

AN 453-99

Finnerty Property

Building Permit

USA S 1829-200

8/30/99

9/8/99

revised
letter

12/19/02

1st Report

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

AN453-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: ANNAPOLIS

Date: 8/24/99

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

Local case number: _____

Project location/Address: 914 CREEK DRIVE

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 ADMIN. VARIANCE

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: ADMIN. VARIANCE TO 100'
BUFFER 6 FEET ENCROACHMENT = (PROPOSED BUFFER
EXEMPTION AREA)

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: _____

IDA ACRES: _____

LDA ACRES: _____

RCA ACRES: _____

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: _____ FOREST/WOODLAND/TREES REMOVED: _____

FOREST/WOODLAND/TREES CREATED: _____

EXISTING IMPERVIOUS SURFACE: _____ PROPOSED IMPERVIOUS SURFACE: 50% max.

TOTAL IMPERVIOUS SURFACE: _____

GROWTH ALLOCATION DEDUCTED: _____

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

RECEIVED
AUG 24 1999
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: _____

Telephone number: _____

Response from Commission required by: _____

Hearing Date: _____

2nd Report

CHESAPEAKE BAY CRITICAL AREA COMMISSION
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Annapolis Date: 11/25/02

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

Local case number: _____

Project location/ Address: 914 Creek Drive

Tax map# _____ Block# _____ Lot# _____ Parcel# _____

RECEIVED
NOV 25 2002
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
Buffer _____ Slope _____
Imp. Surf. _____ Other _____
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BUILDING 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/RECREATIONAL
- SURFACE MINING
- VACANT
- WATER-DEPENDENT
FACILITY/PIER/MARINA
- OTHERS _____

Describe Proposed use of project site: adding landscaping, retaining wall, patio, walkway

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA:			AREA DISTURBED: _____	
IDA ACRES: 4	<u>7,324</u>		# LOTS CREATED: _____	
LDA ACRES: _____	_____		# DWELLING UNITS: _____	
RCA ACRES: _____	_____			
AGRICULTURAL LAND: _____	_____			
EXISTING FOREST/WOODLAND/TREES: _____		FOREST/WOODLAND/TREES REMOVED: _____		
FOREST/WOODLAND/TREES CREATED: _____		PROPOSED IMPERVIOUS SURFACE: <u>6194</u>		
EXISTING IMPERVIOUS SURFACE: <u>1,9454</u>				
TOTAL IMPERVIOUS SURFACE: <u>2,5644</u>	<u>→ 32%</u>			
GROWTH ALLOCATION DEDUCTED: _____	_____			
RCA to LDA: _____	RCA to LDA: _____	LDA to IDA: _____		

RECEIVED
NOV 25 2002
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: Megan Owen
Telephone number: 410-263-7961
Response from Commission required by: _____
Filing Date: _____

435-02



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

Municipal Building, 160 Duke of Gloucester Street, Annapolis, Maryland 21401

Annapolis 410-263-7961 • Baltimore 410-269-0064 • Washington 301-261-1388 • Fax 410-263-1129 • TDD 410-263-7943

Chartered 1708

JON ARASON, AICP
DIRECTOR

January 22, 2003

Ms. Dawnn McCleary
Chesapeake Bay Critical Area Commission
1804 West Street, Suite 100
Annapolis, MD 21401

RE: buffer management plan for 914 Creek Drive, Annapolis

Dear Ms. McCleary:

The applicant is proposing to install landscaping, retaining walls, and a flagstone patio in the rear yard at 914 Creek Drive in Annapolis, Maryland. The original buffer management plan for this project was submitted in . Since that time, the applicant has revised their planting plan to include more native species and eliminate the "Vinca Minor." The applicant has also fixed the inconsistencies between the proposed plantings mentioned in their letter dated January 3, 2003 and the site plan. The final planting plan shows the use of trees, shrubs, and herbaceous plants native to Maryland (Asarum canadensis, Panicum virgatum, Bayberry, Itea, Redbud, Inkberry, Dogwood, River Birch, and Clethra).

Overall, it is the City' opinion that the proposed project is consistent with the City's Critical Area Program. Should you have any questions surrounding this project, please do not hesitate to contact me at 410-263-7961.

Sincerely,

Megan A. Owen
Planner

RECEIVED

JAN 28 2003

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

January 30, 2003

Ms. Megan Owen
Environmental Planner
City of Annapolis Planning & Zoning
160 Duke to Gloucester Street
Annapolis, Maryland 21401

RE: 914 Creek Drive

Dear Ms. Owen:

Thank you for sending us the revision to the landscaping plan for the above project. After reviewing the revised site plan, this office is satisfied. We also received a faxed letter dated January 17, 2003 from Mr. Moran correcting the inconsistencies between the proposed plantings in an earlier letter (dated January 3, 2003) and the site plan.

If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Regina Esslinger
AN 453-0899

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

TTY For The Deaf:
Annapolis: (410) 974- 2609 D.C. Metro: (301) 586-0450

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

December 17, 2002

Ms. Megan Owen
Environmental Planner
City of Annapolis Planning and Zoning
160 Duke Gloucester Street
Annapolis, Maryland 21401

RE: 914 Creek Drive

Dear Ms. Owen:

Thank you for sending us the Buffer management plan for the above project. The applicant is proposing to add landscaping, a retaining wall, a patio, and a walkway within the 100-foot Buffer. The site plan shows several non-native species, including "Vinca Minor", an invasive species. We recommend that more native species be incorporated into the plan and "Vinca Minor" be eliminated. The amount of mitigation proposed is sufficient.

If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Regina Esslinger
AN 453-0299

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

TTY For The Deaf:
Annapolis: (410) 974- 2609 D.C. Metro: (301) 586-0450

Read file



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 8, 1999

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

***RE: Finnerty Property
914 Creek Drive***

Dear Mr. Torney:

Please withdraw the August 30, 1999 letter I sent you and replace it with this letter. This office understands that the applicant is proposing to build an addition to the existing house within the 100-foot Buffer. After obtaining additional information, this office has determined that the above project must go through a regular variance and not an administrative variance. This office does not oppose the variance, but recommends mitigation for the area of the addition at a 3:1 ratio, in native plantings, on site if possible. (See lists of native plants of Maryland)

Thank you for the opportunity to comment. If there are any questions pertaining to the above, please feel free to call me at (410) 260-7072.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".
Dawnn McCleary
Natural Resources Planner

cc: Jon Arason
Regina Esslinger

ANN 453-99

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



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

August 30, 1999

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

**RE: Finnerty Property
914 Creek Drive**

Dear Mr. Torney:

The applicant is proposing to build an addition to the existing house within the 100-foot Buffer. This office does not oppose the administrative variance. This office recommends mitigation for the area of the addition at a 3:1 ratio, in native plantings, on site if possible. (See lists of native plants of Maryland)

Thank you for the opportunity to comment. If there are any questions pertaining to the above, please feel free to call me at (410) 260-7072.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Regina Esslinger

ANN458-99

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

6

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 8, 1999

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

***RE: Finnerty Property
914 Creek Drive***

Dear Mr. Torney:

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Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Jon Arason
Regina Esslinger
AN 453-99

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



Homestead Gardens Landscaping

"A DIVISION OF HOMESTEAD GARDENS, INC."
 P.O. Box 189, Central Avenue, Davidsonville, MD 21035
 (301) 261-4550 (410) 798-5000 (410) 956-4777

January 17, 2003

Ms. Megan Owen
 City of Annapolis Planning and Zoning
 160 Duke of Gloucester Street
 Annapolis, MD 21401

Dear Megan:

Enclosed are the two copies of the revised plan for 914 Creek Drive. As you can see I've changed the Vinca minor groundcover to the native species *Asarum canadensis** and have changed the Miscanthus grass for the native *Panicum virgatum*. These changes bring the total number of native species to nine, and the non-native ones to four. The remaining non-native species are essential to the design concept, and need to remain.

I hope that these changes will be the final ones necessary to complete the permitting process. I think that Homestead Gardens and the homeowners have tried to accommodate all the requirements of both your department and that of the Maryland critical area commission, while maintaining as much of the original intent of the design, within a very limited space.

I look forward to hearing from you soon on this matter. Please feel free to call me at 410-867-6336 if you have any questions.

Sincerely,

Jon Moran
 Senior Designer, Homestead Gardens

* This plant name has been changed from the original letter to reflect the correct variety which will be planted, per submitted plan.

RECEIVED

JAN 28 2003

CHESAPEAKE BAY
 CRITICAL AREA COMMISSION

Adendum for pg. 2 of
Buffer Mgmt. Plan

Attachment

Proposed Project:

Existing grade of property necessitates installation of a low retaining wall to prevent erosion. Steps are for egress from lower property. Approximately 2,000 sq. ft. of sod to be used for good erosion control. Stepping stones to be placed in sod. Re-introduction of native vegetation, consisting of approximately 1,078 sq. ft. of mulched planted areas to be installed. All light grading to be done by hand.

Justification:

Re-vegetation of property with good soil erosion practices.

Long- term Management:

To get a well established landscape.

PLANNING & ZONING
2002 AUG 20 A 9:30

IMPERVIOUS SURFACE

EXISTING CONDITIONS

EXISTING LOT AREA	7932 SF
EXISTING HOUSE	700 SF
EXISTING SHED	80 SF
EXISTING DRIVEWAY	225 SF
EXISTING PORCH	48 SF
TOTAL EXISTING	1,053 SF

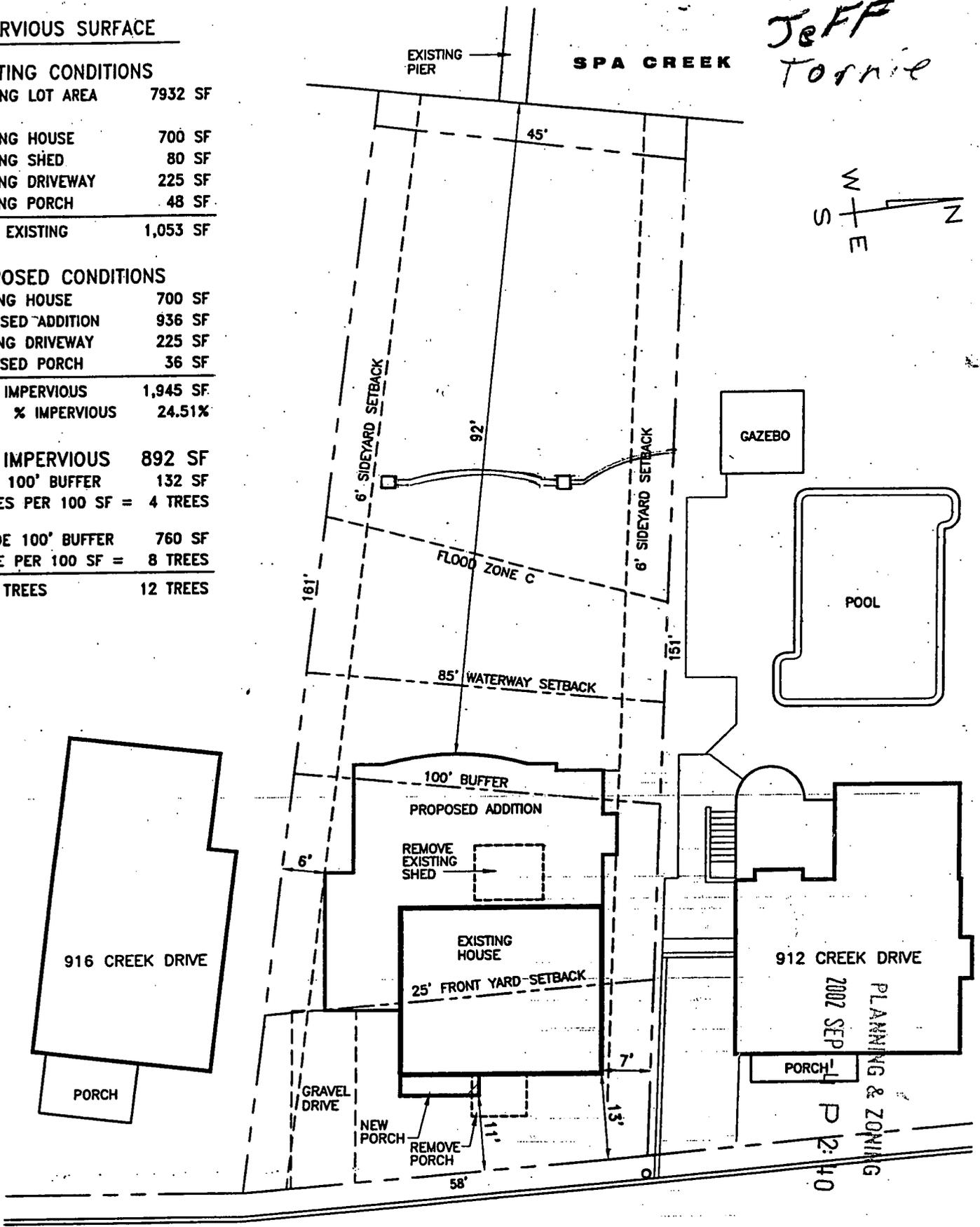
PROPOSED CONDITIONS

EXISTING HOUSE	700 SF
PROPOSED ADDITION	936 SF
EXISTING DRIVEWAY	225 SF
PROPOSED PORCH	36 SF
TOTAL IMPERVIOUS	1,945 SF
TOTAL % IMPERVIOUS	24.51%

NEW IMPERVIOUS 892 SF
 INSIDE 100' BUFFER 132 SF
 3 TREES PER 100 SF = 4 TREES

OUTSIDE 100' BUFFER 760 SF
 1 TREE PER 100 SF = 8 TREES
TOTAL TREES 12 TREES

*JEFF
Tornie*



CREEK DRIVE



SITE PLAN

SCALE 1" = 20'-0"

SCOTT L. RAND AIA

Architecture Planning Interior Design

419 FOURTH STREET
 ANNAPOLIS, MD 21403
 TEL: (410) 263-5860
 FAX: (410) 263-5820

PROJECT: FINNERTY RESIDENCE - REFORESTATION
 SCALE: 1" = 20'-0"
 DATE: 14 SEPTEMBER 2000



Homestead Gardens Landscaping

A Division of Homestead Gardens, Inc.

743 W. Central Avenue (Rt. 214), P.O. Box 189, Davidsonville, MD 21035
(301) 261-4009 (410) 867-6336 (410) 956-7070

Attachment for 914 Creek Drive, Annapolis, MD –Mitigation for Hardscaping

BEA Standards-

The Celtic walls were installed to help correct grading issues, which arose during construction. They were installed within the 100' buffer, which is in effect the entire backyard, with the intent to prevent erosion due to the grade changes on the two sides of the property. The Celtic wall system was used to minimize disturbance to the property during installation, and to accomplish the work in a timely fashion in order to stabilize the grade as quickly as possible.

The irregular flagstone patio was installed in the backyard within the 100' buffer as there are no other feasible areas on the property to have a sitting area which is not within the buffer area. The side and front areas of the property are extremely small, and would not accommodate a patio. The patio is the only outside sitting area on the property. We tried to minimize the impervious surfaces by having the patio connected to the back steps with a stepping stone path through a planting bed. The walk from the front yard to the backyard was done with irregular flagstone stepping stones in a groundcover bed to also minimize the impervious surfaces.

All the new landscape construction is contained in the area of the property which was previously lawn area, and does not extend beyond the existing native vegetation on the slope down to the water, nor does it extend beyond developed areas of the two adjacent properties. The landscape construction is well beyond 25' of the water.

No tidal wetlands were filled to accommodate the landscape construction or plantings.

Mitigation-

The additional impervious surfaces created with the Celtic walls, irregular flagstone stepping stones and patio, and the river cobble area adjacent to the back of the house amounts to 688sq. ft. The 2 to 1 ratio of planted area to impervious puts the total amount of area to be planted at 1,376 sq. ft. The current planting plan for the property has 1,464sq. ft. of planting beds with the following plants to be installed;

3 trees, 54 shrubs, 54 perennials, and 7 flats of groundcover (see attached list for detailed listing of plants)

These plants are in addition to the 12 trees that were required to be installed to satisfy the mitigation requirements for the original building permit. The current landscape plan has 5 Dogwoods, 1.75-2" cal., and 7 Redbud 1.75-2" cal., to satisfy that requirement.

We have used a combination of native shrubs, trees, and perennials, along with some non-native shrubs and perennials in the mitigation planting plan.