

USA-S-1829-504

Comments FB 1/05/99

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

January 25, 1999

Ms. Christine Holmberg
Department of Planning and Zoning
P.O. Box 3000
Leonardtown, MD 20650

RE: VAR #98-1903, Dorsey/Reusche
CBCAC # 655-99

Dear Ms. Holmberg:

Thank you for providing information on the referenced project. The applicant is seeking approval of a variance construction of a single family dwelling and appurtenances on steep slopes and clearing over 30%.

Staff have no objection to the granting of this variance. The proposed limits of disturbance for this lot do not exceed the square footage calculation of the proposed clearing within the Planting Schedule Table. However, if the variance request is approved, staff recommend the implementation of a Critical Area Planting agreement (see plat) to mitigate for adverse impacts to water quality and habitat from clearing and developing on steep slopes. Mitigation plantings should occur onsite and native species should be used.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for the variance. Also, please notify the Commission in writing of the decision made in this case. If you have any questions, you can contact me at (410) 260-7073.

Sincerely yours,


Tracy Batchelder
Natural Resources Planner

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



SM 655-98

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

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: St. Mary's Date: 1-5-99
Name of Project (site name, subdivision name, or other): Walter Dorsey / Larry Reusche
Local case number: VAAP # 98-1903
Project location/Address: Rt. 243, left on Bull Road, left on Knight Road,
right on Philip Road, about 200 yards on right
Tax map# 40 Block# 16 Lot# _____ Parcel# 99

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
Buffer Slope Other Clearing over 30%
- 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 _____
- as FUD

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: Variance request from Section 38.2.15, b.(2),(a) and Section 38.2.9 for construction of single-family dwelling and appurtenances on steep slopes and clearing over 30% respectively.

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 1.46

IDA ACRES _____

LDA ACRES _____

RCA ACRES 1.46

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: _____ FOREST/WOODLAND/TREES REMOVED: _____

FOREST/WOODLAND/TREES CREATED: _____

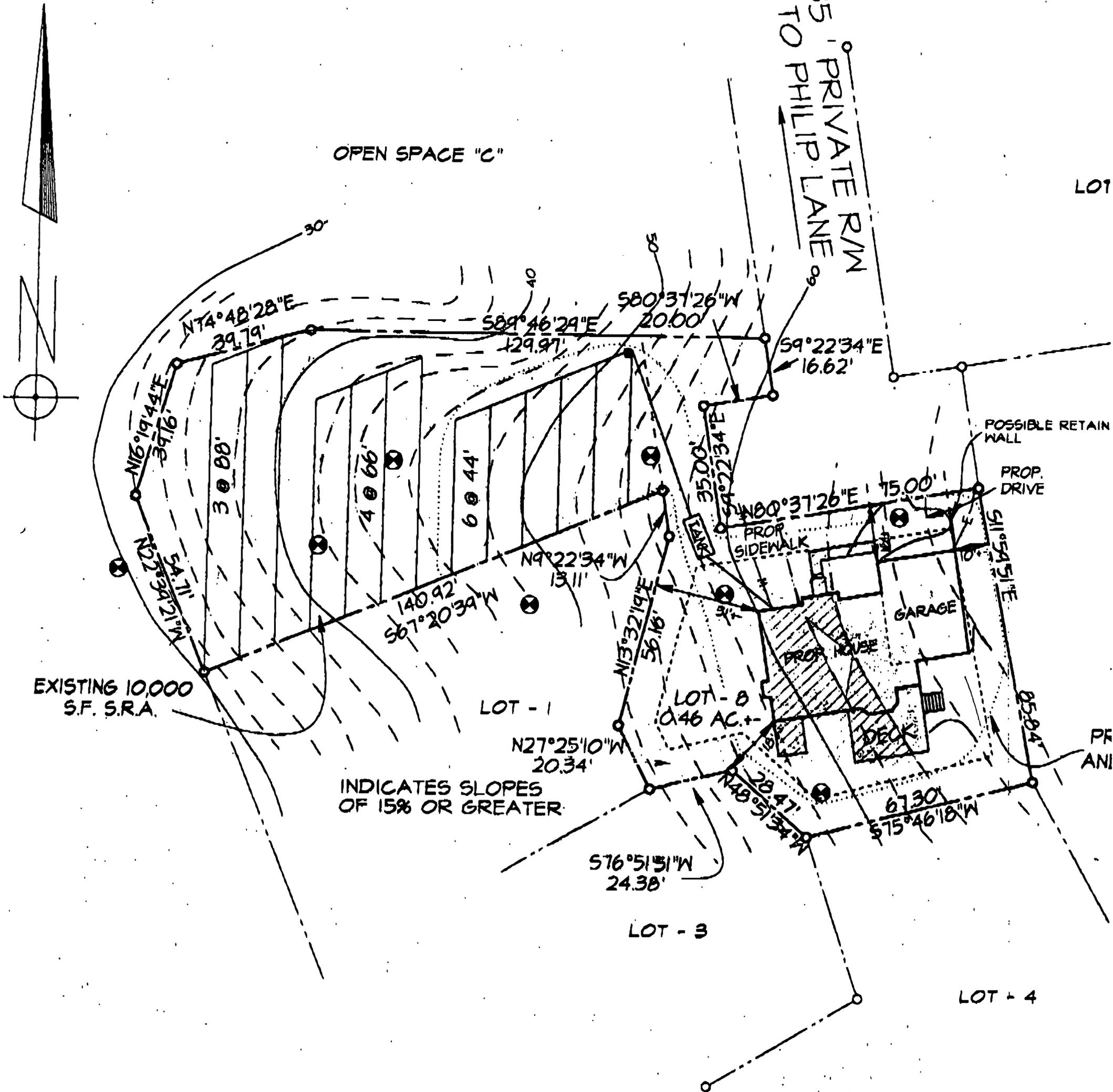
EXISTING IMPERVIOUS SURFACE: 0 PROPOSED IMPERVIOUS SURFACE: 2,777

TOTAL IMPERVIOUS SURFACE: 2,777

GROWTH ALLOCATION DEDUCTED: _____

RCA to LDA: _____ RCA to IDA: _____ LDA to IDA: _____

Local Jurisdiction Contact person: Christine Holmberg
Telephone number: 301-475-4670
Response from Commission required by: 1-22-99 Hearing Date: 1-28-99



N74°48'28"E 39.79'

S89°46'24"E 129.97'

S80°37'26"W 20.00'

S59°22'34"E 16.62'

N16°19'44"E 39.76'

N25°34'21"W 54.11'

30'00'

40'66'

60'44'

N9°22'34"W 13.11'

S67°20'39"W 140.92'

N33°32'19"E 56.16'

S35°00'00"E 35.00'

S49°22'34"E 16.62'

N80°37'26"E 15.00'

S11°59'51"E 05.84'

N27°25'10"W 20.34'

S76°51'51"W 24.38'

R48°51'34"W 28.47'

S75°46'18"W 67.30'

CRITICAL AREA CALCULATIONS

LOT AREA = 0.46 ACRES+-

IMPERVIOUS SURFACE ALLOWED AT 25% = 5009 S.F.

PROPOSED IMPERVIOUS SURFACES

HOUSE = 1920 S.F.
 DRIVE = 352 S.F.
 WALK = 92 S.F.
 DECK = 333 S.F.
 PATIO = 80 S.F.
 TOTAL = 2777 S.F. OR 14%

LOT - 7

PROPOSED LIMITS OF CLEARING AND DISTURBANCE = 9465 S.F. OR 0.22 AC.+-

47%

CLEARING STURBANCE

PROPOSED FLOOR ELEVATIONS

FIRST FLOOR = 68.0'
 BASEMENT FLOOR = 59.0'
 GARAGE FLOOR = 67.0'