

lit 7/23/99 AMZ

MSA-S-1829-518

QC 380-99
SUB

Butz, Inc
04-99-052



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 23, 1999

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

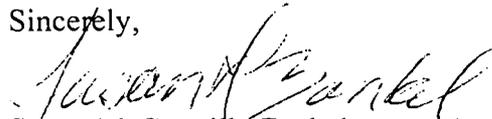
**RE: Butz, Inc. - Administrative subdivision
04-99-052 - c**

Dear Ms. Carter:

Thank you for providing me with information on the above referenced administrative subdivision request. Commission staff do not oppose the adjustment of the existing lot line between lots 60 and 61 as proposed. While no development activities have been proposed with this application, all development activities proposed on the newly configured lots must be consistent with the Limited Development Area criteria and Habitat Protection Area requirements in the County's program and State criteria.

Please include this letter in your file and submit it as a part of the record for subdivision. Please notify the Commission in writing of the decision made in this case. If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,


Susan McConville Zankel
Natural Resources Planner

cc: QA 380-99

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

Chesapeake Bay Critical Area Commission
45 Calvert Street, 2nd Floor
Annapolis, Maryland 21401
1-410-260-7516

Notification of Project Application

Jurisdiction: Queen Anne's County

Date: 7-9-99

Name of Project (site/subdivision name, etc.) LOT 60 & 61, BLK D, HARBORVIEW
BUTZ INC.

Local Case Number: 04-99-052-C

Project Location/Address: HARRINGTON ROAD, CHESTER MD.

Tax Map# 57

Block# D

Lot# 60/61

Parcel# 508

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/Marine
- 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: REVISE LOT LINE BETWEEN LOTS 60 & 61.

Site Inventory of Area Only In The Critical Area

IDA Acres _____
LDA Acres 1.134
RCA Acres _____
Total Acres In Critical Area _____
Agricultural Land _____
Existing Forest/Woodland/Trees _____
Existing Impervious Surface _____
Growth Allocation Deduction _____
RCA to LDA _____
RCA to IDA _____
LDA to IDA _____

Area Disturbed _____
No. Lots Created _____
Lot Size Range From _____ To _____
Average Lot Size _____
No. Dwelling Units _____
Forest/Woodland/Trees Removed _____
Proposed Impervious Surface _____

Local Jurisdiction Contact Person: _____

Telephone Number: 1-410-758-1255

Response From Commission required By: 7/23/99



DEPARTMENT OF PLANNING AND ZONING
QUEEN ANNE'S COUNTY

107 N. LIBERTY STREET
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax

ADMINISTRATIVE SUBDIVISION APPLICATION

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 #: 04-99-052-C
TAX ACCOUNT #: 108159

PROJECT INFORMATION

PROPERTY OWNER OF RECORD: BUTZ INC. PHONE #: 410-827-5773

ADDRESS: 12365 MILL CREEK LA. WYE MILLS MD. 21679

APPLICANT'S NAME: GEORGE BUTZ PHONE #: 410-827-5773

ADDRESS: 12365 MILL CREEK LA., WYE MILLS, MD. 21679

AGENT FOR APPLICANT: STEVEN JURITZ PHONE#: 410-280-3122
DRUM, SHELL & ASSOC. LC

ADDRESS: 209 WEST STREET, ANNAPOLIS, MD. 21401

COMMUNITY: CHESTER ADJACENT ROAD: HARRINGTON ROAD

MAP#: 57 BLOCK#: D PARCEL#: 508 LOT NUMBERS#: 60 & 61

ZONING DESIGNATION: NC-8 CRITICAL AREA DESIGNATION LDA

ELECTION DISTRICT: 4

NUMBER OF EXISTING LOTS: 2

NUMBER OF RESULTING LOTS: 2

AREA IN EACH EXISTING LOT:

AREA IN EACH RESULTING LOT:

0.388 0.746

0.366 0.768

METHOD OF SEWERAGE DISPOSAL:

TYPE OF WATER SUPPLY:

ON-SITE SEPTIC

ON-SITE WELL

PUBLIC SEWER

PUBLIC

COMMUNITY

FOR OFFICE USE ONLY

DISTRIBUTION FOR REVIEW

DISTRIBUTION AFTER APPROVAL

P&Z EH DPW CA
SD CR ESQ SHA

DPW EH ASSESSMENT OWNER

APPROVED: _____ (PLANNING DIRECTOR) DATE: _____

RECORDED IN LAND RECORDS: _____

SURVEYOR'S CERTIFICATE

This is to certify that the undersigned, Registered Maryland Property Line Surveyor Number **422**, has surveyed and subdivided the property as described and shown on the annexed plat and that such plat is a correct representation of that survey and subdivision. All distances are shown in feet and decimals thereof. All lots meet the requirements of the Queen Anne's County Zoning Ordinance in regard to lot area, width and buildable area.

I further certify that this subdivision is/is not situated within five hundred (500) feet of a surface drain or water course serving a tributary area of 640 acres or more.

As witness my hand and seal this 27th day of July, 1999.

St. A. Opit
(Signature of Surveyor)

OWNER'S CERTIFICATE

This is to certify that the undersigned is/are the owner(s) of the land described in the annexed plat and that I/we has/have caused the land to be surveyed and subdivided as indicated thereon for the uses and purposes set forth herein. I/we also certify to the best of my/our knowledge that all recorded and unrecorded easements, restrictions, reservations or covenants have been indicated on the annexed plat. I/we hereby acknowledge and adopt the same as my/our act this _____ day of _____, 19____.

UNIFORM ACKNOWLEDGEMENT ACT

State of _____

County of _____

On this _____ day of _____, 19____, before me, the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires: _____

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Notary Public

My commission expires: _____

DRUM, SNELL & ASSOCIATES, LC
ENGINEERS & SURVEYORS

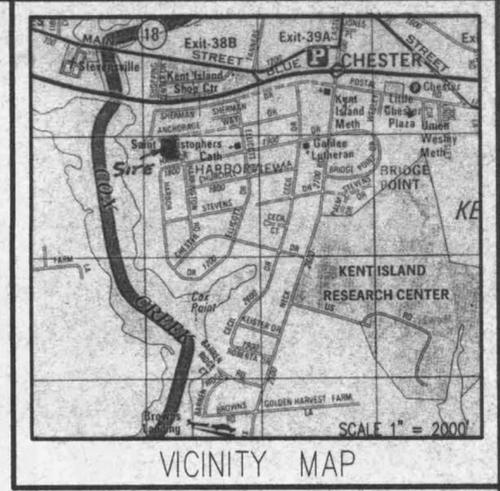
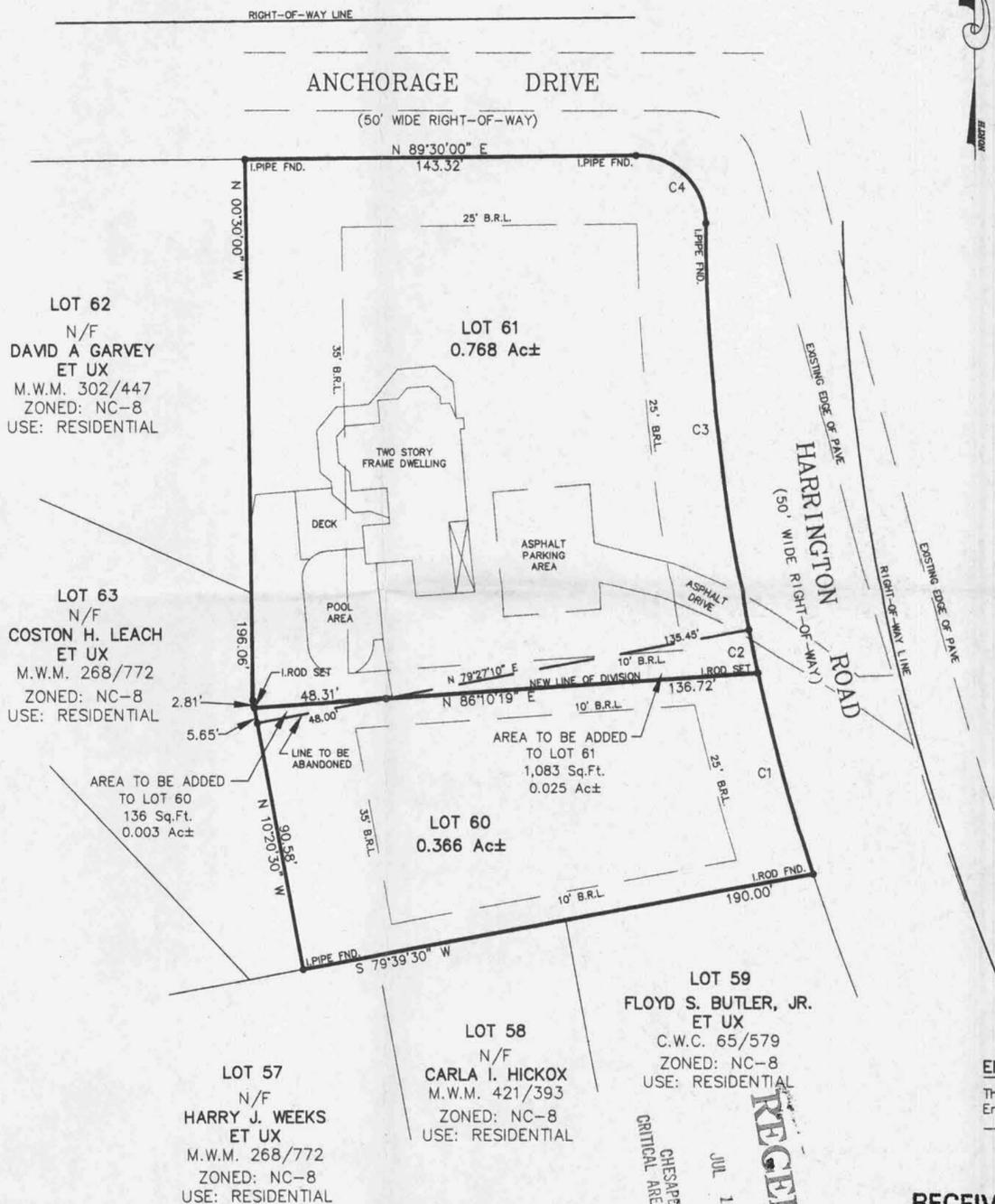
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-280-3122



SITE STATISTICS

EXISTING LOT AREA
LOT 60 = 0.388 Ac± (16,896 Sq.Ft.)
LOT 61 = 0.746 Ac± (32,487 Sq.Ft.)

RESULTING LOT AREA
LOT 60 = 0.366 Ac± (15,949 Sq.Ft.)
LOT 61 = 0.768 Ac± (33,434 Sq.Ft.)



OWNERS

LOT 60
BUTZ, INC.
12365 MILL CREEK LANE
WYE MILLS, MARYLAND 21679

LOT 61
JOHN & BONNIE COWDEN
2733 HARRINGTON ROAD
CHESTER, MARYLAND 21619

NOTES

EXISTING ZONING - NC-8
CRITICAL AREA DESIGNATION - LDA
LOTS ARE SERVICED BY PUBLIC SEWER AND PRIVATE WELLS

PUBLIC WORKS CERTIFICATE

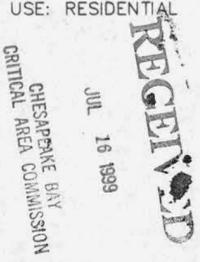
This is to verify that the annexed plat of subdivision was approved by the Department of Public Works of Queen Anne's County on the _____ day of _____, 19____.

(Signature)

ENVIRONMENTAL HEALTH CERTIFICATE

This is to verify that the annexed plat of subdivision was approved by the Environmental Health Department of Queen Anne's County on the _____ day of _____, 19____.

(Signature)



RECEIVED

DATE 7-9-99
#04-99-003-C

After this plat has been approved in accordance with this part, the word "LOT" as applied to any land within the subdivision as finally approved shall be deemed for purposes of this ordinance to mean a lot as shown on the final plat. Any prior size or configuration of all or any part of the land within such subdivision, or the prior status of any such land as a "LOT", is superseded by the final approval.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	797.09'	75.52'	75.49'	S 15°01'25" E
C2	797.09'	16.00'	16.00'	S 11°43'38" E
C3	797.09'	148.24'	148.03'	S 05°50'00" E
C4	25.00'	39.26'	35.35'	S 45°30'10" E

ADMINISTRATIVE SUBDIVISION
LOTS 60 & 61, BLOCK D
HARBORVIEW
FOURTH ELECTION DISTRICT
QUEEN ANNE'S Co., MARYLAND
JUNE 1999 SCALE: 1" = 40'