

Martin O'Malley
Governor

Anthony G. Brown
Li. 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/

August 22, 2008

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Mason's Beach on the Bay, Lots 7-8
S 06-062, P 08-0003

Dear Mr. Tom Burke:

Thank you for forwarding revised materials for the above mentioned subdivision request. The applicant proposes to unmerge two merged lots by way of subdivision, remove the existing dwelling that is located over the property line between the two lots, remove the existing garage, shed and driveway, and to construct two new houses and driveways on each of the unmerged lots. The 0.55 acre property is within the Critical Area and is designated as an Intensely Developed Area (IDA). The applicant has addressed this office's comments from my June 9, 2008 letter and I have no further comments on the proposed subdivision at this time.

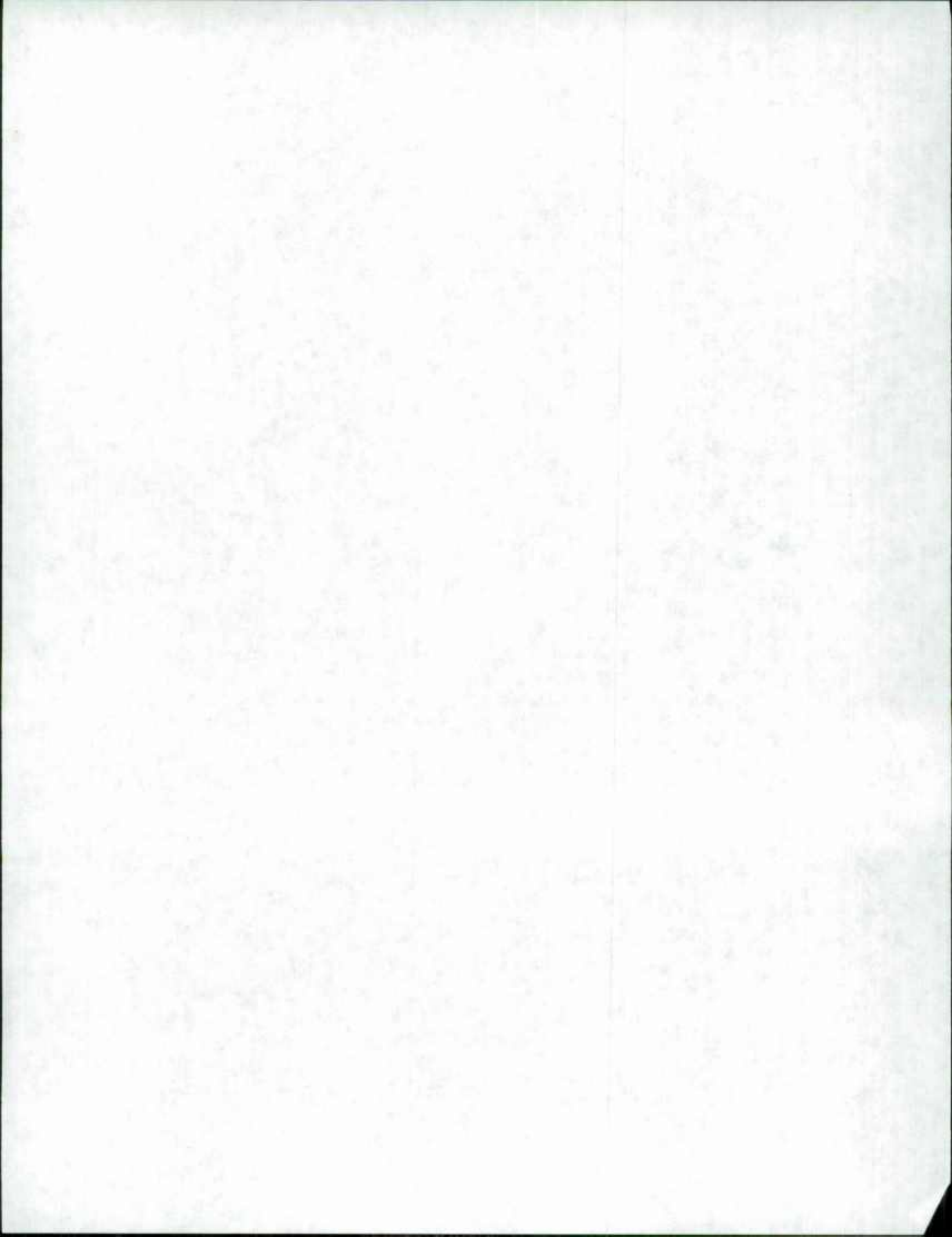
Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Widmayer".

Amber Widmayer
Natural Resources Planner

cc: AA 27-08



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/

June 9, 2008

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Mason's Beach on the Bay, Lots 7-8
S 06-062, P 08-0003

Dear Mr. Tom Burke:

Thank you for forwarding revised materials for the above mentioned subdivision request. The applicant proposes to unmerge two merged lots, remove the existing dwelling that is located over the property line between the two lots, remove the existing garage, shed and driveway, and to construct two new houses and driveways on each of the unmerged lots. The 0.55 acre property is within the Critical Area and is designated as an Intensely Developed Area (IDA). The applicant has addressed most of this office's comments from my February 14, 2008 letter. I have outlined my remaining comments below:

- 1) It is this office's understanding that the unmerger of these lots is allowed by the County even though the applicant can not meet 18-4-203(d)(3) which requires a showing that, "all or part of any lots in the Critical Area were part of a subdivision approved on or after August 22, 1988," because the proposed lots are such that they meet County's Critical Area and zoning requirements for creation of a new lot in the IDA in compliance with current law. Please obtain documentation from the County that this interpretation is consistent with the County's interpretation of its unmerger provisions as applied to this subdivision application.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

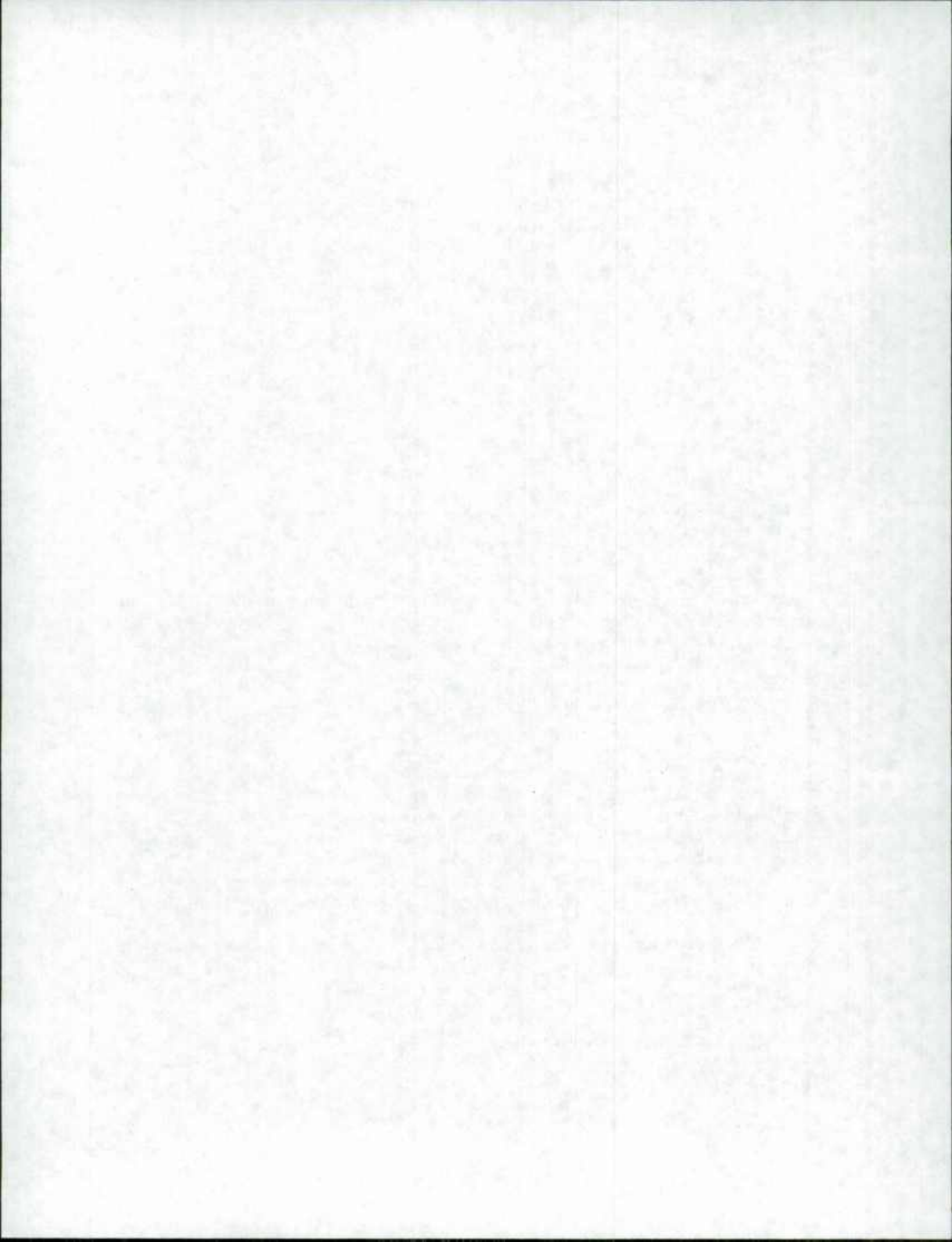
A handwritten signature in black ink, appearing to read "AW", written over a light blue horizontal line.

Amber Widmayer
Natural Resources Planner

cc: AA 27-08

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



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/

February 14, 2008

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

Re: Mason's Beach on the Bay, Lots 7-8
S 06-062, P 08-0003

Dear Ms. Krinetz:

Thank you for forwarding the above mentioned subdivision request. The applicants propose to unmerge two merged lots, remove the existing dwelling that is located over the property line between the two lots, remove the existing garage, shed and driveway, and to construct two new houses and driveways on each of the unmerged lots. The 0.55 acre property is within the Critical Area and is designated as an Intensely Developed Area (IDA). I have outlined my comments below:

- 1) It is unclear from the submitted materials whether the property can properly be unmerged under Anne Arundel County's Code. Please have the applicant submit information regarding the chain of title for both lots and any correspondence between the lot owners and the County that may provide useful information on this issue.
- 2) Because the property is designated as an IDA, the applicant must submit 10% pollutant reduction calculations and a description of how the pollutant removal requirement will be met. The 10% calculation worksheets and further information about this requirement can be found on the Commission's website at the following web address:
http://www.dnr.state.md.us/criticalarea/guidancepubs/10percent_rule.html.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

A handwritten signature in black ink, appearing to read "AW", written over a horizontal line.

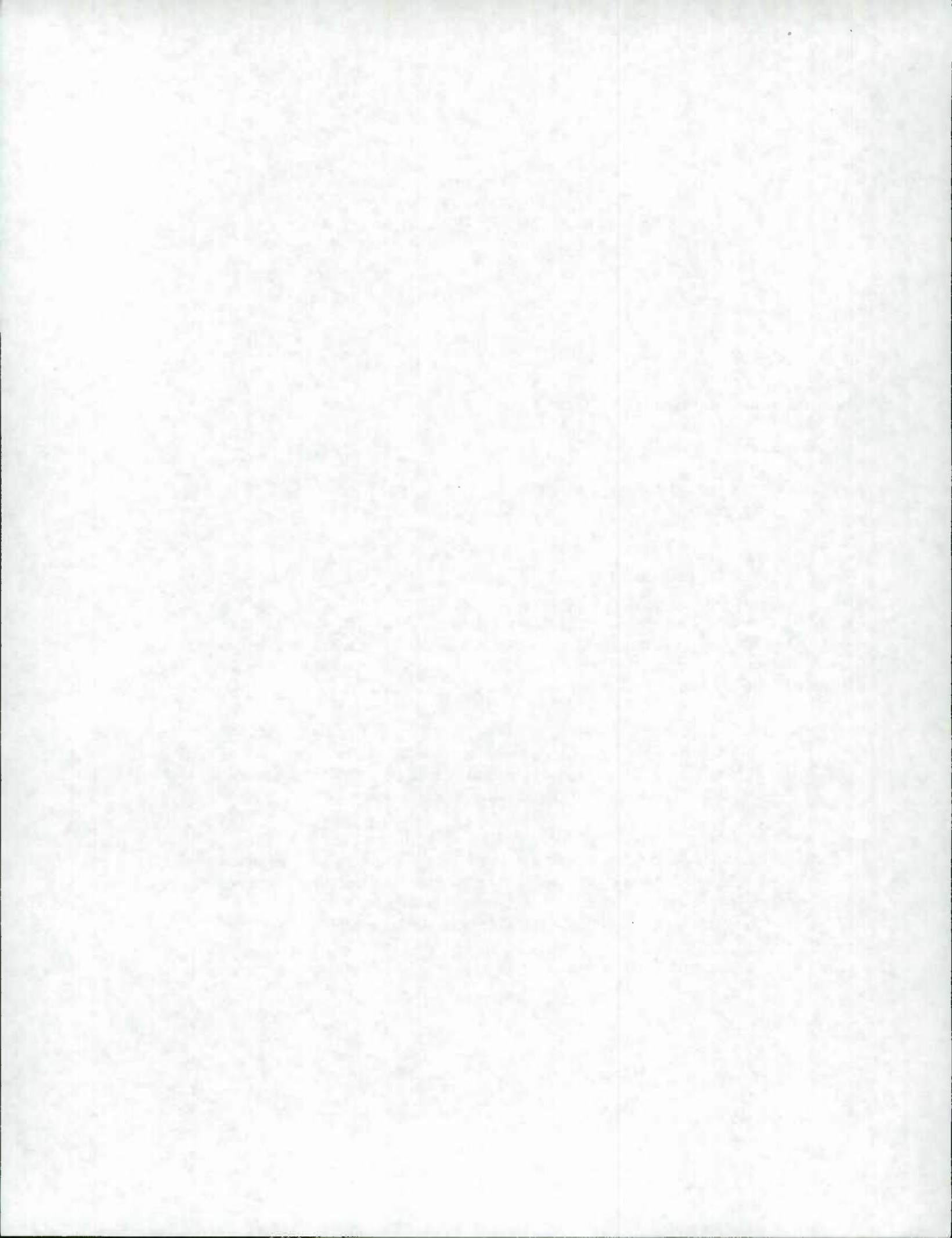
Amber Widmayer
Natural Resources Planner

cc: AA 27-08

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450





Bob lee

From: Thomas Burke [PZBURK04@aacounty.org]
Sent: Thursday, June 26, 2008 1:30 PM
To: bob lee
Subject: Fwd: Mason's Beach on the Bay

One Better Bob. Here's the letter.

>>> Thomas Burke 6/18/2008 4:34 PM >>>
Hi Amber:

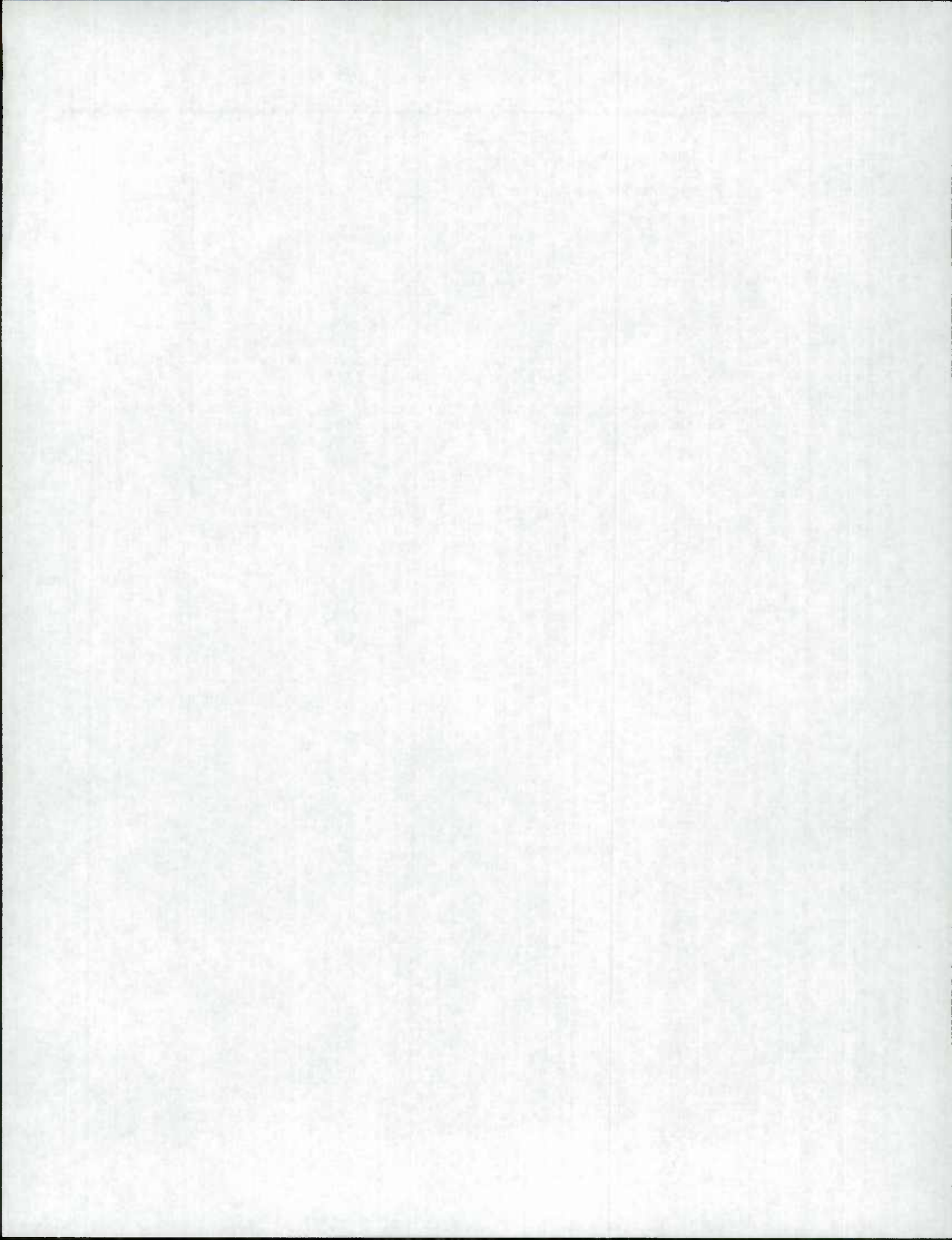
I was going through the comments for this subdivision and want to clarify our position on the "unmerger" of the lots you referenced in your comment letter dated June 9, 2008. Because these lots were created prior to August 22, 1988, we would not accept an Unmerger Agreement from the applicant and required them to demonstrate ability to meet full compliance through the subdivision process. So, in accordance with our code they are following the appropriate procedure for development on the two lots and effectively are not going through an unmerger, but rather through a subdivision.

Thomas F. Burke
Planner III
Anne Arundel County
Office of Planning and Zoning
410-222-7960

RECEIVED

AUG 08 2008

PLANNING AND ZONING
DEVELOPMENT

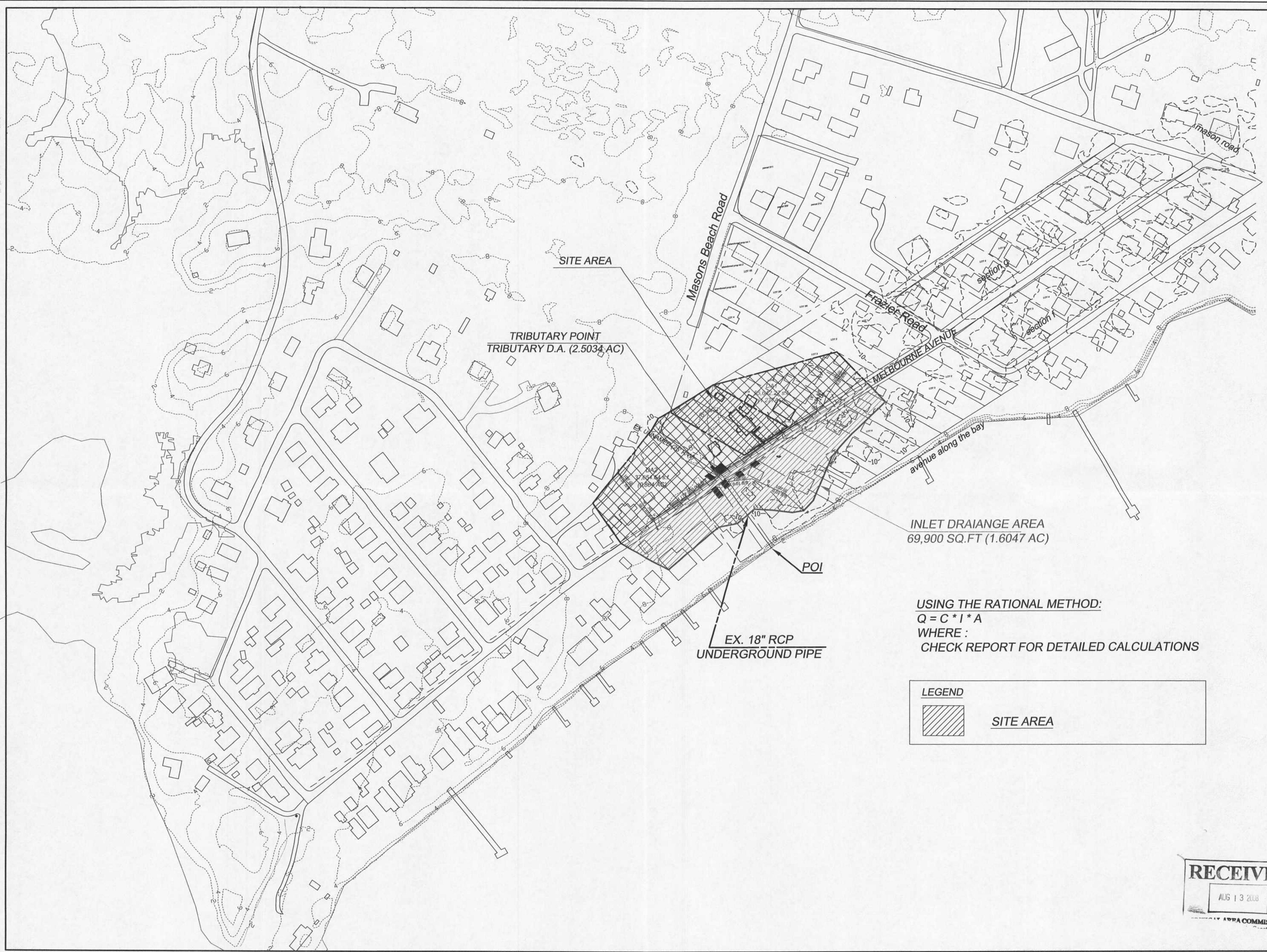


DATE	AUG. 2008	REVISION	
SCALE	1" = 100'		
DRAWING #	WMC		
PROJECT #	AA1011		
DRAWING BY	DAVID MASP		
CHECKED BY			
DATE			
DATE			

FINAL DEVELOPMENT PLAN
SHEET 2 OF 2

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272

DRAINAGE AREA MAP
MASON'S BEACH ON THE BAY SECTION "C", LOTS 7 & 8
TAX MAP 78, BLOCK 7, P/O PARCEL 278
(PREVIOUSLY RECORDED IN PLAT BOOK 16, PLAT PAGE 23, PLAT # B-242)
TWO SINGLE FAMILY LOTS
SCALE 1"=40' ZIP CODE: 20751
SUBDIVISION #2006-002 PROJECT # 2008-003
SEVENTH ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND



USING THE RATIONAL METHOD:
 $Q = C * I * A$
WHERE:
CHECK REPORT FOR DETAILED CALCULATIONS

LEGEND

	SITE AREA
--	-----------

