

~~letter~~ 8/3 AMZ

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QC 376-99	Coyle, Dennis
Cond. Use	CU 291



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 3, 1999

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

**RE: Dennis Coyle, Landings at Mattapex - proposed conditional use
CU- 291**

Dear Ms. Maxwell:

Thank you for providing me with information on the above referenced application for a conditional use permit to allow the extension of an existing private pier. The 2.7 acre property is located in the Resource Conservation Area. The applicant requests the conditional use in order to extend a 150 foot pier an additional 30 ft., including the 10' by 20' platform on the end of the pier.

Commission staff do not oppose the pier extension on the condition that there are no additional impacts to water quality or habitat. Thank you for the opportunity to comment. Please include letter in your files and submit it as part of the record for the conditional use. If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,

Susan McConville Zankel
Natural Resources Planner

cc: QA 376-99

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

QC 376-99

CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 CALVERT STREET, 2ND FLOOR
ANNAPOLIS, MD 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Queen Anne's County, Md.

Date: 7/13/99

Name of Project (site name, subdivision name, or other): Dennis J. Coyle

Local case number: CU-291

Project location/Address: Landings at Mattapex, 4th ED., Q.A. Co., Md.

Tax map# 70 Block# 8 Lot# 10 Parcel# 2

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
- Buffer Slope
- Imp.Surf. Other
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- SPECIAL EXCEPTION
- 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 _____
ex. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- FARMLAND
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT FACILITY/PIER/MARINA
- ACCESSORY STRUCTURE
- OTHERS _____

Describe Proposed use of project site: Conditional use for 180 ft. private pier.

Site Inventory of area only in the Critical Area

IDA ACRES _____	AREA DISTURBED: _____
LDA ACRES _____	# LOTS CREATED: _____
RCA ACRES <u>2.7</u>	LOT SIZE RANGE FROM: _____ TO: _____
TOTAL ACRES IN CRITICAL AREA: <u>2.7</u>	AVERAGE LOT SIZE: _____
AGRICULTURAL LAND: _____	# DWELLING UNITS: _____
EXISTING FOREST/WOODLAND/TREES: _____	FOREST/WOODLAND/TREES REMOVED: _____
EXISTING IMPERVIOUS SURFACE: _____	PROPOSED IMPERVIOUS SURFACE: _____
GROWTH ALLOCATION DEDUCTED: _____	TOTAL IMPERVIOUS SURFACE: _____
RCA to LDA: _____	
RCA to IDA: _____	HEARING DATE: <u>Aug 99</u>
LDA to IDA: _____	

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CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: Cathy Maxwell, Dept. of Planning & Zoning, 107 N. Liberty St., Centreville, MD 21617

Telephone number: 1-410-758-1255

Response from Commission required by: 8/3/99

IN THE MATTER OF
THE APPLICATION OF

BOARD OF APPEALS OF
QUEEN ANNE'S COUNTY

DENNIS J COYLE
244 MATIAPEX LN
STEVENSVILLE MD 21666

CASE NUMBER: CU-291

Please check one:
Property Owner Contract Purchaser _____ Lessee _____

Applicant's Phone No.:

H: 410 827 0083 W: 301 586 1155

Name, Address and Phone No. of Applicant

TO THE BOARD OF APPEALS OF QUEEN ANNE'S COUNTY:

1. Application is hereby made for: (Check one)

_____ Appeal from the County Zoning Administration

_____ Variance (CRITERIA ATTACHED. PLEASE READ CAREFULLY)

Conditional Use

2. Description of Property:

- a) Election District 4th Sectional Zoning Map 0070
- b) Name of Subdivision LANDINGS AT MATIAPEX
- c) Parcel No. 0002 Block No. 0008 Lot No. 10
- d) Abutting or binding roads RT #8
- e) Acres or Size of Property 2.7 AC
- f) Improved or Unimproved Imp
- g) Zoning District 4 Critical Areas District RCA

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CHESAPEAKE BAY
CRITICAL AREA COMMISSION

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JUL 07 1999
QUEEN ANNE'S CO.
PLANNING & ZONING

3. Relief requested.

Please state with specificity the relief which you request and the facts upon which you base this request:

TO EXTEND A 150FT PIER AN ADDITIONAL 30 FT. FOR
A TOTAL OF 180 FT.. THE ADDITIONAL 30FT IS REQUIRED
TO ATTAIN 3 1/2 FT OF WATER AT MEAN LOW TIDE. THE VESSEL
DOCKED AT THE PIER REQUIRES A MIN. OF 3 FT. OF WATER.

4. State the name, address and Phone No. of the record owner of the property involved. If Applicant is not the record owner, also state your status with regard to the property.

DENNIS J COYLE Phone 410 827 0083
244 MATTAPEX LN STEVENSVILLE MD 21166

Owner's Phone No.: H: 410 827 0083 W: 301 586 1155

5. Names and addresses of persons to be summoned as witness or notified of hearing (please circle one):

NOT REQUIRED - DOES NOT AFFECT ADJOINING PROPERTIES.

6. Previous Applications. If this property has previously been the subject of a prior application, state the name, date, the number of the application and the results thereof.

NO PRIOR APPLICATIONS

7. a) Documents required for submission. Please attach hereto the following documents: **FAILURE TO ATTACH ANY REQUIRED DOCUMENT WILL SUSPEND THE APPLICATION PROCESS UNTIL SUBMISSION. DOCUMENTS MAY NOT BE ALTERED OR AMENDED AT THE TIME OF THE HEARING WITHOUT APPROVAL OF THE BOARD.**

- 1. Eight copies of this Application, including eight copies of "Affidavit As To Owners of Adjoining Property" (attached).
- 2. Two copies of the most recent deed to property.
- 3. One copy of the sectional zoning map.
- 4. One copy of tax map if parcel is not identified on sectional zoning map.
- 5. One copy of correspondence from the Department of Planning and Zoning.

- ___ 6. One copy of Notification of Project Application form (attached) if property is located within the Critical Area.
- ___ 7. One copy of correspondence from the Critical Area Commission, if applicable.
- ___ 8. One copy of correspondence from the Queen Anne's County Health Department, if applicable.
- ___ 9. One copy of correspondence from Queen Anne's County Sanitary District, if applicable.
- ___ 10. One copy of soil conservation permit, if applicable.
- ___ 11. One copy of building or use permit, if applicable.
- ___ 12. Eight copies of site plan, concept plan or sketch plan required by Section 18-1-207 and 18-1-229 of the Queen Anne's County Code, Title 18.
- ___ 13. One copy of Army Corps of Engineers and Dept. of Natural Resources permits, if applicable. (these permits shall be required to be obtained and introduced for the record for all applications involving structures in navigable waters and requiring Army Corps of Engineers and Dept. of Natural Resources permits).
- ___ 14. Any other documents necessary for project approval pursuant to Section 18-1-132 of the Queen Anne's County Code, Title 18.
- ___ 15. Any other documents necessary for project approval pursuant to Section 14-161 of the Queen Anne's County Code, Title 14.

I CERTIFY, that a copy of the within Application was filed with the Queen Anne's County Board of Appeals on this 7th day of July, 1999.

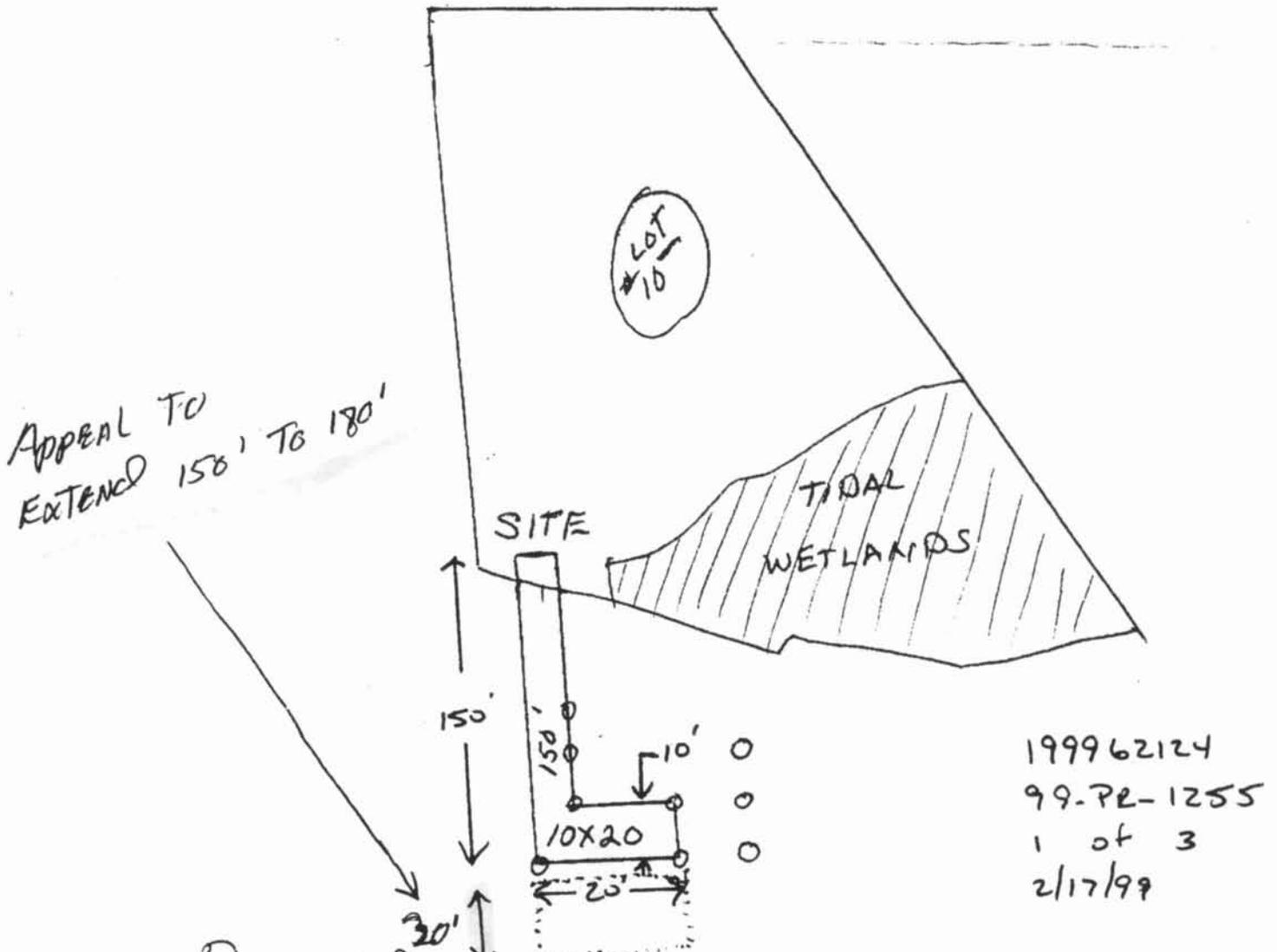
I do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing application are true and correct to the best of my personal knowledge, information and belief.



Applicant
or his/her or their Attorney

TO CONSTRUCT A 6' X 150' PIER
WITH A 10' X 20' PLATFORM
ON END WITH 3 MOORING PILES

Bay Shore Marine Const.
304 Cockey Lane
Stevensville, MD 21666



APPEAL TO
EXTEND 156' TO 180'

199962124
99-P2-1255
1 of 3
2/17/99

Dennis J. Cozby
244 Mattapes Plantation Ln.
Stevensville Md 21666
2/17/99
Co. Queen Ann.