

AA 186-00  
VAR

Demichiei, John  
0134

MSA-S-1829-719

Revised  
1/25/00



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

April 25, 2000

Mr. Kevin Dooley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

RE: Variance 2000-0134-V, John and Mary Demichiei

Dear Mr. Dooley:

Thank you for providing information on the above referenced variance application. The applicants are requesting a variance to permit a dwelling with less setbacks and Buffer than required and with disturbance to steep slopes. The property is designated RCA and is currently undeveloped.

Provided this lot is properly grandfathered, this office does not oppose the siting of a single family dwelling on it. Impacts should be minimized and the variance requested the minimum to provide relief. It appears that any development on this lot would require a variance due to the presence of the Buffer and the steep slopes. The applicants are proposing a significantly sized dwelling and a four-car garage. As proposed, the amount impervious surface is at the 15% limit. The applicant should be made aware that any type of additional impervious surface (e.g., swimming pool, shed, sidewalks) will necessitate another variance. Potential options for reducing initial impervious surfaces include making the impervious patio a pervious deck and reducing the footprint of the garage or dwelling. An effort should be made to minimize clearing of existing vegetation. We recommend mitigation at a 3:1 ratio for new disturbance within the Buffer.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record of this variance request. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

LeeAnne Chandler  
Natural Resources Planner

cc: AA186-00

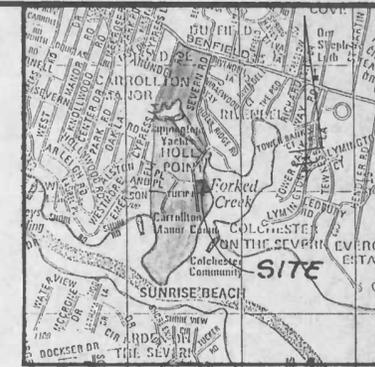
Branch Office: 31 Creamery Lane, Easton, MD 21601

(410) 822-9047

Fax: (410) 820-5093

# CLEARING TABULATION

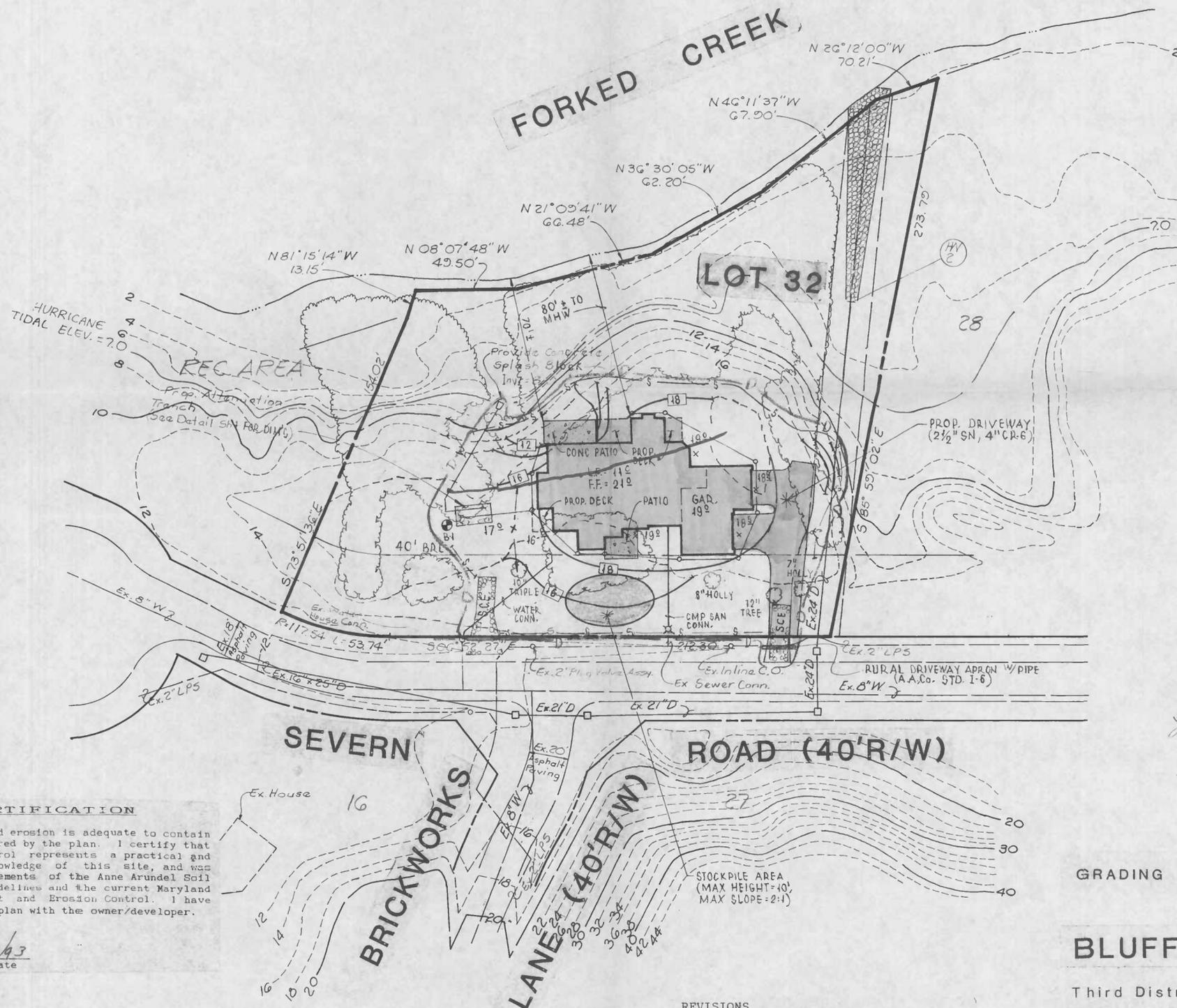
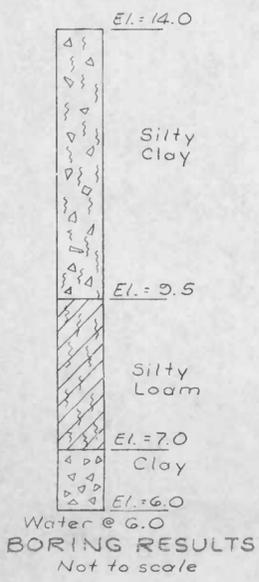
TOTAL SITE AREA	1.14 Ac.
TOTAL EXIST WOODS	0.74 Ac.
PROP. WOOD CLEARING	15,000 ± SF
PREV. APPROVED CLEARING	15,000 ± SF



## VICINITY MAP

Scale: 1" = 2000'

Maryland State Grid Meridian



## SITE ANALYSIS

Total Area of Site = 49,518 sq ft = 1.14 Ac. ±  
 Total Disturbed Area = 17,700 sq ft = 0.41 Ac. ±  
 Total Vegetated Area = 10,050 sq ft = 0.23 Ac. ±  
 Predominant Soil Type = CuB = Cut and fill land.  
 ZONING = R-1  
 IMPERVIOUS COVER = 7,380 sq ft. (15%)  
 Grading Quantities = Cut = 450 cu. yds.  
 Fill = 450 cu. yds.

## LEGEND

- Existing Contour: --- 16 ---
- Proposed Contour: --- 16 ---
- Limit of Disturbance: --- D ---
- Silt Fence: --- S ---
- Stabilized Construction Entrance: --- S.C.E. ---
- Ex. Tree Line: ---

## PRINTED

MAR 30 2000

BOYD & DOWGIALLO

Approved for Rev # 1 L. Buffette 2/4/99  
 APPROVED FOR SEDIMENT CONTROL  
 Anne Arundel Soil Conservation District  
 Lillian M. Buffette, JLB 7/30/98  
 District Official Date  
 AASCD # 306-37 SMALL POND #  
 Reviewed for technical adequacy by the  
 USDA, Soil Conservation Service

G.P.#02003202

# GRADING AND SEDIMENT CONTROL PLAN LOT 32 BLUFF POINT ON SEVERN

Third District A.A.Co.Md.  
 Scale: 1" = 40'  
 April, 1987

Sheet 1 of 2

### CONSULTANT'S CERTIFICATION

The developer's plan to control silt and erosion is adequate to contain the silt and erosion of the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and the current Maryland Standards and Specification for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer.

*Danny G. Boyd*  
 Danny G. Boyd, P.E. #8646 4/8/93  
 Date

BOYD & DOWGIALLO, P.A.

ENGINEERS • SURVEYORS • PLANNERS  
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 Millersville, Maryland 21108  
 (410) 987-2500

### REVISIONS

No.	By	Date	Description
1	JET	10/98	Revise previously approved grading plan to allow renewal of expired AASCD "green stamped" plans.
2	JET	2/00	Revise plan to show revised house footprint and house location, per owner's request.