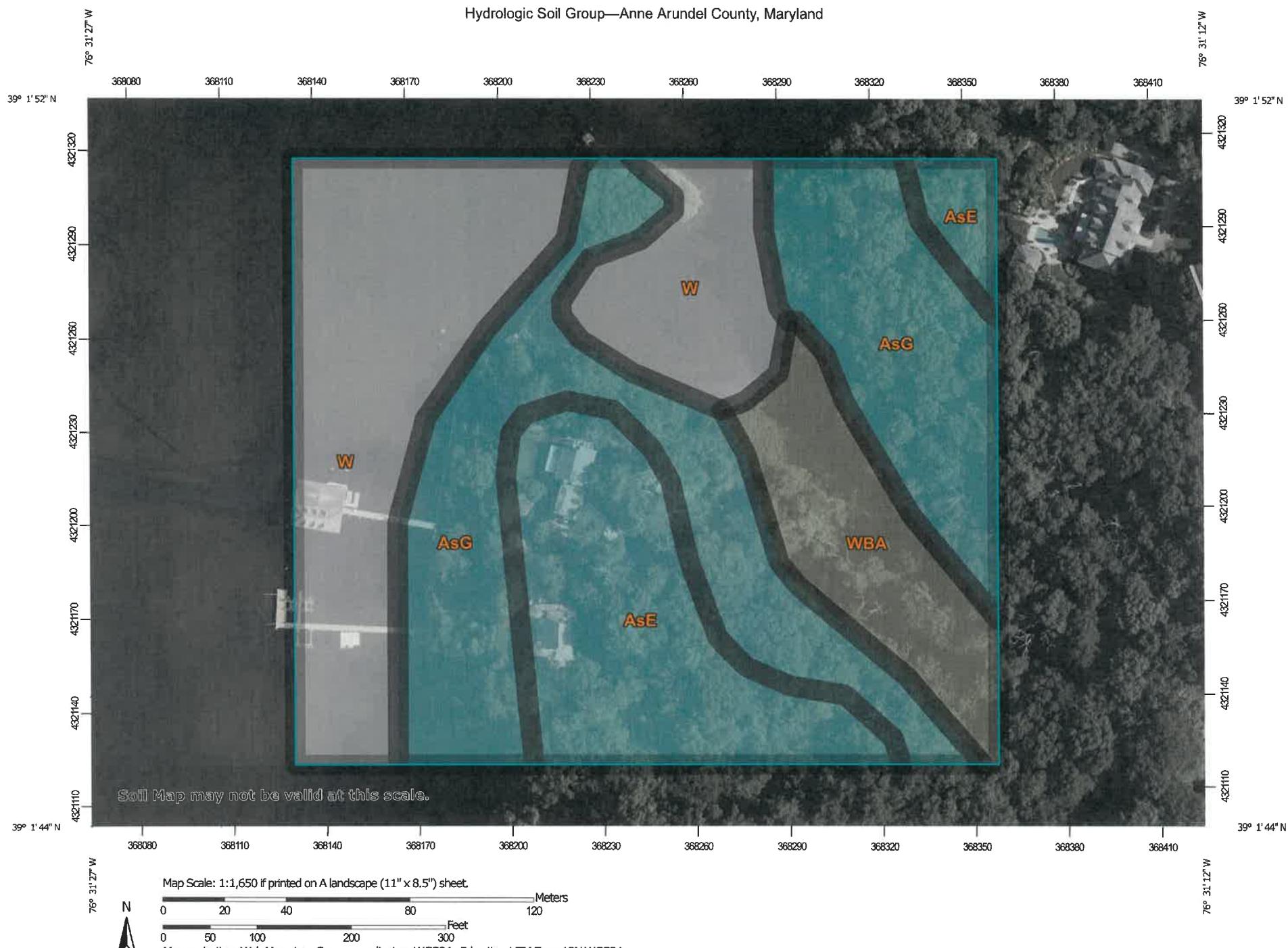
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2025 at 8:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

## Hydrologic Soil Group—Anne Arundel County, Maryland



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

12/2/2025  
Page 1 of 4

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

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

**Soil Rating Lines**

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

**Soil Rating Points**

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

 C

 C/D

 D

 Not rated or not available
**Water Features**
 Streams and Canals
**Transportation**

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

**Background**
 Aerial Photography
**MAP INFORMATION**

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Anne Arundel County, Maryland

Survey Area Data: Version 24, Sep 9, 2025

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

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

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



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsE	Annapolis fine sandy loam, 15 to 25 percent slopes	C	2.2	19.8%
AsG	Annapolis fine sandy loam, 40 to 80 percent slopes	C	4.2	37.9%
W	Water		3.4	31.0%
WBA	Widewater and Issue soils, 0 to 2 percent slopes, frequently flooded	C/D	1.2	11.3%
<b>Totals for Area of Interest</b>			<b>11.0</b>	<b>100.0%</b>

## Description

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

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

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

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

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

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

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



## OFFICE OF PLANNING AND ZONING

### CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0103-P  
DATE: 11/10/2025  
STAFF: Joan A. Jenkins (OPZ)  
Kelly Krinetz (OPZ)  
Natalie Norberg (I&P)

**APPLICANT/REPRESENTATIVE:** Greg Lilly; Messick & Assoc.

**EMAIL:** [greg.b.lilly@gmail.com](mailto:greg.b.lilly@gmail.com); engr@messickandassociates.com

**SITE LOCATION:** 250 Joyce Ln W, Arnold

**LOT SIZE:** 2.1ac

**ZONING:**

**CA DESIGNATION:** LDA,RCA    **BMA:** no or    **BUFFER:** yes

**APPLICATION TYPE:** variance

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**DESCRIPTION:**

The applicant proposes to replace a structurally unsound, failing patio, damaged by a fallen tree. Also adding a pool outside of the expanded buffer but required disturbance during the construction process.

**COMMENTS:**

**I & P Engineering:**

1. Revise General Notes #7 on the Existing Conditions Site Plan so it states the property is on private well and lists the Water Service Category as Planned.
2. Label existing and proposed stormwater management (SWM) devices. Label what is to be done with any existing SWM devices.
3. SWM devices cannot be within environmental buffers or features.
4. SWM devices must be a minimum of 25 feet from water wells.
5. Storm drains and roof drains must be a minimum of 10 feet from the septic tank.
6. Show and label the access easement or ingress/egress easement for the driveway across 270 W Joyce Lane.

**Critical Area Team:**

In general, variance approval is not required for the removal of existing improvements.

Variance approval is required for the replacement of existing improvements or disturbance of the buffer, including the proposed grading on the Severn River side of the dwelling. Please rewrite the narrative accordingly with the variance submission.

More specifically:

No objection to the removal of the driveway to the shed.

The LOD shown for the removal of the driveway to the shed is however excessive. The grading should be minimized and the SWM redesigned to be located outside of the steep slopes.

The applicant is proposing a SWM device with an outfall onto steep slopes. No decisions can be made regarding this request without input from I&P Engineering.

The proposed patio on the Severn River side is excessive and must be minimized.

The patio driveway expansion on the opposite side of the home must be minimized.

Please verify the calculations that appear on the site plan as there appear to be errors.

Significant clearing occurred in preparation for this application. All mitigation requirements will be evaluated and addressed with the grading and building permit application.

**Zoning Administration Section:**

The Zoning Administration section concurs with the Critical Area Team comments. The proposed patio should be minimized. Is there a proposed 2nd story over the existing sunroom? The LOD must be shown for all proposed disturbance including the 2nd story. Correct the word 'bufer' to 'buffer'.

Variance required for disturbance in the Critical Area buffer and expanded buffer. The RLD requires a 50' buffer to top of steep slopes (18-4-401(b)). Show the 50' buffer to top of steep slopes. Variance required if disturbance is within this area.

**INFORMATION FOR THE APPLICANT**

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.