

AA 269-05

MacBride, Terrence

~~VAR~~

0085

Special Exception

MSA-S-1829-4626

Comments

5/23/05 RL

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS  
1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

May 23, 2005

Ramona Plociennik  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road  
Annapolis, Maryland 21401

Re: Variance 2005-0085-V Terrence and Christine MacBride

Dear Ms. Plociennik:

Thank you for providing information on the above referenced special exception. The applicant is requesting a special exception to permit the combination of floor area and the expansion of a nonconforming use. The property is designated an Intensely Developed Area (IDA) and a Buffer Exemption Area (BEA). The property is currently developed with three single-family dwellings, and two sheds.

Providing the lot is properly grandfathered and the County recognizes the existing structures as legally nonconforming, this office does not oppose the request for a special exception. Based on the information provided, the applicant proposes to remove the existing structures and combine the existing impervious surface coverage from 700 and 704 Cypress Road to construct a new dwelling at 700 Cypress Road. If the new dwelling does not meet the standards for development in a BEA (Anne Arundel County Article 28, 1A-109), a variance will be necessary. It appears that a new dwelling could be constructed on the site in compliance with the BEA standards.

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

Sincerely,

A handwritten signature in cursive script that reads "Julie V. LaBranche".

Julie V. LaBranche  
Natural Resource Planner

AA 269-05 MacBride



Atlantic Development Services Group  
P.O. Box 567  
Crownsville, Maryland 21032-1218

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## CHESAPEAKE BAY CRITICAL AREA REPORT

MacBride Property

700, 702, 704 Cypress Road  
Severna Park, Maryland 21146

Tax Map 32E; Parcel 220  
Anne Arundel County Zoning: R2  
Critical Area Designation: IDA

January 15, 2005

### I. Purpose of Variances

The applicant owns a 53,015 square foot irregular shaped lot in the Manhattan Beach subdivision in Severna Park. The entire property is located within the Chesapeake Bay Critical Area and has an IDA land use designation. See the County Critical Map at the end of this report. This site is waterfront property.

The property owner wishes to apply for a building permit to rebuild the unit known as 700 Cypress Road that was severely damaged during Hurricane Isabel. This lot is legal non-conforming in that there are three single family dwellings constructed here and have been recognized by Anne Arundel County as non-conforming. As such, there are certain rights granted to the property owner in allowing the structures to remain. The owner, however, would like to demolish the units in this special exception request known as 704 Cypress Road and 700 Cypress Road and combine the square footage allowed (see site plan) along with the 30% increase allowed, and reconstruct 700 Cypress Road. Please note that 702 Cypress Road is the third structure, but is not affected by this action and has a current grading and building permit for its demolition and rebuild. This special exception, if granted, would remove one unit, 704 Cypress Road, and reconstruct 700 Cypress Road that is, as stated earlier, severely damaged.

### II. Critical Area Narrative - Site Description

The applicant's lot is irregularly shaped with three single family dwellings and several accessory structures. The total square footage is 53,015 and is presently lawn with several mature trees on the lot. In addition, the entire waterfront is bulkheaded.

The County Soil Survey has the site mapped with Adelpia Sandy Loam land complex that has a seasonal high water table and consists of fine sand. No tidal or non-tidal wetlands are located on the lot.

### III. Critical Area Narrative

#### A. Existing and Proposed Vegetation Coverage:

Existing Conditions: The lot is mostly lawn with mature trees.

Proposed Conditions: The construction of Lot 702 Cypress Road under grading permit G02010675 has extensive plantings required.

#### B. Stormwater and Water Quality:

Existing Conditions: No stormwater management is currently present on this site.

Proposed Conditions: Any stormwater management requirement would be determined at time of building permit issuance.

#### C. Aquatic Resources:

Existing Conditions: Water quality and aquatic resources in the Magothy River are probably somewhat degraded by existing surrounding development.

Proposed Conditions: With the implementation and maintenance of proper sediment control devices, no adverse impacts on aquatic resources are anticipated as a result of improvement of this lot.

#### D. Forest Clearing and Impervious Coverage

Existing Conditions: No "forest" cover is present on the site. Mostly mowed lawn with mature trees.

Proposed Conditions: Extensive plantings are already being required as a result of the construction of 702 Cypress Road under Grading Permit G02010675. Any additional planting will be implemented as required.

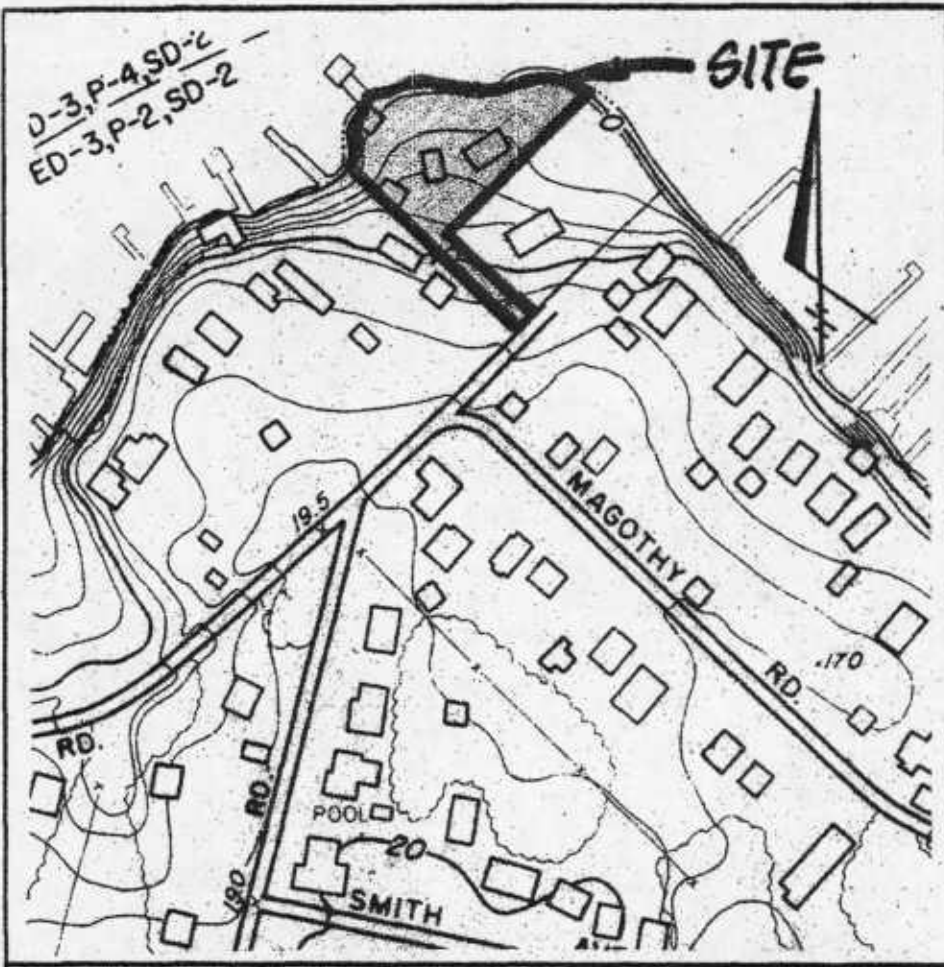
### IV. Conclusions

The special exception, if granted, will allow a reduction in impervious coverage. No adverse impacts to fish, wildlife, and plant habitat and water quality are anticipated.

### V. Site Investigation

A site investigation to obtain data to prepare this Critical Area Report was conducted on January 5, 2005 by Damon F. Cogar of Atlantic Development Services Group.





**DRAINAGE AREA MAP**

SCALE: 1" = 200'

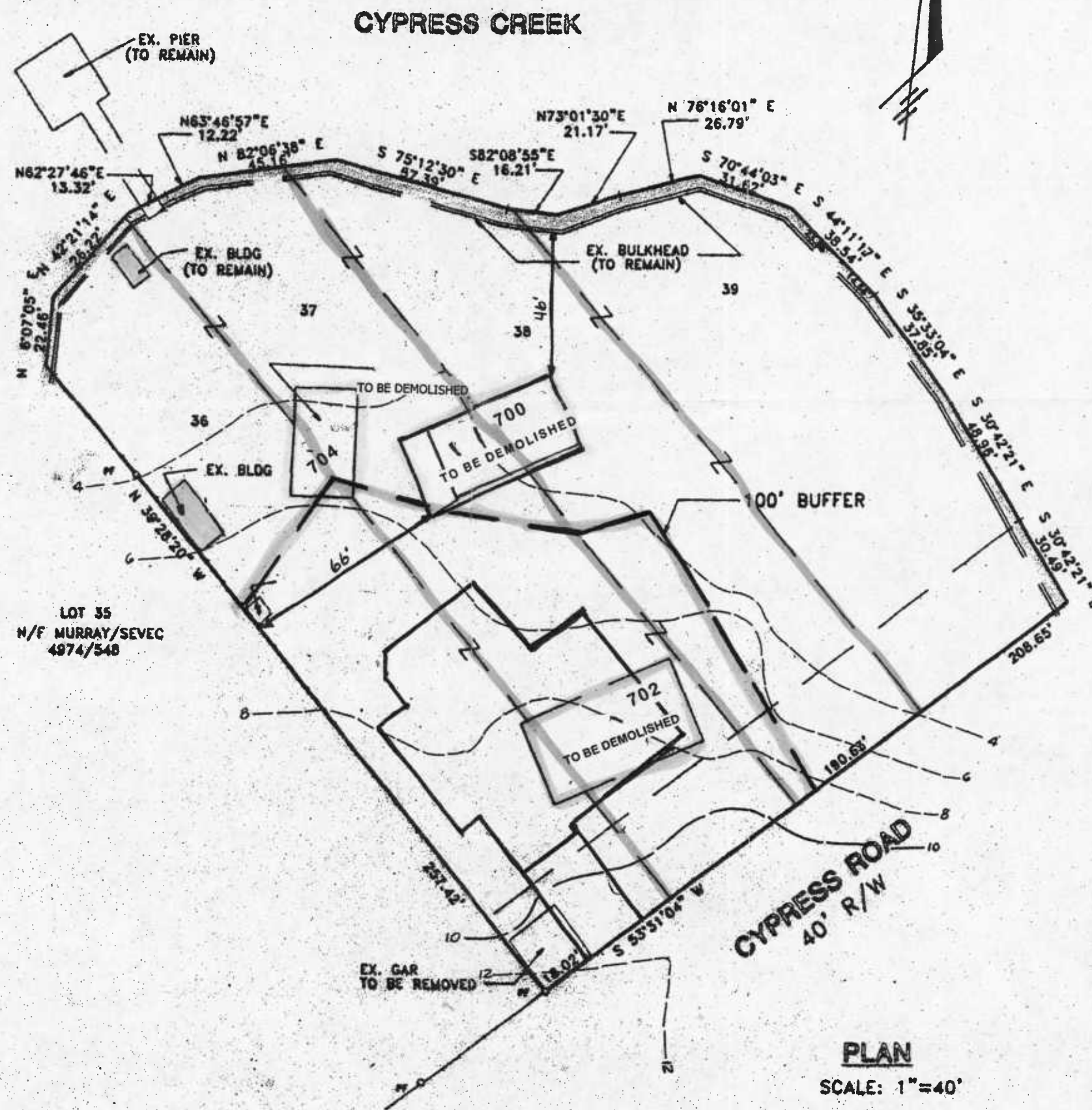
**PROPOSED SCOPE OF PROJECT**

DEMOLISH 700 (25' x 49') AND 704 (20.5' x 36'), USE COMBINED SQUARE FOOTAGE (SEE CHART) AND CONSTRUCT NEW SINGLE FAMILY DWELLING IN AREA OF 700 WITH A NEW FOOTPRINT OF 27' X 54'. LIVING AREA FOR NEW STRUCTURE WILL BE 2376 SQUARE FEET, MEASURING 27' X 44' FOR BOTH LEVELS AND A 10' X 27' DECK FOR BOTH LEVELS. HEIGHT OF 700 CYPRESS NOT TO EXCEED 35' AS PER ZONING CODE.

PLEASE NOTE THAT 702 CYPRESS CURRENTLY HAS AN ISSUED BUILDING PERMIT (B02206143) AND GRADING PERMIT (G02010675) FOR ITS DEMOLITION AND REBUILD. OUTLINE OF NEW STRUCTURE IS SHOWN.

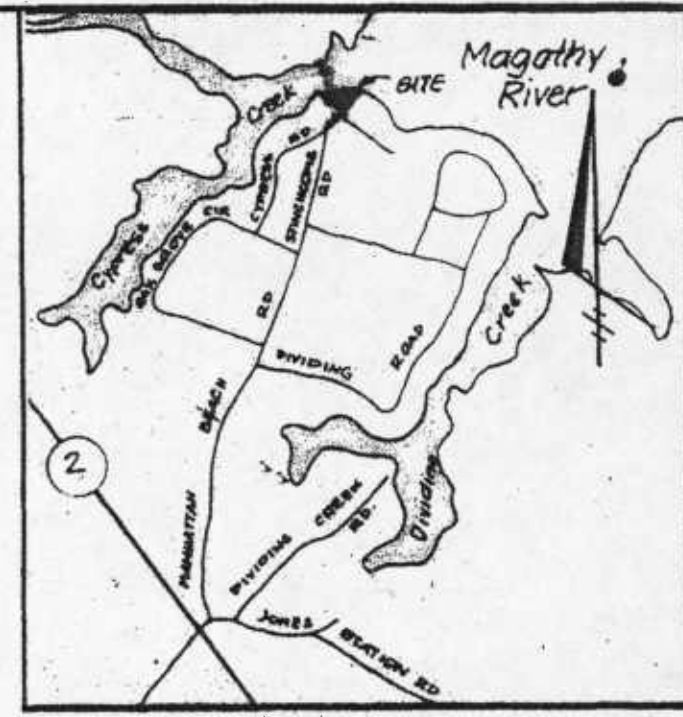
**PROPOSED WORK TO BE EFFECTED**

COMBINE	TOTAL SQ FOOTAGE FROM 700	1550
	TOTAL SQ FOOTAGE FROM 704	984
	TOTAL SQ FOOTAGE COMBINED	2534
	SQ FOOTAGE INCREASE ALLOWED (30%)	760
	TOTAL SQ FOOTAGE ALLOWED	3294
	PROPOSED SQ FOOTAGE	2196



**PLAN**  
SCALE: 1" = 40'

*Rebuild under separate grading permit*



**VICINITY MAP**  
SCALE: 1" = 2,000'

**GENERAL NOTES**

ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD SURVEY BY TERRAIN, INC. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANNE ARUNDEL CO. DEPT. OF PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SEPT. 1988 AND THE 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

**TERRAIN, INC.**  
LAND ENGINEERING & DEVELOPMENT SERVICES  
P.O. BOX 6396  
ANNAPOLIS, MARYLAND 21401  
(410) 298-1180  
FAX (410) 298-0128

THE WOODBRIDGE CENTER  
8444 SOLOMONS ISLAND ROAD  
SUITE 210  
ANNAPOLIS, MARYLAND 21401

**RECEIVED**  
APR 25 2005  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays



PLAT 1 OF 1  
**MANHATTAN BEACH**  
LOTS 38-39 SECT 1 PLAT 4  
PLAT BOOK 8, PAGE 23  
MINOR SUBDIVISION NO.  
T.M. 32E, BLOCK 4, PARCEL 220  
3RD. TAX DISTRICT  
ANNE ARUNDEL CO., MARYLAND 21148  
SCALE: AS SHOWN  
JAN, 1998