

MSA-S-1829-251

Comments

5/4/99

9/7/99 Hold

for  
various  
Application

Comments

||

Dec. 20, 1999

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

AN 633-99  
1<sup>st</sup> Report

NOTIFICATION OF PROJECT APPLICATION

preliminary review

Jurisdiction: ANNAPOLIS Date: 12/7/99  
Name of Project (site name, subdivision name, or other): Hammock/DonaHower  
Local case number: \_\_\_\_\_  
Project location/Address: 6 CHESTN AVE

Tax map# \_\_\_\_\_ Block# \_\_\_\_\_ Lot# \_\_\_\_\_ Parcel# \_\_\_\_\_

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: REDEVELOPMENT OF SFD  
WITHIN 100' BUFFER. APPLY SITE DESIGN REVIEW,  
ADMINISTRATIVE VARIANCE (BASED ON OFFICE LETTERS ATTACHED)

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 11,800

IDA ACRES: ALL AREA DISTURBED: \_\_\_\_\_

LDA ACRES: \_\_\_\_\_ # LOTS CREATED: \_\_\_\_\_

RCA ACRES: \_\_\_\_\_ # DWELLING UNITS: \_\_\_\_\_

AGRICULTURAL LAND: \_\_\_\_\_

EXISTING FOREST/WOODLAND/TREES: \_\_\_\_\_ FOREST/WOODLAND/TREES REMOVED: \_\_\_\_\_

FOREST/WOODLAND/TREES CREATED: \_\_\_\_\_

EXISTING IMPERVIOUS SURFACE: \_\_\_\_\_ PROPOSED IMPERVIOUS SURFACE: 50%

TOTAL IMPERVIOUS SURFACE: 50% 10% RULE APPLIES

GROWTH ALLOCATION DEDUCTED: \_\_\_\_\_

RCA to LDA: \_\_\_\_\_ RCA to IDA: \_\_\_\_\_ LDA to IDA: \_\_\_\_\_

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DEC 7 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

Jurisdiction Contact person: JEFF TORNEY  
Phone number: 410 295-7142

Fee from Commission required by: ASAP Hearing Date: \_\_\_\_\_

5 CALVERT STREET, 2ND FLC  
ANNAPOLIS, MD 21401

2nd report

~~\_\_\_\_\_~~ 89

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: City of Annapolis Date: 6-11-99

Name of Project (site name, subdivision name, or other): DONAHOWER property

Local case number: \_\_\_\_\_

Project location/Address: 6 Cheston Ave, Annapolis, Md 21401

Tax map# 7-6 Block# \_\_\_\_\_ Lot# 6 Parcel# 615

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: Replacement of 4' concrete bulkhead of timber bulkhead and walkway (after the fact)

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 11,800 ±

IDA ACRES: ✓ AREA DISTURBED: \_\_\_\_\_

LDA ACRES: \_\_\_\_\_ # LOTS CREATED: \_\_\_\_\_

RCA ACRES: \_\_\_\_\_ # DWELLING UNITS: \_\_\_\_\_

AGRICULTURAL LAND: \_\_\_\_\_

EXISTING FOREST/WOODLAND/TREES: \_\_\_\_\_ FOREST/WOODLAND/TREES REMOVED: none

FOREST/WOODLAND/TREES CREATED: \_\_\_\_\_

EXISTING IMPERVIOUS SURFACE: 1534 ± PROPOSED IMPERVIOUS SURFACE: 1534 ±

TOTAL IMPERVIOUS SURFACE: 1534 ±

GROWTH ALLOCATION DEDUCTED: \_\_\_\_\_

RCA to LDA: \_\_\_\_\_ RCA to IDA: \_\_\_\_\_ LDA to IDA: \_\_\_\_\_

old owner James Trader about 1/2 mo.

REC

AUG 24 1999

Local Jurisdiction Contact person: \_\_\_\_\_  
Telephone number: \_\_\_\_\_  
Response from Commission required by: \_\_\_\_\_

CHESAPEAKE BAY CRITICAL AREA COMMISSION  
Hearing Date: Sept 2, 1999

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

AN 108-99

Hold for

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: ANNAPOLIS

Date: 3/1/99

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

Local case number: \_\_\_\_\_

Project location/Address: 6 CHESTON AVE.

Tax map# 7-6

Block# 17

Lot# 24

Parcel# 615

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. PLD

Current Use:  
(Select all applicable)

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

Describe Proposed use of project site: REPLACE CONCRETE BULKHEAD WITH TIMBER BULKHEAD, INCLUDING A 4' WALKWAY WHICH WAS CONCRETE AND CHANGED TO WOOD

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 10,780 *dx*

IDA ACRES: 10,780

LDA ACRES: \_\_\_\_\_

RCA ACRES: \_\_\_\_\_

AGRICULTURAL LAND: \_\_\_\_\_

EXISTING FOREST/WOODLAND/TREES: \_\_\_\_\_ FOREST/WOODLAND/TREES REMOVED: \_\_\_\_\_

FOREST/WOODLAND/TREES CREATED: \_\_\_\_\_

EXISTING IMPERVIOUS SURFACE: \_\_\_\_\_ PROPOSED IMPERVIOUS SURFACE: \_\_\_\_\_

TOTAL IMPERVIOUS SURFACE: \_\_\_\_\_

GROWTH ALLOCATION DEDUCTED: \_\_\_\_\_

RCA to LDA: \_\_\_\_\_ RCA to IDA: \_\_\_\_\_ LDA to IDA: \_\_\_\_\_

Note:  
no permit was issued

RECEIVED

MAR 2 1999

Local Jurisdiction Contact person: Jeff Torney  
Telephone number: (410) 263-2761  
Response from Commission required by: \_\_\_\_\_

CHESAPEAKE BAY CRITICAL AREA COMMISSION

Hearing Date: \_\_\_\_\_



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

December 20, 1999

Mr. Jeff Torney  
Planner  
City of Annapolis P & Z  
160 Duke of Gloucester Street  
Annapolis, MD 21401

**RE: Donahower Residence  
6 Cheston Ave**

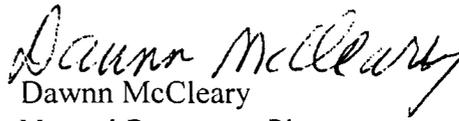
Dear Mr. Torney:

This office understands that the applicant is proposing to replace the existing house with a larger house within the 100-foot Buffer. All development within the 100-foot Buffer will require a variance. Please provide the following information:

1. Amount of existing and proposed impervious surfaces on site;
2. Clarification on the footprint of the proposed house. The current site plan does not match the previous Donahower variance application submitted in June 1999 for a walkway in the 100-foot Buffer; and,
3. A site plan showing the 100-foot Buffer.

We will provide additional comments once we received this information. If there are any questions, please feel free to call me at (410) 260-7072.

Sincerely,

  
Dawnn McCleary  
Natural Resources Planner

cc: Regina Esslinger  
AN 633-99

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



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

September 7, 1999

Mr. Jeff Torney  
Planner  
City of Annapolis P & Z  
160 Duke of Gloucester Street  
Annapolis, Maryland 21401

**RE: 6 Cheston Avenue  
Donahower Variance**

Dear Mr. Torney:

This office understands that the applicant is requesting an after-the-fact variance for the wooden walkway within the 100-foot Buffer without a permit. This office considers the wooden walkway a new accessory structure within the 100-foot Buffer. Since the walkway is not needed to provide access to the pier nor is it part of the bulkhead, this office will not support the after-the-fact variance. This office recommends that the applicant remove the walkway.

If there are any questions pertaining to the above project, please feel free to call me at (410) 260-7072.

Sincerely,

Dawnn McCleary  
Natural Resources Planner

cc: Jon Arason  
Frank Biba  
Ren Serey  
Regina Esslinger

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

George 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 4, 1999

Mr. Jeff Torney  
Planner  
City of Annapolis P & Z  
160 Duke of Gloucester Street  
Annapolis, MD 21401

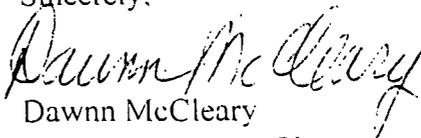
**RE: 6 Cheston Ave: Donahower Project**

Dear Mr. Torney:

When we talked on March 9, 1999, you asked me to put the above project on hold because the applicant intended to apply for a variance. This letter is in response to your recent request for written comments on the above project. This office understands that the applicant requested and received approval from the Maryland Department of the Environment to replace the existing concrete bulkhead. While replacing the concrete bulkhead, the applicant replaced a concrete walkway in the 100-foot Buffer with a 4-foot wooden walkway without a building permit. As stated to you earlier, the applicant will have to apply for a variance for the replacement of the walkway in the 100-foot Buffer. All development activity including replacement of existing structures must have a variance.

If the applicant decides to apply for a variance, please forward a copy of the variance application to this office for review. I will provide comments at that time. If there are any questions, please feel free to call me at (410) 260-7072.

Sincerely,

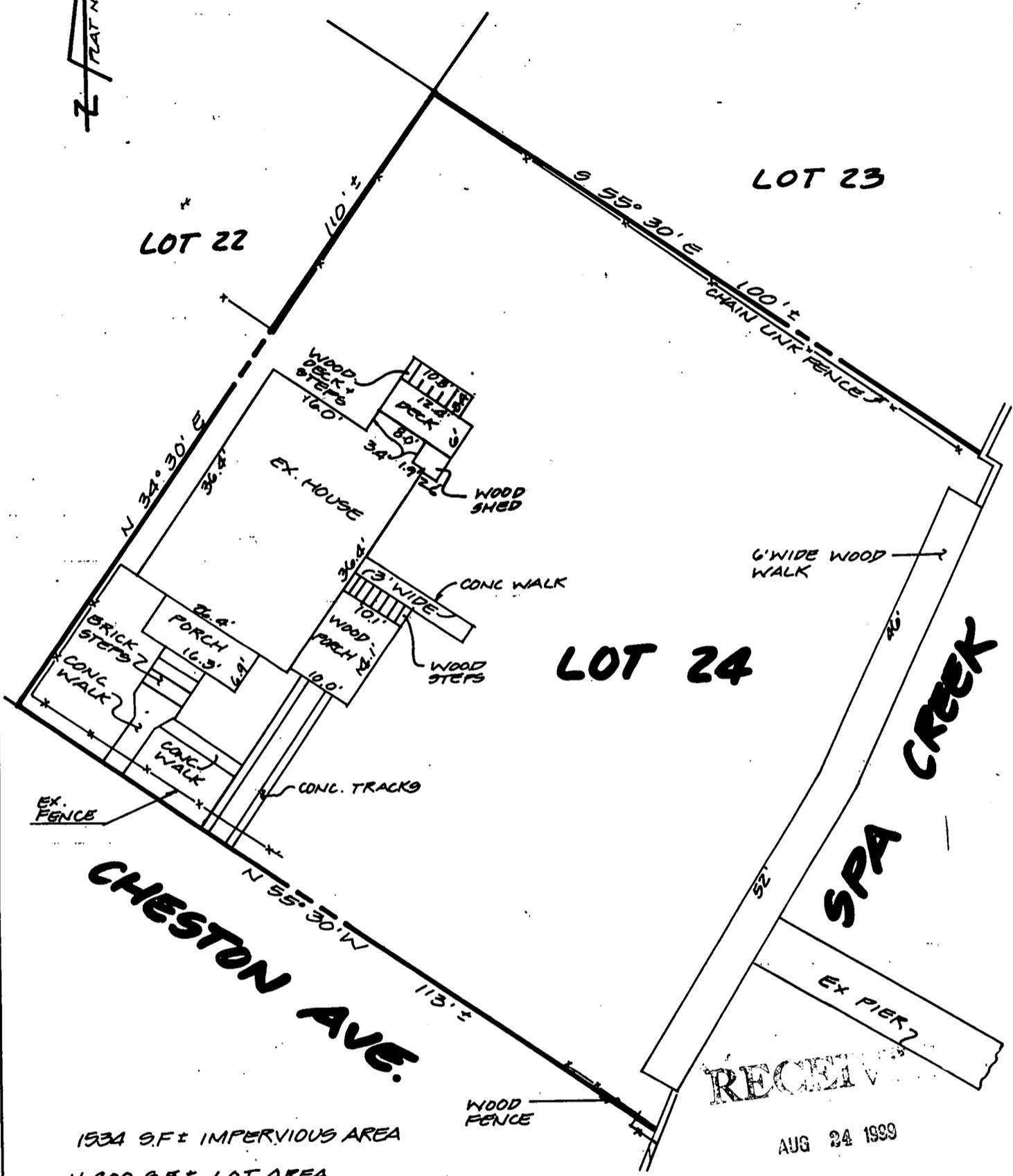
  
Dawnn McCleary  
Natural Resources Planner

cc: Jon Arason  
Regina Esslinger

*BN 108-99*

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

# EXHIBIT #1



1534 S.F. ± IMPERVIOUS AREA  
 11,800 S.F. ± LOT AREA

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 AUG 24 1999

CHESAPEAKE BAY  
 CRITICAL AREA COMMISSION

## LOT 24 LOCATION SURVEY MURRAY HILL

PB 19 PG. 18 6TH TAX DIST.  
 ANNE ARUNDEL COUNTY, MD  
 SCALE - 1" = 20' JULY, 1999

**TERRAIN, INC.**  
 LAND ENGINEERING & DEVELOPMENT SERVICES  
 2444 SOLOMON'S ISLAND ROAD  
 ANNAPOLIS, MD. 21401  
 (410) 268-1160

MDE**MARYLAND DEPARTMENT OF THE ENVIRONMENT**2500 Broening Highway • Baltimore Maryland 21224  
(410) 631-3000 • 1-800-633-6101 • <http://www.mde.state.md.us>Parris N. Glendening  
GovernorJane T. Nishida  
Secretary

December 8, 1998

David W. Donahower  
6 Cheston Avenue  
Annapolis, Maryland 21401

Subject: Wetland General License No.: 98-GL-0036

Dear Mr. Donahower:

I have read your letter, reviewed the case and spoken with Robert Cuthbertson of my staff. I further understand that Mr. Cuthbertson has been in contact with Sean Dawson, of the United States Army Corps of Engineers and Mr. Frank Biba, Annapolis Port Wardens. The subject license was issued by the Department to you through an agent, Drum, Snell & Associates, L.C. along with the Maryland State Programmatic General License from the United States Army Corps of Engineers, copies enclosed.

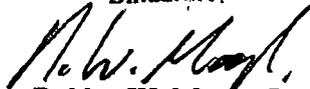
The enclosed permits specifically state that the pier is to be constructed 6 feet wide. The 6-foot width was decided on by the Department prior to the enactment (February 14, 1994) of the current regulations, copy is enclosed and highlighted for your use. The rationale behind having piers 6-foot wide was that it limited construction in the waterway, had less adverse effects on submerged aquatic vegetation and would allow all riparian owners to have a consistent width throughout the entire State of Maryland.

Unfortunately, I cannot approve your request to construct an after the fact 8-foot wide pier. Therefore, I am forwarding your file to the Inspection and Compliance Division for follow up enforcement action.

I also understand that your contractor was Arundel Marine. The owner of this company is well aware that piers may only be 6 feet in width. I suggest that you also speak with him concerning this matter.

If you have any questions concerning this matter please contact me or Mr. Cuthbertson.

Sincerely,

Doldon W. Moore, Jr.  
Chief, License and Permit Section  
Tidal Wetlands Division

enc.

cc Inspection &amp; Compliance/Chris Westergarde



# BOARD OF APPEALS APPLICATION

NOTICE:

This application must be typewritten or printed and filed in SEVEN copies, including attachments, with the Planning and Zoning Department.

An APPEAL is hereby taken from an administrative decision by the Zoning Officer or other administrative official.

SEP 07 '99 09:23AM WETLANDS/WATERWAYS 410 974 3907

P. 9/11



# MDE

MARYLAND DEPARTMENT OF THE ENVIRONMENT  
2500 Broening Highway • Baltimore, Maryland 21224  
(410) 631-3000

Larris N. Glendening  
Governor

Jane T. Nishida  
Secretary

Date: 8-7-97

MDSPGP Authorization No.: 199765159

Dear Property Owner:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your project qualifies for federal authorization under the Maryland State Programmatic General Permit (MDSPGP). The MDSPGP and associated conditions are enclosed with your tidal wetlands license. You will not receive any correspondence from the U.S. Army Corps of Engineers. Both the tidal wetlands license and MDSPGP expire three years from the date of this letter. Before commencing construction you are responsible for obtaining any necessary local permits.

Please call the Tidal Wetlands Division at (410) 631-8075 if you have any questions.

Sincerely,

Richard J. Ayella, Chief  
Tidal Wetlands Division

**EXPIRATION - EXTENSION:** NO ORDER OF THE BOARD OF APPEALS GRANTING A VARIANCE SHALL BE VALID FOR A PERIOD LONGER THAN SIX (6) MONTHS FROM THE DATE OF THE ORDER, UNLESS THE BUILDING PERMIT IS OBTAINED WITHIN THAT PERIOD AND THE ERECTION OR ALTERATION OF A BUILDING IS STARTED OR THE USE IS COMMENCED WITHIN THAT PERIOD. HOWEVER, THE BOARD OF APPEALS, IN ITS DISCRETION AND UPON A SHOWING OF GOOD CAUSE, MAY GRANT UP TO TWO SUCCESSIVE EXTENSIONS OF AN ORDER GRANTING A VARIANCE FOR PERIODS NOT LONGER THAN SIX (6) MONTHS EACH, PROVIDED THAT A WRITTEN APPLICATION FOR EACH EXTENSION IS FILED WHILE THE PRIOR ORDER IS STILL VALID. SECTION 21.80.050 - ANNAPOLIS CITY CODE.

## RESPONSE TO VARIANCE STANDARDS

- 1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.**

The applicant is seeking approval to legalize an existing timber boardwalk which, along with a timber bulkhead, replaced the previously-existing four foot wide concrete bulkhead. The timber bulkhead is pervious and allows rain to fall between the planks into the earth. The previous concrete bulkhead did not. The replacement boardwalk is needed to give the same ease of shoreline access given by the concrete bulkhead, but in a more environmentally responsible manner. Not allowing for the modified replacement of a pre-existing structure would work a hardship to the owner in that the property was purchased with a concrete shoreline walkway which had to be removed as part of the bulkhead replacement to control erosion.

- 2. The conditions upon which a petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.**

As stated above, prior to the bulkhead replacement, the property had in place a four foot wide concrete bulkhead/walkway. The current existing timber bulkhead/plank walkway is simply a modified replacement of pre-existing structures. Having a concrete bulkhead/walkway is unique to the property for which the variance is sought and is not applicable, generally, to other property within the same zoning classification.

- 3. The purpose of the variance is not based exclusively upon a desire to increase financial gain.**

The purpose of the improvement is to allow the same type of shore erosion control/shore access as the property owner enjoyed with the four foot wide concrete bulkhead, but in a more environmentally responsible manner. Thus the purpose of the variance is not based upon a desire to increase financial gain.

- 4. The alleged difficulty or hardship is caused by this chapter and has not been created by any persons presently having an interest in the property.**

The hardship is created by the fact that Critical Areas regulations generally do not allow shoreline walkways. As the applicant merely replaced, in a modified manner, an existing improvement upon the property, the difficulty was not created by the applicant, and instead, was created by the zoning code.

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AUG 24 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

- 5. The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The plank walkway will have no different effect upon the public welfare, other property or improvements in the neighborhood than did the previously existing concrete walkway. In fact, the wooden walkway is more aesthetically pleasing than the former concrete bulkhead and allows rain to fall between the boards, unlike the previous concrete walkway. Thus the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

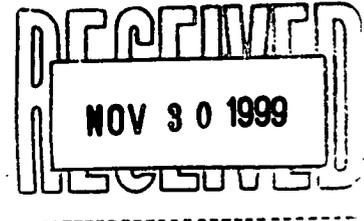
- 6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or substantially diminish or impair value within the neighborhood.**

The walkway is located on the ground, therefore, it will not impact the supply of light and air to adjacent property. Allowing the walkway will not add to the number of persons using the property or otherwise affect the use of the property except for its owners. Therefore, it will not increase the congestion of the public streets nor will it increase the danger of fire. The walkway is more attractive than the former concrete bulkhead and, together with the new timber bulkhead, more stable. Therefore, allowing the walkway will not substantially diminish or impair value within the neighborhood.

# HAMMOND ASSOCIATES

A R C H I T E C T S

November 24, 1999



Mr. Dirk A. Geratz, AICP  
Department of Planning & Zoning  
City of Annapolis  
160 Duke of Gloucester Street  
Annapolis, MD 21401

Re: 6 Cheston Avenue  
Calculation of Waterway Yard

Dear Mr. Geratz,

We are writing to follow up on our meeting of November 22, 1999 relative to proceeding with this project.

Enclosed is Drawing SD2 which was submitted to your office in 1997 for review relative to the calculation of the waterway yard. At that time, we calculated and you agreed that the waterway yard for this project would be 35'-2". Your letter of February 21, 1997 confirming this is also enclosed.

Now that we are about to begin design of a new house on this property... it is our intention to demolish the existing cottage... we request that your previous decision on the waterway yard be reconfirmed.

If you have any questions, please call.

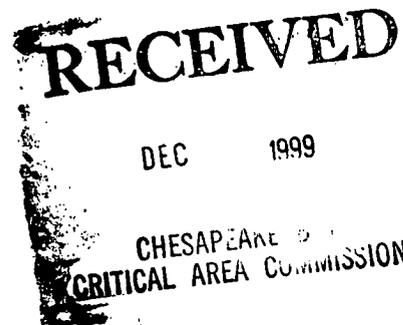
Very truly yours,

A handwritten signature in cursive script, appearing to read "Robert G. Hammond".

Robert G. Hammond

RGH/ktk

cc: David Donahower



RECEIVED

DEC 7 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

City of



Annapolis

DEPARTMENT OF PLANNING AND ZONING  
MUNICIPAL BUILDING  
160 DUKE OF GLOUCESTER STREET  
ANNAPOLIS, MARYLAND 21401

JON ARASON, AICP  
Director

Annap. (410) 263-7961  
Balto. (410) 269-0064  
Wash. (301) 261-1388  
Fax (410) 263-1129  
TDD (410) 263-7943

February 21, 1997

Mr. Robert G. Hammond  
Hammond Associates Architects  
209 West Street  
Annapolis, MD 21401

RE: 6 Cheston Avenue

Dear Mr. Hammond:

This letter is written to confirm information in your letter written to me dated February 20, 1997. An administrative variance is not required to build a new structure on the subject property. The setbacks for the property are correct as shown on the drawings your drawings labeled as SD-1 and SD-2. The waterway yard is calculated as you have indicated by taking the average of the four residences as shown on drawing SD-2. Assuming your field measurements are accurate the average waterway setback for 6 Cheston Avenue will be 35'-2". Impervious lot coverage is limited to 50% of the lot area.

Let me know if you need any additional information with regard the zoning for this property. I may be reached at 410-263-7961.

Sincerely,

  
Dirk H. Geratz, AICP  
Urban Design Planner

c: E. Thomas Smith

**RECEIVED**

DEC 7 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION



Printed on Recycled Paper



ANNE ARUNDEL SOIL CONSERVATION DISTRICT

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

1. Permanent Seeding:
a. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 3 acres. Soil tests will be done at completion of rough grading. Areas and analyses will be provided to the grading inspector as well as the contractor.

1. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum covering of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6 week incubation period to allow oxidation of sulfates.

2. Seeding Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-20-20 fertilizer per 1,000 square feet. For sites greater than 5 acres, apply lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.

3. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist, firm seedbed with a cyclone seeded drill, cultipacker seeder or hydrosower (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using either the hydrosower or adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the 1994 Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this area are 1, 3 and 5-7. Mixes 5-7 are suitable in non-erosive situations.

4. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading.

Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

5. Seeding Straw Mulch Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:
(i) Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for secondary, launch however, it is limited to relatively flat areas where equipment can operate safely.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a rate of 50 pounds per 1,000 square feet. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used and applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in Table 25, entitled "Standards and Specifications for Soil Erosion and Sediment Control" of approved equal shall be applied at rates as recommended by the manufacturer.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

2. Temporary Seeding:
Line: 100 pounds of dolomitic limestone per 1,000 square feet.
Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.
Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).
Millett - 0.92 pounds per 1,000 square feet (May 1 through August 15).
Mulch: Same as 1.D and E above.

3. No fills may be placed on frozen ground. All fills to be placed on approximately horizontal layers, each layer having a loose thickness of not more than 12 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code Article 21, Section 2-206, and compacted to 90% density, compaction to be determined by AASHTO T-99 (Proctor). Any fill within disturbed areas is to be compacted to a minimum of 90% as established by methods previously mentioned. Fills for pond construction shall be compacted as per 3.7B Construction of embankments. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:
Installation of sod shall follow permanent seeding dates. Permanent sod is to be tall fescue, state approved sod, lime and fertilizer per laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Meter and roll or lamp sod to insure positive rock contact with the soil. All slopes steeper than 3:1 to be shown and to be permanently worked or protected with an approved erosion control netting. Additional seeding for establishment may be required. Sod is not to be applied on frozen ground. Sod shall not be harvested or transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to insure established sod.

5. Mining Operations:
Sediment control plans for mining operations must include the following seeding dates and mixtures:
For seeding dates of:
February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and seed mixture of millett at the rate of 0.5 pounds per 1,000 square feet.
For seeding dates of May 1 through August 14, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and seed mixture of millett at the rate of 0.1 pound per 1,000 square feet.

Notes: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The Developer's plan to control soil and erosion is adequate to contain the soil and erosion on the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and Procedures, Maryland Standards and Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment control plan with the District Engineer.



DRAINAGE AREA MAP 1"=200'

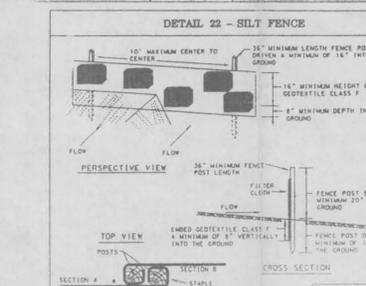
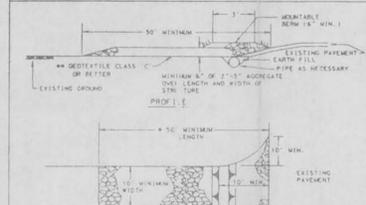
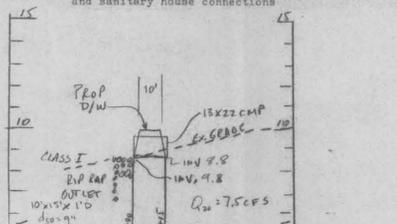
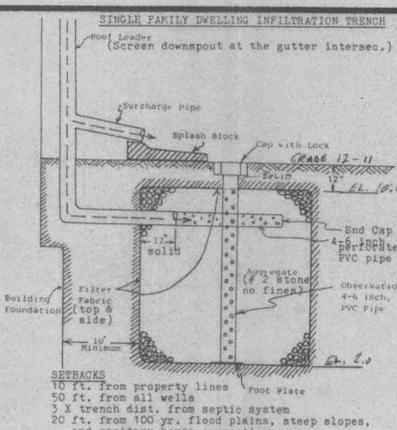


Table with 2 columns: SLOPE STRENGTH, SLOPE LENGTH. Rows include 1:1, 1.5:1, 2:1, 3:1, 4:1, 5:1, 6:1, 8:1, 10:1, 12:1, 15:1, 20:1, 25:1, 30:1, 40:1, 50:1, 60:1, 75:1, 100:1, 125:1, 150:1, 200:1, 250:1, 300:1, 400:1, 500:1, 600:1, 750:1, 1000:1.

LEGEND table with symbols for EXISTING GRADE, PROPOSED GRADE, LIMIT OF DISTURBANCE, SILT FENCE, STABILIZED CONSTRUCTION ENT., TEMP. STOCKPILE AREA.



PROFILE D/W CULVERT HOR 1\"/>

ARCHAEOLOGICAL NOTE:
A QUALIFIED PROFESSIONAL ARCHEOLOGIST MUST BE PRESENT ON SITE DURING EXCAVATION + DIGGING FOR OBSERVATION OF POTENTIAL ARTIFACTS OR HUMAN REMAINS. IF A REMAIN IS FOUND PAPER PROCEDURES IN ART. 27 SEC 263-67 SHALL BE FOLLOWED.

GENERAL NOTES
1. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than three horizontal to one vertical (3:1).

2. The developer/owner shall request that Maryland Department of the Environment (301) 681-3510 approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and Chapter 17 of the Annapolis City Code.

3. The permittee (or his representative) shall notify Maryland Department of the Environment (301) 681-3510 48 hours before commencing any land disturbing activity.

4. Contact Annapolis Bureau of Inspections and Permits (263-7946) at least 48 hours prior to commencing any work associated with the approved grading or building permit.

5. Contact City of Annapolis Stormwater Management Engineer (263-7949) at least 48 hours prior to the start of any and all stormwater management devices.

6. The owner/developer shall provide for regular inspections, certified by a registered professional engineer, to be conducted during construction of stormwater management systems in accordance with accepted design procedures.

7. A geotechnical engineer shall perform full-time inspection during the excavation and installation of the infiltration system.

8. The design engineer shall provide reproducible certified mylar as-builts of stormwater management facilities and public improvements.

9. No trees shall be planted directly over storm, sewer, or water pipes. No trees shall be planted directly over any stormwater management device. No trees or shrubs shall be planted in any ditches or swales.

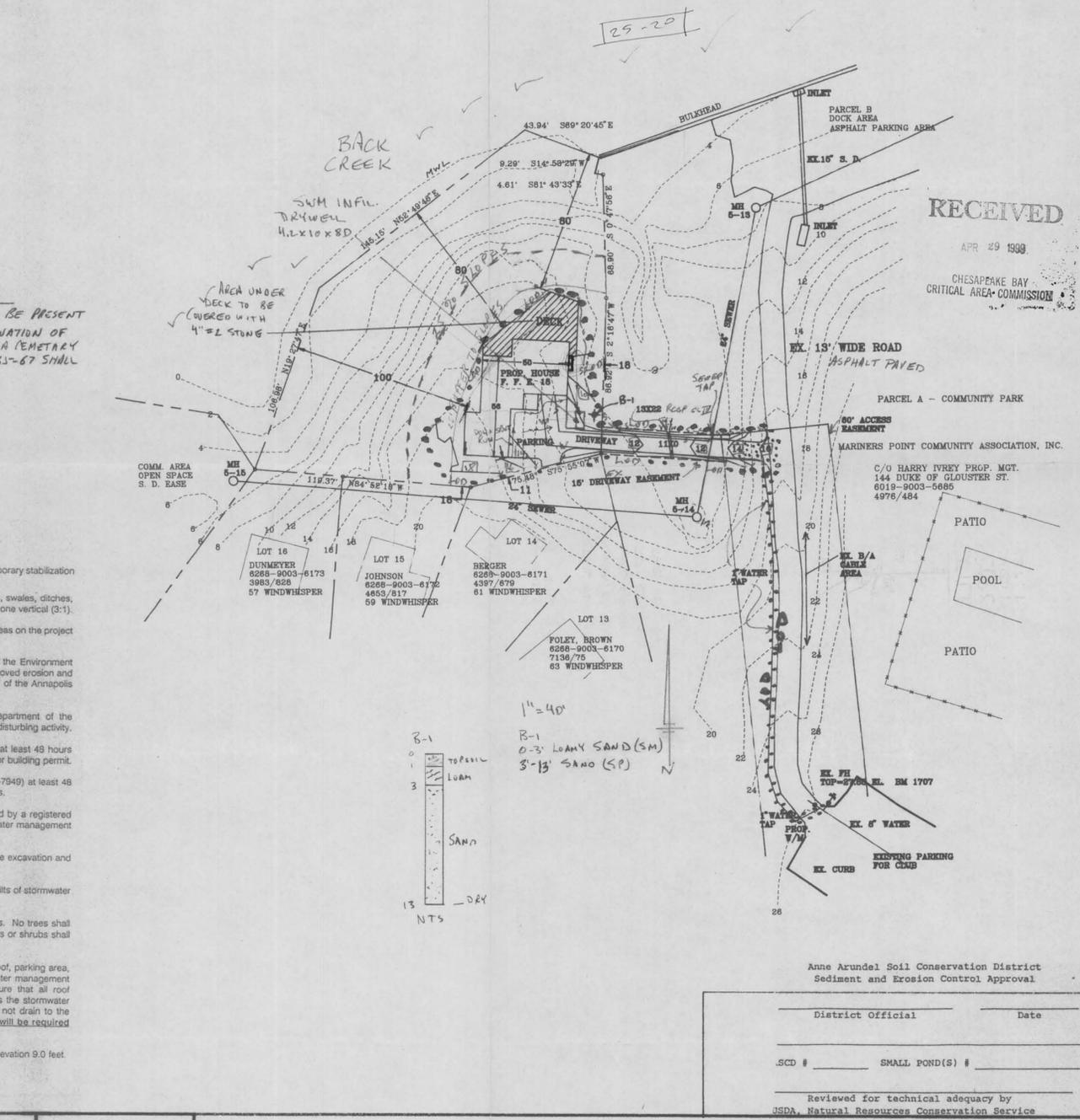
10. All impervious areas of the site, including the entire area of the roof, parking area, and any other paved or gravelled surfaces, must drain to the stormwater management system. It is the responsibility of the owner or developer to insure that all roof downslopes and grading or underground piping are directed towards the stormwater management system. If any portion of the impervious surface does not drain to the stormwater management system, additional stormwater management will be required to manage that area.

11. The lowest floor elevation of the structure shall not be less than elevation 9.0 feet.

CZERWINSKI PROPERTY STORMWATER MANAGEMENT INFILTRATION DEVICE table with columns: Parameter, Value. Includes Area (3400), Runoff Depth (0.0416667), Void Ratio (0.4), Eff. Depth (8), Runoff (0.433), Cover Depth (0.114), Soil Capacity (0.31), Inf. rate (0.2), Time (1), Area well (41.78 SQ.FT.), WIDTH (10), LENGTH (4.2), AREA (41.8).



VICINITY MAP 1"=2000'



REVISIONS table with columns: NO., DATE, BY, DESCRIPTION. Includes entries for 1, 2, 3, 4, 5, 6.

APPROVED table with columns: DATE, BY, SIGNATURE. Includes signature of Richard B. Sellers, Jr.

GRADING PLAN table with columns: SCALE, SHEET NO., PROJECT NO., PROPOSAL NO., DRAWING NO. Includes project details for CZERWINSKI PROPERTY.

MAGOTHY ENVIRONMENTAL SERVICES, INC. 400 BEACH ROAD, ARNOLD, MARYLAND 21012. 410-544-7626, 410-544-5361.

Richard B. Sellers, Jr. Professional Engineer, State of Maryland License # 14474.

Received APR 29 1998 CHESAPEAKE BAY CRITICAL AREA COMMISSION. District Official: SMALL POND(S) #.

**ANNE ARUNDEL SOIL CONSERVATION DISTRICT**  
**DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT**

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter control dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

1. Permanent Seeding:

A. Soil Treatment: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of rough grading. Rates and analyses will be provided to the grading inspector as the contractor.

B. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6 week incubation period to allow oxidation of sulfates.

C. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 25 pounds of 10-20-20 fertilizer per 1,000 square feet. For sites greater than 5 acres, apply 100 pounds of dolomitic limestone and 25 pounds of fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.

D. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeded drill, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other than hydroseeder. Irrigate if soil moisture is deficient to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas from the 1994 Standards and Specifications for Soil Erosion and Sediment Control." Mixes suitable for this area are 1, 3 and 5-7. Mixes 5-7 are suitable in non-erosive situations.

E. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading.

Mulch shall be uncrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch material shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

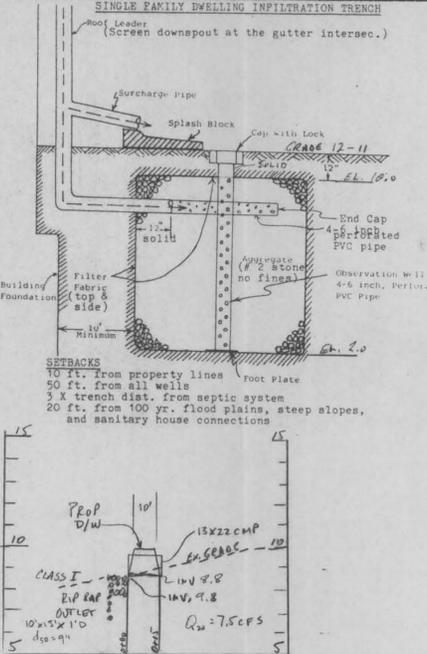
F. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method of securing mulch. However, it is limited to relatively flat areas where equipment can operate safely.

(ii) Wood cellulose fiber may be used for anchoring straw, or apply the fiber binder at a wet dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used and applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application, and binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be used at rates recommended by the manufacturers.

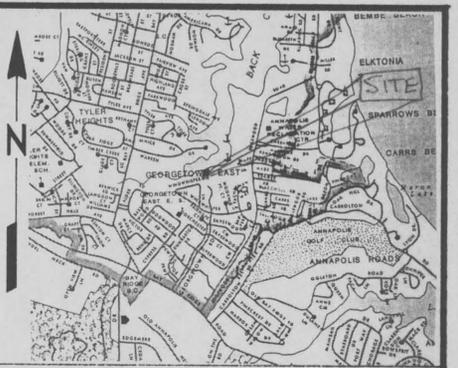
(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.



**CZERWINSKI PROPERTY STORMWATER MANAGEMENT INFILTRATION DEVICE**  
all units in feet  
AW=(QcAc)/(VrDw(F-Q)+DoCw+T)

Ac	Area	3400
Qc	Runoff Depth	0.0416667
Vr	Void Ratio	0.4
Dw	Eff. Depth	8
P	Runoff	0.433
Q	Cover Depth	0.114
Do	Soil Capacity	0.31
f	Inf. rate	0.2
T	Time	1

Aw Area well SQ.FT. 10  
Width LENGTH AREA 4.2 41.8



VICINITY MAP 1"=2000'  
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CHESAPEAKE BAY CRITICAL AREA COMMISSION

2. Temporary Seeding:

Time: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.

Seed: Perennial ryegrass 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).  
Rilllet - 0.92 pounds per 1,000 square feet (May 1 through August 15).  
Mulch: Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code - Article 21, Section 2-202, and compacted to 90% density in compaction to be determined by ASTM D-1557 Modified Proctor. All fill within the building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-378. Construction shall be stable and prevent erosion and slippage.

4. Permanent Sod:

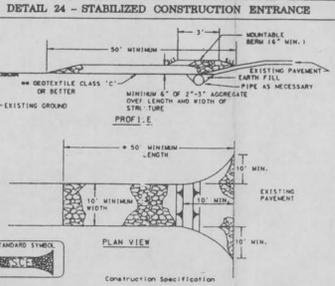
Installation of sod should follow permanent seeding data. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly or tamp sod to insure positive root contact with the soil. All protected with an approved erosion control matting. Additional watering for establishment may be required. Sod is not to be applied to frozen ground. Sod shall not be harvested or transplanted when adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to insure established sod.

5. Mining Operations:

Sediment control plans for mining operations must include the following seeding dates and mixtures:

For seeding dates of:  
February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and perennials at the rate of 0.5 pounds per 1,000 square feet.  
For seeding dates of May 1 through August 14, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and weeping lovegrass at the rate of 0.1 pound per 1,000 square feet.

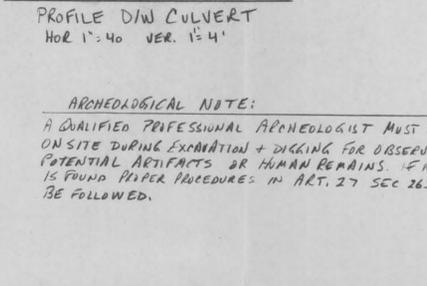
NOTE: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.



(I) certify that:

- All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.
- Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

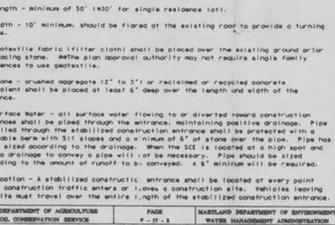
Responsible personnel on site:



ARCHAEOLOGICAL NOTE:  
A QUALIFIED PROFESSIONAL ARCHAEOLOGIST MUST BE PRESENT ON SITE DURING EXCAVATION & DIGGING FOR OBSERVATION OF POTENTIAL ARTIFACTS OR HUMAN REMAINS. IF A REMAIN IS FOUND PROPER PROCEDURES IN ART. 27 SEC 265-67 SHALL BE FOLLOWED.

6. General Notes:

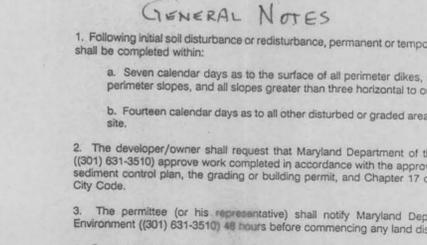
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
  - Seven calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than three horizontal to one vertical (3:1).
  - Fourteen calendar days as to all other disturbed or graded areas on the project site.
- The developer/owner shall request that Maryland Department of the Environment (301) 631-3510 approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and Chapter 17 of the Annapolis City Code.
- The permittee (or his representative) shall notify Maryland Department of the Environment (301) 631-3510 48 hours before commencing any land disturbing activity.
- Contact Annapolis Bureau of Inspections and Permits (283-7946) at least 48 hours prior to commencing any work associated with the approved grading or building permit.
- Contact City of Annapolis Stormwater Management Engineer (263-7949) at least 48 hours prior to the start of any and all stormwater management devices.
- The owner/developer shall provide for regular inspections, certified by a registered professional engineer, to be conducted during construction of stormwater management systems in accordance with accepted design procedures.
- A geotechnical engineer shall perform full-time inspection during the excavation and installation of the infiltration system.
- The design engineer shall provide reproducible certified mylar as-builts of stormwater management facilities and public improvements.
- No trees shall be planted directly over storm, sewer, or water pipes. No trees shall be planted directly over any stormwater management device. No trees or shrubs shall be planted in any ditches or swales.
- All impervious areas of the site, including the entire area of the roof, parking area, and any other paved or gravelled surface, must drain to the stormwater management system. It is the responsibility of the owner or developer to insure that all roof systems, including any drainage or underdrains are directed towards the stormwater management system. If any portion of the impervious surface does not drain to the stormwater management system, additional stormwater management will be required to manage that area.
- The lowest floor elevation of the structure shall not be less than elevation 9.0 feet.



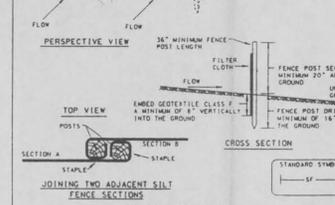
**SITE NOTES**

OWNER: WALTER CZERWINSKI  
15E. BAYVIEW DR.  
ANNAPOLIS, MD., 21403

1. Tax map 16-6 Block 3 Parcel 142  
2. Zoning R-3  
3. Setbacks - Front: 100 (CA Buffer)  
Side/Combined 5  
Rear: 80  
4. Predominant Soil Type:  
5. Total area of site: 0.62 AC - 2700 SF  
6. Proposed disturbed area: 9000 SF (7500 ON SITE)  
7. Total woodland on site: 7100 SF  
8. Proposed woodland clearing: 7000 SF  
9. Proposed woodland replanting:  
10. Net woodland loss:  
11. Impervious area: 3400 SF  
12. Area to vegetatively stabilize:  
13. Cut: 320 CY. Fill: 320 CY.  
14. FEMA Rate Map: 14009-0005 B  
Zones: A-6 EL. 7.0  
15. This lot is in the 100 year floodplain.  
16. Topography from: ANAPOLIS CITY  
17. Public/Private sewer Public/Private water  
18. Parc. Lot # N/A  
19. Plat and deed reference: 260 571/589  
CRITICAL AREA LDA

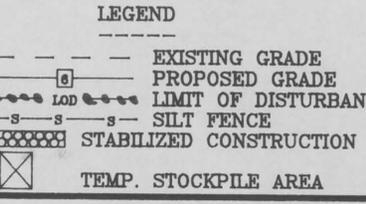
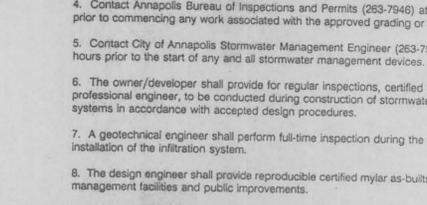


Richard B. Sellers, Jr. MD P.E. License # 14924 Date 12-14-98  
Nagothy Environmental Services, Inc.  
410 544-7626 400 Beach Rd. Annapolis, MD 21402



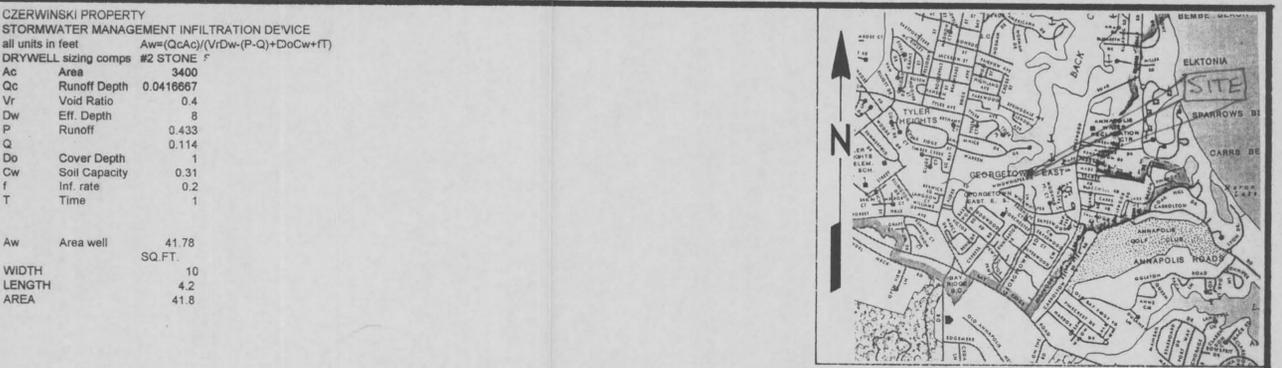
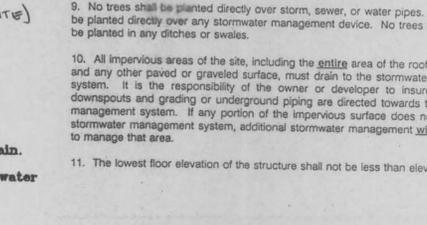
**CONSTRUCTION SCHEDULE**

- Install SEC measures and first phase inspection - 2 days
- Clear and rough grade - 2 days
- Construct house and driveway - 90 days  
A. Utility work shall be performed so that disturbance is stabilized the same working day.
- Construct stormwater management devices - 2 days
- Final grade, seed and mulch - 2 days
- Remove SEC measures after City approval - 1 day

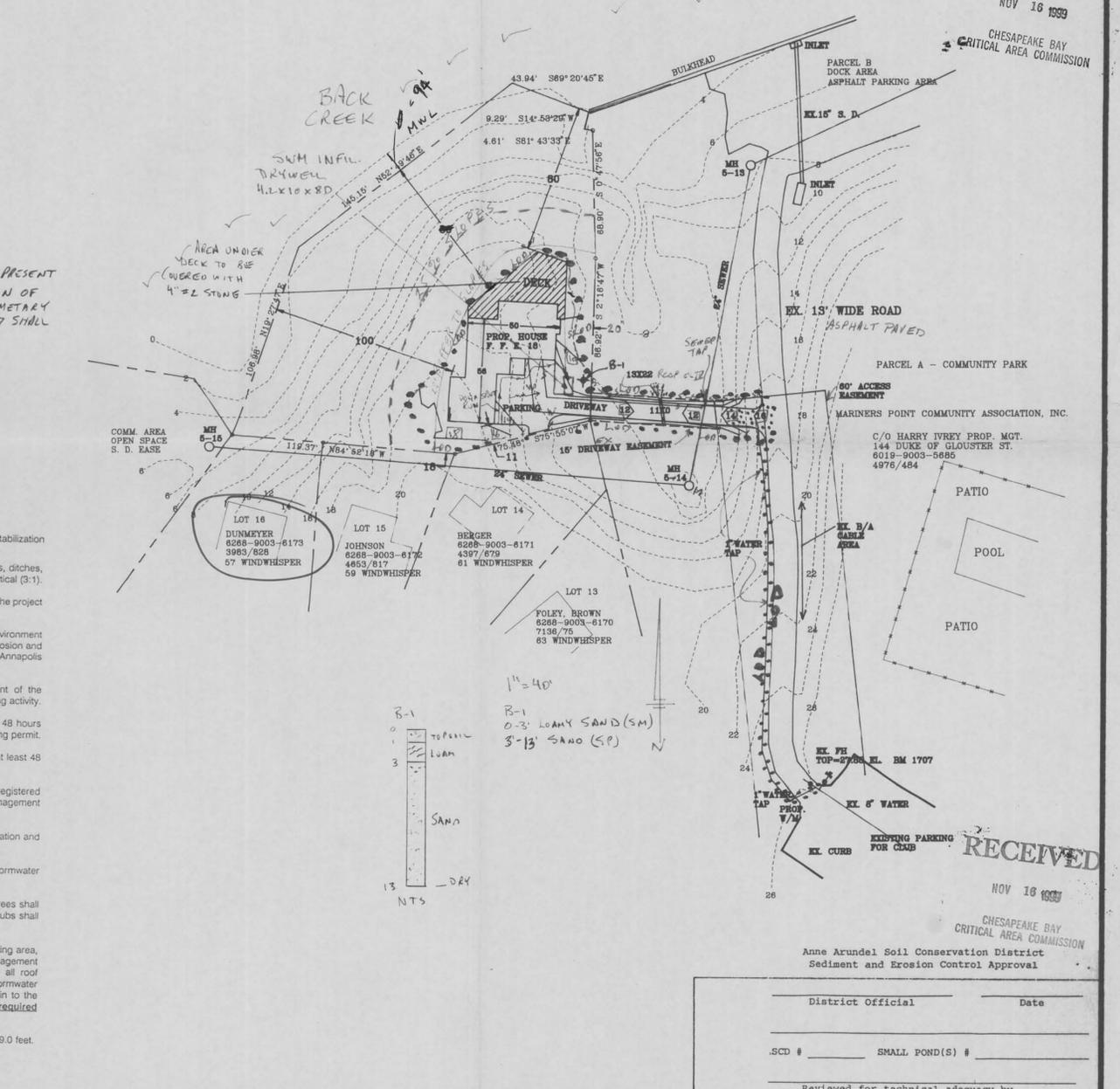


**CONSTRUCTION SCHEDULE**

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- Final grade, seed and mulch - 2 days
- Remove SEC measures after City approval - 1 day



VICINITY MAP 1"=2000'  
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CHESAPEAKE BAY CRITICAL AREA COMMISSION



RECEIVED  
NOV 18 1999  
CHESAPEAKE BAY CRITICAL AREA COMMISSION  
Anne Arundel Soil Conservation District  
Sediment and Erosion Control Approval

District Official	Date
SCD #	SMALL POND(S) #
Reviewed for technical adequacy by USDA, Natural Resources Conservation Service	
<b>GRADING PLAN</b>	
REVISED DATE	APPROVED DATE
DRAWN BY: [Signature]	SCALE: 1"=40'
CHECKED BY: [Signature]	SHEET NO. 1 OF 1
DATE: 12-14-98	PROJECT NO.: 6000-9003-3001
APPROVED: [Signature]	PROPOSAL NO.: CZERWINSKI PROPERTY
CHIEF, TECHNICAL SERVICES	DRAWING NO.: 9827
REVIEW ENGINEER	ANNAPOLIS, MD.

**MAGOTHY ENVIRONMENTAL SERVICES, INC.**  
400 BEACH ROAD  
ARNOLD, MARYLAND 21012  
410-544-7626  
FAX 410-544-5361