



**City of Annapolis**  
Department of Planning & Zoning  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

### Special Exception Application

#### Property Information

Site address 1410 and 1420 West Street, Annapolis, MD 21401  
Total site area 4.79 AC Limit of disturbance 4.79 AC Zoning district R2 and R3-NC  
Critical Area designation N/A BEA  Yes  No  
Number of lots 1 Number of units 1 (Library)

#### Owner Information

Owner of property Anne Arundel County Department of Public Works  
Mail address 2662 Riva Road, 3rd Floor  
City Annapolis ST MD Zip 21401  
Phone(s) \_\_\_\_\_ Email address \_\_\_\_\_  
Agent (if not owner) Joe Holoubek Tax ID number 600007847300 &  
Phone(s) 410-222-7549 Email address JHoloubek@aacounty.org 600090013602

#### Project Description

Project type: Special Exception (SE)  
Sub-type (mark one)  
 With Site Design Plan Review  
 Without Site Design Plan Review

Description of proposed project:

A new 32,500sf Library will be constructed on the site of the existing Annapolis Regional Library.

On a separate sheet of paper, please address the applicable criteria from City Code Chapter 21.26.

**Submittal Requirements Checklist (Mark each box as completed)**

Ten (10) copies are required for each submittal and all submittal items should be folded and assembled as individual packages. If your drawings are 28"x18" or larger, please submit one full-size packet and nine (9) packets in reduced 11"x17" size.

- Completed Application Form, including written responses to all applicable review criteria
- Application fee (see Fee Schedule)
- List of persons and their addresses having a financial interest/ownership in the property
- Vicinity map showing location of subject property
- Architectural plans, as applicable:
  - Exterior building elevations/facades showing existing and proposed improvements
  - Interior floor plans of existing and proposed structures, as applicable
- Site Plan (which may include the following information, as applicable):
  - Layout of existing and proposed improvements
  - Metes and bounds (surveyed boundaries and dimensions) of the property
  - Landscaping
  - Tree preservation/conservation areas
- N/A  Critical area mitigation/lot coverage tabulations/BEA policy standards, as applicable
  - Lighting and utilities (sewer, water and power)
  - Utility plan (sewer, water, power)
  - Grading/sediment control plan
  - Land use information (use, zoning and owners of adjoining properties)

Two (2) sets of #10 envelopes, with postage, addressed to all property owners within 200 feet of the subject property. Applicant must coordinate the mailing of the public notice with the Department.

Additional information, such as traffic impact studies, tree inventories, landscape maintenance agreements and moderately priced dwelling unit agreements, may be required in conjunction with a specific application.

A dated picture of the Public Notice Sign posted in front of the property is also a required part of the application. Sign will be available from Planning and Zoning when the application is determined to be otherwise complete. The sign must be posted for 15 days.

Signature of property owner  Date 8/4/2016

For more information on the application process, please visit [www.annapolis.gov](http://www.annapolis.gov) and refer to the City Code, Chapter 21.26 Special Exceptions.

You can also track the progress of your application under "Project Search" at the City's on-line permitting site: <http://etrakit.annapolis.gov/>.

**Statement in Support of Special Exception Application**

**Introduction**

Anne Arundel County (the “Applicant”) is applying for special exception approval to redevelop the property located at 1410 and 1420 West Street in Annapolis. The site is more particularly described as Tax Map 51B, Parcels 1814 and 1892 (collectively, the “Property”). Containing approximately 208,986 square-feet or 4.79 acres, the Property is zoned within the R2 and R3-NC Residential Districts. The Applicant intends to redevelop the Property with a 1-story 32,500 square foot library structure (the “*Annapolis Public Library*” project), and to enhance the Property with additional landscaping, sidewalks, and stormwater management facilities.

Public libraries fall under the “Government and government related structures, facilities and uses” use category and are as a Special Exception through the City of Annapolis in Residential Districts in accordance with Annapolis City Code (“Code”), 21.48.010.

***Applicable Standards at Code, 21.26.050, Review criteria and findings.***

*A. The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, convenience or general welfare.*

The Applicant proposes to redevelop the existing library site. The *Annapolis Public Library* proposal calls for a new single-story library structure to replace the existing library. Combining the existing library parcel and neighboring vacant parcel into an enhanced site for a new public library will contribute to, and not endanger, the public health, safety, morals, convenience, and general welfare.

*B. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.*

The *Annapolis Public Library* project is forward-looking architecturally and will at the same time complement the existing uses in the area. The proposal calls for redeveloping the existing library site by combining it with an adjacent vacant parcel and thereby creating a new enhanced public library facility: bringing compatible and high-quality uses to the Property will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor will it diminish property values within the neighborhood.

*C. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The *Annapolis Public Library* project will replace the existing outdated library. As part of the development of the Property, stormwater management facilities and landscaping will be added, all of which will contribute to the normal and orderly development and improvement of the surrounding property in the district.

The proposed uses are consistent with the “Annapolis Comprehensive Plan” dated 2009 (the “Plan”). The Property was assigned an “Institutional” land use classification on the Plan’s Figure 3-3, “Generalized Proposed Land Use Map” at page 22, which map shows the generalized land use pattern desired for Annapolis by 2030. The property use will remain the same as under the current conditions and is therefore consistent with the “Institutional” classification. Discussing the low availability of “vacant” land in Annapolis, the Plan remarks that “by necessity future development in the city will consist of the gradual redevelopment of existing properties” and it simultaneously recognizes that “infill development will promote economic diversity and real estate vitality while respecting neighborhood character” (Plan, page 20). Continuing, the Plan specifies that “infill development, redevelopment, and expansion...should be consistent with the character of the surrounding community” (Plan, pages 33-34). The *Annapolis Public Library* proposal is designed to upgrade the existing location in a manner that is consistent with the surrounding neighborhood, that achieves an appropriate transition between commercial and residential uses, and that is in harmony with the objectives of the Plan.

*D. Adequate utilities, access roads, drainage and necessary facilities have been or are being provided.*

The Adequate Public Facilities Study submitted in connection with this project provides the necessary information for the City’s reviewing departments to determine that the project will be served by adequate utilities, access roads, drainage and other facilities. Existing water and sewer in West Street are of sufficient size and depth to adequately serve the building and the storm drain system will connect to the existing storm drain in West Street and Poplar Avenue. These storm drain systems will provide safe conveyance of the stormwater runoff from the project.

*E. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.*

The Property is served by safe public streets, and adequate ingress/egress connections have been designed such that traffic congestion will be minimized. A preliminary traffic report indicated that the enhanced library will increase vehicular trips due to the increase in size of the library. The surrounding road network and intersections should operate at essentially the same levels of service as those that currently exist. Accordingly, it is expected that the existing road infrastructure is mostly adequate to support the project. However, left turns from the access to

eastbound West Street will experience delay problems during heavy traffic periods with a wider access point provided to add a dedicated turn lane exiting onto West Street East. It appears that patrons are already avoiding this movement. If directed by the Department of Planning and Zoning, the Applicant will facilitate DPZ's commissioning of a traffic impact study of the proposed uses and their traffic impacts on the surrounding streets. For further information, see the Adequate Public Facility Study associated with the project.

*F. The special exception shall, in all other respects, conform to the applicable regulations of the district in which it is located, including any use provisions or standards set forth in Chapter 21.64.*

“Government and government related structures, facilities and uses” requires a special exception approval in residential areas. The proposed use is the same as the existing use and the project is in compliance with all City regulations, and there are no additional provisions or standards set forth in Chapter 21.64 which apply to the proposed use.

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