

QC 765-05  
SUB

Altman, Richard  
05-05-11-0005c

MSA-S-1829-5145

QC 11/23/05

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/)

November 23, 2005

Ms. Helen Spinelli  
Department of Planning & Zoning  
160 Coursevall Drive  
Centreville, Maryland 21617

**RE: Administrative Subdivision – Richard & Eleanor Altman  
File 05-05-11-0005-C**

Dear Ms. Spinelli:

Thank you for providing information on the above referenced administrative subdivision. The applicants propose to relocate a lot line between two existing lots to transfer approximately 2.19 acres from one lot to the other. The lots are designated RCA and one of the two appears to be developed with a single family dwelling.

Commission staff has reviewed the plat. Provided that any future development on either of the lots is consistent with the development standards for the RCA, this office has no Critical Area concerns regarding the proposed subdivision.

Thank you for the opportunity to comment on this subdivision. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler  
Natural Resources Planner

cc: QC765-05

R I C H A R D A N D E L E A N O R A L T M A N

November 15, 2005

Mr. J Steven Cohoon  
Development Review Chief  
Department of Planning and Zoning  
160 Coursevall Drive  
Centreville, MD 21617

Dear Mr. Cohoon:

Please accept this application lot a Lot Line Adjustment/Administrative Subdivision affecting adjacent properties my wife, Ellie, and I own on Bennett Point Road. We plan to place these properties in conservation easements with Maryland Environmental Trust (MET). As you know, a conservation easement will restrict the further development of the land forever.

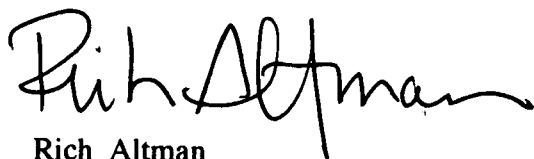
The easements will be created in two phases. We hope to complete and record the lot line adjustment and place the first easement before the end of this year. The two adjacent lots total approximately 18 acres.

In order to accomplish the initial phase, we need to adjust the property line separating the two lots, transferring about 2 acres from one lot to the other. In this process, no new lots are created. You reviewed a similar reconfiguration and wrote an opinion letter about the plan, at my request, when we purchased Parcel 88-Lot 1 from Maureen Waterman on 12/31/2001.

Note that the bearings shown on the plat for Parcel 88, Lot 1, differ from those contained in the deed for that parcel. They maintain the same relationships as the deed bearings, but have been "rotated" to be compatible with the bearings listed in the Parcel 61 deed. A plat note describes this situation.

Please call if you have any questions about our plans or the other submittal materials. I have briefed Helen Spinelli on our program. She reviewed a draft plat and application on November 9, 2005 and provided many useful comments.

Sincerely,

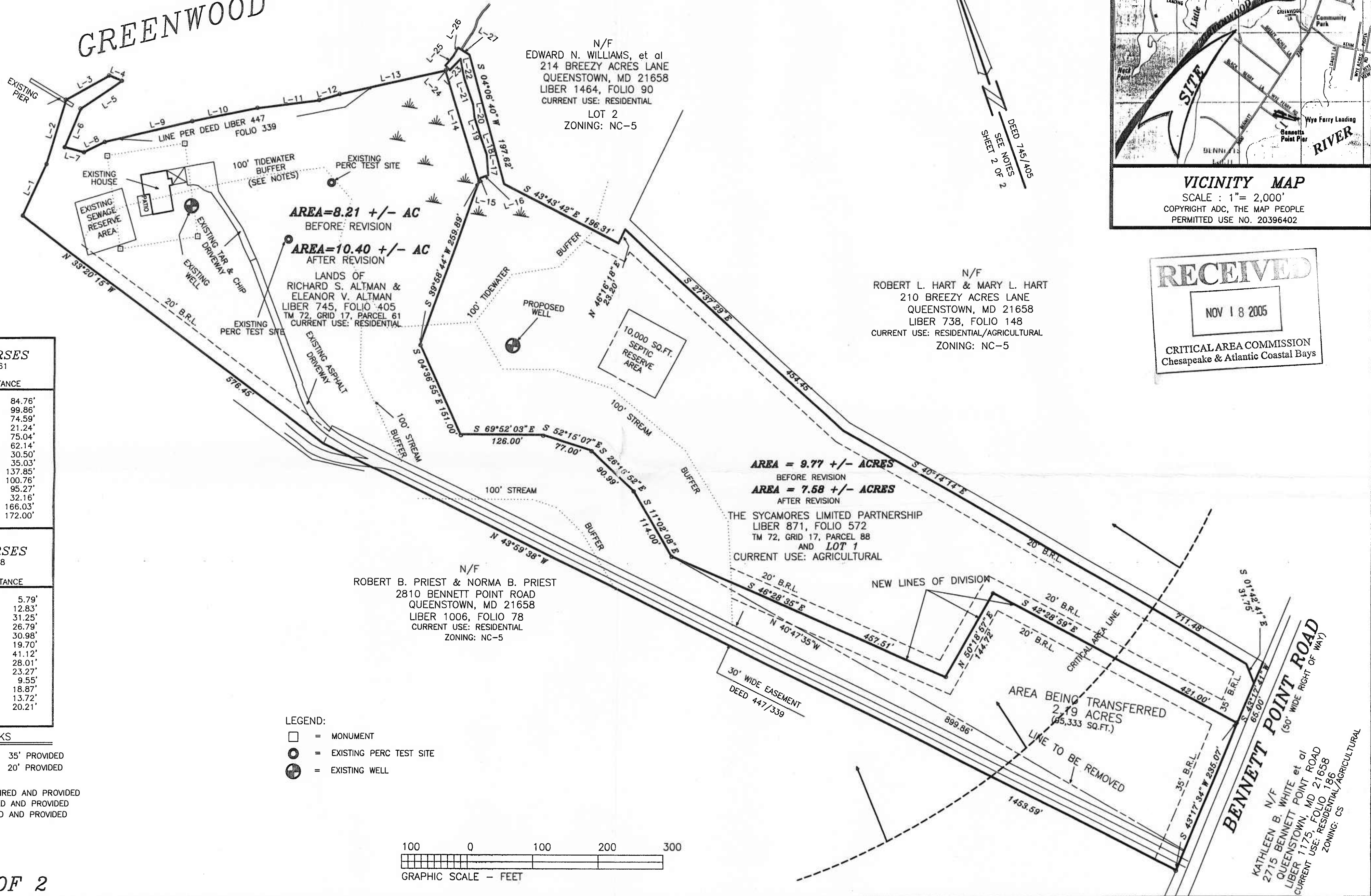


Rich Altman

attachments

2 8 0 0 B E N N E T T P O I N T R O A D Q U E N S T O W N , M D 2 1 6 5 8

# GREENWOOD CREEK



N/F  
 EDWARD N. WILLIAMS, et al  
 214 BREEZY ACRES LANE  
 QUEENSTOWN, MD 21658  
 LIBER 1464, FOLIO 90  
 CURRENT USE: RESIDENTIAL  
 LOT 2  
 ZONING: NC-5

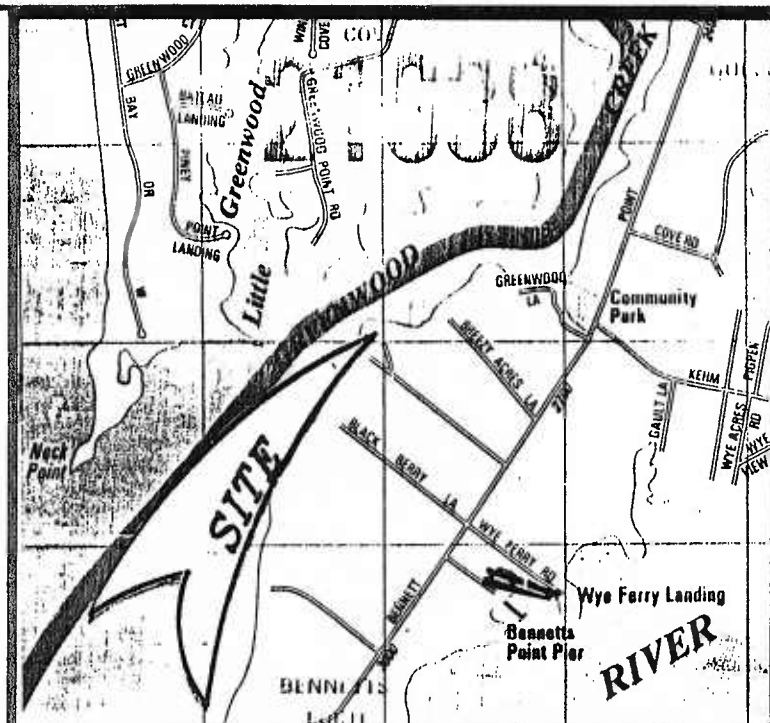
N/F  
 ROBERT L. HART & MARY L. HART  
 210 BREEZY ACRES LANE  
 QUEENSTOWN, MD 21658  
 LIBER 738, FOLIO 148  
 CURRENT USE: RESIDENTIAL/AGRICULTURAL  
 ZONING: NC-5

AREA = 9.77 +/- ACRES  
 BEFORE REVISION  
 AREA = 7.68 +/- ACRES  
 AFTER REVISION

THE SYCAMORES LIMITED PARTNERSHIP  
 LIBER 871, FOLIO 572  
 TM 72, GRID 17, PARCEL 88  
 AND LOT 1  
 CURRENT USE: AGRICULTURAL

N/F  
 ROBERT B. PRIEST & NORMA B. PRIEST  
 2810 BENNETT POINT ROAD  
 QUEENSTOWN, MD 21658  
 LIBER 1006, FOLIO 78  
 CURRENT USE: RESIDENTIAL  
 ZONING: NC-5

KATHLEEN B. WHITE et al  
 N/F  
 2715 BENNETT POINT ROAD  
 QUEENSTOWN, MD 21658  
 LIBER 1175, FOLIO 196  
 CURRENT USE: RESIDENTIAL/AGRICULTURAL  
 ZONING: CS



## VICINITY MAP

SCALE: 1" = 2,000'  
 COPYRIGHT ADC, THE MAP PEOPLE  
 PERMITTED USE NO. 20396402

**RECEIVED**

NOV 18 2005

CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

### SHORELINE COURSES

TM 72, GRID 17, PARCEL 61  
 (PER DEED)

COURSE	BEARING	DISTANCE
L-1	N 45°03'04"E	84.76'
L-2	N 37°02'51"E	99.86'
L-3	N 82°08'12"E	74.59'
L-4	S 49°12'31"E	21.24'
L-5	S 77°20'08"W	75.04'
L-6	S 43°08'38"W	62.14'
L-7	S 55°45'45"E	30.50'
L-8	N 84°09'40"E	35.03'
L-9	S 82°42'39"E	137.85'
L-10	S 81°10'08"E	100.76'
L-11	S 77°18'06"E	95.27'
L-12	S 86°16'44"E	32.16'
L-13	S 82°20'41"E	166.03'
L-14	S 02°12'37"W	172.00'

### SHORELINE COURSES

TM 72, GRID 17, PARCEL 88  
 (PER DEED)

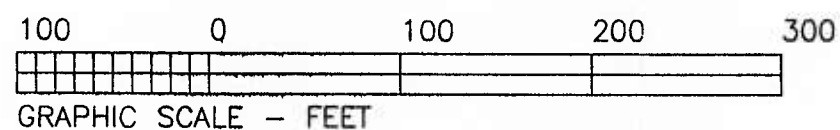
COURSE	BEARING	DISTANCE
L-15	N 35°32'55"E	5.79'
L-16	S 88°06'34"E	12.83'
L-17	N 15°09'14"E	31.25'
L-18	N 00°03'16"W	26.79'
L-19	N 01°41'08"E	30.98'
L-20	N 13°37'47"E	19.70'
L-21	N 00°04'57"E	41.12'
L-22	N 08°36'30"E	28.01'
L-23	S 64°56'20"W	23.27'
L-24	N 25°00'21"W	9.55'
L-25	N 61°11'38"E	18.87'
L-26	N 51°00'54"E	13.72'
L-27	S 38°59'06"E	20.21'

### BUILDING SETBACKS

35' FRONT YARD MINIMUM 35' PROVIDED  
 20' SIDE YARD MINIMUM 20' PROVIDED  
 REAR YARD MINIMUM: N/A  
 100' TIDEWATER BUFFER REQUIRED AND PROVIDED  
 100' STREAM BUFFER REQUIRED AND PROVIDED  
 35' ROAD FRONTAGE REQUIRED AND PROVIDED

### LEGEND:

- = MONUMENT
- ⊙ = EXISTING PERC TEST SITE
- ⊕ = EXISTING WELL



SHEET 1 OF 2

DATE	REVISION	DATE	REVISION
		10/7/05	
		JOB NO.	72/17/88
		SCALE	1" = 100'
		DRAWN BY	WCC
		APPROVED BY	WCC
		COORD:ALTMAN	
		SCREEN:ALTMAN	

**WILLIAM C. CRAIG & COMPANY, LLC**  
**LAND SURVEYORS**

300 ACADEMY STREET, SUITE 202  
 CAMBRIDGE, MARYLAND 21613

FACSIMILE (410) 228-3238

PHONE (410) 228-2295

### LOT LINE ADJUSTMENT

AND  
**ADMINISTRATIVE SUBDIVISION**

LANDS OF  
**RICHARD S. ALTMAN & ELEANOR V. ALTMAN**

TAX MAP 72, GRID 17, PARCEL 61

AND  
**THE SYCAMORES LIMITED PARTNERSHIP**

TAX MAP 72, GRID 17, PARCEL 88

FIFTH ELECTION DISTRICT

QUEEN ANNE'S COUNTY, MARYLAND

SEAL

*William C. Craig*  
 11/15/05  
 DATE

**NOTES:**

- (1) REFERENCES: LIBER / FOLIO  
 DEED 871 / 572  
 DEED 745 / 405  
 PLAT SM 28 / 47 A - E
- (2) PARCELS ARE PARTIALLY WITHIN THE "A7" ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 240054 0054 B.
- (3) PARCELS SHOWN HEREON ARE ZONED: NC-5
- (4) CURRENT LAND USE: AGRICULTURAL/RESIDENTIAL
- (5) PARCELS SHOWN HEREON ARE PARTIALLY WITHIN THE CRITICAL AREA DESIGNATION - RCA. PARCELS TO REMAIN RCA AFTER LOT LINE ADJUSTMENT.
- (6) TIDEWATER BUFFER AND STREAM BUFFER LINES WERE TAKEN FROM A PLAT RECORDED IN PLAT BOOK S.M. 28/47A-E, AND PLATBOOK S.M. 28/47C.
- (7) BEARINGS SHOWN HEREON ARE BASED ON A DEED RECORDED IN THE LAND RECORDS OF QUEEN ANNE'S COUNTY IN LIBER 745, FOLIO 405.
- (8) NO NEW LOTS OR PARCELS ARE BEING CREATED BY THIS ADMINISTRATIVE SUBDIVISION. THE 2.19 ACRE PARCEL IS BEING TAKEN FROM PARCEL 88, AND ADDED TO PARCEL 61.
- (9) AFTER THE PLAT HAS BEEN APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY ZONING ORDINANCE OR SUBDIVISION REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT.
- (10) THE PURPOSE OF THIS PLAT IS ADJUST THE PROPERTY LINES BETWEEN PARCEL 61 AND PARCEL 88, LOT 1, TO ADD 2.19 ACRES TO PARCEL 61. THIS PLAT WAS PREPARED IN CONFORMANCE WITH SECTION 18:1-165 THROUGH 171 (ADMINISTRATIVE SUBDIVISIONS) OF THE QUEEN ANNE'S COUNTY CODE.
- (11) THIS PLAT WAS MADE AS A COMPILATION OF THE EXISTING LAND RECORD INFORMATION NOTED ABOVE, AND DOES NOT DERIVE FROM NEW A NEW FIELD SURVEY.

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. 378, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH AND BUILDABLE AREA, SUBJECT TO ALL OTHER NOTES HEREON, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

*Will Craig* 11/15/05  
 WILLIAM C. CRAIG DATE

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

ELEANOR V. ALTMAN DATE

**UNIFORM ACKNOWLEDGMENT ACT**

STATE OF MARYLAND  
 COUNTY OF QUEEN ANNE  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME \_\_\_\_\_, OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

**PUBLIC WORKS CERTIFICATE:**

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

DEPARTMENT OF PUBLIC WORKS

**ENVIRONMENTAL HEALTH CERTIFICATE:**

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

APPROVING AUTHORITY

**PLANNING DEPARTMENT CERTIFICATE:**

THIS IS TO CERTIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PLANNING OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

APPROVING AUTHORITY

SUBDIVISION #05-05-\_\_\_\_\_ - \_\_\_\_\_ - C

**IMPERVIOUS AREA TABLE**

PARCEL NO.	GROSS AREA	CRITICAL AREA	UPLAND (NON-CRITICAL AREA)	ALLOWED IMPERVIOUS AREA	EXISTING IMPERVIOUS AREA	REMAINING IMPERVIOUS AREA
PROPOSED PARCEL 61	10.40 +/- ACRES	8.99 +/- ACRES	1.41 +/- ACRES	1.34 ACRES	0.54 ACRES	0.80 ACRES
PROPOSED PARCEL 88 & LOT 1	7.58 +/- ACRES	7.18 +/- ACRES	0.40 +/- ACRES	1.08 ACRES	0.00 ACRES	1.08 ACRES

**SHEET 2 OF 2**

DATE	REVISION	DATE 10/7/05	<p><b>WILLIAM C. CRAIG &amp; COMPANY, LLC</b>  <b>LAND SURVEYORS</b>          300 ACADEMY STREET, SUITE 202          CAMBRIDGE, MARYLAND 21613          FACSIMILE (410) 228-3238      PHONE (410) 228-2295</p>	<p><b>LOT LINE ADJUSTMENT</b>          AND  <b>ADMINISTRATIVE SUBDIVISION</b>          LANDS OF  <b>RICHARD S. ALTMAN &amp; ELEANOR V. ALTMAN</b>          TAX MAP 72, GRID 17, PARCEL 61          AND  <b>THE SYCAMORES LIMITED PARTNERSHIP</b>          TAX MAP 72, GRID 17, PARCEL 88          FIFTH ELECTION DISTRICT      QUEEN ANNE'S COUNTY, MARYLAND</p>	SEAL
		JOB NO. 72/17/88			<p><i>Will Craig</i>          DATE 11/15/05</p>
		SCALE 1" = 100'			
		DRAWN BY WCC      REVIEWED BY WCC			
		COORD:ALTMAN SCREEN:ALTMAN1			