

1718 PLEASANT PLAINS ROAD ANNAPOLIS

VARIANCE HEARING

FEBRUARY 12, 2026

2025-0250V

10-11 A.M.

INTRODUCTIONS

Applicant/Owner/Developer Information

Applicant/Owner:

Erik Addington, Rebecca Burrows

Phone: 347-459-6760

Emails:

erik.r.addington@gmail.com

beckyburrows@protonmail.ch

Engineer Information

Terrain

Presenter: Roy C. Little, P.E.

Address: 53 Old Solomons Island
Road, Annapolis, MD
21401

Phone: (410) 266-1160

Email: Terrain@comcast.net
Royclittle@gmail.com



POSTING OF SIGNS (2 TOTAL)

POSTED ON 1/28/2026



POSTING OF SIGNS (2 TOTAL)

POSTED ON 1/28/2026



VARIANCE REQUEST LETTER



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.

53 Old Solomons Island Road Suite F Annapolis MD 21401 * 410-266-1160 * terrain@comcast.net



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**

VARIANCE REQUEST LETTER

(CONTINUED)

(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) (f):

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



VARIANCE RECOMMENDATIONS FROM ANNE ARUNDEL COUNTY

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

APPLICANTS: Erik Addington & Rebecca Burrows ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0250-V

COUNCILMANIC DISTRICT: 5

HEARING DATE: February 12, 2026

PREPARED BY: Joan A. Jenkins
Planner III

REQUEST

The applicants are requesting a variance to allow an extension in time for the implementation and completion of a previously approved variance on property known as 1718 Pleasant Plains Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject property consists of 117,183 square feet (2.69 acres) of land and is located with approximately 295 feet of frontage on the southeast side of a private road known as Davidson Farm Road. The site is identified as Lot 2 of The Storck Property, Parcel 256 in Block 4 on Tax Map 46.

The property is zoned RA – Rural Agricultural District.¹ The site is waterfront on Mill Creek and lies entirely within the Chesapeake Bay Critical Area overlay. The property is designated as RCA - Resource Conservation Area and located in a non-buffer modified area. Steep slopes encumber the property in the northeastern side, tidal wetlands are in the southeastern section, and the southwestern side is bordered by Mill Creek.

The property is currently improved with a one-story single-family dwelling and associated features.

PROPOSAL

The applicants seek approval for an extension in time for the implementation and completion of a previously approved variance (Case 2024-0056-V) to allow a dwelling with less buffer than required.

REQUESTED VARIANCE

§ 18-16-405(a) of the Anne Arundel County Zoning Code stipulates that a variance expires by operation of law unless the applicant obtains a building permit within 18 months of approval. On June 20, 2024, variance approval was granted (Case 2024-0056-V) by the Administrative Hearing Officer to allow a dwelling with less buffer than required. The applicant submitted this application prior to the expiration of the previous variance and is now requesting a variance to allow an

¹ At the time of the original variance the property was split-zoned RA and OS Districts. Through comprehensive rezoning the property is now zoned entirely in the RA District.

2025-0250-V

additional 18-month extension in time to obtain a building permit, while maintaining the previous approval, through June 20, 2027.

FINDINGS

This property was the subject of a variance, case number 2024-0056-V, which was granted June 20, 2024 to allow a dwelling with less buffer than required. This application for an extension in time was properly made prior to the expiration of the previous variance approval.

Both the grading permit (G02019523) and the building permit (B02433351) were submitted in January 2025 and had subsequent review comments that required revisions to both of those permit applications. The planner for the Critical Area Team who is reviewing both the building and grading permits confirmed that the applicants have some hurdles regarding clearing limits and tree removal and they have been communicating with the Office of Planning and Zoning regarding the situation.

The letter of explanation states that the applicant requires additional time to obtain approval of the grading permit so that the building permit can be approved. The grading permit cannot be issued until all reviewing agencies' comments are addressed. The letter indicates that the applicant has been diligently working with the county to resolve requirements regarding mitigation with a buffer management and mitigation plan, agreement and bond.

There is no evidence that the granting of this request for an extension in time will alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

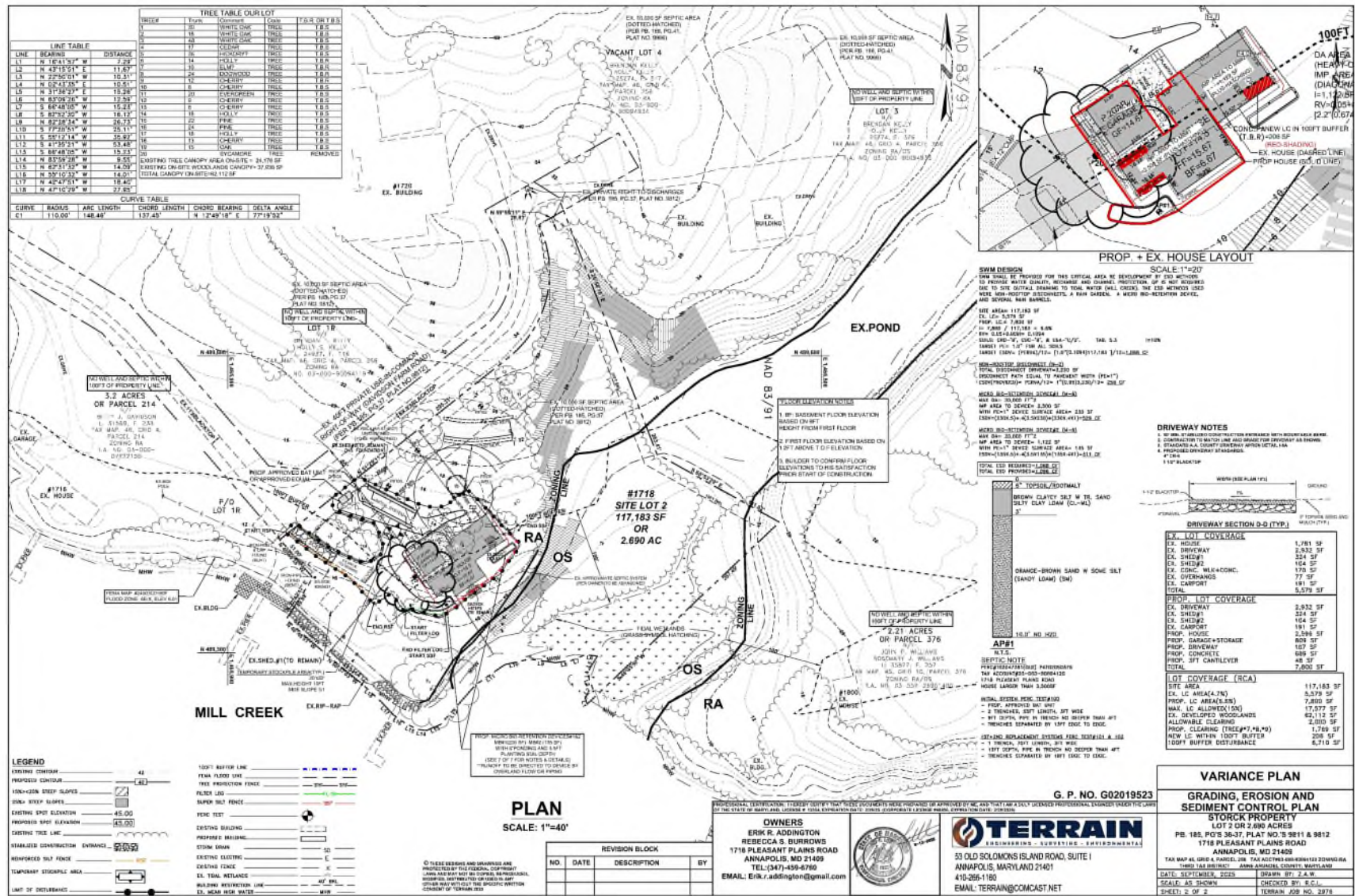
RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends approval of a zoning variance to § 18-16-405(a) to allow an 18 month extension in time for the implementation and completion of a previously approved variance.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



VARIANCE SITE PLAN



QUESTIONS?

CONTACT

ROY C. LITTLE, PE OR STACY R. KIMMETT

Terrain@comcast.net | (410) 266-1160

Stacy@terrainmd.com

