

AA 415-07  
VAR

Teti, Virgil  
0192

S 1829-6299

MS comments

7-20-07

MK 3/25/08

Martin O'Malley  
*Governor*

Anthony G. Brown  
*Lt. Governor*



Margaret G. McHale  
*Chair*

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/)

March 25, 2008

Ms. Suzanne Schappert  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Teti Variance  
2008-0073-V

Dear Ms. Schappert:

Thank you for sending the above-referenced variance request for review and comment. The applicant is requesting a variance to allow a dwelling unit with less setbacks and Buffer than required. The property is 8,850 square feet in size and is located in a Limited Development Area (LDA) and Buffer Exemption Area (BEA). The property is currently developed with a house, driveway, sidewalk, stoop, and porches. The applicant proposes to renovate and rebuild an existing single-story dwelling unit and install a pervious deck over an existing porch. Total impervious surface onsite is 1,409 square feet (15.9%); if the variance is granted, total impervious surface will increase to 2,282 square feet (25.8%).

Based on the information provided, we understand that the property was granted a variance to allow a dwelling addition with less setbacks than required in July 2007. It is our understanding that, after the granting of this variance, it was determined that the foundation was in disrepair; consequently, the applicant has applied for a variance to repair the foundation, rebuild the house within the existing footprint, and construct a pervious, second-floor deck over the existing porch. It is also our understanding that the County has not asked the applicant to move the house behind the existing BEA setback line due to the existing mature tree line and septic area located in front of the house.

Provided that the lot is properly grandfathered, we do not oppose this variance request. However, we do have the following comments:

1. Mitigation for any clearing or disturbance within the Buffer for this project should be performed at a 2:1 ratio.

2. Please note that, due to the existence of an impervious porch beneath it, the proposed second story deck cannot be considered pervious in nature.

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,

*Nick Kelly*

Nick Kelly

Natural Resource Planner

cc: AA 415-07

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

July 24, 2007

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/)

Ms. Suzanne Schappert  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Teti VAR 192

Dear Ms. Schappert:

This office has received the above-referenced variance request for review and comment. The applicant is seeking a variance to allow dwelling additions with less setbacks than required. The project involves building an addition to an existing dwelling, adding to the walkway, and the addition of a wood porch. The property is in the Limited Development Area. My comments are outlined below:

1. We recommend that the new porch is constructed in a pervious manner, with spacing between the boards, six inches of gravel substrate below the deck and native plantings surrounding the foundation.

This office has no comment regarding the setback variance.

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

If you have any questions, please telephone me at (410) 260-3481 or Lisa Hoerger at (410) 260-3478.

Sincerely,

A handwritten signature in cursive script that reads "Megan J. Sines".

Megan J. Sines  
Natural Resources Planner

cc: AA 415-07

415-07

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2008-0073-V

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VIRGIL AND NINA TETI

EIGHTH ASSESSMENT DISTRICT

DATE HEARD: APRIL 15, 2008

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ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: JOHN FURY

**RECEIVED**

APR 21 2008

DATE FILED: APRIL 18<sup>th</sup>, 2008

CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

## **PLEADINGS**

Virgil and Nina Teti, the applicants, seek a variance (2008-0073-V) to allow a dwelling with less setbacks and buffer than required on property located along the west side of Bay Front Avenue, north of Cypress Avenue, North Beach.

## **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. Teti testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

## **FINDINGS AND CONCLUSIONS**

This case concerns the same property the subject of a decision by this office in Case No. 2007-0192-V (August 13, 2007). The prior Order conditionally approved a variance of two feet to the south side setback to allow a dwelling addition. The addition was planned in conjunction with the renovation of the non-conforming, one and one-half story dwelling constructed in the 1930's. It has now been determined that the foundation to the existing dwelling is unsound and must

be demolished. Accordingly, the present request is for a new dwelling in the same footprint as the pre-existing dwelling as expanded by the approved addition.<sup>1</sup>

John R. Fury, the same planner from the Office of Planning and Zoning from the prior hearing, once again supported the application. There were still no adverse agency comments.

Mr. Teti confirmed the substance of the request.

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 redevelop the property, a right commonly enjoyed by other properties in similar areas of the Critical Area. Conversely, the granting of the variance is not a 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 on neighboring property. Finally, with mitigation, the critical area variance will not adversely impact Critical Area assets and harmonizes with the general spirit and intent of the program.

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<sup>1</sup> The property is located in a buffer modification area with the existing dwelling 86 feet from water and a wood porch (7 by 20 feet) 79 feet from water. Both the original proposal and the present request include a second level deck atop a lower level wood porch. Under Anne Arundel County Code, Article 18, Section 18-13-104(a), there is a 100-foot buffer to tidal waters. However, Section 18-13-104(b) creates a buffer modification area on lots platted before December 1, 1985 on which the existing pattern of development prevents the buffer from performing its protective functions. Finally, Article 17-8-301(b) proscribes the expansion of a dwelling in a buffer modification area closer to water. Accordingly, out of an abundance of caution, I am now including a buffer variance of seven for the second floor deck.

I further find that the zoning variance is justified. In this regard, I adopt the finding of the prior Order that the property satisfies the test of unique physical conditions, consisting of its narrow width, such that there is no reasonable possibility of development in strict conformance with the code.

I further find that the variances represent the minimum relief. As indicated, the new construction follows the building lines of the existing building and the previously approved addition. There is still nothing to suggest that the granting of the variances 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 Virgil and Nina Teti, petitioning for a variance to allow a dwelling with less setbacks and buffer than required, and

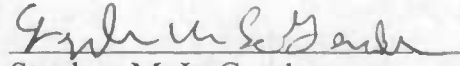
PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 18<sup>th</sup> day of April, 2008,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** a buffer variance of seven feet and a variance of two feet to the south side setback to allow a dwelling in accordance with the site plan.

The foregoing variances are subject to the following conditions:



1. The building permit is subject to the approval of the Department of Health.
2. The applicants shall provide mitigation as determined by the Permit Application Center.

  
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 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within eighteen months. 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 they will be discarded.

AA 415-07

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2007-0192-V

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IN RE: VIRGIL AND NINA TETI

EIGHTH ASSESSMENT DISTRICT

DATE HEARD: AUGUST 9, 2007

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ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: JOHN FURY

---

DATE FILED AUGUST 13<sup>th</sup>, 2007

Средства & Визитное Конверты  
СЕРИЯ VSEVA COMBINATION

1000 1 1 2000

RECEIVED

## PLEADINGS

Virgil and Nina Tcti, the applicants, seek a variance (2007-0192-V) to allow a dwelling addition with less setbacks than required on property located along the west side of Bay Front Avenue, north of Cypress Avenue, North Beach.

## 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. The applicants testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

## FINDINGS AND CONCLUSIONS

The applicants own a single-family residence with a street address of 1018 Bay Front Avenue, in the subdivision of North Beach Park, North Beach. The property comprises 8,850 square feet and is zoned R5 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This is a waterfront lot on the Chesapeake Bay. The existing one and one-half story dwelling (51 by 20 feet) is nonconforming to the south side setback. The

applicants propose to renovate the existing dwelling and to construct an addition (24 by 20 feet) that will continue the nonconforming south side setback (five feet).

Anne Arundel County Code, Article 18, Section 18-4-701 requires principal structures in the R5 district to maintain side yards seven feet wide. Accordingly, the proposal requires a variance of two feet.

John Fury, a planner with the Office of Planning and Zoning, testified that the property is below the minimum width for the district. The impervious coverage is within the allowance (1,890 square feet versus 2,766 square feet). The request is considered consistent with the character of the neighborhood. There were no adverse agency comments.<sup>1</sup> By way of conclusion, Mr. Fury supported the request.

The applicants confirmed the substance of the application. This 1930's cottage has been in their family since 1957. The renovations reuse the existing foundation. The property is heavily treed. Finally, the applicants are not proposing additional impervious surfaces for a driveway.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the code. This property satisfies the test of unique physical conditions, consisting of its extremely narrow width at the location of the dwelling (34 feet) such that there is no reasonable possibility of development in strict conformance with the code. I further find that the variance represents the minimum relief. As indicated, the new construction follows the

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<sup>1</sup> The Department of Health requested plan approval.

existing building line with no new encroachment into the side yard. There was nothing to suggest 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 condition in the Order.

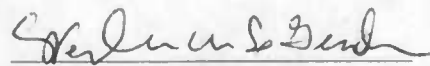
**ORDER**

PURSUANT to the application of Virgil and Nina Teti, petitioning for a variance to allow a dwelling addition with less setbacks than required; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 13<sup>th</sup> day of August, 2007,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** a variance of two feet to the south side setback to allow a dwelling addition in accordance with the site plan.

*The foregoing variance is subject to the condition that the building permit is subject to the approval of the Department of Health.*

  
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 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within eighteen months. 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.

# CRITICAL AREA REPORT CRITERIA

1018 BAY FRONT AVE, NORTH BEACH, MD 20714

## Response to Required DATA

- A. To improve EXISTING single story dwelling being 51'-3" by 20' with ATTIC being a total 1025  $\text{sq ft}$  LIVING AREA. The proposed new dwelling will increase the building width by 2' on the SOUTHSIDE and an addition of 23'-9" by 22' width RESULTING IN a Residential single story with ATTIC MEASURING 75' x 22' wide, height 19', being a total 1386  $\text{sq ft}$  LIVING AREA.
- B. Trees are mixture of Tulip Poplar, gum, and OAK with size range between 22" - 32" diameter. All trees EXISTED on property IN EXCESS of 50-75 years. Shrubs are typical Evergreens + some flowering shrubs. The only disturbed area will be the replacement of EXISTING FOUNDATION piers with continuous footing AT the same location of EXISTING FOUNDATION.
- C. A SILT FENCE will be installed AROUND perimeter of property lines on sides and across front area + rear area of structure.

D. Description	EXISTING	PROPOSED	TOTAL
House	1025 $\text{sq ft}$	361 $\text{sq ft}$	1386 $\text{sq ft}$
Sidewalk	90 $\text{sq ft}$	294 $\text{sq ft}$	384 $\text{sq ft}$
Driveway	0	0	0
Accessory Structure	120 $\text{sq ft}$	0	120 $\text{sq ft}$
WOOD PORCH	0	264 $\text{sq ft}$	264 $\text{sq ft}$
	<u>1215 <math>\text{sq ft}</math></u>	<u>264 <math>\text{sq ft}</math></u>	<u>1479 <math>\text{sq ft}</math></u>

(OVER)



~~MAR 2006~~ 6, 2008  
June 11, 2007



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

Re Variance Application  
1018 Bay Front Avenue  
North Beach Park, Maryland 20714

Dear Planning and Zoning:

We are requesting a variance to retain the existing 5' setback on the north side property line for the renovation and rebuild of the existing residential dwelling built in 1930 as a beach cottage with subsequent modification thereto. The existing dwelling consists of a single story with attic 51'-3" long by 20' wide, height 17'-6", being a total 1025 sq. ft. living area. The proposed new dwelling will increase the building width by 2' on the south side and will comply with the minimum 7' setback requirement. The dwelling will be a single story with attic, 75' by 22' wide, height 19', being a total 1386 sq. ft. living area.

The existing building lot is 34' wide and 150' in length. The adjoining secondary property lot is 50' wide and 75' in length, being a total of 8850 sq. ft.

In summary the proposed completed dwelling will have a 5' setback on the north side, a 22' wide structure and 7' setback on the south side. By reason of this exceptional lot narrowness, without the variance, the viability to build a house is diminished and hinders the ability to design and construct a single-family residence to provide a reasonable and adequate square footage living area.

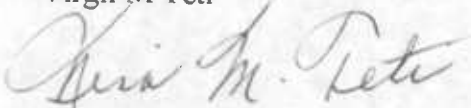
The requested variance would not diminish the existing pattern or character of the neighborhood or be detrimental to the use and enjoyment of the adjoining or neighboring properties which share similar lot characteristics as ours, but will only enhance the block and community as a whole.

Thank you for your consideration of our request.

Respectfully yours,



Virgil M Teti



Nina M Teti

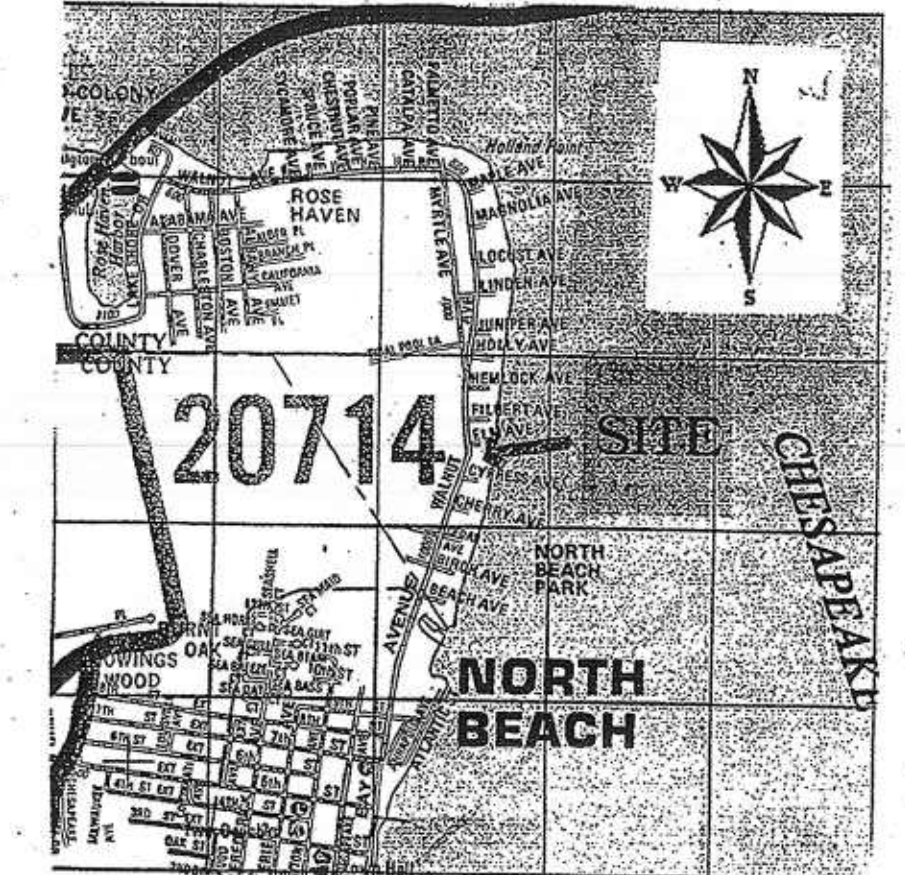
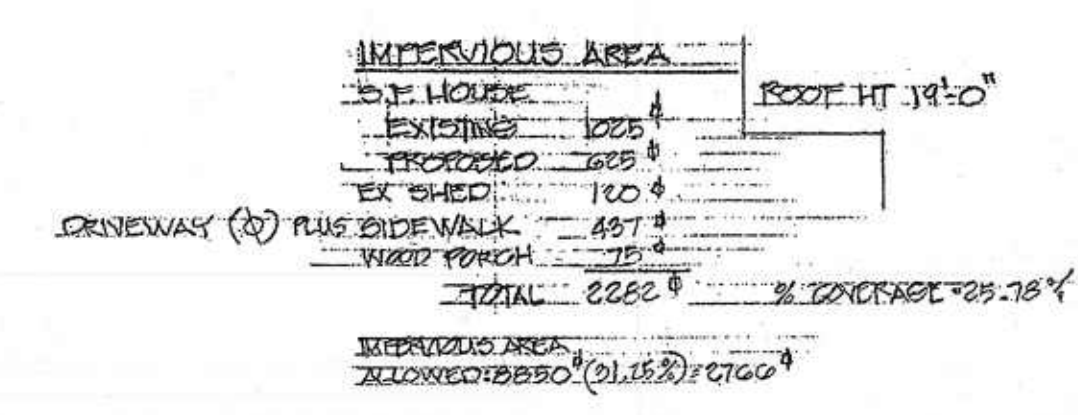
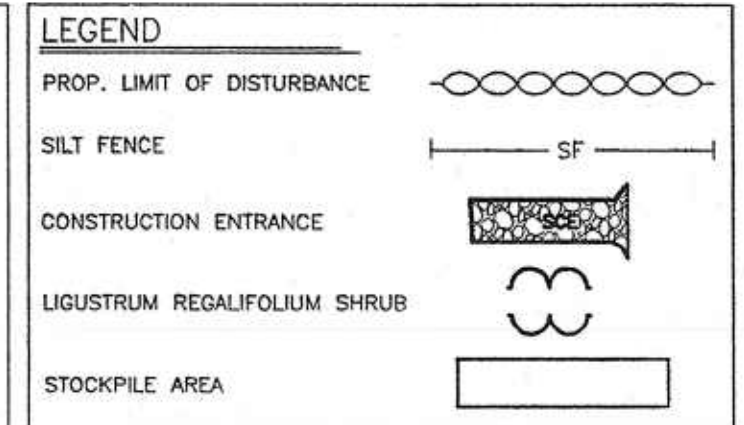
INSERT: In addition we hereby request a variance of 7 feet to the modified buffer on the EAST SIDE (FRONT) of dwelling for the construction of a SECOND LEVEL PORCH DECK and a variance of 2 feet to the side yards setback on NORTH SIDE for the construction of the above described new dwelling

TT RD 3-6-2008



Area of Existing Impervious Surfaces Tabulation		Area of Proposed Impervious Surfaces Tabulation	
House	= 1025 sf	House	= 625 sf
Driveways, Sidewalks, Stoops	= 124 sf	Driveway and Sidewalk	= 347 sf
Accessory Structures (Shed & Front Porch)	= 260 sf	Accessory Structures	= 0 sf
		Additions (Wood Porch)	= 75 sf
<b>Total existing imp. area = 1,409 sf</b>		<b>Total proposed imp. area = 1,047 sf</b>	
<b>Calculation of Red'd SF for SWM</b>		<b>Total imp. area = 2,456 sf</b>	
Existing= 1,409 sf			
Proposed= 1,047 sf			
<b>Total= 2,456 sf</b>			
Rooftop Disconnect	230 sf		
Non Rooftop Disconnect	437 sf		
Revised Proposed	1,789 sf		
Rev. Prop. - Existing	380 sf		
Plus 10% of Existing	509 sf		

- SEQUENCE OF CONSTRUCTION**
1. CONDUCT A PRE-CONSTRUCTION MEETING. NOTIFY THE DEPARTMENT OF INSPECTORS AND REPORTS AT LEAST 48 HOURS BEFORE COMMENCING WORK AT 10:00 AM - 2:00 PM. WORK MAY NOT COMMENCE UNTIL THE PERMITS AND EROSION CONTROL INSPECTOR HAS SET ON SITE WITH APPROVED PLANS.
  2. CLEAR AS REQUIRED TO INSTALL SILT FENCE, PERMETER SILT FENCE AND TREE PROTECTION DEVICES. 1 WEEK
  3. INSTALL S.C.E. 2 DAYS
  4. CONSTRUCT BUILDING FOUNDATION BUT PRESS TO FINISH THE FIRST FLOOR THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED. WITH INSPECTOR'S APPROVAL, COMMENCE WITH FINISHING HOUSE. 10 DAYS
  5. BEGIN BUILDING CONSTRUCTION. FINE GRADE AND STABILIZE ALL DISTURBED AREAS. 12 WEEKS
  6. WITH THE SEDIMENT CONTROL INSPECTOR'S APPROVAL, REMOVE SEDIMENT CONTROL DEVICES.



VICINITY MAP 1"=2000'

- NOTE:**
- 1.) 260 SQ. FT. WITHIN 100' BUFFER AREA.
  - 2.) ALL REQUIRED STORMWATER MANAGEMENT SATISFIED BY PLANTING SHRUBS AS PER CRITICAL AREA COMMISSION.
- Site Analysis:**
- Existing conditions consist of a single family structure, 51'-3" by 20' wide that will be removed and replaced with a new 75' by 22' single family structure. Existing shed on site to remain. Lot slopes from boy side of lot towards Walnut Street. Existing trees on lot to remain and required shrubs will be planted to meet code. The ground disturbance will be minimal and is concentrated in the new footing and foundation area.

**STANDARD RESPONSIBILITY NOTES** APPENDIX SEC #2

(We) certify that:

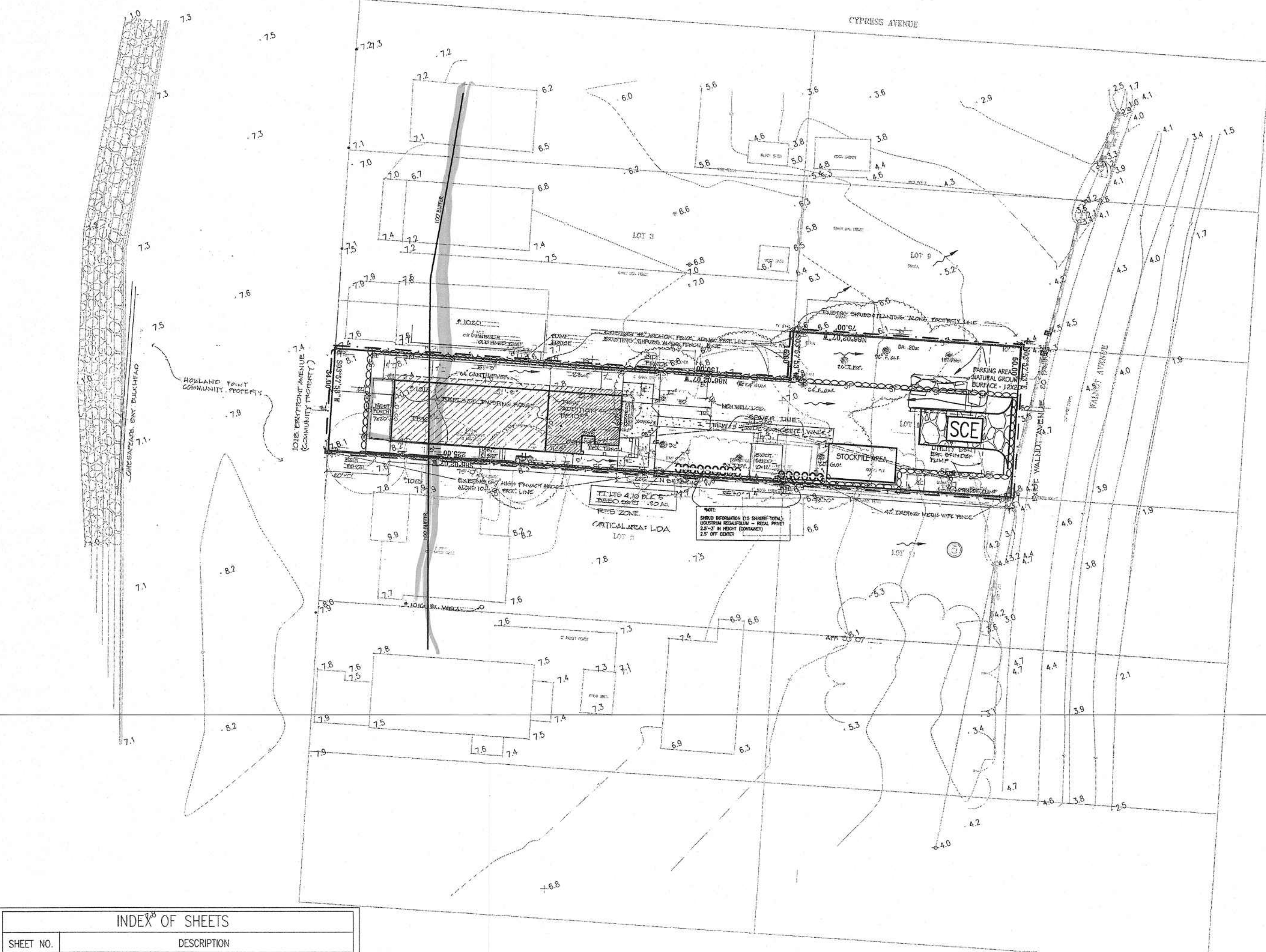
1. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.
2. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

Responsible personnel on site: Virgil Teti, OWNER

3. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structure(s) will be in compliance with the Anne Arundel County Code.
4. The developer is responsible for the acquisition of all easements, right, and/or rights-of-way that may be required for the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream properties included in the plan.
5. Initial soil disturbance or re-disturbance, permanent stabilization shall be completed within seven calendar days for the surface of all controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site. Temporary stabilization of the surface of perimeter controls, dikes, swales, ditches, and perimeter slopes may be allowed at the discretion of the sediment control inspector.
6. The sediment control approvals on this plan extend only to areas and practices identified as proposed work.
7. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues.
8. The developer must request that the Sediment Control Inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.
9. All material shall be taken to a site with an approved sediment and erosion control plan.
10. On all sites with disturbed areas in excess of two acres, approval of the sediment and erosion control inspector shall be required on completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. This will require first phase inspections. Other building or grading inspection approvals may not be authorized until the initial approval by the sediment and erosion control inspector is given.
11. Approval shall be requested on final stabilization of all sites with disturbed areas in excess of two acres before removal of controls.
12. Existing topography must be field verified by responsible personnel to the satisfaction of the sediment control inspector prior to commencing work.

Signature of Developer/Owner \_\_\_\_\_ Date \_\_\_\_\_

Print: Name: Virgil Teti  
 Title: OWNER  
 Affiliation: \_\_\_\_\_  
 Address: 12613 Mcadoo Ct., Silver Spring, MD 20904  
 Telephone Number: (c) (301) 642-3601, (h) (301) 572-5519



**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION
1	COVER SHEET AND PLAN VIEW
2	DETAIL SHEET

Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within:

- seven calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1);
- fourteen days as to all other disturbed or graded areas on the project site.

The above requirements do not apply to those areas which are shown on the plan and are currently being used for material storage or for those areas on which actual construction activities are currently being performed or to interior areas of a surface mine site where the stabilization material would contaminate the recoverable resource. Maintenance shall be performed as necessary to ensure that the stabilized areas continuously meet the appropriate requirements of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

**MISS UTILITY**

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

**LANDSCAPE ARCHITECT CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

1/24/08 DATE

Sallie P. Stewart REGISTERED LANDSCAPE ARCHITECT MD. #612

Seal not valid without signature

**CONSULTANT'S CERTIFICATION**

The Developer's plan to control silt and erosion on 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 Specifications for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer.

MD P.E. License #: 19908  
 Name: Brian Davis  
 Firm Name: Charles P. Johnson & Associates  
 Street Address: 1751 Elton Road  
 Silver Spring, MD 20903

**APPROVAL STAMPS**

Anne Arundel County  
 SCD APPROVAL

Anne Arundel Soil Conservation District  
 Sediment and Erosion Control Approval

District Official \_\_\_\_\_ Date \_\_\_\_\_

ASCD # \_\_\_\_\_

Reviewed for technical adequacy by USDA,  
 Natural Resources Conservation Service

HOUSE SITING BY:  
 LAWRENCE READER ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE / SITE PLANNING  
 15304 SPENCERVILLE COURT / SUITE 102  
 BURTONSVILLE, MD 20866  
 PH. 301-384-3026 / FAX 301-384-8696

**RECEIVED**  
 MAR 13 2008  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

**UPDATES/REVISIONS:**

DATE	DESCRIPTION
4/07	PLAN PREPARED
6/7/07	DRIVEWAY REMOVED, MINOR REV TO HOUSE ARCH. FOR VARIANCE PROCESS
8/19/07	REVISE NEW WELL LOCATION, SIDEWALK, AND EX SEWER LINE LOCATION
1/24/08	REVISE PER COUNTY COMMENTS AND BACK TO CLIENT RPI

**GRADING, SEDIMENT & EROSION CONTROL PLAN**

**TETI RESIDENCE**

1018 BAY FRONT AVENUE, LOT 4 BLOCK 5  
 ANNE ARUNDEL COUNTY, MD

**CPI Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9394  
 www.cpija.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

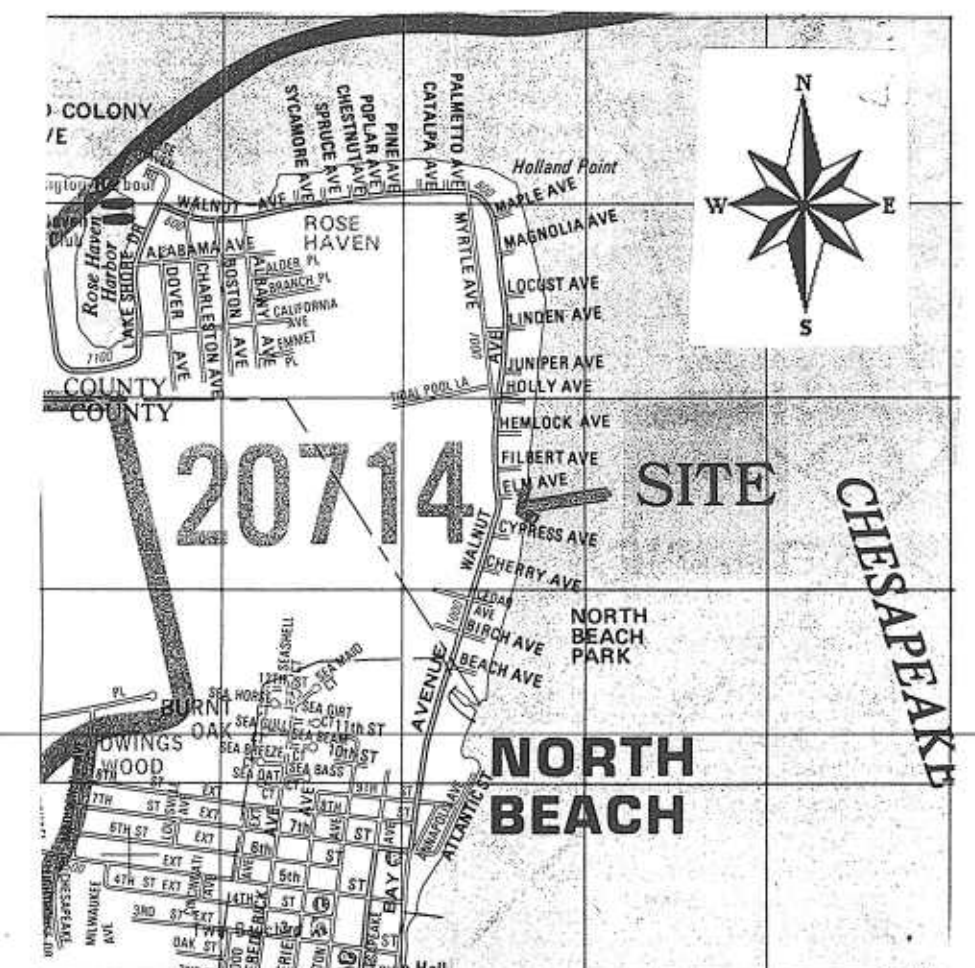
CLIENT: VIRGIL TETI  
 12613 Mcadoo Ct.  
 Silver Spring, MD 20904  
 (p) 301-642-3601

PRELIMINARY PLAN NO. \_\_\_\_\_ SITE PLAN NO. \_\_\_\_\_

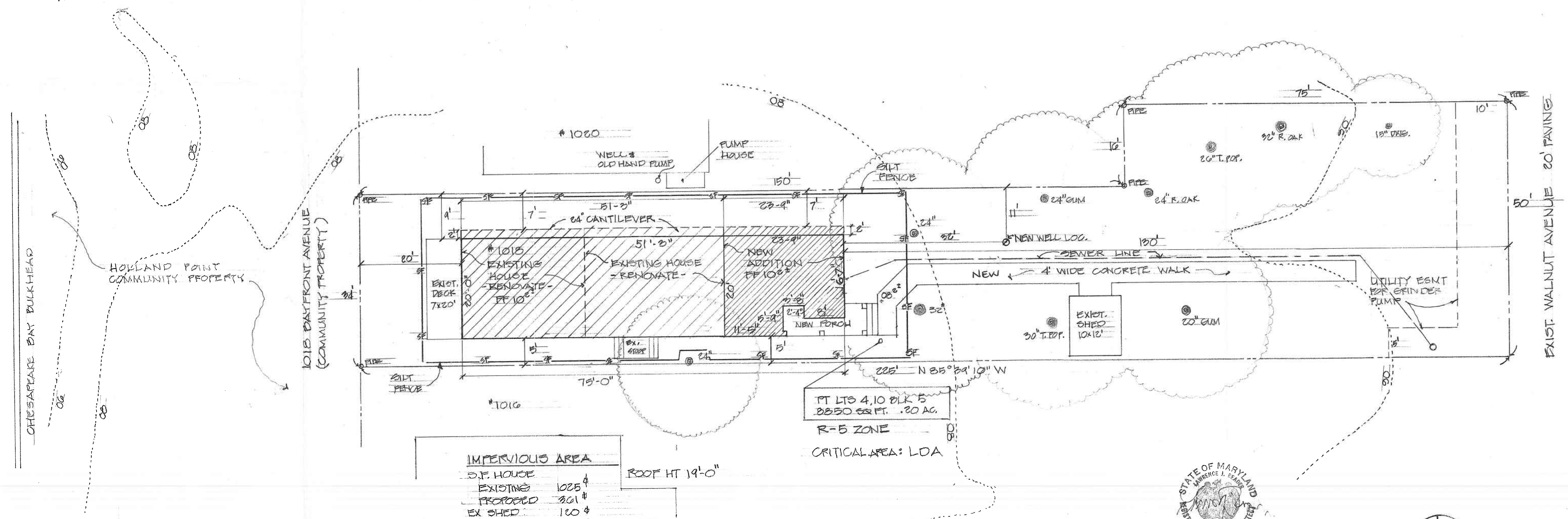
DESIGN RPI	SHEET	OF
DRAFT RPI	1	2
DATE DEC. 07	FILE NO.:	
SCALE 1"=20'	37-242-21	

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 OR REPRODUCTION IS PROHIBITED.





VICINITY MAP 1"=2000'



IMPERVIOUS AREA

S.F. HOUSE	1025
EXISTING PORCHES	361
EX SHED	100
DRIVEWAY (Ø) PLUS SIDEWALK	284
WOOD PORCH	264
<b>TOTAL</b>	<b>2154</b>

ROOF HT 19'-0"

% COVERAGE = 24.34%

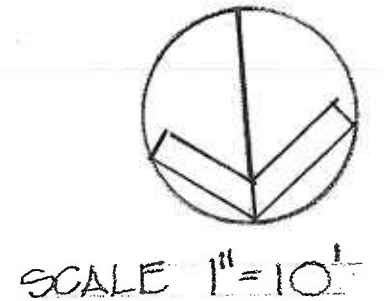
IMPERVIOUS AREA ALLOWED: 8850 (21.25%) = 2760

#1016 EX. WELL

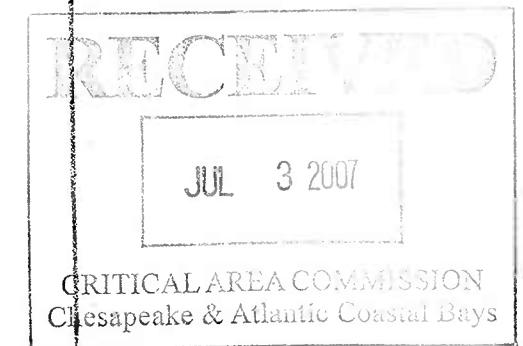
PT LTR 4, 10 PLK 5  
2850 SQ. FT. .20 AC.  
R-5 ZONE  
CRITICAL AREA: LOA

SITE PLAN  
**TETI RESIDENCE**  
1018 BAYFRONT AVENUE  
NORTH BEACH PARK  
ANNE ARUNDEL CO MD

DATE	REV	DESCRIPTION
APR 20 07		PLAN PREPARED
JUN 7 07	1	DRIVEWAY REMOVED, MINOR REV TO HOUSE ARCH. FOR VARIANCE PROCESS



APR 20 07



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