

CA 197-05 Spann, Gisela
VAR 05-3165

MSA-S-1829-4845

Comments 4/1/05 KED
Revised 5/3/05 KED

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/

May 3, 2005

Ms. Roxana Whitt
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: Variance 05-3165 Spann

Dear Ms. Whitt:

Thank you for providing information on the above referenced revised variance. The applicant is requesting a variance from the 100-foot expanded Buffer and steep slope requirements in order to construct a single-family dwelling and garage. In addition, the applicant proposes greater than 30% clearing. The property is designated a Limited Development Area (LDA) and is currently undeveloped.

Based on the revised site plan provided, we have the following comments.

1. While the applicant has made some attempt to minimize the proposed footprint, the layout and design of the structure preclude the smaller footprint from actually minimizing adverse impacts to the steep slopes. It appears that greater attempts could be made to minimize this impact. Examples of how this minimization may occur include:
 - Elongate the proposed structure by utilizing the width of the lot, thereby allowing for a reduction in the slopeward intrusion of the dwelling. The dwelling could be expanded 6 feet on the southern side of the lot and 18 feet on the northeastern side.
 - It appears that the dwelling could be further reduced in size and still provide adequate living space. The current proposal includes 3648 square feet of interior living space. While a dwelling of this size may be suitable for a lot with fewer environmental constraints, the lot in question contains multiple sensitive environmental features which should be taken into consideration.
2. It is unclear why the applicant has chosen to configure the sewage reserve area in a vertical manner. Barring any physical or hydrological constraints as identified by the Health Department, we recommend that the applicant consider reconfiguring the SDA in a horizontal or diagonal manner. This would allow the dwelling footprint to be moved back further off the slope.

2 floors
of living space
↙

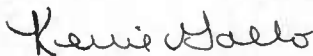
• Keep the earth dices during
construction?

Roxana Whitt
Variance 05-3165
May 3, 2005
Page 2

3. As noted in the previous variance request, the Critical Area variance standards include overcoming the burden of proof that the proposed development will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area. Based on the current proposal, this office does not believe that this standard can be adequately assured, as significant clearing and disturbance to highly erodible soils and slopes are proposed. Construction of a smaller dwelling, requiring less clearing and disturbance to erodible soils could be further achieved on this site.
4. The applicant is proposing to clear 36.7% of the lot. Based on this amount of clearing, the Calvert County Zoning Ordinance requires mitigation at a 3:1 ratio. Given that most of this clearing is also proposed within the Buffer and expanded Buffer, we recommend that mitigation be required via the planting of native woody and vegetative plantings. These plantings should be located at an alternative location within the Buffer.

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,



Kerrie L. Gallo
Natural Resource Planner
CA 197-05

- earth dike backed by silt fence backed by chain-link fence
- de-nitrifying septic
-

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/

April 1, 2005

Ms. Roxana Whitt
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: Variance 05-3165 Spann

Dear Ms. Whitt:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance from the 100-foot expanded Buffer and steep slope requirements in order to construct a single-family dwelling and garage. In addition, the applicant proposes greater than 30% clearing. The property is designated a Limited Development Area (LDA) and is currently undeveloped.

Based on the site plan provided and a site visit conducted on March 31, 2005, we provide the following comments.

1. The applicant proposes to construct a 2,784 square foot dwelling on a lot which is severely constrained by the presence of steep slopes and highly erodible soils. During the site visit, it was observed that the lot contains a flat, level area extending from the top of the slope to the existing road. While the septic area occupies most of this level area, it appears that a smaller dwelling could be constructed on this site with minimal impact to the steep slope and erodible soils. It does not appear that attempts at minimization have been made.
2. We note that the water and habitat quality of Mill Creek has been observed to be particularly threatened and potentially impaired in the general vicinity of this property. This excessive sedimentation is likely occurring as a result of the surrounding residential developments. The Critical Area variance standards include overcoming the burden of proof that the proposed development will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area. Based on the current proposal, this office does not believe that this standard can be adequately assured, as significant clearing and disturbance to highly erodible soils and slopes is proposed. Construction of a smaller dwelling, requiring less clearing and disturbance to erodible soils could be achieved on this site.

*Mattapeke,
Sassafras,
Westphalia,*

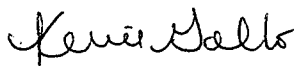
** location of drywells not acceptable per ^{City} Engineering. What will be done to ensure runoff to Mill Creek will be?*

Roxana Whitt
Variance 05-3165
April 1, 2005
Page 2

3. The applicant is proposing to clear 43.25% of the lot. Based on this amount of clearing, the Calvert County Zoning Ordinance requires mitigation at a 3:1 ratio. Given that most of this clearing is also proposed within the Buffer and expanded Buffer, we recommend that mitigation be required via the planting of native woody and vegetative plantings. These plantings should be located at an alternative location within the Buffer.

Thank you for the opportunity to provide comments. Based on the information provided, this office is not able to offer support for the development as proposed. We recommend that the Board require the applicant to revise and resubmit a site plan which demonstrates minimization, and which clearly attempts to reduce the impacts to the steep slopes. 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,



Kerrie L. Gallo
Natural Resource Planner
CA 197-05

RECEIVED

SA 05 3165

MAY 25 2005

197-05

Case No. 05-3165

CRITICAL AREA COMMISSION

Public Hearing
April 7, 2005
May 5, 2005

Gisela T. Spann has applied for a variance in the waterfront buffer requirements¹, a variance in the steep slope requirements and a variance to clear >30% of the lot to construct a single-family dwelling. The property is located at 13088 Soundings Road, Lusby (Lot 45, The Soundings) and is zoned R-1 Residential.

The matter was presented April 7, 2005 before Mr. Michael J. Reber, Chairman of the Board of Appeals, Mr. Walter Boynton, Vice Chairman and Mr. Daniel Baker. Ms. Gisela Spann was present at the hearing and was represented by Mr. Jeff Tewell from Collinson, Oliff and Associates, and Mr. Ken Appel, Real Estate Agent. The plat submitted with the application was marked Applicant's Exhibit No. 1, dated and entered into the record at the hearing. A site plan for similar development on Lot 47, which previously came before the Board, was presented at the hearing and was marked Applicant's Exhibit No. 2. Ms. Kerrie Gallo from the Chesapeake Bay Critical Area Commission was present and testified at the hearing. Mr. Doug Neiss was present at the hearing and testified he is concerned with anything that impacts the water. Mr. Paul Uher was also present at the hearing and spoke expressing concerns with the proposed development and entered the following Exhibits into the Record: (1) a plat showing lots along Harbor View adjacent to Mill Creek, which was marked Uher, Exhibit No. 1; and (2) Photographs of Lots along Mill Creek, which were marked Uher, Exhibit No. 2. A Staff Report along with photographs taken on site was also entered into the record. The Board deferred action at the April hearing for a site visit and requested the Applicant review the proposed sediment and control plan and the size of the proposed dwelling.

¹ The Applicant revised the location of the house and moved the house out of the waterfront buffer at the May hearing. The variance request has been revised form a waterfront buffer request to an extended buffer variance.

The matter was again presented May 5, 2005 before Mr. Michael J. Reber, Chairman of the Board of Appeals, Mr. Walter Boynton, Vice Chairman and Mr. Daniel Baker. Ms. Gisela Spann was present at the hearing and was represented by Mr. Jeff Tewell from Collinson, Oliff and Associates. A revised plat submitted by the Applicant was marked Applicant's Exhibit No. 1, dated and entered into the record at the hearing. An additional revised plat submitted by the Applicant was marked Applicant's Exhibit No. 2, dated and entered into the record at the hearing. Ms. Kerrie Gallo from the Chesapeake Bay Critical Area Commission was present and testified at the hearing. A Staff Report was also entered into the record.

FINDINGS OF FACT

Through testimony and evidence presented at the hearings, the Board found the following facts to be true:

1. The subject property contains 9,390 square feet. The property is zoned R-1 Residential.
2. The property is sparsely wooded throughout, with a level area near the road front, after which the terrain falls steeply toward the waterfront.
3. The Applicant is requesting a variance in the waterfront buffer requirements, a variance in the steep slope requirements and a variance to clear >30% of the lot to construct a single-family dwelling.
4. The Applicant and Applicant's Representatives testified at the April hearing that: (1) this is a ½ acre waterfront lot; (2) the site plan indicated this was a two story house; however, the proposed house is only one story; (3) the lot perked in the 90's, before the Applicant purchased the property and a new perk test was done this year; (4) the most recent perk test is now approved for the three septic systems proposed; (5) the proposed structure must be 30' from the well on adjoining Lot 46 limiting the space available for the proposed structure; (6) the proposed house would have two bedrooms; (7) the proposed deck intrudes into the buffer by approximately 4 feet; (8) the extended buffer takes up almost the entire lot; (9) the lot

would not be buildable without a buffer variance; (10) the site plan submitted as Applicant's Exhibit Number 2 shows a similar house on a similar lot (the percentage of clearing and proximity to the water are almost identical); (11) most of the lots in the Soundings require a variance for construction; (12) the clearing variance is required for the house and the septic; (13) a pit type septic system was investigated, but would not work due to the clay in the area; (14) the house has been redesigned from what was originally proposed and reduced in length by 20 feet; (15) sediment control proposed would be the most restrictive measure available; and (16) earth dikes could work and would be discussed with the Department of Public Works.

5. Staff comments submitted at the April hearing indicated: (1) the location of the well on the adjoining lot and the required area for septic recovery are dictating the house location; (2) a variance in the steep slope requirements and a variance in the extended buffer requirements are warranted as it would be impossible to construct a reasonable size house on the lot without impacting the slopes; (3) the impacts to the 100-foot buffer and clearing more than 30% of the site associated with building a 2-story house with a foot print of 2,900 square feet, not including the deck, need to be demonstrated; (4) impacts to the steep slopes and the buffer should be kept to a minimum; and (5) clearing variances in conjunction with steep slope variances are not generally in concert with that goal.
6. Ms. Kerrie Gallo from the Chesapeake Bay Critical Area Commission was present at the April hearing and indicated: (1) the lot is properly grandfathered and the applicant has the right to build on the lot; (2) the footprint of the house should be reduced; (3) complaints have recently been received from owners in this area of Mill Creek about extreme sedimentation due to construction on steep slopes; (4) Department of Public Works advised drywells are not feasible and something else needs to be proposed; and (5) required mitigation ratio would be 3:1 based on the proposed clearing.
7. Mr. Ken Appel, Real Estate Agent, was present at the April hearing and testified he has been selling real estate in the Soundings since 1962 and almost all the houses in the area are located closer than 100 feet to the water.
8. Mr. Doug Neiss, adjoining property owner, was present at the April hearing and testified he has concerns with anything that impacts the water, the measures proposed are not unreasonable, and he encourages efforts be made to minimize impacts.
9. Mr. Paul Uher was present at the April hearing and testified he is concerned that additional shoreline will be lost due to runoff from the

proposed construction and is concerned about impacts to the critical area based on the proposed construction. He submitted the following Exhibits into the Record: (1) a plat showing lots along Harbor View adjacent to Mill Creek, which was marked Uher, Exhibit No. 1; and (2) Photographs of Lots along Mill Creek, which were marked Uher, Exhibit No. 2.

10. The Board deferred action at the April hearing for a site visit and requested the Applicant review the proposed sediment and control plan and the size of the proposed dwelling.
11. The Board visited the site between the April and May hearings. Based on that visit the Board was concerned about water draining into Mill Creek.
12. The matter was again presented May 5, 2005 before the Board. Revised plats submitted by the Applicant reducing the size of the proposed house were marked as Applicant's Exhibit No. 1 and Applicant's Exhibit No. 2.
13. The Applicant and the Applicant's Representative testified at the May hearing that: (1) the size of the house was reduced as shown on Exhibit 1 and Exhibit 2; (2) he has spoken with Stephanie Taylor, Calvert County Engineering, and drywells can be placed at the front of the property with riprap pad at the rear for stormwater management; (3) he received Staff comments yesterday with concern about the proximity of the rear of the house to the water and this morning has addressed Staff concerns as shown on Exhibit 2 and moved the house 10' from where it was staked in the field and shifted the location of the septic tank to the side which allowed the proposed house, deck, etc. to be moved outside of the 100' buffer and to reduce clearing by 170'; (4) the proposed house is now in concert with two lots down, as far as house size and the amount of clearing, which previously came before the Board; (5) the new corner of the proposed house is now at least 30 feet from the well on the adjoining lot; (6) the house has been moved to the 10 foot side Building Restriction Line on the less steep portion of the lot and 75% of the house is now off the steep slopes; (7) one rear corner of the proposed house is on a diagonal and is 12' closer to the street than what was staked in the field; (8) the footprint originally proposed was 4,400 square feet; (9) the proposed footprint has been reduced to 2,872 square feet; (10) the house will be one story with a basement, not a two-story; (11) the impact on steep slopes has been reduced significantly by pulling the house forward; and (12) there is now the entire 100' buffer between the house and the shoreline.
14. Staff comments at the May hearing indicted: (1) the variance request is now for the extended buffer, not the 100' waterfront buffer; (2) clearing has been reduced; however, Planning and Zoning is still concerned about clearing on steep slopes in the buffer; and (3) proposed plantings need to be determined.

15. The Applicant and the Applicant's Representative testified at the May hearing that they would stabilize the slope right away and would use plantings that are recommended and appropriate for properties in the Critical Area.
16. Ms. Kerrie Gallo from the Chesapeake Bay Critical Area Commission was present at the May hearing and indicated she believes the house could be further redesigned and the septic system could be moved to minimize impacts to the steep slopes.
17. The Applicant and the Applicant's Representative indicated the house size has been reduced, if the septic system were moved it would be closer to the water, and the proximity of the well on the adjacent property is dictating the location of the house and septic system. If the well were not there adjustments could be made to the location of the house on this property and the type septic systems used. The Applicant's Representative also testified that the Applicant would tie into Public Water, which further reduces impacts to the property.

CONCLUSIONS

Based on the above findings of fact, the Board came to the following conclusions (in accordance with Section 11-1.01.B of the Calvert County Zoning Ordinance):

1. Strict application of the extended buffer requirements, the steep slope requirements and the clearing requirements would impose peculiar and unusual practical difficulties and undue hardship upon the owner as the lot is property grandfathered for variance consideration.
2. Granting the variances would not cause injury to the public interest or substantially impair the intent of the Comprehensive Plan, as the extended buffer takes up almost the entire lot. A variance in the steep slope requirements and a variance in the extended buffer requirements are warranted, as it would be impossible to construct a reasonable size house on the lot without impacting the slopes. In addition, the Applicant has redesigned the house and reduced clearing requirements.
3. Findings were made which demonstrate that special conditions or circumstances exist that are peculiar to the land and that a literal enforcement of provisions within the County's Critical Area Program would result in unwarranted hardship as follows: (1) there is an operating well on the adjacent property. The required distance from this well and the requested septic system limits the space available for construction and is

dictating the location for the proposed dwelling and septic system; (2) the dwelling size has been reduced from 4,400 square feet to 2,872 square feet, and the Applicant has moved the dwelling further from the steep slopes so 75% of the house is now off the steep slopes, and farther away from Mill Creek, which minimizes impacts to the site; and (3) the Applicant has agreed to connect to the Public Water supply which alleviates further design problems with this site.

4. A literal interpretation of the Critical Area Legislation and the Calvert County Critical Area Program and related ordinances will deprive the Applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area of the County. The property is properly grandfathered for variance consideration. Based on the revisions made by the Applicant the size of the house is consistent with those on adjacent properties.
5. The granting of the variances will not confer upon the Applicant special privileges that would be denied by the Calvert County Critical Area Program to other lands or structures within the County's Critical Area. The Applicant only seeks the right to construct a single-family dwelling with an attached garage and septic system and hook up to public water.
6. The variance requests are not based upon conditions or circumstances which are the result of actions by the Applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property but due to the existing well on the adjacent property and due to the difficult physical characteristics of this property and its location within the Critical Area.
7. The granting of the variances will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area, and the granting of the variance will be in harmony with the general spirit and intent of the Critical Area law as comments from the Critical Area Commission are being incorporated as conditions to this Order.
8. The application for a variance was made in writing to the Board of Appeals with a copy provided to the Critical Area Commission.

ORDER

It is hereby ordered, by a unanimous decision, that the variance in the extended buffer requirements, the variance in the steep slope requirements, and the variance to clear >30% of

the lot to construct a single-family dwelling as requested by Gisela T. Spann be **GRANTED** based on the above findings of fact and conclusions subject to the following conditions:

1. The property shall be developed in phases with each phase being stabilized prior to proceeding to the next phase.
2. A phasing plan shall be submitted with the building permit.
3. Prior to work being done on site, the location of the house and the limitation of clearing shall be staked and marked.
4. The Applicant's construction representative shall meet with representatives from the Department of Planning and Zoning and the Department of Public Works to determine the construction grading and limit of clearing prior to construction start.
5. There shall be no stockpiling of excavated materials on site.
6. A foundation location plat by a registered surveyor must be submitted to and approved by the Department of Planning and Zoning prior to framing.
7. A 6" washed gravel bed shall be placed under any decks or deck areas to provide stabilization.
8. Downspouts on the portion of the property fronting on Soundings Road shall discharge into drywells. Discharge on the southeast portion of the property facing Mill Creek shall discharge to a riprap structure or other appropriate and approved stormwater management devices as recommended by the Department of Public Works.
9. A final as-built certification by a registered surveyor must be submitted for approval by the Department of Planning and Zoning showing that the grading was performed and structures were built according to the approved plan, prior to final approval of the project.
10. The work and the project shall be completed as set forth on Applicant's Exhibit No. 2 submitted at the May 5, 2005 hearing.
11. The deck shall remain open and no variance shall be requested in the future to enclose the deck.
12. A denitrification type septic system shall be installed to reduce nitrogen leaching from the site into Mill Creek.

13. The excavation of the deck support footings and the placement of concrete shall be done by hand and under no conditions shall heavy equipment be used during construction of the deck.
14. The planting of native vegetation between the project and the house shall be aggressive and the plantings shall be put through erosion control matting.
15. A silt fence backed with a chain link fence shall be installed behind the earth dike.

In accordance with Section 6 of the Calvert County Board of Appeals Rules of Procedure, "any party to a case may apply for a reconsideration of the Board's decision no later than 15 days from the date of the Board's Order."

In accordance with Section 11-1.02 of the Calvert County Zoning Ordinance, "any person or persons, jointly or severally, aggrieved by any decision of the Board of Appeals...may appeal the same to the Circuit Court of Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Maryland Rules, Title 7, Chapter 200 within 30 days. If any application for a variance is denied by a final order of the Board, or if appealed, by a final order of the Court, a second application involving substantially the same subject matter shall not be filed within one year from the date of the final order."

Entered: May 23 2005
Pamela P. Helie, Clerk



Michael J. Reber, Chairman

**BOARD OF APPEALS
CRITICAL AREA FORM**

**THE FOLLOWING ADDITIONAL INFORMATION IS REQUIRED FOR ALL
CRITICAL AREA VARIANCE CASES:**

PROPERTY LOCATION AND INFORMATION:

Tax Map # 45 Parcel 40 Lot 45 Block _____ Section _____
Property Address 13088 SOUNDINGS ROAD LUSBY MD 20657
Zoning R-1 Critical Area Designation LDA
Total Acreage of Property 21,708 \pm Tax ID 01-051849

PROJECT INFORMATION:

Type of construction proposed SINGLE FAMILY DWELLING
Total square footage of the proposed construction 3,340 \pm
Total square footage of existing impervious surface 66 \pm
Total square footage of proposed impervious surface 4,306 \pm
Total square footage of existing tree cover 21,708 \pm
Total square footage of disturbed area and/or tree cover to be removed 9,390 \pm = 43.25%
Is the proposed construction site within the waterfront buffer? YES
Is the proposed construction site on slopes greater than 15%? YES

ALL PLANS MUST CONTAIN THE FOLLOWING INFORMATION:

- Location and dimensions of the proposed construction.
- Location and dimensions of all existing improvements on the property.
- Location and dimensions of driveways, parking areas and accessory structures.
- Distances from proposed construction to all property lines and waterways/wetlands.
- Location of the approved well and the septic system drainfields.
- Location of the tree canopy line and limit of clearing.
- Waterfront and/or wetland buffers.

****For all new and replacement dwellings and for substantial additions, fully engineered plans are required, showing 2-foot contours, grading, and proposed sediment and erosion control measures.**

**NOTE: APPLICATIONS AND PLANS THAT ARE INCOMPLETE MAY BE
RETURNED TO THE APPLICANT FOR COMPLETION BEFORE SCHEDULING
FOR PUBLIC HEARING.**

BOARD OF APPEALS
STAFF REPORT FOR THE DEPARTMENT OF PLANNING AND ZONING

DATE: April 07, 2005

CASE NO. 05-3165

APPLICANT: Gisela Spann

VARIANCE TYPE: Buffer, Steep Slopes and Clearing

PROPERTY LOCATION: 13088 Soundings Rd., The Soundings

PROPERTY SIZE: 21,708 s.f.

WATERFRONT: Mill Creek

DISTURBED AREA: 9390 s.f.

DEVELOPMENT SITE SLOPE:

Level for the first 90 feet, then falling toward the waterfront in a 30% slope

GENERAL SITE CONDITIONS:

The property is sparsely wooded throughout, with a level area near the roadfront, after which the terrain falls steeply toward the waterfront.

COMMENTS:

Three variances are being requested to place a house on this lot. The location of the well on the adjoining lot and the required area for septic recovery are dictating the house location.

A variance in the steep slope and extended buffer requirements is warranted in that it would be impossible to construct a reasonable size house on site without impacting the slopes. Impacts to the 100-foot buffer and clearing more than 30% of the site are not necessarily warranted, and the Board should investigate the hardship associated with building a 2-story house with a footprint of 2900 s.f., not including the deck. Impacts to steep slopes and the buffer should be kept to a minimum; clearing variances in conjunction with steep slope variances is not generally in concert with that goal.

Memo

To: Roxanna Whitt
From: Stephanie Taylor, Site Engineering Technician *ST*
Date: April 01, 2005
Re: BOA Case No. 05-3165

We offer the following comments regarding the revised Board of Appeals case referenced above:

1. Per section 123.3.5(A) of the 2001 Calvert County Stormwater Management Ordinance, Lots 1 acre or less in size recorded prior to 1984 shall institute non-structural practices to the maximum extent possible and shall pay a Fee-in-Lieu.
2. All rooftop runoff should be directed into drywells or some other form of stormwater management device. However, the location of the proposed drywells is not acceptable as shown on plat. The slope at the rear of the house is approximately 33% and drywells may not be placed in this area.
3. A washed gravel bed, minimum 6" deep shall be placed under the deck to provide stabilization.
4. All disturbed slopes of 25% or greater shall be sodded as stipulated on the plan.

Site Visit, Spann Variance, 3/31/05



Top of cliff-proposed home site



Looking up to top of slope



Looking up to neighboring home



Looking upslope



Neighboring home/erosion control



Flat area of home site

INFORMATION STATEMENT

38' X 48' TWO STORY HOUSE
ON BASEMENT
24' X 24' GARAGE
10' X 36' PORCH
8' X 48' DECK

GARAGE ELEVATION: 98.5
FIRST FLOOR ELEVATION: 99.5
BASEMENT ELEVATION: 9D.5

LOT AREA: 21,7DB SQ. FT. ±
DISTURBED AREA: 7,97D SQ. FT. ±
IMPERVIOUS AREA: 3,75D SQ. FT. ±
FORESTED AREA: 21,7DB SQ. FT. ±
FORESTED AREA TBR: 7,97D SQ. FT. ±

OWNER: GISELA T. SPANN
DEED: K.P.S. 127D @ 59D
TAX I.D.#: D1-D51849

SOILS MAP #45
SOIL TYPE: MnB2 MATAPEAKE SILT LOAM,
2 TO 5 PERCENT SLOPES,
MODERATELY ERODED
SrE SASSAFRAS AND WESTPHALIA SOILS,
STEEP

THIS LOT IS IN THE CRITICAL AREA.

THIS LOT WAS RECORDED PRIOR TO JULY 1984,
WHEN STORMWATER MANAGEMENT WAS NOT REQUIRED.

CONTACT "MISS UTILITY" AT 1-8DD-257-7777 AT LEAST
48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT
HAVE ZONING APPROVAL FOR CONSTRUCTION.

THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS
AND DOES NOT IMPLY THE APPLICANT HAS MET STATE &
FEDERAL REQUIREMENTS FOR WETLAND FILLING AND/OR
WETLAND BUFFER DISTURBANCE.

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE
REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES,
EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION
LINES NOT SHOWN.

DOWNSPOUTS SHALL DISCHARGE INTO DRYWELLS & RIP-RAP PADS
AS SHOWN.

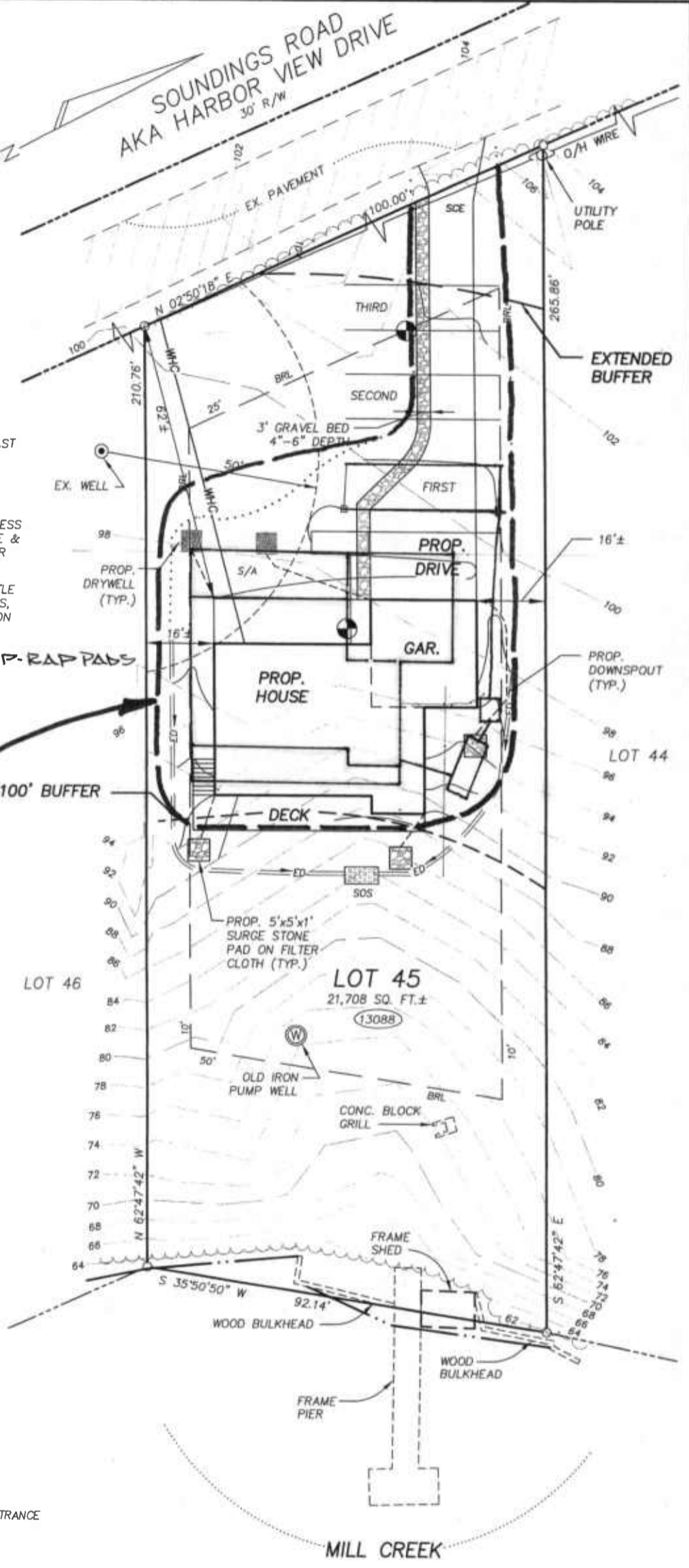
A 6" GRAVEL BED SHALL BE PLACED BENEATH
ALL DECKS AND PORCHES.

SOD SHALL BE PLACED ON ALL DISTURBED
SLOPES GREATER THAN 15%.

7800 ± OF
DISTURBANCE

S.S.05

EXHIBIT 2



LEGEND

- 1DD BUFFER
- SLOPE EXTENDED BUFFER
- EXISTING TREELINE
- ASSIGNED HOUSE NUMBER
- PERCOLATION TEST
- WHC WATER HOUSE CONNECTION
- SCE STABILIZED CONSTRUCTION ENTRANCE
- S/A STDCKPILE AREA
- SOS STDNE OUTLET STRUCTURE

BOARD OF APPEALS PLAT

LOT 45

THE SOUNDINGS

FIRST DISTRICT, CALVERT COUNTY, MD.

FOR: GISELA SPANN

COA COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678
301-855-1599 • 410-535-3101 • FAX 410-535-3103

DRAWN BY WC/RCJ

SCALE 1" = 30'

DATE 4-21-05

JOB NO. 1-8035

FOLDER SOUNDINGS

LOTS 31-60

INFORMATION STATEMENT

38' X 48' TWD STORY HOUSE - 1824
 ON BASEMENT
 24' X 24' GARAGE - 57
 10' X 36' PORCH - 360
 8' X 48' DECK - 384

GARAGE ELEVATION: 98.5
 FIRST FLOOR ELEVATION: 99.5
 BASEMENT ELEVATION: 90.5

LDT AREA: 21,708 SQ. FT. ±
 DISTURBED AREA: 7,970 SQ. FT. ±
 IMPERVIOUS AREA: 3,750 SQ. FT. ±
 FORESTED AREA: 21,708 SQ. FT. ±
 FORESTED AREA TBR: 7,970 SQ. FT. ± - 36.7%

OWNER: GISELA T. SPANN
 DEED: K.P.S. 1270 © 590
 TAX I.D.#: 01-051849

SOILS MAP #45
 SOIL TYPE: MnB2 MATAPEAKE SILT LOAM,
 2 TO 5 PERCENT SLOPES,
 MODERATELY ERODED
 SEE SASSAFRAS AND WESTPHALIA SOILS,
 STEEP

THIS LOT IS IN THE CRITICAL AREA.

THIS LOT WAS RECORDED PRIOR TO JULY 1984,
 WHEN STORMWATER MANAGEMENT WAS NOT REQUIRED.

CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST
 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT
 HAVE ZONING APPROVAL FOR CONSTRUCTION.

THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS
 AND DOES NOT IMPLY THE APPLICANT HAS MET STATE &
 FEDERAL REQUIREMENTS FOR WETLAND FILLING AND/OR
 WETLAND BUFFER DISTURBANCE.

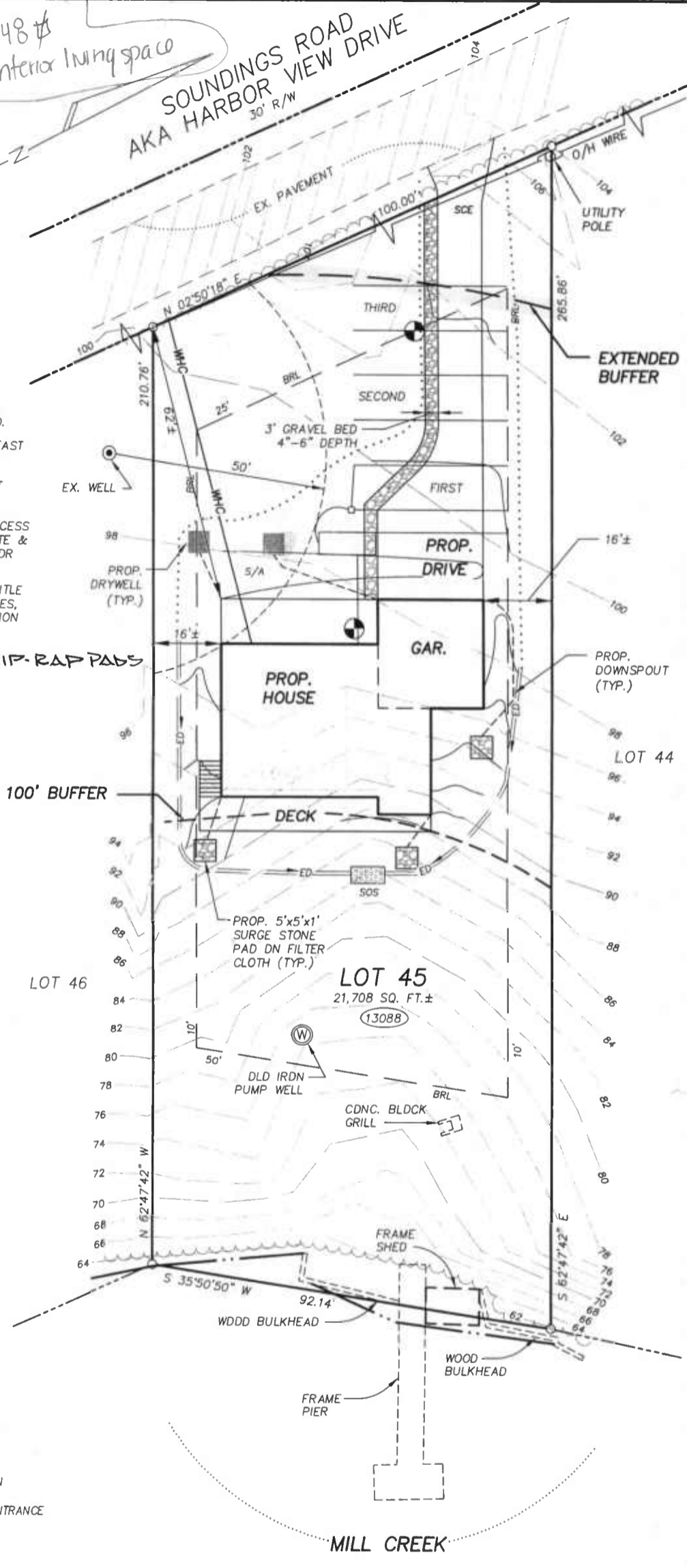
THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE
 REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES,
 EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION
 LINES NOT SHOWN.

DOWNSPOUTS SHALL DISCHARGE INTO DRYWELLS & RIP-RAP PADS
 AS SHOWN.

A 6" GRAVEL BED SHALL BE PLACED BENEATH
 ALL DECKS AND PORCHES.

SDD SHALL BE PLACED ON ALL DISTURBED
 SLOPES GREATER THAN 15%.

3648#
 interior living space



05-3165

LEGEND

- 100 BUFFER
- SLOPE EXTENDED BUFFER
- EXISTING TREELINE
- ASSIGNED HOUSE NUMBER
- PERCOLATION TEST
- WATER HOUSE CONNECTION
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILE AREA
- STONE OUTLET STRUCTURE

BOARD OF APPEALS PLAT
LOT 45
THE SOUNDINGS
FIRST DISTRICT, CALVERT COUNTY, MD.
FOR: GISELA SPANN

COLLINSON, OLIFF & ASSOCIATES, INC.
 Surveyors • Engineers
 Land Planners
 288 MERRIMAC COURT
 PRINCE FREDERICK, MARYLAND 20678
 301-855-1599 • 410-535-3101 • FAX 410-535-3103

DRAWN BY	WC/RCJ
SCALE	1" = 30'
DATE	4-21-05
JOB NO.	1-8035
FOLDER	SOUNDINGS
	LOTS 31-60