

Am - 5/26/99 letter
AMZ 8/30/99 letter

QC 277-99
SUB

Bond, Carter
03-99-034c

USA_S_1829_499



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

Ms. Tanya Krista-Maenhardt
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

**RE: Middleton/Sollers Subdivision
03-99-065-c**

Dear Ms. Krista-Maenhardt:

Thank you for the opportunity to review the above referenced administrative subdivision. The applicant proposes to combine two lots into one 106.395 acre parcel. The property has a total of 5.2 acres in the Critical Area designated as Resource Conservation Area. There are no existing buildings or improvements on the parcel. It is currently used for crop production. There are no proposed impacts to the 0.9 acres of forest in the Critical Area.

Commission staff do not oppose the administrative subdivision to combine lots as proposed. If you have any questions concerning these comments, please call me at (410)260-7019.

Sincerely,

A handwritten signature in cursive script that reads "Susan McConville Zankel".

Susan McConville Zankel
Natural Resources Planner

cc: QA 277-99

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



DEPARTMENT OF PLANNING AND ZONING
QUEEN ANNE'S COUNTY

107 N. LIBERTY STREET
CENTREVILLE, MARYLAND 21617

RECEIVED 410-758-4088 Permits
QAC 410-758-3972 Fax
PLANNING & ZONING 410-758-1255 Planning
410-758-2905 Fax

ADMINISTRATIVE SUBDIVISION APPLICATION 3 51

ALL APPLICATIONS SUBMITTED FOR ADMINISTRATIVE SUBDIVISION REVIEW
MUST INCLUDE THE FOLLOWING:

- Applicable project fee (Made payable to Q. A. County Commissioners)
- 6 Copies of cover letter describing project, application and plat (Section 18-1-240) NOTE: All copies of plats **MUST** be folded to fit in a 12" x 15" envelope
- 2 Copies of all recorded deeds, easements, covenants and restrictions which affect any or all of the site (Section 18-1-240)
- 2 Copies of **COMPLETED** Chesapeake Bay Critical Area Commission Project Application, if applicable

DATE OF APPLICATION: _____
APPLICATION #: 03-99-065-C
TAX ACCOUNT #: 21246

PROJECT INFORMATION CARTER M. (SOLLERS) BOND
PROPERTY OWNER OF RECORD: CATHERINE R. MIDDLETON PHONE #: _____

ADDRESS: 921 ARMY ROAD, RUXTON, MD 21204-6704

APPLICANT'S NAME: OWNERS PHONE #: _____

ADDRESS: _____

AGENT FOR APPLICANT: JIM LUFF PHONE #: 410-266-0066

ADDRESS: 2661 RIVA ROAD, SUITE 1000, ANNAPOLIS, MD 21401

MAP#: <u>35</u> BLOCK#: <u>8</u> PARCEL#: <u>151 & PLOT</u> LOT NUMBER (S) #: <u>N/A</u>	ADJACENT ROAD: <u>HUNTER</u>
COMMUNITY: <u>Centreville</u>	CRITICAL AREA DESIGNATION: <u>PCA</u>
ZONING DESIGNATION: <u>CS</u>	TOTAL No. OF ACRES: <u>106.395</u>
ELECTION DISTRICT: <u>3</u>	NUMBER OF RESULTING LOTS: <u>1</u>
NUMBER OF EXISTING LOTS: <u>2</u>	AREA IN EACH RESULTING LOT: <u>106.395</u>
AREA IN EACH EXISTING LOT: <u>20.820 85.575</u>	

METHOD OF SEWERAGE DISPOSAL:
 ON-SITE SEPTIC
 PUBLIC SEWER
 COMMUNITY

TYPE OF WATER SUPPLY:
 ON-SITE WELL
 PUBLIC
AUG 27 1999

RECEIVED

FOR OFFICE USE ONLY
DISTRIBUTION FOR REVIEW
P&Z ___ EH ___ DPW ___ CA
SD ___ CR ___ ESQ ___ SHA ___
APPROVED: _____ (PLANNING DIRECTOR) DATE: _____
RECORDED IN LAND RECORDS: _____

CHESAPEAKE BAY
CRITICAL AREA COMMISSION
DISTRIBUTION AFTER APPROVAL
DPW ___ EH ___ ASSESSMENT ___ OWNER ___
APPLICANT _____

QC 277-99

Chesapeake Bay Critical Area Commission
45 Calvert Street, 2nd Floor
Annapolis, Maryland 21401
1-410-260-7516
RECEIVED
QAC
PLANNING & ZONING
'99 AUG 20 PM 3 51

Notification of Project Application

Jurisdiction: Queen Anne's County

Date: 8/19/99

Name of Project (site/subdivision name, etc.) MIDDLETON/SOLLERS SUBDIV.

Local Case Number: 03-99-065-C

Project Location/Address: GUNSTON ROAD, 3RD DISTRICT

Tax Map# 35

Block# 8

Lot# N/A

Parcel# 151 & P/O 7

Type of Application:
(Select all applicable)

Type of Project:
(Select all applicable)

Current Use:
(Select all applicable)

- Subdivision
- Site Plan
- Variance:
 - Buffer _____ Slope _____
 - Imp. Surf. _____ Other _____
- Condition Use
- Rezoning
- Grading Permit
- Bldg. Permit
- Special Exception
- Intrafamily
- Growth Allocation
- Others

- Residential
- Commercial
- Water Dependent Facility/Pier/Marina
- Industrial
- Mixed Use
- Redevelopment
- Shore Erosion Protection
- Agriculture
- Others _____
Ex. PUD

- Commercial
- Residential
- Farmland
- Forest/Buffer/WLand
- Industrial
- Institutional
- Open Space/Recre.
- Surface Mining
- Vacant
- Water Dependent Facility/Pier/Marina
- Accessory Structure
- Others

Describe proposed use of project site: _____

Site Inventory Of Area Only In The Critical Area

IDA Acres N/A
 LDA Acres N/A
 RCA Acres 5.2
 Total Acres In Critical Area 5.2
 Agricultural Land 4.3
 Existing Forest/Woodland/Trees 0.9
 Existing Impervious Surface 0.0
 Growth Allocation Deduction N/A
 RCA to LDA _____
 RCA to IDA _____
 LDA to IDA _____

Area Disturbed 0.0
 No. Lots Created 3
 Lot Size Range From 11 Ac To 84 Ac.
 Average Lot Size 35.465
 No. Dwelling Units 2
 Forest/Woodland/Trees Removed 0.0
 Proposed Impervious Surface _____

Local Jurisdiction Contact Person: _____

Telephone Number: 1-410-758-1255

Response From Commission required By: _____

Jayne Krista Maehardt
9/3/99



Planning
 Site Engineering
 Transportation
 Environmental
 Surveying/Mapping

Greenhorne & O'Mara, Inc.

2661 RIVA ROAD, SUITE 1000

ANNAPOLIS, MARYLAND 21401

RECEIVED
 QAC
 PLANNING & ZONING
 '99 AUG 20 PM 3 51
 Founded in 1950
 PHONE 410-266-0066 FAX 301-970-2173

August 20, 1999

Tanya Krista-Maenhardt
 Queen Anne's County
 Department of Planning and Zoning
 107 N. Liberty Street
 Centreville, Maryland 21617

**RE: Carter M. Sollers Bond Lands and
 Catherine R. Middleton Lands near Gunston School
 Tax Map No. 35, Parcel 151 & Part of Parcel 7**

Dear Ms. Krista-Maenhardt:

On behalf of my client, Carter M. Sollers-Bond, I would like to submit this administrative subdivision application. The subject of this application is a tract of land shown on Queen Anne's County Tax Assessment Map 35 as Parcel 151 and part of Parcel 7. The purpose of this application is to combine the property into one 106.395 acre parcel. The basis for this division is the Administrative Subdivision Standard as contained in the Queen Anne's County Zoning Ordinance, Subpart 5., Subdivisions, Section 18-1-228.

There are no existing buildings or improvements on the parcel. It is currently used for crop production. Two existing fifty (50') foot private right-of-ways between the Catherine Middleton Lands and Gunston School and between Catherine Middleton and the lands of Worton Land Partnership serve the properties. There is approximately 17.7 acres of woodland, with 0.9 acre within the critical area. There are no plans to disturb this area.

This combination of property between Mother and Daughter will allow a revision to the minor subdivision application currently under review for Carter M. Sollers. Ultimately, the parcel belonging to Catherine R. Middleton will be subject to a preservation easement. The Middleton Family is currently processing the establishment of this easement.

If you have any questions or need additional information, do not hesitate to contact me.

Very truly yours,

James M. Luff, L.S



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

May 26, 1999

Ms. Tanya Maenhardt
Department of Planning and Zoning
Queen Anne's County
107 N. Liberty Street
Centreville, Maryland 21617

**RE: Carter (Sollers) Bond Property - Sliding Scale Subdivision
File # 03-99-034 (c)**

Dear Ms. Maenhardt:

Thank you for the opportunity to review the above referenced sliding scale subdivision. The applicant proposes to subdivide the property into two 10.3 acre parcels. The entire property is currently in agricultural use and there are no existing improvements on the parcel. Lot 1 is proposed to be a total of 10.34 acres, with 5.28 acres in the Critical Area designated as Resource Conservation Area (RCA). There are approximately 0.9 acres of forest in the Critical Area portion of the parcel. The Environmental Assessment did not identify any Habitat Protection Areas on the parcel.

Commission staff do not oppose the subdivision on the condition that it is stated on the plat that further subdivision in the RCA portion of the property is not permitted due density restrictions for development in the RCA. Thank you for the opportunity to comment. Please notify the Commission in writing of the decision made in this application. If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,

Susan McConville
Natural Resources Planner

cc: QA 277-99

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



DEPARTMENT OF PLANNING AND ZONING
 QUEEN ANNE'S COUNTY
 107 N. LIBERTY STREET
 CENTREVILLE, MARYLAND 21617

QC 277-99

410-758-4088 Permits
 410-758-1255 Planning
 410-758-2905 Fax

SLIDING SCALE SUBDIVISION APPLICATION

Guidelines for Sliding Scale Subdivisions Standards are found in Section 5103 of the 1994 Zoning Ordinance and Subdivision Regulations. As per these guidelines, use of this subdivision technique is ONLY permitted in the AG (Agricultural) District and the size of the original parcel will ultimately determine how many sliding scale lots are permitted on a parcel. The attached application indicates additional information required for submittal and review before final approval.

ALL APPLICATIONS SUBMITTED FOR SLIDING SCALE SUBDIVISION REVIEW MUST INCLUDE THE FOLLOWING:

- Applicable project fee (Checks made payable to Q.A. County Commissioners)



11 Copies of application and plat (Section 9433.A) and Cover Letter
 NOTE: All copies of plats MUST be folded to fit in a 12" x 15" envelope

Copies of all recorded deeds, easements, covenants and restrictions which affect any or all of the site (9433.A)

DATE OF APPLICATION: _____
 APPLICATION #: 03-99-034-C
 TAX ACCOUNT # 21946

PROJECT INFORMATION

PROPERTY OWNER OF RECORD: CARTER M. (SOLLERS) BOND

APPLICANT'S NAME OWNER

ADDRESS: 921 ARMY ROAD, RUXTON, MD 21204-6704

PHONE: _____

CONTRACT PURCHASER'S NAME (IF APPLICABLE) N/A

AGENT FOR APPLICANT: JIM LUFF (GREENHORNE & O'MARA)

ADDRESS: 2661 RIVA ROAD, SUITE 1000, ANNAPOLIS, MD 21401

ELECTION DISTRICT: 3 ZONING DESIGNATION: CS

OF LOTS PROPOSED: 2 SIZE OF PROPOSED LOTS: 10.3 ± Ac.

ACREAGE: 20.7 MAP#: 35 BLOCK: 8 PARCEL# 151

CRITICAL AREA DESIGNATION (if applicable) RCA

FOR OFFICE USE ONLY

DISTRIBUTION FOR PRELIMINARY REVIEW

P&Z EH DPW SD FM R&P SCS SHA SHA-LOCAL CA

PRELIMINARY APPROVAL GRANTED _____ FINAL APPROVAL GRANTED _____

DISTRIBUTION AFTER APPROVAL

P&Z DPW EH ASSESSMENT OWNER

RECORDED IN LAND RECORDS _____

RECEIVED

MAY 20 1999

TDD: 410-758-2126

CHESAPEAKE BAY
 CRITICAL AREA COMMISSION

THE FOLLOWING INFORMATION IS ESSENTIAL (AND REQUIRED) FOR SUBDIVISION REVIEW BY THE DEPARTMENTS RESPONSIBLE FOR REVIEWING PROJECTS. PLEASE COMPLETE THE APPLICATION AND INDICATE BY CHECKING IF EACH OF THE ITEMS HAS BEEN ADDRESSED.

- Application has been correctly completed
- Eleven (11) copies of the plat and application have been submitted
- Two (2) copies of property deed, covenants, and easement agreements have been submitted
- Letter from the power company indicating service is available and will be provided
- Letter from the telephone company indicating that service is available and will be provided

PLAT REQUIREMENTS

- Scale is legible
- North arrow is shown, oriented to the top of the page
- Locational key map with North arrow illustrating relationship of subject parcel to nearest major street intersection
- Name and address of landowner
- Title block includes name of subdivision and name, address of architect, professional land surveyor or engineer
- Seal of Surveyor, signed and dated
- Ownership, zoning and use of subject and all adjacent properties
- Property line boundaries with metes, bounds, courses and distances and curve data indicated
- Location and width of roads or rights of way which adjoin any resulting lot
- Location of any easement lines on the property
- Existing lots are shown with broken lines



Planning
Site Engineering
Transportation
Environmental
Surveying/Mapping

Greenhorn & O'Mara, Inc.

2661 RIVA ROAD, SUITE 1000

ANNAPOLIS, MARYLAND 21401

PHONE 410-266-0066

Founded in 1950

FAX 301-970-2173

May 11, 1999

Tanya Krista-Maenhardt
Queen Anne's County
Department of Planning and Zoning
107 N. Liberty Street
Centreville, Maryland 21617



**RE: Carter M. Sollers Lands near Gunston School
Tax Map No. 35, Parcel 151**

Dear Ms. Krista-Maenhardt:

On behalf of my client, Carter M. Sollers-Bond, I would like to submit this minor subdivision application. The subject of this application is a tract of land shown on Queen Anne's County Tax Assessment Map 35 as Parcel 151. The purpose of this application is to divide the property into two 10.3 acre parcels. One lot may be leased to Gunston School. The other will remain in agricultural production for the near term. The basis for this division is the Sliding Scale Subdivision Standard as contained in the Queen Anne's County Zoning Ordinance, Section 18-1-041.

There are no existing buildings or improvements on the parcel. It is currently used for crop production. The Queen Anne's County Environmental Health Department has evaluated the property. Two existing fifty (50') foot private right-of-ways between the Catherine Middleton Lands and Gunston School and between Catherine Middleton and the lands of Worton Land Partnership serve the property. There is approximately 2.6 acres of upland woodland, with 0.9 acre within the critical area. There are no plans to disturb this area. There are no rare or endangered plant or animal species on this parcel (see letter from Forest, Wildlife, and Heritage enclosed).

This division would allow the construction of two single-family dwellings. The building site plans would incorporate the soil and erosion control measures necessary to ensure that any negative impact to the environment would be minimal. The remaining construction would be the upgrading of the existing field lane to a more stable base. This work would utilize the appropriate soil and erosion control methods to ensure that there would be no siltation on the adjoining land. The size of these parcels would ensure that adequate buffers would be maintained between any proposed buildings and the neighboring properties.

Greenhorne & O'Mara, Inc.

Carter M. Sollers-Bond

May 11, 1999

Page two

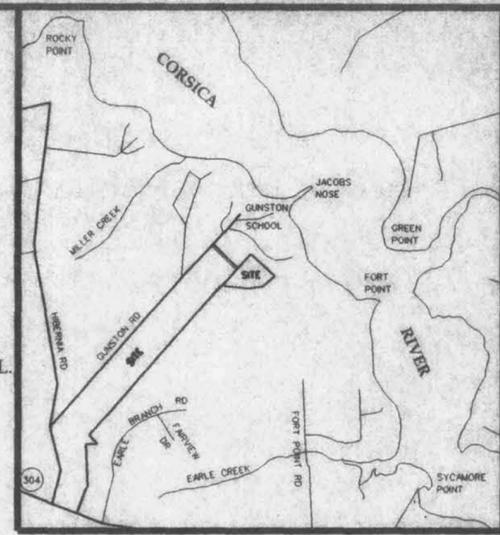
If you have any questions or need additional information, do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Jim Luff". The signature is written in black ink and is positioned above the printed name.

James M. Luff, L.S.

DEED GRID (CWC 49/422)



VICINITY MAP
SCALE = 1" = 2000'

N/F
CATHERINE R. MIDDLETON, ET. AL.
MWM 205/308
ZONE: CS
USE: AGRICULTURAL

N/F
GUNSTON SCHOOL, INC.
CWC 49/422
ZONE: CS
USE: EXEMPT COMMERCIAL

N/F
CATHERINE R. MIDDLETON, ET. AL.

N/F
CATHERINE R. MIDDLETON, ET. AL.
MWM 267/148
ZONE: CS
USE: AGRICULTURAL

N/F
CARTER M. (SOLLERS) BOND
MWM 189/539
ZONE: CS
USE: AGRICULTURAL
AREA = 20.820 AC. +/-

N/F
PETER T. TATTLE
MWM 456/63
ZONE: CS
USE: AGRICULTURAL

N/F
AGRICONSULT CORPORATION.
MWM 182/160
ZONE: NC-2
USE: AGRICULTURAL

N/F
WORTON LAND PARTNERSHIP
MWM 308/845
ZONE: NC-2
USE: RESIDENTIAL

N/F
CATHERINE R. MIDDLETON, ET. AL.
MWM 205/308
ZONE: CS
USE: AGRICULTURAL
AREA = 65.575 ACRES +/-

N/F
ANNE & EDWARD E. NIELSEN
MWM 239/813
ZONE: CS
USE: AGRICULTURAL

N/F
ANNE & EDWARD E. NIELSEN
MWM 239/813
ZONE: CS
USE: AGRICULTURAL

N/F
CATHERINE R. MIDDLETON, ET. AL.
MWM 205/308
ZONE: CS
USE: AGRICULTURAL

ARC = 242.36'
RADIUS = 8,920.49'
CH'D = N 59° 37' 29" W
242.35'

ARC = 194.45'
RADIUS = 990.96'
CH'D = N 02° 10' 55" W
194.14'

ARC = 484.40'
RADIUS = 781.03'
CH'D = N 02° 33' 39" E
476.67'

N 10° 26' 58" W
209.44'

S 24° 29' 58" E
187.18'

N 77° 24' 53" W
485.50'

S 00° 49' 53" W
545.00'

N 17° 09' 02" W
100.64'

N 58° 50' 47" W
137.42'

ROAD

(50' WIDE PUBLIC RIGHT-OF-WAY)

50' BUILDING RESTRICTION LINE

20' RIGHT-OF-WAY (DESCRIBED IN MWM 189/539)

50' BUILDING RESTRICTION LINE

50' WIDE P.R.W.

50' BUILDING RESTRICTION LINE

50' B.R.L.

50' B.R.L.

50' B.R.L.

SfC2

SfB2

SoA

FoA

SaB2

SaB2

FoA

FoA

FoA

FoA

SfC2

SfB2

SoA

FoA

SaB2

FoA

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