

December 17, 2025

Mr. Douglas C. Hollmann, Esq.
Administrative Hearing Officer
Anne Arundel County
44 Calvert Street
Annapolis, MD 21401

RE: 4117 Cadle Creek Rd, Edgewater, MD 21037

Owners: Marijke Hannam & Michael Zatz

Applicant: HD Square Architects

Critical Area Designation: LDA AACo Zoning: R2

LETTER OF EXPLANATION

Request for Variances for Single Family Dwelling

Dear Mr. Hollmann,

I am writing to request variances for our clients, Marijke Hannam and Mike Zatz, to construct essential additions to their existing home at 4117 Cadle Creek Road in Mayo/Edgewater, MD. The proposed project includes a second-story addition over an existing screened porch (11.66' x 14', requiring relief from Article 17-8-702 as it constitutes new use in the Buffer Modified Area and from Article 18-4-601 for minor setback encroachment for the roof overhang). There is also a 12' x 16' two-story street-side addition within the BMA.

SITE CONSTRAINTS AND UNIQUE HARDSHIP

The subject property presents unique practical difficulties that necessitate these variance requests. The original home was constructed in 1940, predating all Critical Area regulations, and is situated entirely within the 100-foot Critical Area buffer. As confirmed in the Pre-File meeting (2025-0089-P dated 09/30/2025), the entire structure lies within the Buffer Modified Area (BMA), leaving no buildable area outside the buffer where additions could be constructed as-of-right. This creates an extraordinary hardship unique to properties with structures predating environmental regulations.

PROJECT DESCRIPTION AND PURPOSE

The proposed additions serve essential residential needs while minimizing environmental impact:

1. Waterfront Addition (162 SF): A proposed second-story primary bathroom over the existing screened porch addresses a critical structural issue - the existing roof deck is leaking, creating

water damage and safety concerns. This addition eliminates the failing roof deck while providing essential living space for the expanding family.

2. Street-Side Addition (192 SF): A two-story addition on the street facade provides a first-floor office/library that can serve as accessible single-level living space if needed, and a second-floor bunk room for multigenerational family visits.

The roof overhang requiring setback relief will align with the existing south elevation overhang, maintaining architectural integrity while representing the absolute minimum encroachment necessary of .59' over the side setback.

COMPLIANCE WITH VARIANCE REQUIREMENTS

This variance request satisfies all requirements under Section 18-16-305:

- (1) Minimum variance necessary to afford relief:** The proposed 163.24' SF bathroom addition represents the minimum necessary to address structural issues and provide essential living space for the clients' expanding and multigenerational family. The addition utilizes the existing footprint of the screened porch and is modest in scale compared to neighboring properties.
- (2) The existing roof overhang encroaches approximately .59' into the side setback.** The proposed bathroom addition will provide continuity with this architectural feature (a 1.25' overhang), also encroaching .59'.

(2) The granting of this variance will not:

(i) Alter the essential character of the neighborhood: The additions are consistent or less than the scale and design of neighboring waterfront properties in this established residential community. The proposed improvements maintain the residential character while enhancing the property's architectural cohesion.

(ii) Substantially impair the appropriate use or development of adjacent property: The proposed setbacks (7.8' south existing, 20.44' north) exceed minimum requirements on the north and maintain adequate separation from neighbors. The improvements will not impact adjacent properties' use, enjoyment, or development potential.

(iii) Reduce forest cover in the LDA: The property contains 0 SF of wooded area per County definition. Only one ornamental tree (magnolia) and several shrubs (camellias) will be removed, with mitigation plantings proposed after removal.

(iv) Be contrary to acceptable clearing and replanting practices: Minimal vegetation disturbance of non-native ornamentals with native species mitigation along the north property line. The proposed living shoreline project (see EX. B) demonstrates environmental stewardship beyond minimum requirements.

(v) Be detrimental to the public welfare: The project enhances public welfare by: replacing failing infrastructure (leaking roof deck), improving stormwater management, improving shoreline conditions, and ensuring long-term property maintenance and stability.

ENVIRONMENTAL STEWARDSHIP

We have designed this project to minimize and mitigate environmental impacts:

- Shoreline Improvements: The owners are currently in the permitting process of replacing their riprap with a stone revetment and marsh like creation, significantly improving water quality, habitat value, and erosion control beyond any impacts from the additions.
- Stormwater Management: Enhanced controls and best management practices will be implemented. The waterfront bathroom addition LOD will be buffered by the existing deck. The street-side addition has minimal waterfront impact as the majority of the LOD will be buffered by the existing house.
- Minimal Disturbance: Only 1,014 SF will be disturbed, with immediate stabilization and native plantings for mitigation.
- Net Impervious Increase: Only 181 SF increase while remaining well below the 31.25% lot coverage maximum (as detailed in Exhibit A).

CONCLUSION

The existing home's location entirely within the 100-foot buffer creates an exceptional situation where no alternative exists for necessary expansion. The leaking roof deck presents immediate safety and structural concerns requiring prompt resolution. These modest additions represent the minimum relief necessary to address structural deficiencies and accommodate essential family needs while demonstrating exceptional environmental stewardship through the proposed shoreline project.

We respectfully request your approval of these variances to allow reasonable use of the property while maintaining and enhancing the environmental integrity of the Critical Area.

Thank you for your time and consideration. Please feel free to contact us at PERMITS@hd2architects.com or 202-436-5311 if we can provide any additional information or documentation.

Sincerely,



Melanie Hartwig-Davis, AIA, LEED AP BD+C, NCARB
HD Squared Architects, LLC

4117 Cadle Creek Road, Edgewater, MD 21037

12/8/2025

Lot Coverage spreadsheet - Anne Arundel County (Critical Areas)

R2, LDA						
PERCENTAGE ALLOWED = 31.25%						
LOT SIZE = 14,374.00 sf						
IMPERVIOUS SURFACE ALLOWED = 4,491.88 sf						
STRUCTURE & ACCESSORIES	EXIST S.F.	REMOVED S.F.	ADDED S.F.	PROPOSED S.F.	DIFFERENCE (S.F.)	NOTES
House	1,493.00	0.00	303.00	1,796.00	303.00	includes overhangs
Shed	258.00	0.00	0.00	258.00	0.00	includes overhangs
Driveway	1,444.00	0.00	0.00	1,444.00	0.00	taken from site survey
Brick Paver Walk	311.00	40.00	0.00	271.00	-40.00	taken from site survey
Fire Pit	82.00	82.00	0.00	0.00	-82.00	area around fire pit to be replanted
14x26 pool	364.00	0.00	0.00	364.00	0.00	includes 1' edging
Pool Patio	354.00	0.00	0.00	354.00	0.00	
Deck	0	0	0	0	0	(482 sf) Existing Deck has earth underneath.
TOTAL IMPERVIOUS SURFACE S.F.	4,306.00	122.00	303.00	4,487.00	181.00	
Impervious Surface %	29.96%			31.22%		
Impervious Surface S.F. Remaining	185.9					
Impervious Surface % Remaining	1.3%					
Limit of Disturbance				1,014.00		

*House Constructed in 1940

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD 83/2011).
 2. THE PROPERTY SHOWN HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP # 24003C0231E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING: R2, CRITICAL AREA LDA

BLOCK/LOT: N/A

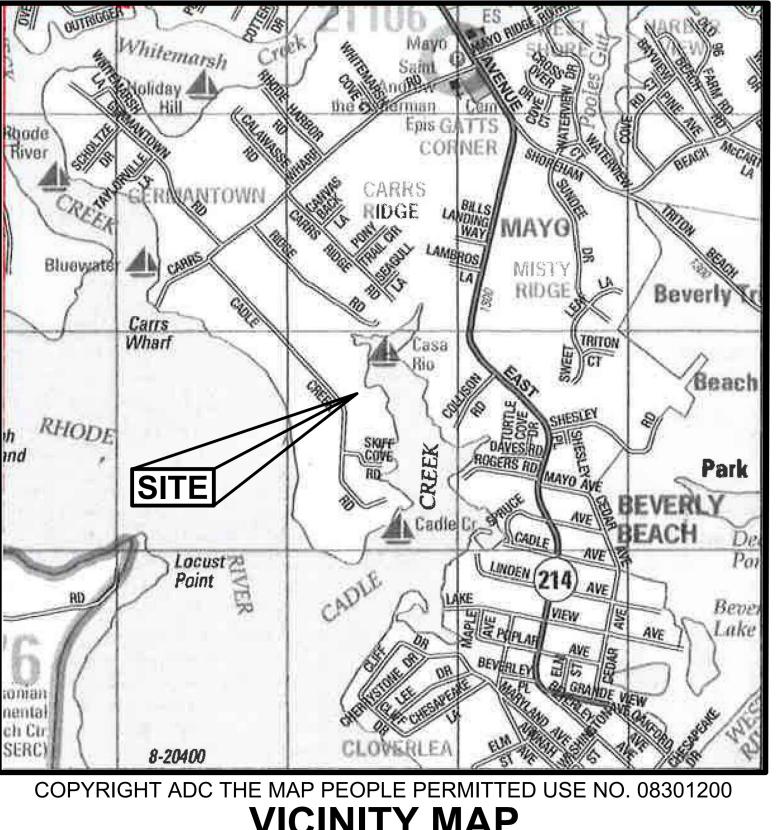
LOT AREA: 14,374 sf (0.33 ACRES)- BASED ON SDAT

LOT COVERAGE: 31.25% MAX (4,492 SF)

 BUILDING HEIGHT: 35'-0" MAX
 EXISTING BUILDING HEIGHT - 25'-4"

 SETBACKS: FRONT: 25'-0"
 SIDE: 7'-0"
 CORNER: N/A
 REAR: 20'-0"

NOTE
 THIS SITE PLAN IS BASED ON THE SITE SURVEY
 PERFORMED BY BAY ENGINEERING INC. DATED
 APRIL 2019


 COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 08301200
 VICINITY MAP
 1" = 2000'

CIVIL ENGINEER: N/A

MEP ENGINEER: N/A

LANDSCAPE ARCHITECT: N/A

HD SQUARED ARCHITECTS, LLC

MAIN OFFICE: 79 WEST STREET

ANNAPOLIS, MD 21401

PERMITS@HD2ARCHITECTS.COM

 PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY A PROFESSIONAL
 DULY LICENSED ARCHITECT UNDER
 THE LAW OF THE STATE OF
 MARYLAND
 LICENSE NO: 12340
 EXPIRATION DATE: 7/24/26

Architect's Stamp

 Hananam/Zatz Residence
 4117 Cadle Creek Road
 Edgewater, MD 21037

 PROJECT:
 Addition/
 Renovation

 PROJECT PHASE:
 Design
 Development

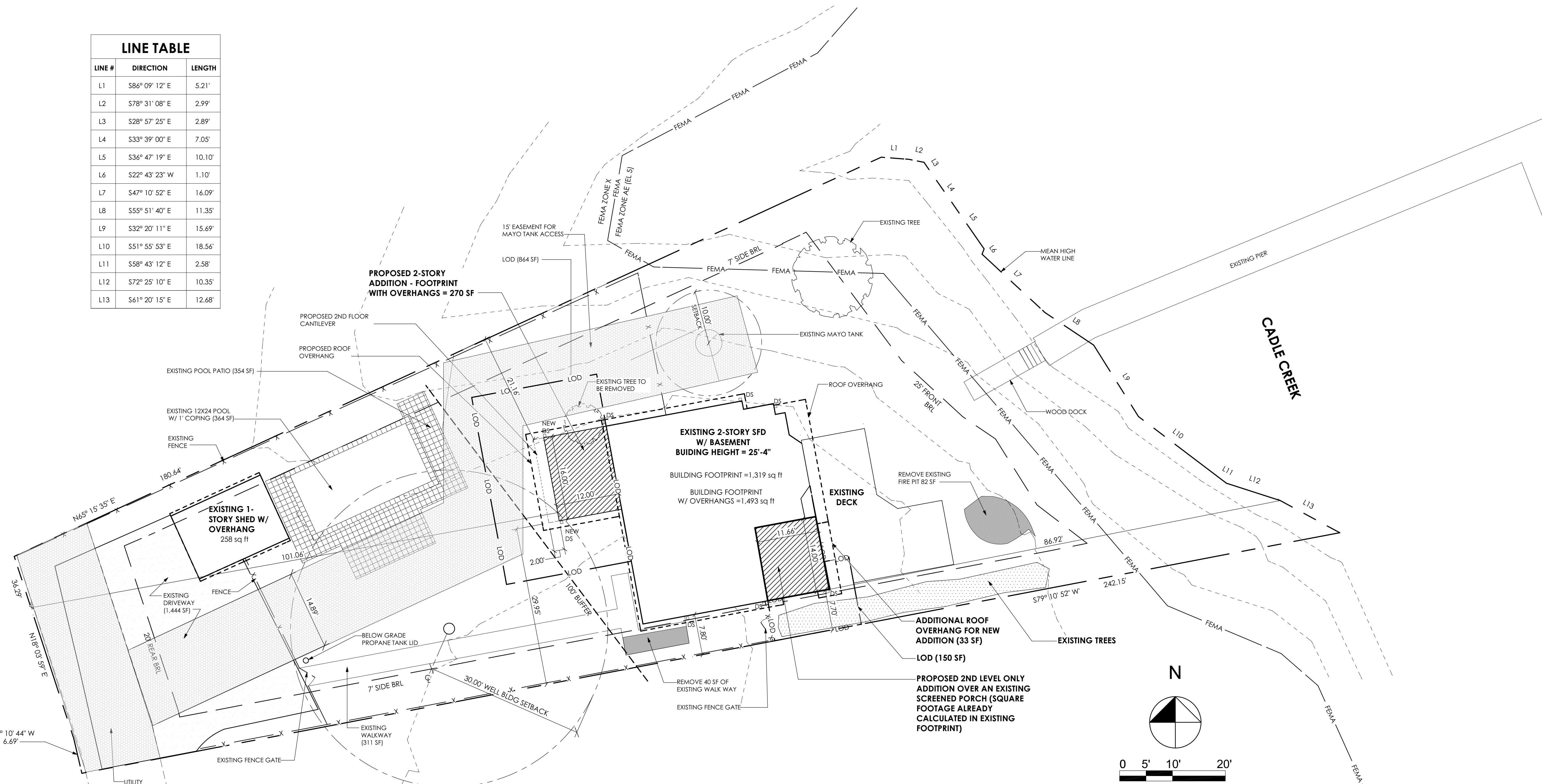
 DRAWN BY:
 JJB

 DATE:
 12/8/2025

AS-0.1

Proposed Site Plan

PROGRESS SET NOT FOR CONSTRUCTION



Proposed Architectural Site Plan

SCALE: 1" = 10'-0"

AS-0.1

**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**

Date: **11/26/2025**

Tax Map #	Parcel #	Block #	Lot #	Section
0065	0066	0004	n/a	

FOR RESUBMITTAL ONLY

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

***Complete Only Page 1
General Project Information**

Tax ID: **100001965600**

Project Name (site name, subdivision name, or other) **Hannam/Zatz Residence**

Project location/Address **4117 Cadle Creek Rd**

City **Edgewater** Zip **21037**

Local case number

Applicant: Last name **Hartwig-Davis** First name **Melanie**

Company **HD Squared Architects**

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 Dwelling - Existing to remain. Proposal to construct a 2 story addition on the street side of the existing residence as well as a second story addition over the existing screened porch on waterfront side of existing building. Proposed construction will require relief from code 17-8-702.

<p>Yes</p> <p>Intra-Family Transfer <input type="checkbox"/></p> <p>Grandfathered Lot <input type="checkbox"/></p>	<p>Yes</p> <p>Growth Allocation <input type="checkbox"/></p> <p>Buffer Exemption Area <input type="checkbox"/></p>
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Project Type (check all that apply)

<p>Commercial <input type="checkbox"/></p> <p>Consistency Report <input type="checkbox"/></p> <p>Industrial <input type="checkbox"/></p> <p>Institutional <input type="checkbox"/></p> <p>Mixed Use <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p>Recreational <input type="checkbox"/></p> <p>Redevelopment <input type="checkbox"/></p> <p>Residential <input checked="" type="checkbox"/></p> <p>Shore Erosion Control <input type="checkbox"/></p> <p>Water-Dependent Facility <input type="checkbox"/></p>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		14,374
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft
 1,651

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		4,306
Created Forest/Woodland/Trees			New Lot Coverage		303
Removed Forest/Woodland/Trees			Removed Lot Coverage		122
			Total Lot Coverage		4,487

VARIANCE INFORMATION (Check all that apply)

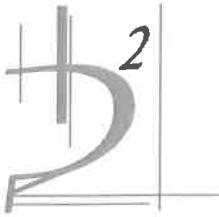
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer <input type="checkbox"/>	Structure
Forest Clearing <input type="checkbox"/>	Acc. Structure Addition <input type="checkbox"/>
HPA Impact <input type="checkbox"/>	Barn <input type="checkbox"/>
Lot Coverage <input checked="" type="checkbox"/>	Deck <input type="checkbox"/>
Expanded Buffer <input type="checkbox"/>	Dwelling <input type="checkbox"/>
Nontidal Wetlands <input type="checkbox"/>	Dwelling Addition <input checked="" type="checkbox"/>
Setback <input type="checkbox"/>	Garage <input type="checkbox"/>
Steep Slopes <input type="checkbox"/>	Gazebo <input type="checkbox"/>
Other <input type="checkbox"/>	Patio <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 checked="" 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"/>



December 17, 2025

Anne Arundel County
Office of Planning and Zoning
Critical Area Team
2664 Riva Road
Annapolis, MD 21401

RE: 4117 Cadle Creek Rd, Edgewater, MD 21037
Owners: Marijke Hannam & Michael Zatz
Applicant: HD Square Architects
Critical Area Designation: LDA AACo Zoning: R2

Narrative Statement

Variance for Single Family Dwelling - Critical Area Report Narrative

*Please see attached Site Plan for topography.

A. Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

The proposed use of the subject property is residential. The project consists of an addition and renovation to the existing single-family dwelling, including a two-story addition on the street side and a second-story addition over the existing screened porch on the waterfront side. The property is zoned R2 in the Critical Area Limited Development Area (LDA).

B. Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

The site is predominantly covered in grass with a few trees and low bushes. The total wooded area on the lot is 0 square feet based on the County's definition of "Wooded Area". A tree (a magnolia) and some shrubs (Camelias) will be impacted by the renovation. The total area to be disturbed by the proposed development is 1,014 square feet. Mitigation will be achieved by installation of new native shrubs along the North property line at the fence. Currently, the homeowners are working through the permit process for a shoreline project that replaces existing riprap with a stone revetment, a portion of which will be a marsh creation behind a proposed stone groin. This substantial investment will greatly improve their shoreline conditions adjacent to a local marina, improving the environmental health and integrity of this portion of Cadle Creek.

C. Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

Methods to minimize impacts on water quality and habitat will include the use of Standard Anne Arundel County (AACO) sediment control measures. This requires the installation and maintenance of a reinforced silt fence around the perimeter of the disturbed area (LOD), and the use of mulch or temporary seeding for the immediate stabilization of exposed soil that is not actively being worked. All controls will be installed and maintained in accordance with the Maryland Standards and Specifications for Soil Erosion and Sediment Control. Due to the existing deck on the waterfront side of the home, there will be negligible impact on water quality in this area as the LOD is on existing decking. Due to the location of the addition on the street front of the home the disturbance is majorly blocked by the existing structure, therefore, there will be negligible impact on water quality here as well.

D. Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

The total site area is 14,374 square feet. The impervious surface calculations are as follows:

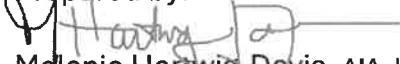
- Existing Impervious Surface (Before Construction): 4,306 square feet.
- Total Proposed Impervious Surface (After Construction): 4,487 square feet.

The proposal results in a net increase of 181 square feet of impervious surface due to the additions and removals.

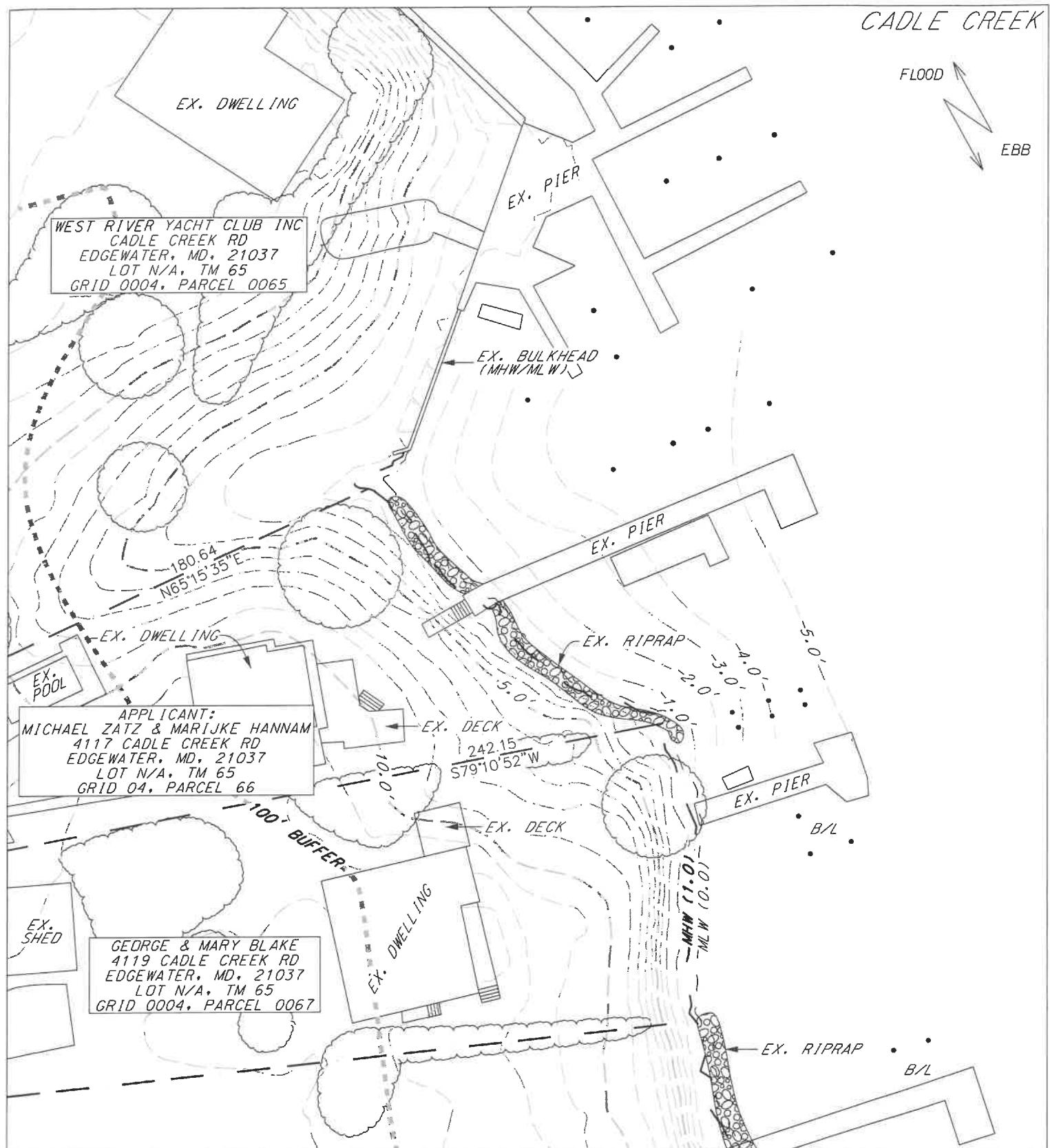
E. If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

The subject is a Waterfront Lot located in the Critical Area Limited Development Area (LDA). The project's additions are located within the 100-foot Buffer Modified Area (BMA), requiring a variance for disturbance under code 17-8-702. There are no known habitat protection areas, such as steep slopes of 15% or greater, rare and endangered species habitats, anadromous fish propagation waters, or colonial water bird nesting sites on the subject property.

Prepared by:



Melanie Hartwig-Davis, AIA, LEED AP BD+C, NCARB
HD Squared Architects, LLC



Tax Account No.:

Tax Map: 65

Parcels:

Deed Ref: 65994/0033

Lot: N/A

Zoning: R2

Lot Size: 14,374 SF

EXISTING SITE PLAN
SCALE: 1" = 40'

Waterfront Engineering,
Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
waterfrontdesign@verizon.net

PROPOSED:
Shoreline Work

LON: -76.51497°
LAT: 38.88531°

in: Cagle Creek

in: Eddie Creek
co: Anne Arundel

Application by: Michael Zatz & Marijke Hannam

Sheet 2 of 9 Date: September 22, 2025

State: Maryland
at: Mayo

NOTE: All dimensions and measurements shall be field verified by contractor.



Tax Account No.: 1000-0196-5600
Tax Map: 65
Parcel: 66
Deed Ref: 65994/
Lot: N/A
Zoning: R2
Lot Size: 14,374

OVERLAY SITE PLAN
SCALE: 1" = 40'

Waterfront Engineering,
Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
waterfrontdesign@verizon.net

PROPOSED:
Shoreline Work

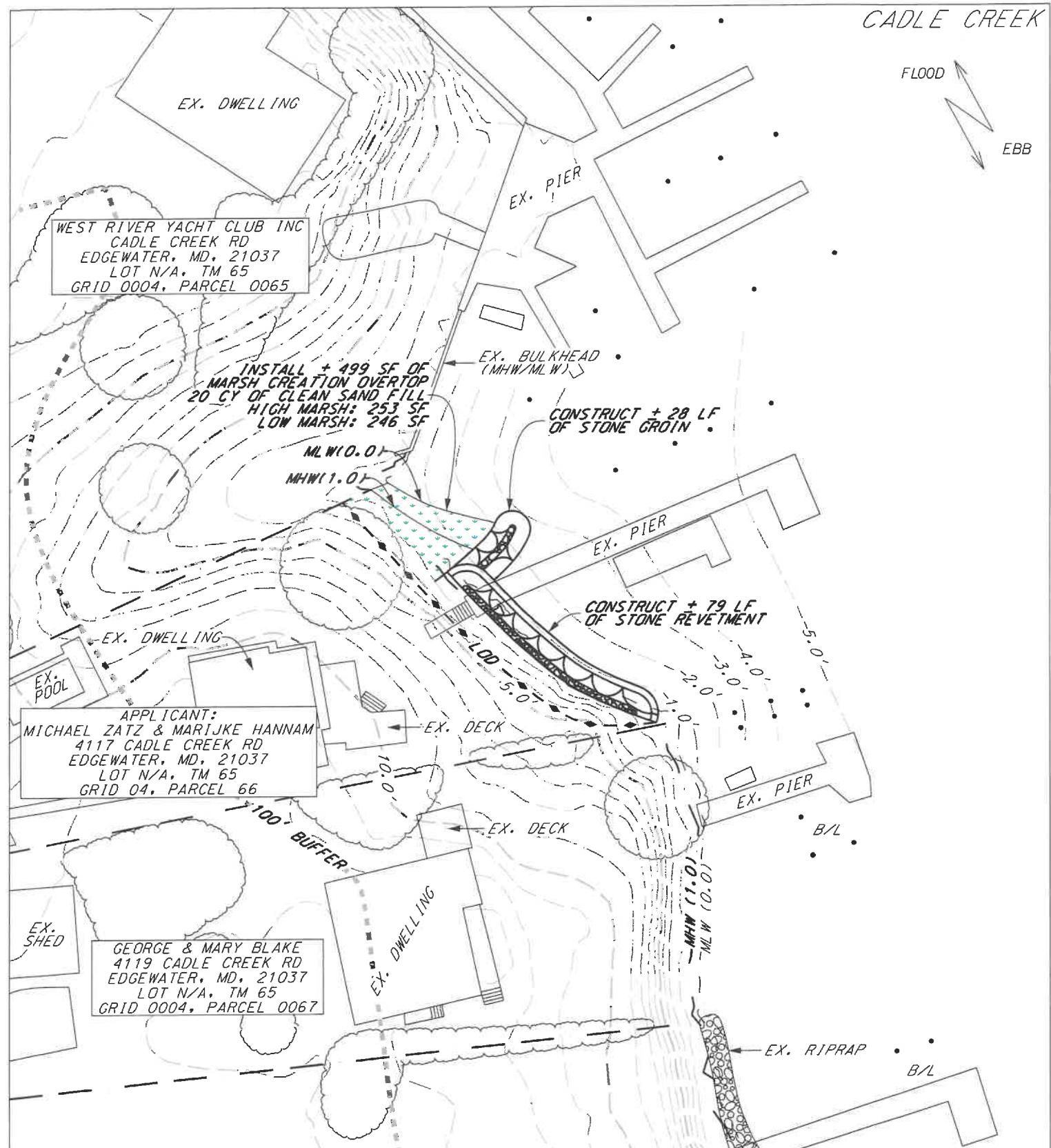
LON: -76.51497°
LAT: 38.88531°

in: Cadle Creek
co: Anne Arundel
Application by: Mic
Sheet 3 of 9 Dat

State: Maryland
at: Mayo
Marijke Hannam
er 22, 2025

NOTE: All dimensions and measurements shall be field verified by contractor.

CADLE CREEK



Tax Account No.:
1000-0196-5600

Tax Map: 65

Parcel: 66

Deed Ref: 65994/0033

Lot: N/A

Zoning: R2

Lot Size: 14,374 SF

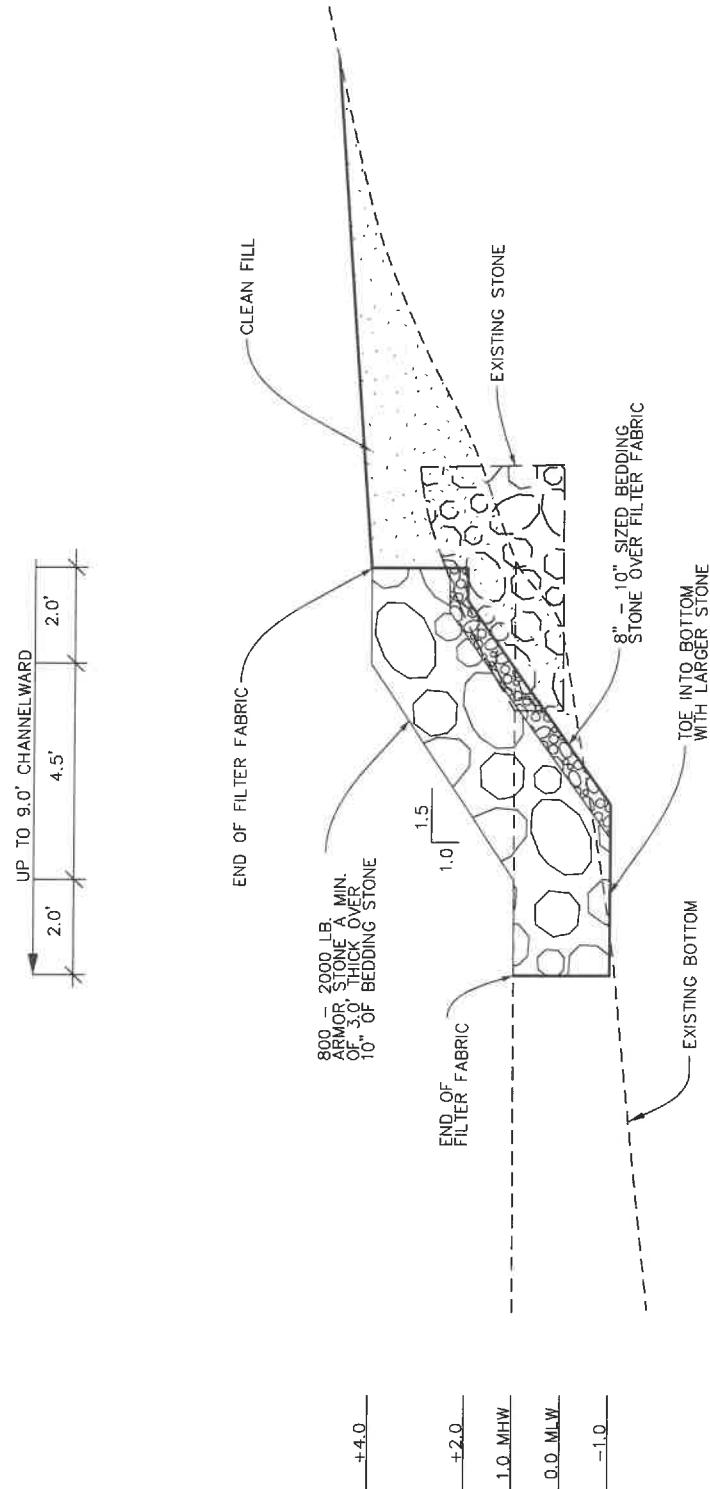
Waterfront Engineering,
Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
waterfrontdesign@verizon.net

LONG: -76.51497°
LAT: 38.88531°

in: Cadle Creek
co: Anne Arundel
Application by: Michael Zatz & Marijke Hannam
Sheet 4 of 9 Date: September 22, 2025

State: Maryland
at: Mayo

800 LB. TO 2000 LB. ARMOR STONE
PLACED AND NEATLY CHINKED.
CHINKING STONES SHALL BE 100 LB.
TO 300 LB. CHINKING SHALL BE DONE
AFTER PLACEMENT OF ARMOR STONE
IS COMPLETED AND ONLY TO FILL THE
SURFACE VOIDS LARGE ENOUGH TO
RECEIVE CHINKING SIZE STONES.



TYPICAL REVETMENT CROSS SECTION

SCALE: 1" = 4'

Tax Account No.: 1000-0196-5600
Tax Map: 65
Parcel: 66
Deed Ref: 65994/00334
Lot: N/A
Zoning: R2
Lot Size: 14,374 SF

REVENTMENT CROSS SECTION
Waterfront Engineering,
Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
waterfrontdesign@verizon.net

PROPOSED:
Shoreline Work

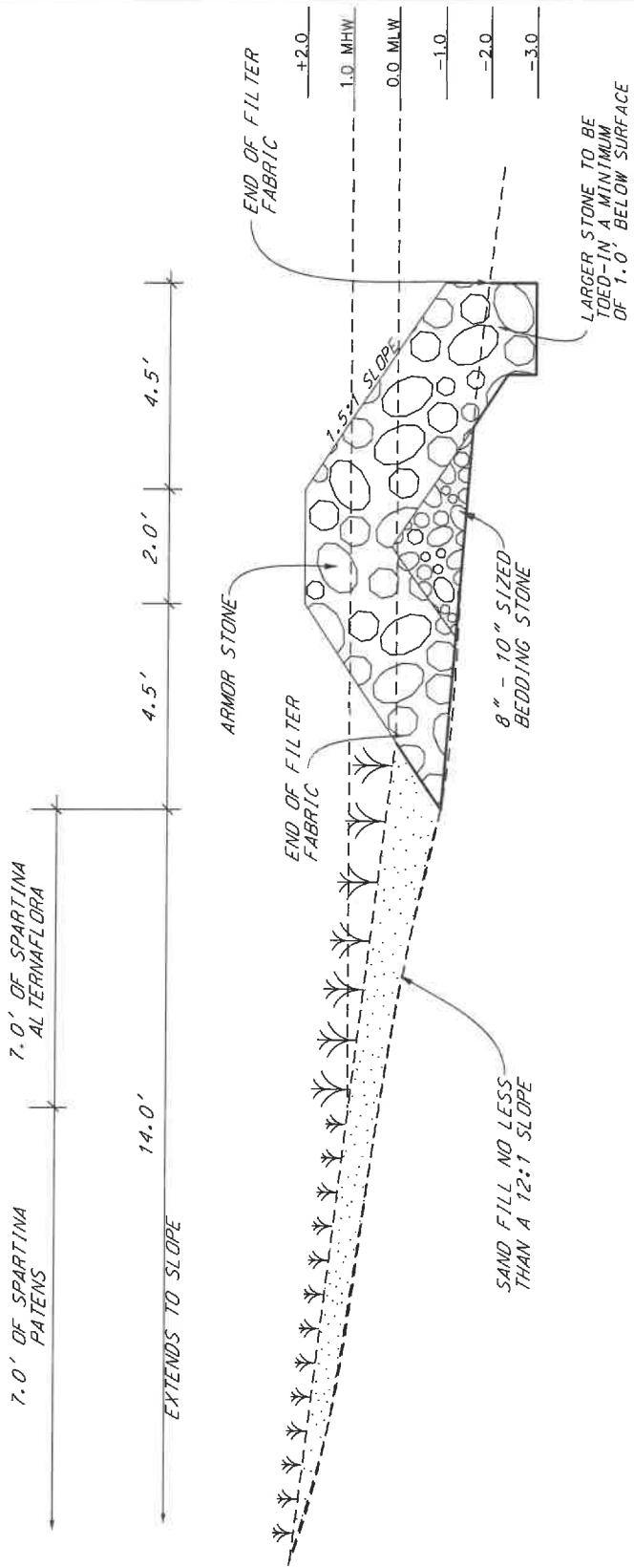
in: Cadle Creek
co: Anne Arundel
Application by: Michael Zatz & Marijke Hannam
Sheet 5 of 9 Date: September 22, 2025

State: Maryland

at: Mayo

NOTE: All dimensions and measurements shall be field verified by contractor.

800 LB. TO 2000 LB. ARMOR STONE
REPLACED AND NEATLY CHINKED.
CHINKING STONES SHALL BE 100 LB.
TO 300 LB. CHINKING SHALL BE DONE
AFTER PLACEMENT OF ARMOR STONE
IS COMPLETED AND ONLY TO FILL THE
GAPS. SURFACE Voids LARGE ENOUGH TO
RECEIVE CHINKING SIZE STONES.



NOT TO SCALE

TYTICAL SILL CROSS SECTION

Tax Account No.: 01000-0196-5600
Tax Map: 65
Parcel: 66
Deed Ref: 65994/00334
Lot: N/A
Zoning: R2
Lot Size: 14,374 SF

STONE SILL CROSS SECTION PROPOSED: Shoreline Work

Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
waterfrontdesign@verizon.net

in: Cadle Creek
co: Anne Arundel
Application by: Michael Zatz & Marijke Hannam
State: Maryland
at: Mayo
Sheet 6 of 9 Date: September 22, 2025

NOTE: All dimensions and measurements shall be field verified by contractor.

M100

TECHNICAL DATA SHEET

WOVEN MONOFILAMENT GEOTEXTILE

M100 is manufactured using high tenacity monofilament polypropylene yarns woven to form a dimensionally stable network. It has been stabilized to resist degradation due to ultraviolet exposure and is resistant to commonly encountered mildew, insects and soil chemicals, and is non-biodegradable. The high strength of M100 makes it ideal for filtration beneath hard armor applicaitons.

SPECIFICATIONS:

The M100 polypropylene woven fabric will utilize the following characteristics:

PROPERTY	TEST METHOD	MIN. AVG. ROLL VALUE
Grab Tensile Strength	ASTM D4632	370 x 250 lbs
Grab Tensile Elongation	ASTM D4632	15%
CBR Puncture	ASTM D6241	950 lbs
Wide Width Tensile Ultimate	ASTM D4595	2700 x 1740 lbs/ft
Trapezoid Tear Strength	ASTM D4533	100 x 60 lbs
UV Resistance @ 500 hrs	ASTMD4355	90%
Apparent Opening Size (AOS)	ASTM D4751	70 US Sieve
Permittivity (sec ⁻¹)	ASTM D4491	0.28 (sec ⁻¹)
Flow Rate	ASTM D4491	18 gpm/ft ²

Values quoted above are the result of multiple tests conducted at an independent testing facility. M100 meets or exceeds values listed.

Mullen burst ASTM D-3786 has been removed. It is not recognized by ASTM D-35 on Geosynthetics.

Puncture ASTM D-4833 has been removed. It is not recognized by AASHTO M288 and has been replaced with CBR Puncture ASTM D-6241.

PACKAGING:

Roll Width	6 ft	12 ft.
Roll Length	300 ft.	300 ft.
Roll Area	200 yd^2	400 yd^2

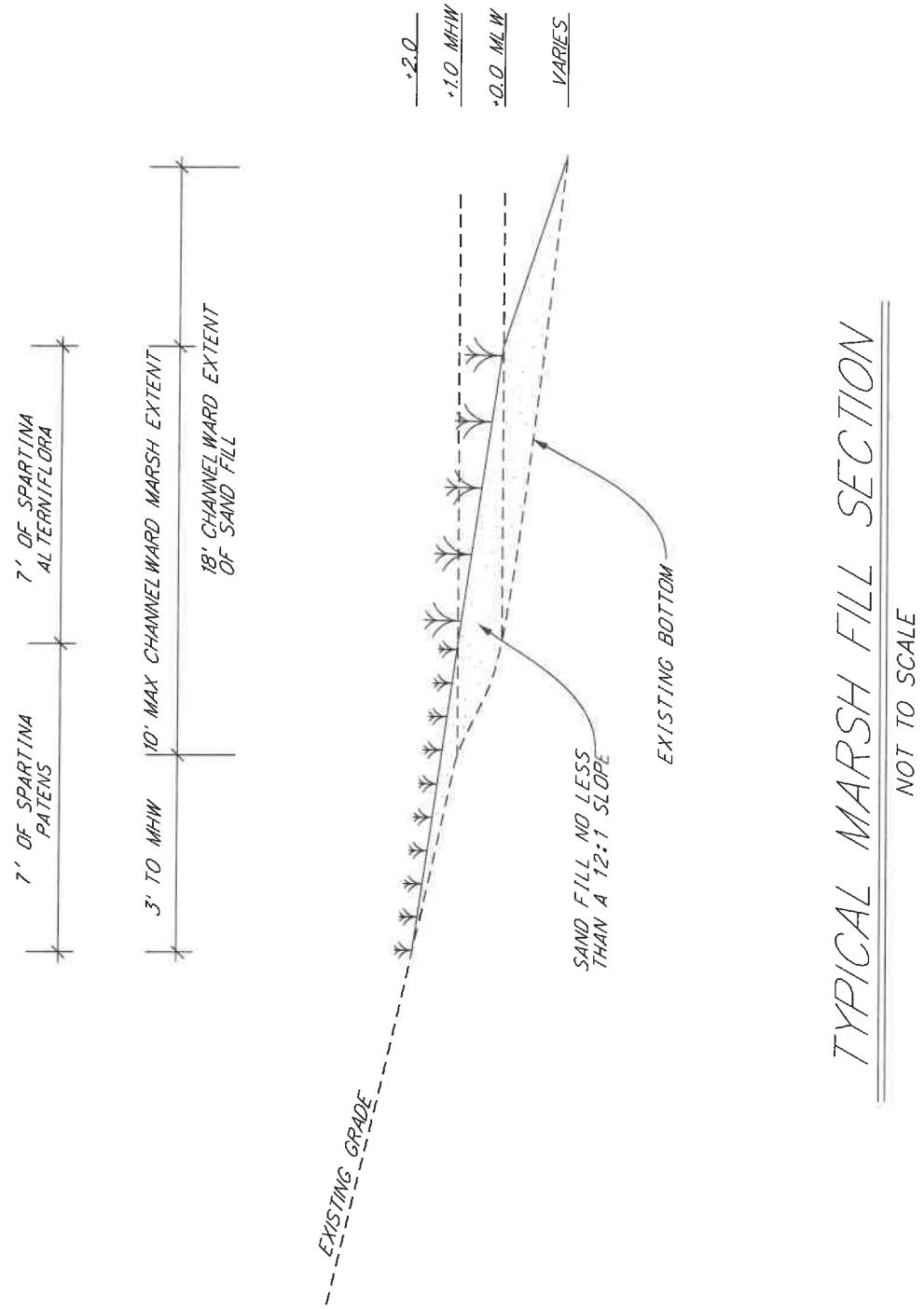
Disclaimer: ACF Environmental assumes no liability for the completeness or accuracy of this information or the ultimate use of this information. This document should not be construed as engineering advice. Always consult the project engineer for project specific requirements. The end user assumes sole responsibility for the use of this information and product.

For more information about our products, contact Inside Sales at 800.448.3636 or email at info@acfenv.com.



第二部分

FILTER FABRIC FOR STONEWORK



Tax Account No.: 1000-0196-5600 Tax Map: 65 Parcel: 66 Deed Ref: 65994/00334 Lot: N/A Zoning: R2 Lot Size: 14,374 SF	MARSH FILL SECTION Waterfront Engineering, Design and Construction, Inc. 8348 Ritchie Hwy. Pasadena, MD 21122 (410) 798-1494 waterfrontdesign@verizon.net	PROPOSED: Shoreline Work in: Coddle Creek co: Anne Arundel Application by: Michael Zatz & Marijke Hannam Sheet 8 of 9 Date: 9/22/2025
		State: Maryland at: Magothy Manor

NOTE: All dimensions and measurements shall be field verified by contractor.

Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



Zoning: R2
Critical Area Designation: LDA
TOTAL LOT AREA: 14,374 SF

EXISTING SITE PLAN

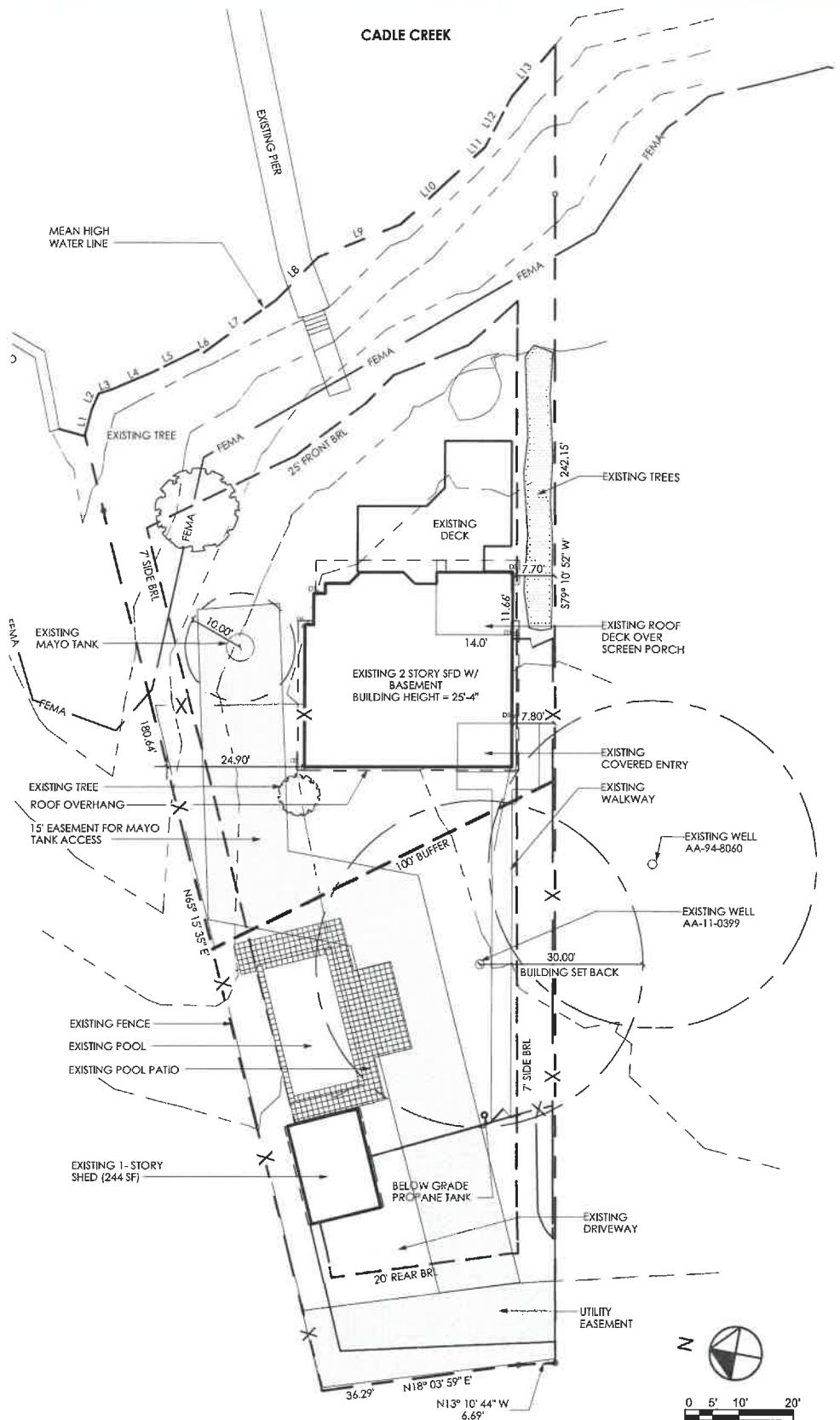


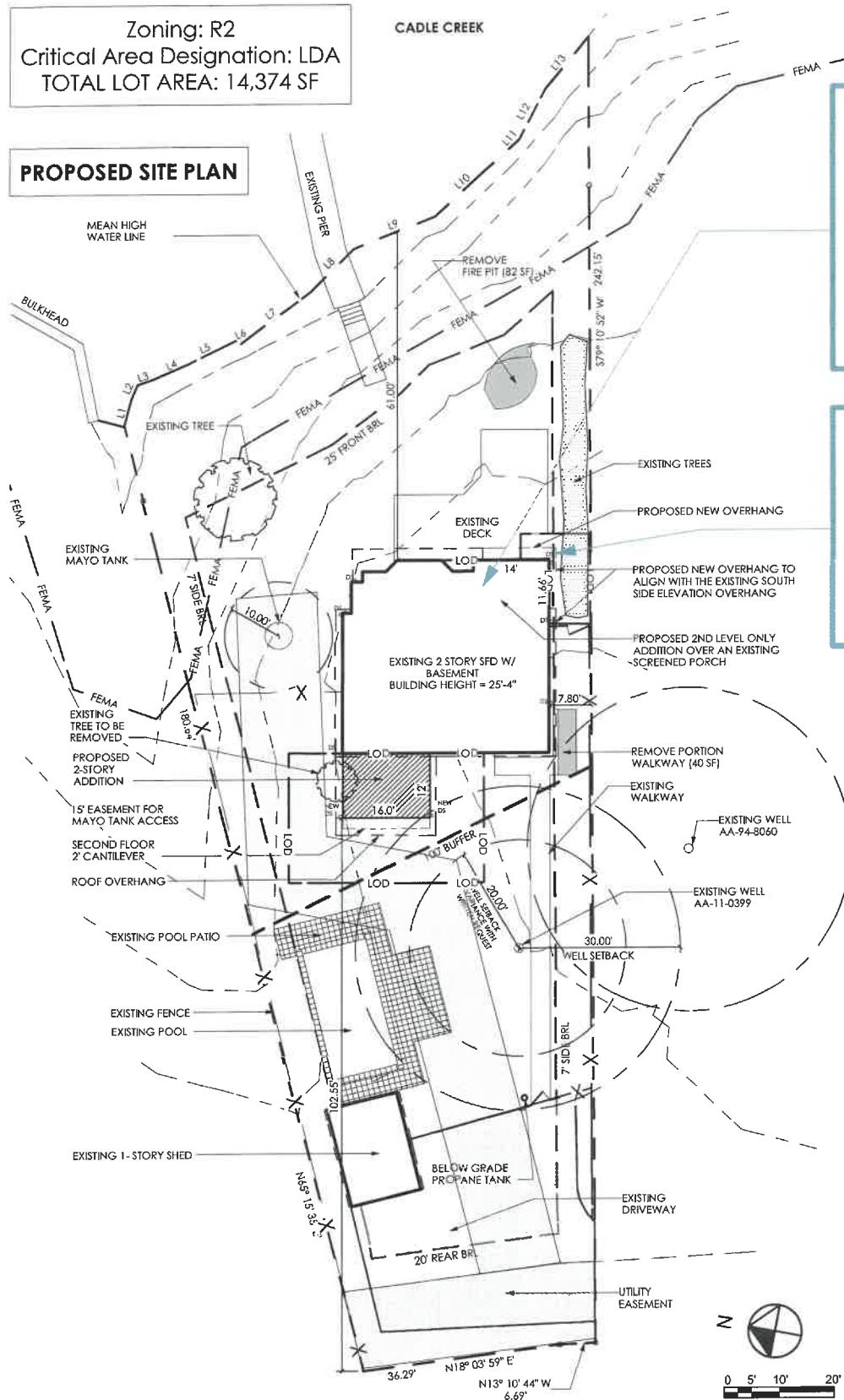
Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



Zoning: R2
Critical Area Designation: LDA
TOTAL LOT AREA: 14,374 SF

PROPOSED SITE PLAN



REQUEST TO BUILD A 2ND STORY ADDITION OVER THE EXISTING SCREENED PORCH ON THE WATERFRONT. THE ENTIRE EXISTING STRUCTURE, AS WELL AS THE PROPOSED ADDITION ARE LOCATED WITHIN THE BUFFER MODIFIED AREA (BMA), RELIEF FROM **17-8-702** IS REQUESTED FOR THIS ADDITION.

REQUEST TO EXTEND A NEW OVERHANG INTO THE BUILDING RESTRICTION LINE. THE NEW OVERHANG WILL ALIGN WITH THE EXISTING OVERHANG ON THE SOUTH ELEVATION. RELIEF FROM **18-4-601 BULK REGULATIONS** IS REQUESTED.

Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



1-EXISTING STREET FRONT ELEVATION



2-PROPOSED ADDITION - STREET FRONT ELEVATION



3-EXISTING STREET FRONT ELEVATION

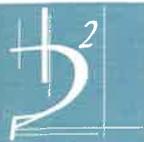


4-PROPOSED ADDITION - STREET FRONT ELEVATION

The purpose of the Street Front Addition is to provide a new office space for working at home on the first floor and to provide a Bunk Room for the Homeowner's anticipated multigenerational visiting family on the second floor.

Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



1-EXISTING WATERFRONT ELEVATION



2-PROPOSED ADDITION - WATERFRONT ELEVATION



4-EXISTING WATERFRONT ELEVATION



4-PROPOSED ADDITION - WATERFRONT ELEVATION

The purpose of the Water Front (East) Addition is to provide a new primary bathroom over an existing screened porch, this will allow for reconfiguration of the remaining second level for visiting family.

Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



1-VIEW OF NORTH ELEVATION



2-VIEW OF SIDE YARD (NORTH)
(FACING AWAY FROM WATER)



3-VIEW OF SIDE YARD (SOUTH)
(FACING AWAY FROM WATER)

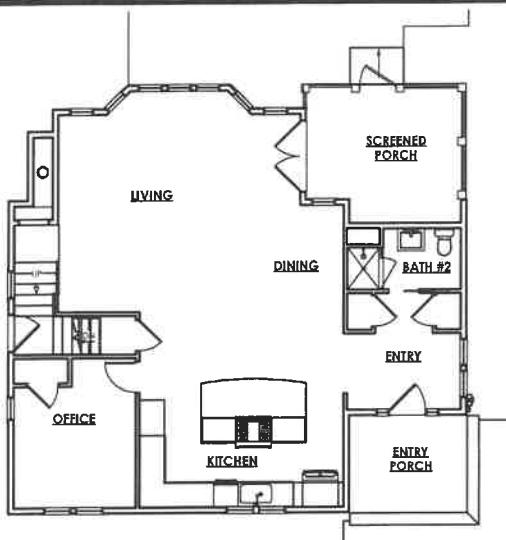


Portion of existing pavers to be removed to gain lot coverage needed for addition

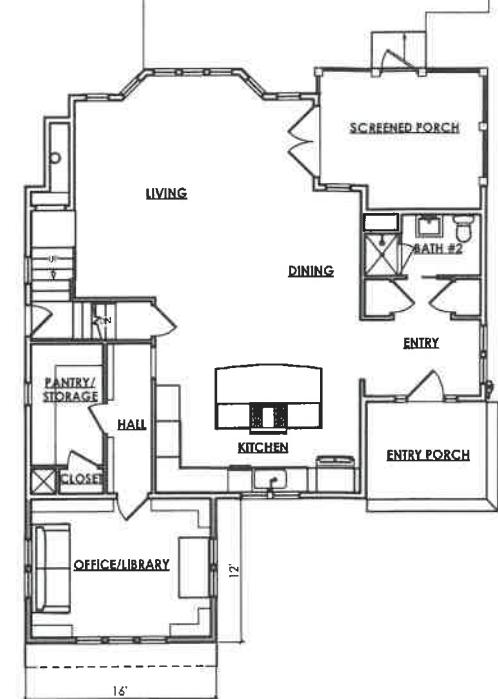
4-VIEW OF SIDE YARD (SOUTH)
(FACING TOWARD WATER)

Exhibit A

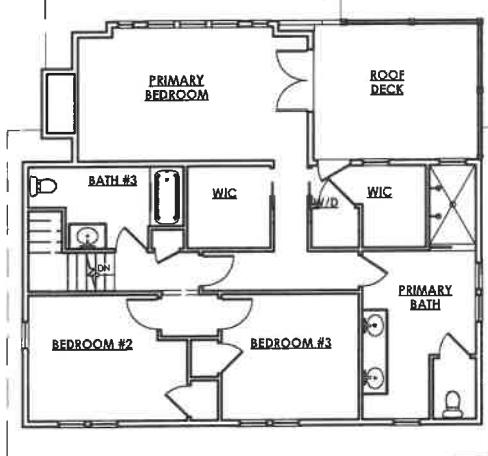
4117 Cadle Creek Road, Edgewater, MD 21037



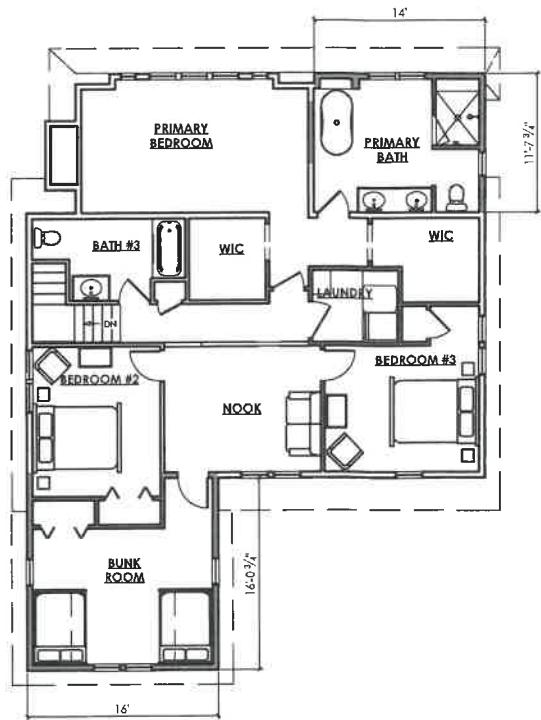
1-EXISTING FIRST FLOOR PLAN



2-PROPOSED FIRST FLOOR PLAN



3-EXISTING SECOND FLOOR PLAN



4-PROPOSED SECOND FLOOR PLAN

Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



1-EXISTING WATERFRONT ELEVATION (EAST)



2-PROPOSED WATERFRONT ELEVATION (EAST)



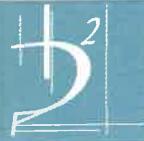
3-EXISTING STREET FRONT ELEVATION (WEST)



4-PROPOSED STREET FRONT ELEVATION (WEST)

Exhibit A

4117 Cadle Creek Road, Edgewater, MD 21037



1-EXISTING SIDE ELEVATION (NORTH)



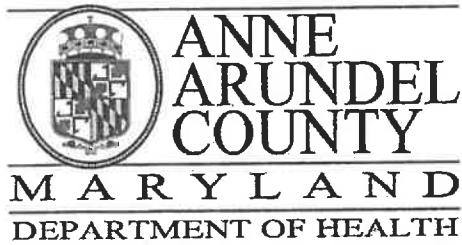
2-PROPOSED SIDE ELEVATION (NORTH)



3-EXISTING SIDE ELEVATION (SOUTH)



4-PROPOSED SIDE ELEVATION (SOUTH)



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 30, 2025

RE: Michael Zatz
4117 Cadle Creek Road
Edgewater, MD 21037

NUMBER: 2025-0248-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow dwelling additions with less setbacks than required and with new lot coverage nearer to the shoreline than the closest façade of the principal structure.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

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

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2025-0089-P
DATE: 09/30/2025
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)

APPLICANT/REPRESENTATIVE: HD Squared Architects

EMAIL: permits@hd2architects.com

SITE LOCATION: 4117 Cadle Creek Rd, Edgewater

LOT SIZE: 14,374 sq ft

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** yes or **BUFFER:** **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes a 2nd level addition over an existing screened porch on the waterside of the dwelling and a 2-story addition on the streetside of the dwelling. Both additions are within the 100' buffer modified area.

COMMENTS:

Critical Area Team:

The property is located in a Buffer Modified Area (BMA) and is therefore subject to 17-8-702 not 18-13-104. Development in the BMA is permitted provided there is no new lot coverage nearer to the shoreline than the closest facade of the existing dwelling. Provided the waterside addition complies with this requirement, a variance will not be necessary for this proposal.

Zoning Administration Section:

Previous variance 2012-0096-V for screened porch & balcony with new impervious surface nearer to the shoreline than the principal structure

The 2nd story addition over the screened porch is a new use and thus new lot coverage. A variance is required if the new lot coverage is nearer to the shoreline than the closest facade of the existing principal structure.

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.