

QC 347-99 Kent Island Estates
SUB 04-99-045c

MSA-S-1829-511

Comments 7/9



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 9, 1999

Ms. Tanya Maenhardt
Department of Planning and Zoning
107 N Liberty Street
Centreville, Maryland 21617

**RE: SUB #04-99-045c, Kent Island Estates
CBCAC #347-99**

Dear Ms. Maenhardt:

Thank you for providing information on the referenced project. The applicant seeks to combine seven lots into one lot. The lots are located entirely within the Critical Area in the LDA.

Staff have no objection to the subdivision. However, it is my understanding that the applicant plans to build a swimming pool on the lot once it has been subdivided. The swimming pool must be located outside the 100-foot Buffer or it will require a variance according to Queen Anne County's Critical Area Program. Staff would like the opportunity to comment on the proposed pool once you have received plans. Generally, the Commission does not support variances for accessory structures in the 100-foot Buffer.

Thank you for the opportunity to comment. If you have any questions, I can be contacted at (410) 260-7073.

Sincerely yours,

Tracy Batchelder
Natural Resources Planner

TTB/jjd

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



RECEIVED

JUN 30 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

*Original location of
road shown in
dotted line
to be removed*

INCHES 1 2 3 4
THIS DRAWING REDUCED PROPORTIONAL
TO THE ABOVE SCALE

2
N
CHESAPEAKE BAY

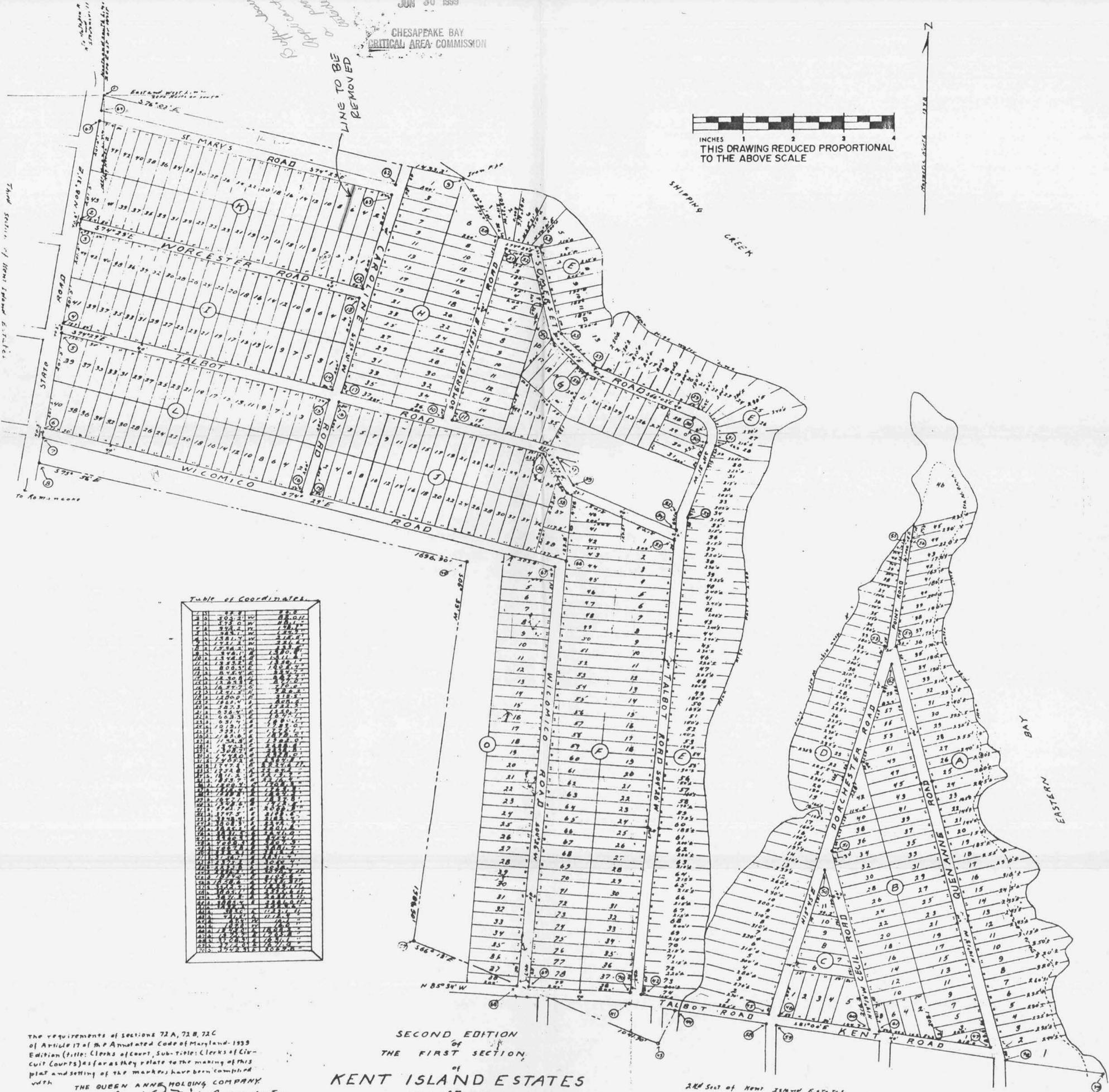


TABLE OF COORDINATES

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The requirements of Sections 72A, 72B, 72C of Article 17 of the Annotated Code of Maryland, 1959 Edition (Title: Clerks of Court, Sub-title: Clerks of Circuit Courts) as far as they relate to the marking of this plat and setting of the markers have been complied with.

THE QUEEN ANNE HOLDING COMPANY
David P. Fisher, President
Owners of the land shown herein.

SECOND EDITION
of
THE FIRST SECTION
of
KENT ISLAND ESTATES
KENT ISLAND

QUEEN ANNE COUNTY, STATE OF MARYLAND
Scale 1" = 200' Feb. 1951.
Indicates 6" x 6" Concrete Monument.
By J. B. McCallister,
Reg. Land Surveyor of the State of Maryland 6607