

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

APPLICANT: Gregory Bryan & Kristie Lee Lilly

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0238-V

COUNCIL DISTRICT: 5

HEARING DATE: February 03, 2026

PREPARED BY: Jennifer Lechner
Planner

REQUEST



The applicants are requesting variances to allow a dwelling addition (2nd story)¹, paver patio & access steps, gravel driveway, waterside patio, tram, and associated facilities with less setbacks and buffer than required, with disturbance to slopes of 15% or greater, and with less planted buffer in the RLD than required on property located at 250 West Joyce Lane in Arnold.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 91,463 square feet (approximately 2.1 acres) of land, is located northwest of the cul de sac for Ashby Court, and is identified as Parcel 374 in Grid 16 on Tax Map 39 in the Ashby subdivision. The waterfront property is zoned RLD – Residential Low Density, lies entirely within the Chesapeake Bay Critical Area, primarily LDA - Limited Development Area with sections of RCA – Resource Conservation Area along the northern and eastern lot lines, contains the buffer to an intermittent stream along the eastern lot line, and the non-BMA Buffer is expanded through most of the property. It is currently improved with a three-story dwelling, two gazebos (one with attached decking), two sheds (one with attached decking), patios, a pier with a boathouse², and other associated facilities.

PROPOSAL

The applicants are proposing to replace and reconfigure the damaged patio and the driveway, to install a pool and patio, and to replace the existing tram.

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.

¹ Building permit B02434639, to construct a 2nd floor office addition, was issued on January 16, 2026. A variance was not required by the permit reviewers as those plans indicated that there would be no disturbance.

² Boathouses are no longer a permitted use in the Residential Districts; an application to register the boathouse as a nonconforming use should be submitted.

While a variance is not required for the removal of impervious lot coverage from slopes of 15% or greater, a variance is required for the expanded disturbance area around the area of the gravel removal and the tram's in-kind replacement.

§ 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.

While a variance is not required for the removal of impervious lot coverage in the buffer, a variance is required for the regrading to the west of the proposed patio and the area of the gravel removal, the patio and driveway expansions, and the tram's in-kind replacement.

§ 18-4-401 provides that an accessory structure in an RLD District shall be set back a minimum of twenty feet from the rear lot line, and that a 50-foot planted buffer area shall be located and maintained between the principal structure and the crest of steep slopes.

The proposed pool would be constructed as close as fifteen feet³ to the rear lot line, necessitating a variance of five feet, and the proposed patio and driveway expansions will require a variance to permanently disturb the 50-foot planted buffer area.

FINDINGS

The subject property is irregularly shaped and oversized for lots in the RLD District, with regard to the minimum lot area requirement of 40,000 square feet and the minimum lot width requirement of 150 feet. Most of the property is encumbered by steep slopes and the expanded buffer.

The existing lot coverage is 11,445 square feet, and proposed post-construction lot coverage is 12,734 square feet, which is below the lot coverage allowed under § 17-8-402 (15% of 91,463 or 13,719.45 square feet). The proposed coverage by structures is approximately 5,311 square feet, which is below the 25% (approx. 22,865.75 square feet) maximum coverage by structures allowed under § 18-4-401.

The applicants had been granted a variance (Case# 2015-0138-V) to build an entry porch and a 3rd story addition in the expanded buffer and the 50ft planted buffer, and that work appears to have been completed under B02312212.

Building permit B02417518, to install a hot tub and pavers⁴, was submitted on April 28, 2023, and building permit B02442799, to replace the existing tram, was submitted on January 8, 2026. Variance approval is required prior to the permits being issued.

³ As measured on the site plan by this Office; that particular dimension was not provided by the applicants/engineer.

⁴ A hot tub was not shown on the Administrative Site Plan, nor mentioned in the Letter of Explanation.

Agency Comments

The **Critical Area Commission** noted that since the proposal includes the reconfiguration of the outdoor amenity space, the applicants have the opportunity to minimize impacts and disturbance. However, the current proposal results in disturbance to steep slopes and the Critical Area Buffer, which is not in harmony with the spirit and intent of the Critical Area Law and regulations, nor does it appear to meet each and every one of the County's variance standards. If this request were to be denied, the applicants would still have reasonable and significant use of their lot. If the Administrative Hearing Officer finds that the applicants have demonstrated that each and every one of the Critical Area Variance standards have been met, then appropriate mitigation is required. Their Office further notes that any areas of the Critical Area Buffer where lot coverage is being removed, must be stabilized in native vegetation, as new lawn is prohibited within the Critical Area Buffer.⁵

The **Development Division - Critical Area Team** noted that this site sits 60' above the adjacent shoreline and is surrounded by slopes that range from 83% to 100%, and that protection of the expanded buffer is crucial in this area. During the pre-file review for this application, their Office expressed concern over the expanded size of the proposed patio areas on both sides of the property, and believes they are excessive and must be minimized. While justification may be warranted to repair or replace the patios within the buffer, their Office believes that the variance standards and the additional proposed outdoor amenities, would negate the need to expand either of these patio areas.⁶

The **Inspections & Permits Engineering Section** commented on issues that must be addressed during permitting and development.⁷

The **Health Department** noted that the proposal adversely affects the on-site sewage disposal and well water supply systems, and recommends denial of the variance request.⁸

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/50-foot planted buffer. Avoiding these sensitive areas while redeveloping the property with additional outdoor amenity space would be generally impossible. As such, the replacement of the existing tram could be supported, as could the replacement of the damaged patio on the

⁵ Refer to the Critical Area Commission's comments for their detailed objection.

⁶ Refer to the OPZ Critical Area Team's comments for their detailed objection.

⁷ Refer to the I & P Engineering Section's comments for their detailed response.

⁸ Refer to the Dept of Health's memo for their detailed objection.

western side of the dwelling. However, the enlargement of that patio, and its further encroachment into the expanded buffer and the 50-foot planted buffer, could not. This is due to the fact that there appears to be ample space to the south of the dwelling where a larger patio could be provided around the proposed pool which is outside of those buffers, thereby reducing the amount of relief needed.

With regard to the proposed driveway reconfiguration and expansion, the existing gravel parking pad (approximately 25ft x 38ft) currently provides twice the number of parking spaces required for a single-family dwelling⁹, and the existing gravel driveway provides adequate access to the dwelling's attached two-car garage. The driveway reconfiguration and widening, from 12ft wide to between 18ft and 36ft wide, appears excessive. Therefore, the variance to disturb the buffers in this area does not appear to be warranted, nor does it represent the minimum relief necessary.

Concerning the setback relief for the proposed pool, there appears to be ample space to meet the setback while also avoiding the expanded buffer and the 50-foot planted buffer. The 10ft wide walkway and steps appear to be excessive and could be reduced or shifted closer to the dwelling in order for the pool to meet the required setback. Therefore, this variance does not represent the minimum relief necessary.

A literal interpretation of the County's critical area program would not deprive the applicants of rights that are commonly enjoyed by other properties in similar areas, as replacing the existing patio would still provide an outdoor amenity, and the existing parking pad and driveway currently provide the minimum parking spaces. The granting of the variances would confer on the applicants 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 applicants 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, would reduce forest cover in the limited development area, would be contrary to acceptable clearing and replanting practices, and would not be in harmony with the general spirit and intent of the County's critical area program. The applicants have not overcome the presumption that the specific development does not conform to the general purpose and intent of the critical area law, and have not evaluated or implemented site planning alternatives such as reducing or reconfiguring the proposed patios and driveway.

The approval would not necessarily alter the essential character of the neighborhood, substantially impair the appropriate use or development of the adjacent properties, 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.

This Office recognizes that a variance does not necessarily require pre-approval of stormwater management by the Inspections & Permits Engineering Section, nor approval by the Department

⁹ In accordance with § 17-6-602 - Size of parking spaces (Residential lot parking space = 9' by 18') and § 18-3-104 - Parking space requirements (Dwellings: single-family detached = 2 spaces for each dwelling unit).

of Health. However, if granted, their concerns would still have to be addressed at the time of permitting. The applicants are advised that, if the variances are approved, any change to the proposed improvements shown on the site plan, that are necessary to address any issues raised during the permit review process, may require a new variance.

RECOMMENDATION

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

- in order to replace the existing tram:
 - approval of the variance to § 17-8-201 to disturb steep slopes; and,
 - approval of the variances to § 17-8-301 and § 18-13-104 to disturb the expanded buffer; and,
- for all other improvements:
 - denial of the variance to § 17-8-201 to disturb steep slopes;
 - denial of the variances to § 17-8-301 and § 18-13-104 to disturb the expanded buffer; and,
 - denial of the variance to § 18-4-401 to allow an accessory structure with less setbacks, and to allow permanent disturbance of the 50-foot planted buffer.

However, this Office would support the above variances in order to replace the existing improvements with the current dimensions and location.

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.

GENERAL NOTES

1. OWNER: GREG LILLY 250 JOYCE LANE ARNOLD, MD 21012 C/O GREG LILLY EMAIL: greg.b.lilly@gmail.com PHONE: (443) 623-5782

2. THE PROPERTY IS KNOWN AS: TAX MAP 39, GRID 16, PARCEL 374; TOTAL AREA = 91,463 SQ. FT. OR 2.099 AC.; (DEED REF: 27772 / 086)

3. EXISTING ZONING OF THE SITE IS RLD (RESIDENTIAL DISTRICT)

4. THE SITE ADDRESS IS: 250 JOYCE LANE, ARNOLD, MD 21012

5. TAX ACCOUNT NO.: 03-038-21739859

6. THE SITE IS LOCATED WITHIN THE LDA (LIMITED DEVELOPMENT AREA), AND RCA (RESOURCE CONSERVATION AREA) OF THE CHESAPEAKE BAY CRITICAL AREA

7. PROPOSED SITE UTILITIES ARE: PRIVATE WELL (W-7, PLANNED SERVICE - BROADNECK)
PRIVATE SEPTIC (S-7, FUTURE SERVICE - BROADNECK)

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, AND AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "R" (AREA WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN, AND AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #2403030169F DATED FEBRUARY 18, 2015 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 DAMAGED DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

VARIANCE REQUEST

§ 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.

§ 18-4-401 (B) WHICH REQUIRES A 50' PLANTED BUFFER BETWEEN THE TOP OF STEEP SLOPES AND THE PRINCIPAL STRUCTURE IN RLD.

LEGEND	
PROPERTY LINE / RIGHT-OF-WAY	—
ADJOINING PROPERTY LINE	—
BUILDING RESTRICTION LINE	—
EXISTING CONTOUR	— 142 —
EXISTING SPOT ELEVATION	x 122.3
EXISTING SOILS TYPE DESIGNATION	AsB
EXISTING ZONING DESIGNATION	R1
EXISTING TREE LINE	· · · · ·
EXISTING FENCE	— X — X —
EXISTING OVERHEAD POWER LINE	— OH — OH — OH —
EXISTING BUILDING	□
EXISTING 15% SLOPES	▨▨▨▨
EXISTING 25% SLOPES	▨▨▨▨
PROPOSED SPOT ELEVATION	+ 5.00
PROPOSED CONTOUR LINE	— 20 —
PROPOSED LIMIT OF DISTURBANCE	—
PROPOSED REINFORCED SILT FENCE	RSF — RSF —
PROPOSED BUILDING	■
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	▨▨▨▨
PROPOSED DRIVEWAY	▨

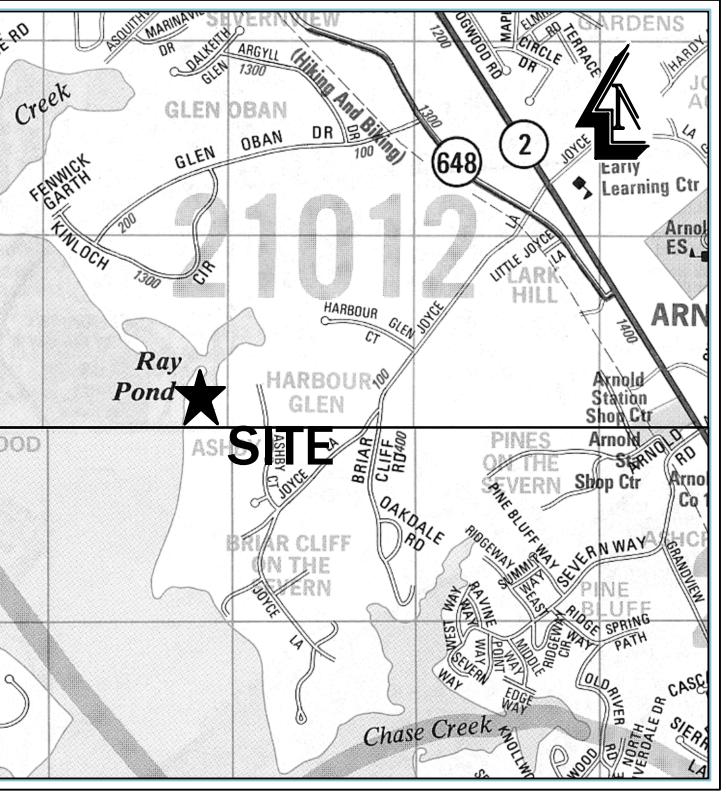
VARIANCE PLANS

FOR THE

LILLY PROPERTY

250 JOYCE LANE, ARNOLD, MD 21012
TAX MAP 39 ~ GRID 16 ~ PARCEL 374
DEED REFERENCE: 27772 / 086

T.A. #03-038-21739859 ~ ZONED: RLD / IDA & RCA
THIRD DISTRICT ~ ANNE ARUNDEL COUNTY



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

SITE DATA		
PROPERTY ADDRESS:	250 JOYCE LANE W ARNOLD, MD 21012 WATERFRONT	DEED L: 27772, F: 086
OWNER ADDRESS:	GREG B. LILLY 250 JOYCE LANE W ARNOLD, MD 21012	
TAX MAP: 39 GRID: 16 PARCEL: 374		
ASSESSMENT DISTRICT:	THIRD	
TAX ACCOUNT NUMBER:	03-038-21739859	
EXISTING ZONING:	RLD	PROPOSED ZONING: RLD COV. BY STRUCTURE 25%
SETBACK:	FRONT: 50' REAR: 40' SIDES: 20/50'	
MAX BUILDING HEIGHT:	45'	
FEMA RATE MAP NUMBERS:	24003C0169F	DATE: 02/18/2015
FEMA RATE MAP ZONE:	ZONE AE, EL = 6' ZONE X MAP 24003C0169F	
CRITICAL AREA MAP:	LDA & RCA (Non-BMA)	
PREDOMINATE SOIL TYPES:		
SYMBOL	HSG	TYPE
AsE	C	Annapolis fine sandy loam, 15-25% slopes
AsG	C	Annapolis fine sandy loam, 45-80% slopes
EXISTING USE:	RLD RESIDENTIAL	
PROPOSED USE:	RLD RESIDENTIAL	
WATERSHED AREA:	ROCK CREEK	
TOTAL SITE AREA:	91,463 S.F.	~2.10 AC.
PROPOSED CLEARING:	4,572 S.F.	~0.10 AC.
EXISTING IMPERVIOUS AREA:	11,445 S.F.	~0.26 AC.
PROPOSED IMPERVIOUS AREA:	12,734 S.F.	~0.29 AC.
TOTAL DISTURBED AREA:	23,735 S.F.	~0.54 AC.
AREA VEG. STABILIZED:	11,001 S.F.	~0.25 AC.
AREA STRUCT. STABILIZED:	12,734 S.F.	~0.29 AC.
CUT:	120 CY	
FILL:	120 CY	CONTRACTOR IS ADVISED TO CHECK QUANTITIES
BORROW	0 CY.	

EXISTING LOT COVERAGE SUMMARY	
DESCRIPTION	AREA
EXISTING LOT AREA.....	91,463 Sq. Ft. or 2.099 Ac.
ALLOWABLE LOT COVERAGE (15%)....	13,719 S.F. or 0.315 Ac.
EXISTING LOT COVERAGE....	11,445 S.F. or 0.262 Ac.
- EX. HOUSE	2,305 SF
- EX. SUNROOM	305 SF
- EX. STONE PATIO	395 SF
- EX. STONE PATHS	1,800 SF
- EX. STONE WALLS	615 SF
- EX. GAZEBO	455 SF
- EX. SHEDS	435 SF
- EX. STANDING STONES	125 SF
- EX. GENERAK PAD	15 SF
- EX. GRAVEL DRIVEWAY	3,545 SF
- EX. ROCK CHANNELS	285 SF
- EX. ACCESSORY STRUCTURE DECKS	1,170 SF
EXISTING LOT COVERAGE (TO BE REMOVED)	3,108 SF or 0.071 Ac.
EXISTING LOT COVERAGE (TO REMAIN)	8,337 SF or 0.191 Ac.
EXISTING DEVELOPED WOODS	41,703 SF or 0.957 AC.

VARIANCE PLAN	
GRADING PERMIT PLANS FOR THE LILLY PROPERTY	
250 JOYCE LANE ARNOLD, MD 21012 TAX ID: 03-038-21739859 DEED REF: 27772 / 086 ANNE ARUNDEL COUNTY, MARYLAND SHEET: 1 OF 2 DATE: NOVEMBER 2025	

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3505 email:
engr@messickandassociates.com

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES
MESSICK & ASSOCIATES

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LEGEND

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



PROPOSED LOT COVERAGE SUMMARY

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

VARIANCE PLAN
GRADING PERMIT PLANS
FOR THE
LILLY PROPERTY

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

MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
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MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

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December 3, 2025

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

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

Dear Ms. Seay:

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

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

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

Responses to the prefile comments follow:

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

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

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

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

1. The subject property is 91,463 square feet in size, and it is zoned RLD and is largely encumbered by steep slopes and expanded buffer over much of the property. The damaged patio is and the driveway changes are largely located in the expanded buffer, as the expanded buffer encircles the property. The driveway to the shed and stone path to be removed are currently located in steep slopes. As such, there is no reasonable possibility of performing the proposed work without relief to the Code.
2. The exceptional circumstances and practical difficulties in redeveloping the property have been noted in #1 above to a large degree. As the site work is located in existing steep slopes and the buffer and

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

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

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

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

The site is not in a bog area.

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

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

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

6. This site is not in the bog buffer.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Messick and Associates

Mike Gillespie

Mike Gillespie
Project Manager

GREGORY B. LILLY
250 West Joyce Lane
Arnold MD 21012

EMERGENCY REQUEST FOR VARIANCE AND ACCELERATED APPROVAL

250 West Joyce Lane, Arnold, Maryland

Gregory and Kristie Lilly

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

Summary

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

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

Emergency Basis for Accelerated Review

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

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

GREGORY B. LILLY
250 West Joyce Lane
Arnold MD 21012

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

Proposed Project Overview

A. Within the Critical Area Buffer

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

B. Outside the Buffer (Access Requires Buffer Crossing)

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

C. Environmental Improvements and Betterments

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

GREGORY B. LILLY
250 West Joyce Lane
Arnold MD 21012

Additional Variance Elements

This request also incorporates the following:

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

Justification for Variance

Hardship Criteria

Strict application of the Code would:

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

Health, Safety & Environmental Benefits

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

Consistency with Surrounding Properties

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

Request Summary

We respectfully request:

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

GREGORY B. LILLY
250 West Joyce Lane
Arnold MD 21012

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

For questions, please contact:

Gregory B. Lilly
greg.b.lilly@gmail.com
443-623-5782

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 12-3-25

Tax Map #	Parcel #	Block #	Lot #	Section
39	279	16	—	—

Tax ID: 08-038-21739859

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) *Lilly Property*

Project location/Address *250 Joyce Lane W*

City *Arnold* Zip *21012*

Local case number

Applicant: Last name *Lilly* First name *Gregory*

Company

Application Type (check all that apply):

Building Permit	<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 AACo Zoning Administration Section First name

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

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Replace tree damaged patio, reconfigure driveway, construct pool, replace storm tank and remove lot coverage, provide SWM

Yes	Yes
Intra-Family Transfer	<input type="checkbox"/>
Grandfathered Lot	<input checked="" type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	0
LDA Area	0.98	42,702
RCA Area	1.119	48,761
Total Area	2.098	91,463

	Acres	Sq Ft
Total Disturbed Area	0.54	23,285

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.957	41,703	Existing Lot Coverage	0.26	11,445
Created Forest/Woodland/Trees	TBD	TBD	New Lot Coverage	0.701	31,397
Removed Forest/Woodland/Trees	0.10	4,572	Removed Lot Coverage	0.571	31,028
			Total Lot Coverage	0.27	12,734

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.1139	19,110	Buffer Forest Clearing	0.088	5,844
Non-Buffer Disturbance	0.696	4,175	Mitigation	TBD	TBD

Variance Type

Buffer	<input checked="" type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Setback	<input checked="" type="checkbox"/>
Steep Slopes	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>
Other	<input type="checkbox"/>

***CRITICAL AREA
REPORT***

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

December 2025

Prepared for:
Gregory & Kristie Lilly

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

INTRODUCTION

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

EXISTING USE

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

SURROUNDING LAND USE

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

PROPOSED WORK

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

SOILS

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

FLOODPLAIN

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

NON-TIDAL WETLANDS

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

TIDAL WETLANDS

There are no Tidal Wetlands on this site.

BODIES OF WATER

The site drains to the Severn River.

STEEP SLOPES

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

RARE AND ENDANGERED SPECIES

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

STORMWATER MANAGEMENT

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

FOREST COVER

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

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

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

WILDLIFE TYPICAL OF THIS AREA

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

SITE CALCULATIONS

1. Total Site area.....91,463 sq. ft.
2. Site area in LDA Critical area.....42,702 sq. ft
3. Site area in RCA Critical area.....48,761 sq. ft
4. Existing lot coverage11,445 sq. ft.
5. Lot coverage to be removed.....3,108 sq. ft.
6. Proposed lot coverage4,397 sq. ft.
7. Total Lot Coverage after Construction...12,734 sq. ft.
8. Proposed Disturbed Area.....23,735 sq. ft.
9. Woodland Clearing.....4,572 sq. ft.

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: [District - 03 Subdivision - 038 Account Identifier - 21739859](#)

Owner Information

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

Location & Structure Information

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

Town: None

Primary Structure	Built Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1966	3,334 SF		2.1000 AC	

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

Value Information

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

Transfer Information

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

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/29/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

250 JOYCE LN W, 21012 X



Search result

▼

Double clicking the map to get the coordinates



▼







t to...



200 ft



250 JOYCE LN NW, 21012

270

1240

1247

1246



Buffer

National Flood Hazard Layer FIRMette



FEMA

76°31'39"W 39°2'2"N



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

- 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 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

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation

- 8 Coastal Transect

- 513 Base Flood Elevation Line (BFE)

- Limit of Study

- Jurisdiction Boundary

- Coastal Transect Baseline

- Profile Baseline

- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available

MAP PANELS

- Unmapped



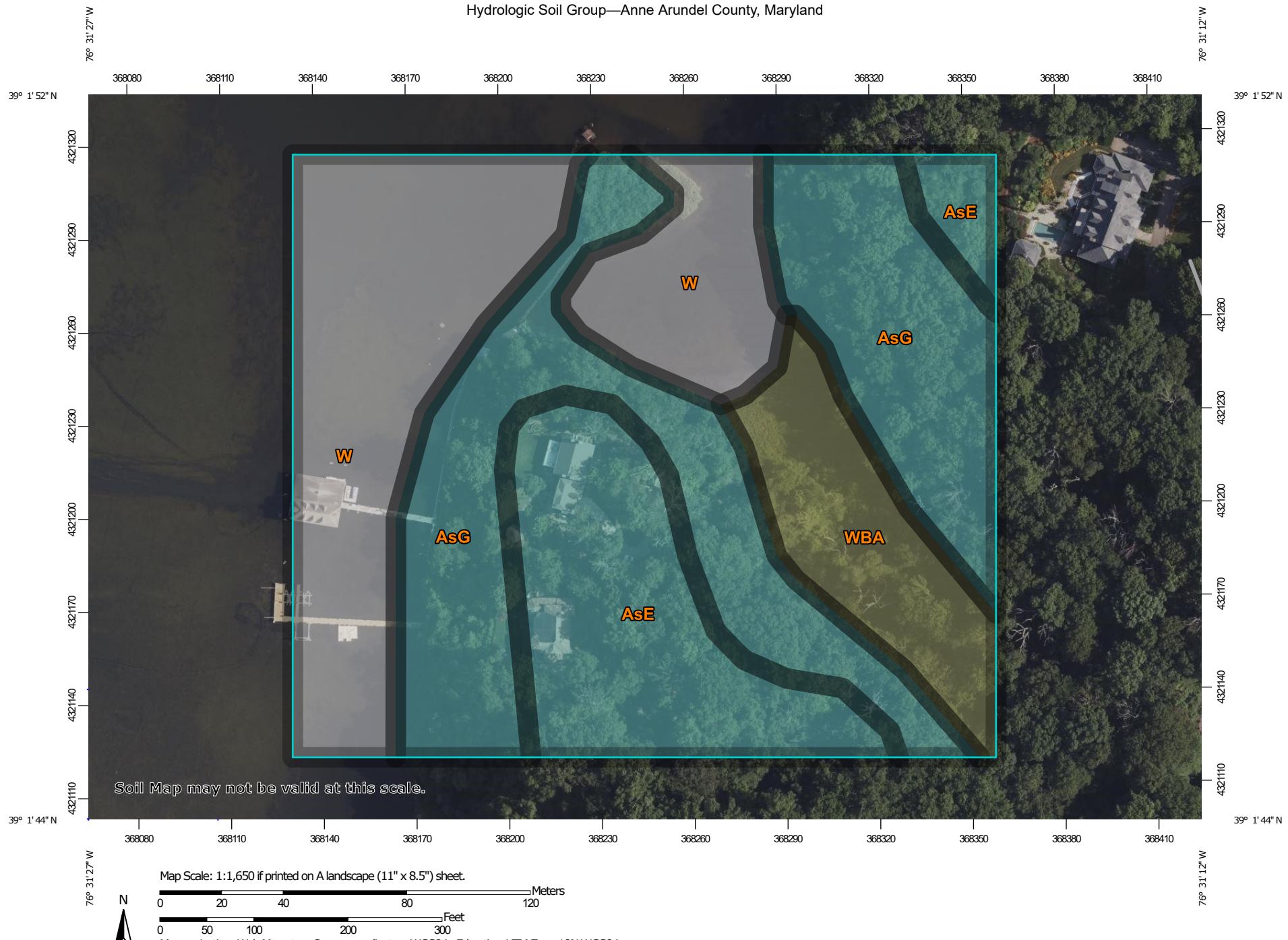
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

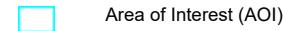
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Hydrologic Soil Group—Anne Arundel County, Maryland



MAP LEGEND

Area of Interest (AOI)



Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

	A
	A/D
	B
	B/D

C

C/D

D

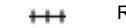
Not rated or not available

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Anne Arundel County, Maryland

Survey Area Data: Version 24, Sep 9, 2025

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

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

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



Hydrologic Soil Group

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



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

CAC Comments: 2025-0239-V; Beall (AA 0325-25), 2025-0238-V, 2025-0235-V; OConnell (AA 0319-25), and Lilly (AA 0324-25)

1 message

Jamileh Soueidan -DNR- <jamileh.soueidan@maryland.gov>
To: Sadé Medina <pzmedi22@aacounty.org>

Tue, Dec 23, 2025 at 10:50 AM

Good morning,

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

- **2025-0239-V; Beall (AA 0325-25):** Appropriate mitigation is required.
- **2025-0235-V; OConnell (AA 0319-25):** The applicant is seeking a variance to disturb the Critical Area Buffer, which is expanded for steep slopes to construct a 784 square foot detached garage entirely within the Buffer. The 3.43- acre lot is designated as Limited Development Area (LDA) and presently improved with a single-family dwelling, driveway, patio, deck, porch, and shed, which amount to 2,571 square feet of lot coverage. The total proposed lot coverage will be 3,309 square feet, which is within the allowable lot coverage limit. The proposed improvements will result in 741 square feet of developed woodland clearing and 1,524.6 square feet of disturbance to the Critical Area Buffer. This office notes that the applicants have the opportunity to minimize impacts to habitat and vegetation by reducing the size of the proposed detached garage.

In order for this variance to be granted, the applicant must demonstrate, and the Administrative Hearing Officer must find that each and every one of the Critical Area Variance standards have been met, including that the proposal meets the unwarranted hardship standard and that this variance would not adversely affect water quality and wildlife or plant habitat. If this request were to be denied for the construction of the detached garage within the Critical Area Buffer and with disturbance to steep slopes, the applicants would still have reasonable and significant use of their lot.

- **2025-0238-V; Lilly (AA 0324-25):** The applicants are seeking a variance to disturb the Critical Area Buffer, which is expanded for steep slopes, to replace and reconfigure outdoor amenity space. The lot is located in the Critical Area Limited Development Area (LDA) and presently improved with a single-family dwelling, driveway, patio, sunroom, covered porch, detached shed with a deck, gazebo, and walkways, which amount to 11,445 square feet of lot coverage. The applicants propose removal of some of the walkways, and the expansion of the existing patio, the construction of a new separate patio, and the construction of a stormwater management facility, within the expanded Buffer, and construction of a pool and pool patio outside of the expanded Buffer. These improvements are in addition to the sunroom, covered porch, and shed with attached deck, which are to remain. The improvements will result in 12,734 square feet of total lot coverage, 4572 square feet of developed woodland clearing, and 19,110 square feet of Buffer disturbance, however there will be a 713 square foot reduction of lot coverage within the expanded Buffer. This office would like to note that since the proposal includes the reconfiguration of the outdoor amenity space, the applicants have the opportunity to minimize impacts and disturbance to steep slopes and expanded Buffer in their site design for these accessory structures.

In order for this variance to be granted, the applicant must demonstrate and 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. The applicant has every opportunity to design the proposed improvements in a manner that minimizes and/or avoids impacts to the steep slopes and Buffer. However the current proposal results in disturbance to steep slopes and the Critical Area Buffer for the reconfiguration of accessory features, which is not in harmony with the spirit and intent of the Critical Area Law and regulations. As such, it does not appear to meet each and every one of the County's variance standards. If this request were to be denied, the applicants would still have reasonable and significant use of their lot. If the AHO finds that the applicant has demonstrated that each and every one of the Critical Area Variance standards have been met, then appropriate mitigation is required. Our office notes that any areas of the Critical Area Buffer where lot coverage is being removed, must be stabilized in native vegetation, as new lawn is prohibited within the Critical Area Buffer.

The comments have been uploaded 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)
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Office: 410-260-3462
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2025-0238-V

Menu Cancel

Help

Task
OPZ Critical Area Team
Assigned to Department
OPZ Critical Area
Action by Department
OPZ Critical Area
Start Time

Due Date
12/29/2025
Assigned to
Kelly Krinetz
Action By
Kelly Krinetz
End Time

Billable
No
Overtime
No

Assigned Date
12/08/2025
Status
Complete w/ Comments
Status Date
12/19/2025
Hours Spent
0.0

Comments

This site sits 60' above the adjacent shoreline and is surrounded by slopes that range from 83% to 100%. The protection of the expanded buffer is crucial in this area.

As part of the Prefile review for this application, this department expressed concern over the expanded size of the proposed patio areas on both sides of the property. The proposed patio on the Severn River side is excessive and must be minimized. The applicant argues that the amount of coverage in the buffer has been reduced by 713 square feet. While this may be true, that reduction is not a 'trade' for a patio that does not meet the standards for minimization for the approval of a variance in the buffer. As for the request to reduce the proposed patio on the back of the home, the applicant has cited tree damage to the existing patio and home that has resulted in water in their basement. An expanded patio area is not the appropriate means to provide positive drainage away from the home.

The proposed development of the site results in an overall increase of 1,289 square feet and includes a pool and adjacent patio outside of the buffer. While justification may be warranted to repair/replace the patios within the buffer, variance standards plus the additional proposed outdoor amenities would negate the need to expand either of these patio areas.

Time Tracking Start Date Est. Completion Date
Display E-mail Address in ACA Display Comment in ACA
No

In Possession Time (hrs)
Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Workflow Calendar

Estimated Hours
0.0

Action
Updated

Task Specific Information

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name

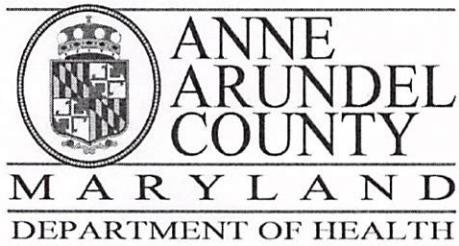
2025-0238-V

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 0.0	Hours Spent 0.0
Billable No	Overtime No	Comments 1. SWM devices cannot be within environmental buffers or features. 2. SWM devices must be a minimum of 30 feet from water wells. 3. Several hatches in the legend do not match with the hatches shown on the plans. 4. If proposed pavers are to be impermeable for treating stormwater, they must meet a 10-foot setback from structures.
Time Tracking Start Date	Est. Completion Date	In Possession Time (hrs)
Display E-mail Address in ACA <input checked="" type="checkbox"/> Display Comment in ACA <input type="checkbox"/>		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

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



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 *bc*

DATE: December 12, 2025

RE: Gregory B. Lily & Kristie L. Lilly
250 Joyce Lane West
Arnold, MD 21012

NUMBER: 2025-0238-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance.

The Health Department has reviewed the on-site sewage disposal and water supply system for the above referenced property. The Health Department has determined that the proposed request adversely affects the on-site sewage disposal and well water supply systems. The Health Department recommends denial of the above referenced request. The proposed SWM does not meet the required setback to the well. The proposed retaining wall doesn't meet the 25 foot setback to the drywell. Must show replacement drywells.

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

cc: Sterling Seay

250 Joyce Lane West (2025-0238-V)



Legend

Foundation

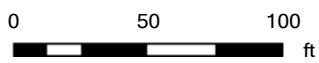
Addressing



Parcels



Parcels - Annapolis City



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
DO NOT USE FOR NAVIGATION.

Nearmap



Notes

250 Joyce Lane West (2025-0238-V)



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only.
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Nearmap



0

50

100

ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes