

Comments
10/4/69
MEL

MSA-S-1829-289

— BC 472-99 St. Matthews Lutheran Church
VAR 99-13

7

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

October 4, 1999

Mr. Keith Kelly
Department of Environmental Protection and
Resource Management
401 Bosley Avenue, Suite 416
Towson, MD 21204-4488

RE: St. Matthews Lutheran Church (#99-13) - Variance Request for Impervious Surfaces

Dear Mr. Kelly:

Thank you for the opportunity to review the above referenced variance request. The property is a grandfathered lot and consists of 4.86 acres in a designated Limited Development Area (LDA). Existing impervious surfaces cover 15.9% of the lot. The applicant is seeking to construct 6,830 feet of impervious surface to accommodate additional parking for an existing church.

Impervious surfaces in the LDA are limited to 15% of the lot. New impervious surfaces impact the environment by altering natural drainage patterns, impeding infiltration, increasing runoff velocity, removing vegetation, and negatively impacting groundwater discharge. The lot in question already exceeds the impervious surfaces limitations, at 15.9%. The proposed paving would cover 19.1% of the lot. We oppose the variance request because alternatives exist that would avoid the need for a variance. We strongly urge the applicant to consider alternative paving materials such as turf-block grid pavers, or remove existing impervious surfaces to accommodate the additional paving. Another option would be for the applicant to seek growth allocation to change the designation to Intensely Developed Area (IDA). With the IDA designation, there is no limit on impervious surfaces so long as stormwater management measures and Best Management Practices (BMPs) are utilized (COMAR 27.01.02.03, Baltimore County Code §26-452). The IDA designation would allow the church to expand as needed in the future.

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

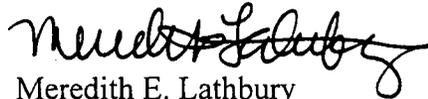
TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



Mr. Kelly
October 4, 1999
p.2

Please include this letter in the variance record. Please notify us in writing of the decision made in this case. If you have any questions concerning these comments, please do not hesitate to contact me at (410) 260-7123.

Sincerely,



Meredith E. Lathbury
Natural Resources Planner

cc: BC 472-99

James M. Anders, Jr.
1514 Burke Road
Baltimore, Maryland 21220
410-502-9473 (work)
410-344-1290 (home)

August 16, 1999

Mr. Keith Kelly
Environmental Impact Review
Baltimore, County
Department of Environmental Protection and
Resource Management
401 Bosley Avenue
Suite 416
Towson, Maryland 21204-4488

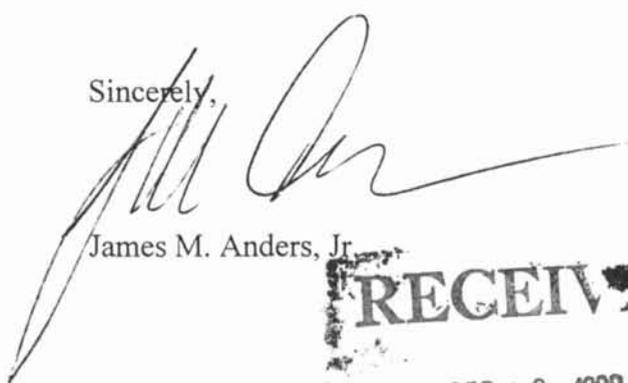
Dear Mr. Kelly:

Thank you for your advice and the application for administrative variance. As you remember, I am a member of St. Matthew Lutheran Church in Bowleys Quarters. We are in desperate need of parking. The situation has reached a crisis point. Membership is flat, the elders in the Church struggle because we don't have enough parking and only two handicapped spaces. We have a need on Sundays for more than 60 cars and only 40 spaces. We have members who turn around and go home when they get to church and cannot find parking or need to park on the lawn or a neighbors lawn. The erosion issues alone create a real mess when it rains. This has created a real hardship for our church and the membership.

We have struggled to arrange for the funding for a new parking lot and now need your help in getting the permit. Please read the enclosed application which includes a drawing, impervious calculations, and an impact statement. Please call me with help and advice on the next step in the process. We would like to get this completed before bad weather and the beginning of winter. You can reach me at my office during the day 410-502-9473.

Again thank you for your time and help.

Sincerely,


James M. Anders, Jr.

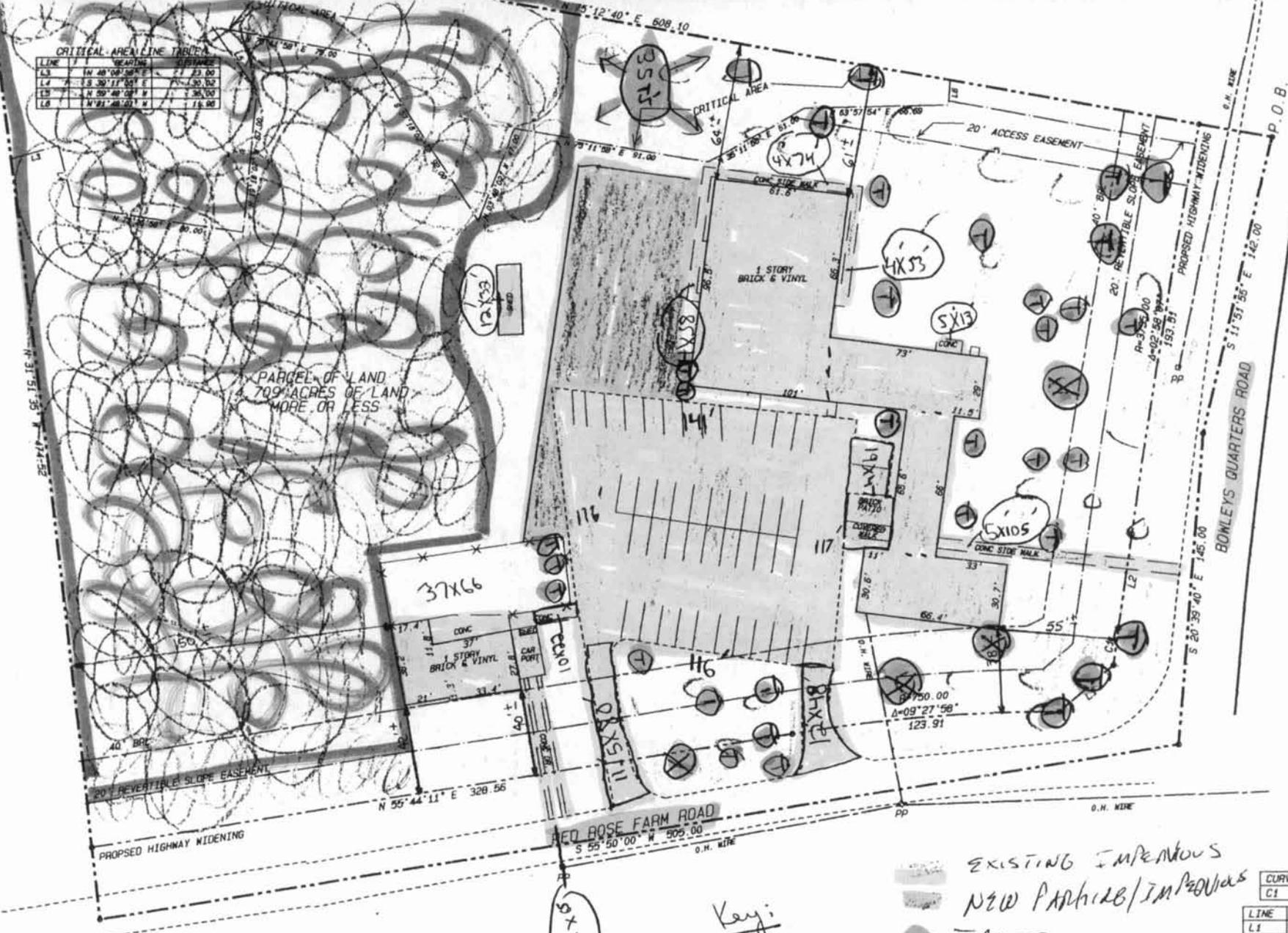
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SEP 8 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

CRITICAL AREA LINE TABLE

LINE	BEARING	DISTANCE
L3	N 40° 00' 00" E	21.73.00
L4	N 30° 11' 00" E	71.30.00
L5	N 30° 40' 00" E	1.25.00
L6	N 91° 40' 00" W	115.00



PARCEL OF LAND
4.709 ACRES OF LAND
MORE OR LESS

Key:
 (T) = 1" caliper trees
 (X) = est. older trees

EXISTING IMPROVEMENTS
 NEW PARTIAL IMPROVEMENTS
 TREES
 FOREST/WOODS

PROPERTY LINES TABLE

CURVE	ARC	RADIUS
C1	17.29	1194.00

LINE	BEARING	DISTANCE
L1	N 23° 35' 13" E	33.12
L2	N 17° 11' 58" N	44.34

OF MARYLAND INC.

ANAPOLIS BLVD. #100 9418 ANNAPOLIS RD. #103

Day

LOCATION SURVEY

3620 RED ROSE FARM ROAD
 4.709 AC. PARCEL OF LAND

1 TRAF 3870 | FOL TO: 615 | REVTSIONS

St. Matthew Luth. Church
3620 Red Rose Farm Rd

Lot Area 4.86 Acres

Impervious Surface Area:

House	<u>37x66 = 2442</u>
Sheds	<u>12x32 = 384</u>
church Pools	<u>66.5x30.5, 66x24, 73x29, 61.5x76.5 = 2028+1584+2117+5935 = 11,664</u>
church Driveways	<u>12x48, 11.5x80 = 576+920 = 1496</u>
church Sidewalks	<u>5x105, 4x185 = 525+740 = 1265</u>
Other sfo-carport	<u>10x22 = 220</u>
sfo-parking strips	<u>2x2x65 = 260</u>
church parking lot	<u>19x47, 116.5x128.5 = 893+14,970 = 15,863</u>
TOTAL IMPERVIOUS	<u>33,594</u> @ 1.77A

$$\% \text{ IMPERVIOUS} = \frac{\text{Total Impervious}}{\text{Lot Area}} = \frac{.77}{4.86} \times 100 = 15.9 \%$$

$$\begin{array}{r} \text{pwp. imp} \\ 33,594 \\ + 6830 \\ \hline 40424 @ .93A \\ \text{or} \\ 19.190 \end{array}$$

CHESAPEAKE REGIONAL
CRITICAL AREA COMMISSION

SEP 8 1988

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