



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:

- a. 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 (AASCD) BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.
- b. 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

C 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 AASCD 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.

SIGNATURE OF DEVELOPER/OWNER ERIK ADDINGTON DATE 9-12-2025

PRINT: NAME: ERIK R. ADDINGTON & REBECCA S. BURROWS TITLE: OWNERS

AFFILIATION: -

ADDRESS: 1718 PLEASANT PLAINS ROAD ANNAPOLIS, MD 21409

TELEPHONE 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 AASCD 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 Roy C. Little, P.E. MD. P.E. LICENSE # 13354 DATE 1-3-2025

MD. LAND SURVEYOR LICENSE # DATE

NAME (PRINT) ROY C. LITTLE, P.E. FIRM NAME TERRAIN, INC.

ADDRESS 106 OLD SOLOMONS ISLAND RD.

ANNAPOLIS, MD. 21401

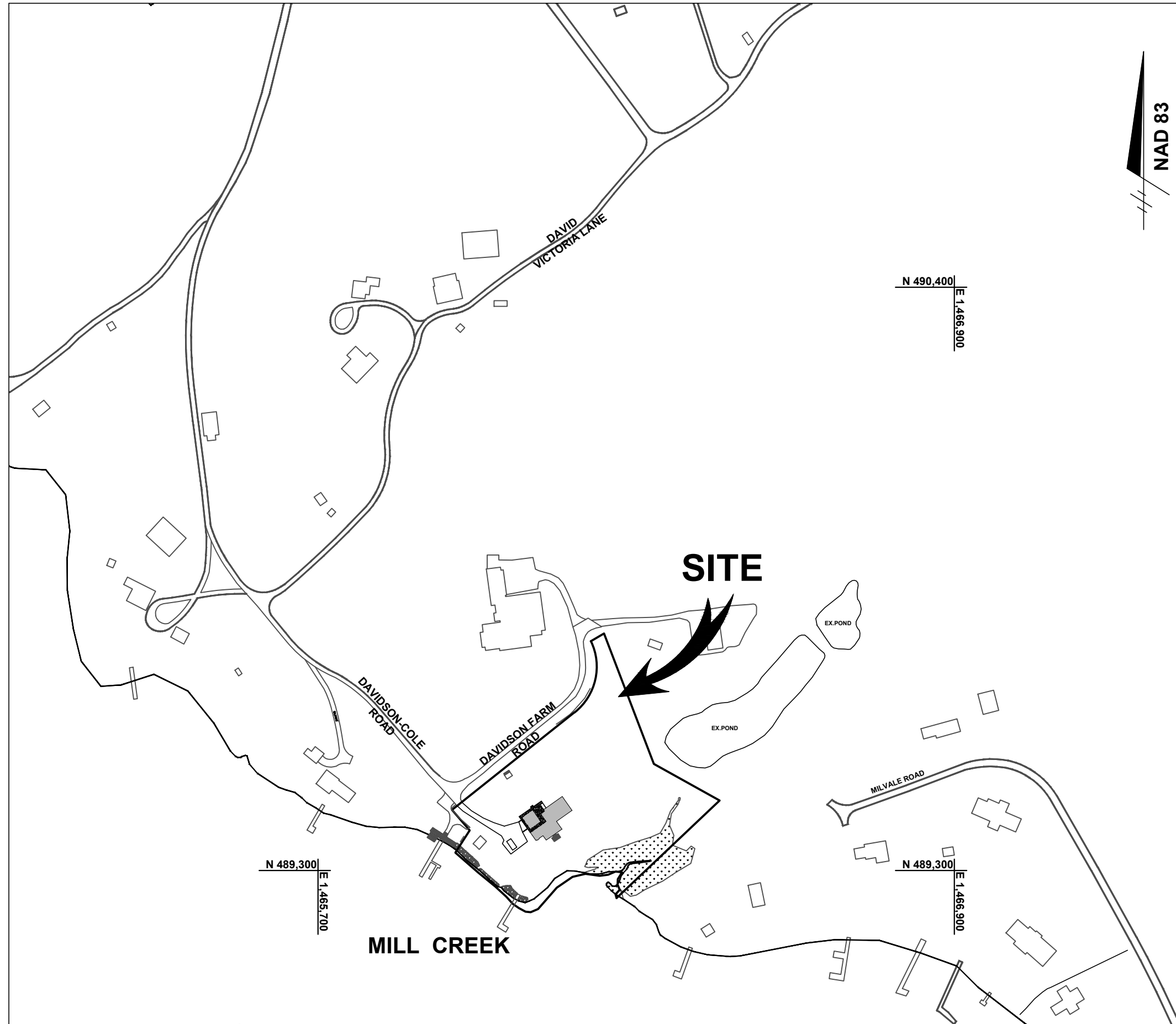
STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION

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)



LOCATION MAP

Scale: 1"=200'

Project Table for Each Drainage Area

Permit Number	G02019523
Project Number	#2976
Project Name	Pleasant Plains Road
StructureAddress	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	3
PE Required (see Note 1)	1.0"
PE Addressed (see Note 2)	1.01"
MD 8-Digit HUC (see Note 4)	02-13-10-02
USGS 12-Digit HUC	

For Each Practice in the Drainage Area				New development (NEW), Redevelopment (REDE), or Restoration (REST)		MDP Code						New		New	
STORM_ID	STRU_NAME	MDE_BMP_CLASS	MDE_BMP_TYPE	CONSTRUCTION PURPOSE	ON or OFF SITE	LAND USE	DEVICE DRAINAGE AREA (SF)	IMPERVIOUS AREA DRAINING TO DEVICE (Square feet)	IMPERVIOUS ACRES RESTORED (See Note 3)	MD NORTH COORD (NAD83 - FT)	MD EAST COORD (NAD83 - FT)	WQ ₂ (ft3) (See Note 5)	Maintenance Responsibility	Comments	
	Non Rooftop Disconnect	E	NDNR	REDE	ON	RES	3,230 SF	3,230 SF		N-489365.45	E-1466067.37	256 CF	Individual Homeowner		
	Micro Bio-Retention Device#1	E	MRNG	REDE	ON	RES	3,568 SF	2,500 SF		N-489405.85	E-1466183.34	529 CF	Individual Homeowner		
	Micro Bio-Retention Device#2	E	MNBR	REDE	ON	RES	1,615 SF	1,122 SF		N-489336.41	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 1/4 inch.															
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 = 1 inch (for restoration only)															
4 - Maryland 8-Digit HUC (Hydrologic Unit Code) can be found by using the map at: https://mda.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" x Rv x 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	NON-ROOFTOP DISCONNECT AND (2) MICRO BIO-RETENTION DEVICES
RECHARGE VOLUME	(Rev)	330 CF	ESD METHODS	NON-ROOFTOP DISCONNECT AND (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, SEPTIC SYSTEM, 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 STABLE. THE OUTFALL CONFIGURATION, SOIL TYPE AND VEGETATIVE COVERS ARE SUCH THAT EROSION OR SEDIMENTATION SHALL NOT OCCUR 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

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

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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 #. 13354, EXPIRATION DATE: 2/28/25. (CORPORATE LICENSE #48856, EXPIRATION DATE: 2/28/2026)

OWNERS

ERIK R. ADDINGTON
REBECCA S. BURROWS
1718 PLEASANT PLAINS ROAD
ANNAPOLIS, MD 21409
TEL: (347)-459-6760

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53 OLD SOLOMONS ISLAND ROAD, SUITE I
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410-266-1160
EMAIL: TERRAIN@COMCAST.NET

G. P. NO. G02019523

VARIANCE PLAN

GRADING, EROSION AND SEDIMENT CONTROL PLAN

STORCK PROPERTY

LOT 2 OR 2.690 ACRES
PB. 185, PG'S 36-37, PLAT NO.'S 9811 & 9812
1718 PLEASANT PLAINS ROAD
ANNAPOLIS, MD 21409

TAX MAP 46, GRID 4, PARCEL 256 TAX ACCT#03-000-90094120 ZONING:RA

THIRD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

DATE: SEPTEMBER, 2025 DRAWN BY: Z.A.W.

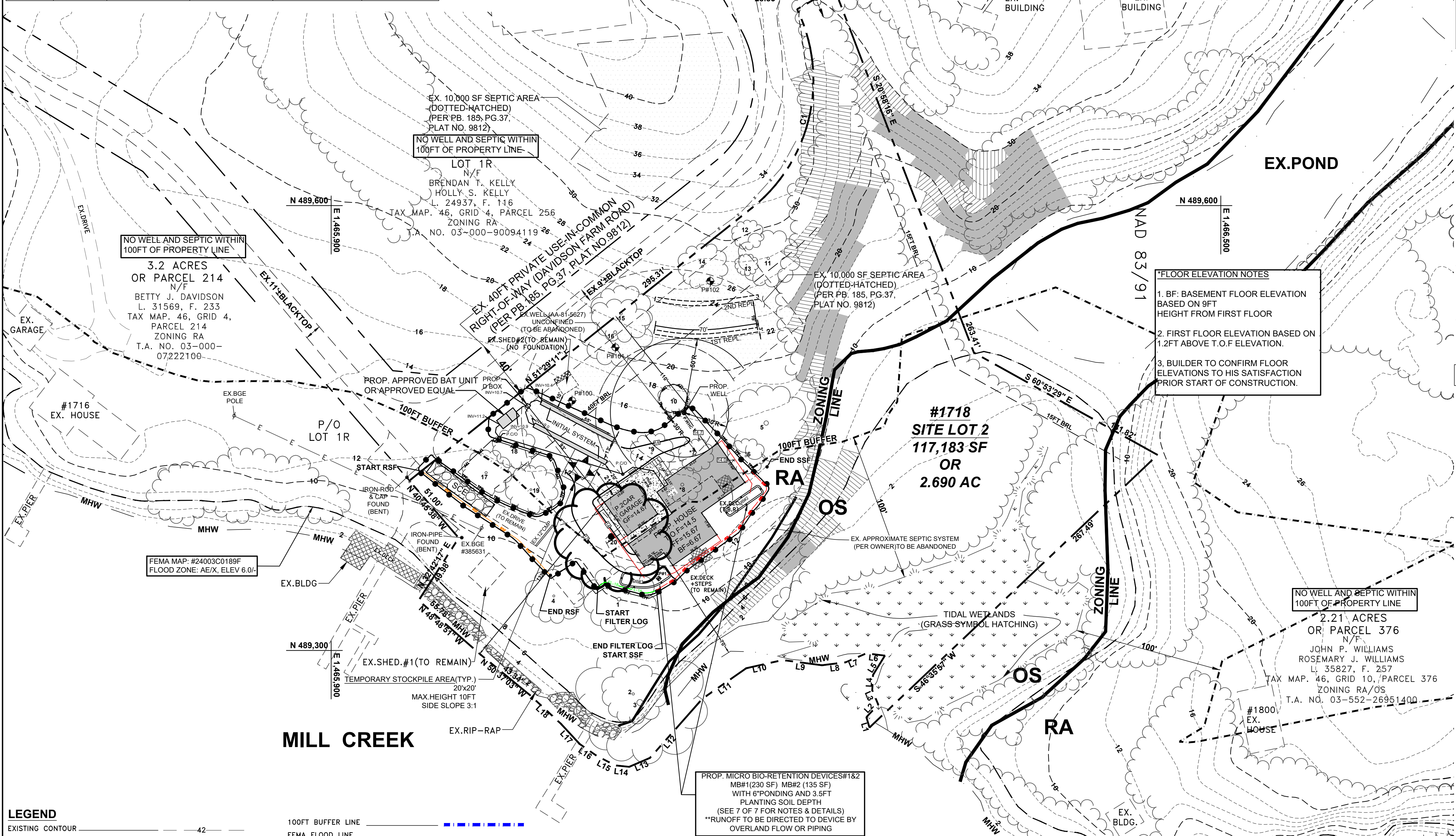
SCALE: AS SHOWN CHECKED BY: R.C.L.

SHEET: 1 OF 2 TERRAIN JOB NO. 2976

TREE TABLE OUR LOT				
TREE#	Trunk	Comment	Code	T.B.R. OR T.B.S
1	30	WHITE OAK	TREE	T.B.S
2	18	WHITE OAK	TREE	T.B.S
3	48	WHITE OAK	TREE	T.B.S
4	17	CEDAR	TREE	T.B.S
5	36	HICKORY?	TREE	T.B.S
6	14	HOLLY	TREE	T.B.R
7	10	ELM?	TREE	T.B.R
8	24	DOGWOOD	TREE	T.B.R
9	12	CHERRY	TREE	T.B.R
10	8	CHERRY	TREE	T.B.S
11	20	EVERGREEN	TREE	T.B.S
12	9	CHERRY	TREE	T.B.S
13	6	CHERRY	TREE	T.B.S
14	18	HOLLY	TREE	T.B.S
15	22	PINE	TREE	T.B.S
16	24	PINE	TREE	T.B.S
17	18	HOLLY	TREE	T.B.S
18	13	CHERRY	TREE	T.B.S
19	15	OAK	TREE	T.B.S
20		(HAZARDOUS SYCAMORE TREE)		T.B.R
EXISTING TREE CANOPY AREA ON-SITE = 24,176 SF				
EXISTING ON-SITE WOODLANDS CANOPY= 37,936 SF				
TOTAL CANOPY ON-SITE=62,112 SF				

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	110.00'	148.46'	137.45'	N 12°49'18" E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	148.46'	137.45'	N 12°49'18" E	77°19'52"



LEGEND	
EXISTING CONTOUR	42
PROPOSED CONTOUR	40
15%>25% STEEP SLOPES	
25%> STEEP SLOPES	
EXISTING SPOT ELEVATION	45.00
PROPOSED SPOT ELEVATION	45.00
EXISTING TREE LINE	
STABILIZED CONSTRUCTION ENTRANCE	
REINFORCED SILT FENCE	RSF
TEMPORARY STOCKPILE AREA	
LIMIT OF DISTURBANCE	

100FT BUFFER LINE	
FEMA FLOOD LINE	
TREE PROTECTION FENCE	TPF
FILTER LOG	FL-18
SUPER SILT FENCE	SSF
PERC TEST	
EXISTING BUILDING	
PROPOSED BUILDING	
STORM DRAIN	SD
EXISTING ELECTRIC	E
EXISTING FENCE	X
EX. TIDAL WETLANDS	40' BRL
BUILDING RESTRICTION LINE	
EX. MEAN HIGH WATER	MHW

PLAN

SCALE: 1"=40'

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

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G. P. NO. G02019523

VARIANCE PLAN

GRADING, EROSION AND SEDIMENT CONTROL PLAN

STORCK PROPERTY LOT 2 OR 2.690 ACRES PB. 185, PG'S 36-37, PLAT NO.'S 9811 & 9812 1718 PLEASANT PLAINS ROAD ANNAPOLIS, MD 21409	
TAX MAP 46, GRID 4, PARCEL 256 TAX ACCT#03-000-90094120 ZONING-RA THIRD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND	
DATE: SEPTEMBER, 2025	DRAWN BY: Z.A.W.
SCALE: AS SHOWN	CHECKED BY: R.C.L.
SHEET: 2 OF 2	TERRAIN JOB NO. 2976

SWM DESIGN
SWM SHALL BE PROVIDED FOR THIS CRITICAL AREA RE DEVELOPMENT BY ESD METHODS TO PROVIDE WATER QUALITY, RECHARGE AND CHANNEL PROTECTION. OP IS NOT REQUIRED DUE TO SITE OUTFALL DRAINING TO TIDAL WATER (MILL CREEK). THE ESD METHODS USED WERE NON-ROOFTOP DISCONNECTS, A RAIN GARDEN, A MICRO BIO-RETENTION DEVICE, AND SEVERAL RAIN BARRELS.

SITE AREA= 117,183 SF
EX. LC= 5,579 SF
PROP. LC= 7,800 SF
I= 7,800 / 117,183 = 6.6%
RV= 0.05+0.009I= 0.1094
SOILS: CRD-B, C/C-B, & C/A-C/D'. TAB. 5.3 I=10%
TARGET PE= 1.0" FOR ALL SOILS
TARGET ESDV= (PERVA)/12= [1.0"(0.1094)]/12= 1.068 CF

NON-ROOFTOP DISCONNECT (N-2)
TOTAL DISCONNECT DRIVEWAY=3,230 SF
DISCONNECT PATH EQUAL TO PAVEMENT WIDTH (PE=1")
ESDV(PROVIDED)= PERVA/12= 1"(0.95)/12= 256 CF

MICRO BIO-RETENTION DEVICE#1 (M-6)
MAX. DA= 20,000 FT²
IMP. AREA TO DEVICE= 2,500 SF
WITH PE=1" DEVICE SURFACE AREA= 230 SF
ESDV=(230X.5)+.4(3.5X230)+(230X.4X1)=529 CF

MICRO BIO-RETENTION DEVICE#2 (M-6)
MAX. DA= 20,000 FT²
IMP. AREA TO DEVICE= 1,122 SF
WITH PE=1" DEVICE SURFACE AREA= 135 SF
ESDV=(135X.5)+.4(3.5X135)+(135X.4X1)=311 CF

TOTAL ESD REQUIRED=1,068 CF
TOTAL ESD PROVIDED=1,026 CF

AP#1
N.T.S.
SEPTIC NOTE
PERC#102047281(OLD) PAT02050376
TAX ACCOUNT#03-000-90094120
1718 PLEASANT PLAINS ROAD
HOUSE LARGER THAN 3,500SF
INITIAL SYSTEM PERC TEST#100
- PROP. APPROVED BAT UNIT
- 2 TRENCHES, 55FT LENGTH, 3FT WIDE
- 9FT DEPTH, PIPE IN TRENCH NO DEEPER THAN 4FT
- TRENCHES SEPARATED BY 13FT EDGE TO EDGE.
1ST+2ND REPLACEMENT SYSTEMS PERC TEST#101 & 102
- 1 TRENCH, 70FT LENGTH, 3FT WIDE
- 13FT DEPTH, PIPE IN TRENCH NO DEEPER THAN 4FT
- TRENCHES SEPARATED BY 18FT EDGE TO EDGE.

DRIVEWAY SECTION D-D (TYP.)
0
6" TOPSOIL/ROOTMALT
BROWN CLAYEY SILT W TR. SAND
SILTY CLAY LOAM (CL-ML)
3'
ORANGE-BROWN SAND W SOME SILT
(SANDY LOAM) (SM)
10.0' NO H2O
1-1/2" BLACKTOP
4" GRAVEL
2" TOPSOIL SEED AND MULCH (TYP.)

DRIVEWAY NOTES
1. 50' MIN. STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM.
2. CONTRACTOR TO MATCH LINE AND GRADE FOR DRIVEWAY AS SHOWN.
3. STANDARD A.A. COUNTY DRIVEWAY APRON DETAIL I-6A
4. PROPOSED DRIVEWAY STANDARDS:
4" CR-6
1 1/2" BLACKTOP

EX. LOT COVERAGE	
EX. HOUSE	1,781 SF
EX. DRIVEWAY	2,932 SF
EX. SHED#1	324 SF
EX. SHED#2	104 SF
EX. CONC. WLK+CONC.	170 SF
EX. OVERHANGS	77 SF
EX. CARPORT	191 SF
TOTAL	5,579 SF

PROP. LOT COVERAGE	
EX. DRIVEWAY	2,932 SF
EX. SHED#1	324 SF
EX. SHED#2	104 SF
EX. CARPORT	191 SF
PROP. HOUSE	2,596 SF
PROP. GARAGE+STORAGE	809 SF
PROP. DRIVEWAY	107 SF
PROP. CONCRETE	689 SF
PROP. 3FT CANTILEVER	48 SF
TOTAL	7,800 SF

LOT COVERAGE (RCA)	
SITE AREA	117,183 SF
EX. LC AREA(4.7%)	5,579 SF
PROP. LC AREA(6.6%)	7,800 SF
MAX. LC ALLOWED(15%)	17,577 SF
EX. DEVELOPED WOODLANDS	62,112 SF
ALLOWABLE CLEARING	2,000 SF
PROP. CLEARING (TREE#*7,*8,*9)	1,769 SF
NEW LC WITHIN 100FT BUFFER	206 SF
100FT BUFFER DISTURBANCE	6,710 SF



OFFICE OF PLANNING AND ZONING

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

DATE OF MEETING: 11/7/2025

P&Z STAFF: Sara Anzelmo, Kelly Krinetz, 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 sitting 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.