Comments 6/51/05 32

— AA 425-05 VAR

Hepburn, George 0211

Robert L. Ehrlich, Jr. Governor

Michael S. Steele
Lt. Governor



Martin G. Madden

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/

June 21, 2005

Rob Konowal Anne Arundel County Office of Planning and Zoning 2664 Riva Road Annapolis, Maryland 21401

Re: Variance 2005-0211-V George Hepurn

Dear Mr. Konowal:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to permit a dwelling addition with less setbacks and Buffer than required. The property is designated a Limited Development Area (LDA) and a Buffer Exemption Area (BEA). The property is currently developed with a single-family dwelling.

Providing the lot is properly grandfathered, this office does not oppose the variance; however impacts must be minimized and the variance the minimum necessary. Based on the information provided, we have the following comments regarding the development proposal and variance request.

- 1) As shown on the site plan, a portion of the existing dwelling is located within the Buffer, which is expanded for steep slopes.
- 2) The applicant proposes to renovate and expand the existing dwelling. It appears that the applicant has minimized impacts by limiting the area of disturbance within the Buffer to less 1,000 square feet with minimal clearing and locating most of the dwelling expansion outside the Buffer. The current proposal will result in a 3 square foot reduction in overall impervious surface coverage on the site.
- 3) Mitigation for disturbance within the Buffer should be required consistent with the provisions of the County's Buffer Exemption and Enhancement Program (Anne Arundel County Zoning Ordinance Article 28, §1A-109): for every foot of newly developed impervious surface

Rob Konowal Variance 2005-0211-V George Hepurn June 21, 2005 Page 2

within the Buffer, a vegetated buffer shall be planted within the Buffer at a ratio of two times the amount of newly developed impervious surface. If there is insufficient space to accommodate all of mitigation plantings on site, mitigation can be provided elsewhere as described in the Program. Mitigation, at a ratio of 1:1 for disturbance outside the Buffer, should be provided.

4) Stormwater should be directed away from steep slopes to a best management practice or to a stable and densely vegetated outfall to provide water quality benefits on the site.

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 variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

Julie V. LaBranche

Natural Resource Planner

Julii V. JaBranche

AA 425-05 Hepurn

0425 06 RECEIVED

AUG 3 0 2005 CRITICAL AREA COMMISSION

#### IN THE OFFICE OF ADMINISTRATIVE HEARINGS

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IN RE: GEORGE AND KAREN HEPBURN

THIRD ASSESSMENT DISTRICT

DATE HEARD: AUGUST 23, 2005

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: ROBERT KONOWAL

DATE FILED: AUGUST 2, 20

#### **PLEADINGS**

George and Karen Hepburn, the applicants, seek a variance (2005-0211-V) to permit a dwelling addition with less buffer than required on property located along the south side of Cedar Point Road, east of Boone Trail, Severna Park.

#### **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Mr. Hepburn testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

#### **FINDINGS AND CONCLUSIONS**

The applicants own a single-family residence of 1 Cedar Point Road, in the subdivision of Linstead on the Severn, Severna Park. The property comprises 15,736 square feet and is zoned R-2 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This waterfront lot on the Severn River is located in a buffer modification area. The existing dwelling is located 67 feet from mean high water. The applicants are proposing to renovate

and enlarge the dwelling. The work includes a cantilevered projection (approximately 3 by 10 feet) 64 feet from mean high water.

Anne Arundel County Code, Article 27, Section 27-13-104(a) establishes a 100-foot buffer from mean high water. However, subsection (b) creates a buffer modification area on lots created before December 1, 1985 on which the existing pattern of development prevents the 100-foot buffer from performing its protective function. Under Article 26, Section 26-8-702(b), no new impervious surface added during the expansion of an existing structure shall be placed nearer to the shoreline. Accordingly, the cantilever requires a buffer variance in the amount of three feet. (The balance of the renovations and expansion comply with the zoning and Critical Area requirements.)

Robert Konowal, a planner with the Office of Planning and Zoning, testified that the property was developed prior to the enactment of the Critical Area program. The request represents the minimum relief and is unlikely to impair the use or development of adjacent property or the character of the neighborhood. There were no adverse agency comments. By way of conclusion, Mr. Konowal offered support for the application.

Mr. Hepburn testified that the cantilever consists of a dining room "bumpout". He indicated that the request enjoys the support of his neighbors.

Mike Drum, the applicants' engineering consultant, testified that the property is irregular in shape. There would be no net increase in impervious

<sup>&</sup>lt;sup>1</sup> The Chesapeake Bay Critical Area Commission requested mitigation plantings and control of stormwater.

surfaces. The project includes sediment controls, stormwater management and reforestation. There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the code. For this Critical Area property, due to the proximity to water, a strict implementation of the program would result in an unwarranted hardship. To literally interpret the program would deny the applicants the right to expand the dwelling, a right commonly enjoyed by other properties in similar areas in the Critical Area. Conversely, the granting of the variance will not confer any special privilege that the program typically denies. There is no indication that the request results from the actions of the applicants or from land use of neighboring property. Finally, with mitigation, the variance will not adversely impact Critical Area resources and will harmonize with the general spirit and intent of the program.

I further find that the variance represents the minimum relief. This is a minor expansion toward the water. There was nothing to indicate that the granting of the variance would alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or cause a detriment to the public welfare. The approval is subject to the conditions in the Order.

#### **ORDER**

PURSUANT to the application of George and Karen Hepburn, petitioning for a variance to permit a dwelling addition with less buffer than required; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 25 day of August, 2005,

ORDERED, by the Administrative Hearing Officer of Anne Arundel

County, that the applicants are hereby **granted** a buffer variance in the amount of
three feet to permit a dwelling addition in accordance with the site plan.

The foregoing variance is subject to the following conditions:

- 1. There shall be no net increase in impervious coverage.
- 2. The applicants shall provide mitigation in accordance with the County's Buffer Modification Area Program.
- 3. Stormwater shall be directed away from steep slopes to a best management practice or a stable, densely vegetated outfall to provide water quality benefits on site.

Stephen M. LeGendre

Administrative Hearing Officer

## NOTICE TO APPLICANT

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 27-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within one year. Thereafter,

the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

#### Permonent Seeding:

- A. Soil Tests: Lime ond fertilizer will be opplied per soil tests results for sites greater than 5 ocres. Soil tests will be done at completion of rough grading. Rotes ond analyses will be provided to the groding inspector as well as the controctor.
- 1. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with six inches minimum capping of top soil. No stockpiling of material is ollowed. If needed, soil tests should be done before and ofter a 6 week incubotion period to ollow oxidation of sulfates.
- B. Seeded Preparation: Area to be seeded sholl be loose and frioble to a depth of at least 3 inches. The top lover shall be loosened by roking, disking or other acceptable means before seeding occurs. For sites less than 5 ocres, opply 100 pounds of dolomitic limestone and 21 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.
- C. Seeding: Apply 5-6 pounds per 1,000 squore feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on o moist firm seedbed with o cyclone seeded drill, cultipocker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Moximum seed depth should be 1/4 inch in cloyey soils and 1/2 inch in sondy soils when using other than the hydroseeder method. Irrigate if soil moisture is deficient to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Toble 25, entitled "Permonent Seeding For Low Mointenance Areas" from the 1994 Standards and Specifications for Soll Erosion ond Sediment Control. Mixes suitable for this area ore 1, 3 and 5-7. Mixes 5-7 are suitable in non-mowable situations.
- D. Mulching: Mulch shall be applied to all seeded areas immediately After seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading.
  - Mulch shall be unrotted, unchopped, small grain straw applied at a rote of 2 tons per acre or 90 pounds per 1,000 squore feet (2 bales). If a mulch anchoring tool is used, opply 2.5 tons per acre. Mulch materials sholl be relatively free of all kinds of weeds and sholl be completely free of prohibited noxious weeds. Spreod mulch uniformly, mechanically or by hand, to a depth of 1-2 inches
- E. Securing Strow Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or woter. The following methods ore permitted:
- (i) Use a mulch anchoring tool which is designed to punch and onchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment con operate sofely.
- (ii) Wood cellulose fiber may be used for onchoring straw. Apply the fiber binder ot o net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gollons of woter.
- (iii) Liquid binders may be used ond applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remoinder of the grea should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied of rates recommended by the manufocturers.
- (iv) Lightweight plostic netting may be used to secure mulch. The netting will be stapled to the ground

# 2. Temporary Seeding:

100 pounds of dolomitic limestone per 1,000 square feet.

15 pounds of 10-10-10 per 1,000 square feet. Fertilizer:

Perennial rye - 0.92 pounds per 1,000 squore

feet (February 1 through April 30 or August 15 through November 1). Millet - 0.92 pounds per 1,000 square feet (May

1 through August 15). Some as 1 D and E above.

3. No fills may be placed on frozen ground. All fill to be placed in opproximately harizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and porking oreos is to be classified Type 2 as per Anne Arundel County Code - Article 21. Section 2-308, and compocted to 90% density, compaction to be determined by ASTM D-1557-66T (Modified Proctor). Any fill within the building oreo is to be compocted to a minimum of 95% as determined by methods previously mentioned. Fills for pond embankments sholl be compocted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so os to be stable and prevent erosion ond slippoge.

# . Permanent Sod:

Installation of sod should follow permanent seeding dates. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water ond roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, ore to be permonently sodded or protected with an opproved erosion control netting. Additional watering for establishment may be required. Sod is not to be applied on frozen ground. Sod sholl not be harvested or tronsplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survivol. In the absence of adequote rainfoll, irrigation should be performed to insure established sod.

# 5. Mining Operations:

DESIGNED: MMD

ORIG. DATE: DEC. 13, 2004

CADD DWG #: LH02403BP

DSA PROJECT #: LH02403

MODIFIED BY/DATE: IHD - MAY 11, 2005

These drawings are the property of Drum, Loyka &

Associates, LLC. Unauthorized reproduction for any

purpose is not permitted and is an infringement upon

copyright laws. Violators will be subject to prosecution to

Sediment control plans for mining operations must include the following seeding dotes and mixtures:

DRAWN: SAW

# For seeding dates of:

February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza ot the rote of 0.5 pounds per 1,000 square

For seeding dotes of May 1 through August 14, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 squore feet and weeping lovegrass at the rate of 0.1 pound per 1,000 square feet.

NOTE: Use of this information does not preclude meeting all of the requirements of the "1994 Moryland Standards and Specifications for Soil Erosion and Sediment Control"

No. DATE BY

## 21.0 STANDARD AND SPECIFICATIONS FOR

Definition

Placement of topsoil over a prepared subsoll prior to establishment of permanent vegetation.

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture

content, low nutrient levels, low pH, materiols toxic to plants, and/or unacceptable soil gradation.

# Conditions Where Practice Applies

- o. The texture of the exposed subsoil/porent material is not odequate to produce vegetative
- b. The soil material is so shallow that the rooting zone is not deep enough to support plants or fumish continuing supplies of moisture and plant nutrients.
- c. The original soil to be vegetoted contains moterial toxic to plant growth.
- d. The soil is so acidic that treatment with limestone is not feosible.

This practice is limited to orecs having 2:1 or flatter slopes where:

For the purpose of these Standards and Specifications, areas hoving slopes steeper than 2:1 regulre special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

#### Construction and Material Specifications

Topsoil salvaged from the existing site may be used provided that it meets the standards os set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

#### Topsoil Specifications — Soil to be used as topsoil must meet the following:

- Topsoil shall be a loom, sandy loom, clay loom, silt loam, sondy cloy loam, loomy sond. Other soils may be used if recommended by on agronomist or soil scientist and approved by the oppropriate opproval out ority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and sholl contoin less than 5% by volume of cinders, stones, slag, coorse frogments, gravel, sticks, roots, trash, or other moterials larger than 1-1/2 diameter.
- II. Topsoll must be free of plants or plant ports such as bermuda grass, quackgross, Johnsongross, nutsedge, poison ivy, thistle, or others as specified.
- Where the subsoil is either highly ocidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/ocre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
  - Place topsoil (if required) and opply soil omendments as specified in 20.0 Vegetative Stabilization -Section i - Vegetative Stabilization Methods and Materials.
- For sites having disturbed oreas over 5 acres:
  - On soil meeting Topsoil specifications, obtain test results dictoting fertilizer and Ilme amendments required to bring the soil into compliance with the following:
  - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates o pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
  - b. Organic content of topsoil shall be not less than 1.5 percent by weight.
  - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
  - d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or omendments, os recommended by o qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Place topsoil (if required) and opply soil omendments as specified in 20.0 Vegetative Stabilization — Section I — Vegetative Stabilization Methods and Materials.

## Topsoll Application

When topsoiling, maintain needed erosion and sediment control proctices such as diversions, Grade Stobilization Structures, Earth Dikes, Slope Silt Fence ond Sediment Traps ond Basin:

- ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4"-8" higher in elevation.
- iii. Topsoil sholl be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of odditional sail preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of
- iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading
- Alternative for Permanent Seeding Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
  - Composted Sludge Moterial for use os a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
  - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (ot the time of ocquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
  - Composted sludge shall contoin ot least 1 percent nitrogen, 1.5 percent phosphorus, ond 0.2 percent potossium and hove o pH of 7.0 to 8.0. If compost does not meet these requirements, the oppropriote constituents must be added to meet the requirements prior to use.
  - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
  - ii. Composted sludge shall be amended with o potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime opplication rote.

References: Guideline Specifications, Soil Preporotion and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Moryland and Virginio Polytechnic Institutes. Revised 1973.

# SITE TABULATIONS SITE AREA

EX. ASPHALT DRIVE TO BE REMOVED

"EX. TRANS. BOX TO REMAIN

-PROP. TRENCH DRAIN

AND REPAVED AS SHOWN

P/O LOT 34

HARDWOOD TO

--EX. BRICK PATIO TO BE REMOVED

(0.23 AG. ±)

--RUN PROP. 6" PVC TO

DA YLIGHT

- EX. SAN. MANHOLE NO

RIM=33.48'

INV.=18.95

OA

30 TR

8

EX. SAN. MANHOLE N

RIM=31.87'

INV. = 16.07'

-28" HARDWOOD

15.736 S.F.

P/O EX. CONC. WALK TO BE

REMOVED & REPLACED WITH PAVERS

AS SHOWN (12" x 12" PAVERS, 2' CNTR. TO

DETAIL 22 - SILT FENCE

FLOW

(0.36 Ac.±)

ARTHUR L. & PATRICIA R. GUDWIN

Liber 2525 Folio 662

CRUSS SECTION

STANDARD SYMBOL

\_\_\_\_SF\_\_\_\_

Test: MSMT 509

SITE AREA TO BE DISTURBED EXISTING IMPERVIOUS SITE COVERAGE PROPOSED IMPERVIOUS SITE COVERAGE ALLOWABLE IMPERVIOUS SITE COVERAGE

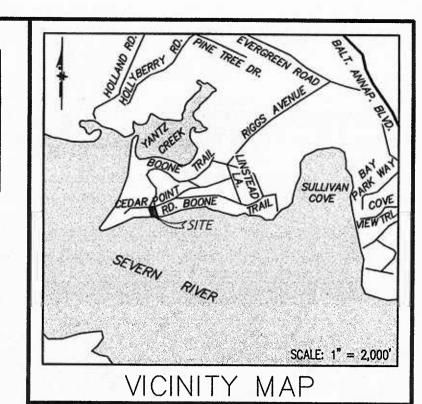
LOTS 32, 33 & HALF LOT 34

JAMES R. & KAREN D. MURPHY

Liber 5586 Folio 250

SEVERN RIVER

15,736 S.F. (0.36 Ac.) 4,975 S.F. (0.11Ac.) 6,161 S.F. (0.14 Ac.) 6,158 S.F. (0.14 Ac.) 6,161 SF. (0.14 Ac.)



# **GENERAL NOTES**

- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- 2. ALL DISTURBED AREA NOT INTENDED FOR PAVING SHALL BE SEEDED AS PER SPECIFICATIONS ON THIS SHEET.
- 3. ALL DOWNSPOUTS ARE TO BE CARRIED TO THE TOE OF FILL SLOPES. SPLASH BLOCKS ARE TO BE PROVIDED AT ALL DOWNSPOUTS NOT DISCHARGING ON A PAVED SURFACE.
- 4. REFER TO USDA-SOIL CONSERVATION SERVICE "1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL." FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREIN.
- 5. AT THE END OF EACH WORKING DAY, ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.
- ANY DISTURBED EARTH LEFT IDLE FOR PERIODS EXCEEDING 14 DAYS SHALL BE STABILIZED ACCORDING TO TEMPORARY STABILIZATION SPECIFICATIONS.
- DUST CONTROL WILL BE PROVIDED FOR ALL DISTURBED AREAS. REFER TO USDA-SOIL CONSERVATION SERVICE "1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," H-30-1 FOR ACCEPTABLE METHODS AND SPECIFICATIONS FOR DUST CONTROL. 8. SLOPES WHERE SOD IS REQUIRED MAY BE TEMPORARILY STABILIZED WITH
- MULCHING IN ACCORDANCE WITH "1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL." G-20-4 IF WEATHER CONDITIONS PROHIBIT PLACING OF SOD. PERMANENT SODDING TO BE ACCOMPLISHED AS WEATHER PERMITS.
- 9. ANY MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO AN APPROVED ANNE ARUNDEL COUNTY DISPOSAL SITE. 10. CONTRACTOR TO PLACE CUT MATERIAL ON HIGH SIDE OF TRENCH WHEN
- CONNECTING SANITARY LINE.

11. CONTRACTOR TO CONTACT MISS UTILITY 1-800-257-7777 FIVE WORKING DAYS

- PRIOR TO THE START OF WORK SHOWN ON THESE PLANS. 12. TOPOGRAPHICAL SURVEY BY: DRUM, LOYKA & ASSOCIATES, LLC

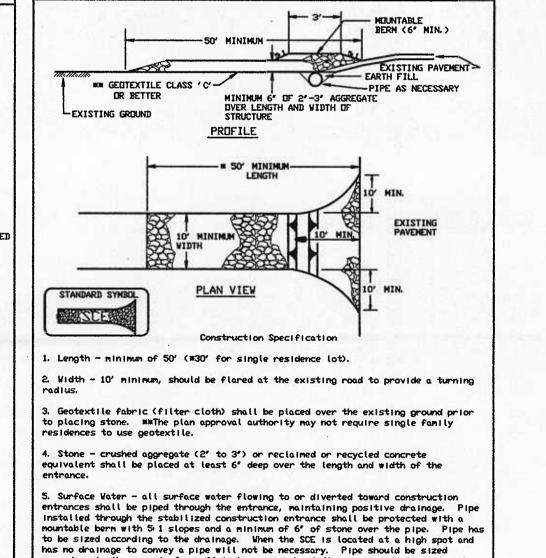
# **LEGEND**

EXISTING CONTOUR EX. WOODS LINE LIMIT OF DISTURBANCE

PROPOSED GRADE 272+ PROPOSED SPOT ELEV

S-S SILT FENCE ZONING: R2

R2 SETBACKS: FRONT=30' REAR=25' SIDE=7' MIN., 20' COMB



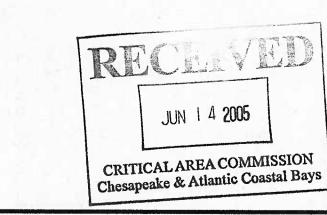
according to the amount of runoff to be conveyed. A 6' minimum will be required

5. Location - A stabilized construction entrance shall be located at every point

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SUIL CONSERVATION SERVICE F - 17 - 3 WATER MANAGEMENT ADMINISTRATION

where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



SHEET 1 OF 1

REVISIONS TO APPROVED PLANS DESCRIPTION

DRUM, LOYKA & ASSOCIATES, LLC CIVIL ENGINEERS-LAND SURVEYORS 209 WEST STREET, SUITE 203 ANNAPOLIS, MARYLAND 21401

410-280-3122

Construction Specifications

1. Fence posts shall be a minimum of 36' long driven 16' minimum into the

2. Geotextile shall be fastened securely to each fence post with wire ties

50 lbs/in (min.)

3. Where ends of geotextile fabric come together, they shall be overlapped,

4. Silt Fence shall be inspected after each rainfall event and maintained when

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SUIL CONSERVATION SERVICE E - 15 - 3 VATER MANAGEMENT ADMINISTRATION

20 lbs/in (min.)

0.3 gal ft / minute (max.) Test: MSMT 322

Tensile Modulus

ground. Wood posts shall be 11/2' x 11/2' square (minimum) cut, or 13/4' diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be

MR. & MRS. GEORGE R. HEPBURN 1 CEDAR POINT ROAD SEVERNA PARK, MARYLAND 21146 410-544-2587

OWNER / DEVELOPER

SITE PLAN

LINSTEAD ON THE SEVERN ~ LOT 35 & P/O LOT 34 1 CEDAR POINT ROAD

TAX ACCT. NO. 03-490-15323500 TAX MAP 31 GRID 18 PARCEL 84

SCALE: 1'' = 30'

DISTRICT 3RD ANNE ARUNDEL COUNTY, MARYLAND

DATE: MAY 11, 2005 | PROJ. NO: LH02403BP



# Drum, Loyka & Associates, LLC Civil Engineers - Land Surveyors

May 24, 2005

Anne Arundel County Office of Planning and Zoning 2664 Riva Road Annapolis, MD 21401

RE: Linstead on the Severn ~ Lot 35 & P/O Lot 34

1 Cedar Point Road Severna Park, MD 21146 Tax map 31, Block 18, Parcel 84 Variance Case # 2005-211-V

Sir/Madam:

Enclosed please find a variance request package for the above referenced project. The subject property is located in the community of Severna Park, on Cedar Point Road and falls within the Chesapeake Bay Critical Area with an LDA land use designation. This irregularly shaped lot resides in a buffer exempt area of the waterfront of the Severn River. The property is irregular in shape and approximately 15,736-s.f. (0.36 Ac.) in area and is improved with an existing single-family dwelling.

The applicants are proposing to renovate, improve and construct several additions to the existing single-family dwelling. The applicants request a variance to Article 27, Title 13-104(a) of the Anne Arundel County Code to allow construction within the expanded buffer.

The proposed additions include: expanding the garage on the street side of the house, enclosing an existing brick patio, and slightly extending a portion of the house on the waterfront side. The removal of several existing impervious surfaces in conjunction with the proposed construction will result in a net decrease of 3 s.f. of impervious area. The lot is forested with an assortment of large mature hardwood trees. None of these trees will be removed as a result of the proposed construction. The general topography of this lot gently slopes to the western property line. However the lot drops off steeply to a low lying area along the Severn river. As a result of these slopes the critical area buffer is expanded 50' from the top of the bank. A small portion of the proposed dwelling extends into this expanded buffer.

The applicants propose to improve their aging house. The improvements are in harmony with other properties in the surrounding neighborhood. The construction will not result in an expansion in impervious area. Further, the proposed improvements will not impose any hardships on the neighbors. Considering these facts we feel the requested variance would grant minimal relief from the code. Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,

DRUM, LOYKA AND ASSOCIATES, LLC

Ian H. Dillon, E.I.T.
Project Engineer

209 West Street, Suite 203 Annapolis, Maryland 21401 (410) 280-3122 Fax (410) 280-1952