



Rev. December 10, 2025

Office of Planning and Zoning
Zoning Division
2664 Riva Rd , 3rd Floor
Annapolis , MD 21403

RE: VARIANCE REQUEST – Addington/Burrows Property

1718 Pleasant Plains Road Annapolis MD- Storck Property Lot 2, P.B. 185, PG.36-37
TA# 3000-9009-4120, Tax Map 46, Grid 4, P/O Parcel 236
Permit Nos. G02019523/B02433351

To Whom It May Concern:

This letter is intended to replace the Variance Request Letter submitted in October 2025 thereby reducing the scope of the variance application to a time extension only.

Therefore, with this letter we are requesting a variance to extend the time to complete the permitting to construct the house as shown on the original variance (2024-0056-V).

Section I – Request and General Site Information:

A variance is requested to Section 18-16-405 (a) to allow an extension of time for Variance 2024-0056-V:

As allowed for by Section 18-16-405 (c), we are requesting a variance to extend the time to obtain a building permit. Currently, the time allowed based on the approval of the original variance granted on June 20, 2024 (Case 2024-0056-V) is set to expire on December 20, 2025. Until the grading permit is issued, the building permit cannot be issued, and the grading permit cannot be issued until all reviewing agencies' comments are addressed; especially, the Environmental Division's requirements regarding mitigation, which the applicant has been diligently working with the county to resolve and move forward with a buffer management and mitigation plan, agreement and bond.

General Site Information:

Lot 2 is zoned RA/OS in the RCA Critical Area and is comprised of 117,183 s.f. or 2.690 Acres and is located at 1718 Pleasant Plains Road in Annapolis, MD. It contains an existing house constructed in 1950, which the applicants are seeking to redevelop. Improvements will include construction of a new septic system and well as shown on the plan. The project is not located in any bog or bog protection area.

Section II – VARIANCE REQUIREMENTS/RESPONSES:

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

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

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

Response (1):

This section is not applicable to this variance request.

Response (2):

The variance is necessary to avoid practical difficulties and unnecessary hardship because if the variance to extend the time to obtain the permit is not granted, then the applicants will have to go through the variance process again to develop the lot in the manner proposed under 2024-0056-V.

(b) **Requirements for critical or bog protection area variances:** For a property located in the critical area or a bog protection area, a variance to the requirements of the County's critical area program or the bog protection program may be granted if the Administrative Hearing Officer makes the following affirmative findings:

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

Response (1):

The variance is necessary to avoid practical difficulties and unnecessary hardship because if the variance to extend the time to obtain the permit is not granted, then the applicants will have to go through the variance process again to develop the lot in the manner proposed under 2024-0056-V.

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

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

Response (2) (I):

A literal interpretation of COMAR, Title 27, would deprive the applicants of those rights commonly enjoyed by other properties, as time extensions have been given to others in similar circumstances where issues raised by reviewers during the permit process take longer to resolve than anticipated.

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

Response (3):

COMAR 27 supports this request, therefore this request is not conferring any special privilege that would be and has been granted to others.

(4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

Response (4):

The Variance request is not based on conditions or circumstances that are the result of actions by the applicant, merely the additional time is needed for them to properly address all of the reviewing agencies' comments as is required by the original variance.

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

Response (5):

The owners of the property have been good stewards of the land and will be providing additional plantings in the tidal buffer, which will promote plant and wildlife habitat. Also, they will be providing on-site stormwater management which will improve water quality.

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

Response (6):

This item is not applicable to this request.

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

Response (7):

The rebuttable presumption has been satisfied as the variance is supported by COMAR and Article 18, of the Anne Arundel County Code and will not adversely affect environmental standards.

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

Response (8):

Site Planning Alternatives were investigated with the original variance and by locating the new proposed structure in the area shown, it minimized or eliminated impacts to trees and buffers (slope/tidal). Alternate locations were considered but due to septic and well constraints, protection of other large trees and buffer protection, it was determined that this was the best location for the home.

(c) **Requirements for all variances:** A variance may not be granted unless it is found that:

(1) The variance is the minimum variance necessary to afford relief.

Response (1): The request to extend the time to obtain the building permit is the minimum relief necessary as without it the applicant will have to redo the original variance process.

(2) the granting of the variance will not:

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

Response (2i) : The variance does not affect adjacent existing or proposed development on other properties, and the essential character of the neighborhood will remain the same.

(ii) substantially impair the appropriate use or development of adjacent property;

Response (2ii): The original variance will not impair the appropriate use or development of adjacent property as the lot is large, and the abutting properties are located well away from the site and at higher elevations than Lot 2. This section is not relevant to the timing variance.

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area;

Response (2iii): Under the original variance/permit plans, clearing will be mitigated and replanted on-site to ensure forest cover remains the same. This section is not relevant to the timing variance.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor

(v) be detrimental to the public welfare.

Response 2iv&v): The original variance will not be contrary to acceptable clearing and replanting practices as any required replanting could be met via the methods outlined in the Code (on-site, off-site or fee in lieu) nor will it be determinantal to the public welfare as the hazardous tree removal is to enhance/ensure public welfare. The timing variance will not be detrimental to public welfare as it will allow for the project to be properly permitted to ensure otherwise.

(d) Conditions for granting a variance in the critical area.

(1) For a property with an outstanding violation, the granting of a variance under this subsection shall be conditioned on the applicant completing the following within 90 days of the date of decision, as applicable:

- (i) obtaining an approved mitigation or restoration plan;
- (ii) completing the abatement measures in accordance with the County critical area program; and
- (iii) paying any civil fines assessed and finally adjudicated.

(2) Notwithstanding the provisions of subsection (d)(1), the Office of Planning and Zoning may extend the time for abatement to the next planting season because of adverse planting conditions. An applicant may also be granted an 180-day extension to satisfy the conditions of a variance upon timely application to the Planning and Zoning Officer and good cause shown.

Response (d): This section is not applicable to the timing request variance.

Based on the information outlined in Sections I and II of this letter, we trust that this Variance Application can be supported. If you have any questions or require further information please feel free to contact our office at (410) 266-1160 x 307 or via email at Terrain@comcast.net AND Stacy@Terrainmd.com.

Sincerely,

Roy C. Little, P.E.

Stacy R. Kimmett, Project Manager



STANDARD RESPONSIBILITY NOTES

1. I (WE) CERTIFY THAT:

- ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT (ASCD) BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.
- ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT'S APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

RESPONSIBLE PERSONNEL ON SITE: TO BE DETERMINED

IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.

2. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.

3. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT AND/OR TEMPORARY STABILIZATION PER THE ASCD VEGETATIVE ESTABLISHMENT SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. THE GRADING AND SEDIMENT CONTROL APPROVAL ON THIS PLAN EXTENDS ONLY TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE.

5. THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH FEDERAL, STATE OR COUNTY REQUIREMENTS PERTAINING TO ENVIRONMENTAL ISSUES.

6. THE DEVELOPER MUST REQUEST THAT THE SEDIMENT AND EROSION CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.

7. ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.

8. FIRST PHASE INSPECTION AND APPROVAL OF THE SEDIMENT AND EROSION CONTROL INSPECTOR SHALL BE REQUIRED UPON COMPLETION OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN. INSPECTION AND PERMITS MAY ALSO REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING.

9. APPROVAL FROM THE INSPECTOR MUST BE REQUESTED ON FINAL STABILIZATION OF ALL SITES PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS.

10. EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

ERIK ADDINGTON 9-12-2025

SIGNATURE OF DEVELOPER/OWNER DATE

PRINT: NAME: ERIK R. ADDINGTON & REBECCA S. BURROWS TITLE: OWNERSAFFILIATION: —ADDRESS: 1718 PLEASANT PLAINS ROAD ANNAPOLIS, MD 21409TELEPHONE NUMBER: (347)-459-6760 EMAIL ADDRESS: Erik.r.addington@gmail.com

CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ASCD PLAN SUBMITTAL GUIDELINES AND HE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

SIGNATURE RC Little MD. P.E. LICENSE # 13354 DATE 1-3-2025MD. LAND SURVEYOR LICENSE # — DATE —NAME (PRINT) ROY C. LITTLE, P.E. FIRM NAME TERRAIN, INC.ADDRESS 106 OLD SOLOMONS ISLAND RD.

ANNAPOLIS, MD. 21401



For Each Practice in the Drainage Area		New development (NEWD), Redevelopment (REDE), or Restoration (REST)		MDP Code	DEVICE DRAINAGE AREA (square feet)	IMPERVIOUS AREA RESTORED (See Note 3) (square feet)	MD NORTH COORD (ft)	MD EAST COORD (ft) (See Note 5)	WQ ₀ (ft ³) (See Note 5)	New	Maintenance Responsibility	Comments
STORM ID	STRU. NAME	MDE BMP CLASS	MDE BMP TYPE	CONSTRUCTION PURPOSE	ON OR OFF SITE	LAND USE						
	Non-Roof Top Disconnect	E	NDNR	REDE	ON	RES	3,230 SF	3,230 SF	N-48936.45	256 CF	Individual Homeowner	
	Micro Bio-Retention Device#1	E	MRNG	REDE	ON	RES	3,568 SF	3,500 SF	N-48945.85	E-1466183.34	329 CF	Individual Homeowner
	Micro Bio-Retention Device#2	E	MMBR	REDE	ON	RES	1,615 SF	1,122 SF	N-48933.81	E-1466136.55	311 CF	Individual Homeowner

NOTES
1- Rainfall target (from Table 5.3, Design Manual pp.5.21-22) used to determine ESD goals and size practices (for new development or redevelopment). If practice is for restoration, then PE_REQ is 1inch.
2- Rainfall addressed (using both ESD techniques and practices, and structural practices) by the BMPs within the drainage area
3- Equals ImperVIOUS Area Draining to Device when PE_ADR = 1inch (for restoration only)
4- Maryland 8-Digit HUC (Hydrologic Unit Code) can be found by using the map at: <https://mdes.state.md.us/programs/Water/TMDL/DataCenter/Pages/8DigitWatershed.aspx>
5- Water Quality volume, the smaller of the volume of the actual storage volume in the device or the volume from the 1-year 24-hour storm for the drainage area to the device (2.7" Rv A/12)
6- If other is selected for maintenance responsibility, please explain the comments column

STORMWATER MANAGEMENT SUMMARY TABLE				
MINIMUM SIZING CRITERIA	SYMBOL	VOLUME REQUIRED (CUBIC FEET)	SWM PRACTICE	NOTES
WATER QUALITY VOLUME	(WQV)	1,096 CF	ESD METHODS (2) MICRO BIO-RETENTION DEVICES	NON-ROOFTOP DISCONNECT (2) MICRO BIO-RETENTION DEVICES
RECHARGE VOLUME	(Rev)	330 CF	ESD METHODS	NON-ROOFTOP DISCONNECT (2) MICRO BIO-RETENTION DEVICES
CHANNEL PROTECTION STORAGE VOLUME	(CPV)	1,096 CF	ESD METHODS	NON-ROOFTOP DISCONNECT AND (2) MICRO BIO-RETENTION DEVICES
OVERBANK FLOOD PROTECTION	(Qp10)	N/A	N/A	NOT REQUIRED DUE TO DRAINAGE TO TIDAL WATER (MILL CREEK)
EXTREME FLOOD	(Qf)	N/A	N/A	

OUTFALL STATEMENT				
A FIELD INVESTIGATION OF THE SITE OUTFALL WAS PERFORMED BY TERRAIN INC. IN JUNE 2022. THE SITE IS AN EXISTING RESIDENTIAL CRITICAL AREA 2.69 ACRE LOT IN ANNAPOLIS, MARYLAND. THE PROPOSED DEVELOPMENT IS CONSTRUCTION OF A NEW HOUSE, PARTIAL DRIVEWAY, STRUCTURAL DECK, AND SWM. THE SITE DRAINS FROM AN EXISTING PLATED RIGHT-TO-DISCHARGE ON THE FAR RIGHT CORNER OF THE LOT SOUTHWEST DOWN TOWARDS THE WATER (MILL CREEK). THE ULTIMATE OUTFALL IS THE SEVERN RIVER WATERSHED. ALL AREAS ARE WELL VEGETATED AND STABILIZED. THE OUTFALL CONFIGURATION, SOIL TYPE, AND VEGETATIVE COVER ARE WELL DOCUMENTED AND NOT CHANGED AS A RESULT OF THE PROPOSED DEVELOPMENT. IF ALL CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS AND THE AA CO. DESIGN CRITERIA UTILIZING THE DETAILS AND SPECIFICATION STANDARDS.				

**SWM NOTE
SWM SHALL BE PROVIDED FOR THIS CRITICAL AREA RE DEVELOPMENT BY ESD METHODS TO PROVIDE WATER QUALITY, RECHARGE AND CHANNEL PROTECTION. QP IS NOT REQUIRED DUE TO SITE OUTFALL DRAINING TO TIDAL WATER (MILL CREEK). THE ESD METHODS USED WERE NON-ROOFTOP DISCONNECTS AND (2) MICRO BIO-RETENTION DEVICES

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OTHER WAY WITHOUT THE SPECIFIC WRITTEN
CONSENT OF TERRAIN 2025

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

SITE DEVELOPMENT AND GRADING PLAN FOR LOT 2 OR 2.690 ACRES 1718 PLEASANT PLAINS ROAD

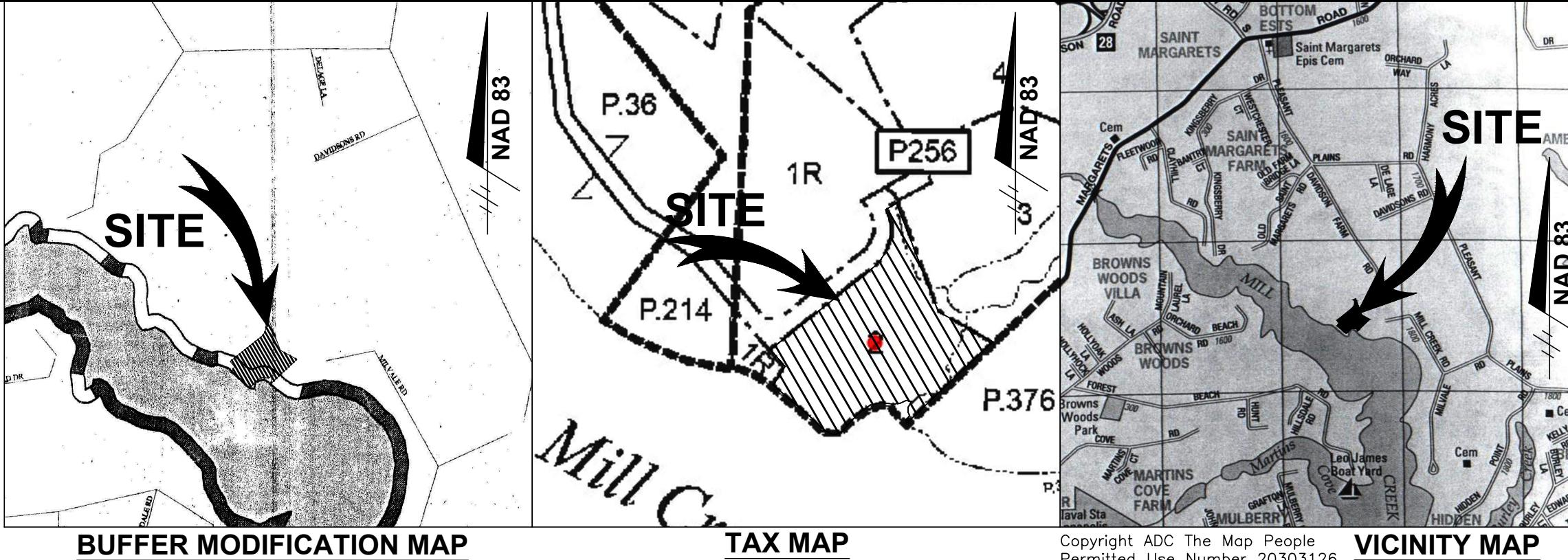
STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION

THIS CERTIFIES TO THE BEST OF MY PROFESSIONAL BELIEF AND KNOWLEDGE, THE APPROVED S.W.M. SYSTEM(S) AS SHOWN HEREON HAVE BEEN CONSTRUCTED IN SUCH A MANNER THAT WOULD BE CONSISTENT WITH THE APPROVED PLANS. ANY CHANGES/MODIFICATIONS ARE SHOWN IN RED.

ROY C. LITTLE, P.E.

#13354

(EXP. 02/28/25)

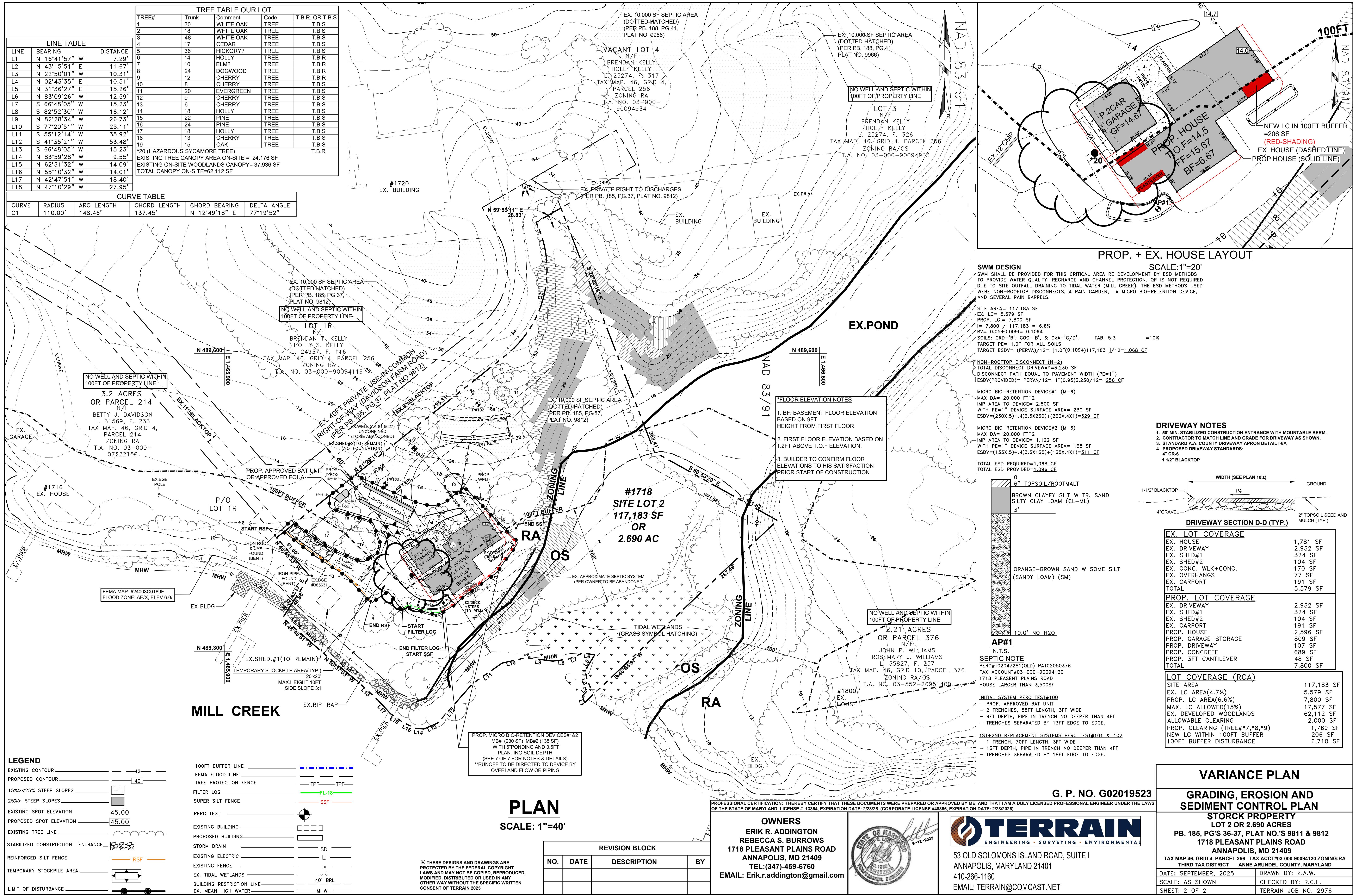


Copyright ADC The Map People
Permitted Use Number 20303126
Scale: 1"=2000'
ACC MAP: 5295-G9

GENERAL NOTES

- TOTAL AREA OF SITE IS 2.690 AC.± = 117,183 SQUARE FEET.
- EXISTING ZONING IS: RA/OS
SETBACKS: FRONT-40FT
REAR-35FT
SIDE-15FT EACH/40FT COMBINED
- EXISTING USE OF THE SITE IS SINGLE FAMILY DWELLING
- PROPOSED USE OF THE SITE IS PROPOSED ADDITION
- SITE IS KNOWN AS 1718 PLEASANT PLAINS ROAD LOT 2
- EXISTING WELL AND PRIVATE SEPTIC TO BE INSTALLED AND UTILIZED.
MASTER PLAN CATEGORIES; SEWER-S7(NO PUBLIC SERVICE) BROADNECK
WATER-W7(NO PUBLIC SERVICE)
- F.E.M.A. #24003C0189F ZONE AE/X ELEV. 6.0/-
- SITE IS IN THE CRITICAL AREA ZONE, (RCA)
- THIS SITE IS LOCATED WITHIN THE SEVERN RIVER WATERSHED.
- THE SITE IS NOT IN A BOG PROTECTION AREA
- PLEASANT PLAINS ROAD IS A SCENIC OR A HISTORIC ROAD.
PLEASANT PLAINS ROAD IS ALSO CLASSIFIED AS A COLLECTOR ROAD.
- CONTOURS SHOWN ON THIS PLAN ARE TAKEN FROM
A.A.CO. TOPO. AND UTILITY OPERATIONS MAPS. (FOR ON-SITE +
OFF-SITE AREAS). BOUNDARY SHOWN ON THIS PLAN DERIVED FROM A FIELD
SURVEY BY TERRAIN INC. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS
TO HIS OWN SATISFACTION PRIOR TO STARTING WORK, ANY DISCREPANCIES
SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT
REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH
BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO
THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF
UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH
SITE CONDITIONS WHICH MAY AFFECT THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING
ANY EXISTING FENCES, DRIVEWAYS ETC. DAMAGED OR REMOVED DURING
CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777,
48 HOURS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- THIS PLAN IS INTENDED TO PROVIDE SEDIMENT CONTROL DURING THE
GRADING OF THE ROADS AND LOT(S) AND THE CONSTRUCTION OF
HOUSE MEASURES HAVE BEEN TAKEN TO PREVENT SEDIMENT FROM
LEAVING THE SITE.
- TERRAIN INC. HAS NOT FIELD VERIFIED EXISTING UTILITY INFORMATION. IT
IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT AND OBTAIN
ALL RECORDS, INFORMATION AND LOCATION PRIOR TO COMMENCEMENT OF
GRADING OPERATIONS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE
ENGINEERS ATTENTION IMMEDIATELY.
- ANY PERTINENT INFORMATION WITHIN 100' OF PROPERTY LINE IS SHOWN.
- THIS GRADING PERMIT#G02019523 WAS REVIEWED UNDER THE
2010 REGULATIONS FOR STORMWATER MANAGEMENT.
STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE
IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL PLAN ON
FILE WITH THE OFFICE OF PLANNING AND ZONING. ESD TO THE MEP
WAS ACHIEVED THROUGH: NON-ROOFTOP DISCONNECTS, A RAIN GARDEN,
A MICRO BIO-RETENTION DEVICE, AND SEVERAL RAIN BARRELS.

Project Table for Each Drainage Area												
Permit Number	G02019523											
Project Number	#2976											
Project Name	Pleasant Plains Road											
Structure Address	1718 Pleasant Plains Road											
Structure City	Annapolis											
State	MD											
Structure Zip	21409											
Total Drainage Area (Acres)	2.69 Ac											
RCN - Pre Construction	71											
RCN - Post Construction	72											
RCN - Woods	71											
Total Number of BMPs												





OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0099-P)

DATE OF MEETING: 11/7/2025

P&Z STAFF: Sara Anzelmo, Kelly Kinetz, Subhash Dhir

APPLICANT/REPRESENTATIVE: E. Addington & R. Burrows/Terrain, R. Little & S. Kimmett EMAIL: terrain@comcast.net

SITE LOCATION: 1718 Pleasant Plains Rd, Annapolis LOT SIZE: 2.69 acres ZONING: RA

CA DESIGNATION: RCA BMA: N/A or BUFFER: Yes APPLICATION TYPE: Variance

The applicants received variance approval (2024-0056-V) to demolish an existing dwelling and to construct a new dwelling with disturbance within the buffer. That approval is set to expire on December 20, 2025.

From the applicants' letter: As part of the County's approval of the referenced grading & building permits for the proposed improvements to the existing house located on Lot 2, Planning & Zoning Environmental Division is requiring a variance to provide relief to tree clearing/removal in the Critical Area. Based on COMAR language, the current County Code, and other information provided herein, it was believed by our office that this relief was unnecessary, because the clearing over the allowable limit is for removal of a hazardous tree; however, the County disagrees. Therefore, the property owners, who are anxious to move forward with the project, are proceeding with this Variance application. Due to the timing that will be required to submit and process this variance, get the permits approved, and proceed with construction, a secondary variance will also be necessary to extend the time of the original variance (2024-0056-V). For these reasons, in order to recognize the development as designed on the enclosed Variance Site Plan, and in accordance with Article 18, Section 16-305, the following two variances are being requested:

1. **A variance to Section 18-16-405 (a) to allow an extension of time for Variance 2024-0056-V**
2. **A variance to Article 17-8-601, to Clearing in the LDA and RCA (b)(3), Developed woodlands clearing for lots created before December 1, 1985.** A variance to allow an additional 2,469 s.f. of clearing is needed to allow for clearing greater than the 2,000 s.f. limit imposed by the Amended Plat of record. This will allow for removal of a hazardous tree designated as Tree #20 on the plan (hereinafter as may be referred to as the 'subject tree'), located next to the existing house and not presently included in the proposed clearing amount. This 2,469 s.f. of clearing is in addition to the clearing of 3 other trees noted on the Variance Site Plan as Trees #7, #8 & #9, which equate to 1,769 s.f. of clearing and has been counted in the clearing amount on the permit plans throughout the course of permitting to date. The site clearing was limited to two thousand (2,000) square feet +/- by the plat of the Storck Property dated December 1994 and recorded in Plat Book 185 pgs. 36 and 37, a copy of which is included in this application. Specifically, the number of trees proposed to be cleared in the redevelopment area as shown on the Variance Site Plan will exceed this 2,000 s.f. limitation, because of the removal of the subject tree. In part our justification for the granting of the Variance centers around our belief that the County should not have required removal of this tree to have been considered in the clearing calculations. Therefore, we have expanded on the reasons for this belief that the County should not have required removal of this tree to have been considered in the clearing calculations.

COMMENTS

The **Office of Inspections and Permits (Engineering Division)** reviewed for engineering (utilities, stormwater) issues and provided the following comments:

- 1) Based on the plan provided, it appears that the property will be served by private septic system and water well.

2) Stormwater management will be addressed through two micro bio facilities and will be reviewed during grading permit approval. The grading permit # G02019523 is not approved/issued yet.

3) The soil boring required with the grading permit plans to verify the depth of seasonal water, suitability and siting of the proposed SWM practices. Determination/Recommendation – based on the above, this office has no objection to provide relief to tree clearing/removal and the time extension of approved variance: however, the decision is deferred to the office of Planning and Zoning

The **Critical Area Team** commented that, unfortunately, this issue is not eligible for a variance. I [Kelly Krinetz] did discuss this with Mr. Little and advised him that a variance would be required, but that was based on the question posed to me which was to allow clearing over 30%. The clearing limit for this property is based on a plat note which cannot be altered through the variance process. While this application states that the tree was removed because it was a Hazardous Tree, the property owner did not follow the guidance document that was included for Hazardous Trees. The document states that an arborist report is required. One was not obtained, and the photos that are available and were submitted, do not clearly support that claim. In addition, the tree in question was included on the first application and was slated to remain on the grading permit. This office issued comments regarding the clearing limitations and the tree was subsequently removed. I would advise the applicant to contact the Critical Area Team to set up a meeting to discuss a resolution to this issue.

The **Zoning Administration Section** defers to the Critical Area Team with regard to the tree removal and their determination that a clearing variance is not a potential path forward. With regard to the request for a time extension variance, the Zoning Administration Section would have no objection to additional time as long as the applicants can adequately demonstrate with their variance application that they have been actively and diligently working towards obtaining their permit approval.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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.