

Spencer
17-30-99

USA-S-1829-336

CA 364-99
VAR

Johnston, Anne
99-2574

Pg 12 K 4

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

July 30, 1999

Ms. Roxana Whitt
Calvert County Planning & Zoning
150 Main Street
Prince Frederick, MD 20678

RE: Variance Case No. 99-2574, Anne Johnston

Dear Ms. Whitt:

Thank you for providing information on the above referenced variance request. The applicant is requesting a variance to construct two additions to an existing house within the expanded Buffer and within the cliff setback. The property is designated LDA and is currently developed with a house, several retaining walls, and an extensive driveway.

Much of this lot is within the expanded Buffer and the cliff setback. Currently the lot has excessive impervious surfaces and any new impervious surfaces should be avoided. What type of material will be used to replace the driveway? Is it 100% pervious? If possible, the applicant should consider placing the additions over existing impervious surfaces. Impacts to the Buffer should be minimized as much as possible. Mitigation should be provided for the new disturbance within the Buffer in accordance with the County Zoning Ordinance.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the official record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

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

LeeAnne Chandler
Natural Resources Planner

cc: CA364-99

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

CA364-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Calvert Date: 07-06-99

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

Local case number: 19-2574

Project location/Address: Scientists Cliffs

Tax map# 25A Block# 5 Lot# 656R 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 cliff setback

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: add's

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: _____

IDA ACRES	_____	AREA DISTURBED:	_____
LDA ACRES	<u>0.3021 A</u>	# 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:	_____
TOTAL IMPERVIOUS SURFACE:	_____		
GROWTH ALLOCATION DEDUCTED:	_____		
RCA to LDA:	_____	RCA to IDA:	_____
		LDA to IDA:	_____

RECEIVED

JUL 12 1999

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CRITICAL AREA COMMISSION

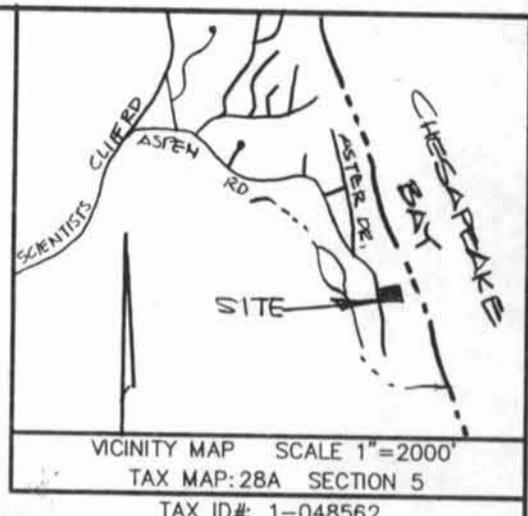
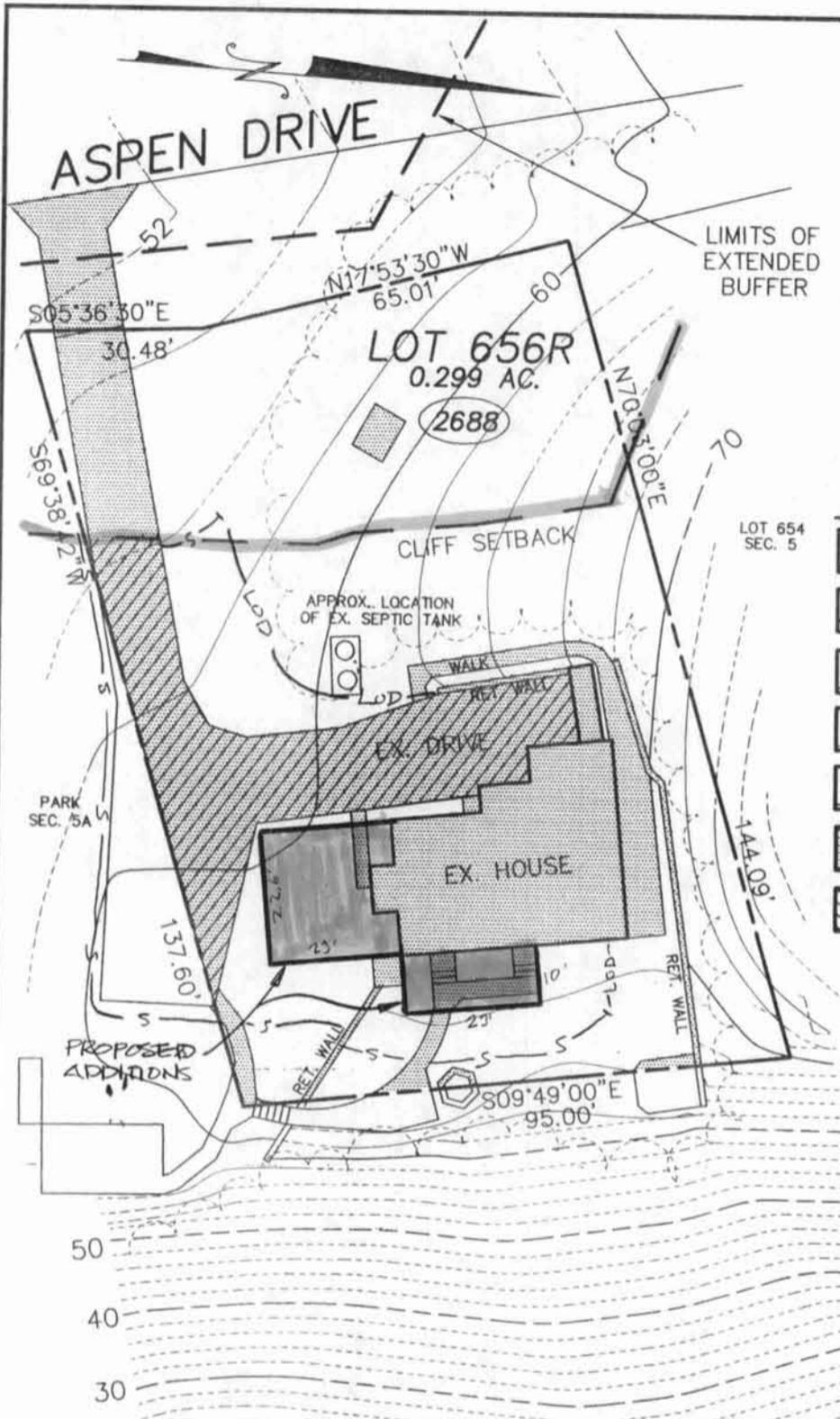
Local Jurisdiction Contact person: Roxana L. Whitt

Telephone number: 410-535-1600 Ext. 335

Response from Commission required by: 08-04

Hearing Date: 08-05

99-2574



- VICINITY MAP SCALE 1"=2000'
TAX MAP: 28A SECTION 5
TAX ID#: 1-048562
- LEGEND**
- Denotes Existing Contours
 - Denotes Proposed Contours
 - Denotes Proposed Silt Fence 175 l.f.
 - Denotes Edge of Woods
 - Denotes Limits of Disturbance 4700 sq.ft.
 - Denotes Existing Impervious Surface Area: 4226.56 sq.ft. (32.12% of lot area)
 - Impervious Driveway Area To Be Replaced with pervious materials: 1771 sq.ft.

- CRITICAL AREA NOTES**
- LOT AREA: 0.3021 AC. COMPLETELY WITHIN THE CRITICAL AREAS
 - WOODED AREA: 4452 sq.ft.
 - PROPOSED CLEARING: 0 sq.ft.
 - EXISTING IMPERVIOUS SURFACE AREA: 4226 sq.ft. (32.12% of lot)
 - IMPERVIOUS SURFACE AREA OF PROPOSED ADDITIONS 835sq.ft.
 - IMPERVIOUS DRIVEWAY AREA TO BE REPLACED WITH PERVIOUS MATERIALS: 1771 sq.ft.
 - TOTAL REMAINING IMPERVIOUS SURFACE AREA: 3290 sq.ft. (25% of lot)
 - PROPOSED DISTURBED AREA: 4700sq.ft.

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JUL 12 1999

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CRITICAL AREA COMMISSION

M. H. W.

LOT AREA = 13160 sq.ft.
DISTURBED AREA = 5020 sq.ft.
TOPOGRAPHY = FIELD RUN
SOIL TYPE = WaD3, SrE
PROPOSED HOUSE ELEVATIONS
FF =
BSMT.= match existing

Professional Engineer Seal
6-28-99

CHESAPEAKE BAY

PLAT REFERENCE: AWR 1-9

IMPERVIOUS DRIVEWAY AREAS TO BE REPLACED WITH PERVIOUS MATERIALS AFTER COMPLETION OF THE PROPOSED ADDITIONS AND PRIOR TO A USE AND OCCUPANCY PERMIT

SITE PLAN		DRAWN BY CEP	
SCIENTIST CLIFFS		SCALE 1" = 30'	
LOT 656R		DATE JUNE, 1999	
3rd ELECTION DISTRICT CALVERT COUNTY, MARYLAND		JOB NO. 99-8239	
SCALE 1" = 30'		FILE CC12	
JUNE 1999		DWG CC12A	
WILKERSON & ASSOCIATES INC. ENGINEERS & SURVEYORS			
Box 17 Dunkirk, Maryland (410)257-3332, (301)855-8272			