

APP. EXHIBIT# 1  
CASE: 2025-0233-V  
DATE: 1/27/26

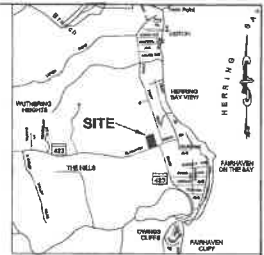
## NOTICE

\*AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW:  
AN ACCESSORY STRUCTURE (DETACHED GARAGE,  
PARTIAL CONVERSION TO ADU) IN THE FRONT  
YARD OF A NONWATERFRONT LOT WITH LESS  
SETBACKS THAN REQUIRED.

LOCATION: 420 FAIRHAVEN ROAD, TRACYS LANDING  
CASE NO: 2025-0233-V  
DEBORAH FISCHER

PENDING A PUBLIC ZOOM MEETING, FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

APP. EXHIBIT# 2  
CASE: 2025-0233-V  
DATE: 1/27/26



VICINITY MAP  
SCALE: 1" = 2,000'

### GENERAL NOTES

1. OWNER: DEBBIE FISCHER  
GRANT NISSON
2. TAX # 8270-0073-4400
3. TAX MAP B1, BLOCK 6, PARCEL 207
4. LOT 15, FAIRHAVEN ESTATES
5. SITE AREA: 5.09 ACRES
6. ZONING: RA
7. NOT IN THE CRITICAL AREA
8. EXISTING WELL, EXISTING SEPTIC (AS-BUILT)
9. PROPOSED USE: CONVERT PART OF EXISTING GARAGE TO A.O.U. PER ARTICLE 10-10-125
10. AS-BUILT Lot Cover Allowed = 25%; Lot Area = 221,720 s.f.; 25% = 55,430 s.f.  
Existing Existing Lot Cover = 4,713 s.f. Therefore, Existing Lot Cover is compliant.

### SEPTIC REQUIREMENTS

March 5, 2025

Jessie Howard  
360 E. Bayfront Rd  
Dela, MD 20751

Re: PAT02051879, 420 Fairhaven Rd, Tracy's Landing 20779  
Tax Account # 827000734400

This letter does not constitute Health Department or Building Permit approval for the referenced site. The Anne Arundel Co. Health Department has completed an evaluation of the above referenced property. Permittals were issued on May 05, 2025. All septic design requirements are based on a proposed house size NO LARGER THAN 800 square feet and lot size 5.09 acres. The minimum design requirements for the initial septic system and replacement system are as follows:

Septic Tank: 1000

Initial Drains Field:

Test # 1

Number of Trenches: 1

Length of Trench: 100 feet

Width of Trench: 1 foot

Depth of Trench: 11 feet

Pipe to trench no deeper than 1 foot

Trenches Spaced by 11 feet from nearest edge to edge

Replacement system:

Test # 1

Number of Trenches: 1

Length of Trench: 100 feet

Width of Trench: 1 foot

Depth of Trench: 11 feet

Pipe to trench no deeper than 1 foot

Trenches Spaced by 11 feet from nearest edge to edge

Other: Piers #1, 5, & 6 are for the main house SRA, Piers #1, 2, & 3 are for the ADU SRA, Pier #1 recs: 2@8" x 8" x 5' pgs, 4@8" recs for pier #2: 2@8" x 8" x 5' pgs, 4@8" recs.

### GRAPHIC SCALE



### NOTE:

EXISTING SEPTIC TANK & DRAINFIELD SHOWN IS AS-BUILT BASED ON FIELD SURVEY BY WILLIAM C. RICE, SR

### NOTE:

A 55 Gal M-1 Rain Barrel (RB) is proposed to be placed at each downspout from the garage roof (2 Rain Barrels total proposed) to treat the existing roof run-off. Each rain barrel will be equipped with 50 LF of soaker hose attached to the drain spigot on the barrel. Refer to MDE Ch. 5, Fig. 5-8 for detail. The proposed rain barrels shall be maintained in accordance with the manufacturers specs.

LOT 16 SECTION 2  
FAIR HAVEN ESTATES  
R.W. & J.K. POWERS  
P.O. BOX 8  
FRIENDSHIP, MD. 20756  
TAX#8270-0108-7720  
RA ZONE

LEGEND  
EXISTING CHASE  
EXISTING ELEVATION  
EXISTING TANK  
EXISTING TANK LINE

25% STEEP SLOPES  
0006/2024/24-18/24-19.DWG

| REVISIONS |                                                             |         | APPROVED BY DATE |         |
|-----------|-------------------------------------------------------------|---------|------------------|---------|
| #         | DESCRIPTION                                                 | DATE    | BY               | DATE    |
| 1         | SHOWN AS-BUILT SEPTIC LOCATION OF INITIAL DRAINFIELD & TANK | 1/15/25 | W.C.             | 1/15/25 |
| 2         | ADD DATA FOR VARIANCE APP.                                  | 1/15/25 | W.C.             | 1/15/25 |

PROFESSIONAL CERTIFICATION: I, WILLIAM C. RICE, SR., CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #10111. EXPIRATION DATE: FEBRUARY 11, 2027.

**DOUGLAS BOURQUIN, LLC**  
LAND DEVELOPMENT CONSULTING  
4 CINDY COURT,  
SEVERNA PARK, MARYLAND 21146  
PHONE 410-678-8863  
Email: dlb@bourquinllc.com

PAT 02051879  
B02440840

SCALE: 1" = 40'  
DATE: MARCH 5, 2025  
DRAWN BY: JAY  
CHECKED BY: D.D.B.  
JOB NO: 24-19  
SHEET NO: 1 OF 1

ADU SITE PLAN & AS-BUILT SEPTIC PLAN  
LOT 15, SECTION 2  
FAIR HAVEN ESTATES  
RA ZONING  
420 FAIRHAVEN ROAD  
TAX #8270-0073-4400  
TAX MAP #1, BLOCK 6, PARCEL 207, 2ND CDDE 20779  
EIGHTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

420 Fairhaven Road Tracys Landing MD 20779  
Deborah Fischel & Grant Nisson

Lot 15 Section 2 Fairhaven Estates PB 42 P 32 Plat No 2307

APP. EXHIBIT# 3  
CASE: 2025-0233-✓  
DATE: 1/27/20



## Anne Arundel County Engineering Record Drawing and Monuments



Draw Measure Identify Print Profile OpenData Oblique Close Street

I want to...



0 500 ft

Esri Community Maps Contributors, County of Anne Arundel, Esri, Garmin, GeoEye, GeoTechnology, Inc., IGN, IGN, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Powered by Esri

420 MD-423  
Tracy's Landing, Maryland  
[View on Google Maps](#)



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APP. EXHIBIT# 4  
CASE: 2025-0233-V  
DATE: 1/27/26









APP. EXHIBIT# 5  
CASE: 2025-0233-V  
DATE: 1/27/26

ANNE ARUNDEL COUNTY  
ELECTRICAL INSPECTION

PERMIT NO. 602057296  
CONCEALED WIRING  
OK DATE  
TEMP. ISSUE DATE 7/26/93  
FINAL APPROVAL DATE 8/17/93  
INSPECTOR R. Neall

**Bausum & Duckett**

*Electric Company, Inc.*

24 HOUR EMERGENCY SERVICE

**(410) 956-2927**

BALTIMORE AREA (410) 269-6761

WASHINGTON AREA (301) 261-4551

APP. EXHIBIT# 6  
CASE: 2025-0233-V  
DATE: 1/27/26

January 13, 2026

Douglas Clark Hollmann, Esquire

Administrative Hearing Officer

Arundel Center

P. O. Box 2700

Annapolis, MD 21401

Dear Mr. Hollmann,

We have seen the Application Site Plan for the Accessory Dwelling Unit to be located in the existing garage at 420 Fairhaven Rd, Tracys Landing, MD 20229.

Grant Nisson and Deborah Fischel have been good neighbors and we support their application.

Thank you.

*Megan Jarboe*

Megan Jarboe

451 Fairhaven Road

Tracys Landing, MD 20779

301-943-3623

megan-jennings@yahoo.com

1/7/2026

January 13, 2026

Douglas Clark Hollmann, Esquire

Administrative Hearing Officer

Arundel Center

P. O. Box 2700

Annapolis, MD 21401

Dear Mr. Hollmann,

We have seen the Application Site Plan for the Accessory Dwelling Unit to be located in the existing garage at 420 Fairhaven Rd, Tracys Landing, MD 20229.

Grant Nisson and Deborah Fischel have been good neighbors and we support their application.

Thank you.

  
Adam Leach  
202-669-6695  
1/6/26

4411 Fairhaven Rd  
Tracys Landing MD 20779  
AdamLeach441@gmail.com

January 13, 2026

Douglas Clark Hollmann, Esquire

Administrative Hearing Officer

Arundel Center

P. O. Box 2700

Annapolis, MD 21401

Dear Mr. Hollmann,

We have seen the Application Site Plan for the Accessory Dwelling Unit to be located in the existing garage at 420 Fairhaven Rd, Tracys Landing, MD 20229.

Grant Nisson and Deborah Fischel have been good neighbors and we support their application.

Thank you.

ALLAN & DIANE BURT  
6300 TOWN POINT RD  
TRACYS LANDING, MD 20779  
410.320.7270  
ALLANBURT@AOL.COM  
JANUARY 3, 2026

Allan Burt  
Diane Burt

January 13, 2026

Douglas Clark Hollmann, Esquire

Administrative Hearing Officer

Arundel Center

P. O. Box 2700

Annapolis, MD 21401

Dear Mr. Hollmann,

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Grant Nisson and Deborah Fischel have been good neighbors and we support their application.

Thank you.

*Robert H Morris*

Robert H Morris

369 Fairhaven Rd.

Tracys Landing, MD 20779

410 610 1727

443 949 5975

rmorristax@live.com

1/5/2026