APP. EXHIBIT# 1
CASE: 2025-0224-V
DATE: 1/15/26

AFFIDAVIT OF POSTING

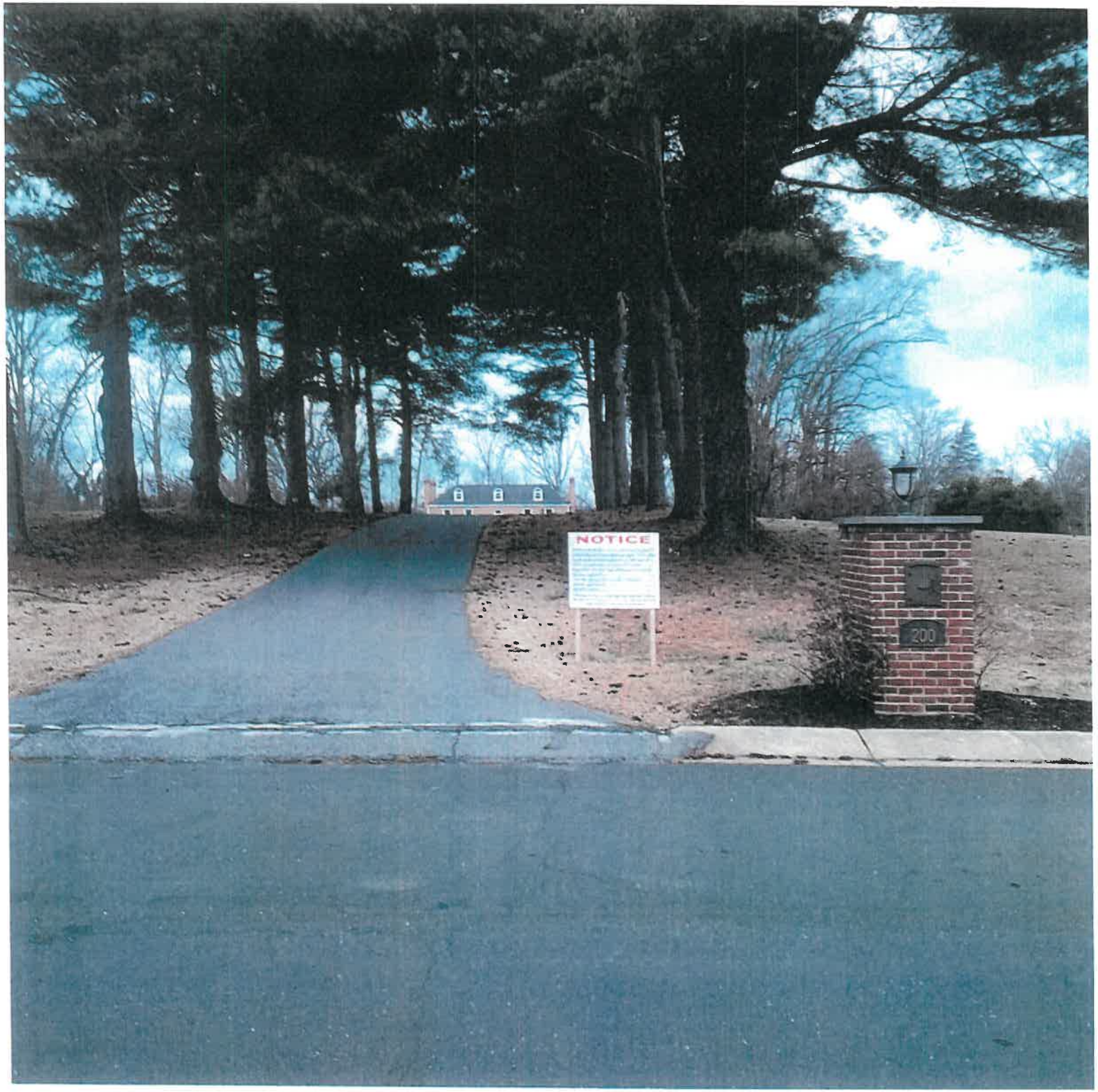
I Todd Lopez ,hereby attest that I posted One (1) sign for Case No.2025-0224-V . The signs were posted on December 30, 2025 at approximately 8:00AM.
The (1) sign was posted, at the front of the home at the bottom of the driveway and the roadway of 200 Glen Oban Drive.

Posted and monitored under my supervision

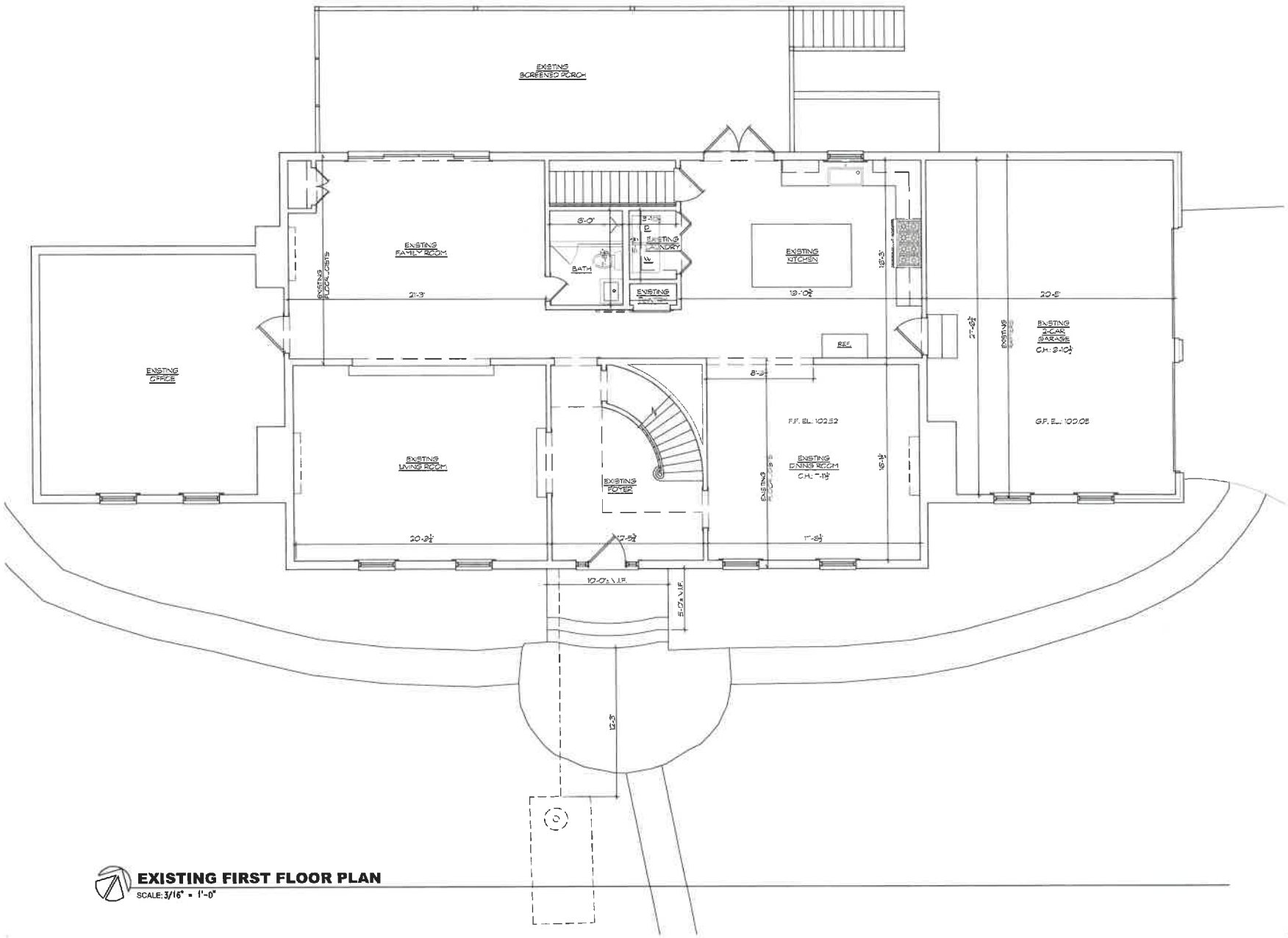
Messick Group Inc.
T/A Messick and Associates

NOTICE
AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW DWELLING ADDITIONS (GARAGE, 2ND STORY) AND ACCESSORY STRUCTURES (DECK, PAVILION, SPA) WITH LESS SETBACKS AND BUFFER THAN REQUIRED AND WITH DISTURBANCE TO SLOPES OF 15% OR GREATER.
LOCATION: 200 GLEN OBAN DRIVE, ARNOLD
CASE NO: 2025-0224-V
CAITLIN HANNON
PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE WWW.AACOUNTY.ORG/ADMIN-HEARINGS

NOTICE
200


NOTICE
200

APP. EXHIBIT# 2
CASE: 2025-0224-V
DATE: 1/15/26



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
Charles Brewer and Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

Civil / Site:
Mesick and Associates
7 Old Solomons Island Road, Ste. 202
Annapolis, MD 21401

Structural:

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

200 Glen Oban Dr. Residence
Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

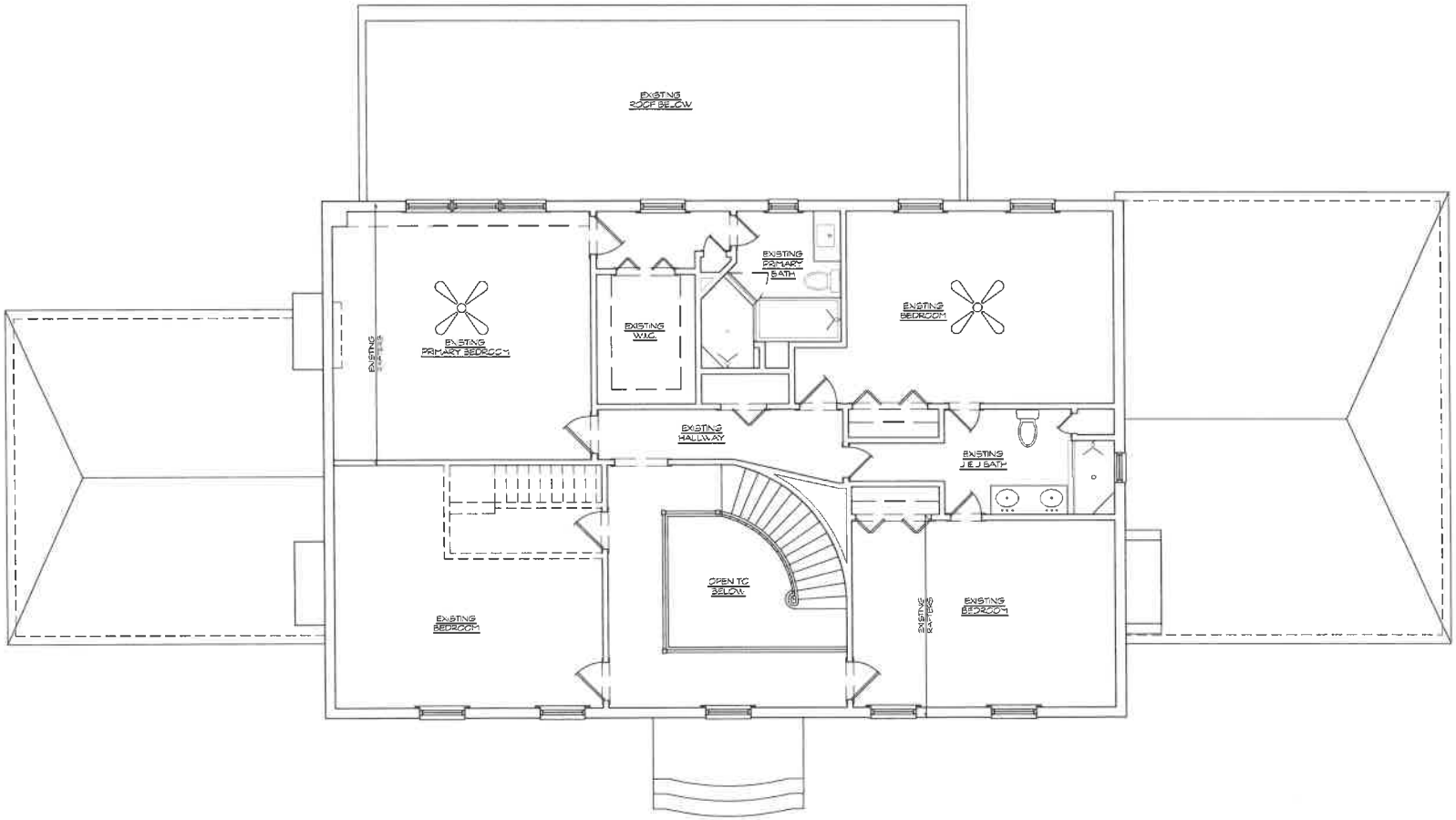
Project No.: 024045

DRAWING TITLE:

EXISTING FIRST FLOOR PLAN
SCALE: AS NOTED

AE1-1

DESIGN DEVELOPMENT SET
01 / 06 / 26



EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
Charles Brewer and Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

Civil / Site:
Mostick and Associates
7 Old Solomons Island Road, Ste. 202
Annapolis, MD 21401

Structural:

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PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

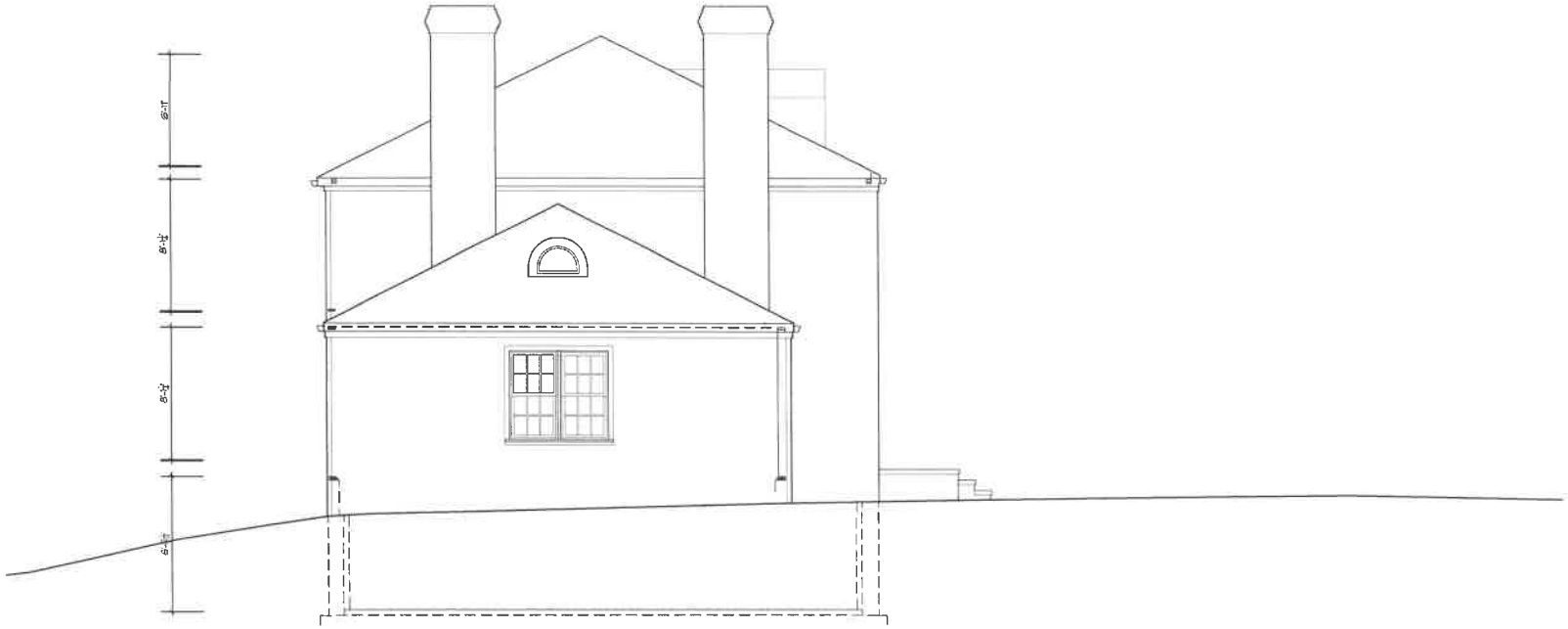
DRAWING TITLE:

EXISTING SECOND FLOOR PLAN

SCALE: AS NOTED

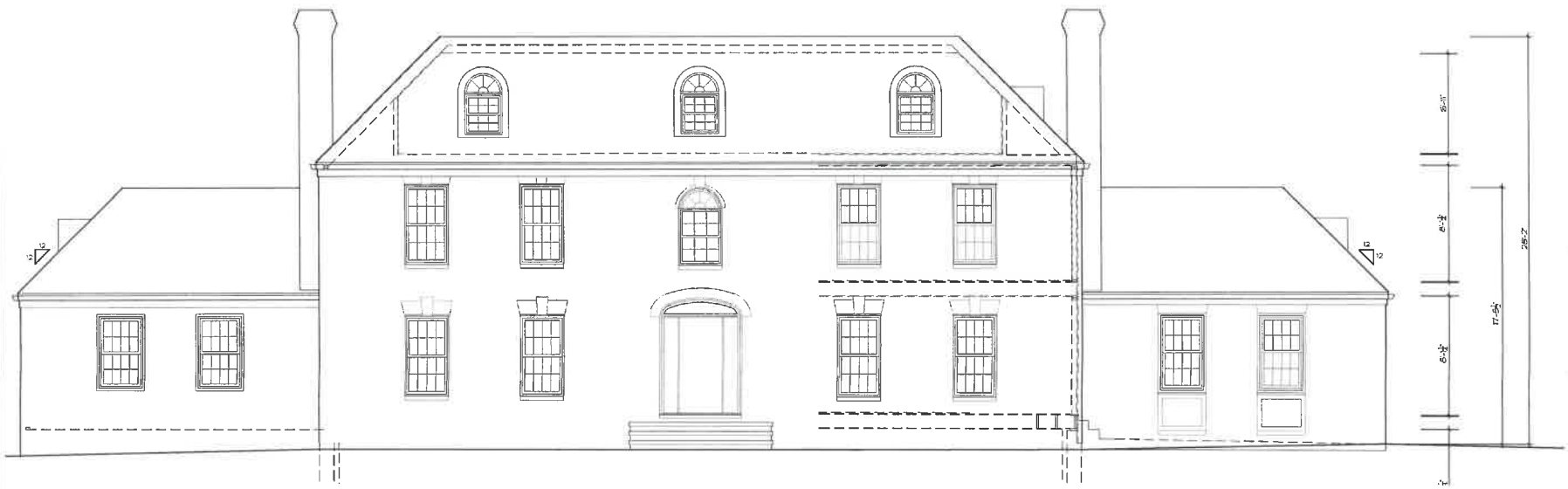
AE1-2

DESIGN DEVELOPMENT SET
01 / 06 / 26



EXISTING SIDE ELEVATION VIEW

SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION VIEW

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
Charles Brewer and Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

Civil / Site:
Messick and Associates
7 Old Solomons Island Road, Ste. 202
Annapolis, MD 21401

Structural:

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

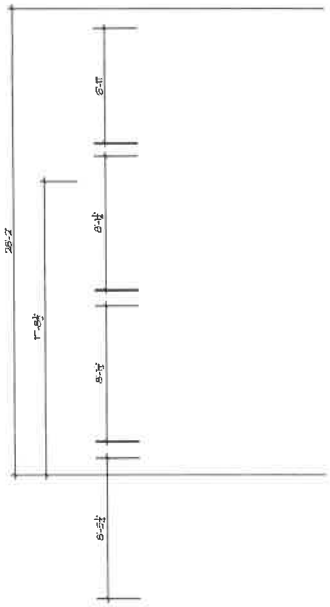
DRAWING TITLE:

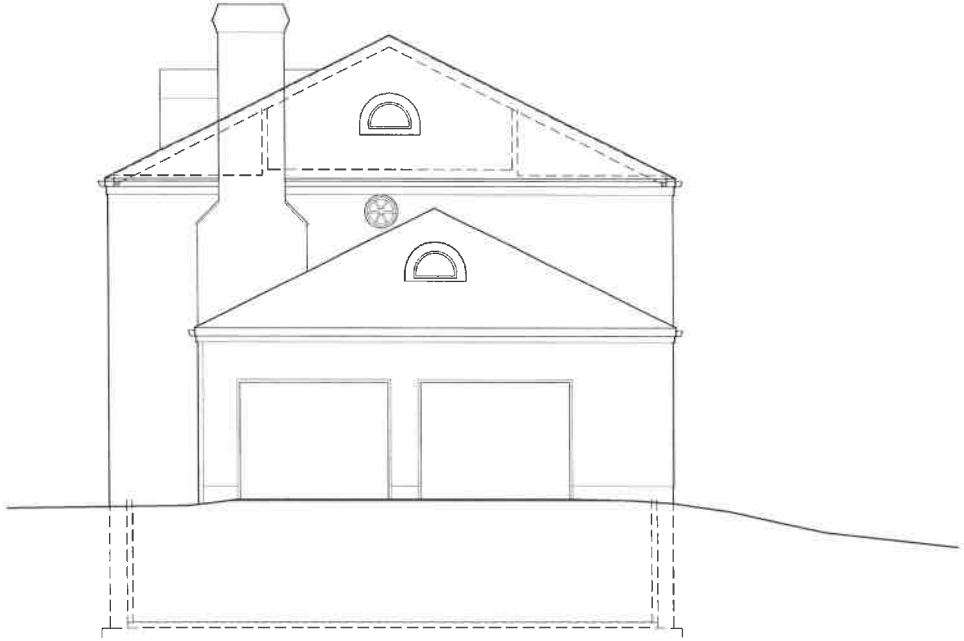
EXISTING ELEVATIONS

SCALE: AS NOTED

AE2-1

DESIGN DEVELOPMENT SET
01 / 06 / 26





EXISTING GARAGE SIDE ELEVATION VIEW

SCALE: 3/16" = 1'-0"

EXISTING REAR ELEVATION VIEW

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
Charles Browne and Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

Civil / Site:
Mesick and Associates
7 Old Solomons Island Road, Ste. 202
Annapolis, MD 21401

Structural:

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

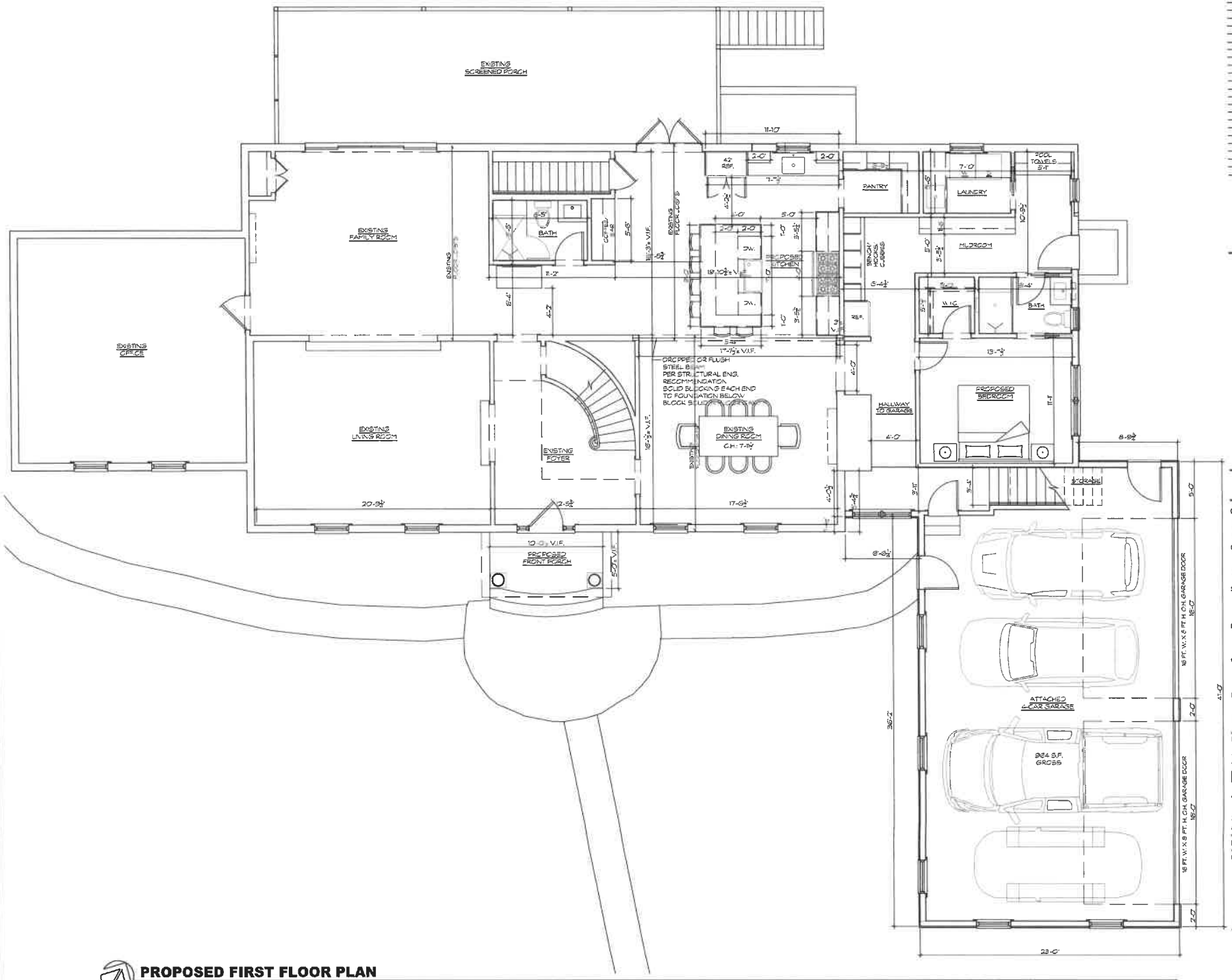
DRAWING TITLE:

EXISTING ELEVATIONS

SCALE: AS NOTED

AE2-2

DESIGN DEVELOPMENT SET
01 / 06 / 26



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
Charles Brewer and Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

Civil / Site:
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516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

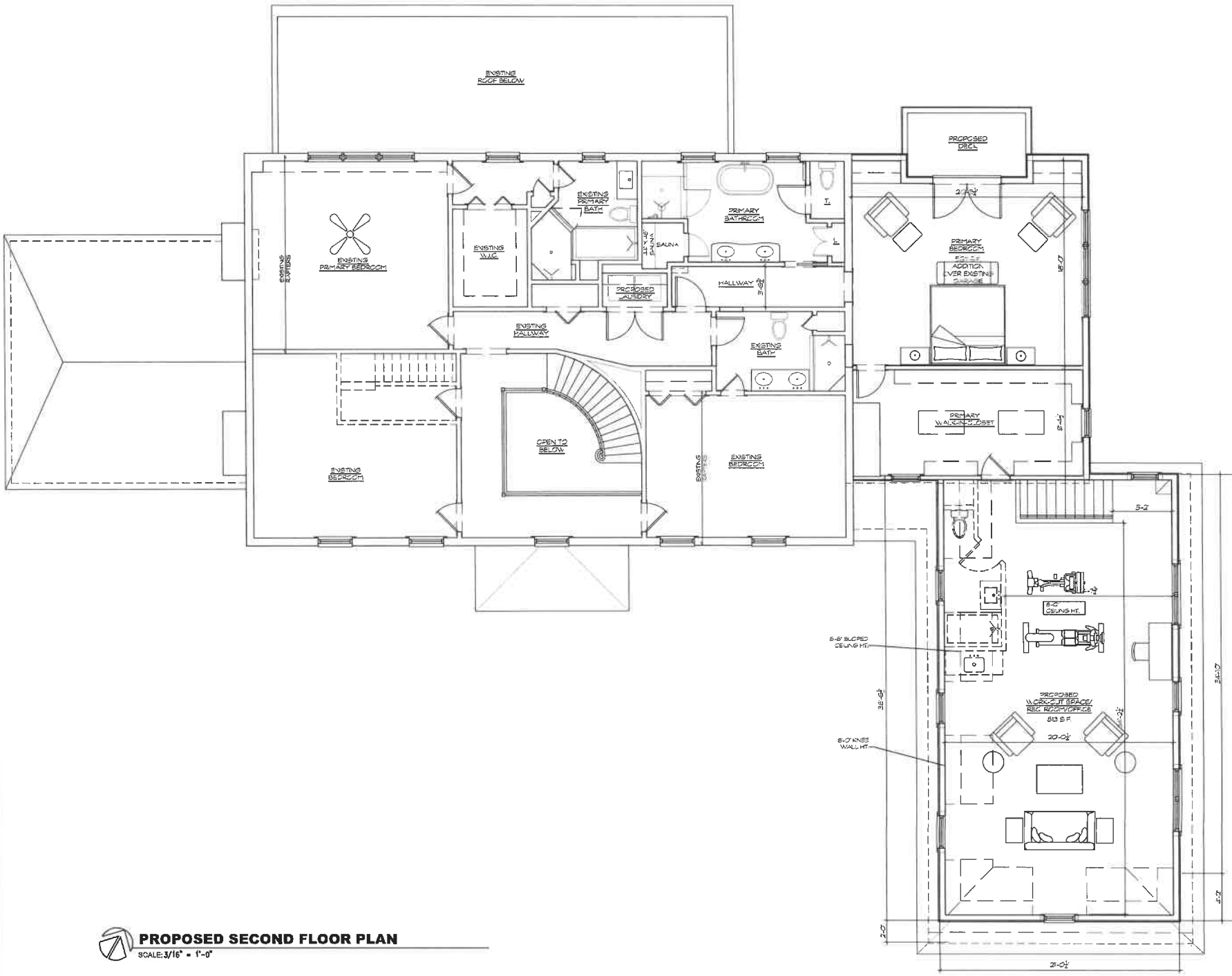
DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

SCALE: AS NOTED

A1-1

DESIGN DEVELOPMENT SET
01 / 05 / 26



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
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Arnold, MD 21012

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PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

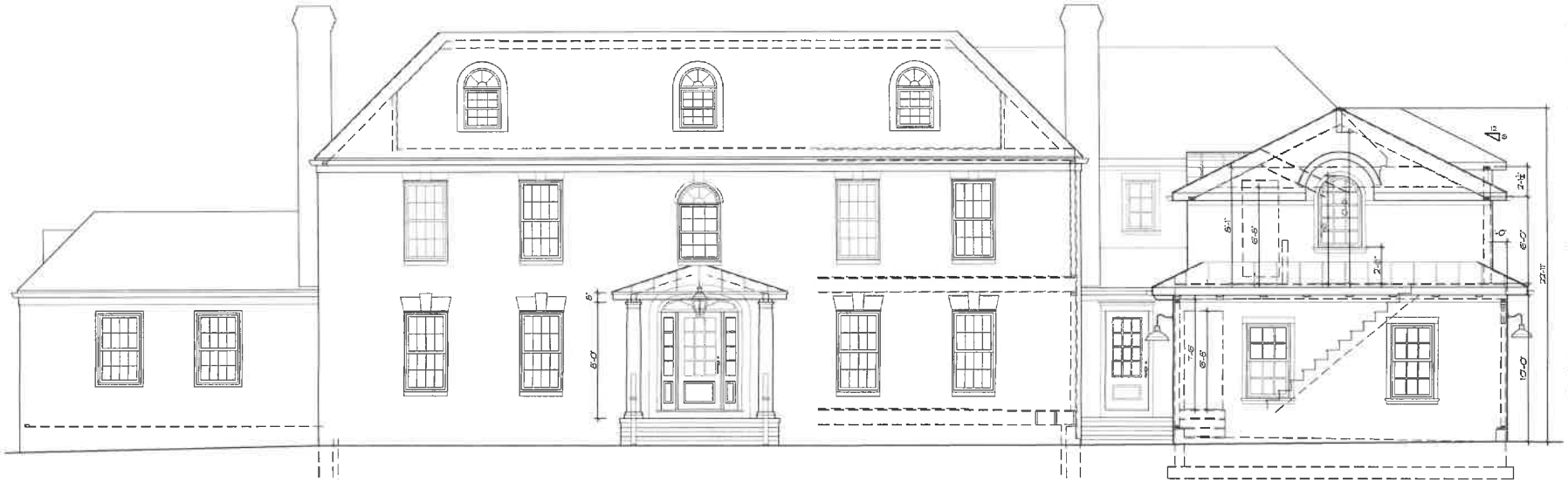
SCALE: AS NOTED

A1-2

DESIGN DEVELOPMENT SET
01 / 06 / 26

PROPOSED SIDE ELEVATION VIEW

SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION VIEW

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
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Arnold, MD 21012

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Structural:

MEP:

General Contractor:

Designer:
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Arnold, Maryland 21012

PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

DRAWING TITLE:

PROPOSED ELEVATIONS

SCALE: AS NOTED

A2-1

DESIGN DEVELOPMENT SET
01 / 06 / 26

PROPOSED GARAGE SIDE ELEVATION VIEW

SCALE: 3/16" = 1'-0"

PROPOSED REAR ELEVATION VIEW

SCALE: 3/16" = 1'-0"

SEAL

KEY PLAN

Owner:
Charles Brewer and Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

Civil / Site:
Mesick and Associates
7 Old Solomons Island Road, Ste. 202
Annapolis, MD 21401

Structural:

MEP:

General Contractor:

Designer:
Amy Taylor Design & Drafting Services
516 Mystic Lane
Arnold, Maryland 21012

PROJECT TITLE:

200 Glen Oban Dr. Residence

Arnold, Maryland

200 Glen Oban Drive
Arnold, MD 21012

Project No.: 024045

DRAWING TITLE:

PROPOSED ELEVATIONS

SCALE: AS NOTED

A2-2

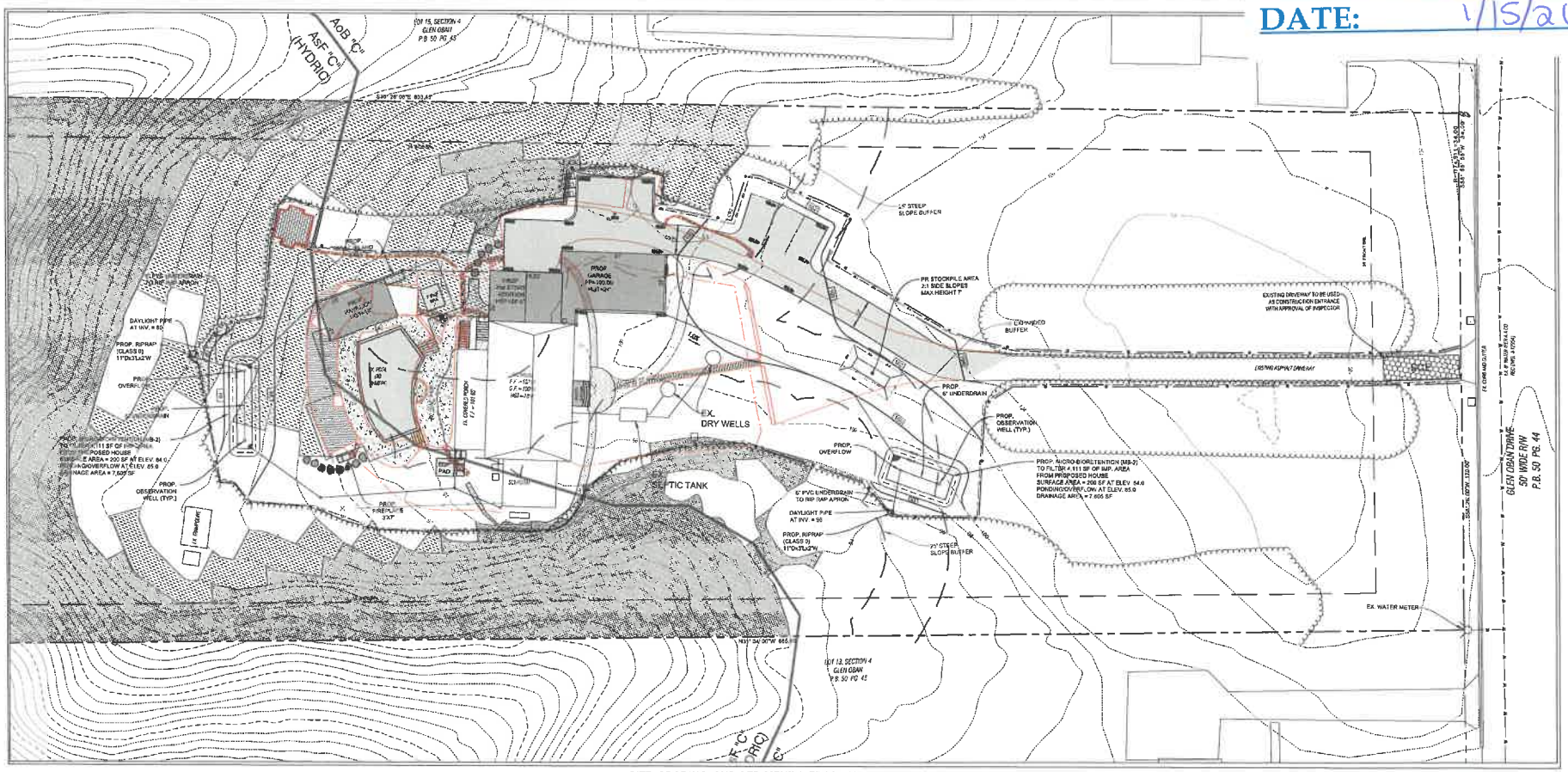
DESIGN DEVELOPMENT SET
01 / 06 / 26

APP. EXHIBIT# 3
CASE: 2025-0224-V
DATE: 1/15/26

GIRLS

APP. EXHIBIT# 4
CASE: 2025-0224-V
DATE: 1/15/26

APP. EXHIBIT# 5
CASE: 2025-0224-V
DATE: 1/15/26



SITE, GRADING, AND SEDIMENT & EROSION CONTROL PLAN

SCALE: 1" = 20'

LEGEND

PROPERTY LINE / RIGHT-OF-WAY		EXISTING BUILDING	
ADJOINING PROPERTY LINE		EXISTING 15% SLOPES	
BUILDING RESTRICTION LINE		EXISTING 25% SLOPES	
EXISTING CONTOUR	142	PROPOSED SPOT ELEVATION	+ 5.00
EXISTING SPOT ELEVATION	× 123.3	PROPOSED CONTOUR LINE	100
EXISTING SOILS TYPE DESIGNATION	AsB / AsC	PROPOSED LIMIT OF DISTURBANCE	
EXISTING ZONING DESIGNATION	R1	PROPOSED REIN-FORCED SILT FENCE	RSF
EXISTING TREE LINE		PROPOSED BUILDING	
EXISTING FENCE	x	PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
EXISTING OVERHEAD POWER LINE	OH	PROPOSED DRIVEWAY	

CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE BEFORE PLANNED WORK TO MARK UNDERGROUND UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	162,090 Sq. Ft. or 3.721 Ac.
ALLOWABLE LOT COVERAGE (15%)..	24,313 Sq. Ft. or 0.558 Ac.
EXISTING LOT COVERAGE....	14,739 Sq. Ft. or 0.338Ac.
EX LOT COVERAGE (TO BE REMOVED) ...	7,767 Sq. Ft. or 0.178 Ac.
EX LOT COVERAGE (TO REMAIN)...	6,972 Sq. Ft. or 0.159 Ac.
PROPOSED LOT COVERAGE	7,390 Sq. Ft. or 0.169 Ac.
- PR. GARAGE	966 SF
- PR. STOOP	56 SF
- PR. PAVILLION	448 SF
- PR. SPA	69 SF
- PR. CONCRETE POOL PATIO	248 SF
- PR. POOL DECK	1,450 SF
- PR. BRICK SIDEWALK	305 SF
- PR. DRIVEWAY	3,766 SF
- PR. FIREPLACE	21 SF
- PR. GRILL ISLAND	24 SF
TOTAL LOT COVERAGE AFTER CONSTRUCTION..	14,332 Sq. Ft. or 0.329 Ac.
EXISTING DEVELOPED WOODS..	94,874 Sq. Ft. or 2.173 Ac.
DEVELOPED WOODS CLEARING..	1,935 Sq. Ft. or 0.044 Ac.
PROPOSED DEVELOPED WOODS..	92,739 Sq. Ft. or 2.129 Ac.

MESSICK & ASSOCIA
CONSULTING ENGINEI
PLANNERS AND SURVE
7 OLD SOLOMONS ISLAND ROAD,
ANNAPOLIS, MARYLAND 2
(410) 266-3212 * FAX (410) 266-3502 email:
engr@messickandassociates.com
* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

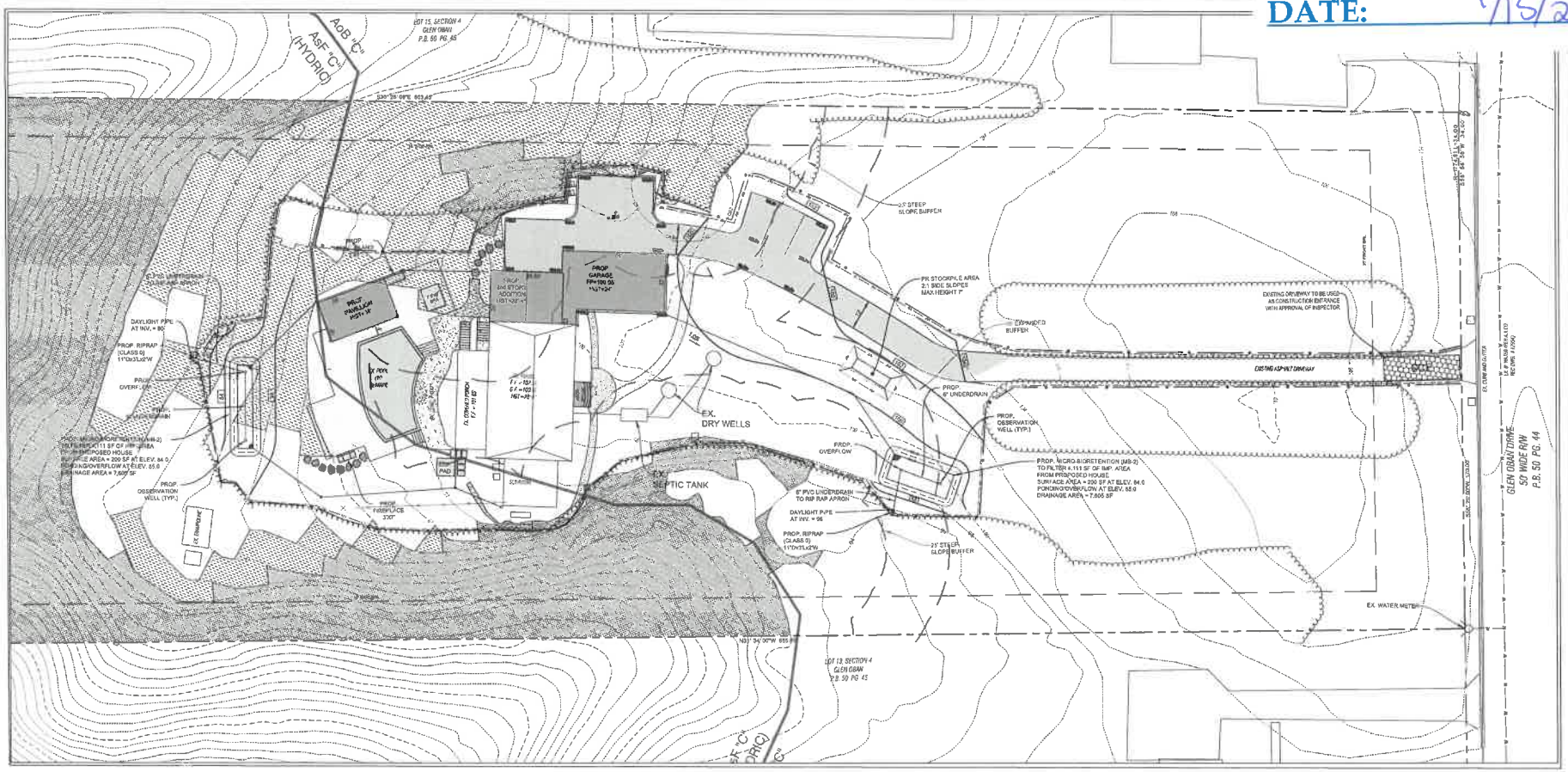
REVISION DESCRIPTION	BY	DATE

OWNER/DEVELOPER
JOHN & KIMBERLY HANNON
200 GLEN OBAN DRIVE
ARNOLD, MD 21012

SITE, GRADING, AND SEDIMENT & EROSION CONTROL PLAN

VARIANCE PLAN
FOR THE
HANNON PROPERTY
200 GLEN OBAN DRIVE
ARNOLD, MD 21012
TAX MAP: 39 GRID: 5 PARCEL: 477 – LOT: 14
TAX ACCOUNT: 03-364-51115300
ZONING: R1 / LDA & RCA
TURBO ELECTION DISTRICT: 1 ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY, 2026 SHEET 3 OF 6

APP. EXHIBIT# 6
CASE: 2025-0224-V
DATE: 1/15/26



SITE, GRADING, AND SEDIMENT & EROSION CONTROL PLAN

SCALE: 1" = 20'

LEGEND

PROPERTY LINE / RIGHT-OF-WAY		EXISTING BUILDING	
ADJOINING PROPERTY LINE		EXISTING 15% SLOPES	
BUILDING RESTRICTION LINE		EXISTING 25% SLOPES	
EXISTING CONTOUR	142	PROPOSED SPOT ELEVATION	+ 5.00
EXISTING SPOT ELEVATION	×122.3	PROPOSED CONTOUR LINE	150
EXISTING SOILS TYPE DESIGNATION	AsB / AsC	PROPOSED LIMIT OF DISTURBANCE	
EXISTING ZONING DESIGNATION	R1	PROPOSED REINFORCED SILT FENCE	SF
EXISTING TREE LINE		PROPOSED BUILDING	
EXISTING FENCE	X	PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
EXISTING OVERHEAD POWER LINE	OH	PROPOSED DRIVEWAY	

CALL BEFORE YOU DIG!
MARYLAND LAW REQUIRES 48 HOURS NOTICE
BEFORE PLANNED WORK TO MARK
UNDERGROUND UTILITIES PRIOR TO EXCAVATION
MISS UTILITY: 1-800-257-7777

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	162,895 Sq. Ft. or 3.721 Ac.
ALLOWABLE LOT COVERAGE (16%)...	24,313 Sq. Ft. or 0.558 Ac.
EXISTING LOT COVERAGE.....	14,738 Sq. Ft. or 0.338Ac.
EX LOT COVERAGE (TO BE REMOVED) ...	7,797 Sq. Ft. or 0.178 Ac.
EX LOT COVERAGE (TO REMAIN) ...	6,942 Sq. Ft. or 0.159 Ac.
PROPOSED LOT COVERAGE ...	7,396 Sq. Ft. or 0.169 Ac.
- PR. GARAGE	896 SF
- PR. STOOP	68 SF
- PR. PAVILLION	449 SF
- PR. SPA	68 SF
- PR. CONCRETE POOL PATIO	248 SF
- PR. POOL DECK	1,459 SF
- PR. BRICK SIDEWALK	308 SF
- PR. DRIVEWAY	3,798 SF
- PR. FIREPLACE	21 SF
- PR. GRILL ISLAND	24 SF
TOTAL LOT COVERAGE AFTER CONSTRUCTION...	14,332 Sq. Ft. or 0.329 Ac.
EXISTING DEVELOPED WOODS...	94,674 Sq. Ft. or 2.173 Ac.
DEVELOPED WOODS CLEARING...	1,935 Sq. Ft. or 0.044 Ac.
PROPOSED DEVELOPED WOODS...	92,739 Sq. Ft. or 2.129 Ac.

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3...
eng@messickandassociates.com
• MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

REVISION DESCRIPTION	BY	DATE

OWNER/DEVELOPER
CAITLIN HANNON
2090 GLEN OBAN DRIVE
ANNAPOLIS, MD 21012

SITE, GRADING, AND SEDIMENT & EROSION CONTROL PLAN
VARIANCE PLAN
FOR THE
HANNON PROPERTY
2090 GLEN OBAN DRIVE
ANNAPOLIS, MD 21012
TAX MAP: 39 – GRID: 10 – PARCEL: 477 – LOT: 14
TAX ACCOUNT: 03-364-061 5800
ZONING: R1 – LOT AREA: 3.72 Ac.
THIRD ELECTION DISTRICT – ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY, 2026
SHEET 3 OF 6

APP. EXHIBIT# 7
CASE: 2025-0224-V
DATE: 1/15/26

LOT 15, SECTION 4
GLEN OBAN
P.B. 50 PG. 45
LOT 13, SECTION 4
GLEN OBAN
P.B. 50 PG. 45
PROP. GARAGE
RF=120.00
1 STY OF BLDG. ABOVE
DRIVEWAY
GLEN OBAN DRIVE
50' WIDE R/W
P.B. 50 PG. 44
SEPTIC TANK
DRY WELLS
PROP. DRIVEWAY
PROP. FIREPLACE
PROP. GRILL ISLAND
PROP. PAVILION
PROP. SPA
PROP. POOL DECK
PROP. BRICK SIDEWALK
PROP. DRIVEWAY
PROP. GARAGE
PROP. STOOP
PROP. GRILL ISLAND
PROP. FIREPLACE
PROP. POOL DECK
PROP. PAVILION
PROP. SPA
PROP. CONCRETE POOL PATIO

APP. EXHIBIT# 8
CASE: 2025-0224-V
DATE: 1/15/26

EXISTING LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	162,000 SQ. FT. or 3.721 Ac.
ALLOWABLE LOT COVERAGE (15%)..	24,310 S.F. or 0.558 Ac.
EXISTING LOT COVERAGE....	14,736 S.F. or 0.338 Ac.
- EX. HOUSE	2,636 SF
- EX. SCREENED PORCH	472 SF
- EX. STOOP	66 SF - 66 SF (TBR)
- EX. ASPHALT DRIVEWAY	5,107 SF - 4,106 SF (TBR)
- EX. POOL	968 SF
- EX. HOT TUB	10 SF - 79 SF (TBR)
- EX. POOL DECK "WOOD"	720 SF - 720 SF (TBR)
- EX. POOL DECK "CONC."	1,534 SF - 1,061 SF (TBR)
- EX. POOL CABANAS	304 SF - 304 SF (TBR)
- EX. PAVER PATIO	197 SF - 197 SF (TBR)
- EX. SHEDS	425 SF - 425 SF (TBR)
- EX. WALKWAYS	956 SF - 484 SF (TBR)
- EX. RETAINING WALLS	82 SF - 82 SF (TBR)
EXISTING LOT COVERAGE (TO BE REMOVED)	7,504 SF or 0.172 Ac.
EXISTING LOT COVERAGE (TO REMAIN)	7,232 SF or 0.166 Ac.
EXISTING DEVELOPED WOODS	92,864 SF or 2.132 Ac.

VARIANCE REQUEST

§ 17-8-201, DEVELOPMENT ON SLOPES OF 15% OR GREATER.
(A) DEVELOPMENT IN THE LDA, DEVELOPMENT IN THE LIMITED DEVELOPMENT AREA (LDA) OR IN THE RESOURCE CONSERVATION AREA (RCA) MAY NOT OCCUR WITHIN SLOPES OF 15% OR GREATER UNLESS DEVELOPMENT WILL FACILITATE STABILIZATION OF THE SLOPE; IS TO ALLOW CONNECTION TO A PUBLIC UTILITY; OR IS TO PROVIDE DIRECT ACCESS TO THE SHORELINE. ALL DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY.

GENERAL NOTES

1. OWNER:
CHARLES BREWER & CAITLIN HANNON 200 GLEN OBAN DRIVE ARNOLD, MD 21012

THE SITE ADDRESS IS: 200 GLEN OBAN DRIVE ARNOLD, MD 21012

2. THE PROPERTY IS KNOWN AS:
TAX MAP 39, GRID 10, PARCEL 477, LOT 14, SEC. 4, PLAT 2; RECORD PLAT 50/46, DEED REF: 39543 / 284
TAX ACCOUNT NO. 03-304-25515600

3. THIS PLAN DOES REFLECT A TOPOGRAPHIC SURVEY PERFORMED BY MESSICK AND ASSOCIATES IN APRIL 2025 AUGMENTED WITH 2023 MDD AERIAL TOPOGRAPHY.

4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAYS, OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.

5. EXISTING ZONING IS R-1 - RESIDENTIAL.

SETBACKS PRINCIPAL STRUCTURE:		SETBACKS ACCESSORY STRUCTURE:	
FRONT	= 40'	FRONT	= 50'
SIDE	= 10/40'	SIDE	= 15'
REAR	= 35'	REAR	= 15'

6. *EXISTING AND PROPOSED SITE UTILITIES ARE PRIVATE SEPTIC AND PUBLIC WATER.*

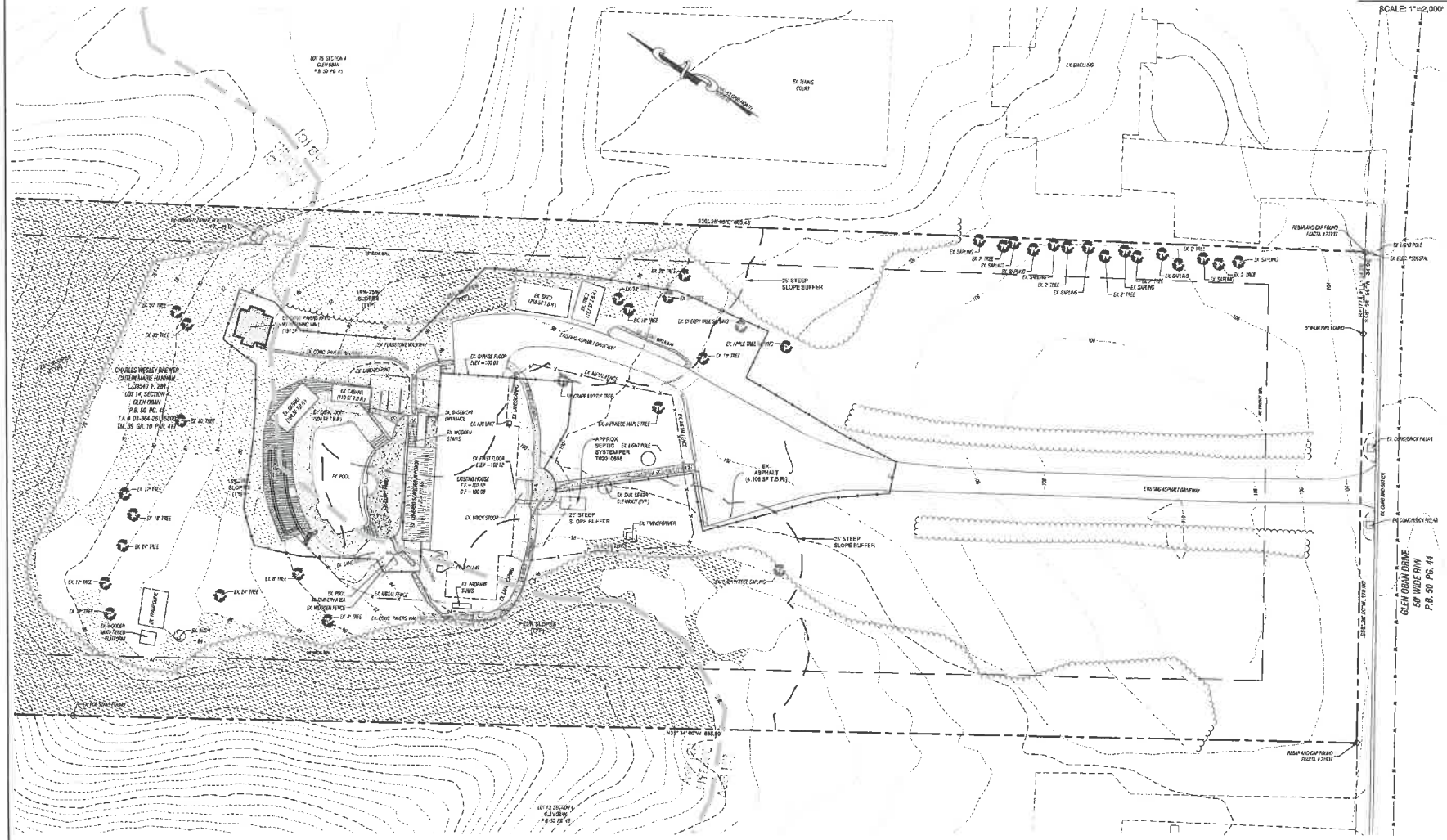
7. THE SITE IS LOCATED WITHIN THE LDA DESIGNATION OF THE CHESAPEAKE BAY CRITICAL AREA.

8. THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE X (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #MAP24003C0157F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

9. SITE AREA = 162,000 SQ. FT. OR 3.721 AC.

10. DISTURBED AREA = 18,025 SQ. FT.

ADC PERMITTED USE NUMBER 21003178
VICINITY MAP
SCALE: 1" = 2,000'



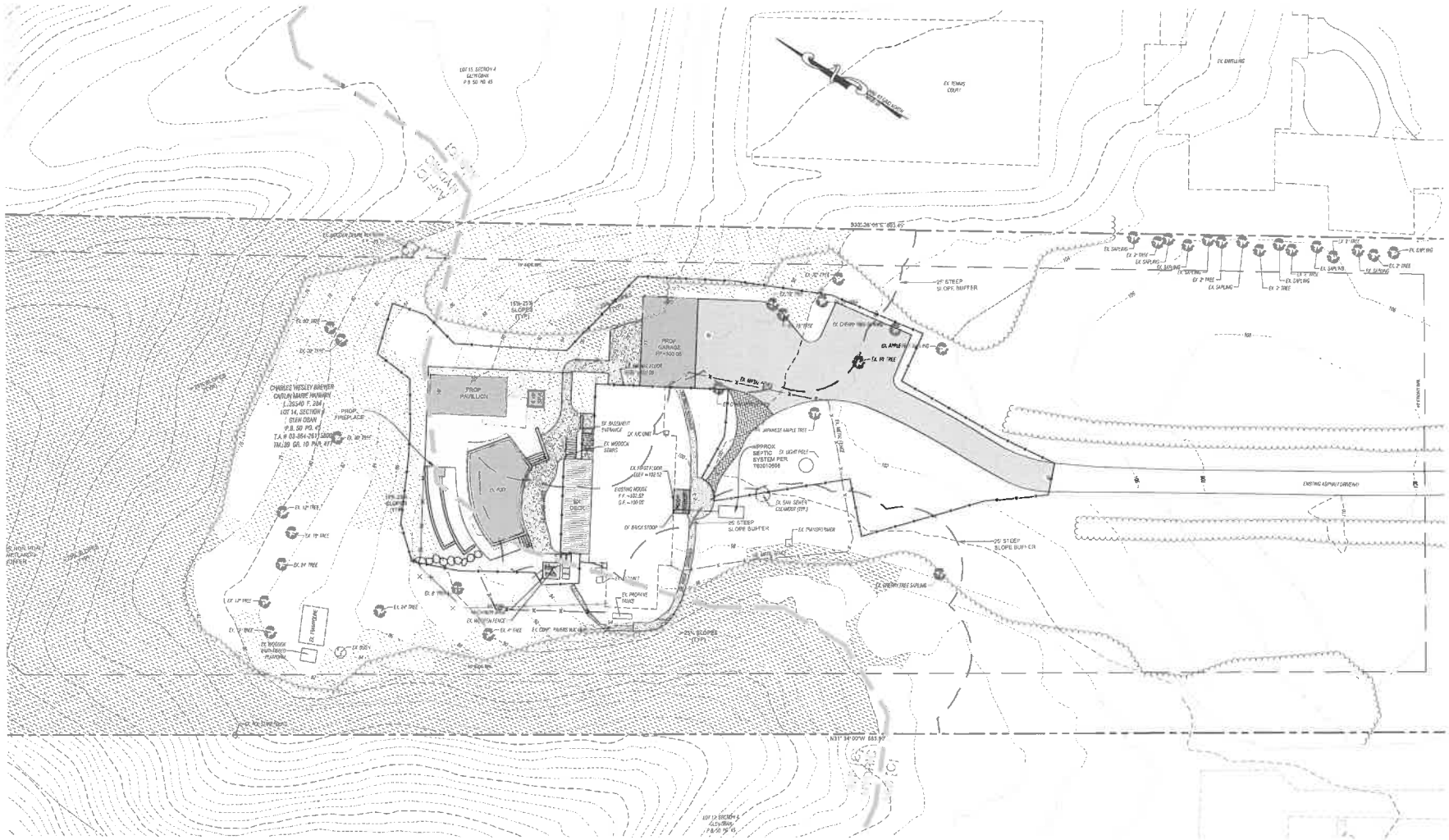
VARIANCE EX. CONDITIONS SITE PLAN
SCALE: 1" = 20'

MESSICK & ASSOCI
CONSULTING ENGI
PLANNERS AND SUI
7 OLD SOLOMONS ISLAND R
ANNAPOLIS, MARYLAND
(410) 266-3212 * FAX (410) 266-3502 email:
engr@messickandassociates.com

REVISION DESCRIPTION	BY	DATE

OWNER/DEVELOPER
CHARLES BREWER
CAITLIN HANNON
200 GLEN OBAN DRIVE
ARNOLD, MD 21012

VARIANCE EX. CONDITIONS SITE PLAN
BREWER/HANNON PROPERTY
SITE PLAN
200 GLEN OBAN DRIVE
ARNOLD, MD 2102
TAX MAP: 39 GRID: 10 PARCEL 477 LOT: 114 SEC: 4 PLAT # 2 ZONING: R1/LDA
TAX ACCOUNT: 03-304-25515600
THIRD ELECTION DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 2025 SHEET 1 OF 3



VARIANCE PROPOSED CONDITIONS SITE PLAN

SCALE: 1" = 20'

PROPOSED LOT COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	152,096 Sq. Ft. or 3.721 Ac.
ALLOWABLE LOT COVERAGE (15%)...	24,315 Sq. Ft. or 0.558 Ac.
EXISTING LOT COVERAGE.....	14,736 Sq. Ft. or 0.3383Ac.
EX LOT COVERAGE (TO BE REMOVED) ...	7,564 Sq. Ft. or 0.1772 Ac.
EX LOT COVERAGE (TO REMAIN) ...	7,172 Sq. Ft. or 0.1646 Ac.
PROP LOT COVERAGE	8,490 Sq. Ft. or 0.1948 Ac.
- PROP GARAGE	864 SF
- PROP ADDITION	472 SF
- PROP STOOP	66 SF
- PROP CABANA	512 SF
- PROP SHED	64 SF
- PROP CONCRETE	360 SF
- PROP BOARDWALK	332 SF
- PROP DRIVEWAY	3,884 SF
- PROP FIREPLACE	16 SF
- PROP RETAINING WALLS	80 SF
TOTAL LOT COVERAGE AFTER CONSTRUCTION...	13,682 Sq. Ft. or 0.314 Ac.
DEVELOPED WOODLANDS CLEARING...	3,289 Sq. Ft. or 0.076 Ac.

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

* MESSICK, SHYAM INC. D.B.A. MESSICK AND ASSOCIATES

REVISION	DESCRIPTION	BY	DATE

OWNER/DEVELOPER
CHARLES WESLEY BREWER
CAITLIN HANNON
200 GLEN OBAN DRIVE
ARNOLD, MD 21012

VARIANCE PROPOSED CONDITIONS SITE PLAN

BREWER/HANNON PROPERTY

SITE PLAN

200 GLEN OBAN DRIVE

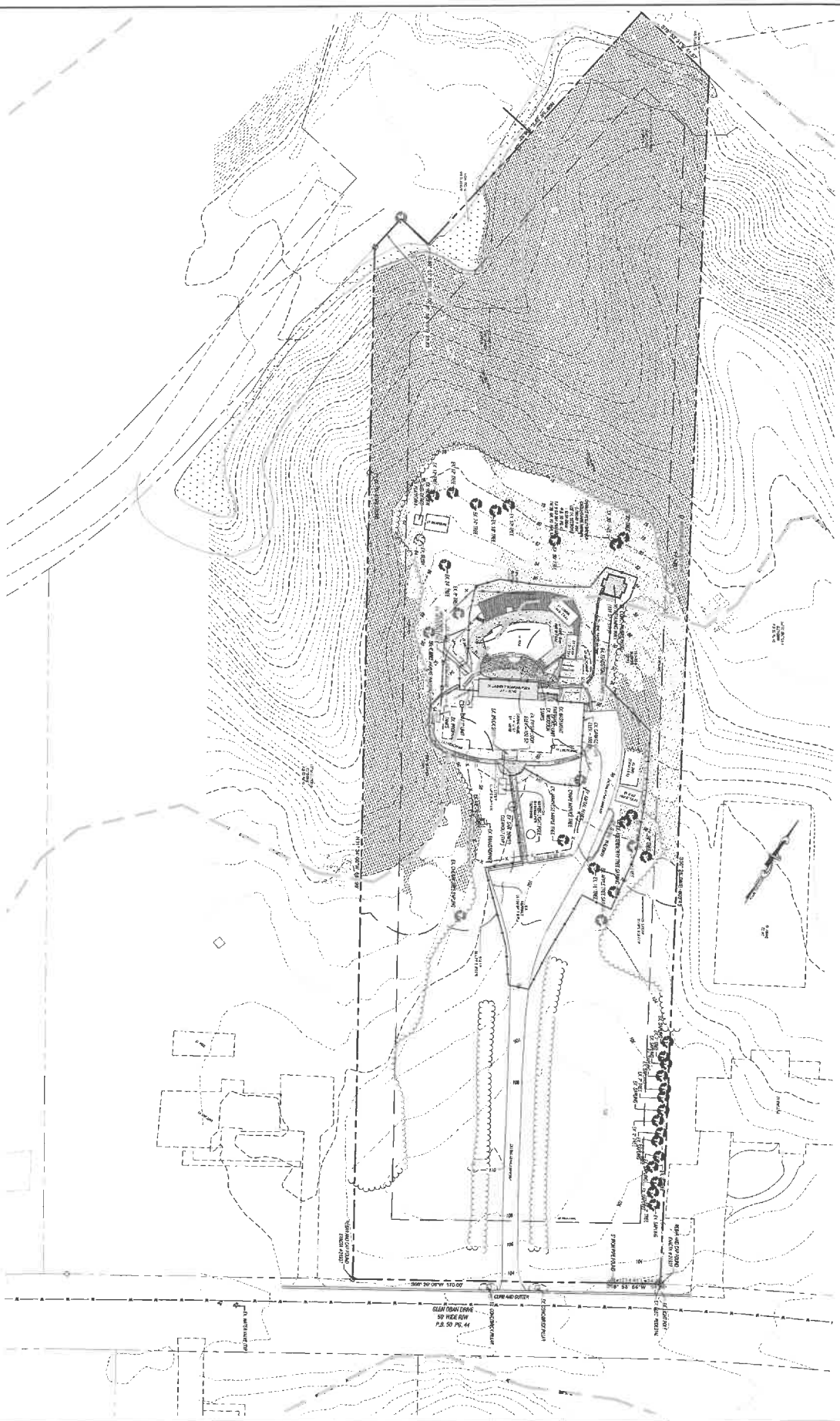
ARNOLD, MD 2102

TAX MAP: 3B GRID: 10 PARCEL: 477 LOT: 114, SEC 4 PLAT 2 ZONING: R1/LDA

TAX ACCOUNT: 03-864-2611 5800

THIRD ELECTION DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY 2025 SHEET 2 OF 3



EX. CONDITIONS OVERALL SITE PLAN

BREWER/HANNON PROPERTY
SITE PLAN

200 GLEN OBAN DRIVE
ARNOLD, MD 2102

TAX MAP: 39 GRID: 10 PARCEL: 477 LOT: 114, SEC 4 PLAT 2 ZONING: R1/LDA
TAX ACCOUNT: 03-384-2611560
THIRD ELECTION DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 2025 SHEET 3 OF 3

OWNER/DEVELOPER
CHARLES BREWER
CAITLIN HANNON
200 GLEN OBAN DRIVE
ARNOLD, MD 21012

REVISION DESCRIPTION	BY	DATE

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

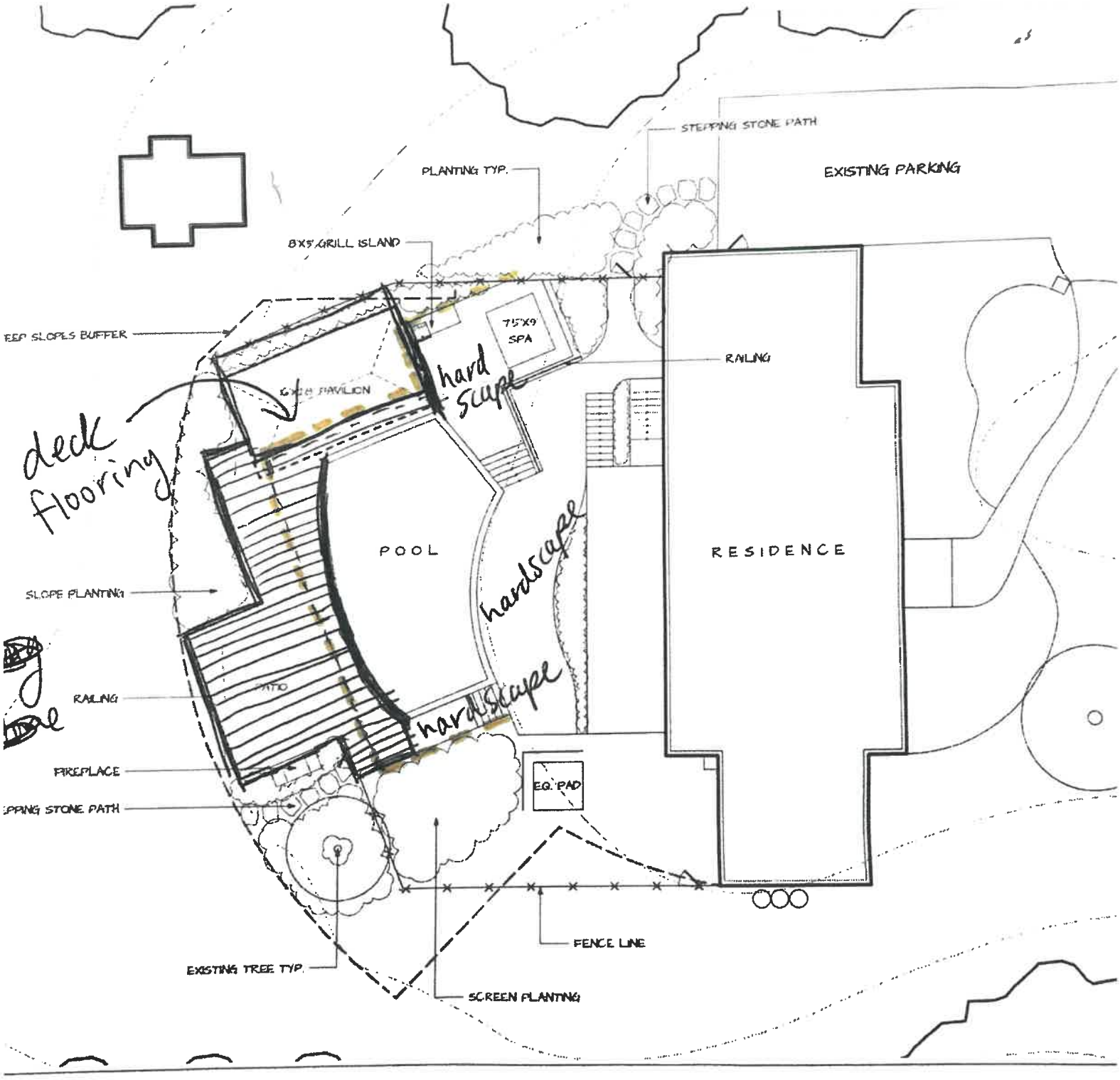
APP. EXHIBIT# 9
CASE: 2025-0224-V
DATE: 1/15/26

Address	Garage Total SQFT	Home SQFT Total
151 Glen Oban Dr	1,830	6,09(
201 Glen Oban Dr	1,440	
251 Glen Oban Dr	1,440	6,000
1319 Kinloch Cir	1,325	7,627
1366 Kinloch Cir	1,297	5,813
131 Glen Oban Dr	1,296	5,798
1340 Argyll Dr	1,229	5,260
231 Glen Oban Dr	1,215	1,700
1306 Kinloch Cir	1,214	10,167
1258 Fenwick Garth	1,124	5,328
230 Glen Oban Dr	1,076	2,627
1318 Kinloch Cir	1,070	13,811
191 Glen Oban Dr	1,010	5,222
130 Glen Oban Dr	911	8,432
1240 Fenwick Garth	900	4,608
1331 Kinloch Cir	900	6,219
180 Glen Oban Dr	864	1,470
1336 Kinloch Cir	816	6,311
190 Glen Oban Dr	816	8,410
1324 Kinloch Cir	792	3,634
1372 Kinloch Cir	768	1,926
131 Dalkeith Gln	720	1,800
171 Glen Oban Dr	702	7,126
1351 Argyll Dr	700	5,376
1320 Argyll Dr	676	5,812
140 Glen Oban Dr	672	4,132
1331 Argyll Dr	650	3,056
161 Glen Oban Dr	650	3,258
1264 Fenwick Garth	648	5,773
1360 Argyll Dr	644	4,164
1294 Kinloch Cir	634	8,814
141 Glen Oban Dr	625	6,400
1325 Kinloch Cir	624	2,856
181 Glen Oban Dr	624	4,625
220 Glen Oban Dr	624	4,674
1276 Fenwick Garth	616	4,664
200 Glen Oban Dr	609	5,541
1234 Fenwick Garth	602	1,477
1270 Fenwick Garth	600	4,824
1378 Kinloch Cir	600	6,030
150 Glen Oban Dr	600	4,974
151 Dalkeith Gln	600	4,883
1330 Argyll Dr	598	3,235
111 Glen Oban Dr	576	5,850
1228 Fenwick Garth	576	5,022
130 Dalkeith Gln	576	4,908
1343 Kinloch Cir	576	4,125
140 Dalkeith Gln	576	2,789

141 Dalkeith Gln	576	3,676	
261 Glen Oban Dr	576	6,203	
1311 Argyll Dr	575	3,538	
1330 Kinloch Cir	560	3,604	
1354 Kinloch Cir	560	4,508	
111 Dalkeith Gln	552	3,075	
121 Glen Oban Dr	552	6,070	
1312 Kinloch Cir	552	4,644	
1350 Argyll Dr	550	3,260	
1252 Fenwick Garth	549	4,607	
101 Dalkeith Gln	529	3,564	
121 Dalkeith Gln	528	5,154	
1246 Fenwick Garth	528	4,924	
1282 Fenwick Garth	528	4,416	
211 Glen Oban Dr	528	5,048	
241 Glen Oban Dr	528	4,566	
1300 Kinloch Cir	520	5,182	
170 Glen Oban Dr	520	3,108	
100 Dalkeith Gln	484	5,140	
120 Dalkeith Gln	484	3,348	
1341 Argyll Dr	484	3,736	
210 Glen Oban Dr	480	3,988	
1321 Argyll Dr	462	4,008	
1348 Kinloch Cir	450	4,445	
1310 Argyll Dr	432	4,320	
160 Glen Oban Dr	400	3,908	
1342 Kinloch Cir	385	5,481	
1337 Kinloch Cir	360	3,122	
100 Glen Oban		5,531	County Record States
110 Dalkeith Gln		5,200	
110 Glen Oban Dr			
1288 Fenwick Garth		5,528	County Record States
1300 Argyll Dr		4,056	County Record States
1360 Kinloch Cir			

	GARAGE	HOME
Neighborhood Average Sq Ft	717	4,856
Neighborhood Median Sq Ft	601	4,674
200 GO Current	609	5541
200 GO Proposed	943	6694
200GO Current %ile	52%	74%
200GO Proposed %ile	83%	92%

3 car attached garage

3 car detached garage
2 car attached garage

APP. EXHIBIT# 10
CASE: 2025-0224-V
DATE: 1/15/26