AA 219-99 Geis, Peter
VAR 99-0156

MSA _ 51829 - 92

Cat
NE
5/6/99

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

May 6, 1999

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

Re: Peter Geis
1999-0156-V

Dear Mr. Dooley:

I have received the above-referenced request to permit an existing dwelling to have less setbacks than required. This office has no comment regarding the setback issue in this case.

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,

Lisa A. Hoerger

Lisa A. Hoerger
Natural Resources Planner

cc: AA 219-99

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

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

AA 219-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: ANNE ARUNDEL Date: 1-8-98

Name of Project (site name, subdivision name, or other): GEIS PROPERY

Local case number: 1999-0156-V Peter Geis

Project location/Address: McKINSEY RD, SEVERNA PARK ADC 15 D5

Tax map# 32 Block# 03 Lot#_____ Parcel# 0526

Type of application: (Select all applicable)

- X 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)

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

Describe Proposed use of project site: THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 3.51 ACRES OF LAND (LDA) INTO EIGHT SINGLE FAMILY LOTS (2 EXIST PRESENTLY) dwelling w/less5/b

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 3.51

IDA ACRES _____ AREA DISTURBED: 1 ACRE

LDA ACRES 3.51 # LOTS CREATED: 6

RCA ACRES _____ # DWELLING UNITS: 8 TOTAL

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: 3.11 FOREST/WOODLAND/TREES REMOVED: 0.99 31.8%

FOREST/WOODLAND/TREES CREATED: 0.16 TOTAL CLEARING 26.6%

EXISTING IMPERVIOUS SURFACE: 0.07 PROPOSED IMPERVIOUS SURFACE: 0.44

TOTAL IMPERVIOUS SURFACE: 0.51 14.5%

GROWTH ALLOCATION DEDUCTED: _____

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

RECEIVED
APR 29 1999
CHESAPEAKE BAY CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: _____

Telephone number: _____

Response from Commission required by: _____

Hearing Date: _____

GEIS PROPERTY - Gemmill
CRITICAL AREA REPORT 5/98

I. INTRODUCTION

The Geis Property Minor Subdivision is located on McKinsey Road in Severna Park. The property is 3.51 acres in size, is mostly wooded and is located on Cypress Creek, therefore, is in the Critical Area. The designation for this property is Limited Development. The zoning for the property is R-5 and a total of eight lots are proposed.

II. NARRATIVE

There are two existing houses on the property, which will remain. Six new houses will be constructed upon approval of this minor subdivision. The woodland surrounded the existing houses is almost park-like in that the understory and shrub layer are very sparse.

The woodland located in front of the house closest to McKinsey Road is dominated by Virginia and loblolly pines with an understory of yellow poplar, southern red oak, dogwood, and holly. There are some pines located in the woodland behind this house, but the forest transitions to almost all hardwood species closer to the water.

The majority of the woodland is dominated by hickory, southern red oak, and black oak in the 6-12" diameter size class, with an understory of sassafras, dogwood, red maple and holly in the 2-6" diameter size class. As stated, the shrub layer is very open, almost nonexistent, but where found consists of rhododendron and lowbush blueberry.

The only wildlife species seen during the site visit were squirrels, bluejays, and crows. The area surrounding this property is well developed and the only species expected to frequent the site would be those adapted to human habitation: squirrels, rabbits, cardinals, chickadees, titmice, jays, woodpeckers, and robins. Ospreys are known to fly over Cypress Creek, as are great blue herons, and feed in the deeper parts of the creek. Mallard ducks are seen often further down creek of the site. The woodland is not large enough to warrant a breeding bird survey, nor was one required in the Environmental Review Statement.

At this time, there is no stormwater management on the site. With development of the property, an infiltration trench will be installed to meet the requirements. The soil types onsite are all Evesboro, which is nonhydric and has a k-factor of 0.17. This soil also has good infiltration capabilities.

Measures to mitigate the impact of this proposed subdivision include maintaining an undisturbed 100' buffer, adding stormwater management to the site, and replacing part of the existing driveway with forest cover. The amount of impervious coverage will be kept below 15% and the amount of clearing below 30%.

The only Habitat Protection Area onsite is the 100' buffer to Cypress Creek. There are steep slopes adjacent to the water but both the slopes and the buffer to the slopes (50') are within the 100' buffer; therefore, protected and will not be disturbed.

III. SITE CALCULATIONS

Total site area	3.51 acres	
Existing woodland	3.11 acres	88.6%
Existing impervious coverage	0.07 acres	2.0%
Proposed total impervious coverage	0.51 acres	14.6%
Proposed woodland clearing	0.98 acres	31.5%
Reforestation proposed	0.16 acres	
Total clearing (0.98 - 0.16)	0.82 acres	23.6%

Due to the lack of additional space for reforestation, a fee in lieu will be paid for the remainder of the clearing.

IV. SITE INFORMATION

Owner:	Peter Geis 203 McKinsey Road Severna Park, MD 21146
Site location:	155 McKinsey Road Severna Park, MD 21146 Tax map 32, Parcel 526
Total site:	3.51 acres
Average lot size:	0.30 acres (8 lots)
Range of lot size:	0.22 - 0.43 acres

An Environmental Review Statement is included in this report, as is the Notification of Project Application for the Critical Area Commission.

The field work was conducted on 5/28/97.