

— CA 465-99 St. Leonard Shores
Grading Permit 1186523

MSA_S-1829-343

Letter LC
9-13-99



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) 260-7516 Fax: (410) 974-5338

September 13, 1999

Mr. John Swartz
Calvert County Planning & Zoning
150 Main Street
Prince Frederick, Maryland 20678

RE: Grading Permit, Lot 117, St. Leonard Shores

Dear Mr. Swartz:

Thank you for providing information on the above referenced grading permit. The applicants are proposing to clear 19,179 square feet of forest in order to building a single family dwelling on a 4.89 acre lot.

Commission staff has reviewed the plans and does not oppose the approval of a grading permit. It appears that the level of forest clearing, 9.79% of the total forest on site, is below the maximum of 30% in accordance with Section 4-8.07 of the Calvert County Zoning Ordinance. Mitigation should be provided for this clearing on a 1:1 basis. It does appear however, that the amount of clearing could be further minimized if the applicant would consider condensing the limits of disturbance, especially along the back of the house.

Thank you for the opportunity to comment on this application. If you have any questions or comments, or if the proposed project changes significantly, please contact me at (410) 260-7035.

Sincerely,

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

LeeAnne Chandler
Natural Resources Planner

cc: CA465-99

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

CA 465-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Calvert Date: Aug 31, 1999
Name of Project (site name, subdivision name, or other): Lot 117 St Leonard Shores
Local case number: 1186523
Project location/Address: St Leonard Shores

Tax map# 35 Block# _____ Lot# 117 Parcel# 101

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: Wooded - Clearing over 15,000^{sq}ft

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: _____

IDA ACRES _____ AREA DISTURBED: 19,179

LDA ACRES 3 195,855 # LOTS CREATED: _____

RCA ACRES _____ # DWELLING UNITS: _____

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: 184,103 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

SEP 7 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: John Swartz
Telephone number: 410-535-2348-238
Response from Commission required by: _____ Hearing Date: _____

APPLICATION FOR ZONING APPROVAL

AND/OR

BUILDING PERMIT

Division of Inspections & Permits
Calvert County, Maryland

FOR OFFICE USE ONLY		TAX I. D. 1180523	
SUBD	MAJOR	MINOR	
TAX MAP 35	GRID 7	ELECTION DIST	C.P.D.
PARCEL 101	BLOCK	LOT 117	SECTION 7
BUILDING FEE	INSPECTION FEE	GRADING FEE	
IMPACT FEE	SOLID WASTE FEE	BOND	
RECREATION FEE	TOTAL FEE		

GENERAL INFORMATION	
PROPERTY OWNER INFORMATION	Name <i>Ray J. Shields, Sr.</i> Daytime Phone
	Current Mailing Address <i>2425 Roarty Rd., Dunkirk MD 20754</i> Deed Reference <i>ABE2841606</i>
PROPERTY INFORMATION	Town or Subdivision <i>St. Leonard / St. Leonard Shores, Lot 117</i> Lot Size or Acreage <i>4.890</i>
	Directions to lot from Rte. 284 <i>South to Parran Rd., right to Bond Street, left to Solomon Frazier Ct., left to lot</i>
CONTRACTOR INFORMATION	Street Address (city, zip code) <i>St. Leonard</i> Is Property in the Critical Area?
	Name <i>Quality Built Homes</i> License no.
	Address <i>PO Box 587</i> Phone No <i>410 535 6008</i>
City, State & Zip <i>Prince Frederick MD 20678</i>	

SPECIAL INSTRUCTIONS

A. An approved sewerage and water certificate must be obtained prior to issuance of a building permit.

B. The Inspector shall be notified by calling the Division of Inspections & Permits at (410) 535-2155, 24 hours prior to inspection.

1. Before footings or slabs are poured
2. Before interior walls are covered
3. Upon completion of building

C. Permit is good for only six months unless under continuous construction.

D. See information sheets which pertain to your project for other special instructions.

E. Return this completed application and other required information to the Division of Inspections & Permits.

PERMIT INFORMATION	Residential <input checked="" type="checkbox"/>	Commercial <input type="checkbox"/>
Purpose of Permit <i>House and Driveway</i>		
Total Square Footage of Proposed Finished Floor Area <i>3400</i>	Total Square Footage of Proposed Porches, Garages, Decks, Sheds, etc. <i>6,576</i>	

PROPOSED CONSTRUCTION INFORMATION	
No. Bldgs. <i>1</i> No. Units <i>1</i>	Footing <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Pile <input type="checkbox"/> Caisson Other
No. Kitchens <i>1</i>	Heat <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric Other
No. Baths <i>2 1/2</i>	Exterior Walls <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick Other
No. Rooms (Exclude kitch & bath)	Equipment <input type="checkbox"/> Boiler <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump Air Cond. <input type="checkbox"/> Other
Building Height <i>31</i>	Interior Walls <input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Panel Other
No. Stories <i>2</i>	Est. Const. Cost <i>120,000.00</i>
Basement <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crewl	Roof <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Pitchy <input type="checkbox"/> Shed
Soil <input checked="" type="checkbox"/> Solid <input type="checkbox"/> Fill	Roofing <input type="checkbox"/> Built-up <input checked="" type="checkbox"/> Shingles <input type="checkbox"/> Roll Other
Sewerage <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic Tank	REMARKS:
Water <input type="checkbox"/> Public <input checked="" type="checkbox"/> Individual Well	

I hereby certify that I have the authority to make this application, that the information given is correct, and that use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

535-6008 Phone Number *8-2-99* Date *Mary Dixon* Signature of Owner or Authorized Agent *MARY Dixon* Please Print Name

FOR OFFICE USE ONLY	PLANNING AND ZONING APPROVAL
<input type="checkbox"/> CA <input checked="" type="checkbox"/> NON-CA BOA #	<input type="checkbox"/> FP
RECEIVED AUG 05 1999 DATE RECEIVED BY P&Z SEP 7 1999	
CHESAPEAKE BAY CRITICAL AREA COMMISSION	
Additional Conditions and Restrictions: <i>APPROVED FOR CONSTRUCTION OF DWELLING, AS SHOWN</i>	
MINIMUM YARD REQUIREMENTS ZONING DISTRICT/OVERLAY LOT SIZE LOT WIDTH FRONT YARD SETBACK SIDE YARD SETBACK REAR YARD SETBACK	
DATE <i>8-5-99</i>	APPROVED BY <i>[Signature]</i>

This is to certify that a permit to build is granted this date subject to the Building Code for Calvert County

DATE _____ DIVISION CHIEF _____