

AN 50-07 95 Monticello Avenue  
VAR

51829-6396

5/99

## CRITICAL AREA BUFFER MANAGEMENT PLAN

The following form should be completed by the property owner, or responsible party, for any disturbance of natural vegetation or construction within the Critical Area Buffer. Once completed, and approved, this form will constitute your Buffer Management Plan and will provide our office with an official record of your proposed Buffer impacts and the way in which you plan to meet any required offsets (mitigation).

### Property Background Information

Property Owner (or Contact) : ANTHONY F. CHRISTOFF  
Property Owner's address: 150 SOUTH STREET, STE 200, ANNAPOLIS MD 21401  
Property Owner's (or Contact's) Phone: \_\_\_\_\_  
Project Address (if different): 95 MONTICELLO AVENUE

Tax Map # 51F Block # \_\_\_\_\_ Parcel # 240 Section # \_\_\_\_\_ Lot # \_\_\_\_\_

### Proposed Buffer Disturbance

New development/redevelopment (e.g., new building, addition to home, replacement of structures).  
 Shore erosion control  
 Shore access  
 Other (please explain) \_\_\_\_\_

Is the property in a designated Buffer Exemption Area (BEA)? Yes \_\_\_\_\_ No \_\_\_\_\_

Are there any special plat notes or restrictions concerning your Buffer (ex. wetlands, habitat protection areas, conservation easements) ? Yes \_\_\_\_\_ No

If yes, please explain: \_\_\_\_\_

Please provide a brief explanation of your proposed project in the space below. Include area and/or no. of trees cleared as well as the type of equipment that will be used.

Three examples follow:

- 1) 600 square feet partially cleared for shore access with hand tools; canopy will be maintained; disturbance will be limited to three saplings and several shrubs; and path will consist of wood chips.
- 2) Removal of poison ivy from 2000 sq. feet area along shore access path; method of removal includes hand pulling and chemical spraying of individual plants with an approved herbicide; any resulting bare areas will be mulched to prevent soil erosion and to prevent reestablishment of invasives. There will be no removal of trees or shrubs.
- 3) A variance was granted to build a new house on a grandfathered lot in the Buffer. The area permanently impacted in the Buffer will be 4,000 square feet, including the

area of the house and a fifteen foot clearing around the house. The lot is entirely forested. A bulldozer will be used for site preparation.

Proposed Project Addition to existing Residence. Entire existing residence is within the 100ft Critical Area Buffer of Spa Creek, and a deck to be added to the existing residence

Justification - There is no area on-site outside of the Buffer for any modifications to the existing Residence

What are the long-term management plans for this area? - Additional new plantings are to be added to the existing developed site and maintained. Existing large Elm on-site is to be preserved

#### Calculation of Mitigation

The following three step process is used to compute the amount of mitigation needed for impacts to the Buffer. For the purposes of this Buffer Management Plan, mitigation is defined as plantings or similar offsets which will help to negate the effect of the Buffer disturbance. To determine the amount of mitigation for your Buffer disturbance you need to determine the following:

1. Amount of buffer disturbed for clearing, grading, and placement of new structures, etc.;
2. Mitigation ratio for the type of Buffer impact;
3. Mitigation amount calculated by multiplying the area disturbed by the mitigation ratio.

#### Step 1 Amount of buffer disturbance

\* There are two ways to calculate the amount of disturbance in the Buffer. Buffer disturbance is based on either the area disturbed or the number of individual trees that will be cut. It is recommended that when an area to be disturbed more closely resembles a natural forest (i.e. canopy cover with multi-layer understory) or when structures or other impervious surfaces are placed within the Buffer or a BEA, even if no trees are cleared, you should quantify the disturbance amount in area cleared. On the other hand, if your site more closely resembles a park setting (i.e., scattered trees with little or no understory), it is recommended that you count the number of trees removed.

AREA OF BUFFER CLEARED OR DISTURBED: 160 SQUARE FEET = 1773 #

- or -

NUMBER OF TREES CLEARED: \_ # OF TREES

#### Step 2 Mitigation Ratios

Different types of Buffer management activities require different mitigation ratios. Higher ratios are used for activities that have a greater impact upon the buffer. The purpose of the mitigation is to improve the Buffer functions where possible. The table

below provides the mitigation ratio for different types of Buffer management activities.

Type of Buffer Disturbance	Mitigation Ratio
New development/redevelopment (non-BEA)	3:1
New development/redevelopment (BEA)	2:1
Shore erosion control	1:1
Shore access	2:1
Other	*

\*Please consult with your local government Critical Area Planner if the purpose of your Buffer disturbance is in the *Other* category.

Mitigation Ratio = 3:1 (From the above table)

### Step 3 Mitigation Amount

Mitigation Amount = (Sq. ft. or # of trees) X (mitigation ratio) = 480 Sq.ft. or # trees

### Buffer Planting Plan

This section is to help you provide more specific details on your mitigation location and plantings.

### Planting Location

All mitigation should be located within the Critical Area in the following order of preference:

- 1-On-site within the Buffer
- 2-On-site adjacent to existing Buffer
- 3-On-site within the Critical Area
- 4-Off-site (follow order of preference 1-3 above)
- 5-Fee-in-lieu payment

## Worksheet A: Standard Application Process

### Calculating Pollutant Removal Requirements \*

#### Step 1: Project Description

#### A. Calculate Percent Imperviousness

*7690 sf*

- 1) Site Acreage = 0.177 acres
- 2) Site Imperviousness, existing and proposed, (See Table 1.0 for details)

	(a) Existing (acres)	(b) Post-Development (acres)
rooftop	<u><math>108 + 1243 \text{ sf} = .032 \text{ AC}</math></u>	<u><math>181 + 1475 \text{ sf} = .038 \text{ AC}</math></u> (GARAGE + RESIDENCE)
roads	<u>0</u>	<u>0</u>
sidewalks	<u>170 sf</u>	<u>218 sf</u>
<i>DRIVE</i> / parking lots	<u>475 sf</u>	<u>475 sf</u>
pools / ponds	<u>0</u>	<u>0</u>
decks	<u>0</u>	<u>PROPOSED DECK IS PERVIOUS</u>
other	<u>--</u>	<u>---</u>

Impervious Surface Area  $2050 \text{ sf} = 0.047 \text{ AC}$   $2349 \text{ sf} = 0.051 \text{ AC}$

#### Imperviousness (I)

Existing Impervious Surface Area / Site Area = (Step 2a) / (Step 1) = 26.55%  
 Post-Development Impervious Surface Area / Site Area = (Step 2b) / (Step 1) = 30.51%

#### B. Define Development Category (circle)

- 1) Redevelopment: Existing imperviousness greater than 15% I (Go to Step 2A)
- 2) New development: Existing imperviousness less than 15% I (Go to Step 2B)
- 3) Single Lot Residential: Single lot being developed or improved; single family residential; and more than 250 square feet being disturbed. (Go to Page 27- Single Lot Residential sheet for remaining steps).

\* NOTE: All acreage used in this worksheet refer to areas within the IDA of the critical area only.

## Step 2: Calculate the Pre-Development Load (L<sub>pre</sub>)

### A. Redevelopment

$$\begin{aligned}
 L_{pre} &= (R_v)(C)(A)8.16 \\
 .289 R_v &= 0.05 + 0.009(I_{pre}) \quad 0.05 + (.009 \times 26.55) \\
 L_{pre} &= (.289)(1.08)(.177)8.16 \\
 &= \underline{.45} \text{ lbs P/year}
 \end{aligned}$$

where:

- .289  $R_v$  = runoff coefficient, which expresses the fraction of rainfall which is converted into runoff.  
 26.55  $I_{pre}$  = site imperviousness (i.e., I=75 if site is 75% impervious)  
 C = flow-weighted mean concentration of the pollutant in urban runoff (mg/l).  
 C = 0.26 if pre-development I < 20%  
 1.08 C = 1.08 if pre-development I ≥ 20%  
 .177 A = area of the development site (acres in the Critical Area).  
 8.16 = includes regional constants and unit conversion factors.

OR

### B. New Development

~~$$\begin{aligned}
 L_{pre} &= 0.5 \text{ lbs/year} \cdot A \\
 &= (0.5)( \quad ) \\
 &= \underline{\quad} \text{ lbs P/year}
 \end{aligned}$$~~

## Step 3: Calculate the Post-Development Load (L<sub>post</sub>)

### A. New Development and Redevelopment:

$$\begin{aligned}
 L_{post} &= (R_v)(C)(A)8.16 \\
 R_v &= 0.05 + 0.009(I_{post}) \\
 &= 0.05 + 0.009(\underline{\quad}) = \underline{\quad}
 \end{aligned}$$

$$\begin{aligned}
 L_{post} &= (.325)(1.08)(.177)8.16 \\
 &= \underline{0.51} \text{ lbs P/year}
 \end{aligned}$$

where:

- .325  $R_v$  = runoff coefficient, which expresses the fraction of rainfall which is converted into runoff.  
 30.51  $I_{post}$  = site imperviousness (i.e., I=75 if site is 75% impervious)  
 C = flow-weighted mean concentration of the pollutant in urban runoff (mg/l).  
 C = 0.26 if pre-development I < 20%

$C = 1.08$  if pre-development  $I \geq 20\%$

(17) A = area of the development site (acres).

8.16 = includes regional constants and unit conversion factors.

**Step 4: Calculate the Pollutant Removal Requirement (RR)**

$$\begin{aligned}
 RR &= L_{\text{post}} - (0.9)(L_{\text{pre}}) \\
 &= (.51) - (0.9)(.45) \\
 &= \underline{0.1} \text{ lbs P}
 \end{aligned}$$

**Step 5: Identify Feasible Urban BMP**

Select BMP Options using the screening tools and pollutant removal rates listed in the Applicant's Guide Tables 5.0, 5.1, 5.2, and 5.4 Calculate the load removed for each option.

BMP Type	(Removal Efficiency x [use 0.50 or 50%])	(Fraction of Drainage x Area Served)	( L post )	Load Removed
_____	_____ x _____	_____ x _____	_____	= _____ lbs
_____	_____ x _____	_____ x _____	_____	= _____ lbs
_____	_____ x _____	_____ x _____	_____	= _____ lbs
_____	_____ x _____	_____ x _____	_____	= _____ lbs

PLANTINGS OF TREES 100% @ 2 lbs PX ac x 0.205 lbs

If the Load Removed is equal to or greater than the pollutant removal requirement (RR) calculated in Step 4, then the on-site BMP option complies with the 10% Rule. (See Table 5.3, page 16) for submittal requirements for each BMP option.

- $C = 1.08$  if pre-development  $I \geq 20\%$
- $A =$  area of the development site (acres).
- $8.16 =$  includes regional constants and unit conversion factors.

### Step 4: Calculate the Pollutant Removal Requirement (RR)

$$\begin{aligned}
 RR &= L_{\text{post}} - (0.9)(L_{\text{pre}}) \\
 &= (.57) - (0.9)(.45) \\
 &= \underline{0.1} \text{ lbs P}
 \end{aligned}$$

### Step 5: Identify Feasible Urban BMP

Select BMP Options using the screening tools and pollutant removal rates listed in the Applicant's Guide Tables 5.0, 5.1, 5.2, and 5.4 Calculate the load removed for each option.

BMP Type	(Removal Efficiency x [use 0.50 or 50%])	(Fraction of Drainage x Area Served)	( L post )	Load Removed
_____	_____ x	_____ x	_____	= _____ lbs
_____	_____ x	_____ x	_____	= _____ lbs
_____	_____ x	_____ x	_____	= _____ lbs
_____	_____ x	_____ x	_____	= _____ lbs

PLANTINGS OF TREES  $\frac{1 \text{ AC}}{2 \text{ lbs P}} \times \frac{100 \text{ TREE}}{\text{AC}} \times \frac{0.205 \text{ lbs}}{1}$

If the Load Removed is equal to or greater than the pollutant removal requirement (RR) calculated in Step 4, then the on-site BMP option complies with the 10% Rule. (See Table 5.3, page 16) for submittal requirements for each BMP option.



## STATEMENT OF COMPLIANCE WITH CODE CRITERIA

### Section 21.28.050

A. The subject property is a lot of record, containing 7,696 square feet, located at the southern terminus of Monticello Avenue at Spa Creek. It is irregularly configured with frontage of 119 feet on Monticello Avenue, but narrowing to a width of only 80 feet at the rear property line. The existing improvements were constructed in 1931, well prior to the adoption of current Code criteria. These improvements include a one story garage, shared with the neighbor at 97 Monticello Avenue, and a two and one-half story dwelling with an enclosed area of only approximately 1,650 square feet. Best described as Colonial with Tudor elements, the existing dwelling makes a significant contribution to the Monticello Avenue streetscape, but its interior is functionally obsolete. Approximately half of the existing house is located within the established waterway yard and 9 feet of the rear of the structure intrude into the 30 foot R2 Rear Yard requirement. Because of the restrictions imposed by current front, rear and waterway yard requirements, there is literally no way to expand the existing dwelling without variances, resulting in a particular hardship to the owner.

B. The conditions enumerated in the foregoing paragraph A. are unique to this property and not applicable, generally, to other R2, waterfront parcels. As applied to this property, those conditions would have precluded construction of the existing dwelling and eliminate the possibility of any addition to it. This is particularly unique to the subject in that, at 7,696 square feet, it is significantly larger than the minimum 5400 square foot lot size prescribed for the R2 District.

C. As noted, existing living space is limited and functionally outmoded. As the CEO of a management consulting firm, the owner requires a home office with the ability to accommodate occasional visits from business contacts. A first floor bedroom is also a necessity due to the fact that his aging parents, who will visit frequently, are unable to manage a stairway to the second floor. While the value of the property may increase with the proposed construction, its purpose is to add a modest addition and modernize the structure for the owner's permanent residence.

D. The difficulty or hardship in this situation is created by the application of current zoning regulations to a dwelling which was constructed almost 80 years ago, and not by any actions of the current or previous owners. As previously stated, those regulations result in much of the existing structure being nonconforming and prohibit any feasible addition. Although a slight expansion to the north, within existing setback limitations, is technically possible, the interior layout of the existing structure, particularly the stairwell preclude that alternative.

E. Reference to the proposed elevations reveal that much of the addition consists of a single story which will extend 11 feet from the rear of the existing structure in an area proximate to the existing garage, which will effectively screen it from view of the neighbors at 97 Monticello Avenue and 99 Spa View Avenue. The second and third floor additions extend only 7 feet beyond the existing rear building plane and will have minimal, if any, impact on the view from the properties to the immediate north, which is already impaired by the large tree in the

waterway yard of the site. Due to the orientation of the lots and improvements on Spa View Avenue, the relationship of the subject's rear yard is essentially that of a side yard which, even with the proposed addition, will be almost twice the R2 minimum side yard requirement. With regard to the average waterway yard, the existing building plane will be honored. Because of the narrowing of the lot, however, the proposed, second floor wood deck will be three feet closer to the water than the nearest corner of the existing residence. Rather than being detrimental to other properties in the neighborhood, the proposed addition and the resulting dwelling will compliment the improvements on those properties.

F. For the reasons stated in the foregoing paragraph E., the granting of the requested variances will not impair an adequate supply of light and air to adjacent properties. No aspect of the addition will increase congestion of the public streets or the danger of fire, in that the property will continue to be used as a single family dwelling. The surrounding neighborhood contains many older dwellings which have been improved with additions not dissimilar to that proposed by the owner.

G. The majority of waterfront homes in the City of Annapolis, including those in the near vicinity of the subject, are substantially larger than the proposed residence. The addition sought is modest in size and necessary to accommodate the particular needs of the owner. As has been addressed above, it is virtually impossible to improve the existing structure without variances. The requested variances are minimal in nature, and the area where new construction is proposed is the only feasible location for the improvements. Care has been taken in the design to assure that there will be no adverse impact on the use and enjoyment of surrounding properties.

#### Section 21.54.160.B

1. The dwelling unit at 95 Monticello Avenue and the neighboring dwellings at 97 and 99 Monticello Avenue were erected in 1931 on what was then a single lot of record, being Lot No. 1, Block D, Spa View Heights. 99 Monticello Avenue was subdivided in 1967, but the dwellings at 95 and 97 remained on a single lot until a subdivision of 1996 resulted in the existing lot configuration. As a result, in accordance with Section 21.54.070, the subject site is not entitled to the buffer exemption advantages accorded to all of the other waterfront properties in this area of Spa Creek. The entire property, including all of the existing improvements, is within the 100 foot buffer. Accordingly, the proposed one story rear addition and proposed decks require variances to Section 21.54.060.E. The major contributing factor behind the variance request is the small size and outdated design of the existing residence. Because the first floor of the existing structure is elevated, the lower deck is necessary for ingress and egress and to integrate the first floor addition with the existing residence. Even with the addition, impervious surface will remain well below the 50 percent limitation imposed by the IDA classification.

2. A strict imposition of the 100 foot buffer would deprive the owner of rights commonly enjoyed by neighboring properties as well as other properties in similar areas within the City's Critical Area. Most of the adjoining properties and a majority of the residential, waterfront lots in the City are improved with dwelling units significantly larger than that

proposed. Compliance with the State of Maryland Buffer Exempt Area Policy of April 5, 2000, are addressed below.

3. Similarly, the granting of a variance to the 100 foot buffer will not confer any special privilege on the applicant. Not only is the rear of the property the only practical area for an addition, any expansion of the existing house will occur within the buffer. The variance sought will allow the owner to improve the property to a degree comparable to that of its neighbors.

4. The Critical Area legislation which imposes the 100 foot buffer was enacted in 1988, well after construction of the existing improvements. Accordingly, the variance request is not based on any conditions resulting from actions by the owner. No aspect of the variance request arises from a condition or circumstance on any neighboring properties.

5. The area in which the addition will be constructed consists of mowed lawn and no significant vegetation will be removed. Landscaping to be implemented in accordance with the accompanying Planting Plan will mitigate the effect of any additional storm water and will assure water quality. During construction, super silt fencing or similar erosion and sediment control measures will protect Spa Creek from any potential runoff. As a result, there will be no adverse impact to fish, wildlife or plant habitat within the Critical Area.

April 5, 2000 BEA Policy III.C.

1. Because of the location of the existing house on the lot and the need to retain essential elements of the interior configuration of the structure, there is no feasible alternative for the addition other than toward the rear of the property. While that addition will add impervious surface, total impervious coverage will remain well below that permitted in the IDA Classification. Due to the elevation of the existing first floor, the proposed ground floor deck is an essential aspect of the addition, but will be pervious and will not increase storm water runoff.

2. Notwithstanding the narrowing of the lot, the southwest corner of the proposed rear addition will intrude no further into the buffer than the closest shoreward corner of the existing house. The first floor deck will follow the waterward building plane of the existing structure and will be pervious. At 33 feet from the shoreline, the closest point of the deck is well outside the 25 foot limitation established by this Section. Disturbance in connection with construction of the deck will be essentially limited to the excavation necessary for placing of the uprights which will support it.

3. Due its unique architecture, the existing principal structure is an integral part of the existing streetscape and should be maintained, not replaced. As previously stated the first floor addition extends the existing building lines and represents an extremely modest increase in impervious surface. Mitigation for that additional impervious area has been addressed on the accompanying Planting Plan and fully complies with the Critical Area requirements.

4. A 1.5 x 8 foot "bump out" is proposed on the south wall of the existing garage, resulting in an increase of 12 square feet. This addition is necessary due to the fact that the shared garage, constructed in 1931, is too narrow to allow the driver of an automobile parked within the garage to open the car door. At approximately 69 feet, the closest edge of this proposed addition is much farther from the water than the existing principal residence.

5. A variance to the rear yard setback is being requested in connection with this application due to the fact that the rear yard is the only practical portion of the lot available for expansion of the residence. Construction will also require a variance to the established waterway yard into which the existing structure already intrudes. Expansion to the north is precluded by the internal configuration of the existing residence, particularly its stairwell. As previously stated, the intrusion of additional impervious surface will extend no further into the buffer than the closest portion of the existing residence.

6. The area of the property where the addition and deck will be added is mowed lawn. There are no non-tidal wetlands or other habitat protection areas on the property.

7. No natural vegetation will be removed by the proposed construction. In accordance with the attached Planting Plan, significant new vegetation will be added in the buffer.

8. No fill of any kind is proposed.

9. Mitigation for the proposed addition is addressed on the attached Planting Plan.



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/)

January 29, 2007

Mr. Kevin Scott  
City of Annapolis  
Office of Planning and Zoning  
160 Duke of Gloucester Street  
Annapolis, Maryland 21401

**RE: AN 50-07, Neal Ruchman  
Local Case #BOA 2007-1-837**

Dear Mr. Scott:

Thank you for providing information on the above referenced variance application. The applicant is requesting a variance to the 100-foot Buffer. The parcel is 7,696 square feet, located in the Intense Development Area (IDA), and is currently improved with an existing house, garage, and paver driveway. The entire parcel is located within the 100-foot Buffer and is no longer designated by the City as Buffer Exemption Area (BEA). The applicant is proposing to construct an addition to the dwelling and add a deck. Currently, the existing structure is 42.5 feet landward of mean high tide, which will be maintained by the additional structure. However, the average setback from mean high tide of neighboring properties is 61.1 feet and the proposed deck will be located 33 feet landward.

Provided the lot is properly grandfathered, we do not oppose this variance request. However, impacts must be minimized and the variance the minimum necessary to provide relief. Based on the information provided, I have the following comments:

1. We recognize the unique configuration of the lot plays a role in the proposed 33-foot setback for the deck. This office recommends the deck be constructed to be pervious, with a gravel substrate throughout and vegetative stabilization at the perimeter.
2. The guidance for meeting 10% pollutant reduction on a single residential lot is to plant one tree or three shrubs for every 100 square feet (or portion thereof) of new impervious surface created. The site plan only shows 1 tree proposed to meet 10% for 293 square feet. Therefore, the applicant should revise the planting plan to reflect the above guidance.
3. The submitted Buffer Management Plan shows mitigation only for 160 square feet of area of buffer disturbed. However, the site plan states that 1,773 square feet of disturbance will occur within the Buffer. The guidance is clear that even if no trees are cleared, Buffer disturbance is

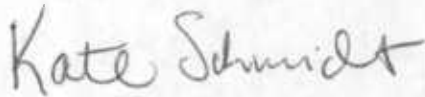
Mr. Kevin Scott  
Ruchman Variance  
Page 2 of 2

based on area cleared/disturbed. The applicant should revise the submitted Buffer Management Plan to provide 3:1 mitigation for 1,773 square feet.

4. At a minimum 1:1 of the required 3:1 Buffer mitigation should be planted within the 100-foot Buffer in addition to the plantings required to meet the stormwater requirement.

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. If you have any questions, please contact me at (410) 260-3475.

Sincerely,



Kate Schmidt  
Natural Resource Planner  
AN50-07

OWNERS DEDICATION

We, LINDA LEE KIBBE, Personal Representative of the Estate of HELEN A. FRANK, deceased (Anne Arundel County Estate No. 52609), LINDA LEE KIBBE and JOHN ANTHONY FRANK, JR., owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets, alleys, walkways and other easements, widening strips and flood plains to public use, such lands to be deeded to the City of Annapolis.

There are no suits, actions-at-law, leases, liens, mortgages, trust, easements or right-of-way affecting the property included in this plan of subdivision, and all parties in interest thereto have hereunto affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

The requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland 2003 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers has been complied with.

Witness signature and Linda Lee Kibbe 11/18/05 DATE LINDA LEE KIBBE PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN A. FRANK (A.A. COUNTY ESTATE NO. 52609)

Witness signature and Linda Lee Kibbe 11/18/05 DATE LINDA LEE KIBBE

Witness signature and John Anthony Frank, Jr. 11-18-05 DATE JOHN ANTHONY FRANK, JR.

SURVEYOR'S CERTIFICATE

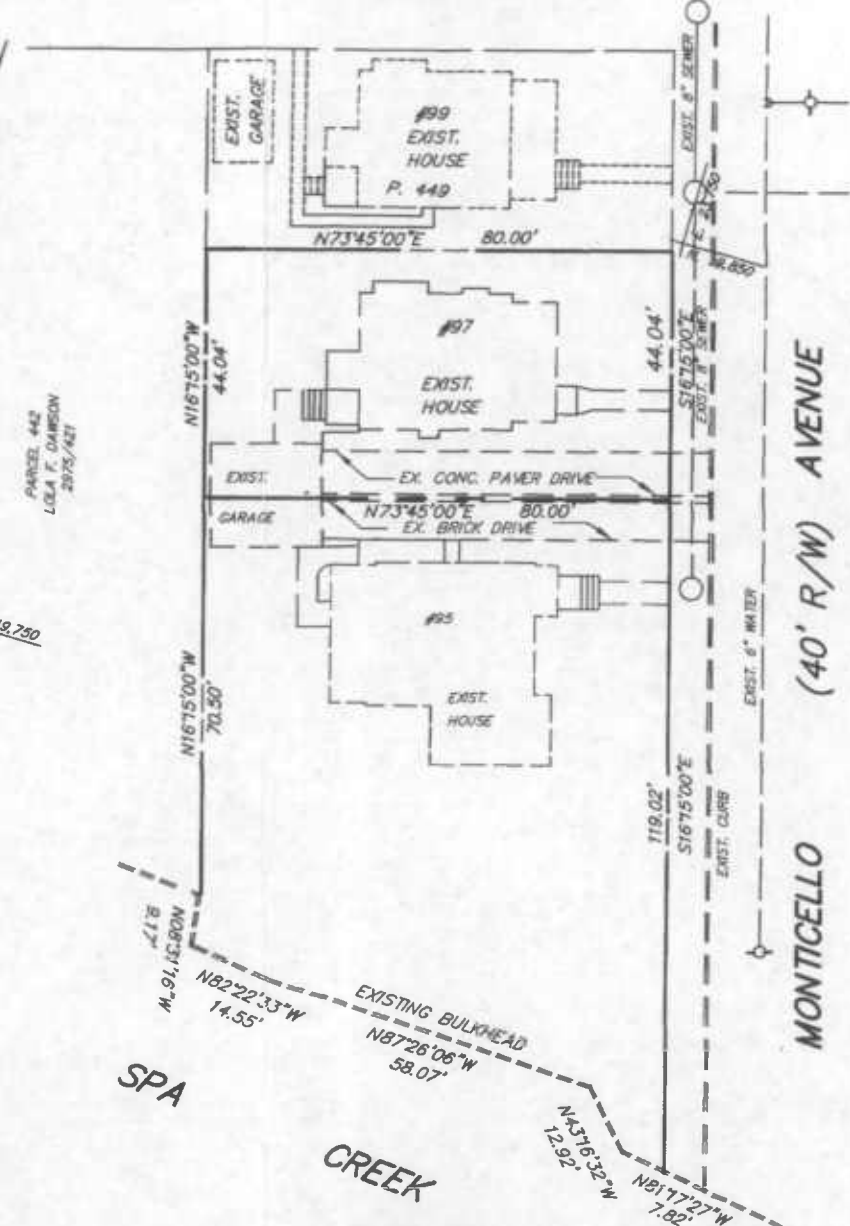
I hereby certify that the plat shown hereon is correct, that it represents a survey of the property by the surveyor or prepared under the surveyor's direct supervision; and that it is a subdivision of the lands conveyed by LINDA LEE KIBBE, Personal Representative of the Estate of JOHN A. FRANK, SR. a/k/a JOHN A. FRANK, a/k/a JOHN ANTHONY FRANK deceased, (Anne Arundel County Estate No. 54743) to LINDA LEE KIBBE, Personal Representative of the Estate of HELEN A. FRANK, deceased (Anne Arundel County Estate No. 52609), LINDA LEE KIBBE and JOHN A. FRANK, JR. by deed dated NOVEMBER 5, 2004 and recorded in the Land Records of Anne Arundel County, Maryland in Liber 15730 folio 761

The requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland 2003 replacement volume, (as supplemented) and Article 26, Section 3-304 of the Anne Arundel County Code as far as they relate to the making of this plat and the setting of markers has been complied with.

Signature of Edward A. Brown, EDWARD A. BROWN MD. REG. PROFESSIONAL LAND SURVEYOR # 10714



(40' R/W) SPA VIEW AVENUE



VICINITY MAP SCALE 1" = 2,000'

GENERAL NOTES

- 1. TAX MAP 7-6, BLOCK 22, PARCEL 450
2. GRID TICKS SHOWN ARE TAKEN FROM CITY OF ANNAPOLIS OPERATING MAPS.
3. THIS SITE WAS PREVIOUSLY RECORDED "MINOR SUBDIVISION 95 & 97 MONTICELLO AVENUE" RECORDED IN PLAT BOOK 264, PAGE 19, PLAT 13745 AND IS SUBJECT TO ALL APPLICABLE PREVIOUS PLAT NOTES.
\* 4. THE PURPOSE OF THIS PLAT IS TO ELIMINATE DRIVEWAY ACCESS EASEMENT AS SHOWN ON PREVIOUSLY RECORDED PLAT.
5. USE OF THE EXISTING GARAGE IS GOVERNED BY THE PROVISIONS OF AN AMENDED DECLARATION OF EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15730, FOLIO 257

ZONING/SETBACKS

ZONING IS R-2 BUILDING SETBACKS FRONT: 25' REAR: 30' SIDES 6' MIN./ 15' CORNER

AREA TABULATION

# 95 = 7,696 Sq.Ft. = 0.18 Ac +- # 97 = 3,523 Sq.Ft. = 0.08 Ac +- TOTAL = 11,219 Sq.Ft. = 0.26 Ac +-

\* ADMINISTRATIVE SUBDIVISION 95 & 97 MONTICELLO AVENUE TAX MAP 7-6, BLOCK 22, PARCEL 450 CITY OF ANNAPOLIS

SCALE: 1" = 20' DATE: NOVEMBER, 2005 SIXTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

APPROVED PLANNING COMMISSION CITY OF ANNAPOLIS
APPROVED PUBLIC WATER AND SEWER HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
APPROVED DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS, MARYLAND
APPROVED DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS, MARYLAND

ED BROWN & ASSOCIATES SURVEYOR'S-LAND PLANNERS DEVELOPMENT CONSULTANTS 19 LORETTA AVENUE ANNAPOLIS, MARYLAND 21401 ANNA.410-266-6199 BALT.410-841-0119

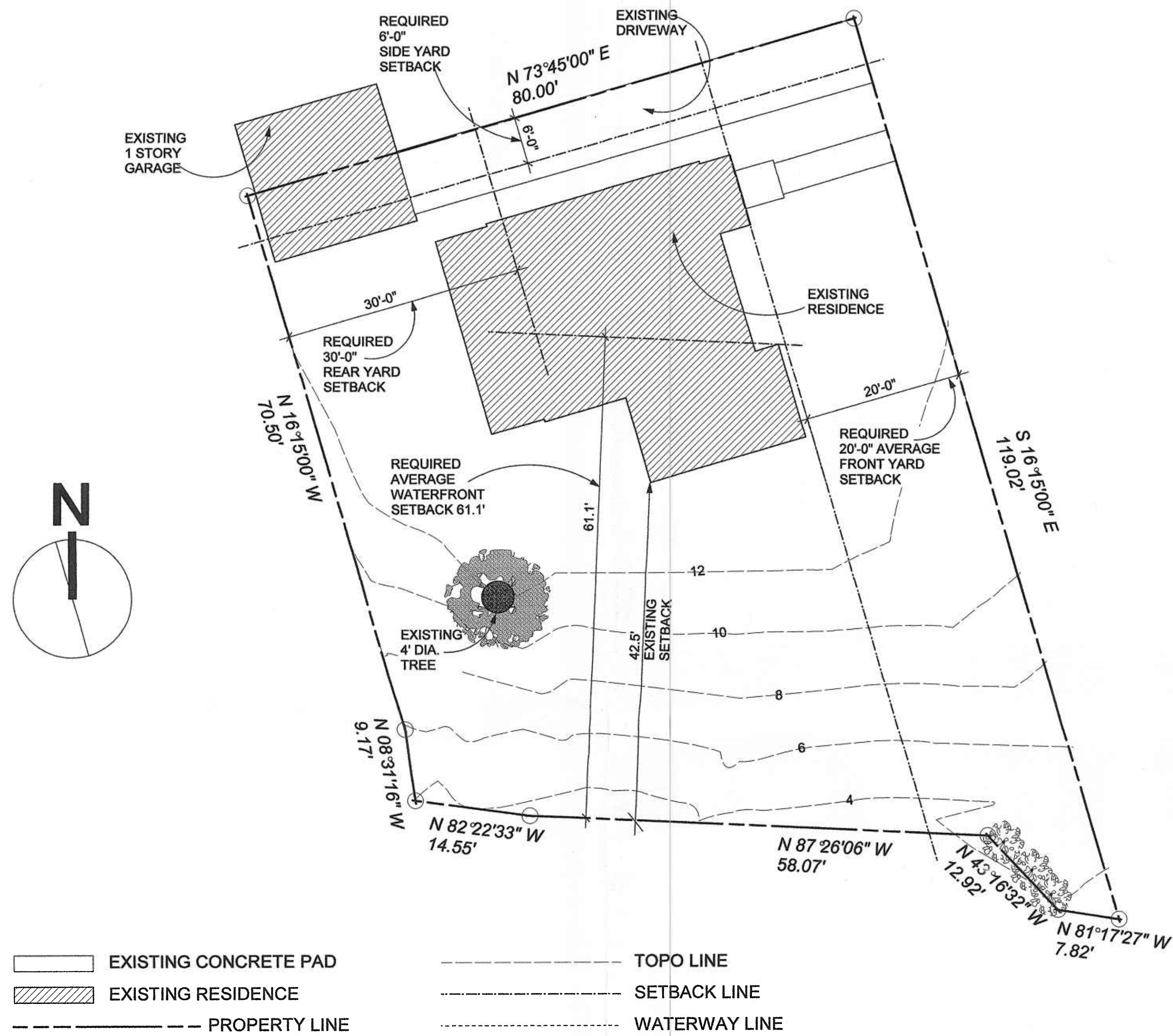
RECORDED IN PLAT \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

RECEIVED FOR RECORD SIXTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 2005 DEC -7 A 11: 05 P117399 ED BROWN #03-349 MSA SSu 1235 8847

RECEIVED

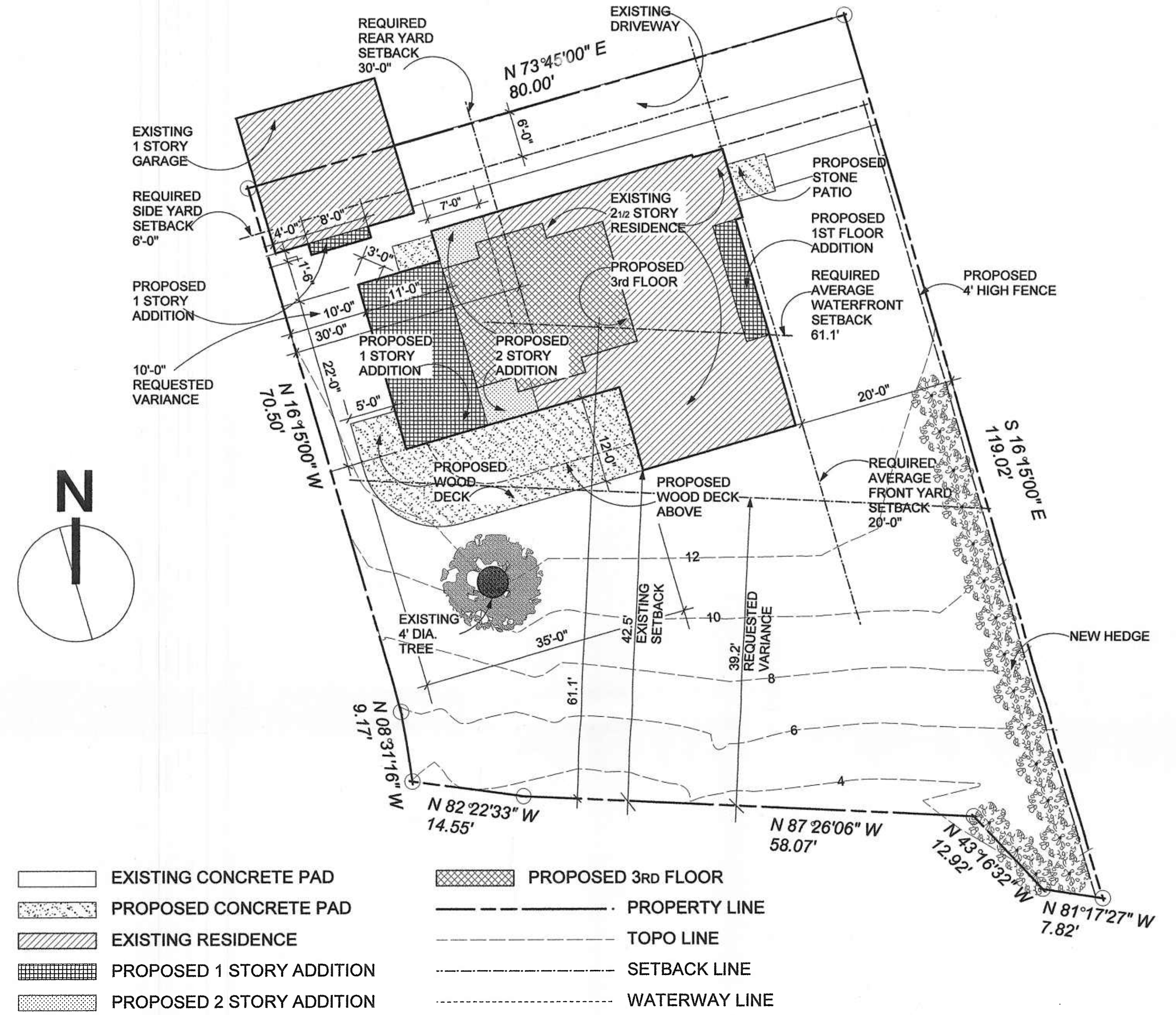
JAN 23 2007

CRITICAL AREA COMMISSION



EXISTING SITE PLAN

1"= 10'-0"



PROPOSED SITE PLAN

1"= 10'-0"

**Frederick Sieracki AIA**  
 Architect  
 119 Monticello Avenue  
 Annapolis, Maryland 21401  
 410 268 7907

Drawing: Site Plan  
 Date: 1-05-2007  
 Revisions:

Renovation & Addition To:  
**The Ruchman Residence**  
 95 Monticello Avenue  
 Annapolis, MD 21401

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