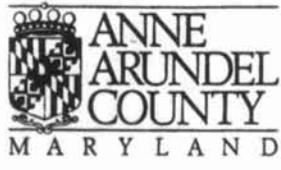


MSA-51829-24.

UH
3/16/99
comment

UH
7/21/99
revised

Private dam
AA73 99



BOARD OF APPEALS
P.O. BOX 2700
ANNAPOLIS, MARYLAND 21404
410-222-1119

June 14, 1999

NOTICE OF APPEAL HEARING

BA 31-99V
Christopher Maio

The Board of Appeals will conduct a public hearing on the above case on Thursday, July 27, 1999, at 6:30 P.M. in Room 310, Third Floor, Arundel Center, 44 Calvert Street, Annapolis, Maryland.

This is an appeal from a decision of the Administrative Hearing Officer. This appeal is taken from the denial of a variance to permit a construction of a dwelling with less setbacks and buffer than required. The property is located 50' along the northeast side of Glen Isles Rd., 0' southeast of Riverview Dr., Riva.

Interested persons are advised to contact the Board of Appeals at 410-222-1119 to confirm that the hearing will proceed as advertised. The Board may choose to close a portion of the meeting to obtain legal advice or to discuss personnel matters as authorized by Section 10-508(a)(7) or Section 10-508(a)(1) of the Open Meetings Act.

Mary M. Leavell
Mary M. Leavell
Clerk

- cc: Property Owners
- News Media
- Critical Area Commission
- Stephen M. LeGendre
- Kevin P. Dooley (1999-0039-V)
- Christopher Maio

RECEIVED
JUN 21 1999
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

7/12 - Met w/ Jay Leskewski ~~et al~~
no stream - no buffer
Jay will call if a letter from us is needed.
7/27 Kevin called & said plans started showing
dwelling outside the buffer - wanted a
revised letter

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

July 27, 1999

Mr. Kevin Dooley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Christopher Maio
1999-0039-V, BA 31-99V

Dear Mr. Dooley:

I would like to take this opportunity to clarify our position concerning this case. The original submission requested a variance to the 100-foot Buffer from the South River and Buffer variance for a stream to the north to construct a single family dwelling. In my letter to you dated March 16, 1999, I opposed the request based on the fact that the site is of sufficient size to accommodate a dwelling outside of the Buffer.

Since that time, I have visited the site with County staff to determine whether the stream existed. We determined that a stream did not exist therefore a Buffer variance was not necessary. Also, I understand from your office that the applicant has revised the plan so that a Buffer variance to the South River is no longer necessary. In light of these events, it appears the applicant no longer needs Buffer variances. We have no further comments except to recommend any clearing be mitigated at a 1:1 ratio with native species, and that appropriate stormwater management and sediment control structures be used.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger
Natural Resources Planner

cc: AA 73-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 1999-0039-V

IN RE: **CHRISTOPHER MAIO**

SECOND ASSESSMENT DISTRICT

DATE HEARD: MARCH 23, 1999

ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

ZONING ANALYST: **KEVIN P. DOOLEY**

DATE FILED: MARCH 31, 1999

RECEIVED

APR 5 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

PLEADINGS

Christopher Maio, the applicant, seeks a variance (1999-0039-V) to permit a dwelling with less setbacks and buffer than required on property located along the northeast side of Glen Isle Road, southeast of Riverview Drive, Riva.

PUBLIC NOTIFICATION

The case was advertised in accordance with the provisions of the County Code. Mr. Maio testified that the property was posted for 14 days prior to the hearing.

FINDINGS AND CONCLUSIONS

Minor Subdivision No. 97-005 created three lots and a residue parcel. This case concerns the residue parcel, which is improved with a deteriorated dwelling. This waterfront lot comprises 9.498 acres and is zoned R-1 residential. A portion of the lot falls within the Chesapeake Bay Critical Area with a designation as Limited Development Area (LDA). The frontage on the South River is steeply sloped. The site is also impacted by a perennial stream. The applicant seeks to remove the existing dwelling and construct a new dwelling (50' X 80') within the expanded shoreline and stream buffer.

The Anne Arundel County Code, Article 28, Section 1A-104(a)(1) establishes a minimum 100-foot buffer from the mean high-water line of tidal waters and tributary streams. The buffer expands to include all land within 50 feet

of the top of any contiguous steep slopes and any contiguous highly erodible soils. Accordingly, the proposal necessitates a variance to the expanded buffer for steep slopes and highly erodible soils.

Kevin P. Dooley, a zoning analyst with the Department of Planning and Code Enforcement, testified that the site is predominately wooded. The area chosen for development by the applicant is cleared. However, so is the area where the existing dwelling is sited. The existing dwelling is several hundred feet further from the water and outside of the expanded buffer. The septic area for the new dwelling is near the existing dwelling. The witness disputed any hardship and opposed the application.

Mr. Maio responded that the stream is little more than a grassy swale. He seeks to locate the dwelling where it will enjoy a water view without impacting the view from adjacent homes. The septic field was sited so as to avoid additional clearing.

David James, the applicant's engineer, testified that the properties to either side are buffer exempt and there are other dwellings within 100 feet of the South River. Under this proposal, the dwelling is 25 to 40 feet away from steep slopes within a clearing. The applicant is also planning to scarify a portion of an existing gravel driveway within the expanded buffer.

There was opposition to the request. Roseanne Marshall, a board member of the Glen Isles Estates Improvement Association, expressed concern that the proposal will cause increased sedimentation. The witness contended that the

tributary stream still flows. George McIntire, a resident of Glen Isles Estates, opposed any effort to relocate the building site closer to the South River.

The standards for granting variances are contained in Section 11-102.1. Under subsection (b), for a property in the Critical Area, a variance to the Critical Area program requirements may be granted if (1) due to features of the site, a strict implementation of the program would result in an unwarranted hardship to the applicant; (2) a literal interpretation of the program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area; (3) the granting of the variance will not confer on the applicant any special privilege that would be denied by the program to other lands within the Critical Area; (4) the variance request is not based on circumstances resultant of actions by the applicant and does not arise from conditions relating to land use on neighboring property; and (5) the granting of the variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Critical Area and will be in harmony with the general spirit and intent of the program. Under subsection (c), any variance must be the minimum necessary to afford relief; and its grant may not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

Upon review of the facts and circumstances, I am unable to grant the requested relief. This proposal does not appear to satisfy any of the subsection (b) criteria. Although there are expanded buffer features of the site, there is little

evidence of hardship. The applicant is able to redevelop the lot with a single family dwelling without the need for any variance to the expanded buffer. Therefore, he seeks a special privilege that the program denies to other Critical Area lands. The request appears to result from the desire to obtain a water view. I am unable to conclude that the application complies with the spirit and intent of the Critical Area program. Given the failure to satisfy the subsection (b) criteria, there is no need to consider subsection (c) criteria. Accordingly, the application shall be denied.

ORDER

PURSUANT to the application of Christopher Maio, petitioning for a variance to permit a dwelling with less setbacks and buffer than required; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 31st day of March, 1999,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant's request to construct a new dwelling within the expanded shoreline and stream buffer is hereby **denied**.


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty (30) days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this order, otherwise they will be discarded.



PLAN
SCALE: 1"=40'

LEGEND

EXISTING GRADE	---	110
PROPOSED GRADE	---	110
EXISTING ELEVATION		110.8
PROPOSED ELEVATION		110x8
SILT FENCE	SF	SF
LIMIT OF DISTURBANCE	LOD	
STABILIZED CONSTRUCTION ENTRANCE	S.C.E.	
STOCK PILE	SP	
.15 to 25% slopes		
Greater than 25% slopes		
tree to be removed	(X)	

NO	DESCRIPTION	BY	DATE
REVISIONS			

	ED BROWN & ASSOCIATES, INC.	SCALE: AS NOTED	GRADING PLAN
	: LAND SURVEYORS - LAND PLANNERS DEVELOPMENT CONSULTANTS	DATE: SEPT. 1998	RESIDUE PARCEL OF THE CHRISTOPHER A. MAIO PROPERTY
	19 LORETTA AVENUE ANNAPOLIS, MARYLAND 21401	DRAWN BY: JAW	SECOND DISTRICT BAYNE NEUNDEL COUNTY, MARYLAND
	ANNAPOLIS 410-266-6199 BALTIMORE 410-841-0119	CHECKED BY: P.E.J.	CHRIS MAIO
		JOB NO: 96-29	SHEET 2 OF 2

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

March 16, 1999

Mr. Kevin Dooley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Christopher Maio
1999-0039-V

Dear Mr. Dooley:

I have received the above-referenced request to permit a single family dwelling that will require less setbacks and Buffer. This office offers no comment regarding the setback issue. In regard to the Buffer variance, it is our understanding that this is a new lot, not grandfathered under the County's Critical Area Program. As such, it should not require any variances since, upon its creation, should be of sufficient size to accommodate development. Therefore, we cannot support the requested Buffer variance. It appears sufficient area exists on the lot to situate a dwelling without the need for a variance.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger
Environmental Specialist

cc: AA 73-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093



ATE: 01/28/1999
TIME: 13:42:44

ANNE ARUNDEL COUNTY, MARYLAND
PACE ZONING APPLICATION SYSTEM
CREATE APPLICATION REQUEST

PROGRAM ID: PNZ020C
SCREEN ID: PNZMS20

APPLICATION TYPE	VARIANCE							
CASE NUMBER	TAX ACCT NBR	MAP	BLK	PARCEL	LOT	ACRES	TYPE	
1999-0039-V	2000-9000-1656	50	21	0143		0.000	R	
APPLICANT NAME	MAIO, CHRISTOPHER				APPLICATION DATE	12/08/1998		
CLASS RESPRN	STANDARD	SETBUF	TYPE	APPLICATION FEE		150.00		
ANALYST KPD	STATUS	OPEN	DECISION	COURT		APPEAL		
OWNER NAME/ADDRESS/PHONE	PROPERTY DESCRIPTION							
MAIO, CHRISTOPHER A	IMPS9.281 ACRES							
25 WAREHOUSE RD	2801 GLEN ISLES RD							
	CHRISTOPHER A MAIO PROP							
EDGEWATER	MD 21037	TELEPHONE	410-451-2212					
PROPERTY LOCATION	50 FEET OF FRONTAGE ON NE SIDE OF GLEN ISLE ROAD							
	0 FEET SE OF RIVERVIEW DRIVE						IN EDGEWATER	
TAX DIST 2	COUNCIL DIST 7	ZONING						
WATERFRONT Y	CORNER LOT N	CRITICAL AREA: IDA N LDA Y RCA N						
MAPS: 200	ALEX	DEED: LIBER 7460 FOLIO 686						

CLEAR-MENU RECORD SUCCESSFULLY UPDATED
PF2-HEA PF3-SIG PF5-CNT PF6-COM PF11-FWD

DATE: 01/28/1999 ANNE ARUNDEL COUNTY, MARYLAND PROGRAM ID: PNZ021C
TIME: 13:44:44 PACE ZONING APPLICATION SYSTEM SCREEN ID: PNZMS21
CREATE DESCRIPTION AND RECOMMENDATION DATA

CASE NUMBER 1999-0039-V APPLICATION TYPE VARIANCE
DESCRIPTION
VARIANCE TO PERMIT A DWELLING WITH LESS SETBACKS AND BUFFER THAN
REQUIRED.

*Central -
call
Ketty*

3/23/99

Chesapeake Bay Critical Area Report

The Christopher A. Maio Property
Glen Isle Road, Riva, Maryland

January 1997

Prepared By

Ed Brown Associates, Inc.

1993 Moreland Parkway Suite 103
Annapolis, Maryland 21401
(410) 268-8013

and

Environmental Services of Gale J. Reed

25966 Foxgrape Road
Greensboro, Maryland 21639

RECEIVED

FEB 11 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Forest Stand Delineation Notes

Plant Communities

Community A: This community is a well-structured woodland dominated by southern red oak. Other canopy species present include American beech, white oak, chestnut oak, and red maple. Frequently encountered understory species include American holly, sassafras, red maple, and flowering dogwood. Dominant shrub species include American holly, dwarf huckleberry, and mountain laurel. Vegetation present appears to be generally healthy. This woodland is not particularly vine entangled, although honeysuckle and greenbrier are present throughout. No specimen trees were observed. Dominant canopy trees tend to have diameters between 16-22 inches.

Community B: This community, probably a little over one acre in size, is dominated by Virginia pine in the canopy and understory layers. Some red maple, sassafras, and American beech are present in the understory. There appears to be substantial deadfall, apparently due to wind damage, within this portion of the site. Standing pines appear healthy. Dominant canopy trees tend to have diameters between 10-14 inches.

Soils

Monmouth Fine Sandy Loam (MvB2) with 2-5 percent slopes: Erosion Factor K = .43, 0 to 40 inches and .24, 40 to 60 inches.

Monmouth Loamy Sand (MuB2) with 2 to 5 percent slopes: Erosion Factor K = .43, 0 to 40 inches and .24, 40 to 60 inches.

Monmouth Loamy Sand (MuA) with 0 to 2 percent slopes: Erosion Factor K = .43, 0 to 40 inches and .24, 40 to 60 inches.

CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 CALVERT STREET, 2ND FLOOR
ANNAPOLIS, MD 21401

AA 73-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel

Date: January 14, 1999 ²⁸

Name of Project (site name, subdivision name, or other): Christopher A. Maio Property

Local case number: 1999-039-V

Project location/Address: Glen Isle Rd, Riva, Md 21140

Tax map# 50 Block# 21 Lot# _____ Parcel# 143

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
Buffer ___ Slope ___
Imp. Surf. ___ Other ___
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- INTRAFAMILY
- GROWTH ALLOCATION
- OTHERS _____

Type of Project:
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT
FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS _____
e.g. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT
FACILITY/PIER/MARINA
- OTHERS _____

Describe Proposed use of project site: Subdivide into 3 lots and reside

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: <u>5.182</u>	
IDA ACRES _____	AREA DISTURBED: <u>1.30</u>
LDA ACRES <u>5.182</u>	# LOTS CREATED: <u>3</u>
RCA ACRES _____	# DWELLING UNITS: <u>3</u>
AGRICULTURAL LAND: _____	
EXISTING FOREST/WOODLAND/TREES: <u>8.54</u>	FOREST/WOODLAND/TREES REMOVED: _____
FOREST/WOODLAND/TREES CREATED: <u>0</u>	
EXISTING IMPERVIOUS SURFACE: <u>0.65</u>	PROPOSED IMPERVIOUS SURFACE: <u>0.413</u>
TOTAL IMPERVIOUS SURFACE: <u>1.06</u>	
GROWTH ALLOCATION DEDUCTED: _____	
RCA to LDA: _____	RCA to IDA: _____
	LDA to IDA: _____

Local Jurisdiction Contact person: _____

Telephone number: _____

Response from Commission required by: _____

Hearing Date: _____

Chesapeake Bay Critical Area Report

The Christopher A. Maio Property

Site Plan Information

Trees: This property contains two nonwooded areas and three wooded vegetative communities. A stand of Virginia pine is found along the Chesapeake Bay Critical Area line. A vine-entangled woodland is found between the Virginia pine stand and an existing house. This woodland is dominated by sassafras, red maple, and black cherry in the canopy layer, but the largest specimens are scattered tulip poplar. The woodland found in front of the existing residential yard and extending to the waterfront is heavily dominated by tulip poplar in the canopy until one reaches steep slopes along the side and front along the water. There chestnut oak and some southern red oak dominate. The two nonwooded areas are the yard about the existing house and a field located near the South River waterfront slope. No specimen size trees were observed nor were individuals approaching 75 percent of their species state champion encountered.

100-Year Floodplains: Maps 37 and 38 of the Flood Insurance Rate Maps for Anne Arundel County indicate that the South River waterfront falls within a 100-year floodplain with a projected flood elevation of 7 feet without velocity. (See Attachment 2)

Wetlands: The National Wetland Inventory, South River Quadrangle, does not identify the presence of nontidal nor tidal wetlands on or adjacent to this property. (See Attachment 3) Nontidal wetlands were not observed nor were stream channels within the Critical Area portion of this site. A strip of saltmarsh cordgrass does grow along the river's edge intermingled with some seaside golden rod.

Aquatic Habitat: The 1994 Submerged Aquatic Vegetation Survey coordinated by the U.S. Fish and Wildlife Service does identify the presence of horned pondweed on the southern shore of the South River in small coves to the north and south of this property. However, no observations have been recorded showing SAV along this site's shoreline nor the shorelines of its immediate neighboring properties. SAV was not observed in May 1996 during a walk-through visit to this parcel which included an examination of the shoreline. (See Attachment 4)

The Aquatic Resources Areas Handbook prepared by the Maryland Department of Natural Resources does not identify the presence of areas of finfish spawning nor sportfishing in the shoreline areas on or about this site. Additionally, no shellfish beds are mapped for this portion of the South River. (See Attachments 5) Common finfish species frequently encountered in the South River system include white perch, striped bass, menhaden, American eel, oyster toadfish, rough silversides, Atlantic silversides, tidewater silversides, Atlantic needlefish, sheepshead minnow, mummichog, striped killifish, hogchoker, four-spined stickleback, northern pipefish, naked gobi, striped blemy, and Norfolk spot.

Steep Slopes: Slopes with greater than 15 percent grade are shaded on the attached site plan. (See Attachment 1)

Soils: Panel 26 of the Soil Survey for Anne Arundel County indicates the presence of several forms of Monmouth soils on this site. Monmouth

fine sandy loam with 15 to 40 percent slopes are found along the waterfront edge while Monmouth fine sandy loam with 2 to 5 percent slopes is found to the interior. (MvE, MvB2) This series is described as deep and well-drained by the Soil Survey. It is not associated with hydric conditions nor seasonally high water tables. The erosion factor K for these soils is .43 from 0 to 40 inches in depth and .24 from 40 to 60 inches in depth. These soils, therefore, are considered to be highly erodible. The Survey indicates also only slight limitations for home and roadway construction for MvB2 soils while severe limitations are associated with MvE soils due to slope. (See Attachment 6)

Rare and Endangered Species: No rare or endangered species of plants or animals were observed on or about this site during the fieldwork conducted for this report. Likewise, unusual habitat was not encountered. The Maryland Department of Natural Resources has been requested to conduct an environmental review for this property. (See Attachment 8)

Upland Natural Areas and Other Site Designations: The Anne Arundel County Upland Natural Area Field Boundaries Map does not identify the presence of an upland natural area on or adjacent to this site. Due to the highly erodible nature of the soils mapped for this property the 100-foot buffer is expanded to include slopes of 5 percent grade or less. (See Attachments 7 and 1)

Limits of Area That Will Be Disturbed During Construction: No construction is proposed for the Critical Area portion of this site at the current time. The existing home is being used as the currently proposed homesite. (See Attachment 1)

Narrative Section

General Site Description and Propose Development: This property is very long and relatively narrow (approximately 200 feet). It is located between two residentially developed streets - Glen Isle Road and its off-shoots and Hamleton Road. Except for the two areas cited in the "Trees" section, this property is completely wooded both within and outside the Critical Area. Three single family homesites are proposed on this property outside the Critical Area.

Vegetation: No rare or endangered species of plants or animals were observed on this property. The general health of the vegetation present is good, although there is some deadfall within the Virginia pine stand. Disturbance species present include Japanese honeysuckle and wineberry. For further information see subsections entitled "Trees" and "Wetlands". The attached list of vegetation identifies the dominant species observed at this location.

Wildlife Observed or Expected to be Present: A number of wildlife plant food species are present on this property. Tulip poplar provide food for redwinged blackbird, cardinal, goldfinch, and ruby-throated hummingbird. Oaks present may provide food for mallard duck, wood duck, bobwhite quail, common crow, yellow-shafted flicker, purple grackle, bluejay, red-bellied woodpecker, Carolina wren, red fox, opossum, raccoon, and flying squirrel. Dogwoods present may provide food to wood duck, bobwhite quail, bluebird, cardinal, purple finch, flicker, crested-flycatcher, kingbird, robin, scarlet tanager, brown thrasher, wood thrush, downy woodpecker, red-bellied woodpecker, hairy

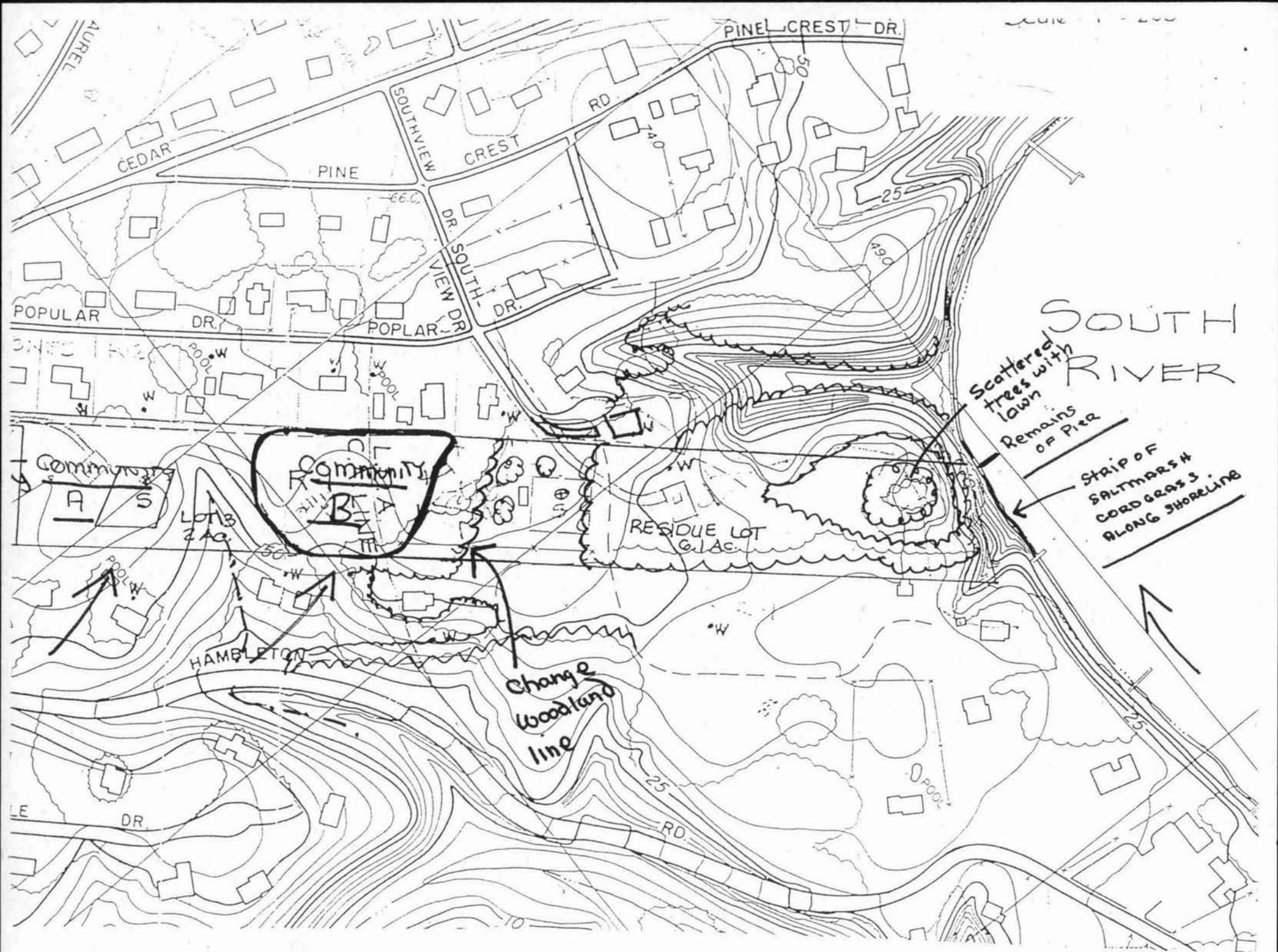
woodpecker, red-eyed vireo, and raccoon. Other wildlife plant food species present include pignut hickory, red maple, black cherry, Virginia pine, American holly, multiflora rose, wineberry, blackberry, highbush blueberry, honeysuckle, poison ivy, grape vine, and saltmarsh cordgrass.

Pollutants Expected to be Generated: No construction is proposed within the Critical Area.

Projected Impact Minimization/Mitigation: No construction is proposed within the Critical Area.

Site Plan: The site plan for this report was prepared by Ed Brown Associates, Inc.

Fieldwork: The fieldwork for this report was conducted by Gale J. Reed, Biologist, during May 1996 and December 1996.





FOREST CONSERVATION APPLICATION

Submit All Application Documents in Duplicate

PROJECT # MS1997-

Project Name Christopher A. Maio Property
 Location Glen Isle Rd, Riva, Md 21114
 Description 12.25Ac ± parcel, wooded with residential unit
located at intersection of Glen Isle Rd. & Riverview Drive

Watershed name SOUTH RIVER Subwatershed # 10-03-06
 County Anne Arundel Municipality RIVA

Maryland Grid Coordinates centroid: 469580 ft North 1428903 ft East
 North American Datum Year: 1927(1983)1991 (circle one)
 ADC: Year 1996 Page 19 & 24 Grid F13 E & F 1

Tax Map # 50 Grid # _____ Parcel # 143 Block # 21
 Lot # _____ District/Account# 2000-9000-1656
 Liber 7460 Folio 686

Sediment Erosion Control Approving Authority: MDE _____ Other

Applicant Name Christopher A. Maio Owner N (circle one)
 Firm Name _____
 Address 25 Warehouse Road
 City Edgewater State Md Zip Code 21037
 Phone # (410) 956-5099

Applicant's Signature _____
 Indicate if applicant or agent is to be the contact (Circle)
 Agent Name David E. James, SR
 Firm Name Ed Brown & Assoc., Inc.
 Address 1993 Moreland Pkwy., Suite 103
 City Annapolis State Md. Zip Code 21401
 Phone # (410) 268-8013

FOREST STAND DELINEATION INFORMATION

Total Tract Area 12.25 Ac.
 Area within 100 year floodplain 0 Ac.
 Area remaining in agriculture 0 Ac.
 Other 0 Ac.
 Net Tract Area 12.25 Ac.
 Area of Existing Forest 8.54 Ac.
 Area of Existing NIW forest 0 Ac.
 Total Area in Sensitive Areas 0.43 Ac.
 Forested Stream Buffers (50 ft. wide minimum) N one both sides (circle)
 Buffer Area Forested 0.43 Ac.
 Steep slopes N (within stream ravine)
 Threatened and Endangered species N
 Dominant & CoDominant Forest Species SOUTHERN RED OAK / VIRGINIA PINE

FSD Prepared by GAIL J. REED (print) Lic. LA, Lic. Forester, Qualified Prof. (circle)

FOREST CONSERVATION PLAN INFORMATION

Existing Land Use Category

Residential / Commercial / Industrial / Agriculture / Resource / Mixed Use / PUD / Institutional

Proposed Land Use Residential

Afforestation Threshold 15%

Conservation Threshold 20%

Proposed Area of Disturbance 1.30 Total Ac.
 % in Sensitive Areas 0 %

Proposed Forest Clearing 1.30 Total Ac.
 in Sensitive areas 0 Ac.
 in NTW 0 Ac.

Forest Retention Onsite 2.45 Ac. Offsite 0 Ac.
 in Long Term Protection 2.45 Ac.

Forest Conservation Required 2.45 Ac.

Forest Conservation Provided 2.45 Ac.

Planting Onsite 0 Ac. Offsite 0 Ac.

Sensitive Area Planting 0 Ac.

Stream Buffer established: length 210 (ft) width 100 (ft)

Other: _____

Offsite Location

County _____

Tax Map _____ Parcel _____

District/Account # _____

Maryland Grid: _____ ft. N _____ ft. E

North American Datum Year _____

ADC: Year _____ Page _____ Grid _____

Subwatershed _____

Planting Responsibility: _____

Maintenance Responsibility: _____

Phone # _____

Total Long Term Protection Acreage 2.45 Ac.

% in Sensitive Areas _____ %

Long Term Protection Agreement Type _____

Fee-in-lieu Amount \$ 0 Acres: 0

Bond Amount \$ 0

Bond Type 0

FCP Prepared by GALE J. REED (print) Lic. LA. Lic. Forester, Qualified Professional (circle)

Mail to the appropriate office:

Eastern Region

MD DNR Forest Service
 201 Baptist St.
 Salisbury, MD 21801
 (410) 543-6745

Central Region

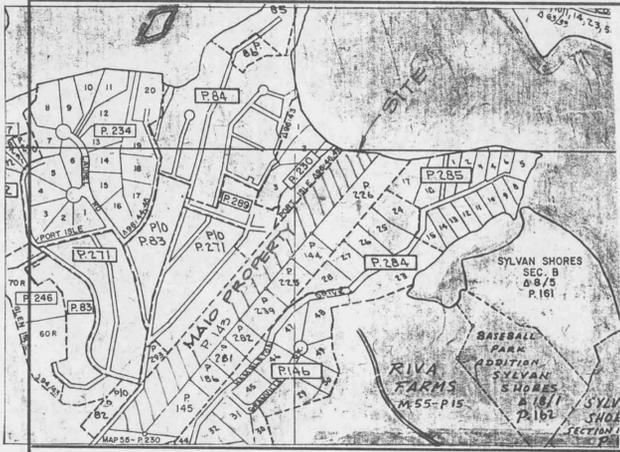
MD DNR Forest Service
 2 S. Bond St.
 Bel Air, MD 21014
 (410) 836-4551

Southern Region

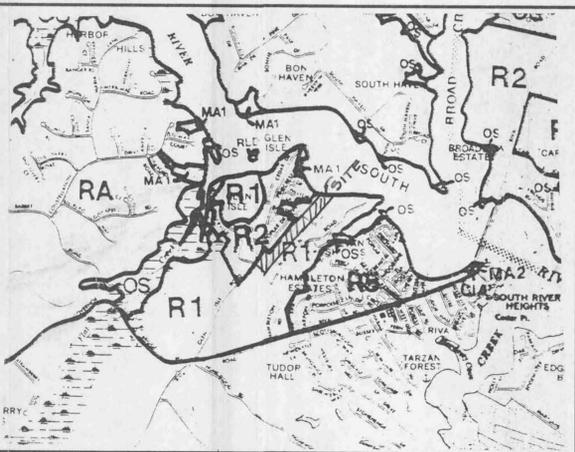
MD DNR Forest Service
 P.O. Box 116
 W. Bowie, MD 20719-0116
 (410) 768-0830

Western Region

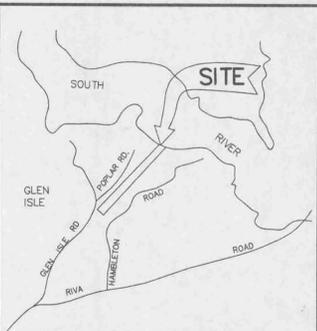
MD DNR Forest Service
 3 Pershing St. Rm 101
 Cumberland, MD 21502
 (301) 777-2137



TAX MAP
SCALE : 1" = 600'



ZONING MAP
SCALE : 1" = 2,000'



VICINITY MAP
SCALE : 1" = 2,000'

- General Notes
- Owner: Christopher A. Maio
29 Warehouse Road
Edgewater, Md 21037
(410) 451-2212
 - Zoning: R-1 Critical Area: L.D.A.
 - Setbacks: Front: 40 feet
Rear: 35 feet
Side/Combo: 15 feet/40 feet
100 foot buffer to tidal unless expanded due to slopes (sensitive area)
 - Existing Use: Improved lot where existing home is in disrepair with garage and mostly wooded except a clearing near the waterfront.
 - Proposed Use: Remove existing house and reconstruct new home in the clearing near the waterfront.
 - Soil Type: MvB2 and MvE- Moumouth fine loamy sand, hydric soils if greater than 5 percent.
 - Site Reference: TM 50, Blk 21, Par 143
Tax ID# 2000-9000-1656
 - Utilities: Private Septic and Private Well
 - Area Tabulation: Total- 413,720 sq.ft. or 9.498 Ac+-
Proposed Impervious- 33,672 sq.ft. or 0.773 Ac+- (8.1%)
Existing Impervious- 32,856 sq.ft. or 0.754 Ac+- (7.9%)
 - Variance Request: A variance is sought under Article 28, Zoning, Section 1A-104. Plan requirements. Expanded Buffer and clearing of several individual trees for construction.

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CHESAPEAKE BAY
CRITICAL AREA COMMISSION



DRAINAGE AREA MAP
SCALE : 1" = 200'

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CHESAPEAKE BAY
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CRITICAL AREA COMMISSION

NO	DESCRIPTION	BY	DATE
REVISIONS			



ED BROWN & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
DEVELOPMENT CONSULTANTS
19 LORETTA AVENUE
ANNAPOLIS, MARYLAND 21401
ANNAPOLIS 410-266-6199 BALTIMORE 410-841-0119

SCALE: AS SHOWN	VARIANCE PLAN
DATE: NOV. 1998	RESIDUE PARCEL OF THE CHRISTOPHER A. MAIO PROPERTY
DRAWN BY: JBC	SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
CHECKED BY: SES	CHRIS MAIO
JOB NO: 96-29	
SHEET \ OF 2	