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MSA - S1829-65.

AA 161-99 Trimble, John
VAR 1999-0114-V

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

April 2, 1999

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

Re: John Trimble
1999-0114-V

Dear Mr. Dooley:

I would like to comment on the above-referenced request to permit an accessory structure that will require less setbacks and Buffer. We have no comment regarding the setback issue. From the information provided it appears the applicants do not intend to change the dimension of the garage, but only to change the interior. Therefore, it is not clear why a Buffer variance is necessary. If there will be impacts to the Buffer, please provide more detailed information so I may provide more substantive comments.

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 146-99

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

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

AA 161-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: AA Co Date: 3/11/99
 Name of Project (site name, subdivision name, or other): Trimble, John & Eleanor
 Local case number: 1999-0114-V
 Project location/Address: 1517 Briarcliff Rd. Arnold, MD 21012
 Tax map# 39 Block# 22 Lot# 82 Parcel# 0288

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

Type of Project:
 (Select all applicable)

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

Describe Proposed use of project site: Workshop in existing garage
less slab & buffer

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 37,415 sq. ft.

IDA ACRES		AREA DISTURBED:	<u>0</u>
- <u>(LDA)</u> ACRES	<u>37,415 sq. ft.</u>	# LOTS CREATED:	<u>0</u>
RCA ACRES		# DWELLING UNITS:	<u>0</u>

AGRICULTURAL LAND: NA

EXISTING FOREST/WOODLAND/TREES: 15% FOREST/WOODLAND/TREES REMOVED: 0

FOREST/WOODLAND/TREES CREATED: 0

EXISTING IMPERVIOUS SURFACE: 3,600 PROPOSED IMPERVIOUS SURFACE: 3,600

TOTAL IMPERVIOUS SURFACE: 3,600 sq. ft. sq. ft.

GROWTH ALLOCATION DEDUCTED: _____

RCA to LDA: _____ RCA to IDA: _____ LDA to IDA: _____

RECEIVED

Local Jurisdiction Contact person: _____
 Telephone number: _____
 Response from Commission required by: _____ Hearing Date: _____

MAR 20 1999

CHESAPEAKE BAY
 CRITICAL AREA COMMISSION

Chesapeake Bay Critical Area Report

1. Explanation: We propose creating a workshop in our existing, detached garage located on our property at 1517 Briarcliff Road in Arnold. The garage is in need of some repairs and upgrades which would allow us to utilize it as a workspace. The back corner of the existing garage is 15 feet from a property line of Robert C. Buckley on the west side, and the side of the garage facing north is 14 feet from the right of way known as Oakdale Road. It is our belief that the garage was built before such county regulations were in place (about 1938). We, therefore, are applying for a variance.

We have no intentions of changing the existing structure in terms of size, location or dimensions. We simply wish to improve the interior so that the space can be more effectively used by us.

2. Vicinity map attached. **Note:** our property is not waterfront.

3. Trees: Our parcel of land has numerous trees: the largest are tulip poplars and hollies. There are also many Japanese maples of various sizes. No trees will be removed for this project.

Rainwater: Gutters are currently in place on the house and will be put up on the existing, detached garage. The water seeps into the ground now and will do the same after the garage work is completed.

Environmental impacts: Our project will not impact water quality or habitat. No additional plumbing will be added and no exterior construction will be necessary that would impact the land.

Site: The parcel of land known as 1517 Briarcliff is approximately 1 acre in size (or 37,000 square feet). As mentioned, the lot has numerous, mature trees and shrubs, none of which will be disturbed by our proposal.

