

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

APPLICANT: James Carnaggio & Juile Carnaggio

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0234-V

COUNCIL DISTRICT: 3

HEARING DATE: February 3, 2026

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are requesting a variance to allow an accessory structure (garage with ADU - accessory dwelling unit above) with less setbacks than required and with greater height than allowed on property located at 408 Greenland Beach Road in Curtis Bay.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 8,127 square feet of land and is located on the south side of Greenland Beach Road. It is identified as Lot 29 and part of Lot 28 in the Greenland Beach subdivision, Parcel 29 in Grid 15 on Tax Map 11. The property is zoned R5 – Residential District, lies entirely within the Chesapeake Bay Critical Area - Intensely Developed Area (IDA), and is mapped as a Buffer Modified Area (BMA). It is improved with a one-story dwelling, a detached garage, a pier, and other associated facilities.

PROPOSAL

The applicants propose to demolish the existing one-story detached garage in order to construct a new two-story detached garage (22' x 28', 20'- 3" average height) with a second-floor accessory dwelling unit (ADU).

REQUESTED VARIANCES

§ 18-4-701 provides that an accessory structure in an R5 District shall have a maximum height of 25 feet or the height of the principal structure, whichever is less. The proposed detached garage would be constructed with an average roof height (20'-3") that is higher than that of the principal structure (11'-10"), necessitating a variance of 8'- 5".

A review of the bulk regulations for development within the R5 District reveals that a setback variance is not required.

FINDINGS

The subject property is rectangular in shape and exceeds the minimum lot size of 5,000 square feet for lots served by public sewer in the R5 District, but is undersized with regard to the

minimum lot width of 50 feet. A review of the County aerial photography shows that the lot is similar in width and length to all of the waterfront lots on Greenland Beach Road, with dwellings and accessory structures located within close proximity of each other.

The existing critical area lot coverage of the subject property is 3,824 square feet. The proposed removal and reconfiguration of lot coverage will result in a post-construction lot coverage of 3,728 square feet, a reduction of 96 square feet. The proposed post-construction coverage by structures is approximately 2,500 square feet, which is below the 65% (5,282.55 square feet) maximum coverage by structures allowed under § 18-4-701.

Agency Comments

The **Health Department** noted that the property is served by public water and sewer facilities, and has no objection to the request.

The **Inspections & Permits Engineering Section** commented on revisions that must be addressed during permitting/development, but offered no objection.¹

Variance Criteria

For the granting of a variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicants.

In this particular case, while the lot is narrow², due to the length of the property, there appears to be ample space to the south of the proposed garage to accommodate the ADU as a 1-story addition to the garage, rather than as a second story. And, this alternative will not hinder the existing driveway or access to the house. In this regard, there does not appear to be anything unique about the subject property, nor do exceptional circumstances exist that would prevent the applicants from developing the lot in conformance with the Code.

In addition, a two-story structure would not fit the pattern of development along Greenland Beach Road and would be taller than, not only the existing dwelling, but also the adjacent detached structures. Therefore, the granting of the variance will alter the essential character of the neighborhood in which the lot is located.

As the proposed structure would meet the minimum side and rear setbacks, the granting of the variance would not substantially impair the appropriate use or development of the adjacent properties, nor would it be detrimental to the public welfare.

However, because there is an opportunity to build the same size accessory dwelling unit without relief, this Office cannot support the variance request.

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

² The proposed structure will meet the minimum side and rear setbacks of 7 feet.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **denial** of the requested zoning variance to § 18-4-701 to allow an accessory structure to exceed the height of the principal structure.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.

ALL PROPERTIES SHOWN ON THIS MAP LIE
WITHIN THE R5 ZONING DISTRICT.

ALL PROPERTIES SHOWN ON THIS MAP LIE
WITHIN THE IDA CRITICAL AREA.

THIS SITE LIES ENTIRELY WITHIN THE
PATAPSCO TIDAL WATERSHED.



SCALE: 1" = 2,000'
ADC MAP: 09, GRID: D1
Copyright ADC The Map People
Permitted Use Number 20811204

SITE DATA			
PROPERTY ADDRESS:	408 GREENLAND BEACH ROAD BALTIMORE, MD 21226		
OWNER:	JAMES JAMES CARAGGIO JULIE ANN CARNAGGIO 408 GREENLAND BEACH ROAD BALTIMORE, MD 21226		
	PHONE 410-530-3179	EMAIL: JCARNAGGIO2@GMAIL	
DEVELOPER:	JAMES JAMES CARAGGIO JULIE ANN CARNAGGIO 408 GREENLAND BEACH ROAD BALTIMORE, MD 21226		
	PHONE 410-530-3179	EMAIL: JCARNAGGIO2@GMAIL	
EXISTING USE: RESIDENTIAL		PROPOSED USE: RESIDENTIAL	
EXISTING ZONING: R5		SETBACKS: FRONT: 20', SIDE: 7', REAR: 15'	
TAX MAP: 11	BLOCK: 15	PARCEL: 29	LOTS: 29 P/O LOT 28
ASSESSMENT DISTRICT: 3RD			
TAX ACCOUNT NUMBER: 3395-0121-5500			
CRITICAL AREA: IDA			
TOTAL SITE AREA:		0.1866 ACRES	8,127 SQUARE FEET
EXISTING IMPERVIOUS:		0.0878 ACRES	3,824 SQUARE FEET

SITE AREA CALCULATIONS/ CRITICAL AREA CALCULATIONS (IDA)

- Total site area: 8,127 s.f. or 0.1866 AC.
Total lot coverage allowed: No limitation within the IDA
Total woods on site: 750 +/- square feet
Total woods permitted to be cleared: No clearing limitation within the IDA
Total woods required on site: No requirements within the IDA
Total existing lot coverage: House 1,172 s.f. (to remain)
Garage 448 s.f. (to be removed)
Driveway 1,537 s.f. (284 s.f. to be removed)
Sidewalks 460 s.f. (136 s.f. to be removed)
Waterfront Shed 164 s.f. (to remain)
Total: 3,824 s.f. (2,956 to remain)
Total proposed lot coverage: Garage/ADU 616 s.f.
Driveway 156 s.f.
Total: 772 s.f.
Total existing to remain and proposed lot coverage: 3,728 s.f.



OWNER, DEVELOPER AND APPLICANT INFORMATION

OWNER:
JAMES JAMES CARAGGIO
JULIE ANN CARNAGGIO
408 GREENLAND BEACH ROAD
BALTIMORE, MD 21226
PHONE 410-530-3179
EMAIL: JCARNAGGIO12@GMAIL

DEVELOPER/APP
JAMES JAMES CARAGGIO
JULIE ANN CARNAGGIO
408 GREENLAND BEACH ROAD
BALTIMORE, MD 21226
PHONE 410-530-3179
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M.A.F. &
ASSOCIATES, LLC

55 JONES STATION ROAD. W.
SEVERNA PARK, MD 21146
PHONE: 443-864-8589
EMAIL: MFORGEN@AOL.COM

ADMINISTRATIVE SITE PLAN/PROPOSED CONDITION













GREENLAND BEACH

LOT 29 P/O 28

408 GREENLAND BEACH ROAD, BALTIMORE, MD. 21226

TAX MAP 11 BLOCK 15 PARCEL 29 TAX ACCOUNT #: 3395-0121-5500 ZONING: R5
DATE: DECEMBER 8, 2025
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET 1 of 1

LEGEND	 Existing Grade  Existing Right of Way  Existing Edge of Paving  Existing Lot Line  Existing Fence  Existing Tree	 Existing water line  Existing Sewer Line  Existing Overhead Electric Line  Existing BOE Pole  Existing Structure	 Proposed Structure <p>RnB 'A' SOILS Soil classification ZONED R5 Zoning classification</p>
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M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

December 8, 2025

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

**RE: Greenland Beach Lot 29 and P/O Lot 28
408 Greenland Beach Road, Baltimore, MD 21226
Tax Map 11 Block 15 Parcel 29
Tax Account # 3395-0121-5500**

Dear Planner:

On behalf of the property owner, I am submitting a variance application for the above-referenced project. The property owner proposes demolishing an existing garage to allow for the construction of a 22'x28' detached garage with a second-floor Accessory Dwelling Unit. The garage/accessory dwelling unit will have an average roof height that is higher than the principal structure. The existing dwelling is a single-story home that was built in 1900. The house has an average roof height of 11' 10". The proposed garage/ accessory dwelling unit will have an average roof height of 20' 3". The structure has an overall footprint of 22' x 28' and is setback, at its closest point, 7' from the eastern, side lot line and 7' from the northern rear lot line and 11' from the western side lot line.

The property owner would like to provide a family member with a place to live, and an accessory dwelling unit would give them that opportunity to provide this needed housing.

This is an R5 zoned property that exceeds the area requirements of the County Code but not the lot width. This property is required to meet the setbacks as noted in 18-4-701 of the County Code. For an accessory structure, this section of the County Code requires a front lot line setback of 40' and a side and rear lot line of 7'. The height limitation for an accessory structure is 25' or the height of the principal structure, whichever is less.

This proposal will require a zoning variance of 8'5" to allow the proposed garage/accessory dwelling unit (accessory structure) to be constructed with an average roof height of 20'3".

The prefile comments:

Critical Area Team: No objection from a Critical Area standpoint.

Response: No response required.

The Department of Inspections and Permits (Engineering Division): Show and label existing and/or proposed stormwater management devices. Show the access to the exterior steps. Show and label the existing water meter and sewer clean out locations.

Response: There are no existing stormwater management devices to show. We will be required to address stormwater management with the building permit. Stormwater management will be addressed via planting for the increase of lot coverage. The sewer and water cleanout have been added to the administrative site plan. Construction plans have been submitted as part of this application. These plans show access to the outside steps.

Zoning Administration Section: It appears that the applicant can construct a one story detached ADU without the variance and still provide the desired home for the family member. The proposed structure seems excessive and is not likely to be supported by this Office. The site plan labels the proposed structure height as "peak height" and the existing dwelling height as "height". Please make sure the labels for the height of the structures are consistent and provides the height measurement required for the building permit.

Response: We feel this proposed garage/adu is modest in size when we take into consideration that we still need the 2-off-street parking space that the existing garage provides. This lot is only 40' wide at the right of way. This limits the area to park cars. The existing driveway needs to access the existing house so no parking can happen along the side. This is the need to build the garage with the adu on top. The average roof height has been provided on the site plan.

The peak height is called out for both structures.

WE REQUEST A 10'1" VARIANCE TO ARTICLE 18-4-701 THAT REQUIRES AN ACCESSORY STRUCTURE HAS A MAXIMUM HEIGHT OF 25' OR THE HEIGHT OF THE PRINCIPAL STRUCTURE WHICHEVER IS LESS TO ALLOW FOR A HEIGHT OF 23'0" FOR THE PROPOSED ACCESSORY STRUCTURE.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) (b) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variance.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

The existing single-story dwelling was built in 1900. The house is modest in size and height. By nature, single-story homes have less height than most homes. Since this is the case the height of the existing house has an average roof height of only 11'10". Since this house was constructed in 1900, there is no way to make an improvement that would allow the accessory dwelling unit to be proposed within the house. If the owners were required to put the accessory dwelling unit within the existing house, they would be required to tear down the house completely to accommodate a second floor. This is not feasible for the property owner. Since this is the case, the allowable average roof height for an accessory structure is greatly restricted.

These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

With the unique characteristics of the existing house having an average roof height that is relatively low and the owners need for an accessory dwelling unit for housing for a family member. The property owner cannot construct the garage/ accessory dwelling unit on the property without the need for a variance.

18-16-305(b)(1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

The existing single-story dwelling was built in 1900. The house is modest in size and height. By nature, single-story homes have an average roof height that is less than most homes. Since this is the case, the average roof height of the existing house is only 11'10". Since this house was constructed in 1900, there is no way to make an improvement that would allow the accessory dwelling unit to be proposed within the house. If the owners were required to put the accessory dwelling unit within the existing house, they would be required to tear down the house completely to accommodate a second floor. This is not feasible for the property owner. Since this is the case, the allowable average roof height for an accessory structure is greatly restricted.

18-16-305(b)(2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County; or

No critical area variances are required for this proposal. We are proposing a reduction in the total lot cover of 96 square feet.

18-16-305(b)(ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

This property does not fall within a bog protection area.

18-16-305(b) (3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area. We are not requesting any critical area variances, and the property does not lie within a bog protection area.

18-16-305(b) (4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development

before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

The variance request is not based on conditions or circumstances that are the result of actions by the applicant. We are making this request for a new structure in a similar location to the existing garage.

18-16-305(b) (5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area. We are proposing a reduction in total lot coverage with this proposal. The property is not within a bog protection area. We feel this proposal is in harmony with the general spirit and intent of the County's critical area program.

18-16-305(b) (6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

The proposed garage/ accessory dwelling unit is completely outside of the 100' buffer to the shoreline.

18-16-305(b) (7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

We feel that this application has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code

18-16-305(b) (8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

We have evaluated site planning alternatives. Incorporating the accessory dwelling unit within the existing house structure is not feasible based on the condition of the house. The existing house would need to be demolished to incorporate the accessory dwelling unit. This is not a feasible alternative.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

We feel this variance request is the minimum variance necessary to afford relief in that the proposed accessory structure has been held as low as possible to allow for the 2nd story accessory dwelling unit. Accessory dwelling unit are looked at favorably by the county. The condition of the existing does not allow for the accessory dwelling unit to be integrated within the home. This is the minimum variance necessary to afford relief.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood.

Most of the houses along the waterfront have accessory structures long and close to the right of way. This accessory structure is proposed in a similar location to the existing garage.

(ii) substantially impair the appropriate use or development of adjacent property: This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with single-family dwellings. This proposal does not impact these properties nor the owner's ability to develop their property.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area: This proposal does not reduce forest cover in the LDA or RCA portion of the Chesapeake Bay Critical Area. This property lies entirely inside the IDA (Intensely Developed Area) of the Chesapeake Bay Critical Area.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare: This development is not detrimental to the health and welfare of the community. The proposed accessory dwelling unit will be connected to the public water and sewer system. We are proposing a reduction in total lot coverage of 96 square feet. This is good for the public welfare.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,



Matthew A. Forgen

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: 11-5-2025

Tax Map #	Parcel #	Block #	Lot #	Section
11	29	15	29 1/2 P/O 28	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 3395-0121-5500

Project Name (site name, subdivision name, or other) GREENLAND BEACH LOT 29 1/2 P/O 28

Project location/Address 408 GREENLAND BEACH ROAD

City BALTIMORE MD Zip 21226

Local case number

Applicant: Last name CARNAGGIO First name JULIE

Company

Application Type (check all that apply):

Building Permit ☒
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

DEMO / REBUILD GARAGE TO INCLUDE A 2ND FLOOR
ACCESSORY DWELLING UNIT

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		8,127
LDA Area		0
RCA Area		0
Total Area		8,127

Total Disturbed Area

Acres	Sq Ft
	2600

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		750	Existing Lot Coverage		3824
Created Forest/Woodland/Trees		0	New Lot Coverage		772
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		96
			Total Lot Coverage		3728

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		2600	Mitigation		0

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 ☐

EXCEED PRINCIPAL
DWELLING HEIGHT

GARAGE /
ADU

Greenland Beach
Lot 29 and P/O Lot 28
408 Greenland Beach Road, Baltimore, MD 21226

CRITICAL AREA REPORT

PREPARED BY:
M.A.F. & ASSOCIATES, LLC
55 Jones Station Road, W.
Severna Park, MD 21146

443-864-8589

November 5, 2025

INTRODUCTION

The property is located at 408 Greenland beach Road, Baltimore, MD 21226. This is a legal lot as defined by Article 17-1-101 (65).

The property owner proposes demolishing an existing garage to allow for the construction of a 22'x28' detached garage with a second-floor Accessory Dwelling Unit. The garage/accessory dwelling unit will have a height that is higher than the principal structure. The existing dwelling is a single-story home that was built in 1900. The house has a height of 12' 11". The proposed garage/ accessory dwelling unit height is 23' 0". The structure has an overall footprint of 22' x 28' and is setback, at its closest point, 7' from the eastern, side lot line and 7' from the northern rear lot line and 11' from the western side lot line.

The property is in R5 zoning district. This property lies entirely within the IDA portion of the Chesapeake Bay Critical Area.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report is a portion of the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

The lot is currently an improved single-family 1-story dwelling located within the IDA portion of the Chesapeake Bay Critical Area. The property is in R5 zoning district. The property slopes from the road to the water's edge. The slopes are approximately 4% in the location of the proposed addition.

There was little wildlife seen around the property at the time of inspection. Some birds and waterfowl were witnessed at the time of the inspection. It is expected that there is very little wildlife use on the property since it is currently developed with a single-family dwelling and accessory structure.

PROPOSED DEVELOPMENT

The property owner proposes demolishing an existing garage to allow for the construction of a 22'x28' detached garage with a second-floor Accessory Dwelling Unit. The garage/accessory dwelling unit will have a height that is higher than the principal structure. The existing dwelling is a single-story home that was built in 1900. The house

has a height of 12' 11". The proposed garage/ accessory dwelling unit height is 23' 0". The structure has an overall footprint of 22' x 28' and is setback, at its closest point, 7' from the eastern, side lot line and 7' from the northern rear lot line and 11' from the western side lot line.

STORMWATER MANAGEMENT

During construction, sediment and erosion control measures will be employed. Storm water management is not required for this proposal.

IMPACT MINIMIZATION

Based on the location of the proposed garage/accessory dwelling unit, we feel that this development plan demonstrates a minimal impact on the environment.

HABITAT PROTECTION AREAS

The habitat protection area on this property is the 100' buffer to tidal waters. The proposed structure will be completely outside of the 100' buffer.

AFTER CONSTRUCTION CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of a new house and driveway. The site calculations are as follows:

Total site area	8,127 sf
Existing woodland	750 sf
Proposed clearing	0 sf
Proposed planting	to be determined.
Existing impervious coverage prior to the proposed lot coverage	3,824 sf
Allowed lot coverage	No limitation within the IDA portion of the Critical Area
Proposed lot coverage	772 sf
Proposed lot coverage reduction	96 sf
Existing and proposed lot coverage	3,728 sf

CONCLUSIONS

The lot in question is a legal lot located in an established community. It's not possible to construct the proposed garage/accessory dwelling unit without the need for the requested variance based on the limited height of the existing 1-story dwelling.

As proposed, the development of the lot does not have an adverse impact on the plant or wildlife habitat of the Critical Area. The proposed garage/accessory dwelling unit will not adversely impact adjacent properties.

PLANS

A plan showing the site and its improvements is attached to this report.

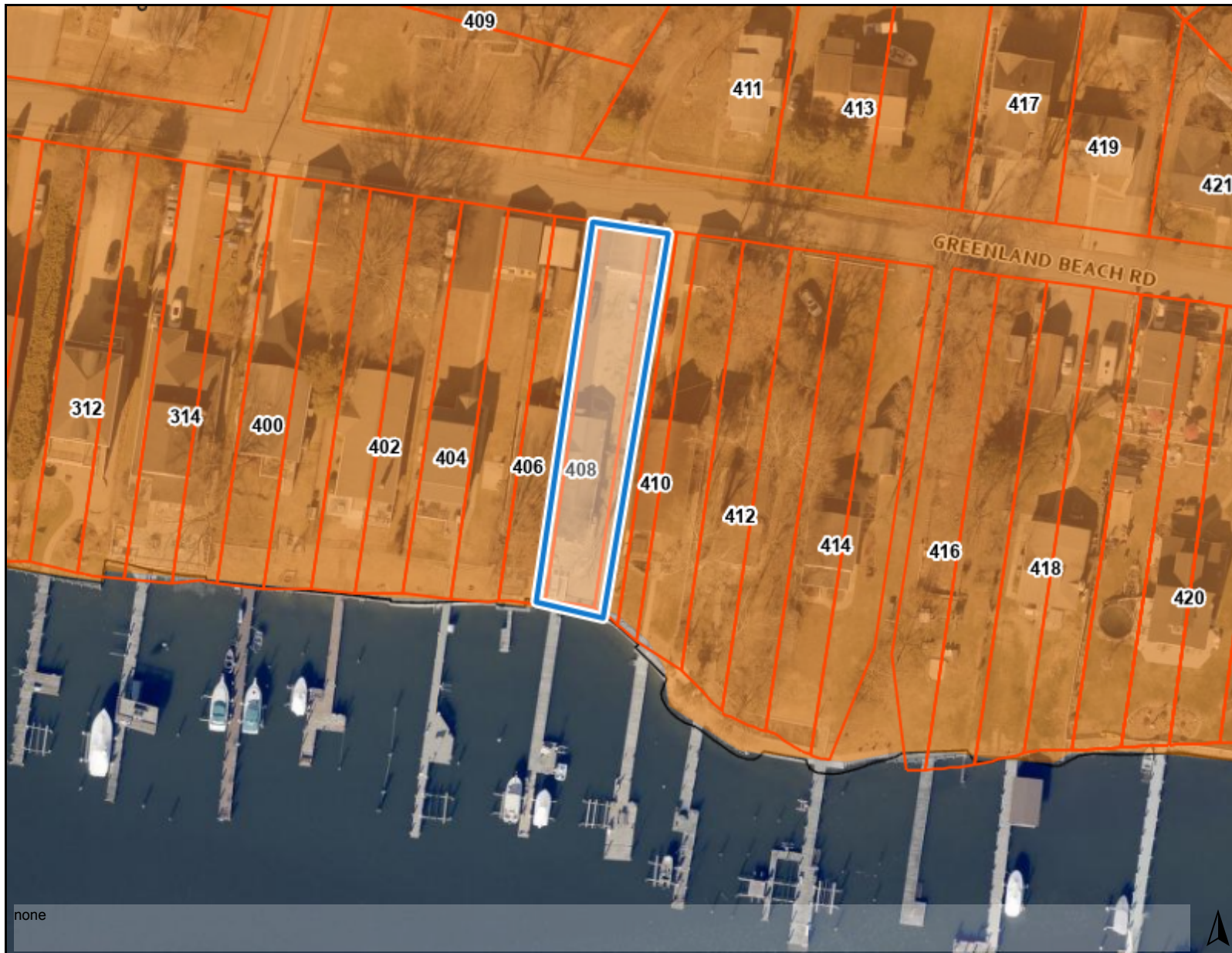
ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on October 23, 2025.



CRITICAL AREA MAP



Legend

Foundation

Addressing



Parcels



City of Annapolis Parcels



Planning

Planning

- IDA - Intensely Developed Area
- LDA - Limited Development Area
- RCA - Resource Conservation Area
- FED - Federal Land

Notes

0 100 200
ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TABLE N1108.3 ADDITIONAL ENERGY FEATURES 1
 ENERGY FEATURE
 PERCENTAGE INCREASE FOR CLIMATE ZONE 4

1 = 2.5% REDUCTION IN TOTAL UA 5 1%
 2 = 5% REDUCTION IN TOTAL UA 5 2%
 3 * 7.5% REDUCTION IN TOTAL UA 5 2%
 4 0.22 U-FACTOR WINDOWS 5 3%
 5 HIGH PERFORMANCE COOLING SYSTEM *GREATER THAN OR EQUAL TO 18 SEER AND 14 EER AIR CONDITIONER* 2 3%
 6 HIGH PERFORMANCE COOLING SYSTEM *GREATER THAN OR EQUAL TO 16 SEER AND 12 EER AIR CONDITIONER* 2 3%
 7 HIGH PERFORMANCE GAS FURNACE *GREATER THAN OR EQUAL TO 96 AFUE NATURAL GAS FURNACE* 2 5%
 8 HIGH PERFORMANCE GAS FURNACE *GREATER THAN OR EQUAL TO 92 AFUE NATURAL GAS FURNACE* 2 4%
 9 HIGH PERFORMANCE HEAT PUMP SYSTEM *GREATER THAN OR EQUAL TO 10 HSPF/18 SEER AIR SOURCE HEAT PUMP.* 2 6%
 10 HIGH PERFORMANCE HEAT PUMP SYSTEM *GREATER THAN OR EQUAL TO 9 HSPF/16 SEER AIR SOURCE HEAT PUMP.* 2 5%
 11 GROUND SOURCE HEAT PUMP *GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.* 2 6%
 12 FOSSIL FUEL SERVICE WATER HEATING SYSTEM *GREATER THAN OR EQUAL TO 82 EF FOSSIL FUEL SERVICE WATER-HEATING SYSTEM.* 3%
 13 HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM OPTION *GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER*HEATING SYSTEM.*8%
 14 HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM. *GREATER THAN OR EQUAL TO 3.2 UEF ELECTRIC SERVICE WATER*HEATING SYSTEM.*8%
 15 SOLAR HOT WATER HEATING SYSTEM *GREATER THAN OR EQUAL TO 0.4 SOLAR FRACTION SOLAR WATER-HEATING SYSTEM.* 6%
 16 MORE EFFICIENT HVAC DISTRIBUTION SYSTEM. *100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.* 10%
 17 100% OF DUCTS IN CONDITIONED SPACE. *100 PERCENT OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE AS DEFINED BY SECTION R403.3.2.* 12%
 18 REDUCED TOTAL DUCT LEAKAGE. *WHEN DUCTS ARE LOCATED OUTSIDE CONDITIONED SPACE, THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH R403.3.5, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
 A. WHERE AIR HANDLER IS INSTALLED AT THE TIME OF TESTING, 2.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
 B. WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF TESTING, 1.75 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.* 1%
 19 2 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. *LESS THAN OR EQUAL TO 2.0 ACH50, WITH EITHER AN ENERGY RECOVERY VENTILATOR *ERV* OR HEAT RECOVERY VENTILATOR *HRV* INSTALL * 3 10%
 20 2 ACH50 AIR LEAKAGE RATE WITH BALANCED VENTILATION. *LESS THAN OR EQUAL TO 2.0 ACH50, WITH BALANCED VENTILATION AS DEFINED IN SECTION 202 OF THE 2021 INTERNATIONAL MECHANICAL CODE.* 4 4%
 21 1.5 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. *LESS THAN OR EQUAL TO 1.5 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.* 4 12%
 22 1 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. *LESS THAN EQUAL TO 1.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.*4 14%
 23 ENERGY EFFICIENT APPLIANCES *MINIMUM 3 APPLIANCES NOT TO EXCEED 1 FORM EACH TYPE WITH FOLLOW EFFICIENCIES.
 REFRIGERATOR - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CONSUMER REFRIGERATION PRODUCTS, VERSION 5.1 *08/05/2021*, DISHWASHER - ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL DISHWASHERS, VERSION 6.0 *01/29/2016*, CLOTHES DRYER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES DRYERS, VERSION 1.1 *05/05/2017* AND CLOTHES WASHER - ENERGY STAR 7% PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES WASHERS, VERSION 8.1 *02/05/2018*
 24 RENEWABLE ENERGY MEASURE. 4 11%
 1. ENERGY EFFICIENCY PERCENTAGE INCREASES AS ESTABLISHED BY PNNL.
 2. FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD. INCREASES TO MINIMUM EFFICIENCY REQUIREMENTS ARE LIMITED TO ONE SELECTION.
 3. MINIMUM HRV AND ERV REQUIREMENTS, MEASURED AT THE LOWEST TESTED NET SUPPLY AIRFLOW, SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE RECOVERY EFFICIENCY *SRE*, LESS THAN OR EQUAL TO 1.1 CUBIC FEET PER MINUTE PER WATT *0.03 M3/MIN/WATT* AND SHALL NOT USE RECIRCULATION AS A DEFROST STRATEGY. IN ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT RECOVERY/ MOISTURE TRANSFER *LRMT*.

TABLE N1108.3 ADDITIONAL ENERGY FEATURES 1
 ENERGY FEATURE
 PERCENTAGE INCREASE FOR CLIMATE ZONE 4

CONTINUED

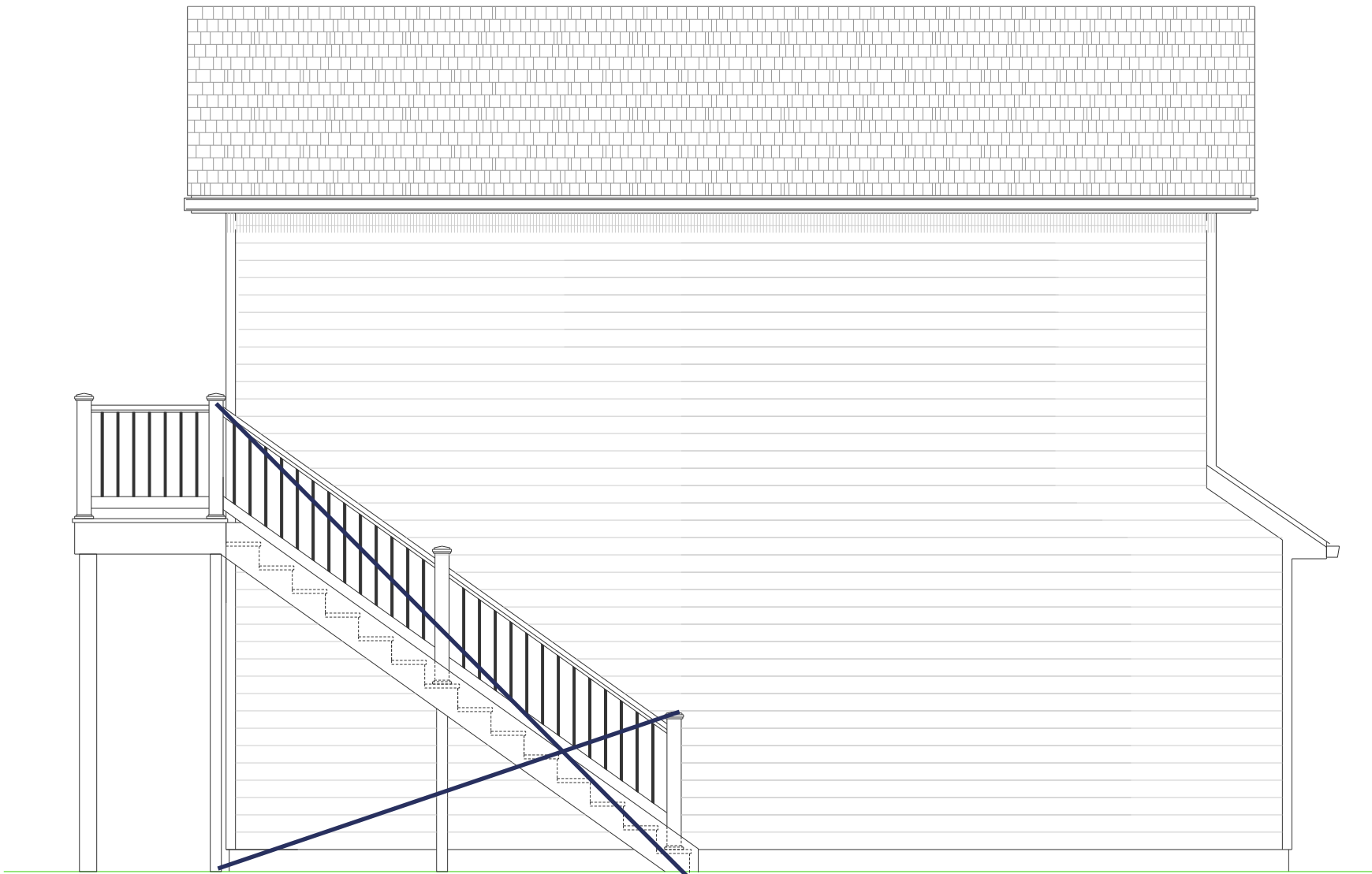
4. RENEWABLE ENERGY RESOURCES SHALL BE PERMANENTLY INSTALLED THAT HAVE THE CAPACITY TO PRODUCE A MINIMUM OF 1.0 WATT OF ON-SITE RENEWABLE ENERGY PER SQUARE FOOT OF CONDITIONED FLOOR AREA. THE INSTALLED CAPACITY SHALL BE IN ADDITION TO ANY ONSITE RENEWABLE ENERGY REQUIRED BY SECTION R404.4. TO QUALIFY FOR THIS OPTION, ONE OF THE FOLLOWING FORMS OF DOCUMENTATION SHALL BE PROVIDED TO THE CODE OFFICIAL:
 A. SUBSTANTIATION THAT THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY ARE OWNED BY, OR RETIRED ON BEHALF OF, THE HOMEOWNER.
 B. A CONTRACT THAT CONVEYS TO THE HOMEOWNER THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY OR CONVEYS TO THE HOMEOWNER AN EQUIVALENT QUANTITY OF RECS ASSOCIATED WITH OTHER RENEWABLE ENERGY.
 C. REDUCTION IN TOTAL UA FROM LINES 1, 2 OR 3 AND HIGHER PERFORMANCE WINDOWS FROM LINE 4 ARE LIMITED TO A SINGLE SELECTION.*

TABLE N1102.1.3.1
 MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT A

CLIMATE ZONE
 FENESTRATION U-FACTOR B, 1
 SKYLIGHT B U*FACTOR GLAZED
 FENESTRATION SHGC B, E
 CEILING R*VALUE
 WOOD FRAME WALL R*VALUE G MASS
 WALL R*VALUE H
 FLOOR R*VALUE
 BASEMENT C, G
 WALL R*VALUE
 SLAB D R*VALUE E & DEPTH CRAWL SPACE
 WALL R*VALUE 4
 EXCEPT MARINE 0.30 0.55 0.40 49 20 OR
 13+5 H 8/13 19 10C1 OR 13 10C1, 4FT 10C1 OR 13
 FOR SI: 1 FOOT = 304.8 MM.
 C1 = CONTINUOUS INSULATION.
 A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
 B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATIONS. EXCEPTION: IN CLIMATE ZONES 0 THROUGH 3, SKYLIGHTS SHALL BE PERMITTED TO BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS PROVIDED THAT THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
 C. *10C1 OR 13* MEANS R-10 CONTINUOUS INSULATION *C1* ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. *15C1 OR 19 OR 13 E 5C1* MEANS R-15 CONTINUOUS INSULATION *C1* ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
 D. R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
 E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
 F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
 G. THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, *13 E 5* MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
 H. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
 1. A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER: 1. ABOVE 4,000 FEET IN ELEVATION, OR
 2. IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.*

DRAWN BY: SCOTT HUFF
03/14/2025
OWNER
JIM CARNAGGIO 408 GREENLAND BEACH ROAD CHESTNUT HILL COVE, MD 21122
JURISDICTION
ANNE ARUNDEL COUNTY
SHEET

COVER



NO STEPS ALONG
SIDE OF GARAGE/
ADU

LEFT SIDE ELEVATION
SCALE 1/4" = 1 FOOT



RIGHT SIDE ELEVATION
SCALE 1/4" = 1 FOOT



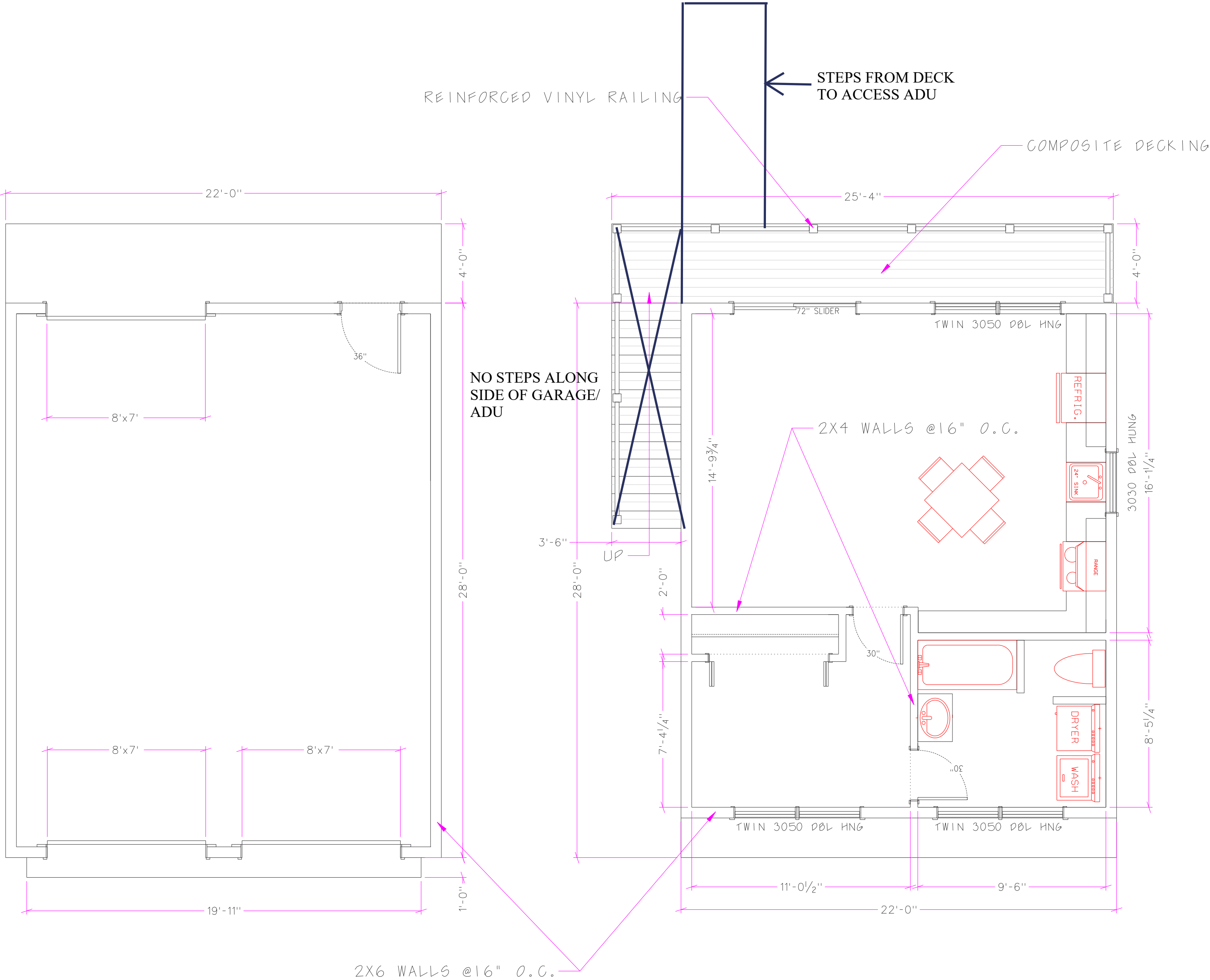
REAR ELEVATION
SCALE 1/4" = 1 FOOT

NO STEPS ALONG
SIDE OF GARAGE/
ADU



FRONT ELEVATION
SCALE 1/4" = 1 FOOT

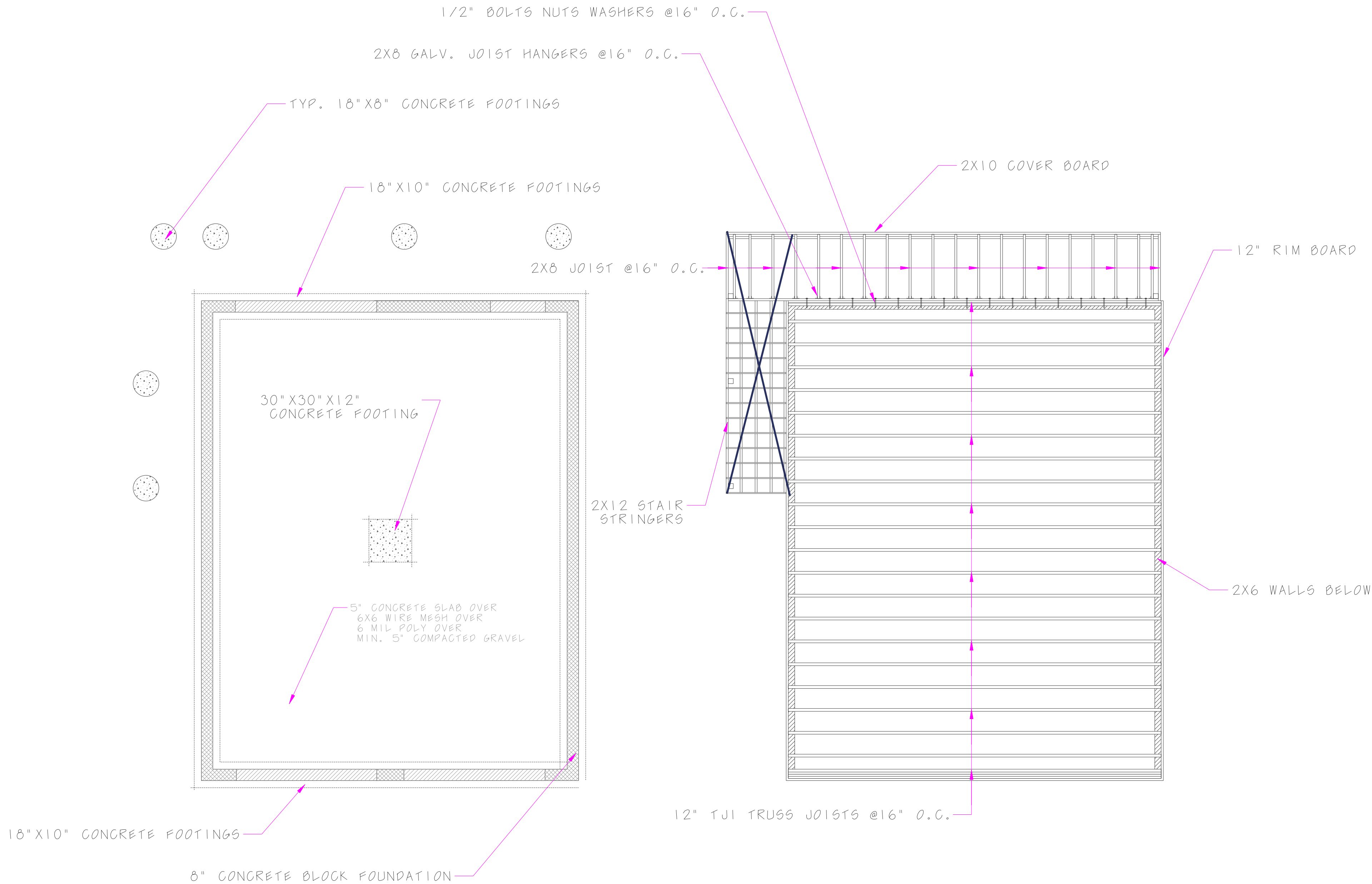
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ANNE ARUNDEL COUNTY
SHEET



GARAGE FLOOR PLAN VIEW
SCALE 1/4" = 1'00"

SECOND FLOOR PLAN VIEW
SCALE 1/4" = 1'00"

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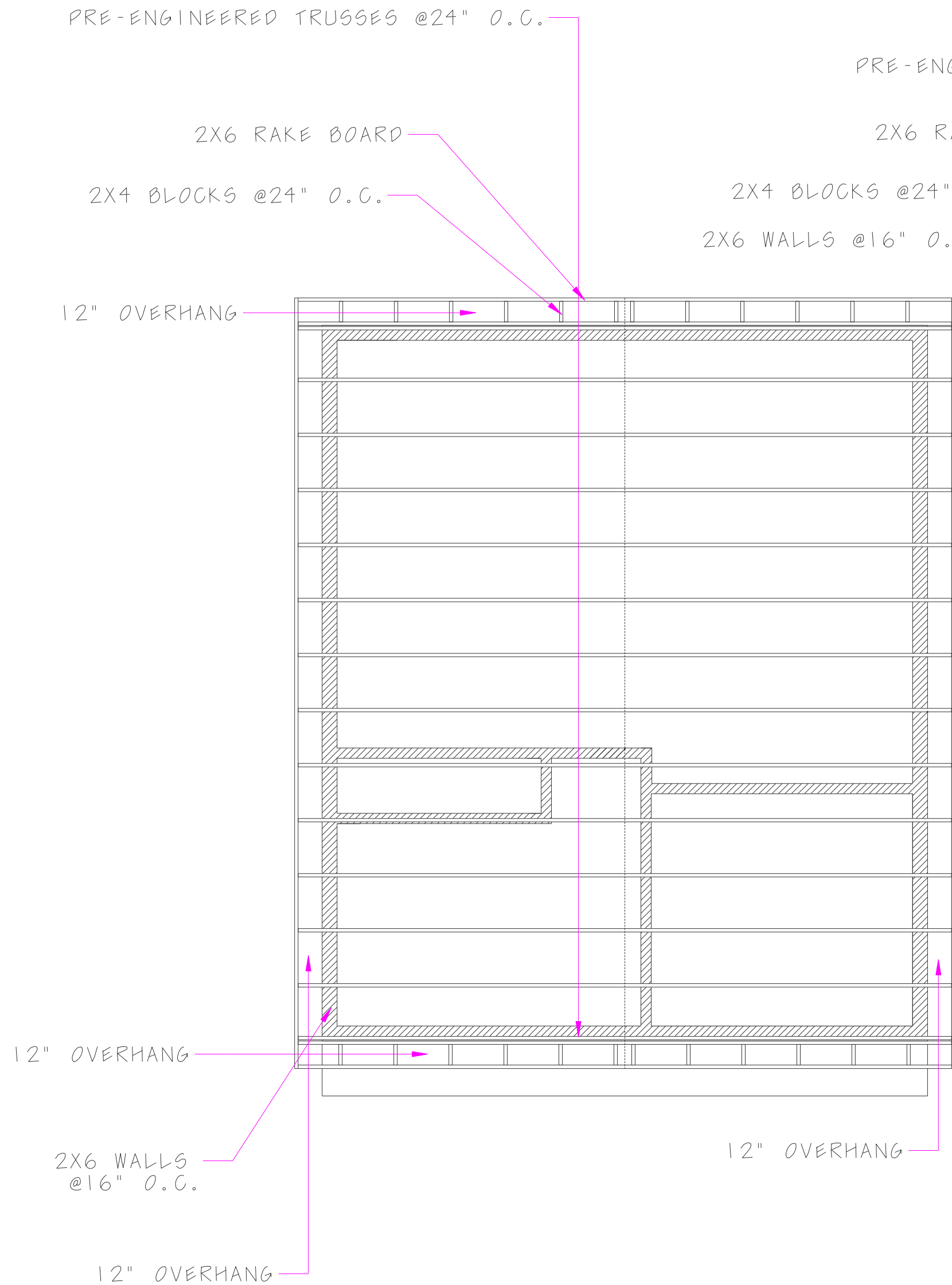
FOOTINGS/FOUNDATION PLAN
SCALE 1/4"=1FOOT

JOIST PLAN
SCALE 1/4"=1FOOT

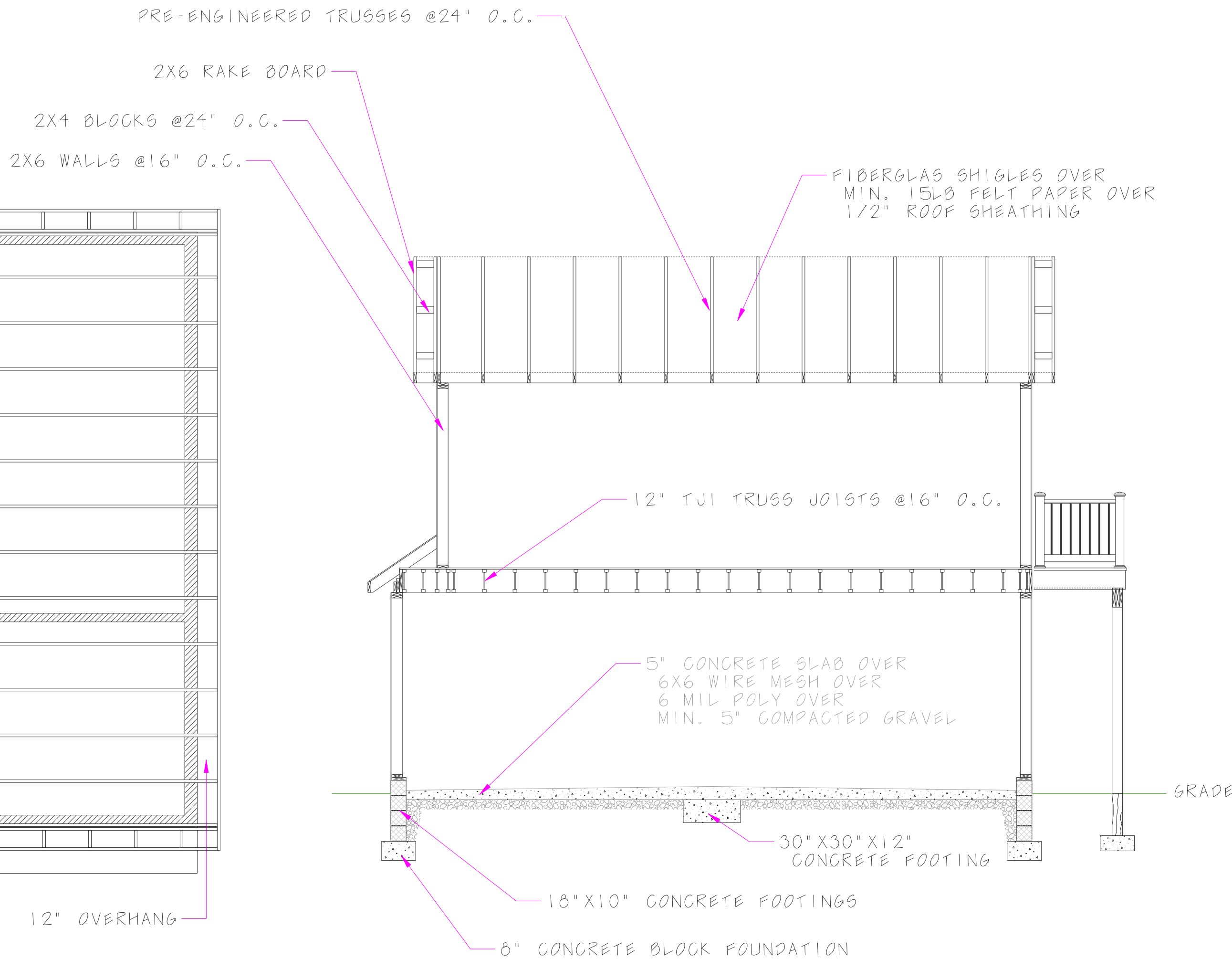
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SECOND FLOOR TRUSS PLAN
SCALE 1/4" = 1 FOOT



CROSS SECTION
SCALE 1/4" = 1 FOOT

DRAWN BY SCOTT HUFF

03/14/2025

OWNER

JIM CARNAGGIO
408 GREENLAND BEACH ROAD
CHESTNUT HILL COVE, MD 21122

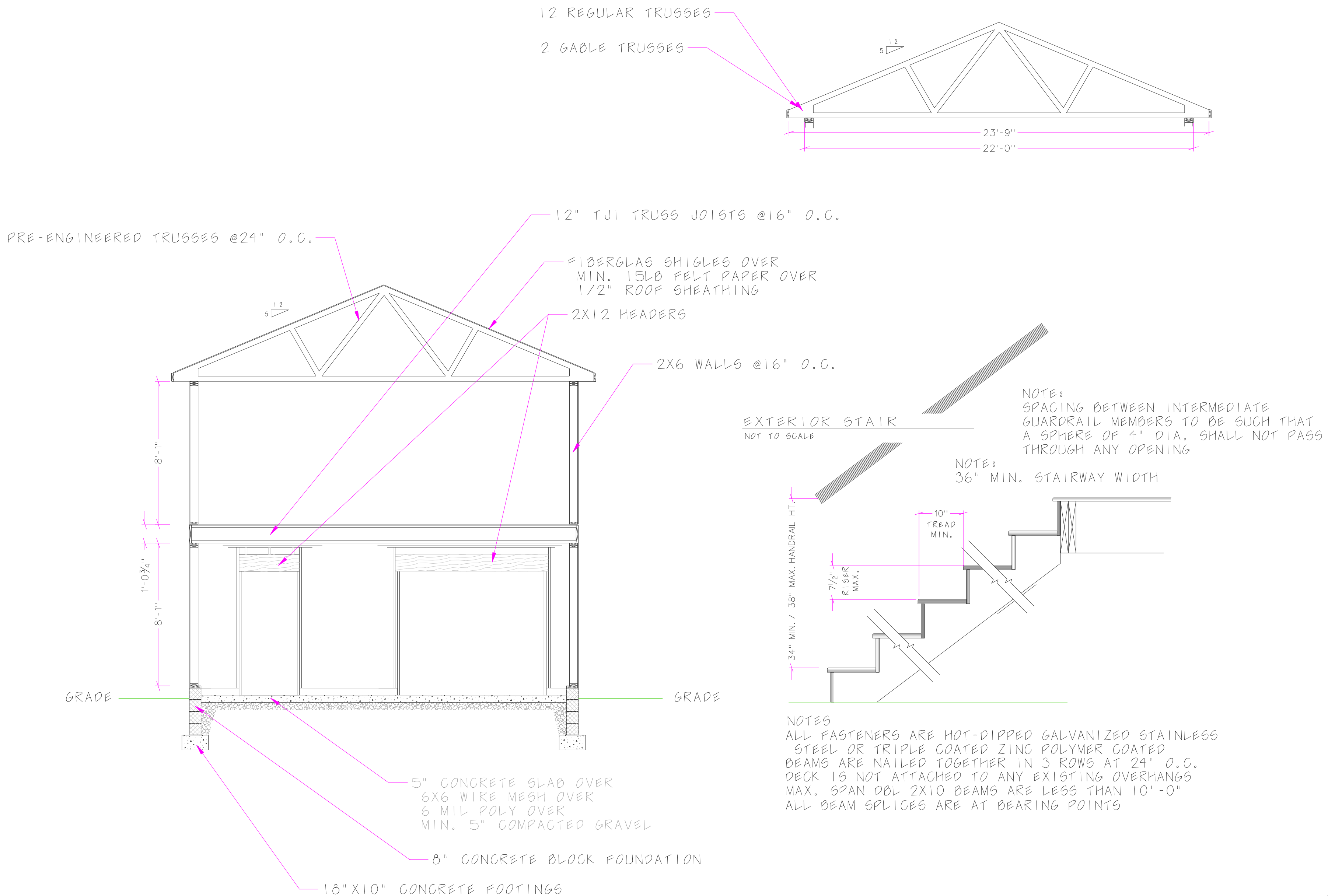
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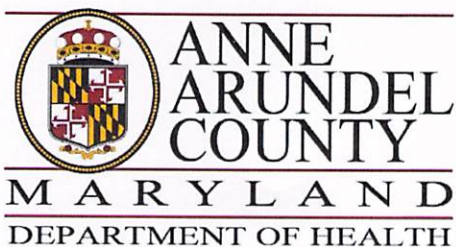
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REAR CROSS SECTION
SCALE 1/4" = 1'00"

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ANNE ARUNDEL COUNTY
SHEET



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 *BC*
Bureau of Environmental Health

DATE: December 18, 2025

RE: James Bryan Carnaggio
408 Greenland Beach Road
Curtis Bay, MD 21226

NUMBER: 2025-0234-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (garage with ADU – accessory dwelling unit above) with less setbacks than required and with greater height than allowed.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

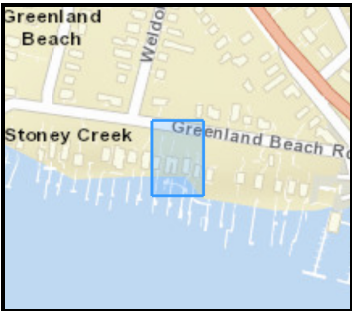
If you have further questions or comments, please contact Brian Chew at 410-222-7413.



cc: Sterling Seay


2025-0234-V

Menu	Cancel	Help
Task I and P Engineering	Due Date 12/29/2025	Assigned Date 12/09/2025
Assigned to Department Engineering	Assigned to Natalie Norberg	Status Complete w/ Comments
Action by Department Engineering	Action By Natalie Norberg	Status Date 12/17/2025
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments • Show any access from the proposed garage to the existing driveway and/or house. • Label the water meter and sewer clean out as to remain.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA No	<input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA <input checked="" type="checkbox"/> All ACA Users <input checked="" type="checkbox"/> Record Creator <input checked="" type="checkbox"/> Licensed Professional <input checked="" type="checkbox"/> Contact <input checked="" type="checkbox"/> Owner
Estimated Hours 0.0	Action Updated	Workflow Calendar
Task Specific Information		
<hr/>		
Expiration Date	Review Notes	Reviewer Name Natalie Norberg
Reviewer Phone Number	Reviewer Email ipnorb81@aacounty.org	

408 Greenland Beach Road (2025-0234-V)




- Legend
- Foundation
 - Addressing
 - o
 - Parcels
 - 
 - Parcels - Annapolis City
 - 



04080ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. DO NOT USE FOR NAVIGATION. Nearmap | none



Notes

408 Greenland Beach Road - facing south

