

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

APPLICANT: Glynis & Alfred Lisiewski

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0240-V

COUNCILMANIC DISTRICT: 6

HEARING DATE: February 5, 2026

PREPARED BY: Sara Anzelmo
Planner

SLA

REQUEST

The applicants are requesting a variance to allow a dwelling with less setbacks and buffer than required and with disturbance to slopes of 15% or greater on property located at 103 Wallace Manor Road in Edgewater.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 1.53 acres +/- of land and is located on the southwest side of Wallace Manor Road. It is identified as Lot 2R of Parcel 94 in Block 13 on Tax Map 51 in the Wallace Manor subdivision.

The property is zoned R1 – Residential District. This is a waterfront lot on Gingerville Creek that lies within the Chesapeake Bay Critical Area and is designated as LDA – Limited Development Area. The shoreline is not mapped as buffer modified and is subject to the standard buffer and expanded buffer regulations. It is currently improved with a one-and-a-half story single-family dwelling with a basement and other associated facilities.

PROPOSAL

The applicant proposes to demolish the existing house and to construct an irregularly-shaped two-story dwelling with a basement, a waterfront deck, and an attached three-car garage. The dwelling footprint (without the attached porch and deck) would measure 3,075 square feet, and the proposed driveway and walkway areas would measure 4,711 square feet.

REQUESTED VARIANCES

§ 18-13-104(a) of the Anne Arundel County Zoning Code requires that there shall be a minimum 100-foot buffer landward from the mean high-water line of tidal waters, tributary streams, and tidal wetlands. § 18-13-104(b) provides for an expanded buffer where there are, among other things, steep slopes. § 17-8-301 of the Subdivision and Development Code states that development on properties containing buffers shall meet the requirements of Title 27 of the State Code of Maryland (COMAR). Section 27.01.01(B)(8)(ii) of COMAR states a buffer exists “to protect a stream, tidal wetland, tidal waters, or terrestrial environment from human disturbance.” Section 27.01.09 E.(1)(a)(ii) of COMAR authorizes disturbance to the buffer for a new development activity or redevelopment activity by variance. The proposed redevelopment would

necessitate a variance to disturb approximately 13,291 square feet of the expanded buffer. If approved, the actual amount of buffer disturbance would be determined at permitting.

§ 17-8-201(a) of the Subdivision and Development Code provides 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. The proposed redevelopment would necessitate a variance to disturb approximately 613 square feet of slopes of 15% or greater. If approved the actual amount of slope disturbance would be determined at permitting.

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

FINDINGS

The subject property is irregular in shape and easily exceeds the minimum 30,000 square foot area and minimum 80-foot width required at the front building restriction line for a lot in an R1 District. The existing critical area lot coverage is 8,341 square feet (12.53%). The proposed coverage would be reduced to 7,889 square feet (11.85%) which falls below the maximum 15% of coverage allowed. The County 2024 aerial photograph shows that most nearby properties are similarly encumbered with steep slopes and the associated expanded buffer. The homes occupy a variety of lot shapes and sizes, many of which were developed prior to the enactment of critical area laws. According to State assessment records, the subject dwelling was constructed in 1923.

The property was the subject of a prior variance application (2023-0129-V) under which approval was granted to allow the same redevelopment as is proposed with this variance application. Neither the County nor the Critical Area Commission supported the proposed variance at that time. The Critical Area Commission appealed the approval to the Board of Appeals, but they withdrew their appeal after reaching a settlement agreement with the applicants. The building permit was not obtained within the required 18-month period, and the variance approval expired.

The **Development Division (Critical Area Team)** commented that the applicant focuses on the distance of the existing and proposed improvements from the 100' tidal buffer to exhibit an improvement to the environmental impacts. Currently, there is an existing home with a 1,400 square foot footprint sitting at the top of a 46% slope to the east, a 34% slope to the south, and a 22% slope to the north. The 46% slope abuts tidal waters, and the 34% sloped area abuts a Palustrine wetland complex with an intermittent stream. The proposed dwelling has a roughly 3,000 square foot elongated design that sits along the top of the 34%-46% sloped areas abutting the sensitive environmental area. The slight increase in distance to the shoreline is not the only information to be considered. While it is true that some relief may be warranted, the house design does not address the environmental constraints of the site. The proposed design and location do not meet the test for relief. Any evaluation of the facts of this case must take into consideration the settlement agreement with the Critical Area Commission.

The **Critical Area Commission** commented that, in 2023, the applicants submitted an identical variance for disturbance to the Critical Area Buffer and steep slopes (2023-0129-V). At that time, the Commission noted that the applicants could redesign the proposed improvements in a manner that would reduce impacts to the Critical Area Buffer and that the Administrative Hearing Officer

(AHO) must determine that the applicant meets each and every one of the Critical Area Variance standards. On October 3, 2023, The AHO granted the variance request. The Commission subsequently appealed the decision and entered into a settlement agreement on January 4, 2024 (attachment 1). The Commission then withdrew the appeal in reliance upon and with the assurance that the conditions set forth within the agreement would be met. The agreement included a list of conditions that the applicant must provide prior to the redevelopment of the property, including, but not limited to: 1. Providing the Critical Area Commission all stormwater management plans related to redevelopment of the existing dwelling and associated facilities prior to submission to Anne Arundel County; 2. Merging the two separate lots designated as Lot 2R and Part of Lot 1 via a recorded Lot Merger Agreement or Deed of Consolidation; and 3. Providing at least 30-day written notice to the Commission prior to submitting any application for subdivision, variance to unmerge the lots, or Critical Area variance. Based on conversations with the County, it does not appear that the conditions set forth in the Settlement Agreement have been met. Specifically, the Commission was not provided with stormwater management plans, nor were they notified of the new variance request prior to the submission. Additionally, there are no records that indicate Lot 2R and Part of Lot 1 have been merged via a recorded Lot Merger Agreement or Deed of Consolidation. With regard to the current variance request, the Commission understands that the site is encumbered by the Critical Area Buffer and steep slopes, which make redevelopment without a Critical Area variance difficult. The conditions as outlined in the Settlement Agreement provide a means for redevelopment in an environmentally sensitive manner. Accordingly, any consideration of the current variance request must be evaluated in the context of, and in full compliance with, the Settlement Agreement. Should the applicants wish to move forward with this variance request, the Commission maintains that the conditions outlined in the Settlement Agreement remain in full force and effect and are binding upon the applicants. They also note that the condition to provide the Commission with a written notice at least 30 days prior to submitting any application for subdivision, variance to unmerge lots, or Critical Area variance has not been satisfied in the current variance request. 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 Commission further recommends that any approval of this variance be expressly conditioned upon full compliance with all terms and conditions of the January 4, 2024 Settlement Agreement, and that no approval be issued unless and until those conditions have been satisfied.

The **Health Department** commented that the minimum separation required between the proposed porch and the existing well have not been met. A minimum separation of thirty (30) feet must be provided to protect the individual well water supply system from a foundation or soil treated to control pests, insects, or vermin. The site plan must show two replacement septic drywells for a proposed demo/rebuild. The Department recommends denial of the variance request.

The **Cultural Resources Section** commented that this property contains an undocumented structure that meets the historic age threshold and also has high archaeological potential. All permit/development applications are subject to review per § 17-6-501 to 502. The Cultural Resources Section will need review of the permit application's plans once submitted and may require a site visit to complete the permit review for compliance with § 17-6-501 and 502.

The **Soil Conservation District** reviewed the proposal and provided no comment.

The **Office of Inspections and Permits (Engineering Division)** took no position on the variance request, but provided a list of items to be addressed at permitting if the variance is approved.

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. In this case, steep slopes are present and the majority of the lot is encumbered by the expanded buffer, preventing redevelopment without some variance relief. However, there is opportunity to redesign the dwelling in a manner that would minimize the environmental impacts.

A literal interpretation of the County's Critical Area Program would deprive the applicants of rights that are commonly enjoyed by other properties in similar areas by denying the right to replace an outdated cottage on an existing residentially zoned lot. However, the granting of the variance as proposed would confer on the applicants a special privilege that would be denied by COMAR, Title 27. The variance request is not based on conditions or circumstances that are the result of actions by the applicants and does not arise from any condition relating to land or building use on any neighboring property. The granting of the variance may adversely affect water quality or impact fish, wildlife, or plant habitat and would not be in harmony with the general spirit and intent of the County's Critical Area Program. The 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 and implemented site planning alternatives to the satisfaction of the Critical Area Team or the Critical Area Commission.

With regard to the requirements for all variances, approval would not necessarily alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development area, be contrary to acceptable clearing and replanting practices, or be detrimental to the public welfare. However, while this Office recognizes the constraints caused by the steep slopes and expanded buffer and supports some relief, variances require minimization whenever possible. The existing house has a footprint of approximately 30' by 32' (960 square feet) plus two attached porches. The redevelopment proposal would triple the dwelling footprint, significantly intensifying the environmental impacts. The applicants should redesign the proposed dwelling in order to minimize the disturbance. For example, an alternative option could include a third story with a smaller footprint in order to achieve the same desired living space. As such, the County's position on the proposed variance remains unchanged from the prior variance application. The proposed variance does not represent the minimum necessary to afford relief and cannot be supported.

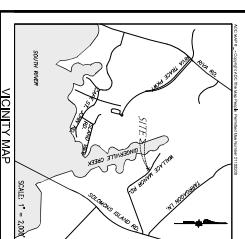
RECOMMENDATION

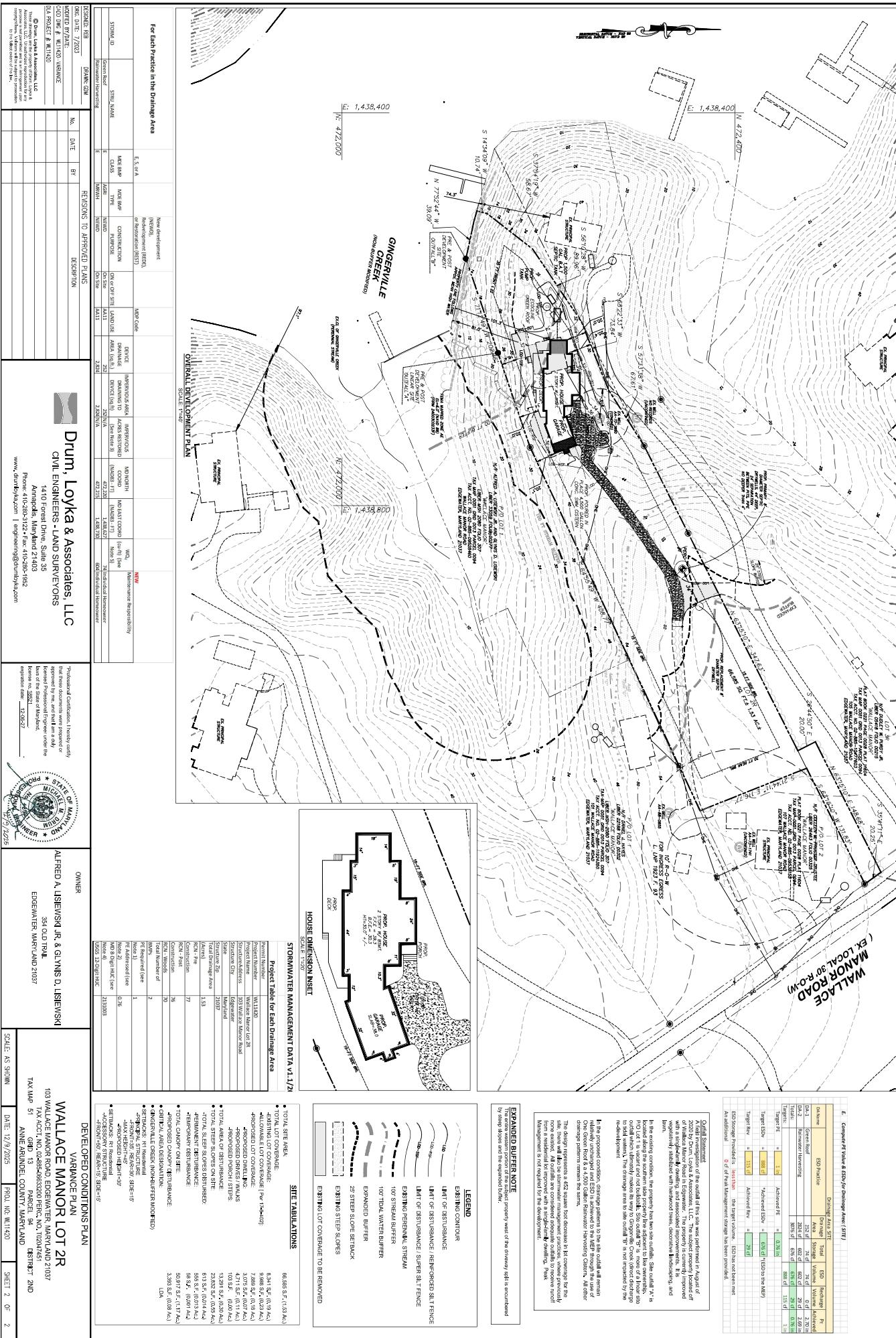
Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **denial** of the proposed critical variances. Any approval should be conditioned upon full compliance with all terms and conditions of the January 4, 2024 Settlement Agreement between the applicants and the Critical Area Commission and on satisfying the concerns noted by the Health Department and the Engineering Division.

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.



The diagram illustrates the 'EXISTING PEC TEST' stream segment with various buffer zones. A solid line represents the stream centerline. A dashed line indicates the 'EXISTING PEC TEST' boundary. A thick dashed line represents the 'EXISTING STREAM' boundary. A thin dashed line represents the '100' STREAM BUFFER'. A double-lined box represents the '100' STREAM BUFFER' and '100' WATER BUFFER' combined. A dashed line with a wavy pattern represents the 'EXISTING BUFFER'. A dashed line with a stepped pattern represents the 'EXISTING STEEP SLOPES' boundary. A dashed line with a stepped pattern extending back from the stream centerline represents the '20' STEEP SLOPE SET BACK' boundary. A dashed line with a stepped pattern extending further back represents the 'EXISTING IMPROVEMENTS' boundary. A dashed line with a stepped pattern extending furthest back represents the 'EXISTING PERC TEST' boundary.





December 9, 2025

To: Anne Arundel County Office of Planning and Zoning
Ms. Sara Anzelmo
2664 Riva Road 3rd Floor
Annapolis, MD 21401

Re: Wallace Manor, Lot 2R
Variance Application submittal
103 Wallace Manor Road
Edgewater, MD. 21037
Tax Map 51, Grid 13, Parcel 94

Dear Ms. Anzelmo,

This is a formal Variance Application submittal for the demolition of an existing home, associated decking and construction of a new single-family home for the above referenced project. Two variance requests would be necessary including a variance to **Article 17-8-201(a)** to disturb 15% and greater slopes and a variance to **Article 17-8-301(b)** related to **COMAR, Title 27** to disturb within the Expanded Buffer in the Critical Area.

The property application was previously reviewed through an initial **Pre-File** submittal dated April 24, 2023, subsequent Variance Case #**2023-0129-V** filed and granted October 3rd, 2023. The decision was initially appealed by the Critical Area Commission, Case No. **BA-33-23**. After a formal site meeting with the property owner, consultant and land use attorney, the CAC withdrew their appeal dated January 4th, 2024. The property owner has now decided to move forward.

The property is an existing legal building site fronting Gingerville Creek, is located in the (LDA) Limited Development Area Designation of the Critical Area and is **not** within the Buffer Modification Area mapping. The property is 66,585 sq. ft. or 1.53 acres, is zoned R-1 Residential and has a private septic system and well. The existing principal structure and covered deck are located at the top of steep slopes and approximately 81-feet from the shoreline. The second existing wood deck is located closer to the shoreline at approximately 62-feet.

The proposed 2-story principal structure will be located entirely outside the initial 100-foot buffer, increasing the distance from 81-feet to 101-feet from the shoreline and will have a total height of approximately 30-feet. The associated proposed wood, pervious deck will be located within the buffer, but the distance to the shoreline has been increased from 62-feet to 89-feet and shifted out of steep slopes and onto flatter grade. In addition, the existing wood deck closer to the shoreline is 16.4' from the southeast property line, the proposed waterfront deck will be 20-feet from the same property line. The existing structures in the 100-foot buffer total 979 sq. ft. With the re-development of the site, there will be 276 sq. ft. of structural coverage proposed which results in a decrease of 703 sq. ft. of impacts to the buffer and steep slopes.

The existing shared access where the gravel drives are attached at the north side of the property adjacent to Lot 3R is being removed for reduction of lot coverage. In addition, the access from Wallace Manor Road runs through a recorded 10' right of way, which is shown and labeled on the plan. (*Liber 1923 Folio 93*)

Per Article 17-8-402(b)(1), the permitted lot coverage in the critical area for this site is 15% or 9,988 sq. ft. The proposed lot coverage will be 7,889 sq. ft. or (12%), below the permitted limits. The proposed coverage will be located in the flatter portion of the lot and as mentioned results in a decrease of impacts to the buffer and steep slopes. The overall post development reduction in lot coverage will be 452 sq. ft. Per Article 18-2-402(1), an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another; has been met. The adjacent home to the north is approximately 74-feet from the shoreline and the house to the south is 97-feet from the shoreline.

Code Article 18-16-305:

(a) Requirements for zoning variances. The Administrative Hearing Officer may vary or modify the provisions of this article when it is alleged that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

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

(b) Requirements for Critical Area Variances.

- (1) Unwarranted Hardship and Practical Difficulty- There are several hardships and practical difficulties related to the re-development of the site. **First**, the expanded buffer extends to the northeast end of the site which encumbers 49,036 sq. ft. or 74% of the total lot area. **Second**, the steep slopes of 15% and greater cover 23,832 sq. ft. or 36% of the total lot area. It is physically impossible to avoid the expanded buffer and steep slopes in order to re-develop the property without relief from the code. **Third**, the project requires storm water management. Per the initial Pre-File comments from Inspections and Permits, Rain Handlers are no longer a viable option and Permeable Pavers cannot be located within 50-feet of a confined well, 100-feet from an unconfined well and within the 25-foot buffer to steep slopes or expanded buffer. An Ultra Urban Planter box, which was proposed in the Pre-File plans, are no longer an acceptable means of management and cannot be located within the steep slopes or associated buffers. Other Non-Structural practices defined in the Design Manual are not applicable due to the same unique physical challenges and characteristics of the site.

- (2) Deprive the applicant of rights commonly enjoyed by other properties- the proposed improvements are in character with other dwellings in the neighborhood and surrounding properties. In fact, the average existing principal structure coverage of existing homes in the immediate neighborhood along the waterfront of Gingerville Creek from 145 Wallace Manor Road north to 2746 Solomons Island Road to the south is 3,487 sq. ft. which is 412 sq. ft. more than the subject principal structure coverage of 3,075 sq. ft. An exhibit has been provided for review by staff.
- (3) Will not confer special privilege - granting this variance would not confer a special privilege to the applicants. The proposed improvements are in character with the neighborhood as mentioned above.
- (4) Actions by Applicants and Neighbors- The variance is not based on conditions or circumstances that are the result of actions by the applicants or conditions or use on neighboring properties- conditions and circumstances are based on the unique physical characteristics of the lot.
- (5) Water Quality, Intent of the Critical Area Program. The requested variances will not adversely affect water quality, impact fish, and wildlife or plant habitat and be in harmony with the critical area program. Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. There will be (1) Green Roof Area on the west side of the home and (1) 4,500 Gallon Rain Harvesting Tank (SWM Cistern) located under the garage slab. The existing 100-foot radius of the adjacent “Unconfined” well to the north will not be impacted. All storm water management applications are outside the initial 100-foot buffer. It must be noted that the required ESD volume for the site is 888 cu. ft. The volume achieved through the proposed design is 676 cu. ft. which is to the maximum extent practicable based on the existing well setbacks, steep slopes, associated buffers and lack of viable surface area present for storm water management practices. Lastly, per **Article 17-8-601 (3)** Lots greater than one acre. Developed woodland clearing on lots in the LDA and RCA greater than one acre in size that were in existence on or before December 1, 1985, shall be limited to the minimum necessary to accommodate a house or other structure, initial septic system, driveway, and reasonable amount of yard or required parking, and may not exceed 30% without a variance. The proposed clearing for the re-development totals 3,393 sq. ft. or only 7% of the existing woodland canopy.
- (6) Presumption Sec 8-1808(d)(2)(ii) – The applicants have overcome the presumption that the use for which the variances were requested were not in conformity with the purpose and intent of the Critical Area Program.

(c) Requirements for all variances.

1. Minimum necessary to afford relief - The proposed variances allow for modest uses that not only meets the “significant and reasonable standard” but also are the minimal necessary development to afford relief. Disturbance to the 15% steep slopes is the minimum necessary to construct the proposed improvements and to reduce the impervious surface area within the property’s boundary.

2. The granting of the variance will not:
 - i. alter the essential character of the neighborhood, and all proposed development will be harmonious with the architectural styles and scale of the surrounding area.
 - ii. substantially impair the appropriate use or development of adjacent properties.
 - iii. reduce forest cover in the LDA. Vegetative clearing is reduced to the minimum necessary to construct the proposed improvements and will be mitigated appropriately during the permit process with a Reforestation/Buffer Management Plan.
 - iv. be contrary to acceptable clearing or replanting practices required for development of the Critical Area. Clearing is only for what is necessary for construction and access, and the property is not located within a Bog Protection Area.
 - v. be detrimental to the public welfare as constructing a single-family dwelling and associated improvements on a residentially zoned property will not impose harm to adjacent property owners or the public.

Denial of the requested variances and a strict implementation of the County's zoning and Critical Area Program would constitute unwarranted hardship and practical difficulty on the applicant and deprive them of the same rights and privileges others enjoy in the immediate neighborhood along the waterfront side of Gingerville Creek.

At your convenience, please let us know if there's any additional information necessary for the evaluation of the Variance Application submittal.

Thanks,

Robert E. Baxter, Jr.

Robert E. Baxter, Jr.
Project Manager
Drum, Loyka, & Associates LLC

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: AUGUST 1, 2023

Tax Map #	Parcel #	Block #	Lot #	Section
51	94	13	22	-

Tax ID: 2-885-06633200

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) WALLACE MANSION

Project location/Address 103 WALLACE MANSION ROAD

City EDGEMARSH, MD. Zip 21037

Local case number

Applicant: Last name LISIENSKI First name ALFRED

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 _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

~~RESIDENTIAL SINGLE FAMILY HOME~~

Intra-Family Transfer	<input type="checkbox"/> Yes	Growth Allocation	<input type="checkbox"/> Yes
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input 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		
LDA Area	1.53	66,585
RCA Area		
Total Area		

	Acres	Sq Ft
Total Disturbed Area	0.30	13,291

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forst/Woodland/Trees	1.17	50,917	Existing Lot Coverage	0.19	8,341
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees	0.08	3,393	Removed Lot Coverage	0.01	452
			Total Lot Coverage	0.18	7,889

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.30	13,291	Buffer Forest Clearing	0.08	3,393
Non-Buffer Disturbance			Mitigation		

Variance Type

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

Chesapeake Bay Critical Area Report

Wallace Manor ~ Lot 2R

Tax Map 51, Grid 13, Parcel 94

Tax Account No. 02-885-06633200

Property Address: 103 Wallace Manor Road
Edgewater, Maryland 21037

Property Owner & Variance Applicant: Mr. Fred Lisiewski

Critical Area Designation: LDA **Zoning:** R-1 **Lot Area:** 1.53 Ac.

Site Description

The subject property is located off Wallace Manor Road in the Wallace Manor Subdivision. The property is irregular in shape, legal building parcel consisting of approximately 1.53 acres in area and is currently improved with a single-family dwelling which is proposed to be razed and removed. The property is zoned R-1, and the site has a Chesapeake Bay Critical Area land use designation of LDA. A portion of the existing dwellings footprint is within the 100' buffer to tidal waters. The existing dwelling is located 81 feet from the shoreline. The site is currently served by a private water well and septic. There are several hardships and practical difficulties regarding the redevelopment of the subject property. The majority of the site is within the expanded buffer which extends to the northeast end of the site which encumbers 49,036 sq. ft. or 74% of the total lot area. Additionally, the steep slopes of 15% or greater cover 23,832 sq. ft. or 36% of the total lot area. It is physically impossible to avoid the expanded buffer and steep slopes. The unimproved portion of the site is vegetated with numerous hardwood & evergreens trees and understory growth.

Description and Purpose of Variance Request

The homeowners propose to construct a new single-family dwelling, porch, attached garage, side entry deck, walk, and associated improvements. The new dwelling is sited partially overtop the footprint of the previous structure but entirely outside of the 100' buffer to tidal waters. The site will be served by a proposed BAT (Best Available Technology) septic tank and a proposed drywell. A stormwater management cistern is proposed below the garage slab to collect roof top runoff along with a portion of green roof on the western side of the dwelling. The proposed dwelling is within the size and character of other dwellings in the neighborhood. Due to the expanded buffer and significant presence and extent of steep slopes on the property, development isn't possible without disturbing the slopes and expanded buffer. While disturbance to the expanded buffer is impossible to avoid the disturbance to the slopes is minimized by locating the proposed dwelling within the plateau of the subject property. Therefore, the proposed improvements require variances to **Article 17, Section 8-201(a)** of the Anne Arundel County Code for development on slopes 15% or greater in the LDA, and to **Article 17, Section 8-301(b)** related to **COMAR, Title 27** to disturb within the expanded buffer in the Critical Area.

A pre-filing review was conducted by the Office of Planning and Zoning and comments were issued on April 24, 2024 by Ms. Sara Amzelmo, Ms. Hala Flores and Ms. Kelly Krinetz of Planning and Zoning, and the Critical Area team had three recommendations. The comments were considered and the site plan was revised accordingly. A copy of the pre-file comments is included with this submittal.

Vegetative Coverage and Clearing

This property is vegetatively stabilized with developed woodland, including a variety of mature hardwood trees, a creeping ivy groundcover common to the community of Wallace Manor. The existing on-site wooded area totals roughly 50,917 s.f. (1.17 Ac.). Removal of vegetation has been minimized to only that is necessary to construct the proposed improvements, the dwelling has been sited to minimize woodland clearing and disturbance to the steep slopes. Removal of vegetation onsite for the proposed redevelopment is approximately 3,393 s.f. (0.08 Ac.). Reforestation requirements for this property will be addressed during the grading permit phase of this project in accordance with code requirements.

Lot Coverage

The site currently has 8,341 s.f. (0.019 Ac.) of impervious coverage. The proposed impervious area for this property is 7,889 s.f. (0.07 Ac.), a reduction of 452 s.f. from the existing impervious and well below the allowable 9,988 (0.23) s.f. of lot coverage for this site.

Expanded Buffer

Approximately 49,036 s.f of the subject property falls within the expanded buffer, nearly three quarters of property is within the expanded buffer. Disturbance of the expanded buffer was unavoidable as a large portion of the site is encumbered by it, the proposed dwelling has been sited within the plateau of the site entirely outside of the 100' buffer to tidal waters to minimize the disturbance to the buffer to construct the dwelling, stormwater management, septic tank and drywell.

Steep Slopes (slopes > 15%)

The site has approximately 23,832 s.f of steep slopes, over one third of property is encumbered with steep slopes. Approximately 613 s.f. (0.014Ac.) of the steep slopes 15% or greater shall be disturbed during the proposed construction. Of that disturbance 555 s.f. of disturbance is proposed permanent disturbance to construct the dwelling and site improvements and the remaining 58 s.f. of temporary disturbance is for grading and construction access. Disturbance of these slopes was unavoidable as a large portion of the site is encumbered by them, the proposed dwelling has been sited within the plateau of the site to minimize the disturbance to the slopes to construct the dwelling, stormwater management, septic tank and drywell.

Predominant Soils

The predominant soil type is Annapolis Fine Sandy Loam, 2 to 5 percent slopes (AsB). This soil has a type "C" hydrologic classification and is not a hydric soil (soils characteristic of wetlands).

Drainage and Rainwater Control

Runoff from the site sheetflows down the steep slopes and ultimately drains to Gingerville Creek. The proposed redevelopment addresses stormwater management environmental site design to the maximum extent practicable via cistern under the garage slab and (1) area of green roof at the rear of the proposed dwelling to treat rooftop runoff.

Stormwater management and sediment and erosion control will be further addressed during the permitting phase of the project in order to meet Anne Arundel County design criteria.

Conclusions – Variance Standards

The applicant proposes to construct a new single-family dwelling, porch, reconfigured parking pad, side yard deck, walk, and associated improvements. The need for the requested Critical Area Variances arises from the existing unique nature and constraints of this property, specifically the topography, and location of the existing dwelling in relation to the steep slopes, expanded buffer and the irregular shape of the lot. It is not possible to complete this project without disturbance to the expanded buffer or steep slopes 15% or greater in the LDA. The proposed improvements are consistent in size and nature with other homes in the Wallace Manor subdivision and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to the public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of mitigation, and sediment and erosion control practices, to be addressed during permitting, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning , 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

Federal Emergency Management Agency , 2016. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2021 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.

State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District



1410 Forest Drive, Suite 35
Annapolis MD 21403
Phone: 410-280-3122
Fax: 410-280-1952

Wallace Manor ~ Lot 2R

Slope Stability Investigation Report

Tax Map: 51, Grid 13, Parcel 94

Prepared for: Mr. Fred Lisiewski

Date: July, 2023

Table of Contents

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I. Existing Conditions	1
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I. Existing Conditions

The property is an existing legal building site fronting Gingerville Creek, is located in the (LDA) Limited Development Area Designation of the Critical Area and is **not** within the Buffer Modification Area mapping. The property is 66,585 sq. ft. or 1.53 acres, is zoned R-1 Residential and has a private septic system and well. The existing principal structure and covered deck are located at the top of steep slopes and approximately 81-feet from the shoreline. The second existing wood deck is located closer to the shoreline at approximately 62-feet.

There are several hardships and practical difficulties related to the re-development of the site. First, the expanded buffer extends to the northeast end of the site which encumbers 49,036 sq. ft. or 74% of the total lot area. The steep slopes of 15% and greater cover 23,832 sq. ft. or 36% of the total lot area.

The existing steep slopes on site are in good condition with no signs of erosion, sluffing, or channelization present. The entirety of the steep slopes is vegetatively stabilized with a mixture of Hardwood Trees, Shrubs & Creeping Ivy Ground Cover common to the community of Wallace Manor. Sheetflow from the existing on lot improvements is dispersed across the slope and slowed down allowing for infiltration to native soils. There are no sediment deposits present at the toe of slopes and the area is in generally good condition.

II. Proposed Condition

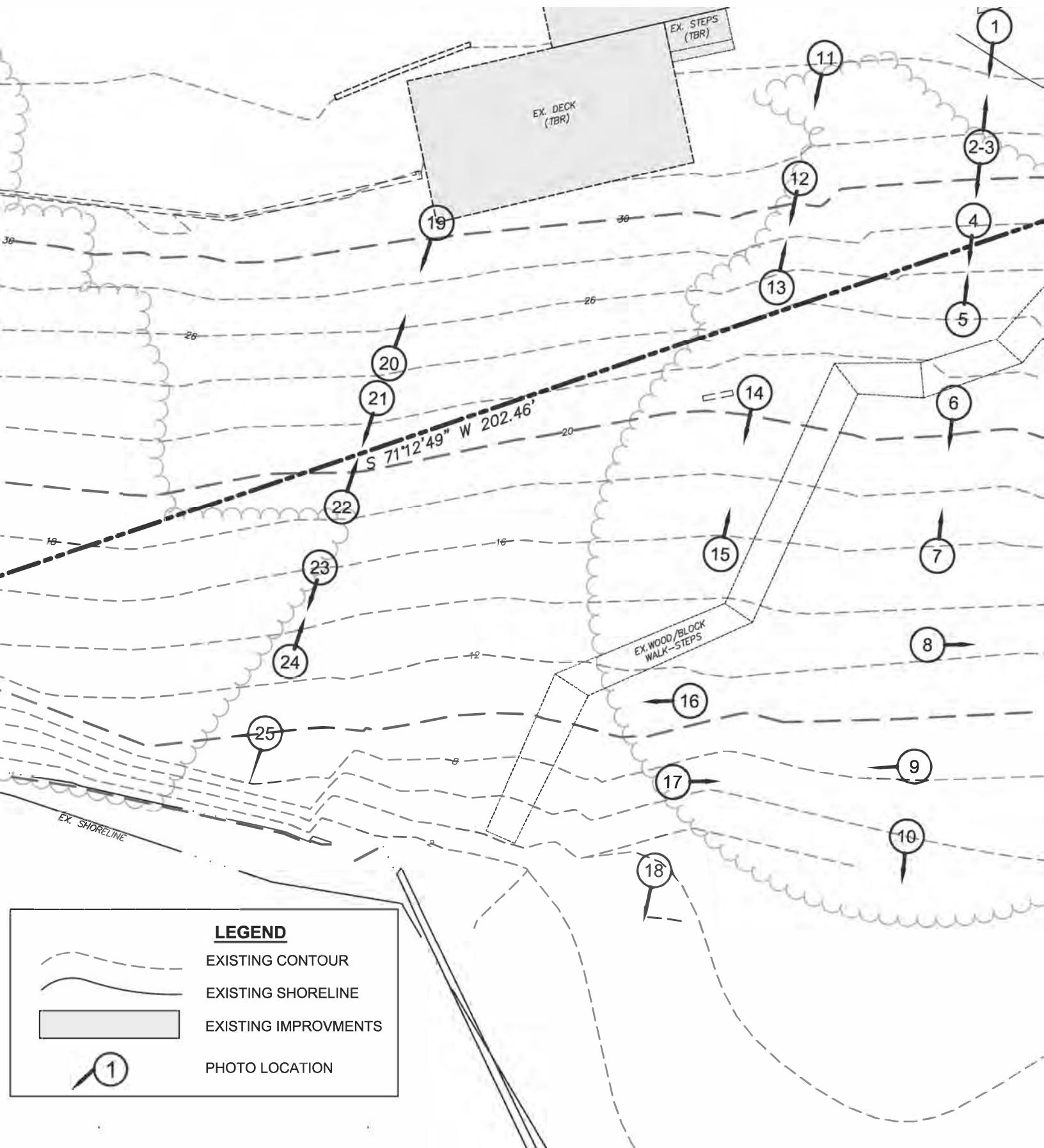
The proposed work is to raze and remove the existing single family dwelling and construct a new single family dwelling, pervious deck & other associated improvements. The proposed dwelling is sited entirely outside of the steep slopes taking advantage of the natural plateau on site. The proposed waterfront deck is within the 100' buffer however it is located outside of the existing steep slopes roughly 89' from the shoreline an increase of 27' from where the existing deck lies. The proposed work provides a decrease of 452 square feet of impervious lot coverage from the existing conditions.

Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. There will be (1) Green Roof Area on the west side of the home and (1) Rain Harvesting Tank (SWM Cistern) located under the garage slab. All storm water management applications are outside the steep slopes and 100-foot buffer to tidal waters however disturbance to the expanded buffer which encumber roughly 74% of the subject property is unavoidable.

Natural flow paths on the site will be maintained, the proposed SWM practices will bode well for the steep slopes on site as runoff from the proposed dwellings will either be captured by the cistern or the area of green roof. It is our opinion that the existing slopes on site will not be adversely affected by the proposed development.

Due to the existing conditions of the slopes and location of the proposed improvements we believe that no slope stabilization methods are necessary. The areas are all adequately stabilized with no signs of erosion or sluffing present.

Appendix A- Flow Path Exhibit



Appendix B- Photo Tour



Photo #1 Looking South From Top Of Existing Slope



Photo #2 Looking South Down Existing Slope, No Erosion Present. Area Is Vegetatively Stabilized



Photo #3 Looking North Up Existing Slope. No Erosion Present, Area Stabilized



Photo #4 Looking South, Area Stabilized With Hardwood Trees, Shrubs & Groundcover



Photo #5 Looking North Up Slope





Photo #7 Looking North Up Existing Slope, No Erosion Present



Photo #8 Looking East Within Slope



Photo #9 Looking West, Game Trail Evident. No Erosion Present.



Photo #10 Looking South At Toe Of Slope Towards Existing Stream



Photo # 11 Looking South Down Existing Slope



Photo #12 Looking South, No Erosion Present Area Vegetatively Stabilized



Photo #13 Looking North Up Slope Towards Existing Dwelling



Photo #14 Looking South Towards Gingerville Creek, No Erosion Present



Photo #15 Looking North, Vegetatively Stabilized With Hardwood Trees, Shrubs & Ground Cover.



Photo #16 Looking West Towards Existing Walk, No Erosion Present.



Photo #17 Looking East , No Erosion Present



Photo #18 Looking South From Toe Of Slope Towards Existing Stream



Photo #19 Looking Southwest Towards Gingerville Creek From Top Of Slope



Photo #20 Looking Northeast Towards The Top Of Slope



Photo #21 Looking Southwest, No Erosion Present Area Vegetatively Stabilized



Photo #22 Looking Northeast Up The Slope



Photo #23 Looking Southwest Towards Gingerville Creek, No Erosion Present & Area Stabilized



Photo #24 Looking Northeast Towards The Top Of Slope, No Erosion Or Channelization Present



Photo #25 Looking Southwest At Toe Of Slope & Existing Bulkhead, No Erosion Present

2025-0240-V - Steep Slope Disturbance

Menu	Cancel	Help
Task OPZ Critical Area Team	Due Date 12/31/2025	Assigned Date 12/10/2025
Assigned to Department OPZ Critical Area	Assigned to Kelly Krietz	Status Complete w/ Comments
Action by Department OPZ Critical Area	Action By Kelly Krietz	Status Date 12/22/2025
Start Time	End Time	Hours Spent 0.0
Billable No	Overtime No	Comments The applicant focuses on the distance of the existing and proposed improvements from the 100' tidal buffer to exhibit an improvement to the environmental impacts. Currently there is an existing home with a 1400 sq ft footprint sitting at the top of a 46% slope to the east, a 34% slope to the south and a 22% slope to the north. The 46% slope abuts tidal waters and the 34% sloped area abuts a Palustrine wetland complex with an intermittent stream. The proposed dwelling has a roughly 3000 sq ft elongated design that sits along the top of the 34%-46% sloped areas abutting the sensitive environmental area. The slight increase in distance to the shoreline is not the only information to be considered.
<p>While it is true that some relief may be warranted, the house design does not address the environmental constraints of the site. The proposed design and location do not meet the test for relief.</p> <p>Any evaluation of the facts of this case must take into consideration the settlement agreement with the Critical Area Commission.</p>		
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	Comment Display in ACA
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Estimated Hours 0.0	Action Updated	Workflow Calendar

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

Wes Moore
Governor

Aruna Miller
Lt. Governor



Erik Fisher
Chair

Nick Kelly
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

January 21, 2026

Ms. Sterling Seay
Planning Administrator
Anne Arundel County Zoning Division
Annapolis, Maryland 21401

Re: Lisiewski Variance (2025-0240-V)

Dear Ms. Seay,

Thank you for providing information on the above-referenced variance request to disturb the Critical Area Buffer, which is expanded for steep slopes. The property is 1.53 acres, located entirely within the Critical Area Limited Development Area (LDA), and is presently improved with a single-family dwelling and associated facilities, amounting to 8,341 square feet of lot coverage. The applicants propose to raze the existing dwelling and to construct a new dwelling with associated improvements, including an attached garage and deck. While the proposed development will result in an overall reduction of lot coverage by 452 square feet, the proposed Buffer disturbance totals 13,291 square feet with 3,393 square feet of clearing within the Buffer.

Previous Variance Request & Settlement Agreement

In 2023, the applicants submitted an identical variance for disturbance to the Critical Area Buffer and steep slopes (2023-0129-V). At that time, our office noted that the applicants could redesign the proposed improvements in a manner that would reduce impacts to the Critical Area Buffer and that the Administrative Hearing Officer (AHO) must determine that the applicant meets each and every one of the Critical Area Variance standards.

On October 3, 2023, The AHO granted the variance request. Our office subsequently appealed the decision and entered into a settlement agreement on January 4, 2024 (attachment 1). Our office then withdrew the appeal in reliance upon and with the assurance that the conditions set forth within the agreement would be met.

The agreement included a list of conditions that the applicant must provide prior to the redevelopment of the property, including, but not limited to:

1. Providing the Critical Area Commission all stormwater management plans related to redevelopment of the existing dwelling and associated facilities prior to submission to Anne Arundel County;
2. Merging the two separate lots designated as Lot 2R and Part of Lot 1 via a recorded Lot Merger Agreement or Deed of Consolidation; and

Ms. Seay
Lisiewski Variance
January 21, 2026
Page 2 of 2

3. Providing at least 30-day written notice to our office prior to submitting any application for subdivision, variance to unmerge the lots, or Critical Area variance.

Based on conversations with the County, it does not appear that the conditions set forth in the Settlement Agreement have been met. Specifically, our office was not provided with stormwater management plans, nor were we notified of the new variance request prior to the submission. Additionally, there are no records that indicate Lot 2R and Part of Lot 1 have been merged via a recorded Lot Merger Agreement or Deed of Consolidation.

Current Variance Request

This office understands that the site is encumbered by the Critical Area Buffer and steep slopes, which make redevelopment without a Critical Area variance difficult. The conditions as outlined in the Settlement Agreement provide a means for redevelopment in an environmentally sensitive manner. Accordingly, any consideration of the current variance request must be evaluated in the context of, and in full compliance with, the Settlement Agreement. Should the applicants wish to move forward with this variance request, our office maintains that the conditions outlined in the Settlement Agreement remain in full force and effect and are binding upon the applicants. Our office also notes that the condition to provide the Commission with a written notice at least 30 days prior to submitting any application for subdivision, variance to unmerge lots, or Critical Area variance has not been satisfied in the current variance request.

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. Our office further recommends that any approval of this variance be expressly conditioned upon full compliance with all terms and conditions of the January 4, 2024 Settlement Agreement, and that no approval be issued unless and until those conditions have been satisfied.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case. If you have any questions about these comments, please contact me at (410)-260-3462 or jamileh.soueidan@maryland.gov.

Sincerely,



Jamileh Soueidan
Natural Resource Planner

CC: Jennifer Esposito, CAC
File: AA 0277-23
Attachment: Critical Area Commission & Lisiewski Settlement Agreement

SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is made and entered into this 7 day of January 2024, by and between the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays (the “Commission”) and Alfred A. Lisiewski Jr. and Glynis D. Lisiewski, individuals, (collectively and individually, “the Lisiewskis”). Commission and the Lisiewskis are collectively referred to as the “Parties.”

WHEREAS, by virtue of a Deed dated April 8, 2019 and recorded among the Land Records of Anne Arundel County in Liber 33059 at folio 433, and a Deed dated July 15, 2020 and recorded among the Land Records of Anne Arundel County in Liber 35059 at folio 277, the Lisiewskis are the owners of certain real property located at 103 Wallace Manor Road, Edgewater, Maryland 21037, Parcel 94 in Grid 13 on Tax Map 51, consisting of two separate lots, Lot 2R and Part of Lot 1, in the Wallace Manor Subdivision (the “Property”);

WHEREAS, Lot 2R consists of approximately 1.43 acres with a Tax ID Number of 2885-0663-2300 and is known and designated as Lot 2R as shown on a plat entitled “Administrative Plat, Lot Line Change, MINOR SUBDIVISION, Lots 2 and 3, Block F, Revised, WALLACE MANOR, EDGEWATER,” which plat is recorded among the Land Records of Anne Arundel County in Plat Book 221 at folio 28 as Plat Number 11604; and

WHEREAS, Part of Lot 1 consists of approximately 1.0 acre with a Tax ID Number of 2885-0952-8460 and is described as Wallace Manor Road; and

WHEREAS, the Lisiewskis intend to reconstruct a primary dwelling on Lot 2R and do not intend to construct a second dwelling on Part of Lot 1; and

WHEREAS, the Property is within the Chesapeake Bay Critical Area and is designated as limited development area that imposes a lot coverage limitation; and

WHEREAS, the Lisiewskis sought critical area variances to § 17-8-301 and 17-8-201(a) of the Anne Arundel County Code to allow the Lisiewskis to redevelop the dwelling and associated facilities on Lot 2R with less setbacks and buffer than required and with disturbance to slopes of 15% of greater in Case No. 2023-0129-V; and

WHEREAS, a hearing in Case No. 2023-0129-V was held on September 19, 2023 and the Administrative Hearing Officer issued a decision on October 3, 2023 granting the Lisiewskis’ requested critical area variances; and

WHEREAS, the Commission timely filed an appeal to the Anne Arundel County Board

of Appeals (Case No. BA 33-23V) challenging the critical area variances issued by the Administrative Hearing Officer (the “Appeal”); and

WHEREAS, to avoid the uncertainty and expense of litigation, the Parties desire to resolve fully and finally all issues and disputes between them involving the Commission’s Appeal of Case No. 2023-0129-V regarding the critical area variances granted for the Lot 2R.

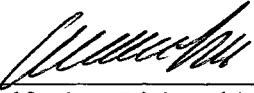
NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises contained in this Agreement and other good and valuable consideration as is more fully described below, the Parties agree as follows:

1. The Recitals set forth above are incorporated into this Agreement.
2. The Lisiewskis shall provide the Commission all stormwater management plans related to the redevelopment of the existing dwelling and associated facilities on Lot 2R prior to submission to Anne Arundel County. The Commission shall review said stormwater management plans and provide written comment within thirty (30) days of receipt.
3. The Lisiewskis agree to take reasonable steps to incorporate the Commission’s comments on the stormwater management plans and shall work with the County and the Commission in good faith to finalize such plans.
4. The Lisiewskis shall merge the two separate lots designated as Lot 2R (Tax ID #2885-0663-3200) and Part of Lot 1 (Tax ID # 2885-0952-8460) via a recorded Lot Merger Agreement or Deed of Consolidation, as appropriate and as dictated by the Anne Arundel County process. Such merger shall take place no later than the date on which a certificate of final inspection is issued by Anne Arundel County for the improvements on Lot 2R or within 24 months of this agreement, whichever is later. The Lisiewskis shall submit a copy of the recorded Lot Merger Agreement or Deed of Consolidation to the Commission within 30 days of recordation.
5. In the event the Lisiewskis ever wish to resubdivide the Property or seek a variance to unmerge the lots or a critical area variance, including the construction of a second dwelling, 30-day written notice must be provided to the Commission prior to filing any application for such subdivision or dwelling construction.
6. Within three (3) business days of execution of this Agreement, the Commission shall file a request to the Board of Appeals to withdraw its Appeal and cooperate with the Lisiewskis and the Board to accomplish the Appeal withdrawal.

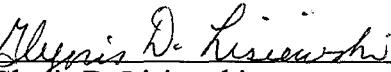
7. In the event that the Board denies the withdrawal request, this Agreement shall be null and void.
8. In the event the Board approves the withdrawal request, the Commission agrees to support any modifications or other approvals required by Anne Arundel County that are consistent with this Agreement.
9. This Agreement is the entire agreement between the Parties with respect to the matters set forth herein.
10. This Agreement may only be modified or changed by an agreement in writing signed by the Parties.
11. This Agreement is governed by, and interpreted according to, the laws of the State of Maryland without regard to conflict of laws principles.
12. This Agreement may be executed in any number of counterpart originals, each of which shall be deemed an original agreement, and all of which shall constitute one agreement. The execution of one counterpart by any party shall have the same force and effect as if that party had signed all other counterparts.

IN WITNESS WHEREOF, the Parties have signed and sealed this Settlement Agreement on the date(s) indicated:

DATE: 1/4/24

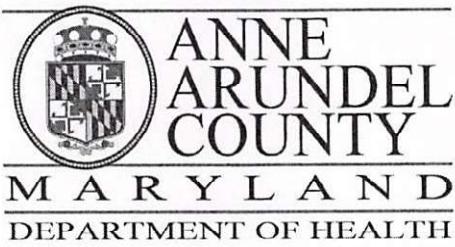
OWNER: 
Alfred A. Lisiewski Jr.

DATE: 1/4/24

OWNER: 
Glynnis D. Lisiewski

DATE: 1/4/2024

Katherine Charbonneau
Katherine Charbonneau,
Title: Executive Director
Critical Area Commission for the Chesapeake
and Atlantic Coastal Bays



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: Alfred A. Lisiewski Jr.
103 Wallace Manor Road
Edgewater, MD 21037

NUMBER: 2025-0240-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance.

The Health Department has determined that the minimum separation required between the proposed porch and the existing well have not been met. A minimum separation of thirty (30) feet must be provided to protect the individual well water supply system from a foundation or soil treated to control pests, insects or vermin. The site plan must show two replacement septic drywells for a proposed demo/rebuild. The Health Department recommends denial of the above referenced request.

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

cc: Sterling Seay

2025-0240-V - Steep Slope Disturbance

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2025-0240-V - Steep Slope Disturbance

Menu	Cancel	Help
Task I and P Engineering Assigned to Department Engineering Action by Department Engineering Start Time Billable No	Due Date 12/31/2025 Assigned to Jean Janvier Action By Jean Janvier End Time Overtime No	Assigned Date 12/15/2025 Status Complete w/ Comments Status Date 12/23/2025 Hours Spent 0.0 Comments 1. Label the rectangular object directly north of the existing covered deck to be removed. 2. On the Developed Conditions Plan, label the "existing electric outlet on wood post" as was done on the Existing Conditions Plan. 3. Include first floor elevation and basement elevation for the proposed house on the Proposed Conditions Plan. 4. On the Proposed Conditions Plan, the LOD appears to go through the existing wood deck labelled "to be removed". Revise the LOD line to go around the existing deck labelled "to be removed". 5. Draw the existing 10-foot diameter water well at a reasonable size. 6. On the Existing Conditions Plan, there appear to be two retaining walls west and northwest of the existing wood deck labelled "to be removed". Label them as "to be removed" or "to remain" and note the material they are made of. 7. On the Proposed Conditions Plan, lighten up the color of the symbol for the items to be removed. 8. On the Existing Conditions Plan, label the rectangular object southeast of the easternmost existing light pole and label it as "to remain" or "to be removed". Label this object on the Proposed Conditions Plan also. 9. Label Wallace Manor Road as public or private. 10. The 10' right-of-way for ingress/egress is shown on 107 Wallace Manor Road. However, the driveway runs across 101 Wallace Manor Road, although no easement is shown on 101 Wallace Manor Road. An agreement will be required at Grading Permit. 11. The property bearings and distances shown on these plans do no match the plat. Explain and revise as needed. 12. Show the rights – to – discharge on these plans as shown on the plat.
Time Tracking Start Date Display E-mail Address in ACA	Est. Completion Date <input checked="" type="checkbox"/> Display Comment in ACA	Comment Display in ACA No
Estimated Hours 0.0	Action Updated	Workflow Calendar

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	

