

- OC 723-07 Johnson, Richard
Bldg. Permit 13957 -

51829-6657

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/

December 3, 2007

Mr. Blaine Smith
Zoning Administrator
Town of Ocean City
PO Box 158
Ocean City, MD 21843

Re: Johnson Building Permit
13957

Dear Mr. Smith:

Thank you for providing information on the above referenced building permit application. The applicant proposes to construct single-family home with a porch, steps, and shower. Critical Area issues include stormwater management, pollutant removal, and afforestation.

The lot is 3,628 square feet in size and is currently developed with a mobile home, porch, deck, steps, concrete driveway, concrete pads, and dock. The applicant proposes to construct a one-story dwelling, porch, steps, shower, concrete driveway, concrete walkway, and HVAC platform. Total existing impervious surface onsite is 2,506 square feet (69.07%). Upon completion of the project, impervious surface will decrease to 2,420 square feet (66.7%). To meet mitigation requirements in the 100-foot Buffer, \$2,576.40 of landscaping is required; the applicant proposes to provide \$2,625 in plantings. A total of 3 small trees, 25 large shrubs, and 9 small shrubs (Crepe Myrtle trees, Holly and Boxwood shrubs) will be provided as landscaping. To meet stormwater management requirements, the applicant is providing a two grass swales, a five foot-by- five foot rain garden, and pervious steps.

Based on the information provided, we have the following comments for this project:

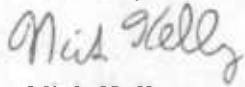
1. The applicant claims that pervious decking will be constructed, and has provided a figure that details how the deck will be built in a pervious manner. Based on the site plan, however, it does not appear that a deck will be constructed. Please have the applicant clarify whether a pervious deck will be constructed, or if only

pervious steps will be constructed for the home. If a deck will be constructed, please have the applicant delineate the deck on the site plan.

2. In an effort to increase water quality and habitat impacts, we recommend fully planting the setback area with the native vegetation that is required as mitigation for this site.

Thank you for the opportunity to provide comments on this building permit request. Please have the applicant provide the information requested above. If you have any questions, please feel free to call me at (410) 260-3483.

Sincerely,



Nick Kelly
Natural Resource Planner
cc: OC 723-07

723-07

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Town of Ocean City, MD

Date: 11/28/07

Tax Map #	Parcel #	Block #	Lot #	Section
117	8020A		41	

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) _____

Project location/Address | 623 Harbor Drive

City | Ocean City, MD | Zip | 21842

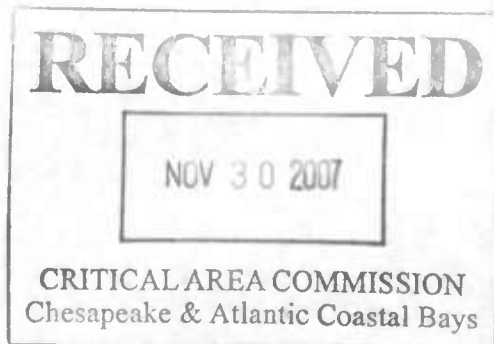
Local case number | 13957

Applicant: Last name | Johnson | First name | Richard

Company _____

Application Type (check all that apply):

- | | |
|---|--|
| Building Permit <input checked="" type="checkbox"/> | Other <input type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Variance <input type="checkbox"/> |



Local Jurisdiction Contact Information:

Last name | Smith | First name | Blaine

Phone # | 410-289-8855 | Response from Commission Required By | ASAP

Fax # | 410-289-8705 | Hearing date | _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single Family Residence

- | | | | |
|-----------------------|--------------------------|-----------------------|--------------------------|
| Intra-Family Transfer | <input type="checkbox"/> | Growth Allocation | <input type="checkbox"/> |
| Grandfathered Lot | <input type="checkbox"/> | Buffer Exemption Area | <input type="checkbox"/> |

Project Type (check all that apply)

- | | | | |
|--------------------|--------------------------|--------------------------|-------------------------------------|
| Commercial | <input type="checkbox"/> | Recreational | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Redevelopment | <input type="checkbox"/> |
| Industrial | <input type="checkbox"/> | Residential | <input checked="" type="checkbox"/> |
| Institutional | <input type="checkbox"/> | Shore Erosion Control | <input type="checkbox"/> |
| Mixed Use | <input type="checkbox"/> | Water-Dependent Facility | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | | |

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		3628
LDA Area		
RCA Area		
Total Disturbed Area		

Total Disturbed Area

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		2506
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		86
			Total Impervious Surface		2420

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

- Buffer
- Forest Clearing
- HPA Impact
- Impervious Surface
- Expanded Buffer
- Nontidal Wetlands
- Other
- Setback
- Steep Slopes

Structure

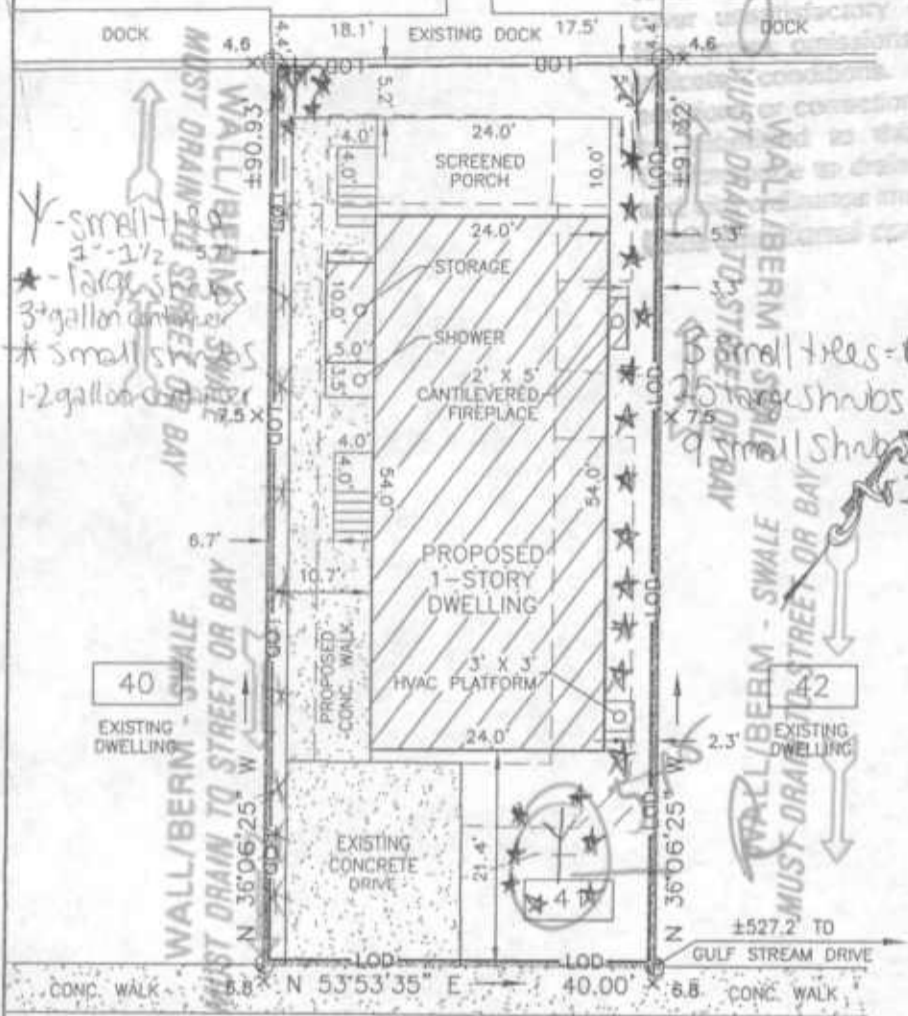
- Acc. Structure Addition
- Barn
- Deck
- Dwelling
- Dwelling Addition
- Garage
- Gazebo
- Other
- Patio
- Pool
- Shed

WATER CHECKED & APPROVED
 BY gjk
 DATE 8-11-07

REVIEWED
 STORMWATER MANAGER
 ASSAWOMAN BAY
 Name:
 This Review is based
 on information provided
 on this plan



VICINITY MAP



Small trees = 6300
 25 large shrubs = 1875
 9 small shrubs = 450
 2625.00

IMPERVIOUS AREA CALCULATIONS:

EXISTING:	
DWELLING:	1,374 SQ. FT.
PORCH:	206 SQ. FT.
DECK:	259 SQ. FT.
STEPS:	28 SQ. FT.
CONC. DRIVE/PADS:	639 SQ. FT.
TOTAL:	2,506 SQ. FT.
PROPOSED:	
DWELLING:	1,356 SQ. FT.
PORCH:	240 SQ. FT.
STEPS/STOOPS:	64 SQ. FT.
SHOWER:	17 SQ. FT.
CONC. DRIVE/WALK:	796 SQ. FT.
HVAC PLATFORM:	9 SQ. FT.
TOTAL (DIA)	2,484 SQ. FT.

LESS IMPERVIOUS AREA: 24 SQ. FT.

(LA) AREA OF LOT 41 = 3,628 SQ. FT.
 (DIA) DEVELOPED IMPERVIOUS AREA = 2,484 SQ. FT.
 (DIA/LA)x100 = 68.47%

Small - large shrubs - Holly - Ilex opaca
 Boxwood - Buxus L.
HARBOUR DRIVE 50' R / W
 Small tree - Crepe myrtle - Lagerstoemia

TOWN OF OCEAN CITY, MARYLAND
 PLANNING & ZONING ADMINISTRATOR
 AREA OF LOT 41 TO BULKHEAD = ±3,628 SQ. FT.
 LIMIT OF DISTURBANCE = ±3,628 SQ. FT.
 (0.083 ACRES)

CONDITIONAL APPROVAL

NOTES:
 THIS PROPERTY IS SITUATED WITHIN FLOOD HAZARD ZONE A6 (EL. 6) AS SHOWN ON FIRM MAP # 245207-0003-F, DATED 03/04/86.

THIS PROPERTY IS IN THE ATLANTIC COASTAL BAYS CRITICAL AREA, ZONE: IDA (INTENSELY DEVELOPED AREA).

ELEVATIONS SHOWN ARE IN FEET ABOVE MEAN SEA LEVEL, 1977 DATUM.

TWO PARKING SPACES ARE REQUIRED.

OWNERS:
 RICHARD E. JOHNSON, SR. &
 THELMA L. JOHNSON
 # 36984 SAINT GEORGE ROAD
 DELMAR, DELAWARE 19940

DEED REFERENCE:
 RHO 2181/237
 LOT # 41
 PARCEL # 8020A
 TAX MAP # 117



PROPERTY ZONED: MH
 MIN. FRONT YARD 15'
 MIN. REAR YARD 5'
 MIN. SIDE YARD 5'
 TOTAL SIDE YARD 15'

- LEGEND:
- ⊕ DENOTES RE-BAR, FOUND
 - ⊙ DENOTES MAG NAIL, TO BE SET
 - ⊙ DENOTES EXISTING SPOT ELEVATION
 - LOD — DENOTES LIMIT OF DISTURBANCE AREA
 - - - DENOTES EXISTING IMPROVEMENTS TO BE REMOVED

ADDRESS:
 # 623 HARBOUR DRIVE
 OCEAN CITY, MARYLAND 21842



L. E. Bunting 10/19/07
 L. E. BUNTING, JR. DATE:

L. E. Bunting Surveys, Inc.
 MARYLAND & VIRGINIA
 LAND SURVEYING
 24 BROAD STREET
 BERLIN, MARYLAND 21811
 410-641-3313

REFERENCE PLAT:
 "MONTEGO BAY MOBILE HOME PARK - SECTION 8B"
 BY:
 JOHN H. PLUMMER & ASSOC.
 DATE: JUNE 24, 1987
 PLAT BOOK: WCL 115/22

SITE PLAN
MONTEGO BAY MOBILE HOME PARK
SECTION 8B, LOT 41
 TENTH TAX DISTRICT
 WORCESTER COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: 10/19/07
 JOB NO. 8705SP2/07