

AA 395-99  
VAR

Wagner Properties  
99-0289

USA-S-1829-155

Letter JC  
7-27-99

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) 974-2426 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, MD 21401

RE: Variance 1999-0289-V, Wagner Properties

Dear Mr. Dooley:

This office has received plans for the above referenced variance application. However, it does not appear that the proposed project is within the Critical Area. Therefore, this office has no comment on this variance.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler  
Natural Resources Planner

cc: AA395-99

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

DATE: 07/09/1999  
TIME: 12:27:24

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

PROGRAM ID: PNZ020C  
SCREEN ID: PNZMS20

AA 395-99

APPLICATION TYPE	VARIANCE		MAP	BLK	PARCEL	LOT	ACRES	TYPE
CASE NUMBER	TAX ACCT NBR		09	24	0216		3.225	C
1999-0289-V	3360-3203-8008							
APPLICANT NAME	WAGNER PROPERTIES, INC.				APPLICATION DATE	07/09/1999		
CLASS RES	STANDARD THS		TYPE		APPLICATION FEE	125.00		
ANALYST CM	STATUS OPEN		DECISION		COURT	APPEAL		
OWNER NAME/ADDRESS/PHONE					PROPERTY DESCRIPTION			
VENIZELOS, JOHN N					3.225 ACRES & 12' R/			
805 S CRAIN HWY					CRAIN HWY			
					GLEN BURNIE			
GLEN BURNIE	MD 21061	TELEPHONE	410-647-1515					
PROPERTY LOCATION	155 FEET OF	FRONTAGE ON E	SIDE OF CRAIN HIGHWAY (RTE 3)					
	0 FEET E	OF QUARTERFIELD ROAD	IN GLEN BURNIE, MD					
TAX DIST 3	COUNCIL DIST 2	ZONING	R15					
WATERFRONT N	CORNER LOT N	CRITICAL AREA:	IDA N LDA N RCA N					
MAPS: 200	ALEX	DEED:	LIBER 2557 FOLIO 379					

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

DATE: 07/19/1999 ANNE ARUNDEL COUNTY, MARYLAND PROGRAM ID: PNZ021C  
TIME: 14:17:52 PACE ZONING APPLICATION SYSTEM SCREEN ID: PNZMS21  
UPDATE DESCRIPTION AND RECOMMENDATION DATA

CASE NUMBER 1999-0289-V APPLICATION TYPE VARIANCE  
DESCRIPTION  
VARIANCE TO PERMIT DWELLING UNIT COMPLEXES WITH A GREATER NUMBER OF  
UNITS WITHIN THE STRUCTURE THAN ALLOWED.

RECEIVED

JUL 26 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

**OWNER INFORMATION**

- \* TAX MAP 9 BLOCK 24 PARCEL 216 JOHN N. AND WILLIAM S. VENIZELOS 805 CRAIN HIGHWAY S GLEN BURNIE, MD 21061 3.225 ACRES ZONE: R-15 TA# 3-360-32038008 L/P: 2557/379
- \* TAX MAP 9 BLOCK 23 PARCEL 246 (RESIDUE) JOSEPH L. KENNEY AND H.W. KLEMKOWSKI, ET. AL. SE FRANKLIN ST. BALTIMORE, MD 21202 UNASSIGNED CRAIN HIGHWAY 1.9 ACRES ZONE: R-15 TA# 3-360-90071680 L/P: 2194/43
- \* TAX MAP 9 BLOCK 23 PARCEL 247 (RESIDUE) JOSEPH L. KENNEY AND H.W. KLEMKOWSKI, ET. AL. SE FRANKLIN ST. BALTIMORE, MD 21202 907 CRAIN HIGHWAY 2.881 ACRES ZONE: R-15/C-3 TA# 3-360-22457400 L/P: 5464/696

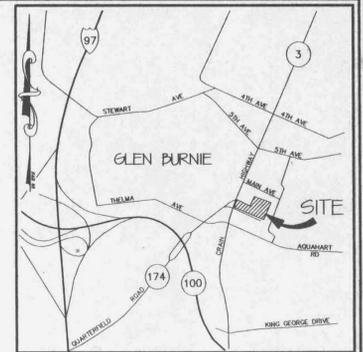
**WAIVER NOTES**

- THE FOLLOWING ACTIONS WERE TAKEN BY THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT ON THE DATE INDICATED:
1. WAIVER NO. 5950-R
    - A. TO PERMIT LESS RECREATION AREA, SPECIFICALLY ACTIVE RECREATION THAN REQUIRED WAS ON 1997.
    - B. TO PERMIT LESS FOREST CONSERVATION THRESHOLD AND RETENTION THAN REQUIRED WAS ON 1997.
    - C. TO PERMIT THE REMOVAL OF A 30.4" SPECIMEN TREE WAS ON 1997.
    - D. TO PERMIT THIS SUBDIVISION TO PROCEED WITHOUT JOINER OF PARCEL 214 WAS ON 1997.

# SKETCH PLAN CRAIN SUMMIT

**PARKING LOT DESIGN**

- R-15 ZONE
1. TOTAL PARKING LOT AREA: 59,329 SF
  2. TREES REQUIRED (59,329 SF @ 10% = 5,933 SF/200): 30 TREES
  3. TREES PROVIDED: 30 TREES
- C-3 ZONE
1. TOTAL INTERIOR GREEN SPACE: 3,275 SF
  2. TREES REQUIRED (3,275 SF/200): 17 TREES
  3. TREES PROVIDED: 17 TREES



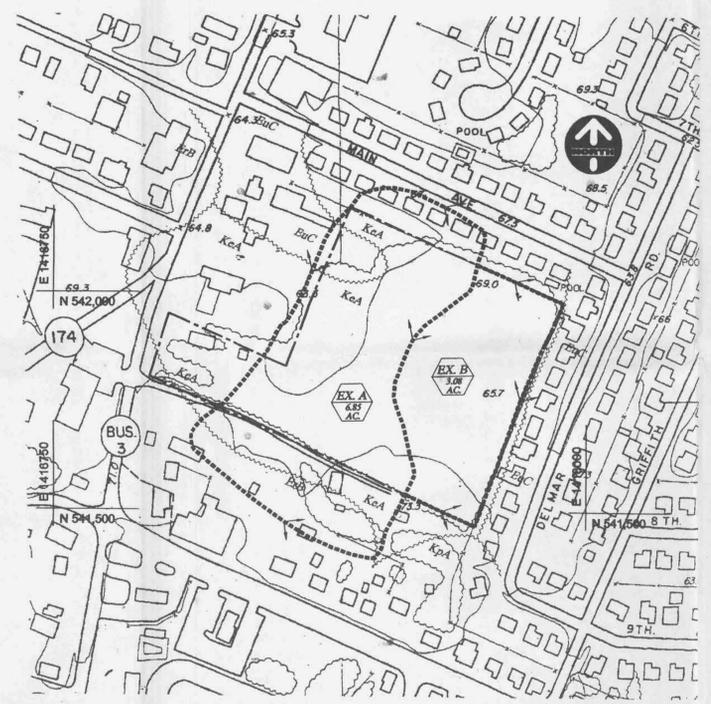
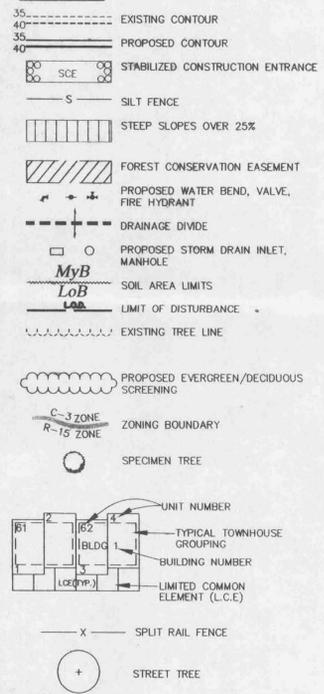
**VARIANCE NOTE OF PURPOSE**

- The purposes of the application accompanying this site plan are:
1. To permit a dwelling unit complex having a greater average number of units for each structure for the entire development than permitted; and,
  2. To permit a greater number of units in a structure than permitted in a dwelling unit complex.

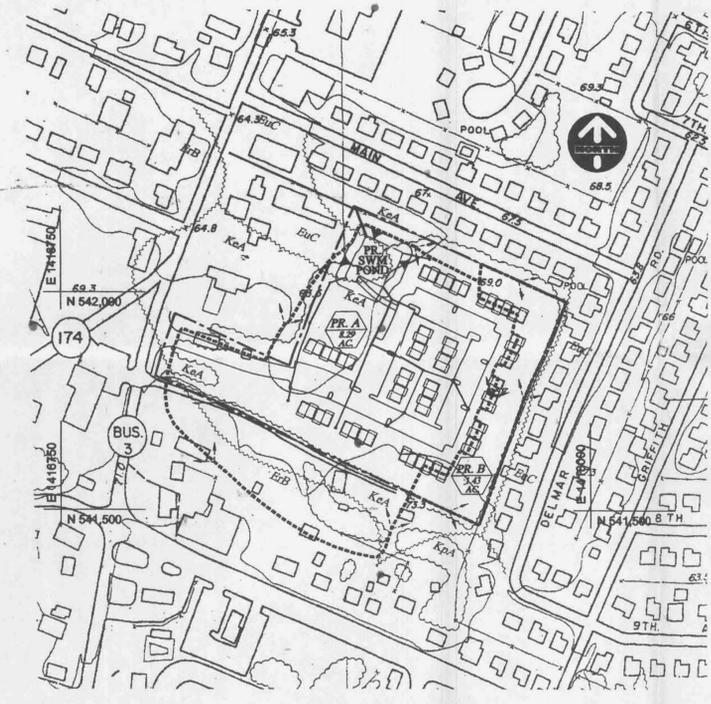
**SOIL TYPES**

- EB-B-EVESBORO LOAMY SAND, CLAYEY SUBSTRATUM, 0-5% SLOPES
- EU-C-EVESBORO-URBAN LAND COMPLEX, 0-15% SLOPES
- KeA-KEAPORT SANDY LOAM, 0-2% SLOPES

**LEGEND**



**EXISTING DRAINAGE AREA MAP**  
SCALE: 1"=200'



**PROPOSED DRAINAGE AREA MAP**  
SCALE: 1"=200'

**GENERAL NOTES**

1. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND SYSTEM OF PLANE COORDINATES AS ESTABLISHED FROM ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND CODE ENFORCEMENT TRAVERSE STATIONS:
  - A. MON. 1312: ELEV. 68.512', N 480,905.825-E 903,928.379, BEING AN IRON ROD IN THE N.E. SIDE OF QUARTERFIELD ROAD 160'± N.E. OF THELMA AVENUE AT THE END OF GUTTER.
  - B. MON. 1311: ELEV. 69.129', N 481,233.115-E 904,532.526, BEING AN IRON ROD SET IN THE S.W. CORNER OF THE INTERSECTION OF CRAIN HIGHWAY & QUARTERFIELD ROAD IN BACK OF CURB.
2. FINAL PLANS WILL BE BASED ON NAD83 COORDINATE SYSTEM.
3. IN ACCORDANCE WITH MR. RON BOWEN'S MEMORANDUM OF AUGUST 21, 1996, THE FINAL DRAWINGS WILL INCLUDE MODIFICATIONS PROPOSED TO THE EXISTING MANHOLE 624 TO DIVERT THE SEWER FLOW TOWARD THE NEW LINE SECTION.

**SETBACK REQUIREMENTS**

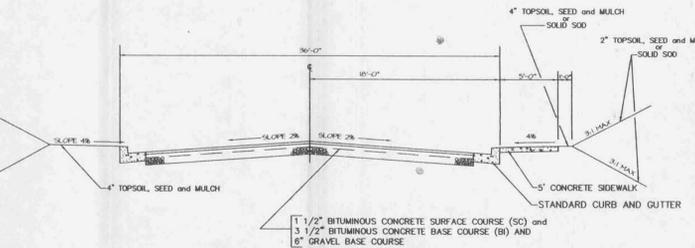
	R-15	C-3
FRONT	20'	0'
SIDE	15'	15' UNOBSTRUCTED
REAR	30'	RIGHT-OF-WAY
CORNER	20'	

**AREA TABULATION**

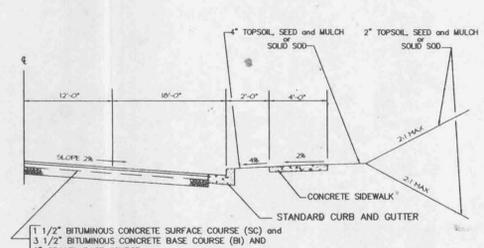
	R-15	C-3
EXISTING ZONING		C-3/R-15
PROPOSED ZONING		C-3/R-15
TOTAL SITE AREA	346,570 SQUARE FEET OR 7.96 ACRES	46,079 SQUARE FEET OR 1.06 ACRES
C-3 ZONING	300,491 SQUARE FEET OR 6.90 ACRES	2 (1 COMMERCIAL/1 RESIDENTIAL)
R-15 ZONING	39,144 SQUARE FEET OR 0.90 ACRES	
TOTAL NUMBER OF LOTS	90 OVER / UNDER TOWNHOMES	
TOTAL NUMBER OF DWELLING UNITS	180 TOTAL PARKING SPACES (6 HANDICAPPED)	
MINIMUM LOT AREA:		
C-3 ZONING	10,000 SQUARE FEET OR 0.23 ACRES	
R-15 ZONING	12,000 SQUARE FEET OR 0.28 ACRES	
AVERAGE NUMBER OF DWELLING UNITS PER TOWNHOUSE STRUCTURE	6.92 UNITS	
TOTAL PRIVATE RIGHT OF WAY	90,798 SQUARE FEET OR 2.08 ACRES	
ROAD "A"	51,654 SQUARE FEET OR 1.18 ACRES	
ROAD "B"	39,144 SQUARE FEET OR 0.90 ACRES	
TOTAL GREEN SPACE REQUIRED (50%)	150,246 SQUARE FEET OR 3.45 ACRES	
TOTAL GREEN SPACE PROVIDED (67%)	200,362 SQUARE FEET OR 4.60 ACRES	
SITE COVERAGE:		
PERMITTED:	C-3 (0%)	
PROVIDED:	C-3 (0%)	
R-15 (25% GROSS)	75,123	R-15 (14%) 40,800
TOTAL STORMWATER MANAGEMENT	40,838 SQUARE FEET OR 0.93 ACRES	
TOTAL RECREATION AREA REQUIRED (15%)	45,074 SQUARE FEET OR 1.03 ACRES	
TOTAL DRY GROUND REC. AREA REQUIRED	33,806 SQUARE FEET OR 0.78 ACRES	
TOTAL RECREATION AREA PROVIDED (15%)	45,852 SQUARE FEET OR 1.05 ACRES	
RECREATION AREA (DRY GROUND #1)	23,524 SQUARE FEET OR 0.54 ACRES	
RECREATION AREA (DRY GROUND #2)	11,059 SQUARE FEET OR 0.25 ACRES	
RECREATION AREA (PASSIVE: SWM FACILITY)	11,269 SQUARE FEET OR 0.26 ACRES	
TOTAL PARKING REQUIRED:		
R-15 (TOWNHOUSE-90 UNITS @ 2 SPACES/UNIT= 180 TOTAL PARKING SPACES (6 HANDICAPPED)		
TOTAL PARKING PROVIDED:		
R-15 (TOWNHOMES)	180 PARKING SPACES (6 HANDICAPPED)	
TOTAL NON-TIDAL WETLANDS	0.00 SQUARE FEET OR 0.00 ACRES	
TOTAL 100-YEAR FLOODPLAIN	0.00 SQUARE FEET OR 0.00 ACRES	
HEIGHT RESTRICTIONS:		
C-3 STRUCTURES NOT TO EXCEED 60 FEET. SETBACKS FOR STRUCTURES OVER 45' SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 45'		
R-15 STRUCTURES NOT TO EXCEED 45' OF FOUR STORIES IN HEIGHT.		

**FOREST CONSERVATION WORKSHEET  
TREE BILL 71-94 COMPUTATIONS**

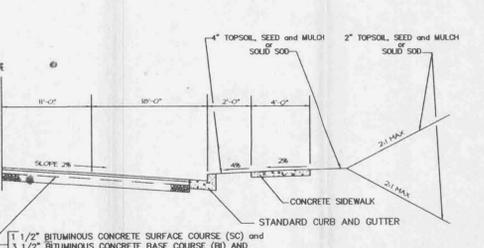
	R-15	C-3
A. TOTAL TRACT AREA	6.90 AC.	1.06 AC.
B. 100 YEAR FLOODPLAIN TO REMAIN	0.00 AC.	0.00 AC.
C. NET TRACT AREA	6.90 AC.	1.06 AC.
D. CONSERVATION THRESHOLD (20%/50%)	1.38 AC.	0.16 AC.
E. EXISTING FOREST COVER	6.90 AC.	0.33 AC.
F. BREAK EVEN POINT	2.48 AC.	0.19 AC.
G. PERMITTED FOREST CLEARING WITHOUT MITIGATION	4.42 AC.	0.14 AC.
H. EXISTING FOREST TO BE CLEARED	5.39 AC.	0.12 AC.
I. EXISTING FOREST TO BE RETAINED	1.51 AC.	0.21 AC.
J. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD (3.46 X .25)	1.35 AC.	0.03 AC.
K. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 AC.	0.00 AC.
L. CREDIT FOR RETENTION ABOVE THRESHOLD	0.13 AC.	0.05 AC.
M. TOTAL REFORESTATION REQUIRED	1.22 AC.	0.00 AC.
N. TOTAL REFORESTATION PROVIDED	0.00 AC.	0.00 AC.
O. TOTAL PLANTING REQUIREMENT OR FEE-N-LIEU REQ.	1.22 AC.	0.00 AC.



**TYPICAL SECTION ENTRANCE ROAD**  
NOT TO SCALE



**TYPICAL HALF SECTION ROAD "A"**  
NOT TO SCALE



**TYPICAL HALF SECTION ROAD "B"**  
NOT TO SCALE

**STORMWATER MANAGEMENT NOTE**

THE PROPOSED STORMWATER MANAGEMENT CONSISTS OF A SINGLE STORMWATER MANAGEMENT INFILTRATION/DETENTION POND. THE POND MANAGES ALMOST THE ENTIRE SITE. THE POND WILL MANAGE BOTH 2 & 10 YEAR STORMS TO PREDEVELOPED CONDITIONS. SOIL TYPES AND PROFILES WILL BE VERIFIED AT THE TIME OF FINAL DESIGN BY SOIL BORINGS. AT THIS TIME, BASED ON THE SOIL TYPES OF THE AREA: KEAPORT SANDY LOAM & EVESBORO LOAMY SAND, THE POND WILL BE INFILTRATION-DETENTION. THE REAR HALF OF BUILDINGS 4,5,6,7 AND PART OF 3 DRAIN TO THE EAST INTO THE EXISTING WOODS. THE POST DEVELOPED RUN OFF FOR THE 2, 10 YEAR EVENTS IS LESS THAN THE PRE-DEVELOPED. WATER QUALITY IS ADDRESSED BY PROVIDING A WOODED BUFFER STRIP AT LESS THAN 2% SLOPE WHICH PROVIDES FILTERING. THE PROPOSED POND WILL BE A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (THE BOTTOM TWO FEET OF THE POND WILL NOT BE EXCAVATED UNTIL TIME OF POND CONVERSION. LOW FLOW ORIFICE WILL BE PLUGGED UNTIL THE SEDIMENT BASIN IS CONVERTED TO A POND.)

**OUTFALL STATEMENT**

BASED ON THE SITE INSPECTION, THE POINT OF OUTFALL OF THE EXISTING STORM DRAINS ALONG CRAIN HIGHWAY IS NOT ERODING AND IS IN A STABLE CONDITION.

**SHEET INDEX**

SHEET	DESCRIPTION
1	COVER SHEET / DRAINAGE AREA MAP
2	PLAN VIEW

**DEVELOPER/CONTRACT PURCHASER:**  
WAGNER PROPERTIES, INC.  
8421 VETERANS HIGHWAY  
MILLERSVILLE, MARYLAND 21108  
(410) 987-3777

DESIGNED	DATE	BY	DESCRIPTION
PFW	03/99		
DATE			
DRAWN	PFW		
DATE			
CHECKED	JDD		
DATE			
APPROVED	STA		
DATE			

**dfi** CONSULTING ENGINEERS, SURVEYORS, AND LAND PLANNERS  
504 BALTIMORE/ANNAPOLIS BOULEVARD  
SEVERNA PARK, MD 21146 (410)647-2727  
FAX (410)647-7127



**SKETCH PLAN / VARIANCE SITE PLAN**  
**CRAIN SUMMIT**  
TAX MAP 9 BLOCK 23 PARCEL P/O 246 (RESIDUE) & 247  
(PARCEL 246 PREVIOUSLY RECORDED IN PLAT BOOK 128, PLAT PAGE 1, PLAT NO. 6675)  
TAX MAP 9 BLOCK 24 PARCEL 216  
90 (OVER-UNDER) TOWNHOUSE CONDO UNITS AND 1 COMMERCIAL BUILDING SITE  
THIRD TAX ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND  
ZONING: R-15/C-3 ZIP CODE: 21061  
SCALE: 1" = 40' DATE: MARCH 1999 SUBDIVISION NO. 90-342 PROJECT NO. 97-272

**SHEET**  
1  
OF  
2

JUN 29 1999