

**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.

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.



Joan Jenkins <pzjenk00@aacounty.org>

1718 Pleasant Plains_G02019523_V-2024-0056

2 messages

Adam Brown <pzbrow23@aacounty.org>
 To: Joan Jenkins <pzjenk00@aacounty.org>

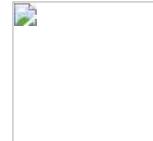
Fri, Jan 30, 2026 at 12:45 PM

Joan,

I tried to call back, but was unsuccessful. This grading permit has been commented as exceeding its clearing limits that are located on the plat. As a result of the clearing limits being listed on the record plat the applicants are not eligible for an additional variance to exceed the clearing limits. The clearing of the large tree is to be considered a violation and will need to be mitigated for under violation mitigation ratios. This information I believe was relayed to their engineer.

I believe the applicants have been communicating with our office to rectify the clearing situation and a variance extension for the original buffer disturbance approved under V-2024-0056. I believe an extension would be warranted as navigating the clearing numbers for this project have been complex.

Let me know if you require any further information on this.



Adam Brown
 Office of Planning and Zoning
 Anne Arundel County
 Critical Area Team
 Planner III
 O: 410-222-6996
pzbrow23@aacounty.org

The Best Place*For All*

Joan Jenkins <pzjenk00@aacounty.org>
 To: Adam Brown <pzbrow23@aacounty.org>

Fri, Jan 30, 2026 at 12:50

Adam,
 No further explanation required. It seems like they have some hurdles to get over and an extension is warranted.

Thanks for getting back to me.



Joan A. Jenkins
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 Planner III, Zoning Administration Section
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[Quoted text hidden]



Legend

Foundation
Addressing



Parcels



Parcels - Annapolis City



Notes

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

none

THIS MAP IS NOT TO BE
USED FOR NAVIGATION



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