

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

APPLICANT: Charles Brewer & Caitlin Hannon

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0224-V

COUNCIL DISTRICT: 5

HEARING DATE: January 15, 2026

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicant is requesting variances 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 on property located at 200 Glen Oban Drive in Arnold.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 162,090 square feet of land, is located on the north side of Glen Oban Drive, and is identified as Lot 14 in Section 4 of Plat 2 in the Glen Oban subdivision, Parcel 477 in Grid 10 on Tax Map 39. The property is zoned R1 – Residential District, lies entirely within the Chesapeake Bay Critical Area, primarily LDA - Limited Development Area with a small section of RCA – Resource Conservation Area along the northern property line, and the buffer is expanded through most of the property. It is currently improved with a 2-story dwelling with attached garage, an inground pool, two cabanas, decking, patios, and other associated facilities.

PROPOSAL

The applicants are proposing to replace the existing retaining walls, decking (720sqft), patios (1,237sqft), and cabanas (447sqft) around the existing pool, which are failing and becoming hazardous, with a reconfigured deck (1,450sqft) and patio (248sqft), a pavilion (448sqft, 16' x 28' x 18' in height), and a spa (69sqft, 7.5' x 9'); to expand their living space by converting the existing garage space and adding a new second floor above (20' x 28.83' x 28'-8" in height); and, to construct an attached three-car garage (23' x 41' x 24' in height) with a reconfigured driveway to provide an additional seven parking spaces, and a front stoop.

REQUESTED VARIANCES

§ 17-8-201 states that development in the Limited Development Area (LDA) may not occur within slopes of 15% or greater unless development will facilitate stabilization of the slope; is to allow connection to a public utility; or is to provide direct access to the shoreline; and, all disturbance shall be limited to the minimum necessary.

The proposed construction will require a variance to disturb slopes of 15% or greater.

§ 17-8-301 provides that development on properties containing buffers shall meet the requirements of COMAR, Title 27; and, § 18-13-104 states that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands; and, that the 100-foot buffer shall be expanded beyond 100 feet to include slopes of 15% or greater, nontidal wetlands, and hydric soils.

The proposed construction will require a variance to disturb the expanded buffer.

A review of the bulk regulations for development within the R1 District reveals that a setback variance is not required.

FINDINGS

The subject property is generally rectangular in shape and oversized for lots in the R1 District, with regard to the minimum lot area requirement of 30,000 square feet and the minimum lot width requirement of 80 feet. Most of the property is encumbered by steep slopes and the expanded buffer.

The existing lot coverage is 14,739 square feet, and proposed post-construction lot coverage is 15,144 square feet, which is below the lot coverage allowed under § 17-8-402 (15% of 162,090 or 24,313.5 square feet). The proposed coverage by structures is approximately 7,312 square feet, which is below the 50% (approx. 81,045 square feet) maximum coverage by structures allowed under § 18-4-401.

Agency Comments

The **Health Department** noted that the proposal does not adversely affect the on-site sewage disposal system.

The **Inspections & Permits Engineering Section** commented on revisions that would be required during permitting and development, but offered no objection.¹

The **Development Division - Critical Area Team** noted that the site sits atop a 50-56% slope leading to tidal/nontidal wetland areas immediately adjacent to the Severn River, and that the entire developed area of this property falls within an expanded buffer and the necessary protections that designation affords. Their Office further notes that the proposal does not represent development standards appropriate for development within the Critical Area buffer nor do they meet the requirements for the approval of a variance in the Critical Area.²

The **Critical Area Commission** noted that the applicants currently have reasonable and significant use of their lot, including significant outdoor amenity space. As such, the denial of the variance request would not constitute an unwarranted hardship.

¹ Refer to the I & P Engineering Section's comments for their detailed response.

² Refer to the OPZ Cultural Resource Section's comments for their detailed response.

Variance Criteria

For the granting of a Critical Area variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular property, strict implementation of the County's Critical Area Program would result in an unwarranted hardship. COMAR defines unwarranted hardship as that, without a variance, an applicant shall be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.

In this particular case, most of the property is encumbered by steep slopes and the expanded buffer. Therefore, redeveloping the property without disturbing these sensitive areas would be impossible.

With regard to the existing pool improvements, the pool and patio are evident in the County's 1995 aerial imagery, the retaining wall in 2005, the decking and outer cabana 2020, and the inner cabana in 2021. None of which appear to have been constructed with prior approvals. While the replacement of the aging concrete patio and retaining wall could be supported, the expansion and reconfiguration of the illegal decking and cabanas does not represent the minimum relief necessary.

Concerning the additions to the dwelling, the 2nd floor addition and an addition for a new garage could be supported, as they are proposed within the steep slope buffer and expanded buffer, rather than within the steep slopes themselves. However, a 3-car garage, and the driveway reconfiguration, with a 16ft wide drive aisle and seven parking spaces, appear excessive, and do not represent the minimum relief necessary.

A literal interpretation of the County's critical area program would not deprive the applicant of rights that are commonly enjoyed by other properties in similar areas, as replacing the existing pool patio would still provide an outdoor amenity, and a standard 2-car garage would provide the minimum parking spaces. The granting of the variances would confer on the applicant a special privilege that would be denied by COMAR, Title 27. The variance requests are not based on conditions or circumstances that are the result of actions by the applicant and do not arise from any condition relating to land or building use on any neighboring property.

The granting of the variances may adversely affect water quality or impact fish, wildlife or plant habitat, and would not be in harmony with the general spirit and intent of the County's critical area program. The applicant has not overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law, and has not evaluated or implemented site planning alternatives such as reducing the sizes of the pool amenities, garage addition, and driveway reconfiguration.

With regard to the requirements for all variances, the approval would not necessarily alter the essential character of the neighborhood, substantially impair the appropriate use or development of the adjacent properties, reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, nor be detrimental to the public welfare. However,

the proposal is not considered the minimum necessary to afford relief and to allow reasonable use of this residential lot. As such, the request cannot be supported by this Office.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, as proposed, this Office recommends:

- **denial** of the variances to § 17-8-301 and § 18-13-104 to disturb the expanded buffer; and,
- **denial** of a Critical Area variance to § 17-8-201 to disturb steep slopes.

However, this Office would support the above variances in order to reconstruct the existing patio and retaining wall with the current dimensions and location, the proposed 2nd floor addition (20' x 28.83'), and a standard 2-car garage (24' x 24') with a narrower driveway.

If granted, the final amount of disturbances will be determined during permit review.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

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		PROPOSED CONTOUR LINE	
EXISTING SOILS TYPE DESIGNATION		PROPOSED LIMIT OF DISTURBANCE	
EXISTING ZONING DESIGNATION		PROPOSED REINFORCED SILT FENCE	
EXISTING TREE LINE		PROPOSED BUILDING	
EXISTING FENCE		PROPOSED STABILIZED CONSTRUCTION ENTRANCE	
EXISTING OVERHEAD POWER LINE		PROPOSED DRIVEWAY	

1. GENERAL DESCRIPTION OF PREDOMINATE SOIL TYPE AS SHOWN ON USDA NATURAL RESOURCES CONSERVATION SERVICE MAP:
AsF - DODON VERY FINE SANDY LOAM, 2 TO 5% SLOPES, HSG "C"
AsG - MARR-DODON COMPLEX, 2 TO 5% SLOPES, HSG "C"

2. EXISTING ZONING IS R1 - RESIDENTIAL DISTRICT
SETBACKS:
FRONT = 35'
SIDE = 15'
REAR = 30'.

3. SITE PLAN TABULATIONS:

TOTAL SITE AREA:	162,090 SQUARE FEET OR 3.721 ACRES
EXISTING IMPERVIOUS COVERAGE:	14,739 SQUARE FEET OR 0.338 ACRES
PROPOSED IMPERVIOUS COVERAGE:	15,144 SQUARE FEET OR 0.347 ACRES
TOTAL PAVED SITE AREA:	34,630 SQUARE FEET OR 0.794 ACRES
TOTAL AREA VEGETATIVELY STABILIZED:	20,936 SQUARE FEET OR 0.480 ACRES
TOTAL AREA STRUCTURALLY STABILIZED:	15,144 SQUARE FEET OR 0.347 ACRES

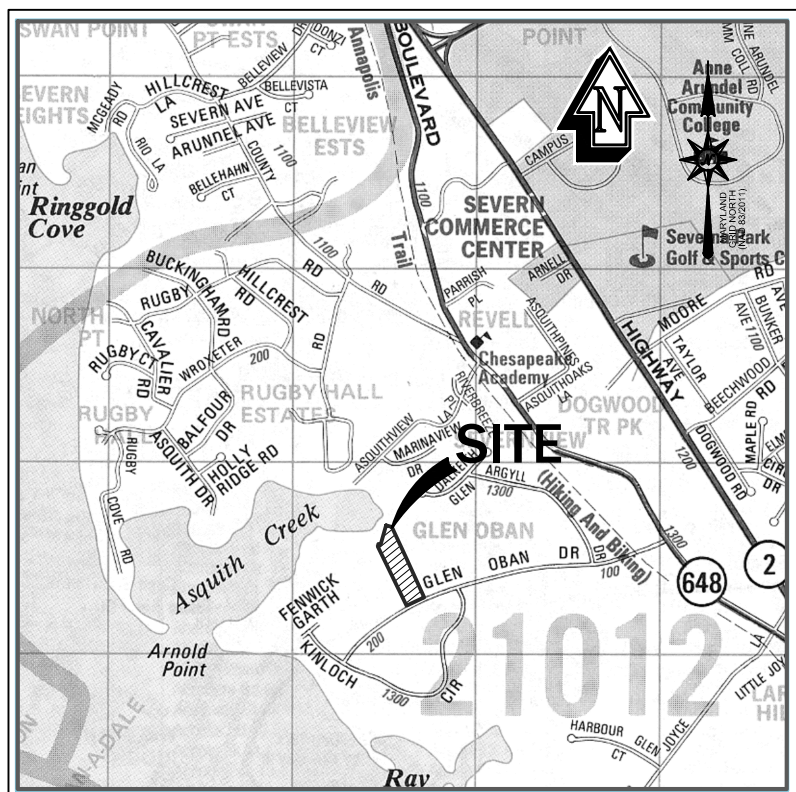
NOTE: CUT AND FILL QUANTITIES PROVIDED DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

<p>OWNER: CATLIN HANNOX 200 GLEN OBEAN DRIVE ARNOLD, MD 21012 PHONE: 317-487-0174 EMAIL: catlin.hannox@buildingimpact.com</p>	<p>ENGINEER: MESSICK & ASSOCIATES 7 OLD SOLOMONS ISLAND ROAD, SUITE 202 ANNAPOLIS, MD 21401 410-266-3212 CO. JEFF SLENKER</p>
<p>2. THE PROPERTY IS KNOWN AS: TAX MAP 39, GRID 10, PARCEL 477, LOT 14. TOTAL AREA = 162.090 SQ. FT. OR 3.721 AC., DEED REF: 39540 / 284)</p>	
<p>3. EXISTING ZONING OF THE SITE IS R1 (RESIDENTIAL DISTRICT)</p>	
<p>4. THE SITE ADDRESS IS: 200 GLEN OBEAN DRIVE, ARNOLD, MD 21012</p>	
<p>5. TAX ACCOUNT NO.: 03-364-0115800</p>	
<p>6. THE SITE <u>IS</u> LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA) OF THE CHESAPEAKE BAY CRITICAL AREA</p>	
<p>7. PROPOSED SITE UTILITIES ARE PUBLIC WATER (W-7, PUBLIC SERVICE-BROADNECK) AND PRIVATE SEPTIC (S-7, FUTURE)</p>	
<p>8. THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "AE" (AREA WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATION OF 6 FEET), ZONE "X" (AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREA OF 1% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH A DRAINAGE AREA OF LESS THAN 1 SQ. MI.), AND ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #240301067F DATED FEBRUARY 16, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY</p>	
<p>9. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DETERMINED DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.</p>	

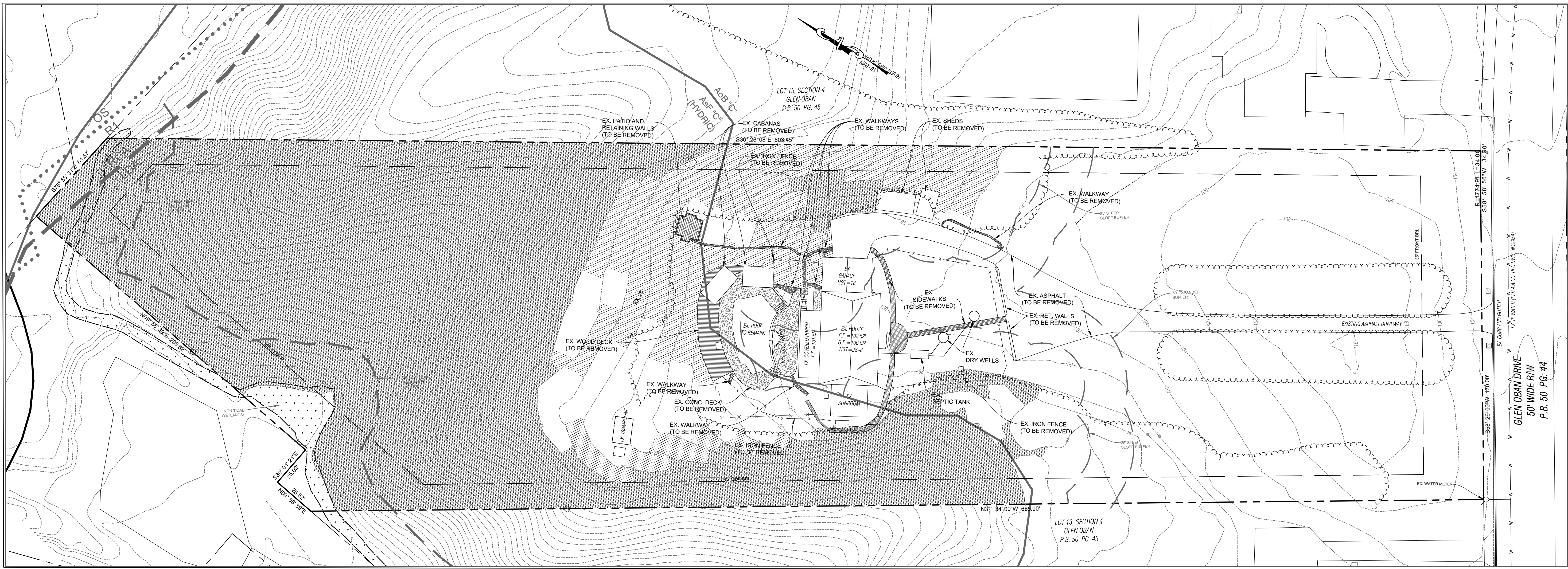
§ 17-8-201 (A) WHICH STATES IN PART THAT 15% SLOPES OR GREATER IN THE LIMITED DEVELOPMENT AREA (LDA) SHALL NOT BE DISTURBED

§ 17-8-301 WHICH REQUIRES BUFFER PROPERTIES TO MEET THE REQUIREMENTS OF COMAR 27.

§ 18-13-104 (B) WHICH ESTABLISHES THE EXPANDED BUFFER.



SCALE: 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 08301200



SCALE: 1" = 30'

DESCRIPTION	AREA
EXISTING LOT AREA	162,090 S.F. R1 or 3,721 AC.
ALLOWABLE LOT COVERAGE (15%)...	24,313 S.F. or 0.558 AC.
EXISTING LOT COVERAGE.....	14,739 S.F. or 0.338 AC.
- EX. HOUSE	2,826 S.F.
- EX. SCREENED PORCH.....	472 SF
- EX. STOP.....	66 SF - 66 SF (TBR)
- EX. ASPHALT DRIVEWAY	6,107 SF - 4,106 SF (TBR)
- EX. POOL	968 SF
- EX. HOT TUB	79 SF - 79 SF (TBR)
- EX. POOL DECK "WOOD".....	720 SF - 720 SF (TBR)
- EX. POOL DECK "CONC".....	1,394 SF - 1,237 SF (TBR)
- EX. POOL CABANOS	447 SF - 447 SF (TBR)
- EX. PAVER PATIO	197 SF - 197 SF (TBR)
- EX. SHEDS	425 SF - 425 SF (TBR)
- EX. WALKWAYS	956 SF - 438 SF (TBR)
- EX. RETAINING WALLS	82 SF - 82 SF (TBR)

EXISTING LOT COVERAGE (TO BE REMOVED)7,797 SF or 0.178 Ac
EXISTING LOT COVERAGE (TO REMAIN) 6,942 SF or 0.159 Ac
EXISTING DEVELOPED WOODS 94,674 SF

VARIANCE PLAN

HANNON PROPERTY
200 GLEN OGAN DRIVE
ARNOLD, MD 21012
TAX MAP: 39 -- GRID: 10 -- PARCEL: 477 ~ LOT: 14
TAX ACCOUNT: 03-364-26115800
ZONING: R1 / LDA & RCA
SECTION DISTRICT ANNE ARUNDEL COUNTY, MD
DATE: NOVEMBER, 2025

THIRD ELECTION DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 2025 SH

[illegible]

OWNER/DEVELOPER
CAITLIN HANNON
200 GLEN OBAN DRIVE
ANN ARBOR, MI 48106

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES



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



PROP. CONDITIONS SITE PLAN

SCALE: 1" = 40'

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) ...	7,797 Sq. Ft. or 0.178 Ac.
EX LOT COVERAGE (TO REMAIN) ...	6,942 Sq. Ft. or 0.159 Ac.
PROPOSED LOT COVERAGE	8,202 Sq. Ft. or 0.188 Ac.
- PR. GARAGE	968 SF
- PR. STOOP	68 SF
- PR. PAVILLION	448 SF
- PR. SPA	69 SF
- PR. CONCRETE POOL PATIO	248 SF
- PR. POOL DECK	1,450 SF
- PR. BRICK SIDEWALK	308 SF
- PR. DRIVEWAY	4,800 SF
- PR. FIREPLACE	21 SF
- PR. GRILL ISLAND	24 SF
TOTAL LOT COVERAGE AFTER CONSTRUCTION...	15,144 Sq. Ft. or 0.347 Ac.
EXISTING DEVELOPED WOODS...	94,674 Sq. Ft. or 2.173 Ac.
DEVELOPED WOODS CLEARING...	1,535 Sq. Ft. or 0.044 Ac.
PROPOSED DEVELOPED WOODS...	92,739 Sq. Ft. or 2.128 Ac.

PROPOSED CONDITIONS SITE PLAN

VARIANCE PLAN

FOR THE
HANNON PROPERTY

200 GLEN OBAN DRIVE
ANNOL, MD 21012
TAX MAP: 39 - GRID: 10 - PARCEL: 477 - LOT: 14
TAX ACCOUNT: 03-394-26115800
ZONING: R1 / LDA & RCA

THIRD ELECTION DISTRICT
SCALE: AS SHOWN
DATE: NOVEMBER, 2025
SHEET 2 OF 2

OWNER/DEVELOPER
CATLIN HANNON
200 GLEN OBAN DRIVE
ANNOL, MD 21012

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES
engr@messickandassociates.com

7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502 email:



November 10, 2025

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

Re: VARIANCE REQUEST
CHARLES BREWER & CAITLIN HANNON PROPERTY
200 GLEN OBAN DRIVE
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) shall not be disturbed. Relief is also requested to Article 17-8-301 which requires buffer properties to meet the requirements of COMAR 27, and Article 18-13-104(b) which establishes the expanded buffer. The lot is developed with dwelling, pool, sheds and associated improvements. This lot meets the definition of a buildable lot, subject to the approvals of the County. The property is 162,090 square feet in area. The site is served by public water and septic. It is accessed by Glen Oban Drive, a 50' right of way. The site drains towards the tidal waters of Asquith Creek. The site is not waterfront. The site is located in the LDA of the Chesapeake Bay Critical Area. The partially contains hydric soils. The site is zoned R1.

The applicant wishes to replace a structurally unsound failing walls, deck and patios around the existing pool. The owners also wish to add a three car garage to the existing dwelling and add a second floor over the existing garage. The old garage will be converted to living space. The structures around the pool are in a dangerous state and needs to be replaced. Some of the work will take place in steep slopes, and a portion of the access will traverse steep slopes. The pool will remain in place, and the existing features around it will be reconstructed in a slightly different manner but in the same general footprint. Apparently the features were poorly constructed by a previous owner, and now are a hazard to the owners, as well as if not replaced, the pool itself could fail due to lack of support. They would also like to do a three car garage addition to the dwelling. This addition is needed to have space for a growing family as well as to provide the availability for first floor living as well as storage for yard equipment due to the failing sheds. To construct the addition, two existing sheds will be removed. Part of the garage addition is to account for the loss of storage, as the sheds were also poorly constructed and are rapidly deteriorating. The sheds are located in steep slopes. The second floor addition over the old garage to be converted to living space does not increase disturbance or impervious coverage, however it is in the expanded buffer and is part of this request. The driveway will also be reconfigured to access the garage. To perform this work, there will be steep slope

disturbance for slopes (15% & 25%) as the roughly back half of the property and the sides around the dwelling are located in steep slopes. It should be emphasized that the proposed development will cause a minimal increase in lot coverage in the LDA of 405 square feet. It should be noted, the total includes a pervious deck around the pool, which is considered lot coverage but not impervious coverage. Some tree clearing is required, totaling 1,935 square feet, or 2% of the total developed woods on the property. The disturbance required for replacement and construction is 34,630 square feet, and a grading permit will be required for the proposed work, should the variance be granted.

In response to the pre file comments we offer the following to the Critical Area Team and Zoning Administration team. The overall footprint of the replacement of the failing elements around the pool have been reduced to maintain the general existing footprint. The garage has been revised, however, it should be noted that where the driveway goes into the slopes, it is in the area of two existing failing sheds that are to be removed. Little to no additional slope disturbance is necessary. For I&P Engineering, the various plan information comments have been addressed.

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

1. The subject property is 162,090 square feet in size, and it is zoned R1 and is encumbered by steep slopes over much of the back half and sides of the site. The failing improvements around the pool and the two failing storage sheds are currently located in steep slopes and expanded buffer. 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 deck have been noted in #1 above to a large degree. As the site work is located in existing steep slopes and the expanded buffer, it would not be possible to do any improvements to the failing property features and construct a garage 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. The existing improvements are located in steep slopes. Denial of a variance would be a hardship for the owners, as the requested improvements are due to structural failure of existing features. The garage addition will make the home sufficient for the owners family while replacing structurally unsound sheds.

2. A literal interpretation of COMAR would deny the owners use of the property enjoyed by others as the site has steep slopes and there is no way to do the proposed work without disturbing the steep slopes or expanded buffer, as it encompasses a large portion of the area around the existing home. 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 failing features, and the development meets the underlying zoning and critical area lot coverage requirements, and provides a minimal increase the overall lot coverage in the LDA. A portion of this increase is a deck around the pool, which is lot coverage by definition but it is not impervious coverage. Allowing the needed, and 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 were there, the expanded buffer encompasses a large portion of the area of the home, and the owners have not started work prior to the issuance of any permits.

5. This project will not result in a denigration of forest or water quality. There will be a minimal increase in lot coverage. Stormwater management will be 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. Upon receipt of the pre file comments, the owners made changes to the design to reduce the overall impact of the improvements, by reconfiguring the area around the pool to more closely match existing, and revising the garage layout.

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 failing features surrounding the pool, and replace the failing sheds with a garage addition, and an overall decrease in lot coverage proposed.

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 failing features surrounding a pool, which will remain, and construction of a garage addition mostly over top of existing lot coverage disturbance has been minimized. A grading permit may 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.

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

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: 11-11-25

Tax Map #	Parcel #	Block #	Lot #	Section
39	477	10	114	4A2

Tax ID: 03-364-26115800

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Blower/Hannon Property

Project location/Address 200 Glen Olan Dr

City Arnold MD Zip 21012

Local case number

Applicant: Last name Hannon First name Caitlin

Company

Application Type (check all that apply):

Building Permit	<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>
Buffer Management Plan	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>
Conditional Use	<input type="checkbox"/>	Site Plan	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>
Disturbance > 5,000 sq ft	<input type="checkbox"/>	Subdivision	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Local Jurisdiction Contact Information:

Last name ACo 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 Sailing deck around pool, Remove failing sheds, Garage Addition
2nd Floor Over Garage, Rework portion of Driveway*

Intra-Family Transfer ☐
Grandfathered Lot ☒

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	<i>0</i>	<i>0</i>
LDA Area	<i>3.698</i>	<i>161,098</i>
RCA Area	<i>0.023</i>	<i>992</i>
Total Area	<i>3.721</i>	<i>162,090</i>

Total Disturbed Area

Acres	
Sq Ft	

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	<i>2.173</i>	<i>94,674</i>	Existing Lot Coverage	<i>0.338</i>	<i>15,179</i>
Created Forest/Woodland/Trees	<i>TBD</i>	<i>TBD</i>	New Lot Coverage	<i>0.128</i>	<i>8,202</i>
Removed Forest/Woodland/Trees	<i>0.044</i>	<i>1,935</i>	Removed Lot Coverage	<i>0.178</i>	<i>7,797</i>
			Total Lot Coverage	<i>0.347</i>	<i>15,144</i>

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	<i>0.668</i>	<i>29,115</i>	Buffer Forest Clearing	<i>0.044</i>	<i>1,935</i>
Non-Buffer Disturbance	<i>0.120</i>	<i>5,245</i>	Mitigation	<i>TBD</i>	<i>TBD</i>

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***

**200 GLEN OBAN DRIVE
ARNOLD, MD 21012**

October 2025

Prepared for:
Charles Brewer and
Caitlin Hannon

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

INTRODUCTION

This site is an 162,090 square foot property that is located on the north side of Glen Oban Drive in Arnold, MD. The proposal is to replace some structurally unsound decking around an existing pool and a garage addition to the existing dwelling. The site is served by public water and septic. The property is completely inside the Chesapeake Bay Critical Area Boundary and is designated as Limited Development Area (LDA) with a very small portion of Resource Conservation Area (RCA) at the rear of the property. The property is zoned residential, R-1 and drains ultimately to Asquith Creek.

EXISTING USE

The property consists of 162,090 square foot property. The site is currently developed. The property is currently a residential lot developed with a house, driveway, pool with an extensive failing deck, and failing sheds, as well as other associated improvements. The property is not a corner lot and gains access from Glen Oban Drive.

SURROUNDING LAND USE

The properties that abut the site are relatively large, with the subject property being typical of the neighborhood, and are developed as single-family lots. The general area is developed as single-family lots. The site is bounded by a developed property to the east and west, south with Glen Oban Drive to the north the backs of developed properties and a community property that abuts Asquith Creek.

PROPOSED WORK

The owners wish to replace structurally unsound decking around the pool, a garage addition to the existing dwelling and removal of structurally unsound sheds constructed by the previous owner. This construction will require disturbance to an area of steep slopes around the pool deck, and for removal of the sheds, and all the work will take place in the expanded buffer.

SOILS

The U.S. Department of Agriculture Soil Survey, defines the property to have a soil type of AoB – Annapolis Fine Sandy Loam 2-5% Slopes (C Soils) and AsF – Annapolis Fine Sandy Loam 25-40% Slopes (C Soils)

FLOODPLAIN

The property described hereon is located in the flood hazard zones "X" - (area of minimal flood hazard) as delineated on the firm flood insurance map #24003C0167F 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 Asquith Creek.

STEEP SLOPES

A large portion of the rear of the property is encumbered by 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.

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 Brachythynchos</i>
Northern Cardinal	<i>Richmondena Cardinalis</i>

SITE CALCULATIONS

1. Total Site area.....162,090 sq. ft.
2. Site area in LDA Critical area.....161,098 sq. ft
Site Area in RCA Critical area.... 992 sq. ft.
3. Existing lot coverage14,739 sq. ft.
4. Lot coverage to be removed.....7,797 sq. ft.
4. Proposed lot coverage6,752 sq. ft.
5. Total Lot Coverage after Construction...13,694 sq. ft.
6. Proposed Disturbed Area.....34,630 sq. ft.
7. Woodland Clearing.....1,935 sq. ft.

Real Property Data Search ()

Search Result for ANNE ARUNDEL COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Number: District - 03 Subdivision - 364 Account Identifier - 26115800

Owner Information

Owner Name: BREWER CHARLES WESLEY
HANNON CAITLIN MARIE

Use: EXEMPT
Principal Residence: YES

Mailing Address: 200 GLEN OBAN DR
ARNOLD MD 21012-2106

Deed Reference: /39540/ 00284

Location & Structure Information

Premises Address: 200 GLEN OBAN DR
ARNOLD 21012-0000

Legal Description: LT 14 SC 4 PL 2
200 GLEN OBAN DR
GLEN OBAN

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0039 0010 0477 3080002.02 364 4 14 2025 Plat Ref: 0050/ 0045

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1979 3,841 SF 450 SF 3.7200 AC

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 YES STANDARD UNITSIDING/5 3 full 1 Attached

Value Information

Base Value

Value

Phase-in Assessments

Land:

402,700

502,700

Improvements

572,500

812,900

Total:

975,200

1,315,600

975,200

1,088,667

Preferential Land:

0

0

Transfer Information

Seller: LEDFORD KELLY

Date: 03/24/2023

Price: \$1,600,000

Type: ARMS LENGTH IMPROVED

Deed1: /39540/ 00284

Deed2:

Seller: BARRY JOHN C

Date: 06/16/2016

Price: \$1,100,000

Type: ARMS LENGTH IMPROVED

Deed1: /29705/ 00076

Deed2:

Seller: ROBERTS, BEVERLY A

Date: 12/09/2002

Price: \$950,000

Type: ARMS LENGTH IMPROVED

Deed1: /12230/ 00019

Deed2:

Exemption Information

Partial Exempt Assessments: Class

07/01/2024

07/01/2025

County:

020

0.00

1,088,667.00

State:

020

0.00

1,088,667.00

Municipal:

020

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/11/2024

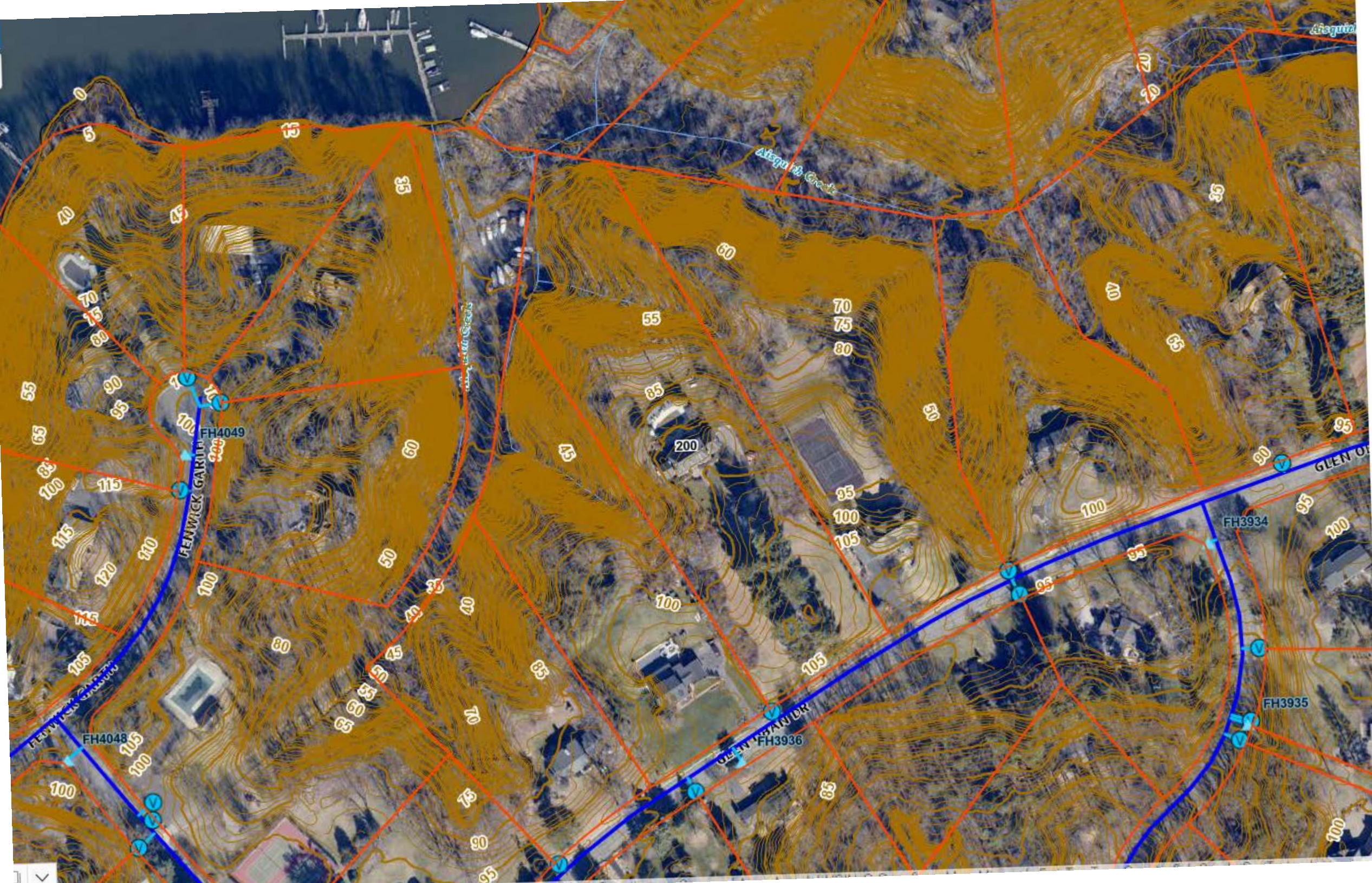
Homeowners' Tax Credit Application Information

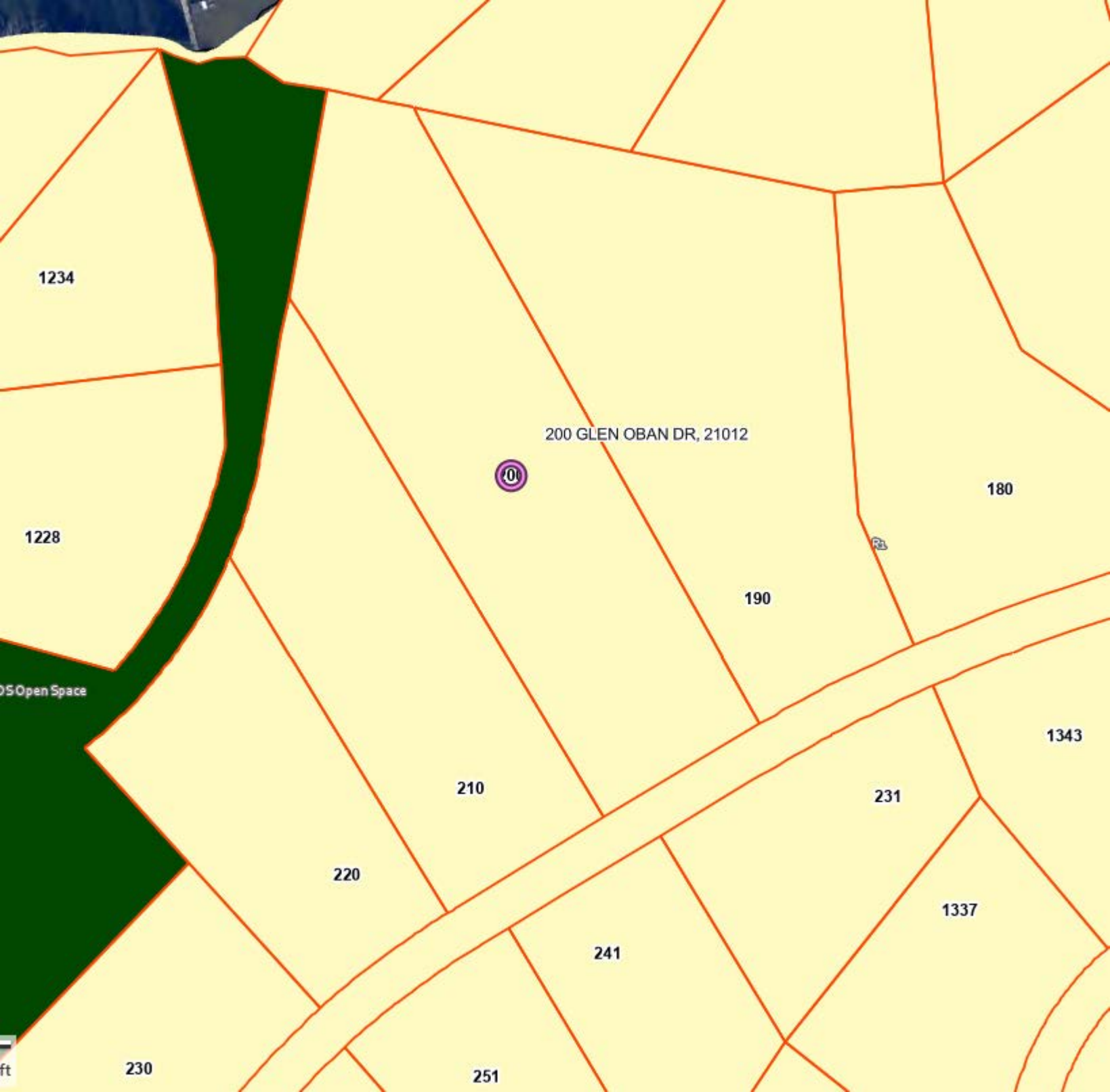
Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback

https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=02&SearchType=ACCT&District=0&&Subdivisionion=&AccountNumber=336426115800

1/1





1234

1228

OS Open Space

200 GLEN OBAN DR, 21012



180

190

1343

210

231

220

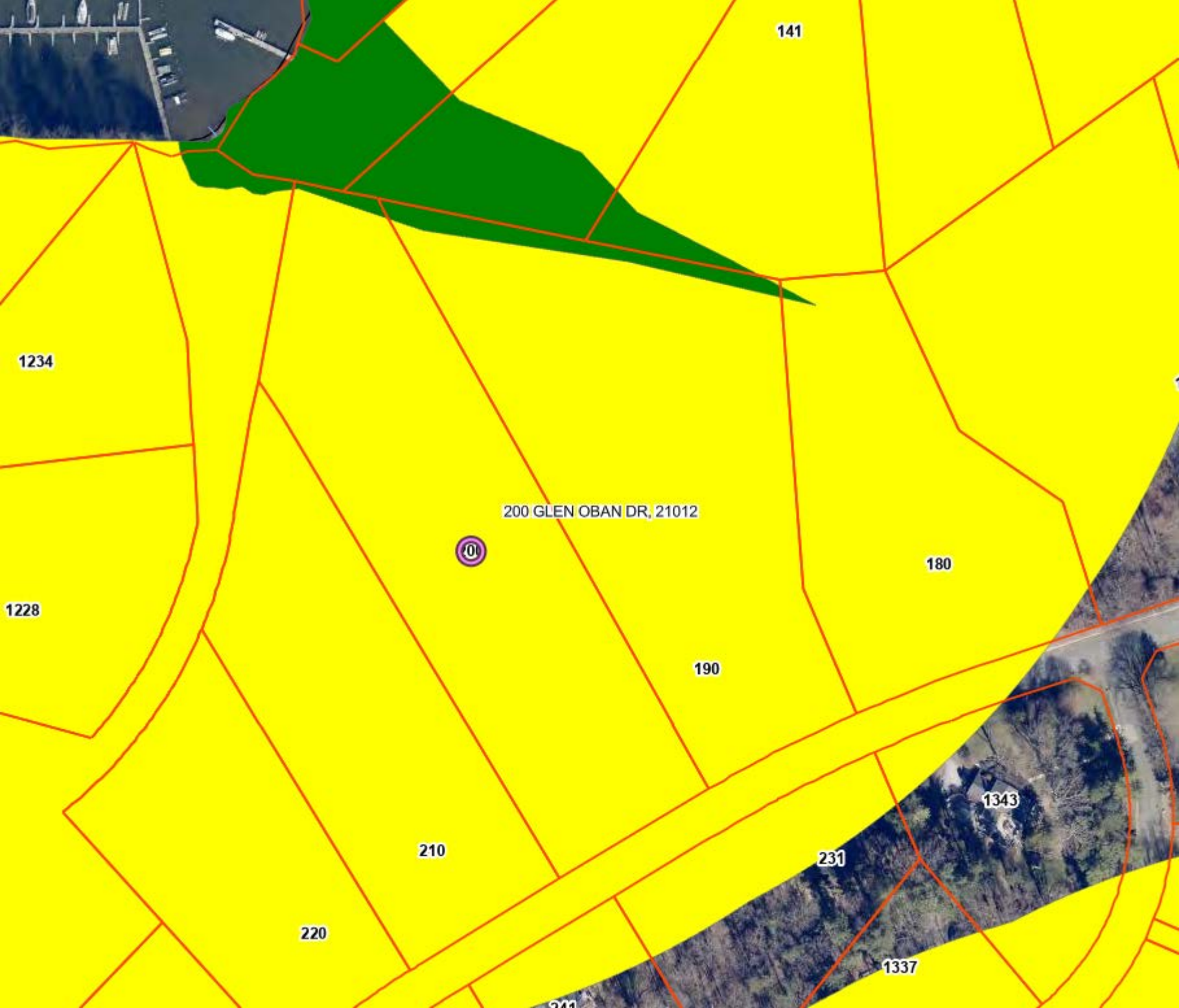
1337

241

230

251

ft



141

1234

1228

200 GLEN OBAN DR, 21012

01

180

190

210

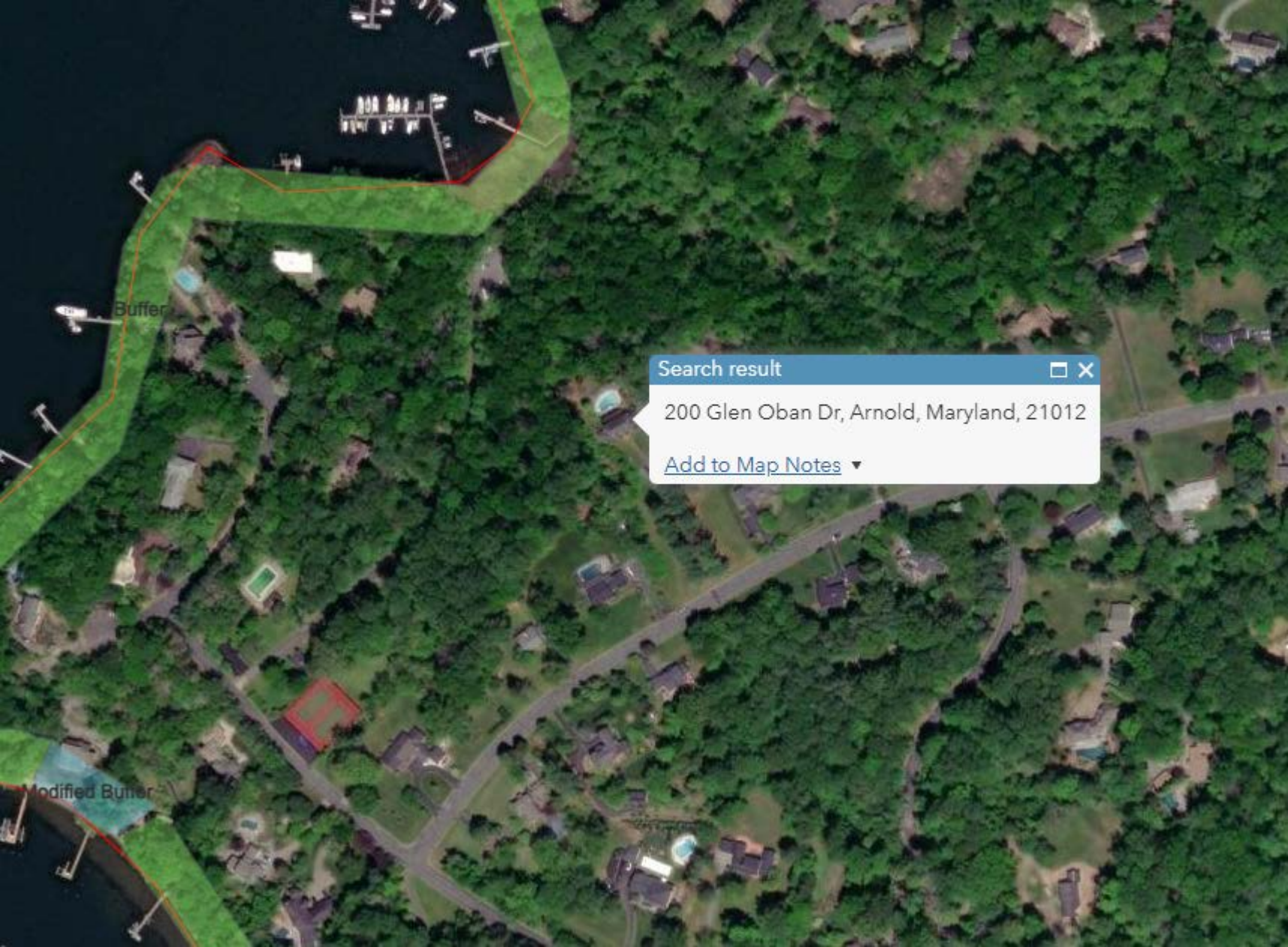
220

231

1343

1337

241



Search result



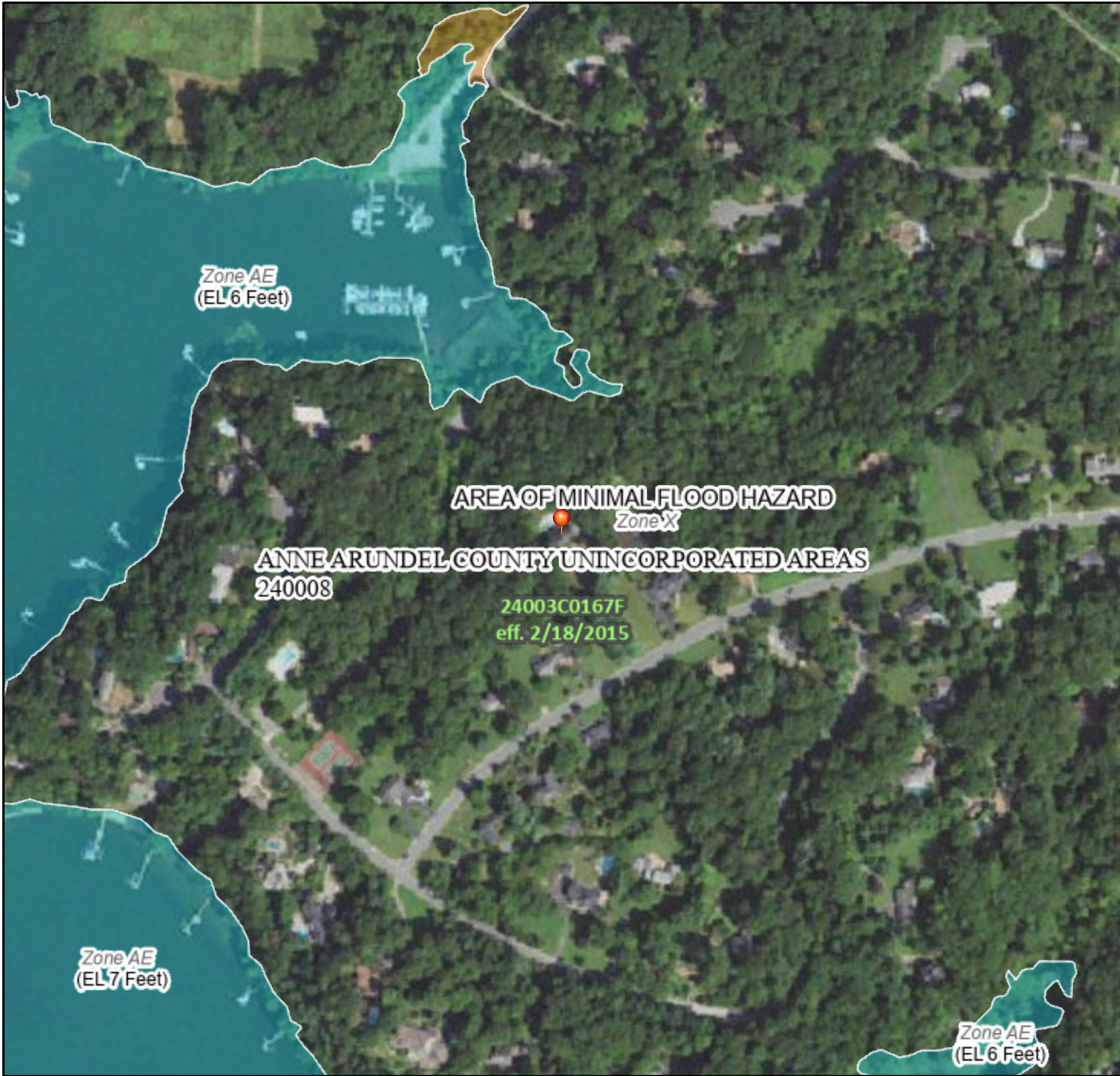
200 Glen Oban Dr, Arnold, Maryland, 21012

[Add to Map Notes](#) ▼

National Flood Hazard Layer FIRMMette



76°31'45"W 39°2'26"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



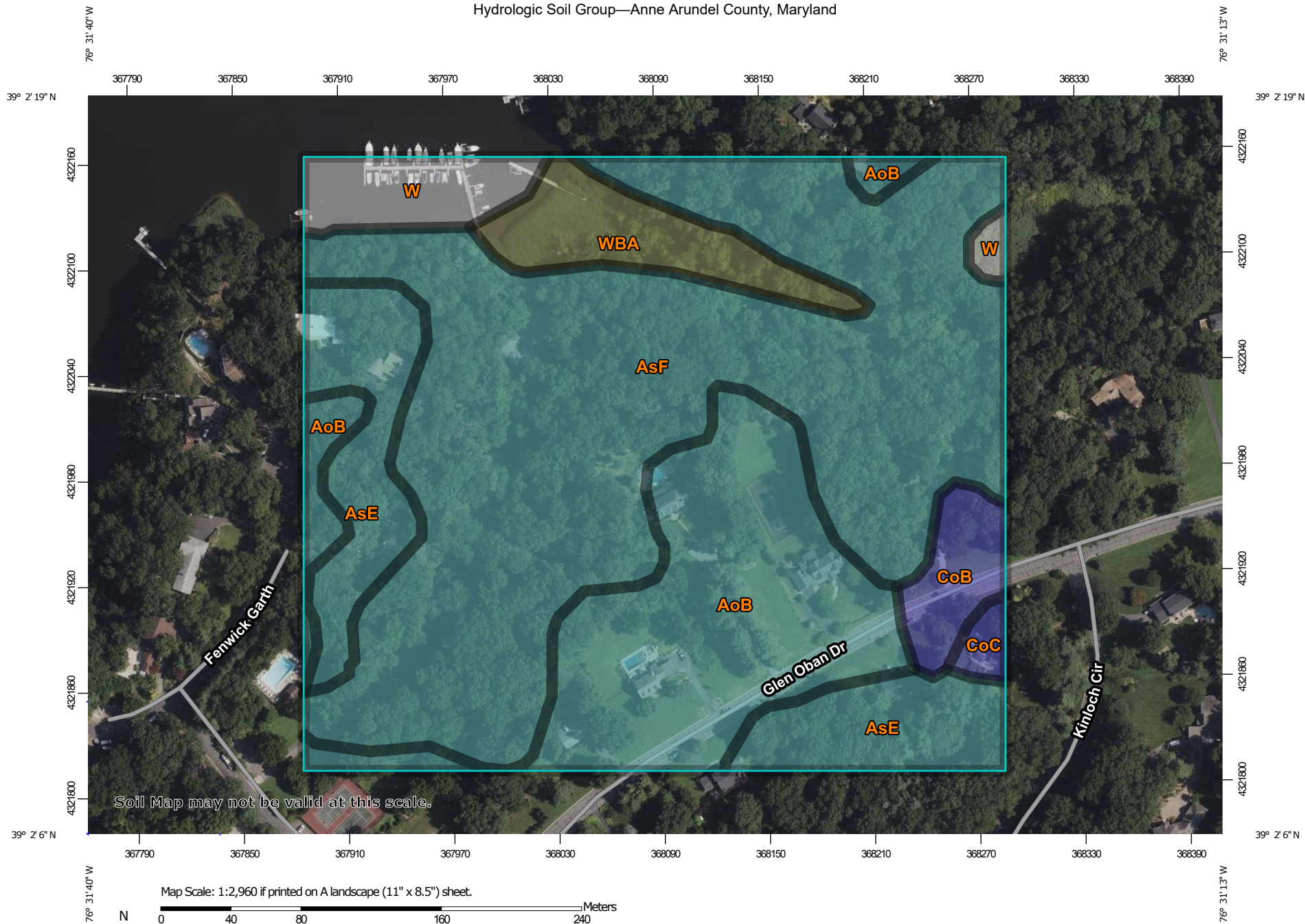
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 7/24/2025 at 2:36 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

9/12/2025
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 23, Sep 6, 2024

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
AoB	Annapolis loamy sand, 2 to 5 percent slopes	C	7.6	21.9%
AsE	Annapolis fine sandy loam, 15 to 25 percent slopes	C	4.2	12.2%
AsF	Annapolis fine sandy loam, 25 to 40 percent slopes	C	18.2	52.5%
CoB	Collington-Wist complex, 2 to 5 percent slopes	B	1.0	3.0%
CoC	Collington-Wist complex, 5 to 10 percent slopes	B	0.3	0.8%
W	Water		1.4	4.1%
WBA	Widewater and Issue soils, 0 to 2 percent slopes, frequently flooded	C/D	1.9	5.5%
Totals for Area of Interest			34.7	100.0%

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



July 23, 2025

Mr. Mike Gillespie
Messick and Associates
7 Old Solomons Island Road, Suite 202
Annapolis, MD 21401

Re: 200 Glen Oban Drive - Arnold, Maryland
Atwell Project #25005756

Dear Mr. Gillespie:

I am writing this letter in reference to a site visit that was conducted to the above referenced property on July 8, 2025. The purpose of the site visit was to determine if jurisdictional streams exist within two swales on the property. The 3.72-acre property is located fronting the northwest side of Glen Oban Drive in Arnold, Maryland.

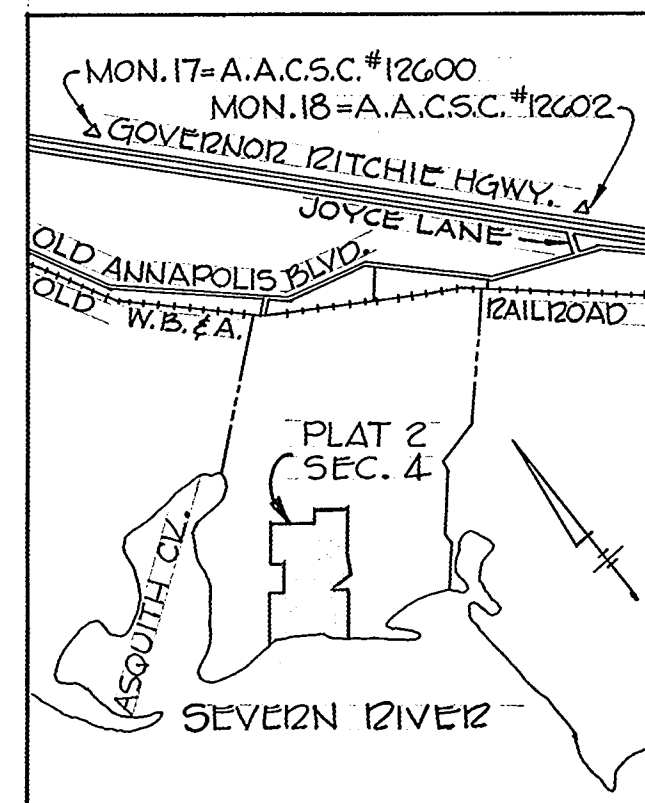
The property currently contains a single-family home, driveway, maintained yard, and areas of mixed hardwood forest. Two swales were reviewed on the property to determine if jurisdictional streams exist within them. The first is located in a wooded area northwest of the house. This swale drains in a northwesterly direction towards a boat trailer parking area located immediately to the west of the site. This swale did not contain an intermittent or perennial stream as no defined channel exists within this relatively steep swale. Wetlands were identified at the bottom of the swale, along the toe of the slope, immediately adjacent to the asphalt parking area. The wetland evaluation was performed using the methodologies outlined in the *1987 Corps of Engineers' Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region*.

The second swale reviewed is situated immediately to the west of the existing house on the property. The top portion of this swale does not contain a stream channel and when the bottom portion of this swale is viewed from the marina access road to the west of the property, no jurisdictional stream was observed within the lower end of the swale. The lower portion of the swale along the marina access road does contain a non-tidal wetland which drains in a northerly direction along the access road.

It is the opinion of Atwell, LLC that no jurisdictional streams exist within either of the two swales as no defined channels exist within these swales. If you have any questions, please do not hesitate to contact me.

Respectfully,

Kenneth R. Wallis
Professional Wetland Scientist (#2878)
ATWELL, LLC



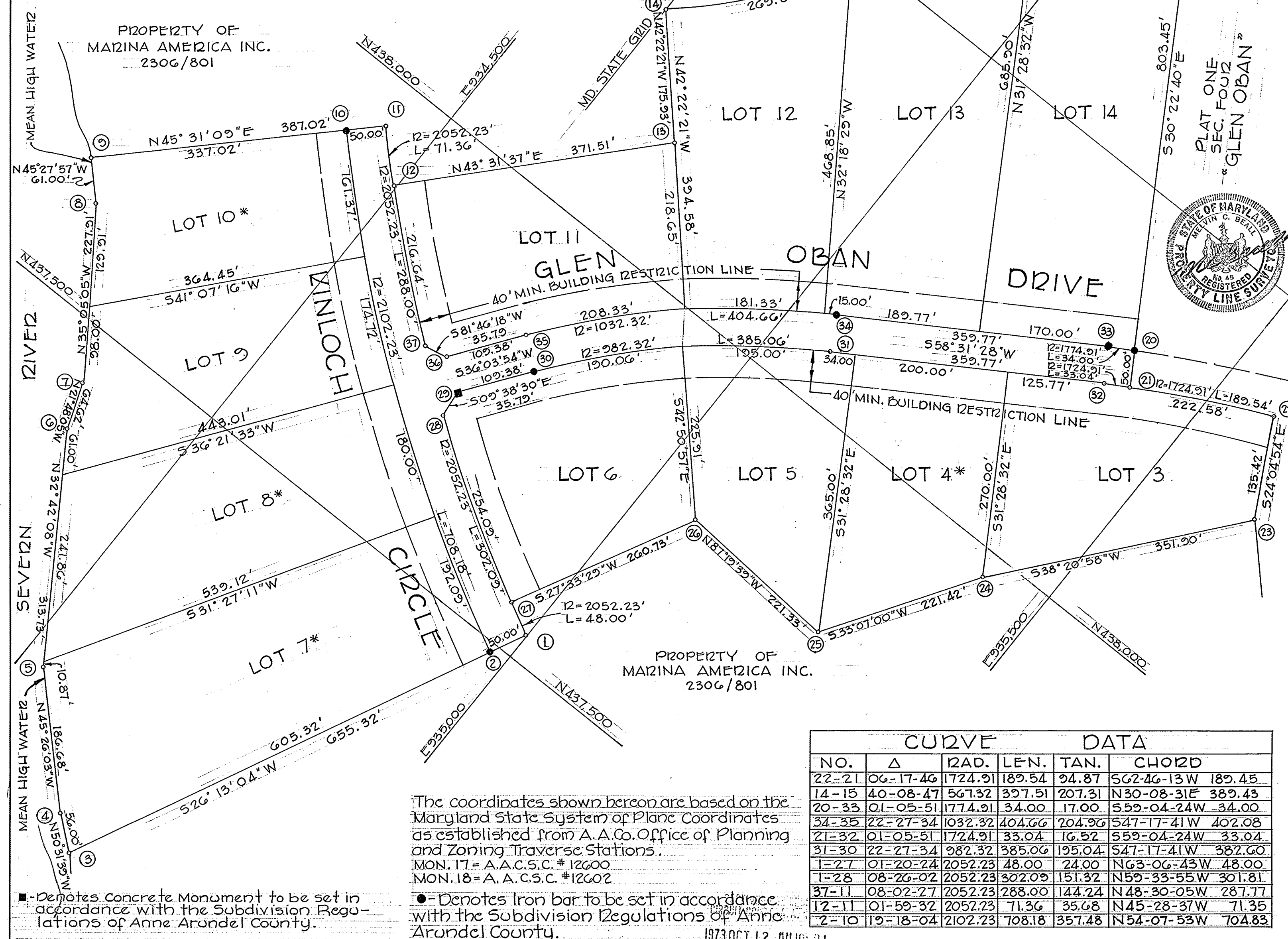
LOCATION MAP
SCALE: 1" = 2000'

COORDINATE TABLE			COORDINATES (CONT.)		
NO.	NORTH	EAST	NO.	NORTH	EAST
1	437533.30	934998.24	20	438317.34	935387.46
2	437488.44	934976.15	21	438274.21	935412.75
3	436945.40	934708.73	22	438360.89	935581.20
4	436981.00	934665.50	23	438237.26	935636.46
5	437112.00	934532.50	24	437961.28	935418.12
6	437376.00	934363.00	25	437775.83	935297.15
7	437436.00	934339.00	26	437786.15	935076.05
8	437622.50	934208.00	27	437555.00	934955.43
9	437665.28	934164.52	28	437686.18	934738.01
10	437901.42	934404.98	29	437721.47	934732.02
11	437936.46	934440.65	30	437809.89	934796.41
12	437886.42	934491.53	31	438009.38	935077.57
13	438155.78	934747.38	32	438257.23	935384.40
14	438285.75	934628.81	33	438299.87	935358.30
15	438622.53	934824.36	34	438112.02	935051.46
16	438821.50	934859.69	35	437839.32	934755.99
17	438817.13	934884.31	36	437750.90	934691.60
18	439022.44	934920.76	37	437745.78	934656.18
19	439010.49	934981.16			

PROPERTY OF
GLEN OLAN COMMUNITY ASSOC.
2466/794

The recreation requirements of A.A.Co. have been met by the deed of 5.134 Acres of land to the Glen Oban Association, by deed dated Feb. 4, 1972 and recorded in Liber M.S.H. 2466 at Folio 794. The articles of incorporation of Glen Oban Association, Inc. are recorded in Book 58 Page 9.

*NOTE:
No building Permit may be issued on the lots designated * until a grading plan has been approved.



1973 OCT 12 AM 10:01
W. GARRETT LARRICK
CLERK

OWNER'S DEDICATION:

We, Marina America Inc. a corporation of the state of Maryland, by Robert M. Fenner, Ass't. Treasurer, owners of the property shown and described hereon, hereby adopt this plan of Subdivision; establish the minimum building restriction lines, and dedicate the streets, widening strips, and storm drainage easements to public use, such lands to be dedicated to Anne Arundel County upon request. There are no suits, actions at law, leases, liens, mortgages, trust, easements or rights of way affecting the property included in this plan of Subdivision.

MARINA AMERICA INC.

BY: Robert M. Fenner 9-17-73
ASS'T. TREASURER DATE
ATTEST: Melvin C. Beall 9-17-73
DATE

SURVEYOR'S CERTIFICATE:

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Betty Wheat Foster and Samuel D. Foster Jr. to Marina America Inc. by deed dated August 31, 1970 and recorded among the Land Records of A.A.Co. Md. in Liber M.S.H. 2306 at Folio 801.

Melvin C. Beall 10/1/73
MELVIN C. BEALL Prop't. L.S. REG. NO. 45 DATE

The requirements of sections 59 to 62 of article 17 of the Annotated Code of Maryland 1957 Edition (Title: Clerks of Court) as far as they relate to the making of this plat and the setting of markers have been complied with.

MARINA AMERICA INC.

BY: Robert M. Fenner 9-17-73
ASS'T. TREASURER DATE
ATTEST: Melvin C. Beall 9-17-73
DATE

Melvin C. Beall 10/1/73
MELVIN C. BEALL Prop't. L.S. REG. NO. 45 DATE

NOTICE TO TITLE EXAMINERS:

1. This plat has been approved for recording only, subject to a Subdivision Agreement with Anne Arundel Co. Md. dated Oct. 11, 1973 and recorded in the Land Records of Anne Arundel Co. Md. in Liber 2628 at Folio 775.
2. No sale or contract of sale of the lots shown hereon shall be made until the necessary improvements have been satisfactorily guaranteed by a surety bond, certified check, cash, or an irrevocable letter of credit from a local bank or other such security as authorized by law and that such Agreement has been entered into by the developer with the Public Works Department in accordance with Subdivision Regulations.
3. No building permits shall be issued for any construction in this development other than sample permits, until the requirements of paragraph (2) above have been complied with.
4. All utilities including gas, elec. and communications shall be installed underground in accordance with the Public Service Comm. Statewide Rules of June 14, 1968.
5. The rear five feet of each lot is reserved as an easement for utilities.

ANNE ARUNDEL CO. OFFICE OF PLANNING AND ZONING
APPROVED:

Marion J. McCoy 10-10-73
MARION J. MCCOY PLANNING AND ZONING OFFICER DATE
ANNE ARUNDEL CO. HEALTH DEPARTMENT
APPROVED:
J. Howard Beard 10-3-73
J. HOWARD BEARD COUNTY HEALTH OFFICER DATE

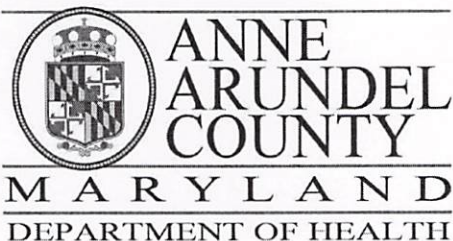
PLAT TWO - SECTION FOUR

"GLEN OLAN"

THIRD DISTRICT ANNE ARUNDEL CO.
SCALE: 1" = 100' OCT. 1973

100 50 0 100 200 300
JOHN E. HARMS JR. AND ASSOCIATES
CONSULTING ENGINEERS
PASADENA, MARYLAND

CURVE DATA				
NO.	Δ	12AD.	LEN.	TAN.
22-21	06-17-46	1724.91	189.54	94.87
14-15	40-08-47	567.32	397.51	207.31
20-33	01-05-51	1774.91	34.00	17.00
34-35	22-27-34	1032.32	404.66	204.96
21-32	01-05-51	1724.91	33.04	16.52
31-30	22-27-34	982.32	385.06	195.04
1-27	01-20-24	2052.23	48.00	24.00
1-28	08-26-02	2052.23	302.09	151.32
37-11	08-02-27	2052.23	288.00	144.24
12-11	01-59-32	2052.23	71.36	35.68
2-10	19-18-04	2102.23	708.18	357.48



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", located next to the "FROM:" field.

DATE: November 24, 2025

RE: Caitlin Hannon
200 Glen Oban Drive
Arnold, MD 21012

NUMBER: 2025-0224-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced 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.

The Health Department has reviewed the on-site sewage disposal system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal system. The Health Department has no objection to the above referenced request.

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

cc: Sterling Seay

2025-0224-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>I and P Engineering</div> <div>Assigned to Department</div> <div>Engineering</div> <div>Action by Department</div> <div>Engineering</div> <div>Start Time</div>		<div>Due Date</div> <div>12/08/2025</div> <div>Assigned to</div> <div>Natalie Norberg</div> <div>Action By</div> <div>Natalie Norberg</div> <div>End Time</div>	<div>Assigned Date</div> <div>11/17/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>12/08/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>1. Move the rear MB-2 to the west to reduce disturbance in the steep slopes.</div> <div>2. Show and label secondary and tertiary dry wells. SWM must meet setbacks to these dry wells.</div> <div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>
<div>Billable</div> <div>No</div>	<div>Overtime</div> <div>No</div>		
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			

<div>Expiration Date</div>	<div>Review Notes</div>	<div>Reviewer Name</div> <div>Natalie Norberg</div>
<div>Reviewer Phone Number</div>	<div>Reviewer Email</div> <div>ipnorb81@aacounty.org</div>	

2025-0224-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>OPZ Critical Area Team</div> <div>Assigned to Department</div> <div>OPZ Critical Area</div> <div>Action by Department</div> <div>OPZ Critical Area</div> <div>Start Time</div>		<div>Due Date</div> <div>12/08/2025</div> <div>Assigned to</div> <div>Kelly Krinetz</div> <div>Action By</div> <div>Kelly Krinetz</div> <div>End Time</div>	
<div>Billable</div> <div>No</div>		<div>Overtime</div> <div>No</div>	
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>		<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div> <div><div><input checked="" type="checkbox"/> All ACA Users</div><div><input checked="" type="checkbox"/> Record Creator</div><div><input checked="" type="checkbox"/> Licensed Professional</div><div><input checked="" type="checkbox"/> Contact</div><div><input checked="" type="checkbox"/> Owner</div></div>	
<div>Estimated Hours</div> <div>0.0</div>		<div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div>Workflow Calendar</div>	
<div>Task Specific Information</div>			

Assigned Date

11/17/2025

Status

Complete w/ Comments

Status Date

12/09/2025

Hours Spent

0.0

Comments

The existing home has 4495 sq ft of living space with 6 bedrooms, 5 bathrooms and an attached 2 car garage. The site sits atop a 50-56% slope leading to tidal/nontidal wetland areas immediately adjacent to the Severn River. The entire developed area of this property falls within an expanded buffer and the necessary protections that designation affords. The applicant submitted a prefile for renovations to the existing home, pool area and accessory structures that resulted in an overall reduction in lot coverage. The comments generated for that proposal stated that while we would support repair, replacement of the existing improvements, we could not support expansion of those improvements. The variance application that has been submitted no longer proposes a reduction in lot coverage but results in an increase in addition to approximately 2,000 square feet of clearing. The proposed redevelopment of the pool deck and pavilion have not been minimized. The application shows a 16' wide driveway (standard is 10') that provides access to the current two car garage as well as the proposed 3 car garage and an additional 7 parking spaces. This plan does not represent development standards appropriate for development within the Critical Area buffer nor do they meet the requirements for the approval of a variance in the Critical Area.

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name



Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

CAC Comments: 2025-0224-V; Hannon (AA 0303-25)

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>

Mon, Nov 24, 2025 at 2:17 PM

To: Sadé Medina <pzmedi22@aacounty.org>

Good afternoon,

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

- The applicant is requesting a variance for disturbance to the Critical Area Buffer, which is expanded for steep slopes to develop their outdoor amenity space. Presently, the 3.7-acre property, which is located in the Critical Area Limited Development Area (LDA), is developed with a single-family dwelling, a deck, pool and pool deck, screened porch, patio, two sheds, attached garage, and driveway. The applicants propose to remove the two sheds and reconstruct the pool deck. Additionally, the applicants propose the construction of a pavilion and spa within the footprint of the new pool deck, the construction of a three-car garage, and reconfiguration of the driveway; the existing screened porch will remain. The proposed improvements will result in a ~405 square foot increase in lot coverage and 29,115 square feet of Buffer disturbance, including 1,935 square feet of developed woodland clearing within the Buffer.

Presently, the applicants have reasonable and significant use of their lot, including significant outdoor amenity space. As such, the denial of the variance request would not constitute unwarranted hardship. The Administrative Hearing Officer (AHO) must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets unwarranted hardship and that this variance would not adversely affect water quality and wildlife or plant habitat. If this request were to be denied for the redevelopment of outdoor amenity space within the Critical Area Buffer and with disturbance to steep slopes, the applicants would still have reasonable and significant use of their lot.

The above-comments have been added to the County's online portal.

Sincerely,
Jamileh Soueidan

--



Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
dnr.maryland.gov/criticalarea

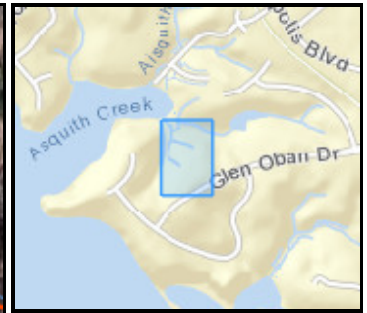
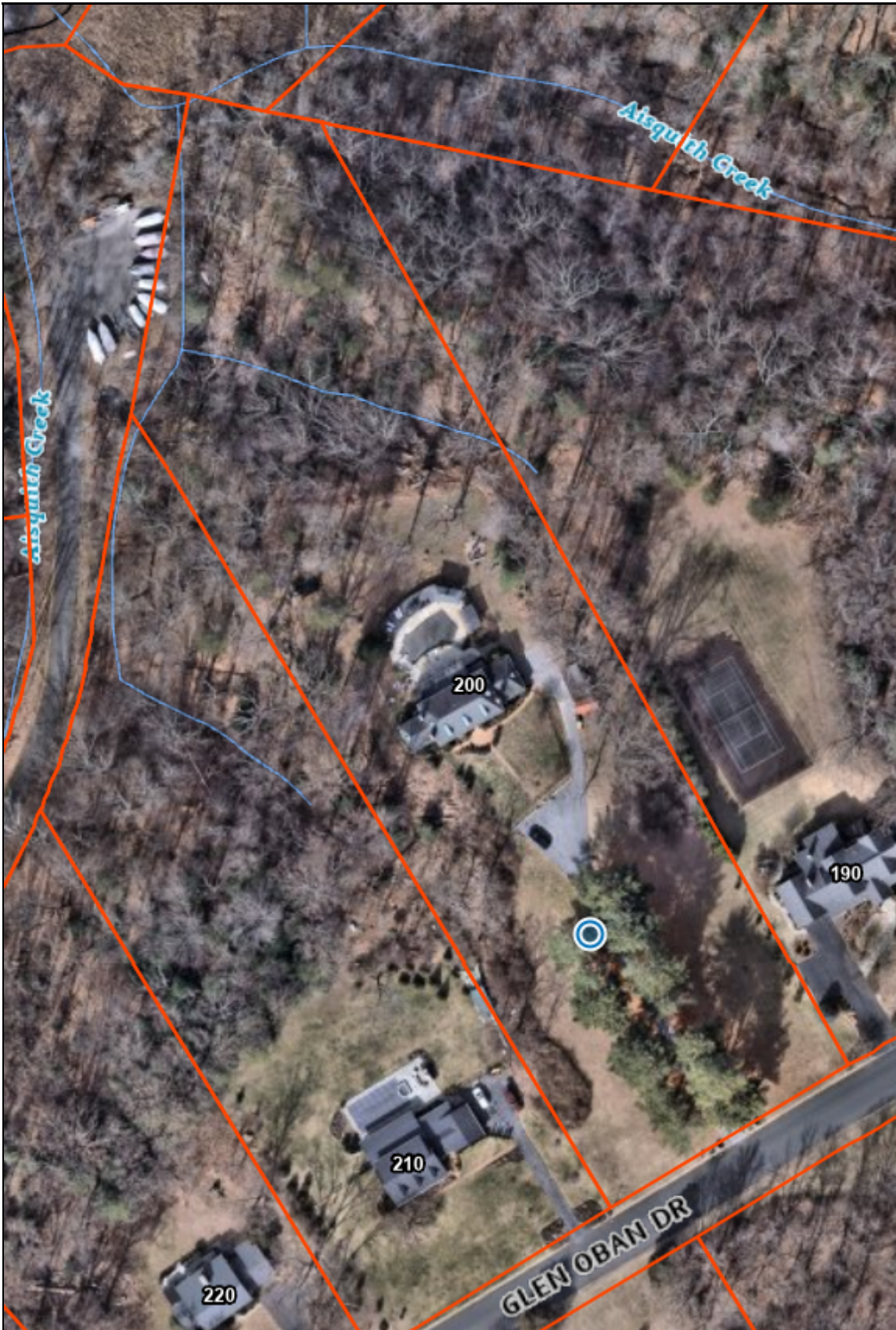
Jamileh Soueidan (she/her)
Natural Resources Planner
1804 West Street, Suite 100
Annapolis, MD 21401
Office: [410-260-3462](tel:410-260-3462)
Cell: [667-500-4994](tel:667-500-4994) (preferred)
jamileh.soueidan@maryland.gov

200 Glen Oban Drive (2025-0224-V)



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