



7 Old Solomons Island Road • Suite 202 • Annapolis, MD 21401
(410) 266-3212 • Fax (410) 266-3502 • www.messickandassociates.com

December 2, 2025

Ms. Jenny B. Dempsey, Director
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

RE: Letter of Explanation
Revision to Wades Grant Planned Unit Development
Tax Map 16; Block 20; Bulk Parcel "A" (Lot 118)
Tax Account Number 3-949-90248203
(S#2001-074; SE#2014-0039-S)

Dear Ms. Dempsey:

On behalf of our client, we are submitting a request to revise a previously approved Special Exception ("Wades Grant Planned Unit Development" SE#2014-0039-S). The proposed revision involves the addition of three single-family residential lots on Bulk Parcel "A" (Parcel 118). The Special Exception for Wades Grant, was approved on July 2, 2014, and the subsequent subdivision plat was approved on April 17, 2017, and recorded in the Land Records of Anne Arundel County in Plat Book 351; Folio 22-32.

At the time of the original Special Exception and Subdivision were approved, the "Bulk Parcel" was zoned R-1 Residential. Since that time, the property was rezoned to R-5 Residential which would allow additional lots. The proposed subdivision of Lot 118 plans to create three (3) additional separate lots on public water and sewer. In this case, the proposal includes Three (3) single family lots with access directly from an existing private Use in Common Right of Way off Elvaton Road and will not require any extension of public water or sewer, mains or public roads.

Given the above description, we hereby request approval of a revision to the prior special exception to include 3 additional lots. Lot 118 of the subdivision contains 9.19 acres, thereby allowing up to 45 new lots, wherein the applicant is only requesting 3.

Specifically, we believe this request is in keeping with the Special Exception approval criteria as noted in Article 18-16-304 (general criteria) and Article 18, Title 11 (specific approval criteria) in accordance with the following:

Article 18-16-304 (General approval criteria)

§ 18-16-304. Special exceptions.

(a) **Requirements.** A special exception use may be granted only if the Administrative Hearing Officer makes each of the following affirmative findings:

- (1) The use will not be detrimental to the public health, safety, or welfare;

The single-family use is consistent with the surrounding community, Plan 2040, the County Code and is not detrimental to the public health, safety, or welfare.

- (2) The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located.

The proposed location, nature, height of each building, landscaping and size, intensity of the use is compatible with the surrounding community and orderly district in the R-5 district.

- (3) Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article.

The proposed use is no more objectionable with regard to noise, fumes, vibration or light to nearby properties than other uses permitted in the R-5 zone.

- (4) The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district.

The use will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the R-5 zoning district.

- (5) The proposed use will not conflict with an existing or programmed public facility, public service, school, or road.

There are no programmed public facilities, public services, schools or roads impacted.

- (6) The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning.

Written recommendations and comments from the Health Department and the Office of Planning and Zoning will be provided with the pre-file and Special Exception review process.

- (7) The proposed use is consistent with the County General Development Plan.

The proposed use is consistent with all applicable aspects of Plan 2040.

- (8) The applicant has presented sufficient evidence of public need for the use.

There is an ever increasing need for additional housing in the County and State which has been the topic of several public presentations by the County Executive, County Council & Governor. The specific lots are proposed to be occupied by the Wade family members so they can stay on the family farm and care for their elderly family as they age in place.

- (9) The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use.

The proposed development is consistent with the prior bulk regulations previously approved and meets all specific criteria in Article 18, Section 12 of the Anne Arundel County Code.

- (10) The application will conform to the critical area criteria for sites located in the critical area.

The site is not located in the Critical Area.

(11) The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.

All Landscape Manual requirements have been met on the proposed Administrative Site Plan.

Article 18; Title 11 (Specific approval criteria):

§ 18-11-141. Planned unit developments.

(1) The requirements for a planned unit development are located in Title 12.

18-12-202(a) **For less than 500 units.** A PUD of less than 500 dwelling units may have adult independent dwelling units, duplex or semi-detached dwellings, multifamily dwellings, single-family detached dwellings, townhouse dwellings, public utility essential services, and public utility uses in accordance with § 18-11-141. In addition to the above dwelling units, a PUD in a C2 or C3 zoning district may have the permitted, conditional, special exception, and business complex auxiliary uses for C2 and C3 commercial districts in accordance with § 18-5-102.

The proposed additional lots will be developed with single family dwellings. The proposal is therefore consistent with the requirements of this section.

§ 18-12-203. Bulk regulations.

(a) Generally. Bulk regulations relating to lot size, setbacks for principal and accessory structures, spacing between structures, and height limitations shall be proposed by the developer in a submittal of specific development and design standards and, if approved by special exception, shall govern the development of the PUD.

The development will meet the requirements of the previously approved design standards.

(b) Setbacks if PUD abuts residential. When a structure in a PUD is located within 50 feet of the boundary line of a residential district, the setback for the structure shall be the more restrictive of the setback requirements for the abutting residential zoning district or for the zoning district in which the structure is located.

The setbacks for the residential units meet the requirements of the adjacent R-2 zone.

(c) Density. The density of development in a PUD may not exceed the density allowed by the zoning district in which the development is located. A PUD in a C2 or C3 zoning district may not exceed 15 dwelling units per acre.

The density allowed is far more than the 3 new lots requested.

(d) Retail use. A single retail use may not exceed 65,000 square feet.

N/A - No retail uses proposed.

(e) Additional requirements for PUDs in C2 and C3 zoning districts. A PUD in a C2 or C3 zoning district may be permitted as a special exception only in the BWI/Ft. Meade Growth Area as shown on the official map adopted by the County Council in Bill No. 55-16 and entitled "BWI/Fort Meade Growth Area". A variance to allow a PUD in a C2 or C3 zoning district not shown on the official map is not permitted. When residential and commercial uses are contained in separate structures, at least 25% of the land area shall consist of commercial uses, including structures, parking, access, and open areas used for stormwater management and landscaping. When residential and commercial uses are contained in the same structure, at least 25% of the

Ms. Jenny B. Dempsey, Director
Anne Arundel County Office of Planning and Zoning
Revision to Wades Grant Planned Unit Development
September 29, 2025
Page 4 of 4

floor area of the structure shall consist of commercial uses.

N/A

(f) Bulk regulations. The following bulk regulations are applicable to a PUD:

Zoning district	Minimum site area	Minimum dwelling unit composition of total units	Maximum coverage by structures in residential areas	Minimum open area in residential areas
RA, RLD, R1	20 acres	40% are single-family dwellings	30%	40%
R2	20 acres	30% are single-family dwellings	30%	40%
R5	20 acres	20% are single-family dwellings	30%	40%
R10, R15	10 acres	10% are single-family dwellings or townhouses	30%	45%
R22	10 acres	10% are single-family dwellings or townhouses	25%	50%

The proposed dwellings will meet the referenced Bulk Regulations

(g) Bulk regulations in commercial districts. The following bulk regulations are applicable to a PUD in a C2 or C3 commercial district: - N/A

In summary, we believe this request meets the special exception criteria and is appropriate given the context of the site and the neighborhood. Please feel free to contact our office should you have any questions regarding the Special Exception application.

Sincerely,
Messick Group, Inc.
T/A Messick & Associates

Tim J. Brenza, R.L.A.
Vice President, Planning & Landscape
Architecture

EXISTING

DESCRIPTION

PROPOSED

HOUSE

98

BUILDING

FF=

BS

CONTOUR

98

FOREST CONSERVATION EASEMENT

EX PERPETUAL EASEMENT FOR FOREST BUFFER AREA

E

X

G

GUARDRAIL

PROPERTY LINE

ADJACENT PROPERTY LINE

TO BE ABANDONED PROPERTY LINE

ROAD

ROAD CENTERLINE

EDGE OF PAVEMENT

PAVED DRIVEWAY

GRAVEL DRIVEWAY

STORM DRAIN

STORM DRAIN STRUCTURE NO

SANITARY SEWER LINE

SANITARY SEWER STRUCTURE NO

RKB (TYPE C)

FA (TYPE B)

SOILS

ZONING LINE

WOODLINE

TREE

SIDEWALK

WATER LINE

STREAM

STREAM BUFFER

WETLAND BUFFER

NON-TIDAL WETLAND FLOODPLAIN

The map illustrates a proposed development plan for three lots: Lot 118B (168,822 S.F., 3.88 AC), Lot 118C (89,745 S.F., 2.06 AC), and Lot 118A (73,181 S.F., 1.68 AC). The plan includes several key features and easements:

- Proposed Buildings:** Lot 118B has a proposed building of 3,000 S.F. Lot 118C has a proposed building of 2,000 S.F. Lot 118A has a proposed building of 3,200 S.F.
- Grinder Pump Utility Easements:** Three easements are shown: Easement 1 (1,965 S.F.), Easement 2 (241 S.F.), and Easement 3 (595 S.F.).
- Grinder Pump Utility Easement 4:** A 208 S.F. easement is also indicated.
- Private Use-In-Common Variable Width Access Easements:** Two such easements are shown, one on the western side and one on the eastern side of the lots.
- Forest Conservation Easement #1:** A large easement runs along the eastern boundary of the lots.
- Infrastructure:** The plan shows existing and proposed roads (Elvaton Road, Elvaton Road, Elvaton Road, Elvaton Road), storm drains, and sanitary sewer lines. It also includes various easements for utilities and access.
- Topography:** Contour lines are shown, indicating elevations ranging from 90 to 100 feet.
- Adjacent Properties:** The map shows surrounding properties, including those owned by James & Debra Drury, Rubush Ryan P, and Russell & Joan Wade.

PLAN
SCALE: 1"=60'

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES *

CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

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

MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

12/03-25

STATE OF MARYLAND
ANNE ARUNDEL COUNTY
REGISTERED PROFESSIONAL ENGINEER
12/03-25

*PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 21591, EXPIRATION DATE: 05/14/27

OWNER/DEVELOPER:
RUSSELL C WADE TRUSTEE
JOAN WADE TRUSTEE
8320 ELVTON RD
MILLERSVILLE, MD 21108

PROPOSED DEVELOPMENT PLAN
WADES GRANT
3 LOT MINOR SUBDIVISION
8330 ELVTON RD
MILLERSVILLE, MD 21108

TAX MAP: 16 GRID: 20 PARCELS: 274
THIRD ASSESSMENT DISTRICT
SCALE: AS SHOWN

TAX ACCOUNT: 03-949-90248203 ZONING: R-2
ANNE ARUNDEL COUNTY, MARYLAND 21144
DATE: DECEMBER 2025 SHEET: 1 OF 1

December 2025 FILE: G:\44-0122-14831 Lot 118 WaDes Grant\DWG\Minor Subdivision.dwg



SOILS / IMPERVIOUS AREA TABULATION

SOIL TYPE	AREA (Ac.)	PERCENT
Hydrologic Soil Group (HSG) A	1,385.14	14.8%
Hydrologic Soil Group (HSG) B	1,245.19	13.3%
Hydrologic Soil Group (HSG) C	1,742.05	18.6%
Hydrologic Soil Group (HSG) D	251.09	2.7%
Hydrologic Soil Group (HSG) E	362.35	3.9%
Hydrologic Soil Group (HSG) F	58.12	0.6%
Hydrologic Soil Group (HSG) G	427.85	4.6%
Hydrologic Soil Group (HSG) H	475.08	5.1%
Total	9,206.88	100%

CURVE TABLE

STATION	PC	P	PT	CHORD	ANGLE
1+00.00	1+00.00	100.00	1+100.00	100.00	90.00
1+100.00	1+100.00	100.00	1+200.00	100.00	90.00

LINE TABLE

LINE	STATION	LENGTH
1	1+00.00	100.00
2	1+100.00	100.00
3	1+200.00	100.00
4	1+300.00	100.00
5	1+400.00	100.00
6	1+500.00	100.00
7	1+600.00	100.00
8	1+700.00	100.00
9	1+800.00	100.00
10	1+900.00	100.00
11	2+000.00	100.00

NOTE: THE EXISTING WELLS & SEPTIC SYSTEMS SERVING LOTS 18, 28 AND 3 & 4 OF THE WADE PROPERTY, SITUATED ON PARCEL 216 ARE TO BE ABANDONED IN ACCORDANCE WITH COUNTY ORDINANCE 10-2000-01 PERMITS FOR THE AFORESAID LOTS.

- ### LEGEND
- Existing Ditch
 - Existing Easement
 - Existing New Fence
 - Existing Wood Fence
 - Existing Wood Pole
 - Existing Gas Line
 - Existing Gas Valve
 - Existing Stormwater Pond
 - Existing Stormwater Inlet
 - Existing Sewer Manhole
 - Existing Sewer Cleanout
 - Existing Telephone Manhole
 - Existing Utility Pole
 - Existing Day Valve
 - Existing Meter Valve
 - Existing Fire Hydrant
 - Existing Zoning Line
 - Existing Sub Line
 - Line of Non-Tidal Wetlands
 - Line of Wetlands Buffer (25')
 - Line of 100 Year Floodplain
 - Existing Stream
 - Existing Stream Buffer (100')
 - Proposed Curb
 - Proposed Land Use
 - Proposed Contour
 - Proposed New Protective Fence
 - Proposed Rebarbed Wire Fence
 - Proposed Sign SR Fence
 - Proposed Line of Deliberation
 - Shaded Construction Entrance
 - Proposed Road Protection
 - Proposed Grass Slope
 - Prop. Fenced Construction Property
 - Proposed Afforestation Area
 - Proposed Rehabilitation
 - Offical Road Edge
 - Ex. Specimen Tree
 - Pre Development Discharge Point
 - Discharge Pattern Arrow
 - Proposed Subd. Area
 - Proposed DMV Facility
 - Proposed Submerged Canal Wetlands or Micro-Wetlands Area
 - Proposed Submerged Canal Wetlands or Micro-Wetlands Area
 - Proposed Submerged Canal Wetlands or Micro-Wetlands Area

PERMITTED DENSITY TABULATION

	P-3	P-2	P-1	TOTAL
TOTAL SITE AREA	370,286 Sq.Ft. (8.54 Ac.)	1,564,081 Sq.Ft. (35.973 Ac.)	8,877 Sq.Ft. (0.207 Ac.)	1,955,144 Sq.Ft. (44.884 Ac.)
TOTAL WETLANDS / F.P.	43,485 Sq.Ft. (0.997 Ac.)	126,021 Sq.Ft. (2.882 Ac.)	1,443 Sq.Ft. (0.033 Ac.)	300,889 Sq.Ft. (6.912 Ac.)
TOTAL BUILDABLE AREA	334,801 Sq.Ft. (7.687 Ac.)	1,438,060 Sq.Ft. (32.991 Ac.)	8,434 Sq.Ft. (0.194 Ac.)	1,781,295 Sq.Ft. (40.772 Ac.)
MAXIMUM DENSITY PER ACRE	5	2.5	1	
PERMITTED DENSITY	36.4	81.0	0.2	119.6

DEVELOPMENT CONCEPT PLAN

SCALE: 1"=100'

DEVELOPER
SNYDER DEVELOPMENT CORPORATION
845 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 647-4791

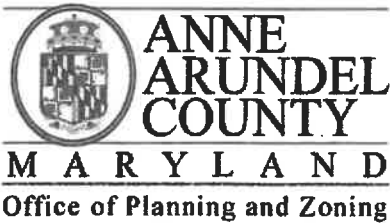
BOYD & DOWCIALLO, P.A.
ENGINEERS/SURVEYORS/PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
(410) 729-1234

SKETCH / SPECIAL EXCEPTION PLAN
WADES GRANT
A PLANNED UNIT DEVELOPMENT
TAX MAP 16, BLOCK 20, PARCEL 274, 279
PLAT BOOK 300 PAGE 20 & PLAT BOOK 304 PAGE 43
ZONED R1 / R2 / R5
SUB. #20011-072 PROJ. #2014-0028-00-HS

NO. DATE BY REVISION APPROVED DATE

THIRD DISTRICT

ANNE ARUNDEL CO., MD 21108



2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Jenny B. Jarkowski
Planning and Zoning Officer

August 16, 2023

Timothy Brenza
Messick & Associates
7 Old Solomon Island Road, STE 202
Annapolis, MD 21401

Re: Modification # 17223 (Allow as a Minor Sub.)
Wade's Grant, Resubdivision of lot 118
Subdivision No. S2021-072; Project No. P2023-0032-00-NP
Tax Map 16 Block 20 Parcel 274

Dear Mr. Brenza:

This letter is in response to your modification request dated June 1, 2023 regarding the requirements detailed in Article 17, Section 1-101(65) of the Anne Arundel County Code.

Property/Development Description

The property consists of one lot with a total area of 9.2 +/- acres, lot 118, Elvaton Road, Millersville, located in the Wades Grant subdivision. The property is zoned R2 (Residential District) and currently contains a house and outbuildings. The developer would like to subdivide lot 118 to create 2 additional lots with most of the forested area to be left undisturbed. The proposed lots will exceed the minimum 20,000 sq. ft. lot size for the R2 Zoning District.

Allow as a Minor

The applicant requests to file a minor subdivision application for the purpose of creating two new lots out of the existing lot 181.

Justification

As specified in Article 17-2-108(a) of County Code, Modification requests may be approved if the request satisfies each of the five criteria stated therein. This Office has evaluated this application for compliance with the five criteria listed in Article 17-2-108(a)(1-5) and offers the following:

- (1) *practical difficulties or unnecessary hardship will result from strict application of this article or, for a modification relating to forest conservation, unwarranted hardship will result due to special features of the site or other circumstances:*

The consultant noted the unnecessary hardship will result “Due to the fact that this project is a minor Subdivision in every aspect other than the property was previously shown on a plat of record, we believe the review of the project should be minimal.”

- (2) *the purposes of this article, including minimization and mitigation of environmental impacts through the use of clustering or other available design alternatives to preserve the character of the impacted area, will be served by an alternative proposal;*

The consultant stated that “The request does not affect any environmentally sensitive areas and the design and implementation of improvements would not result in any adverse environmental impacts. The required environmental review would simply be done in one step due to small nature of the project.”

- (3) *the modification is not detrimental to the public health, safety, or welfare, is not injurious to other properties, or, if the modification relates to forest conservation, does not adversely affect water quality;*

The consultant stated that “We are simply asking that project be classified as a minor subdivision so that processing will reduce the review demands of staff and our client. We believe this request promotes the community’s health, safety and welfare and is certainly not injurious to others.”

- (4) *the modification does not have the effect of nullifying the intent and purpose of this article, the General Development Plan, or Article 18 of this Code; and*

The consultant stated that “Granting the modification simply allows the review of the project to be completed in a more efficient manner.”

- (5) *the applicant has submitted written verification to the Office of Planning and Zoning that:*

- (i) *the requested modification was disclosed and discussed at a community meeting required under this article; or*
- (ii) *all owners of property located within 300 feet of the affected property were mailed a notice explaining the reason for the modification, along with a copy of the request for modification.*

The consultant submitted written verification to the Office of Planning and Zoning that the requested modification meeting notification was mailed to all property owners within 300 feet of the affected property for meeting held June 13, 2023 and the Office of Planning and Zoning received this verification on June 1, 2023.

Summary/Decision

The Office of Planning and Zoning has determined, during the review of the modification request, that lot 118 is part of an approved Special Exception, (#2014-0039-S dated July 11, 2014) for the Wade's Grant Planned Unit Development (PUD). This PUD was approved for a total 119 lots and there were no allowances made in the Special Exception decision to allow for the creation of 2 new lots.

The modification has been evaluated by staff for compliance with the five criteria listed in Article 17-2-108 as being the basis for modification approvals. OPZ/Development Division Staff have determined that the request does not satisfy those criteria and is not in keeping with the intent and purpose of Article 17, Article 18 and the GDP. Therefore, the Modification is hereby denied.

Should you have any questions regarding the decision, please contact Jeff Torney at pztorn03@aacounty.org or call 410-222-7458.

Sincerely,



Jenny B. Jarkowski
Planning and Zoning Officer

Attachment: Agency Review Memos

Cc: Lori Allen, OPZ
Jeff Torney, OPZ
Sterling Seay, OPZ
Allison Valliant, OPZ
Rick Fisher, OPZ
Mary Wilkinson, OPZ
Sarah Fowler, OPZ
Hala Flores, I&P
Robert Flynn, Fire Marshal
Thomas Scalley, Health Dept.
Pradip Patel, SHA
Pat Slayton, Recreation & Parks
Judy Motta, PC
Russel and Joan Wade Trustees, Owner
File
FY24/Mod

J:\Shared\subdiv\Jeff Torney\MN#17223WadesGrant.docx



Mark Wedemeyer, Director

Memorandum

TO: Jeffrey Torney, OPZ Development Division

FROM: Edwin Udenkwo, Engineering Division, Department of Inspections and Permits

SUBJECT: Wades Grant, Re-subdivision of lot 118 (Allow as a Minor Sub)
M17223
P 2023-0032-00 NP)
S 01-072

DATE: July 05, 2023

1. Purpose

The purpose of this request modification is to allow subdivision to be classified as a minor subdivision

2. Project Description

The subject property is located Elvation Road Wades Grant Millersville Maryland 21109. The parcel consist lot 118. The applicant proposed re-subdivision of Lot 118 plans to create Three (3) separate lots. The site will be developed on existing public water and sewer facilities

3. Modification Request

A modification is requested to Article 17-1- 101 (65) to allow subdivision to be classified as a minor subdivision

4. Engineering and Utility Review:

This modification request has been reviewed for engineering and utility issues and this office has this comments;

- a. A Registered Professional in the State of Maryland must sign, seal and date the plans submitted and any reports, computations, etc. submitted with future submittals.
- b. Development checklists for both the Preliminary Plan/Sketch Plan and Site Development Plan will need to be completed and submitted with the Development Application package for the SDP. Other applicable checklists must also be completed and submitted.
- c. Stormwater management will be required with the SDP submittal. Refer to the 2000 Maryland Stormwater Design Manual Volumes I & II (Revised May 2009) and the Anne Arundel County Maryland Stormwater Management Practices and Procedures Manual

: Wades Grant, Re-subdivision of lot 118 (Allow as a Minor Sub)
M17223
P 2023-0032-00 NP)
S 01-072
07/ 05/2023

(Revised October 1, 2017) for the requirements. As this site is already developed, it may qualify for Redevelopment.

- d. Geotechnical Soil Borings will be required for the swm devices. A minimum of one boring per device is required.
- e. Show any onsite swm devices and storm drain inlets, piping and outfalls.
- f. Silt Fence (SF) is no longer used in Anne Arundel County. A minimum of Reinforced Silt Fence (RSF) must be used. Refer to the Anne Arundel Soil Conservation District for information related to the sediment and erosion control design and requirements for the site.
- g. Add the Professional Certification (I hereby certify that these documents...) to all plans, reports, calculation sheets (EDU & SWAMP), checklists and cost estimates that are signed and sealed by a professional.
- h. The water meter and cleanout must be designed per the Anne Arundel County Standard Details. A Public Works Agreement (PWA) will be required. The existing main must be shown, labeled, and the County Tracing/Record Drawing Number(s) must be referenced. Also, refer to the Required Extension Distance (RED) in the Anne Arundel County Master Plan for Water Supply and Sewerage Systems 2022, if necessary.
- i. If the proposed building is connecting to public water and public sewer, the existing building must also connect to the proposed utilities. Note, only one water meter is allowed per parcel/lot. It is recommend there be only one proposed sewer connection also. If an oversized water meter is required, it will require a Public Utility Easement and a Public Works Agreement (PWA).
- j. The Maryland State Highway Administration (SHA) may require permits. If so, the permits must be obtained prior to Grading Permit approval/issuance.
- k. Temporary Stormwater Management (TSWM) design per the County Stormwater Management Practices and Procedures Manual §7.1.7 (after March 1, 2017) will be required for this project development prior to approval of the Grading Permit.
- l. The new SWM Data Form effective July 1, 2020 (I&P Blue Notice IP-20-10) will be required on the Grading Permit Plans.
- m. At Grading Permit, add the following note to the plans per I&P Blue Notice IP-22-05, "The permittee or contractor shall not commence with clearing or any earth disturbance activities on the site during or before predicted wet weather events. Once site work begins, clearing and grubbing activities shall be for the installation and stabilization of the perimeter erosion controls only."

Wades Grant, Re-subdivision of lot 118 (Allow as a Minor Sub)
M17223
P 2023-0032-00 NP)
S 01-072
07/05/2023

- n. At Grading Permit and Building Permit, provide a Statement of Accessibility Review on the cover page of every plan submittal for all grading permits which include site improvements and building permits for all commercial and residential new construction, additions, interior alterations and where required by International Existing Building Code (IEBC) due to upgrades. Refer to I&P Blue Notice IP-21-08 for additional information and the required wording of the "Statement of Accessibility Review" Certification.
- o. Note, separate Building Permits will be required for the buildings, fences, retaining walls, etc.
- p. Note, this modification has only been reviewed in regards to the Development Process. A full review will be conducted when the Development Application is submitted, whether that be for Preliminary Plan (PP) or Site Development Plan (SDP).

Determination– Based on the above, the Inspections and Permits does not have objection to allow subdivision to be classified as a minor subdivision and conditionally supports the request and recommends conditional approval.



**ANNE
ARUNDEL
COUNTY**

M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski

Planning and Zoning Officer

MEMORANDUM

TO: Jeff Torney, OPZ Development Division

FROM: Sarah E. Fowler, P.E., Transportation Development Review Division, Office of Planning and Zoning

SUBJECT: Wade's Grant, Resubdivision of Lot 118
P2023-0032-00NP
Modification #17223 (Allow as a Minor Subdivision)

DATE: July 3, 2023

Project Scope/Description – Per the applicant's letter, this project proposes to resubdivide Lot 118 to create three separate lots on public water and sewer.

Transportation Review

This office has no objection to the modification request.



ANNE ARUNDEL
COUNTY PUBLIC SCHOOLS

2644 Riva Road, Annapolis, MD 21401 | 410-222-5000 · 301-970-8644 (WASH) · 410-222-5500 (TDD) | www.aacps.org

Date: June 8, 2023

TO: DEVELOPMENT DIVISION/
OFFICE OF PLANNING & ZONING
SUBJECT: WADE'S GRANT, RESUB. OF LOT 118
COMMENTS DUE: JULY 7, 2023

FROM: SCOTT SCHULER
TYPE: MODIFICATION
SUBDIVISION # 01-072
PROJECT #: P23-0032 00 NP
MODIFICATION #: 17223

Anne Arundel County Public Schools' evaluation of information available to date indicates as follows:

The ELEMENTARY attendance area where this property is located is SOUTHGATE.

The MIDDLE SCHOOL attendance area where this property is located is OLD MILL NORTH.

The HIGH SCHOOL attendance area where this property is located is OLD MILL.

NOTE: residential development consists of 3 single-family homes; impact on school enrollments follow:

Elementary school – 1 student

Middle school – 1 student

High school – 1 student

Using sidewalks provided in the submitted plan, students will walk to existing bus stops. No additional access improvements requested.

File: Planning/C/Subreviews/



Office of the Fire Marshal
Subdivision & Development Review

TO: Planning & Zoning

CC: SUBCOMMENTS@aacounty.org

FROM: Lt. Robert D. Flynn, Fire Marshal Division

DATE: June 8, 2023

SUBJECT: Modification #17223
Wade's Grant, Resubdivision of Lot 118
P2023-0032-00-NP
Tax Map 16 Block 20 Parcel 274

The following modifications have been reviewed by the Office of the Fire Marshal:

Modifications:

Allow as minor subdivision – No Comments



STUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Jeff Torney, Planner Residential Team
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Wade's Grant, Resubdivision of Lot 118
Modification
Subdivision No. S01-072
Project No. P23-0032-00-NP
Modification No. 17223

DATE: June 9, 2023

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below. Conformance with the county code, along with applicable guidelines and regulations regarding open space, recreation area, active recreation area, public activity space, residential activity space, and usable area shall be deferred to the Office of Planning and Zoning.

- This site is not within the Anne Arundel County Green Infrastructure Network, nor is it contiguous to one of our parks or trails.

The Department of Recreation and Parks recommends approval.

cc: SubComments
File

JQB#845

PARKING TABULATION

Total Number of Proposed Lots	119*
SINGLE FAMILY DWELLING UNITS	
Total Number of S.F.D. Lots	64*
Required Parking Spaces	108 Spaces**
(2 Spaces Per Unit - 2 x 54)	
Recreation Area Parking	8 Spaces
Total Parking Spaces Provided	116 Spaces
TOWNHOUSE DWELLING UNITS	
Total Number of T.H. Lots	65
Required Parking Spaces	163 Spaces
(2.5 Spaces Per Unit - 2.5 x 65)	
Total Parking Spaces Provided	163 Spaces**
TOTAL	
Total Parking Spaces Required	271 Spaces
Total Parking Spaces Provided	279 Spaces

Lot Tabulation

Lot #	Area	Lot #	Area	Lot #	Area
1	4,712 Sq.Ft.	41	4,583 Sq.Ft.	81	2,160 Sq.Ft.
2	4,712 Sq.Ft.	42	4,678 Sq.Ft.	82	2,160 Sq.Ft.
3	4,711 Sq.Ft.	43	4,600 Sq.Ft.	83	2,160 Sq.Ft.
4	4,711 Sq.Ft.	44	4,500 Sq.Ft.	84	2,970 Sq.Ft.
5	4,712 Sq.Ft.	45	4,500 Sq.Ft.	85	2,970 Sq.Ft.
6	4,711 Sq.Ft.	46	4,500 Sq.Ft.	86	2,160 Sq.Ft.
7	4,647 Sq.Ft.	47	4,500 Sq.Ft.	87	2,160 Sq.Ft.
8	4,362 Sq.Ft.	48	4,500 Sq.Ft.	88	2,160 Sq.Ft.
9	4,849 Sq.Ft.	49	4,460 Sq.Ft.	89	2,160 Sq.Ft.
10	5,138 Sq.Ft.	50	4,430 Sq.Ft.	90	2,160 Sq.Ft.
11	4,500 Sq.Ft.	51	4,500 Sq.Ft.	91	3,122 Sq.Ft.
12	4,430 Sq.Ft.	52	4,500 Sq.Ft.	92	2,970 Sq.Ft.
13	5,511 Sq.Ft.	53	2,970 Sq.Ft.	93	2,160 Sq.Ft.
14	4,818 Sq.Ft.	54	2,160 Sq.Ft.	94	2,160 Sq.Ft.
15	4,496 Sq.Ft.	55	2,160 Sq.Ft.	95	2,160 Sq.Ft.
16	4,500 Sq.Ft.	56	2,160 Sq.Ft.	96	2,160 Sq.Ft.
17	4,690 Sq.Ft.	57	2,160 Sq.Ft.	97	2,160 Sq.Ft.
18	4,897 Sq.Ft.	58	2,959 Sq.Ft.	98	2,970 Sq.Ft.
19	4,897 Sq.Ft.	59	3,061 Sq.Ft.	99	2,610 Sq.Ft.
20	4,897 Sq.Ft.	60	2,160 Sq.Ft.	100	2,160 Sq.Ft.
21	4,897 Sq.Ft.	61	2,160 Sq.Ft.	101	2,160 Sq.Ft.
22	5,117 Sq.Ft.	62	2,160 Sq.Ft.	102	2,610 Sq.Ft.
23	4,545 Sq.Ft.	63	2,160 Sq.Ft.	103	2,610 Sq.Ft.
24	4,676 Sq.Ft.	64	2,970 Sq.Ft.	104	2,160 Sq.Ft.
25	5,047 Sq.Ft.	65	2,970 Sq.Ft.	105	2,610 Sq.Ft.
26	4,927 Sq.Ft.	66	2,160 Sq.Ft.	106	2,610 Sq.Ft.
27	4,811 Sq.Ft.	67	2,160 Sq.Ft.	107	2,160 Sq.Ft.
28	4,927 Sq.Ft.	68	2,160 Sq.Ft.	108	2,160 Sq.Ft.
29	5,045 Sq.Ft.	69	2,160 Sq.Ft.	109	2,610 Sq.Ft.
30	5,539 Sq.Ft.	70	2,160 Sq.Ft.	110	3,164 Sq.Ft.
31	4,500 Sq.Ft.	71	2,970 Sq.Ft.	111	2,436 Sq.Ft.
32	4,500 Sq.Ft.	72	2,874 Sq.Ft.	112	2,523 Sq.Ft.
33	4,298 Sq.Ft.	73	2,160 Sq.Ft.	113	3,272 Sq.Ft.
34	4,653 Sq.Ft.	74	2,160 Sq.Ft.	114	2,970 Sq.Ft.
35	4,659 Sq.Ft.	75	2,160 Sq.Ft.	115	2,160 Sq.Ft.
36	4,659 Sq.Ft.	76	2,160 Sq.Ft.	116	2,160 Sq.Ft.
37	4,757 Sq.Ft.	77	2,970 Sq.Ft.	117	2,970 Sq.Ft.
38	4,629 Sq.Ft.	78	2,970 Sq.Ft.	118	9.19 Ac.
39	4,767 Sq.Ft.	79	2,160 Sq.Ft.	119	1.39 Ac.
40	4,770 Sq.Ft.	80	2,160 Sq.Ft.		

Forest Conservation Worksheet 2.1

Notes: Use 0 for all negative numbers that result from the calculation.

NET TRACT AREA

A. Total Tract Area An = 44.88

B. Deductions: (Critical Area, area restricted by local ordinance or program) B = 3.87

C. Net Tract Area: Net Tract Area = Total Tract (A) - Deductions (B) Cn = 41.01

Land Use Category: R1 / R2 / R5

D. Afforestation Threshold: Net Tract Area (C) x 15% for R2/R5 Dn = 6.15

E. Conservation Threshold: Net Tract Area (C) x 15% for R2/R5 En = 6.15

Existing Forest Cover

F. Existing Forest Cover within the Net Tract Area Fn = 14.23

G. Area of Forest Above Conservation Threshold: If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then G = F - E, otherwise G = 0. Gn = 8.08

H. Breakpoint Point: (Percent of forest that must be retained so that no replanting is required): (1) If the Area of Forest Above Conservation Threshold (G) is greater than 0, then the (0.2 x the Area of Forest Above Conservation Threshold (G) + the Conservation Threshold (E)). (2) If the Area of Forest Above Conservation Threshold (G) is equal to 0, then the Existing Forest Cover (F). Hn = 7.77

I. Forest Clearing Permitted Without Replanting: I = Existing Forest Cover (F) - Breakpoint Point (H) In = 6.46

Proposed Forest Clearing

J. Total Area of Forest to be Cleared Jn = 7.19

K. Total Area of Forest to be Retained (in Essence): K = Existing Forest Cover (F) - Forest to be Cleared (J) Kn = 7.04

Planting Requirements

If the Total Area of Forest to be Retained (K) is at or above the Breakpoint Point (H), no replanting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); otherwise, calculate the planting requirements as follows:

L. Information for Clearing Above the Conservation Threshold: (1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Retained (K) x 0.25. (2) If the Total Area of Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then L = the Area of Forest Above Conservation Threshold (G) x 0.25. L = 1.80

M. Information for Clearing Below the Conservation Threshold: (1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 x Conservation Threshold (E) - Forest to be Retained (K). (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 x Forest to be Cleared (J). M = 0

N. Credit for Retention Above the Conservation Threshold: If the area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then N = K - E. N = 0.89

P. Total Reforestation Required: P = L + M - N P = 0.89

Q. Total Afforestation Required: If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation Threshold (D) - Existing Forest Cover (F). Q = 0

R. Total Planting Requirement: R = P + Q R = 0.91

Reforestation Provided (On-Site) 0.91 Ac.

Reforestation Remaining Obligation 0 Ac.

Forest Conservation Worksheet C.5

Modification Notes

- Modification #13426A granted June 29, 2016, for the following:
 - Modification #13426 to allow for disturbance of approximately 3,378 square feet of existing non-tidal wetlands and approximately 16,618 square feet of their buffers, in accordance with the Anne Arundel County Code Article 17, Section 6-401.
 - Modification #13426 to permit disturbance of approximately 1,773 square feet of land within an existing stream and approximately 63,563 square feet of land within the 100' stream buffer in accordance with the Anne Arundel County Code, Article 17-6-402.
 - Modification #13426 to allow the removal of three (3) of the existing 22 specimen trees on-site in accordance with the Anne Arundel County Code Article 17, Section 6-303 (b)(5).
 - Modification #13426 to forgo road facilities/entrance improvements to Elyton Road in accordance with the Anne Arundel County Code Article 17, Section 2-103.
 - Modification #13426 to the required open space and recreation area in accordance with the Anne Arundel County Code Article 17, Section 6-111 (b).
 - Modification #13426 to the pre-submittal community meeting in accordance with the Anne Arundel County Code, Article 17-3-201 (c).
 - Modification #13426 to allow the use of private roads to serve townhouse lots in accordance with the Anne Arundel County Code, Article 17-2-103.
 - Modification #13426A to Anne Arundel County Code, Article 17-6-303 (b)(6), allowing the establishment of Forest Conservation Easements abutting the existing wooded non-tidal floodplain area on-site with less than the minimum 10,000 sq.ft. area and/or less than the minimum 35' width, was granted June 29, 2016.
- A modification #15-011 to permit disturbance of approximately 15,507 square feet of land of the total 3.87 acres of a non-tidal 100-year floodplain in accordance with the Anne Arundel County Code, Article 17-6-202 (b), to construct two (2) roadway crossings.
- Modification #14945 to Anne Arundel County Code, Article 17-3-801, to allow the platted 10,000 square foot septic area on Lot 2R of "Wade Property" to be abandoned upon connection to public sewer without the need for an Amended Plat.

Forest Conservation Easement Tabulation

Number	Area
1	43,425 Sq.Ft. ± or 0.9969 Ac. ±
2	40,774 Sq.Ft. ± or 0.9360 Ac. ±
3	34,487 Sq.Ft. ± or 0.7913 Ac. ±
4	870 Sq.Ft. ± or 0.0200 Ac. ±
5	20,765 Sq.Ft. ± or 0.4767 Ac. ±
6	4,265 Sq.Ft. ± or 0.0979 Ac. ±
7	4,590 Sq.Ft. ± or 0.1053 Ac. ±
8	36,951 Sq.Ft. ± or 0.8483 Ac. ±
9	27,745 Sq.Ft. ± or 0.6369 Ac. ±
10	74,678 Sq.Ft. ± or 1.7121 Ac. ±
11	40,339 Sq.Ft. ± or 0.9261 Ac. ±
12	16,763 Sq.Ft. ± or 0.3816 Ac. ±
Total	348,522 Sq.Ft. ± or 7.9551 Ac. ±

Right To Discharge

We, Snyder/Elyton, LLC, Fair A. Sorabio, Elyton S. Sorabio, and our successors and assigns do hereby grant to Anne Arundel County Maryland, the perpetual right-to-discharge the flow of water from such necessary drainage facilities and opportunities to adequately drain the natural watershed and adjacent properties into existing waterways and/or natural drainage courses and/or upon the existing ground. Such discharge points are indicated by the symbol (public) as shown graphically on this plan.

Snyder/Elyton, LLC
By: Snyder Development Corporation, Inc., Sole Member
By: Charles S. Snyder, President
By: Elyton S. Sorabio
By: Elyton S. Sorabio
By: Elyton S. Sorabio

U.S. Postal Service Note:

All lots within the proposed Wades Grant subdivision are eligible for private postal services via communal mailbox blocks, as shown on the approved Final Plan on file with the Anne Arundel County Office of Planning and Zoning.

Surveyor's Certificate

For completion of this Certificate, Owners Dedication, Notice to Title Examiners, and other Plat Notes, see Article 11, Maryland Code, Real Property, § 11-101.

By: Boyd & Dowgiallo, P.A.
By: Boyd & Dowgiallo, P.A.
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By: Boyd & Dowgiallo, P.A.

Snyder/Elyton, LLC
By: Snyder Development Corporation, Inc., Sole Member
By: Charles S. Snyder, President
By: Elyton S. Sorabio
By: Elyton S. Sorabio

Maryland Professional Engineering Firm License No. 47570

BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 729-1234
Fax: (410) 729-1243
Email: bboyd@bndpo.com www.bndpo.com

Owner/Developer

Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 647-4791

(Public Systems)

APPROVED:

Larry R. Tom, Planning and Zoning Officer
Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health

Drawn By: JMF
Checked By: RNP

Plat Book Page Plat#

P. 249767

\\HALL\LAND PROJECTS\R2\845\DWG\845-PLATS.DWG //PLAT 1

JOB#845

MSA-C2081-5691-2

CURVE TABLE					
NO.	RADIUS	ARC	DELTA	THUSION	CHORD
C1	610.00'	252.49'	23°42'56"	128.08'	S 71°44'02" E 250.89'
C2	35.00'	28.72'	47°00'51"	15.32'	S 35°22'09" E 27.92'
C3	75.00'	229.39'	175°14'19"	1804.00'	N 79°31'07" E 148.87'
C4	35.00'	28.72'	47°00'51"	15.32'	N 19°24'23" E 27.92'
C5	235.00'	18.07'	04°23'15"	9.04'	S 37°27'42" E 18.07'
C6	235.00'	105.02'	26°44'37"	53.49'	S 07°34'14" E 104.07'
C7	175.00'	158.18'	51°46'55"	84.94'	S 20°05'23" E 152.83'
C8	175.00'	83.58'	27°15'59"	42.44'	S 59°36'50" E 82.50'
C9	275.00'	18.63'	03°52'52"	9.32'	S 71°15'23" E 18.63'
C10	425.00'	385.15'	52°01'19"	207.54'	N 58°37'17" E 372.98'
C11	265.00'	212.49'	47°01'37"	113.29'	S 71°50'20" E 211.44'
C12	475.00'	310.58'	37°27'40"	161.07'	S 22°56'30" W 305.08'
C13	225.00'	23.23'	05°54'53"	11.62'	S 69°07'37" E 23.22'
C14	235.00'	65.30'	15°55'15"	32.65'	S 78°10'35" E 65.66'
C15	225.00'	3.00'	00°45'50"	1.50'	S 69°48'06" E 3.00'
C16	64.00'	5.00'	04°28'34"	2.50'	N 25°34'57" E 5.00'
C17	74.00'	57.20'	44°17'22"	30.12'	N 48°57'58" E 55.79'
C18	64.00'	46.08'	41°14'04"	24.09'	S 87°16'22" E 45.07'
C19	175.00'	77.67'	25°25'45"	38.48'	N 79°22'12" W 77.03'
C20	175.00'	77.67'	25°25'45"	38.48'	N 79°22'12" W 77.03'
C21	375.00'	301.25'	46°06'13"	158.58'	N 69°01'38" W 293.67'
C22	225.00'	107.87'	27°15'58"	54.57'	N 59°36'50" W 106.07'
C23	225.00'	107.87'	27°15'58"	54.57'	N 59°36'50" W 106.07'
C24	225.00'	203.15'	51°46'55"	109.21'	N 20°05'23" W 190.50'
C25	175.00'	81.69'	26°44'37"	41.60'	N 07°34'14" W 80.94'
C26	164.00'	67.70'	23°39'06"	34.34'	N 47°05'58" W 67.22'
C27	375.00'	339.36'	51°51'03"	182.30'	N 58°43'25" E 327.90'
C28	215.00'	176.48'	47°01'37"	83.54'	S 71°50'20" E 171.55'
C29	635.00'	71.40'	07°47'32"	35.75'	S 37°46'38" W 71.54'
C30	180.00'	233.75'	74°24'14"	138.64'	S 81°15'18" W 212.67'
C31	275.00'	12.15'	02°31'25"	6.08'	N 47°14'19" W 12.15'
C32	130.00'	168.82'	74°24'14"	88.68'	N 89°13'18" E 157.30'
C33	635.00'	171.85'	18°45'19"	86.70'	S 15°35'16" W 171.04'
C34	325.00'	175.78'	30°29'21"	90.10'	N 61°28'32" W 173.65'
C35	19.00'	29.85'	90°00'00"	19.00'	N 89°00'40" E 29.87'
C36	19.00'	26.54'	80°01'32"	15.85'	S 26°38'34" E 24.43'
C37	55.00'	71.56'	74°32'43"	41.88'	S 60°38'34" W 66.62'
C38	115.00'	50.20'	25°00'33"	25.50'	N 79°34'48" W 48.80'
C39	2009.87'	88.69'	02°31'42"	44.35'	S 43°15'33" E 88.68'
C40	610.00'	218.84'	20°58'36"	111.15'	S 73°16'08" E 218.65'
C41	75.00'	65.15'	34°28'31"	33.27'	N 09°08'15" E 44.45'

Utility Easements

LINE TABLE

LINE	BEARING	LENGTH
E1	N 80°20'24" E	9.93'
E2	N 03°30'14" W	10.00'
E3	S 86°29'24" W	9.93'
E4	N 82°37'53" E	10.00'
E5	S 07°01'37" E	10.00'
E6	S 82°57'33" W	10.00'
E7	N 73°06'37" E	9.93'
E8	S 16°53'25" E	10.00'
E9	S 73°06'37" W	9.93'
E10	N 37°00'53" E	9.93'
E11	S 82°58'17" E	10.00'
E12	S 37°00'53" W	9.93'
E13	N 20°27'17" E	10.00'
E14	S 69°13'43" E	10.00'
E15	S 20°27'17" W	6.75'
E16	S 72°19'28" W	5.26'
E17	N 43°58'51" W	10.00'
E18	N 44°01'09" E	10.00'
E19	S 43°58'51" E	10.00'
E20	S 44°01'09" W	10.00'
E21	N 29°06'15" E	9.96'
E22	S 80°53'45" E	10.00'
E23	S 29°08'15" W	9.96'
E24	S 52°31'04" W	10.00'
E25	N 37°18'53" W	10.00'
E26	N 52°31'04" E	10.00'
E27	S 37°28'56" E	10.00'
E28	N 02°05'15" W	10.00'
E29	N 87°54'35" E	10.00'
E30	S 02°05'15" E	10.00'
E31	S 87°54'35" W	10.00'
E32	N 66°16'09" W	14.58'
E33	N 23°43'51" E	10.00'
E34	S 66°16'09" E	5.44'
E35	S 18°37'25" E	13.53'
E36	S 58°30'25" E	9.97'
E37	S 31°20'34" W	10.00'
E38	N 58°30'25" W	9.97'
E39	N 48°19'36" W	10.82'
E40	N 41°40'24" E	10.00'
E41	S 48°19'36" E	10.00'
E42	S 41°40'24" W	5.00'
E43	S 18°03'30" W	10.00'
E44	N 71°56'21" W	10.00'
E45	N 18°03'30" E	10.00'
E46	S 03°04'08" W	28.28'
E47	N 86°55'51" W	20.00'
E48	N 03°04'08" E	29.37'
E49	S 04°08'00" W	10.00'
E50	N 85°52'10" W	10.00'
E51	N 04°08'00" E	10.00'
E52	S 00°00'00" N	8.94'
E53	N 89°59'58" W	10.00'
E54	N 00°00'00" E	9.94'
E55	N 02°28'31" W	10.05'
E56	N 87°33'29" E	10.05'
E57	S 02°28'31" E	10.05'

Utility Easements

CURVE TABLE

NO.	RADIUS	ARC	DELTA	THUSION	CHORD
EC1	610.00'	252.49'	23°42'56"	128.08'	S 71°44'02" E 250.89'
EC2	35.00'	28.72'	47°00'51"	15.32'	S 35°22'09" E 27.92'
EC3	75.00'	229.39'	175°14'19"	1804.00'	N 79°31'07" E 148.87'
EC4	35.00'	28.72'	47°00'51"	15.32'	N 19°24'23" E 27.92'
EC5	235.00'	18.07'	04°23'15"	9.04'	S 37°27'42" E 18.07'
EC6	235.00'	105.02'	26°44'37"	53.49'	S 07°34'14" E 104.07'
EC7	175.00'	158.18'	51°46'55"	84.94'	S 20°05'23" E 152.83'
EC8	175.00'	83.58'	27°15'59"	42.44'	S 59°36'50" E 82.50'
EC9	275.00'	18.63'	03°52'52"	9.32'	S 71°15'23" E 18.63'
EC10	425.00'	385.15'	52°01'19"	207.54'	N 58°37'17" E 372.98'
EC11	265.00'	212.49'	47°01'37"	113.29'	S 71°50'20" E 211.44'
EC12	475.00'	310.58'	37°27'40"	161.07'	S 22°56'30" W 305.08'
EC13	225.00'	23.23'	05°54'53"	11.62'	S 69°07'37" E 23.22'

Line Table

LINE	BEARING	LENGTH
L1	N 39°27'31" W	21.39'
L2	S 77°36'21" W	31.39'
L3	S 51°46'10" W	28.41'
L4	S 58°54'35" W	72.48'
L5	S 46°04'50" W	7.92'
L6	S 11°21'40" E	8.90'
L7	S 40°16'34" E	67.16'
L8	S 50°52'44" E	38.28'
L9	N 77°53'11" E	65.35'
L10	N 68°58'56" E	64.48'
L11	N 42°04'56" E	53.48'

Coordinate Table

No.	Northing	Eastings
1	530,478.1223	1,422,855.2189
2	530,281.4785	1,422,753.4115
3	529,365.1172	1,423,768.7873
4	529,344.6727	1,424,855.5023
5	530,712.7361	1,425,180.6646
6	531,006.6582	1,424,519.1402
7	530,441.7876	1,424,225.7324
8	529,799.5581	1,424,854.0638
9	530,538.0857	1,423,987.7404
10	529,884.2705	1,423,369.9870
11	529,953.7803	1,423,829.9369
12	529,534.5766	1,424,222.9893
13	530,106.4732	1,424,941.1446

Surveyor's Certificate

For purposes of this Certificate, Owners Dedication, Notice To Title Examiners, and other Plat Acts, I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original record as filed in the Office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, on the 12th day of April, 2014.

By: *[Signature]* Date: 4/24/17
 MD Professional Engineer No. 21117
 Expires: 12/31/2018

Snyder/Devcon, LLC
 By: Snyder Development Corporation, Inc., Sole Member

By: *[Signature]* Date: 12/15/16
 Snyder, President

By: *[Signature]* Date: 12/16/16
 Fox, A. Sorabio, Vice

By: *[Signature]* Date: 12/16/16
 Fox, A. Sorabio, POA

By: *[Signature]* Date: 12/16/16
 Fox, A. Sorabio, Witness

Maryland Professional Engineering Firm License No. 47570

BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS

412 Headquarters Drive, Suite 5

Milletsville, Maryland 21108

Phone: (410) 729-1234

Fax: (410) 729-1243

Email: bpaye@bndpa.com www.bndpa.com

Owner/Developer

Snyder Development Corporation

846 Ritchie Highway, L-4

Seymour Park, Maryland 21146

(410) 647-4791

(Public Systems)

APPROVED:

By: *[Signature]* Date: 4-19-17
 Larry R. Ford, Planning and Zoning Officer
 Office of Planning and Zoning and for the
 Director, Environmental Health, Anne Arundel County Department of Health

Plot 3 of 11
 Sub. #2001-072 Proj. #2014-0028-00-NF
"Wades Grant"
 A Planned Unit Development
 Tax Map 16 Block 20 Parcels 274 & 279
 Tax Map 300 Page 20 & Plot Book 304 Page 43
 3rd District Anne Arundel County, Maryland 21108
 Datum: Maryland State Grid Meridian NAD83
 Scale: As shown Date: September, 2016

Drawn By: JMF
 Checked By: BDP

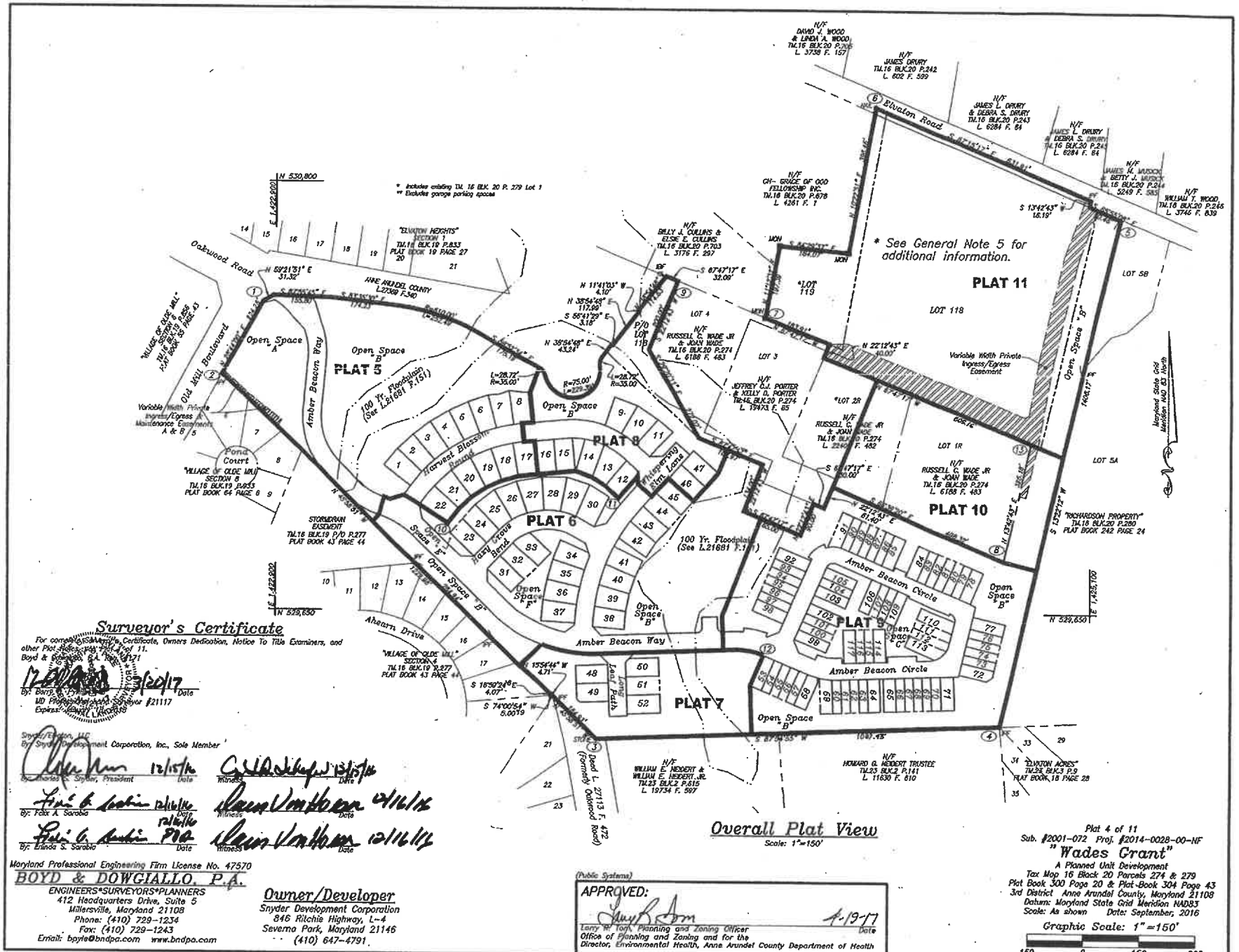
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P. 249768

\\PWL\LAND PROJECTS R2\845\DWG\845-PLATS.DWG //PLAT 1

MSA-C2081-5691-3

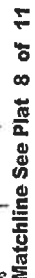
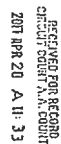
JOB#845

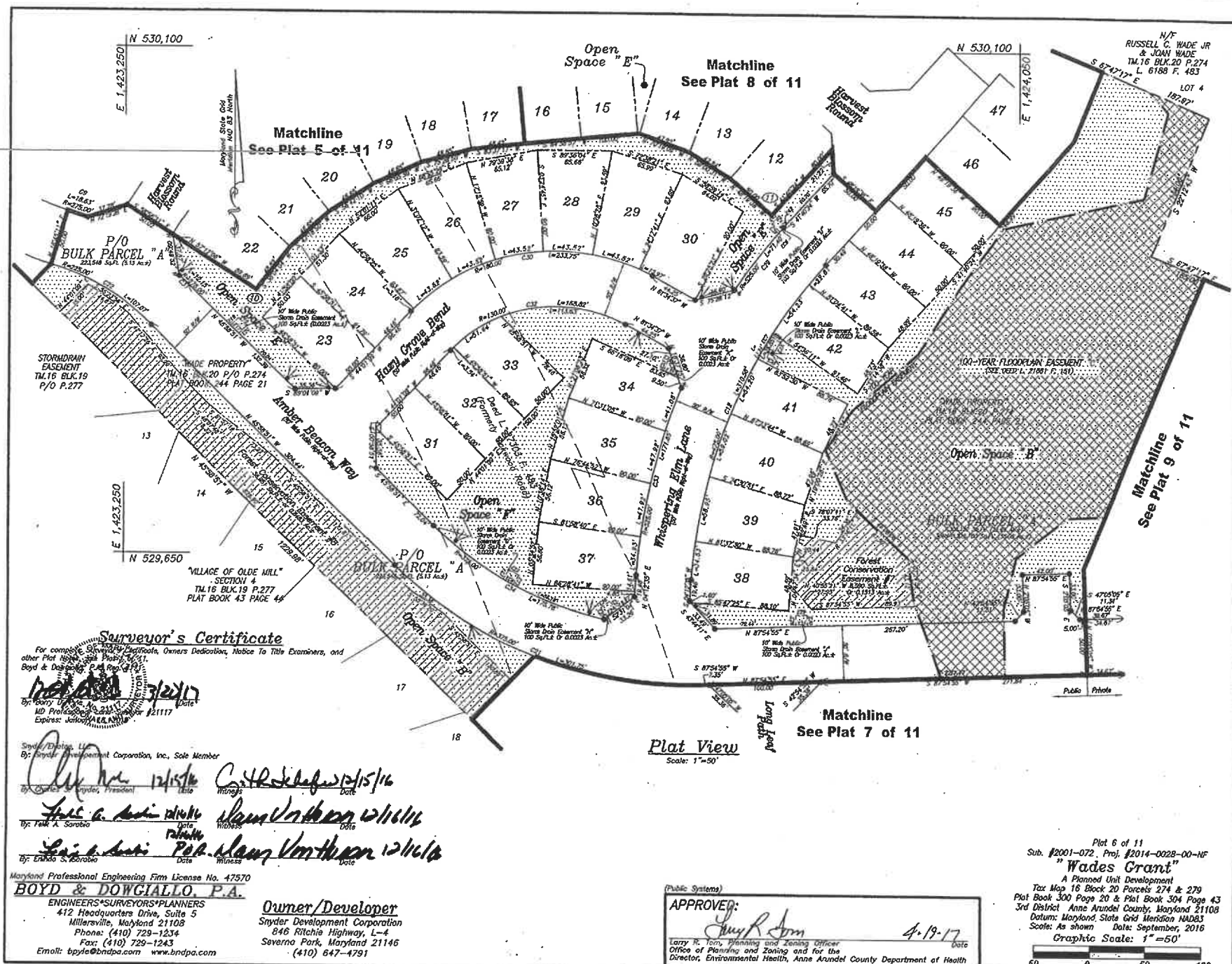
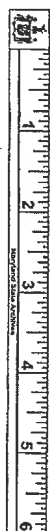


Drawn By: JMF
 Checked By: BDP

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JOB#845
 MSA-C2081-5691-4





RECEIVED FOR RECORD
SINCE COURT A.A. COBURN
2007 APR 28 A 11: 34

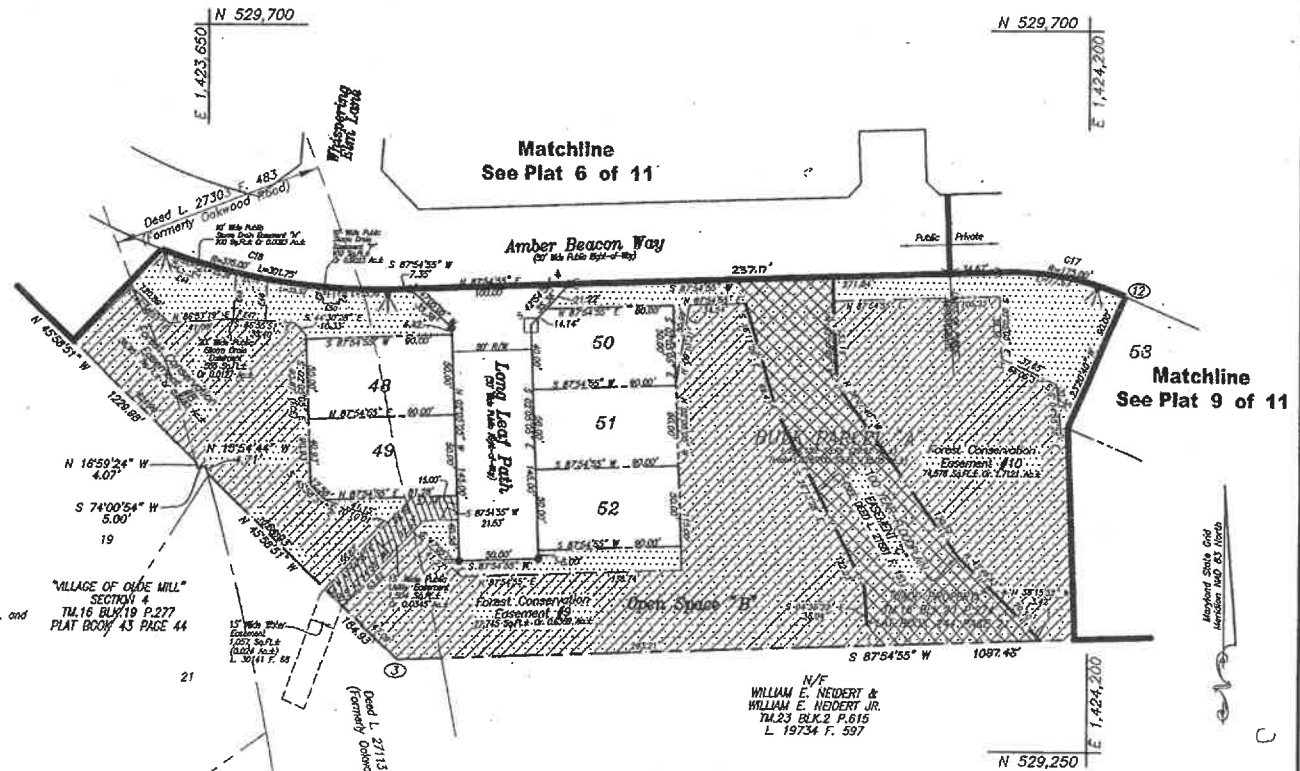
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Checked By: BDP

Plat Book	Page	Plat#
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P. 249771

\\HAL\LAND PROJECTS R2\845\DWG\845-PLATS.DWG //PLAT 1
MSA-C2081-569

JOB#845



Surveyor's Certificate

For completion of this Certificate, Owners Dedication, Notice To Title Examiners, and other Plat Notes, see Plat 1 of 11.

By: *[Signature]* Date: 12/15/16
 MD Professional License No. 121117
 Expires: January 1, 2019

Surveyor/Engineer: *[Signature]* Date: 12/15/16
 Snyder Development Corporation, Inc., Sole Member

By: *[Signature]* Date: 12/15/16
 Charles A. Sorabio, President

By: *[Signature]* Date: 12/15/16
 Robert A. Sorabio

By: *[Signature]* Date: 12/15/16
 Linda S. Sorabio

Maryland Professional Engineering Firm License No. 47570

BOYD & DOWGIALLO, P.A.

ENGINEERS-SURVEYORS-PLANNERS

412 Headquarters Drive, Suite 5

Millersville, Maryland 21108

Phone: (410) 729-1234

Fax: (410) 729-1243

Email: bpd@bndpa.com www.bndpa.com

Owner/Developer

Snyder Development Corporation

846 Ritchie Highway, L-4

Severna Park, Maryland 21146

(410) 647-4791

Plat View

Scale: 1"=50'

(Public Systems)

APPROVED:

[Signature]
 Larry R. Tamm, Planning and Zoning Officer
 Office of Planning and Zoning and for the
 Director, Environmental Health, Anne Arundel County Department of Health

4-19-17

Plat 7 of 11
 Sub: #2001-072 Proj: #2014-0028-00-NF
"Wades Grant"

A Planned Unit Development
 Tax Map 16 Block 20 Parcels 274 & 279
 Plat Book 300 Page 20 & Plat Book 304 Page 43
 3rd District Anne Arundel County, Maryland 21108
 Datum: Maryland State Grid Meridian NAD83
 Scale: As shown Date: September, 2016

Graphic Scale: 1"=60'

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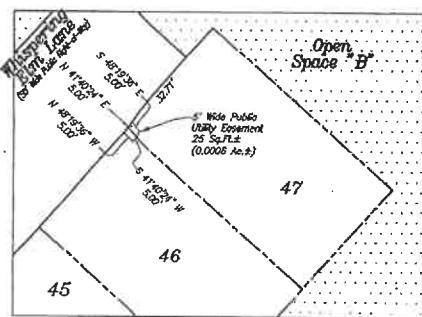
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 Checked By: BDP

Plat Book Page Plat#

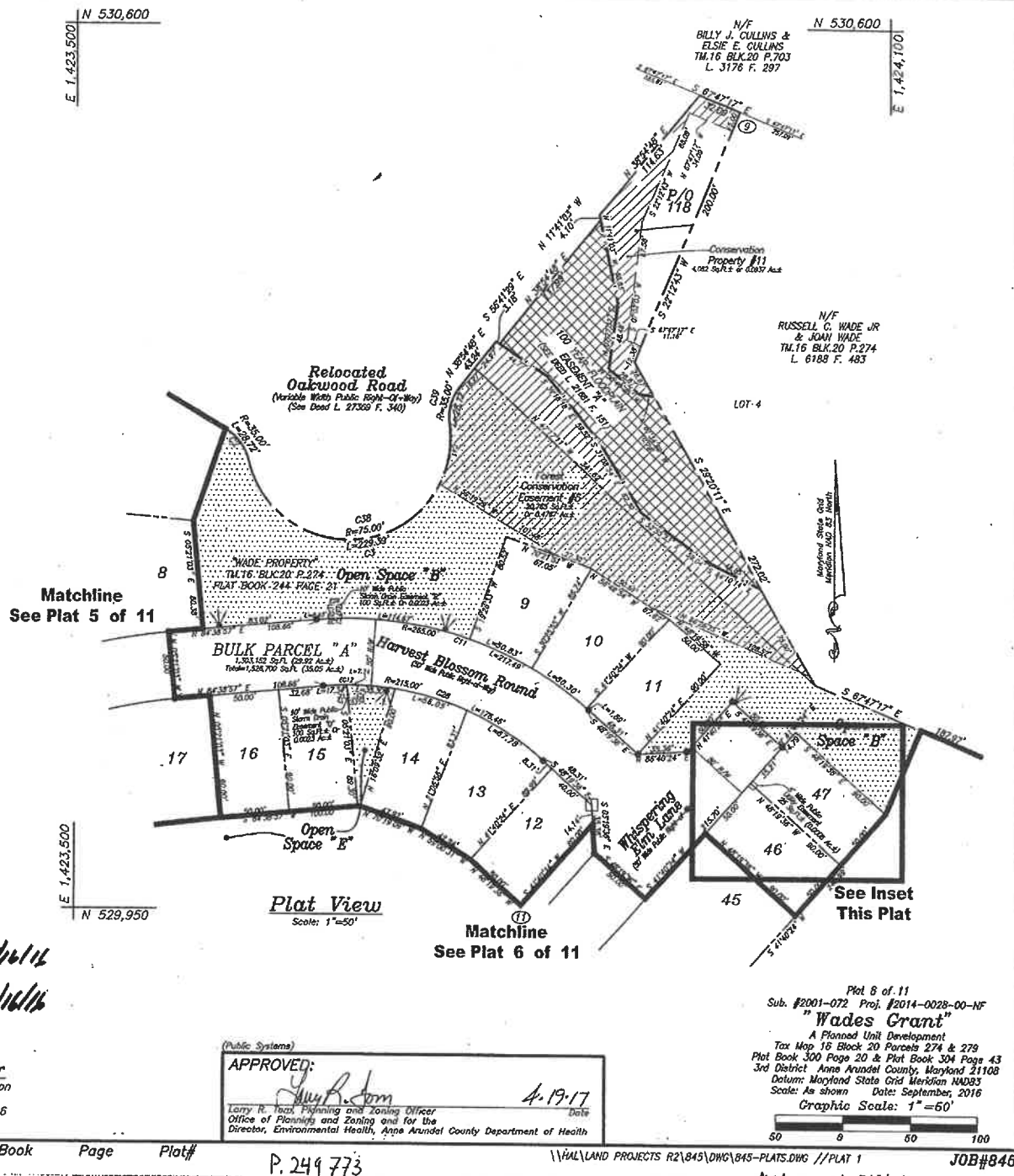
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 MSA-C2081-5691-7

JOB#B45



Inset
Scale: 1"=30'



Surveyor's Certificate
For completion of this Certificate, Owners Dedication, Notice To Title Examiners, and other Plat Notes, see Plat Book 351, pp. 22-32, MSA_C2081_5691.

[Signature] Date 2/11/17
By: *[Signature]* Date 2/11/17
MD Professional Surveyors License #21117
Expires: 2/11/2021

Snyder/Elliott, Inc.
By: Snyder Development Corporation, Inc., Sole Member

[Signature] Date 2/11/17
By: *[Signature]* Date 2/11/17
By: *[Signature]* Date 2/11/17
By: *[Signature]* Date 2/11/17
By: *[Signature]* Date 2/11/17

Maryland Professional Engineering Firm License No. 47570
BOYD & DOWGIALLO, P.A.

ENGINEERS-SURVEYORS-PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 723-1234
Fax: (410) 723-1243
Email: bpye@bndpa.com www.bndpa.com

Owner/Developer
Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 647-4791

(Public Systems)

APPROVED:

[Signature] Date 4.19.17
Larry R. Hoad, Planning and Zoning Officer
Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health

Plot 8 of 11
Sub. #2001-072 Proj. #2014-0028-00-NF
"Wades Grant"
A Planned Unit Development
Tax Map 16 Block 20 Parcels 274 & 279
Plat Book 300 Pages 20 & Plat Book 304 Page 43
3rd District Anne Arundel County, Maryland 21108
Datum: Maryland State Grid Meridian NAD83
Scale: As shown Date: September, 2016
Graphic Scale: 1"=60'

Drawn By: JMF
Checked By: BDP

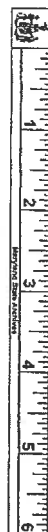
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P. 249 773

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JOB#846

MSA-C2081-5691-8



For complete information, see the following: Certificate, Owners Dedication, Notice To Title Examiners, and other Plot Notes on Plot 11, 21, 31.

By: Barry [Signature] No. 21117 Date 3/24/17
MD Professor [Signature] #21117
Expires: January 10, 2018

Snyder/Johnson, LLC
EPC Structural Development Corporation, Inc. Sole Member

Chas 14K7K

Thy Felix A. Sanchez 12/14/10
Date

[Signature] 2/16/68
By: Elinda J. Samblin Pm

Maryland Professional Engineering Firm License No. 47570

BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 729-1234

Fax: (410) 729-1243
Email: bpyle@bndpa.com www.bndpa.com

Owner/Developer


Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 647-4791

Plat View
Scale: 1"=50'

N/F
HOWARD G. NEIDERT TRUSTEE
TM.23 BUK.2 P.141
L 11630 F. 610

(Public Systems)

APPROVED:

APPROVED:  4-19-17
Larry R. Torg, Planning and Zoning Officer
Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health

Plot 9 of 11
Sub. #2001-072 Proj. #2014-0028-00-NF
"Wades Grant"

A Planned Unit Development
Tax Map 18 Block 20 Parcels 274 & 279
Plot Book 300 Page 20 & Plot Book 304 Page 43
3rd District Anne Arundel County, Maryland 21108
Datum: Maryland State Grid Meridian NAD83
Scale: As shown Date: September, 2016

Graphic Scale: 1"=50'

Drawn By: JMF
Checked By: BOP

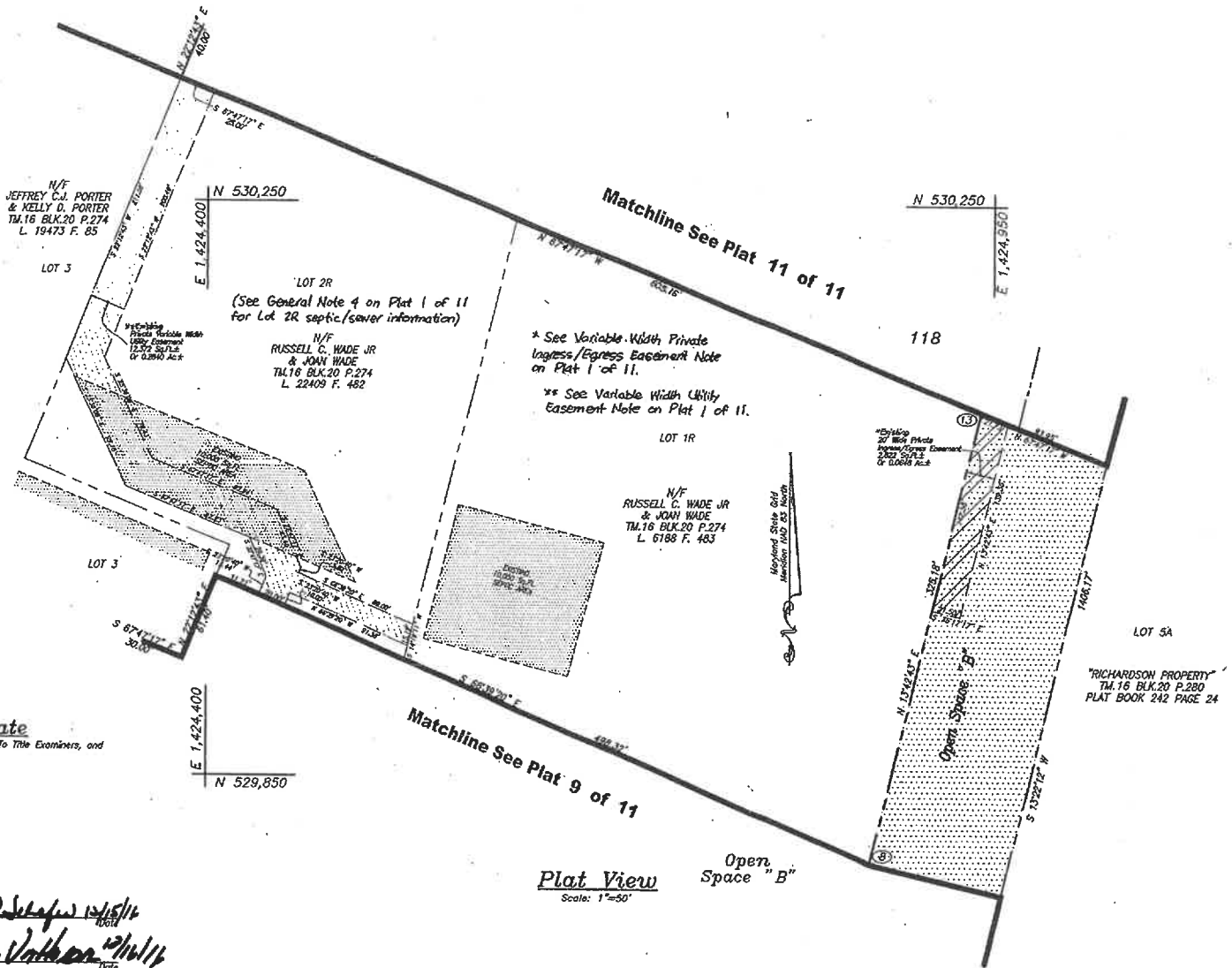
Plat Book	Page	Plat
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P. 249774

\\HAL\LAND PROJECTS R2\845\DWG\845-PLATS.DWG //PLAT 1

MSA - C2081-5691-9

JOB#845



Surveyor's Certificate
For completion of this Plat, the Surveyor, Owners, Dedication, Notice To Title Examiners, and other Plat Holders, are required to sign this Certificate.
By: *[Signature]* Date: 12/17/17
MD Professional Land Surveyor #21117
Expires: January 1, 2018

Snyder Development Corporation, Inc., Sole Member
By: *[Signature]* Date: 12/15/16
By: Charles S. Snyder, President Date: 12/15/16

By: *[Signature]* Date: 12/15/16
By: *[Signature]* Date: 12/15/16
By: *[Signature]* Date: 12/15/16

Maryland Professional Engineering Firm License No. 47570

BOYD & DOWGIALLO, P.A.

ENGINEERS/SURVEYORS/PLANNERS
412 Headquarters Drive, Suite 5
Millersville, Maryland 21108
Phone: (410) 729-1234
Fax: (410) 729-1243
Email: bboyd@bndpa.com www.bndpa.com

Owner/Developer

Snyder Development Corporation
846 Ritchie Highway, L-4
Severna Park, Maryland 21146
(410) 647-4791

(Public Systems)

APPROVED:

[Signature] Date: 4-19-17
Larry R. Toth, Planning and Zoning Officer
Office of Planning and Zoning and for the
Director, Environmental Health, Anne Arundel County Department of Health

Plot 10 of 11
Sub. #2001-072 Proj. #2014-0028-00-NF
"Wades Grant"
A Planned Unit Development
Tax Map 16 Block 20 Parcels 274 & 279
Plat Book 300 Page 20 & Plat Book 304 Page 43
3rd District - Anne Arundel County, Maryland 21108
Datum: Maryland State Grid Maryland NAD83
Scale: As shown Date: September, 2016
Graphic Scale: 1"=60'

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Drawn By: JMF
Checked By: BDP

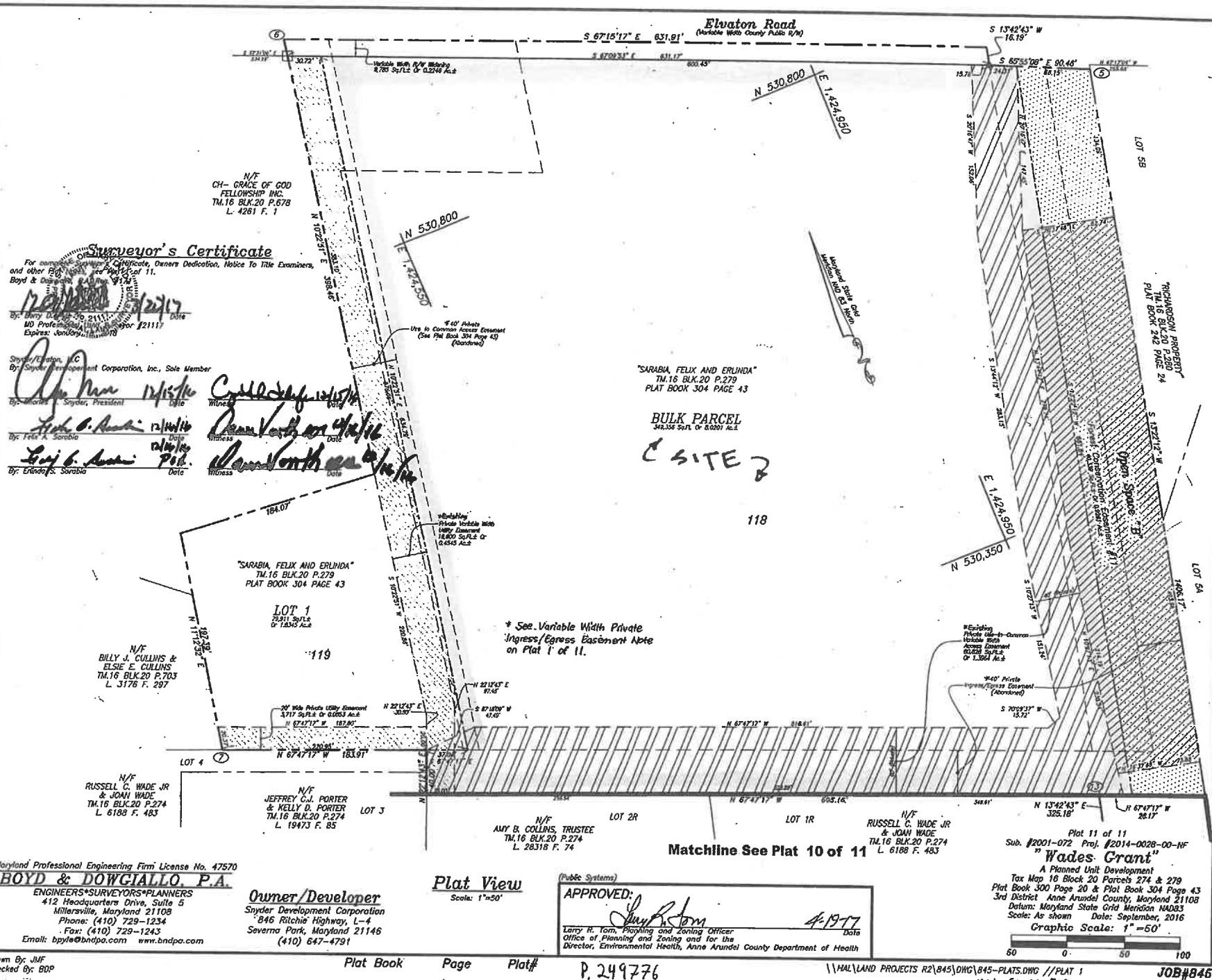
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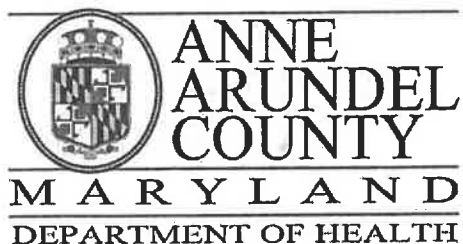
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\\HAL\LAND PROJECTS R2\845\DWG\845-PLATS.DWG //PLAT 1

JOB#845

MSA-C2081-5691-10





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

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

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

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC", located to the right of the "FROM:" line.

THROUGH: Don Curtian, Director
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "D. Curtian", located to the right of the "THROUGH:" line.

DATE: December 30, 2025

RE: Calvin Wade Russell, Trustee
8330 Elvaton Road
Millersville, MD 21108

NUMBER: 2025-0244-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to modify a previously approved special exception for a planned unit development.

The Health Department has reviewed the above referenced request. The proposed subdivision is to be served by public water and sewer facilities. The Health Department has no objection to the above referenced request subject to the availability of public water and sewer.

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

cc: Sterling Seay



Office of the Fire Marshal

Subdivision & Development Review

TO: Planning & Zoning

FROM: Lt. Robert D. Flynn, Fire Marshal Division

DATE: December 17, 2025

SUBJECT: Special Exemption – 2025-0244-S
8330 Elvaton Road Millersville MD 21108

The following special exemption request has been reviewed by the Office of the Fire Marshal:

Special Exemption - Revision to a prior special exception to include 3 additional lots- Defer to OPZ and Inspection and Permits Engineering.

District: **03** Subdivision: **949** Account Number: **90248203**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dlmdpvhelpdesk_mdp@maryland.gov (mailto:dlmdpvhelpdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

**ANNE ARUNDEL COUNTY, MARYLAND
DEVELOPMENT APPLICATION**

APPLICATION TYPE:

Concept	<input type="checkbox"/>
Sketch	<input type="checkbox"/>
Final	<input checked="" type="checkbox"/>
Preliminary	<input type="checkbox"/>
Site Development	<input type="checkbox"/>

Team: _____

S# 2001-074

Submittal Date: October 2025

P# _____

C# _____

Pre/Post Community Meeting Date: Pre-Submittal Meeting

Meeting Location: Virtual Zoom Meeting

Fee: _____

Adequacy of Public Facilities (APF) to be reviewed during: Sketch ☐ Final ☒ Preliminary ☐ Site Development ☐

Allocations of Utilities to be vested during: Sketch ☐ Final ☒ Preliminary ☐ Site Development ☐

If Final Plan, will PWA be deferred: ☒ Yes ☐ No (circle one, if applicable)

Subdivision Name: Wades Grant - Resubdivision of Lot 118

Former Name: Wades Grant (S#2001-074)

Location: N E S W side of Elvaton Road approx. 500+/- feet from the N E S W
Side of Elvaton Road (nearest intersecting road). City: Millersville

Tax Map (s) 16 Block (s) 20 Parcel (s) 274; Lot 118

Tax Account # 3-949-90248203 Parcel # 274; Lot 118

Tax Account # _____ Parcel # _____

Tax Account # _____ Parcel # _____

P&Z 200' scale map Q-12

600' scale 16

1000' scale 3

ADC Map 5173 / D1

Census 7305.09

Age Restricted: ☐ Y ☒ N

Assessment District 3

Councilmanic District 2

Zoning: R5

Glen Burnie High

W-2

Planned Service

3

Water Service Area

Page #

Category

Total # EDU's

Cox Creek

S-2

Planned Service

3

Sewer Service Area

Page #

Category

Total # EDU's

Individual Well: ☐ Y ☒ N

Individual Septic: ☐ Y ☒ N

FIRM Map # 24003C0155E

Zone X

Elevation N/A

Airport Zone: ☐ Y ☒ N

Noise: ☐ Y ☒ N

Flight Path: ☐ Y ☒ N

Critical Area: ☐ Y ☒ N

IDA N/A acres

LDA N/A acres

RCA N/A acres

Wetlands: ☒ Y ☐ N ☐ Tidal ☐ Non-Tidal (circle one, if applicable)

Floodplain: ☒ Y ☒ N ☐ Coastal ☐ Non-Tidal (circle one, if applicable)

Bogs: ☒ Y ☒ N 100' Buffer: ☒ Y ☒ N 300' Buffer: ☒ Y ☒ N CDA Area: ☒ Y ☒ N

Steep Slopes: 15%: ☒ Y ☒ N 25%: ☒ Y ☒ N

Building Permit # N/A Grading Permit # N/A

Project Type: (check all that apply)

Residential: ☒ Single Family Detached ☐ Condominium ☐ Townhouses ☐ Multi-Family
☐ Duplex ☐ Semi-Detached ☐ Rentals ☐ PUD
☐ Mixed Use ☐ Cluster ☐ Other (specify _____)

Commercial: ☐ Commercial ☐ Industrial ☐ Town Center ☐ Mobile Home Park
☐ Mixed Use ☐ Multi Use ☐ Revitalization Area
☐ Other (specify _____)

of Existing Lots/Units 1 Bulk Parcel

of Proposed Lots/Units 3

of Existing Buildings 0

of Proposed Buildings 3

Existing Sq Ft of Buildings N/A

Proposed Sq Ft of Buildings 3,500 + s.f. / Lot

of Parking Spaces 3/lot proposed

of Loading Spaces N/A

Total Sq Ft of Site 401,597 s.f.

Total Acreage of Site 9.2 ac.

Variance Case # N/A

Special Exception Case # N/A

Rezoning Case # N/A

Board of Appeals Case # N/A

Non Conforming Use Case # N/A

Modifications: New Request? ☒ Y ☐ N

Modification # (s) _____

Watershed Magothy River

FILL IN ONLY IF REQUESTING EXEMPTION FOR IMPACT FEES (§ 17-11-203(c))

Type of Facility Proposed:

Assisted Living as defined in the Health-General Article, § 19-1801, of the State Code
Hospice as defined by Health-General Article, § 19-901(c), of the State Code;
Hospital as defined in the Health-General Article, § 19-301(f), of the State Code;
Nursing Home as defined in the Health-General Article, § 19-1401(e), of the State Code
Residential Dwelling Units provided that the sale or rental of the units is restricted to persons having a household income not exceeding 120 percent of the area median income, adjusted by household size, as defined by the United States Department of Housing and Urban Development, or
Residential Dwelling Units that will be constructed under a program that requires the homebuyers to participate in the initial construction or rehabilitation of the units.

§501(c) of the Internal Revenue EIN _____ Effective Date of §501(c) _____

Legal Name of §501(c) _____

The applicant/owner hereby certifies and agrees as follows: 1) that he/she is authorized to make this application; 2) that the information contained in this Application is accurate and correct; 3) that by this application he/she grants County Officials the right to enter the property for the purpose of inspecting existing site conditions in order to verify existing conditions plans and delineations provided with this application.

Russell Wade

Owners Name (Print & Signature)
Elvaton Road

Address
Millersville MD 21108

City State Zip
c/o Messick 410-266-3212

Phone
c/o engr@messickandassociates.com

E-mail address

(Same as Owner)

Developer/Contract Purchaser Name

Address

City State Zip

Phone

E-Mail Address

Joan Wade

Owners Name (Print & Signature)
Elvaton Road

Address
Millersville MD 21108

City State Zip
c/o Messick 410-266-3212

Phone
c/o engr@messickandassociates.com

E-mail address

Messick Group, Inc. T/A Messick & Associates

Consultant / Engineering Firm Name
7 Old Solomons Island Road, Suite 202

Address
Annapolis MD 21401

City State Zip
410-266-3212

Phone
engr@messickandassociates.com

E-Mail Address

I/We certify that all of the information supplied with this submittal is complete and accurate.

Engineer/Land Surveyor/Developer/Owner
(Print & Signature)
Messick Group, Inc. T/A Messick & Associates
By: Timotny Brenza, RLA, Vice President: Agent for Owner



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0105-P
DATE: 11/24/2025
OPZ STAFF: David Russell
Natalie Norberg
Jeff Torney

APPLICANT/REPRESENTATIVE: Calvin Wade/Messick & Associates

EMAIL: engr@messickandassociates.com

SITE LOCATION: 8330 Elvaton Road

LOT SIZE: 9.19 Acres

ZONING: R5 **CA DESIGNATION:** n/a **BMA:** n/a **BUFFER:** n/a **APPLICATION TYPE:** Modification

The applicant proposes a modification to a previously approved Special Exception (2014-0039-S), for the addition of three single-family residential lots. This requested modification requires zoning approval via Special Exception.

COMMENTS

Zoning Administration Section:

The applicant is reminded, in order for the Administrative Hearing Officer to grant approval of the special exceptions, the proposal must address and meet all of the applicable special exception requirements provided under Section 18-11-141. The Letter of Explanation should address those requirements and provide adequate justification for each of the modifications required.

Although not required for the special exception submission, site photos, elevations, and/or construction plans are very helpful in determining what is proposed, and strongly recommended to be included as support documents for the special exception application.

Inspections and Permits - Engineering Division:

This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

1. Utilities (water and sewer) will need to be extended along the frontage of Elvaton Road during the subdivision process.
2. On the Proposed Development Plan sheet, it appears there is water shown along the frontage of Elvaton Road but it does not connect to anything. Revise the plans as needed. Also, label the waterline with its associated County Record Drawing Number(s).
3. During the subdivision process, Elvaton Road may need to be improved and/or dedicated as ROW.

OPZ Residential Team:

In response to your request for comments regarding a Special Exception to allow for a revision to the previously approved - Planned Unit Development (PUD SE#2014-0039-00-S) in an R5 - Residential District, we defer to the Zoning Division on whether that applicant meets the Special Exception and Variance standards. Should the Special Exception and Variance be approved, the following comments are offered.

1. Per Article 17, Title 3, a Sketch Plan and Final Plan application must be submitted and approved.
2. As per County Code Section 17-2-107(c), In the six-month period before the initial submission of a Subdivision that falls within the scope of this section, the developer shall hold a community meeting. Additionally, within 45 days after submission of a Final Plan that falls within the scope of this section, the developer shall hold a community meeting.
3. Adequacy of public facilities must be addressed with the development application.
4. The proposed development will be subject to the grading and building permit review and approval process.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.