

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/

August 31, 2010

Ms. Roxana Whitt
Calvert County Board of Appeals
150 Main Street
Prince Frederick, Maryland 20678

Re: Planzer 10-3647

Dear Ms. Whitt:

Thank you for forwarding the above-referenced request for variance. The applicant proposes to remove an existing shed, construct a new same size shed and construct a wind turbine in the 100-foot Buffer. The parcel size is 28,355 sq. ft and is located in the Limited Development Area (LDA). Based on the extent of shoreline and tidal wetland Buffers on the property, it appears that nearly the whole site is encompassed by the Buffer. The property is currently being redeveloped with a single-family dwelling under construction.

Since the lot is properly grandfathered, this office does not generally oppose this variance request. However, the wind turbine applications that the Commission has reviewed to date have not included such a large base or require a shed. Most applications are for a base of approximately 35 square feet. Also, the application lacks details on other disturbance normally associated with wind turbines such as the length of trenching necessary for the electrical component of the turbine.

As you are aware, in order to grant a variance, the applicants need to demonstrate and the Board of Appeals needs to find that every one of the County's variance standards has been met, including the standards of unwarranted hardship and that the variance request is the minimum necessary to provide relief.

Should the Board find that all of the variance standards have been met, please note that new State Buffer regulations are in effect and applicable to this project. COMAR 27.01.09.01-2 requires the following: (1) For a variance, mitigation for development in the Buffer must be calculated at 3:1 based on the limits of disturbance, where "disturbance" means any alteration or change to the land and includes any amount of clearing, grading, or development activity; (2) the planting standards and credits of COMAR 27.01.09.01-2 must be adhered to in fulfilling the mitigation

Ms. Roxana Whitt
August 31, 2010
Page Two

planting requirements. Finally, a Buffer Management Plan must be submitted to the County for review and approval and we understand this review will occur prior to issuance of a building permit.

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. Please feel free to contact me at (410) 260-3468 if you have any questions.

Sincerely,



Roby Hurley
Natural Resources Planner

RH/jjd

CA 311-08

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June 10, 2009

Ms. Roxana Whitt
Calvert County Board of Appeals
150 Main Street
Prince Frederick, Maryland 20678

Re: 08-3534 Planzer Variance

Dear Ms. Whitt:

Thank you for providing information on the above-referenced variance application. This letter follows a Critical Area Commission Planner letter dated June 19, 2008. The applicant is requesting a variance to allow redevelopment of an existing single family dwelling in the Limited Development Area (LDA), within the 100-foot Buffer. The parcel size is 28,355 sq. ft. Based on the extent of shoreline and tidal wetland Buffers on the property, it appears that nearly the whole site is encompassed by the Buffer. The property is currently developed with a single-family dwelling. The applicant has proposed to remove the existing house, and proposes to locate the new house approximately on the same footprint as the existing house.

Based on the information provided, we do not generally oppose a variance on this site. However, prior to award of a variance, we recommend that the Board consider the following factors relative to the County's Critical Area Program.

The applicant has proposed to build a house similar in footprint size to the existing house, by utilizing upward expansion versus sprawling or increased Buffer impact expansion. The garage has been incorporated into a lower story of the house, again reducing impacts to the Buffer. The applicants have reduced lot coverage by removing a part of a gravel drive that currently extends almost to the Patuxent River. Our concern remains that the deck size is excessive and actually encroaches closer to the River than the existing porch. The Board should require further minimization of this feature and should not permit waterward encroachment by virtue of the new deck. It appears possible to construct a deck which does not encroach waterward of the existing structure. Also, it is unclear if the deck is counted as lot coverage. We note that the presence of gravel under the deck results in a need to calculate the deck as lot coverage regardless of whether spaces exist between the boards. Please clarify whether the deck was included in lot coverage calculations.

Should the Board find that all the variance standards are met, mitigation for disturbance within the Buffer should be provided at a 3:1 ratio and should be calculated based on the



Ms. Whitt
June 10, 2009
Page Two

limit of disturbance within the Buffer. The provided Buffer Management Plan calculates only Buffer clearing and not all Buffer impacts. It is our understanding that if a variance is granted, Planning and Zoning will require a Buffer Plan with itemized impacts and demonstrated plantings at building permit application.

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) 260-3468.

Sincerely,


Roby Hurley
Natural Resources Planner

CA 311-08

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www.dnr.state.md.us/criticalarea/

June 19, 2008

Ms. Roxana Whitt
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: Variance 08-3534 Planzer

Dear Ms. Whitt:

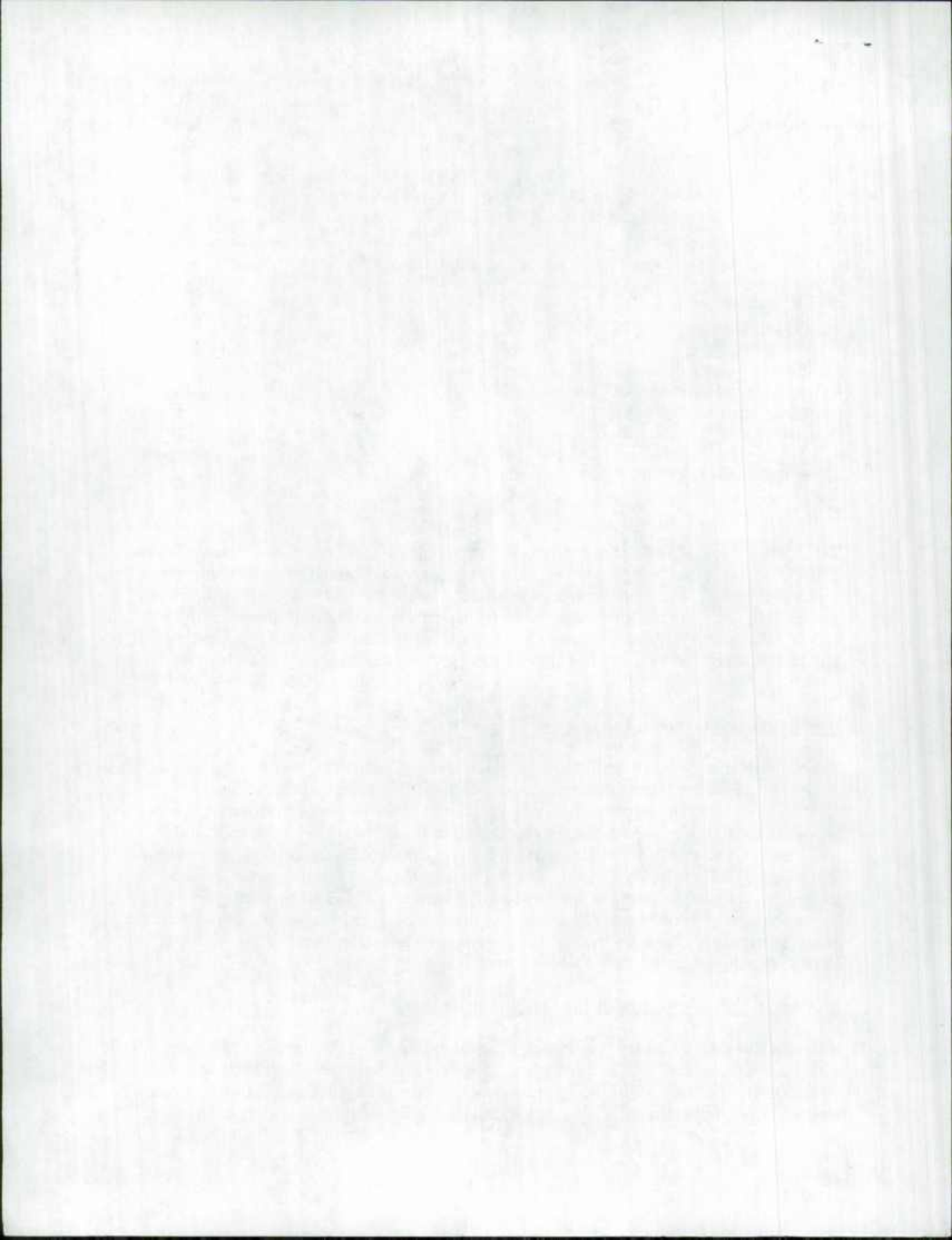
Thank you for providing plans and information regarding the above mentioned variance request. The applicant proposes to remove an existing dwelling and to construct a new dwelling with a garage and a porch. The applicant seeks a variance to exceed the 5,445 square foot impervious surface limit for lots of this size. Also, it appears that the proposed redevelopment is within the 100-foot Buffer and therefore a variance for the proposed Buffer disturbance is required as well. The 28,355 square foot property is within the Critical Area, it is designated as an LDA, and it is currently developed with a dwelling, an extensive driveway, and two sheds.

Insufficient and Incorrect Information

The applicant has provided insufficient and incorrect information in the variance application and it does not appear that the variance request can adequately be reviewed in the absence of additional information. The plans show a 50-foot Buffer on the property. However, it does not appear from the County records that the property is within a County mapped Special Buffer Management Area and therefore the plans must show a 100-foot Buffer along the shoreline of the property. The 100-foot Buffer must also be provided to the tidal wetlands that appear to be located on the eastern edge of the property based on existing wetland maps. The Buffer must be shown from the edge of these tidal wetlands as measured by a certified wetland delineator in the field. Once the applicant has provided this required information, the extent of the requested Buffer variance can more accurately be determined.

Minimization of the Requested 100-foot Buffer Variance

It appears that once the Buffer is accurately mapped, the proposed dwelling will be located within the 100-foot Buffer. While this office recognizes that the property will likely require a variance for disturbance within the 100-foot Buffer in order to be redeveloped, Calvert County's variance standards require that the requested variance be the minimum necessary to afford relief



Ms. Whitt
June 19, 2008
Page 2 of 2

from the regulations. It appears that the applicant can make changes to the proposed plans in order to minimize the extent of the proposed disturbance within the Buffer. For instance, the new dwelling could be located farther back from the shoreline and the tidal wetlands, thereby minimizing the length of the driveway necessary to reach the house. The proposed garage could be eliminated or minimized in size since it is this office's position that a garage is not necessary on properties with this degree of environmental constraints. In particular, a garage is not necessary to reasonably redevelop a property with two existing sheds and a 280-foot long driveway, most of which appears to be located in the Buffer. Further, if a portion of the existing driveway or the existing sheds were to be removed, this would minimize the footprint of disturbance within the Buffer, and it appears this would eliminate the need for the requested impervious surface variance, as described below.

Impervious Surface Area Variance

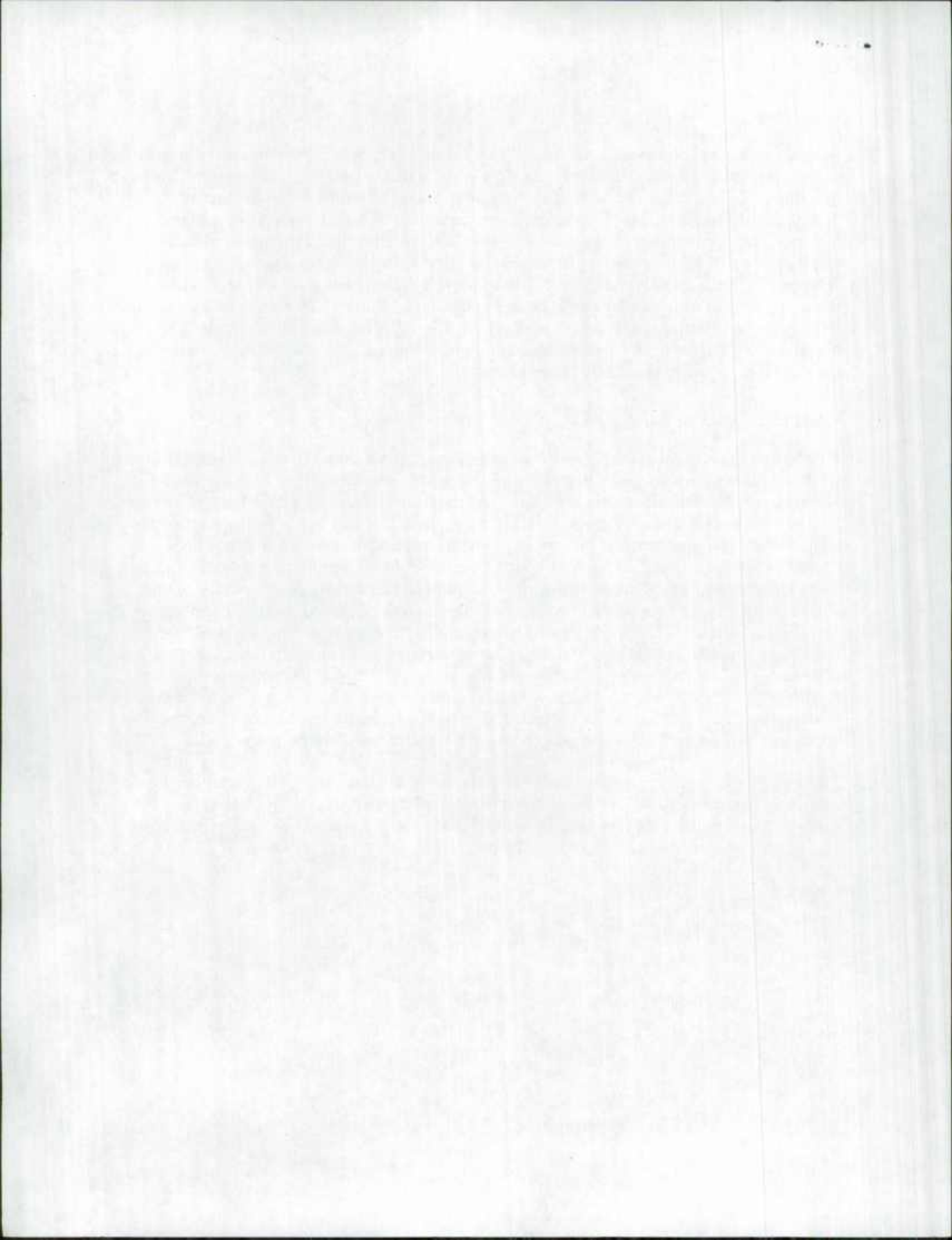
This office can not support the requested impervious surface variance because it appears there is sufficient room to redevelop the property within the 5,445 square foot impervious surface limit. The applicant's submitted materials indicate that the existing house footprint is 1,100 square feet and the proposed house footprint will be 1,176 square feet. This leaves 4,269 square feet of allowable impervious surface on the property to retain much of the existing driveway and other structures without creating the need for a variance to the 5,445 square foot impervious surface limit. The applicant's total impervious surface footprint on the property as is currently proposed will be 8,190 square feet. Upon subtracting the footprint of the proposed house, the applicant is requesting a variance to the law to retain 7,014 square feet of developed impervious surfaces including a 280 foot long driveway with two turnaround areas and two sheds. It appears this large amount of existing impervious area on the property can be reduced while accommodating the proposed dwelling such that the property can be redeveloped in conformance with the law with reference to impervious surface limits. Therefore, the requested variance to exceed the impervious surface limit is not necessary to allow reasonable use of the property.

Thank you for the opportunity to provide comments regarding this variance request. Please include this letter within the file and submit it as a part of the record for this variance. In addition, please notify the Commission in writing of the decision made in this case. If you have any questions, please call me at 410-260-3481.

Sincerely,



Amber Widmayer
Natural Resource Planner
CA 311-08



CALVERT COUNTY BOARD OF APPEALS ORDER

Case No. 10-3647
Public Hearing: October 7, 2010

Judith Planzer has applied for a variance in the 100' waterfront buffer requirement to replace a shed with a windmill and shed. The property is located at 8626 Patuxent Avenue, Broomes Island (Tax Map 38B, Parcel 11) and is zoned RD/LDA Residential District/Limited Development Area.

The case was presented October 7, 2010 before Board of Appeals members Mrs. Susan Hance-Wells, Chair; Mr. Daniel Baker, Jr., Vice Chair; and Mr. John Ward, Member; (the Board). Mr. Carlton Green, Esquire, served as the Board's counsel. Ms Judith Planzer, property owner, was present, testified at the hearing and was represented by Mr. Jeffrey Tewell from Collinson, Oliff and Associates, Inc.

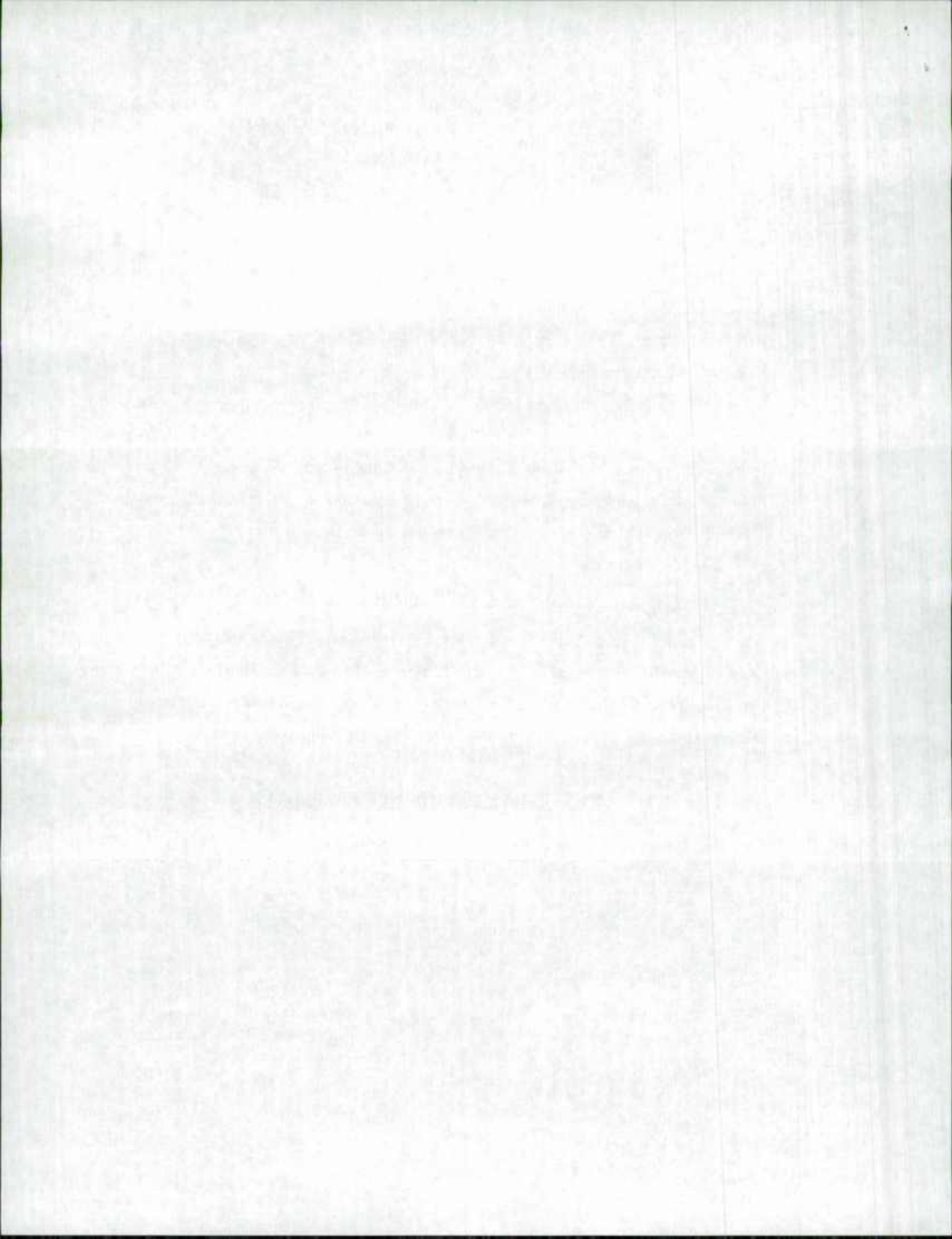
AUTHORITY OF THE BOARD OF APPEALS

The jurisdiction of the Board of Appeals is based on Article 66B of the Annotated Code of Maryland, as amended. Article 11 Section 1.01.B of the Calvert County Zoning Ordinance provides that the Board of Appeals shall have the authority to grant variances from the Critical Area requirements of Section 8-1 of the Ordinance.

TESTIMONY & EVIDENCE PRESENTED

1. The following Applicant's Exhibits were entered into the record at the October hearing:
 - Exhibit No. 1 – Application
 - Exhibit No. 2 – Board of Appeals Plat for the Property of Judith H. Planzer dated August 2010
 - Exhibit No. 3 – Affidavit of Sign Posting
2. A Staff Report prepared by Roxana Whitt, Board of Appeals Administrator, was entered into the record at the October hearing and marked Staff Exhibit No. 1.
3. The following correspondence was entered into the record at the October hearing:



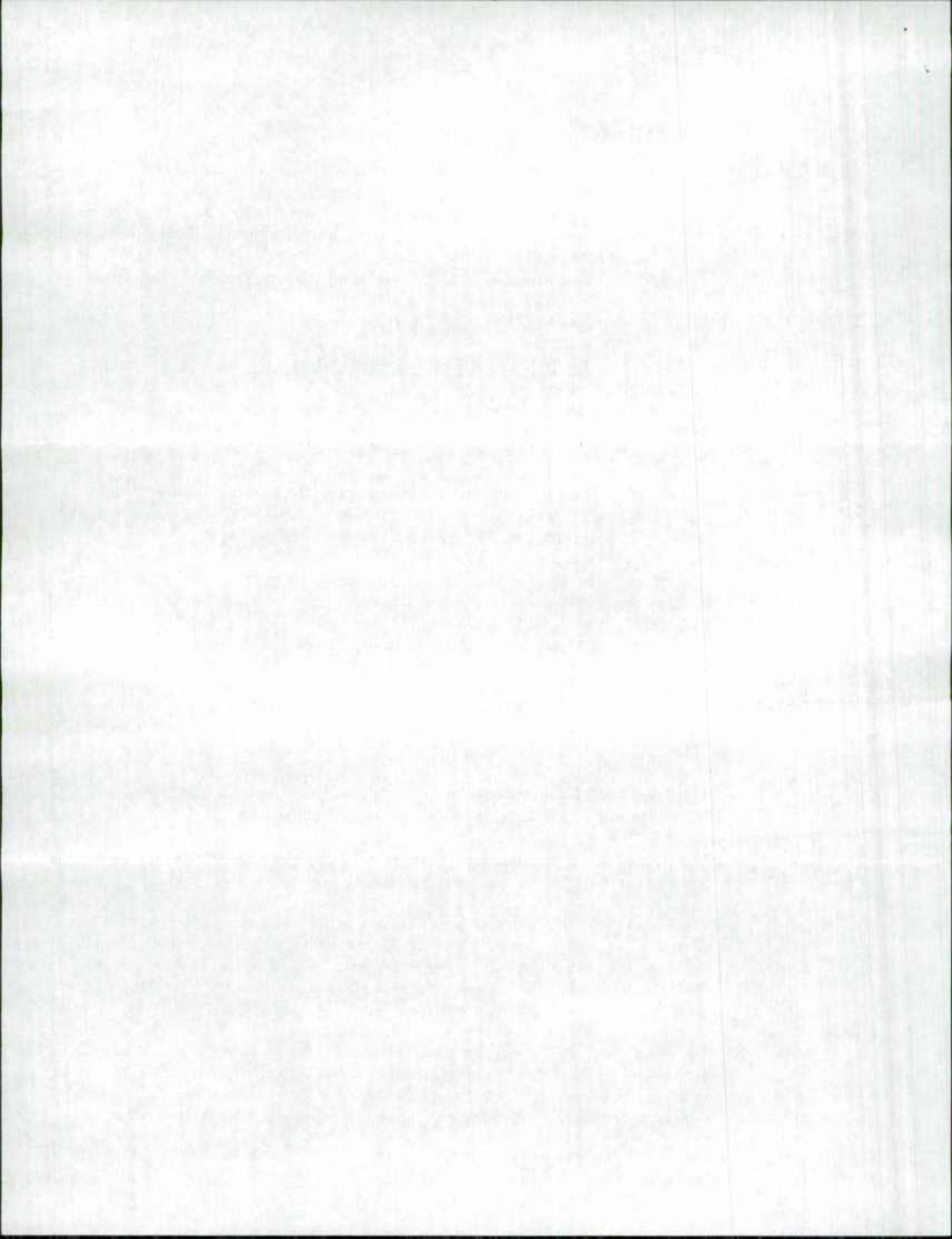


- Letter dated August 31, 2010 from Roby Hurley, Chesapeake Bay Critical Area Commission
- Board of Appeals Review Comments from John Knopp, Project Engineer, Calvert County Department of Public Works, Engineering Bureau, Review Date September 23, 2010
- Memo dated September 16, 2010 from John Swartz, Planner II, Department of Planning and Zoning

FINDINGS OF FACT & CONCLUSIONS

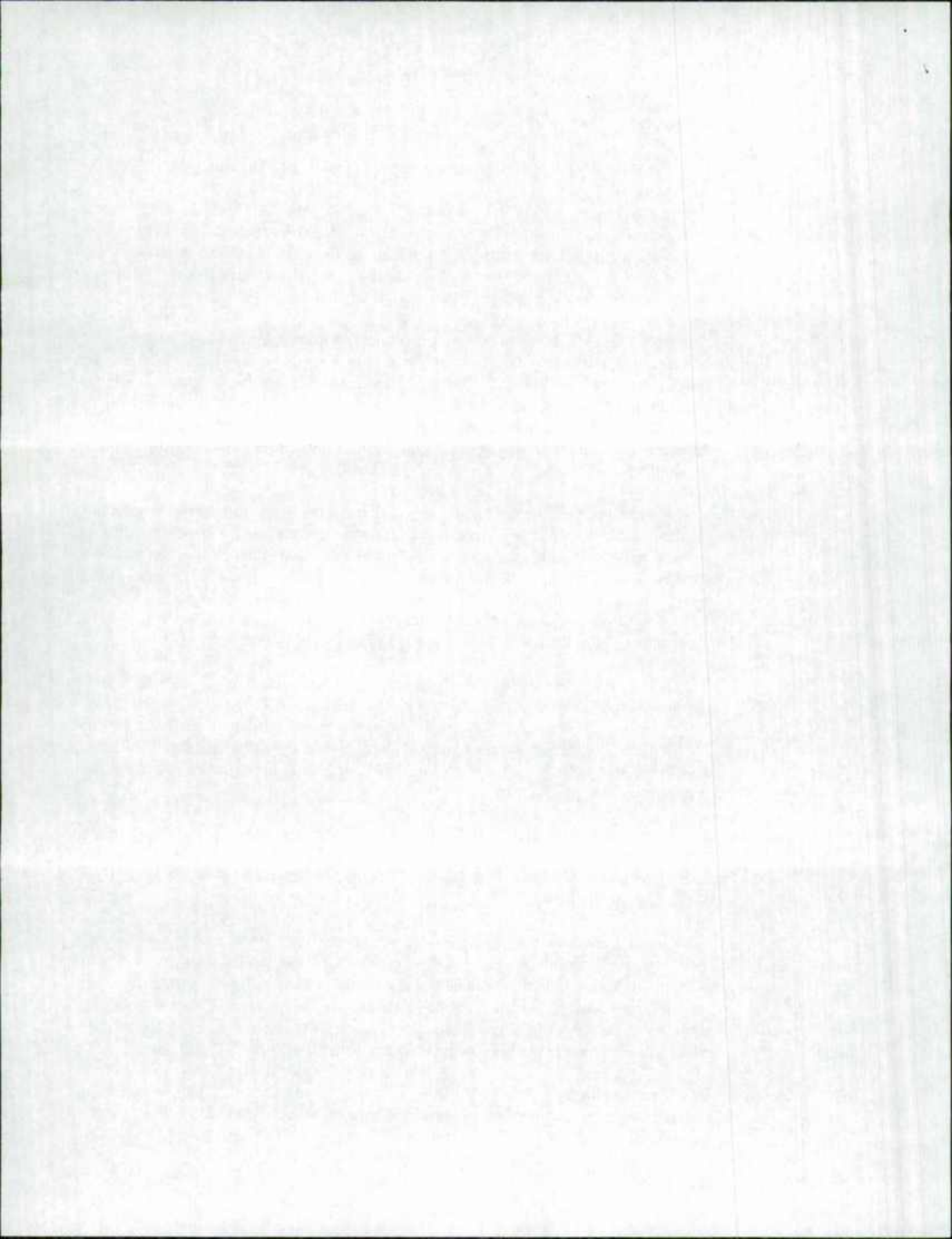
Based on the application and testimony and evidence presented at the hearing the Board makes the following Findings of Fact and Conclusions pursuant to Article 11-1.01.B of the Calvert County Zoning Ordinance:

1. The Board finds that the application was filed pursuant to Article 11-1.01.B of the Zoning Ordinance, which provides that the Board may grant variances from the strict application of the Critical Area requirements of the Ordinance.
2. The Board finds the case was properly advertised, the property was posted, and affected property owners were notified in accordance with the Board's Rules of Procedure.
3. The Board finds the proposed structures for which the variance is requested include a windmill and a shed to replace an existing shed located within the 100' waterfront. The combined area of the replacement items will not exceed the area of the current shed and the location chosen will provide an open wind current to turn the wind turbine.
4. The Board finds the lot was developed before the Critical Area law was enacted and that it is properly grandfathered for variance consideration.
5. The Board finds a variance was granted for this property in 2009 permitting the replacement of a 1930's house with a new house.
6. The Board finds that the shed replaces an existing shed, which is permitted in current zoning regulations and that there is no evidence or testimony that the wind turbine will result in injury to the public interest. Based on these findings of fact the Board concludes the requested variance will not result in injury to the public interest.
7. The Board finds the Zoning Ordinance ensues from the Comprehensive Plan and permits the replacement of existing structures on grandfathered lots, which this lot is. The Comprehensive Plan encourages the development of alternative energy sources, which the wind turbine generator will provide. Based on these findings of



fact the Board concludes the requested variance will not adversely affect the Comprehensive Plan.

8. The Board finds that the proposed replacement structure of shed and wind turbine will occupy no more than the same footprint as the existing shed. Based on these findings of fact the Board concludes that the requested variance is the minimum adjustment necessary to afford relief from the regulations.
9. The Board finds that the lot lies within the 100' buffer from the Patuxent River and is thereby restricted by Critical Area law, which proposes special restrictions on development within the 100' buffer. Based on this finding of fact the Board concludes there are special circumstances peculiar to the property that inhibit its development in accordance with the Critical Area regulations and a literal enforcement of the Critical Area program would result in unwarranted hardship to the applicant.
10. The Board finds that the Calvert County Critical Area program imposes restrictions on development within the Critical Area; however, these areas are permitted to be utilized as permitted by variance. The Board finds that other properties similarly situated in the Critical Area are developed consistent with Critical Area stipulations. Based on these findings of fact the Board concludes the request is a right that has been permitted to others in accordance with the provisions of the Critical Area program.
11. The Board finds that while development in the Critical Area is restricted it is permitted if done so according to the County Critical Area program. The Board finds granting the requested variance is consistent with a variance for a wind turbine in the Critical Area at Mears Cove. Based on these finding of fact the Board concludes that granting of the variance as requested does not confer a special privilege on the applicant.
12. The Board finds the requested variance is based on proximity of a property to the Patuxent River and the restrictions imposed by the Critical Area law. Based on this finding of fact the Board concludes that the requested variance does not result from actions by the applicant.
13. The Board finds that the variance is to replace an existing structure with one of similar size and similar usage. The Board finds that sediment control practices will be applied during construction and that a mitigation plan will require plantings that enhance the water quality of runoff from the disturbed area. Based on these findings of fact the Board concludes that granting the requested variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat.
14. Based on the findings of fact set forth above the Board concludes that the applicant has overcome the presumption of non-conformance with the general spirit and intent of the Critical Area law.



ORDER


It is hereby ordered, by a unanimous decision, that the variance in the 100' waterfront buffer requirement to replace a shed with a windmill and shed as requested by the property owner, Judith Planzer, be **GRANTED**.

APPEALS

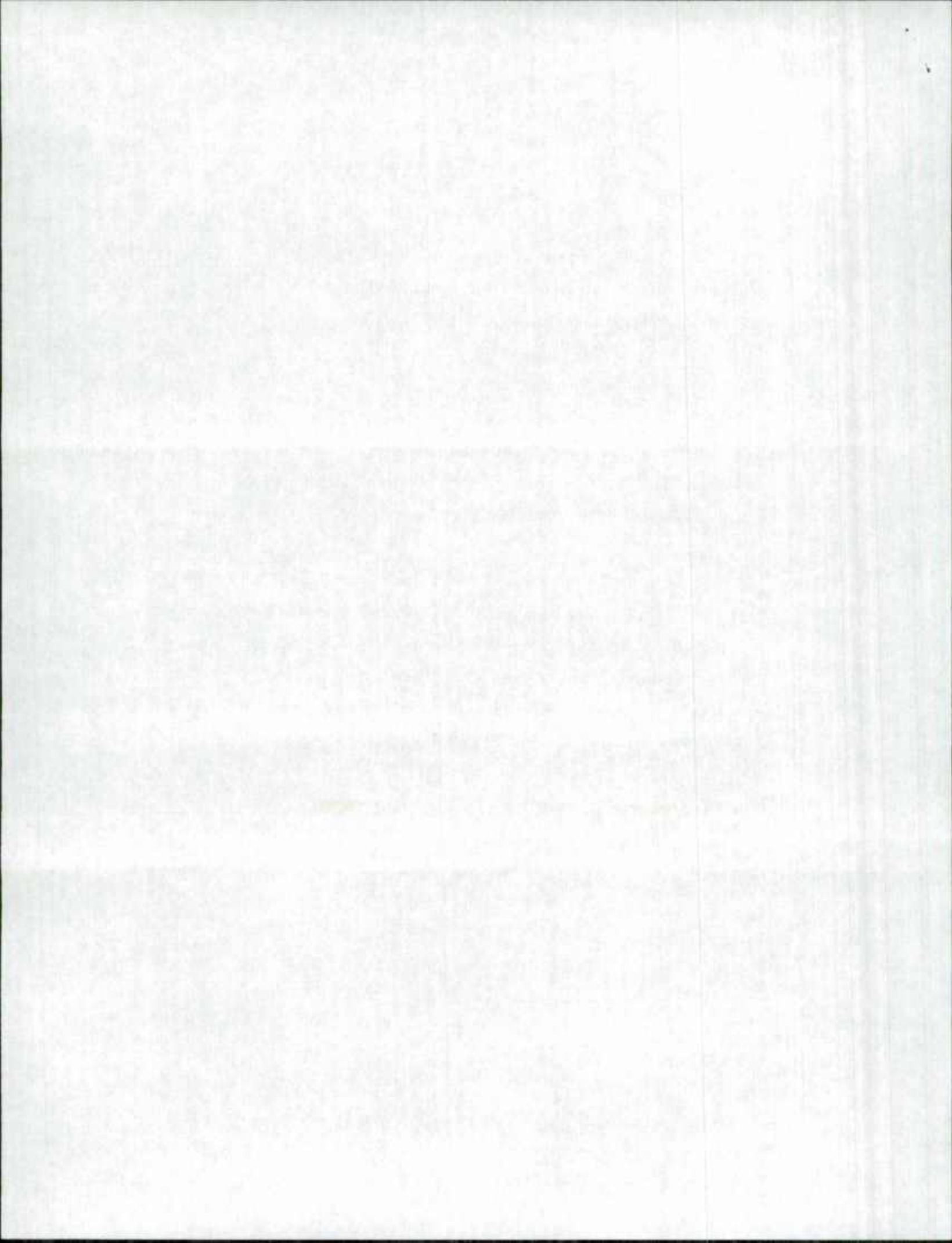
In accordance with Section 6 of the Calvert County Board of Appeals Rules of Procedure, "any party to a case may apply for a reconsideration of the Board's decision no later than 15 days from the date of the Board's Order."

In accordance with Section 11-1.07 of the Calvert County Zoning Ordinance, Board of Appeals decisions may be appealed to the Circuit Court of Calvert County by (1) any person aggrieved by any decision of the Board of Appeals or (2) any taxpayer, or (3) any officer, department, board or bureau of Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Maryland Rules, Title 7, Chapter 200, as amended from time to time, within 30 days of the Board of Appeals Order.

Entered: October 26 2010
Pamela P. Helie, Clerk



Susan Hance-Wells, Chair



BH 7/20/9 311-08

CALVERT COUNTY BOARD OF APPEALS ORDER

Case No. 08-3534
Public Hearing: July 2, 2009

Judith Planzer has applied for a variance in the 100' waterfront buffer requirement¹ to construct a replacement dwelling. The property is located at 8626 Patuxent Avenue, Broomes Island (Tax Map 38B, Parcel 11) and is zoned RD-Residential District.

The case was presented July 3, 2008 before Board of Appeals members Mr. Michael Reber, Chairman; Dr. Walter Boynton, Vice Chairman; and Mrs. Lisa Sanders, Member (collectively, the Board). Mr. Carlton Green, Esquire, served as the Board's Counsel. Mr. Joseph Gonzalez was present at the hearing and represented Ms. Judith Planzer, the Property Owner.

The case was again presented July 2, 2009 before Board of Appeals members Mr. Michael Reber, Chairman; Dr. Walter Boynton, Vice Chairman; and Mr. Patrick Nutter, Member; (the Board). Mr. Carlton Green, Esquire, served as the Board's Counsel. Ms. Judith Planzer was present at the hearing and was represented by Mr. Jeffrey Tewell from Collinson, Oliff & Associates, Inc.

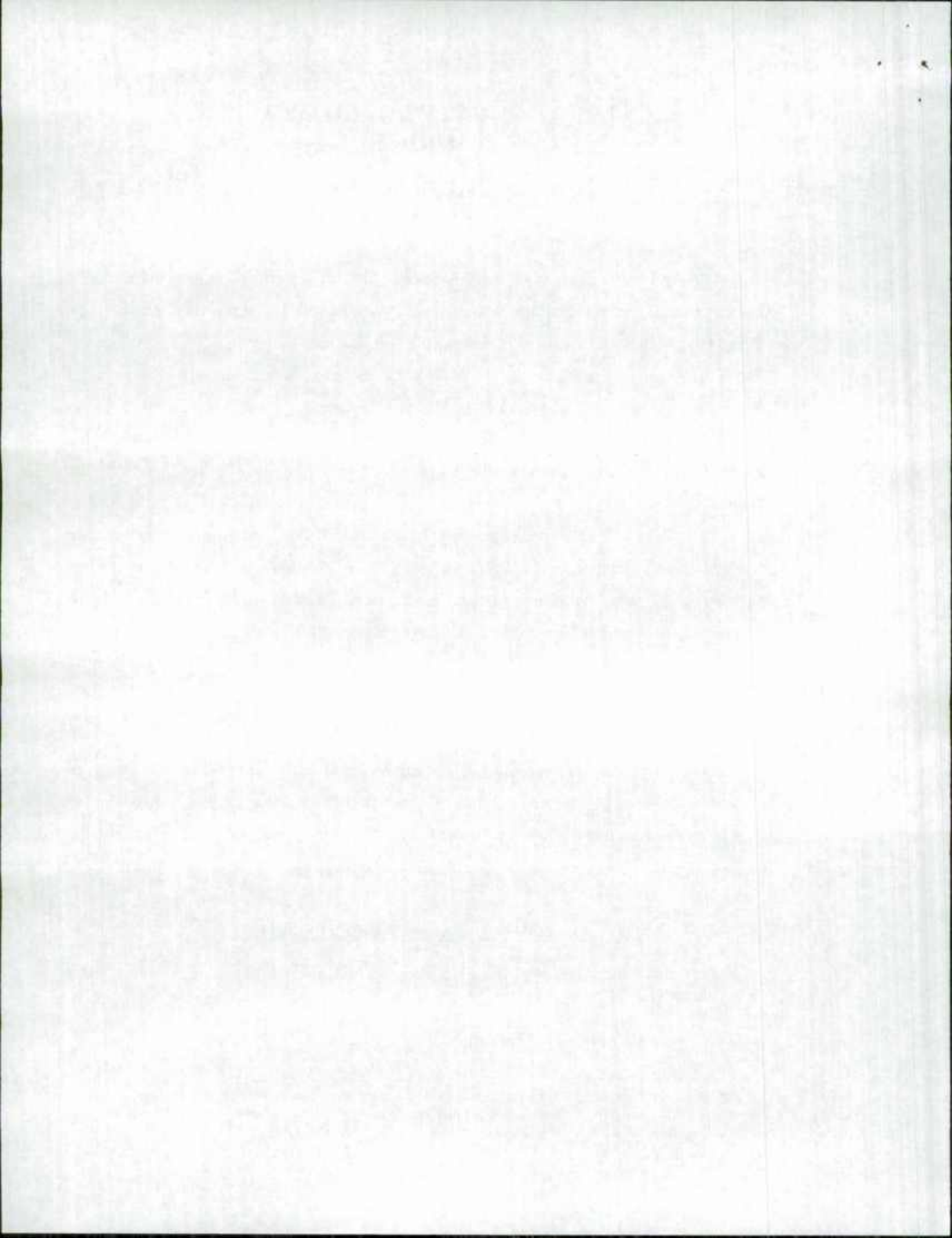
AUTHORITY OF THE BOARD OF APPEALS

The jurisdiction of the Board of Appeals is based on Article 66B of the Annotated Code of Maryland, as amended. Article 11 Section 1.01.B of the Calvert County Zoning Ordinance provides that the Board of Appeals shall have the authority to grant variances from the Critical Area requirements of Section 8-1 of the Ordinance.

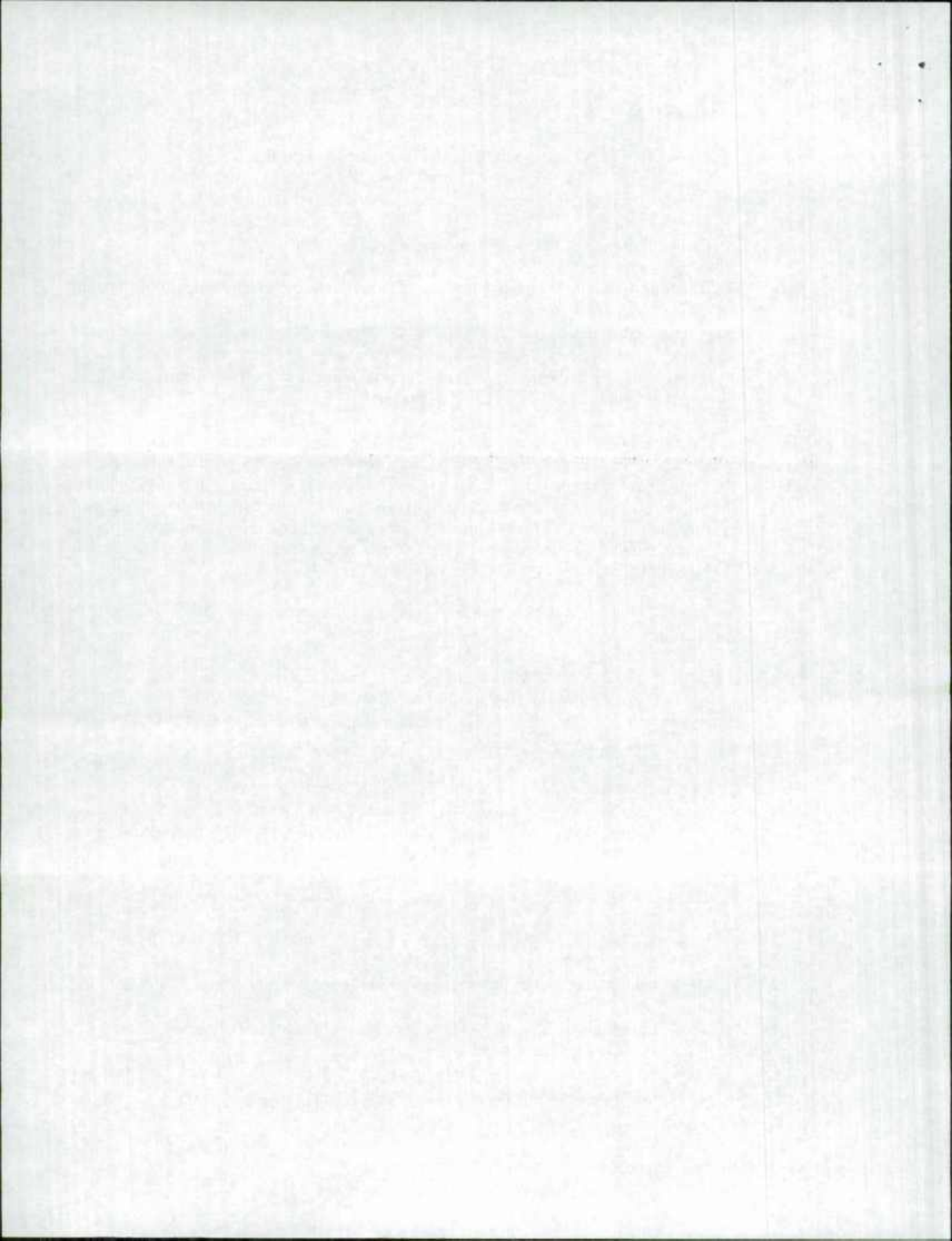
TESTIMONY & EVIDENCE PRESENTED

1. The following Applicant's Exhibits were entered into the record at the July 3, 2008 hearing:
 - Exhibit No. 1 – Application

¹ The applicant originally applied for a variance in the 100' waterfront buffer requirement and a variance in the impervious surface requirement. Revisions to the plat, requested by the Board at the July 3, 2008 hearing, eliminated the need for an impervious surface variance.



- Exhibit No. 2 – Plat w/Health Department Approval
2. The following Staff Exhibit was entered into the record at the July 3, 2008 hearing:
 - Exhibit No. 1 – Staff Report dated June 25, 2008
 3. The following correspondence was entered into the record at the July 3, 2008 hearing:
 - Letter dated June 19, 2008 to Roxana Whitt from Amber Widmayer, Chesapeake Bay Critical Area Commission
 - Memo dated May 28, 2009 to Roxana Whitt from Serena Chapla, Department of Public Works, Engineering Bureau
 4. The Board deferred action at the July 3, 2008 hearing pending receipt of a revised plat: (1) showing the existing and proposed driveway, including calculations for the existing and proposed impervious surface on site; (2) delineating the marsh buffers; (3) delineating the riverfront buffers; (4) showing proposed stormwater management for the site; and (5) showing the increase in house size with the proposed redevelopment. The requested information was received and the case was scheduled to be continued at the July 2, 2009 Board hearing.
 5. The following Applicant's Exhibits were entered into the record at the July 2, 2009 hearing:
 - Exhibit No. 3 - Memo dated 5/21/09 to the Calvert County Zoning Board of Appeals from Jeff Tewell, L.S., Collinson, Oliff & Associates, Inc., RE Revised Site Plan and Information Requested for BOA Case No. 08-3534, 8626 Patuxent Avenue
 - Exhibit No. 4 – Revised Building Permit Plat for the Property of Judith H. Planzer, dated 5-21-09, with Health Department Approval
 - Exhibit No. 5 – Approved Buffer Management Plan
 - Exhibit No. 6 – Wetland Evaluation Report for 8626 Patuxent Avenue, Calvert County, MD, dated March 2009
 6. The following Staff Exhibit was entered into the record at the July 2, 2009 hearing:
 - Exhibit No. 2 – Staff Report dated June 25, 2009
 7. The following correspondence was entered into the record at the July 2, 2009 hearing:
 - Letter dated June 10, 2009 to Roxana Whitt from Roby Hurley, Chesapeake Bay Critical Area Commission.
 - Memo dated May 29, 2009 from Geoff Westbrook, Calvert County Soil Conservation District

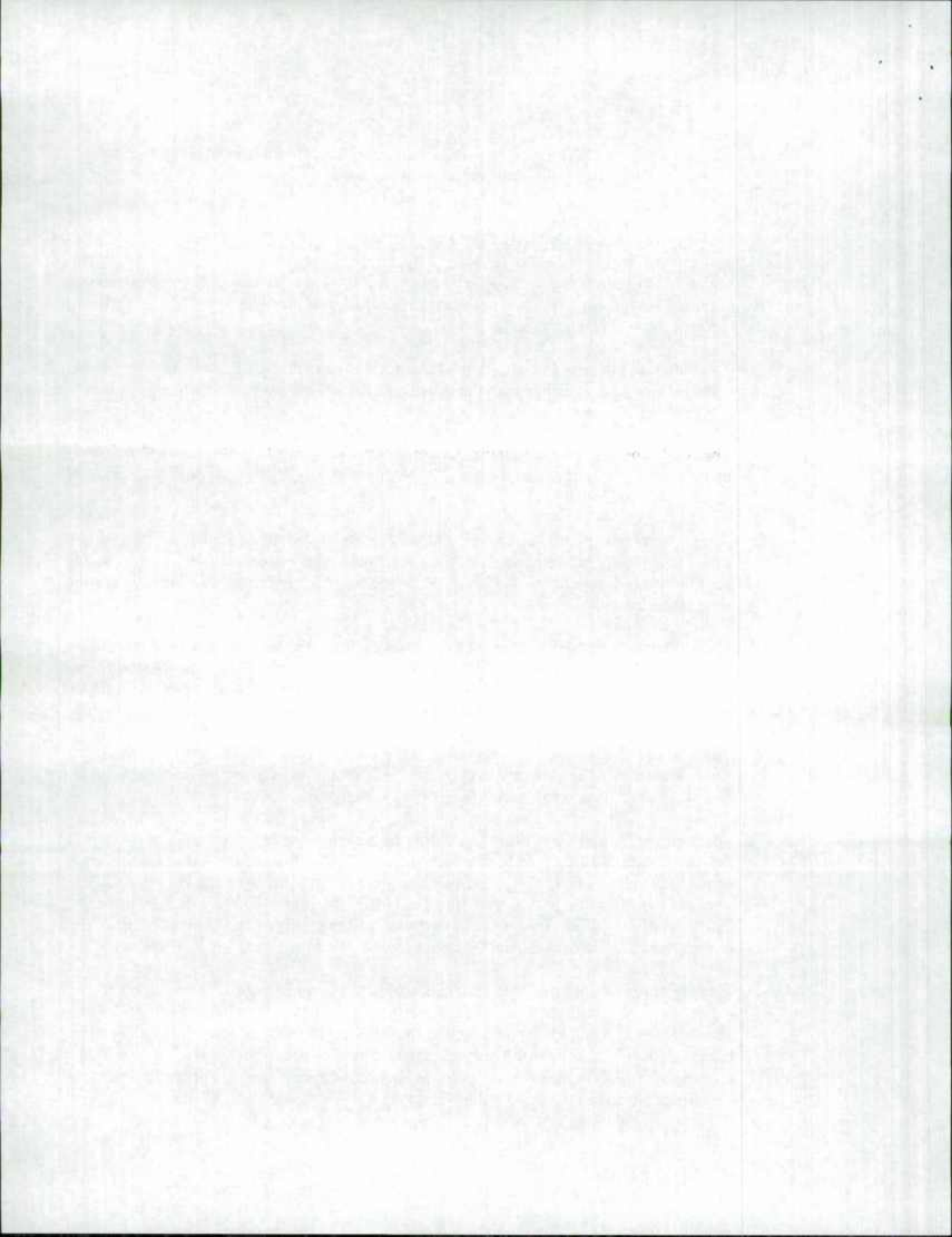


- Board of Appeals Review Comments from John Knopp, Project Engineer, Department of Public Works, Engineering Bureau

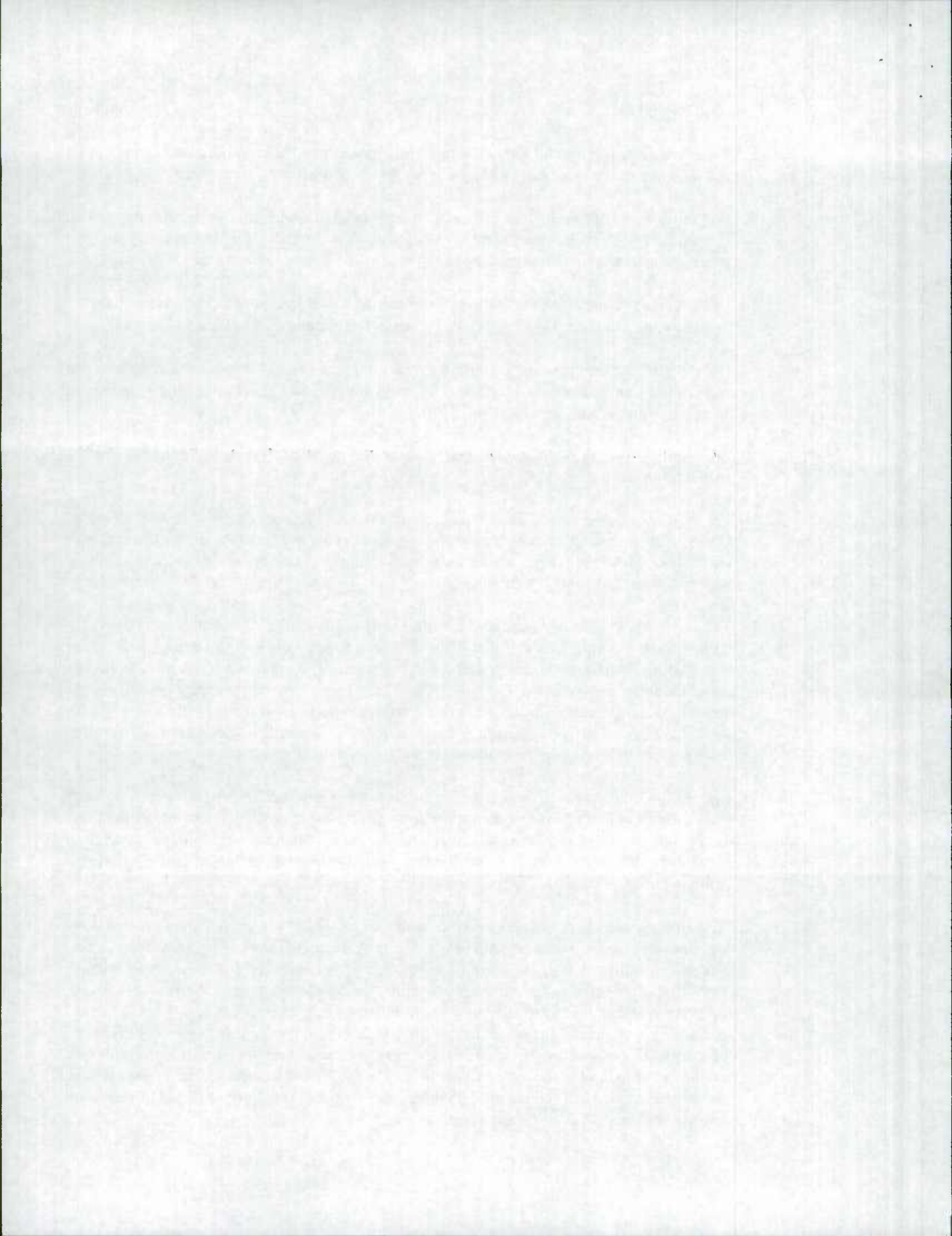
FINDINGS OF FACT & CONCLUSIONS

Based on the application and testimony and evidence presented at the hearings the Board makes the following Findings of Fact and Conclusions pursuant to Article 11-1.01.B of the Calvert County Zoning Ordinance:

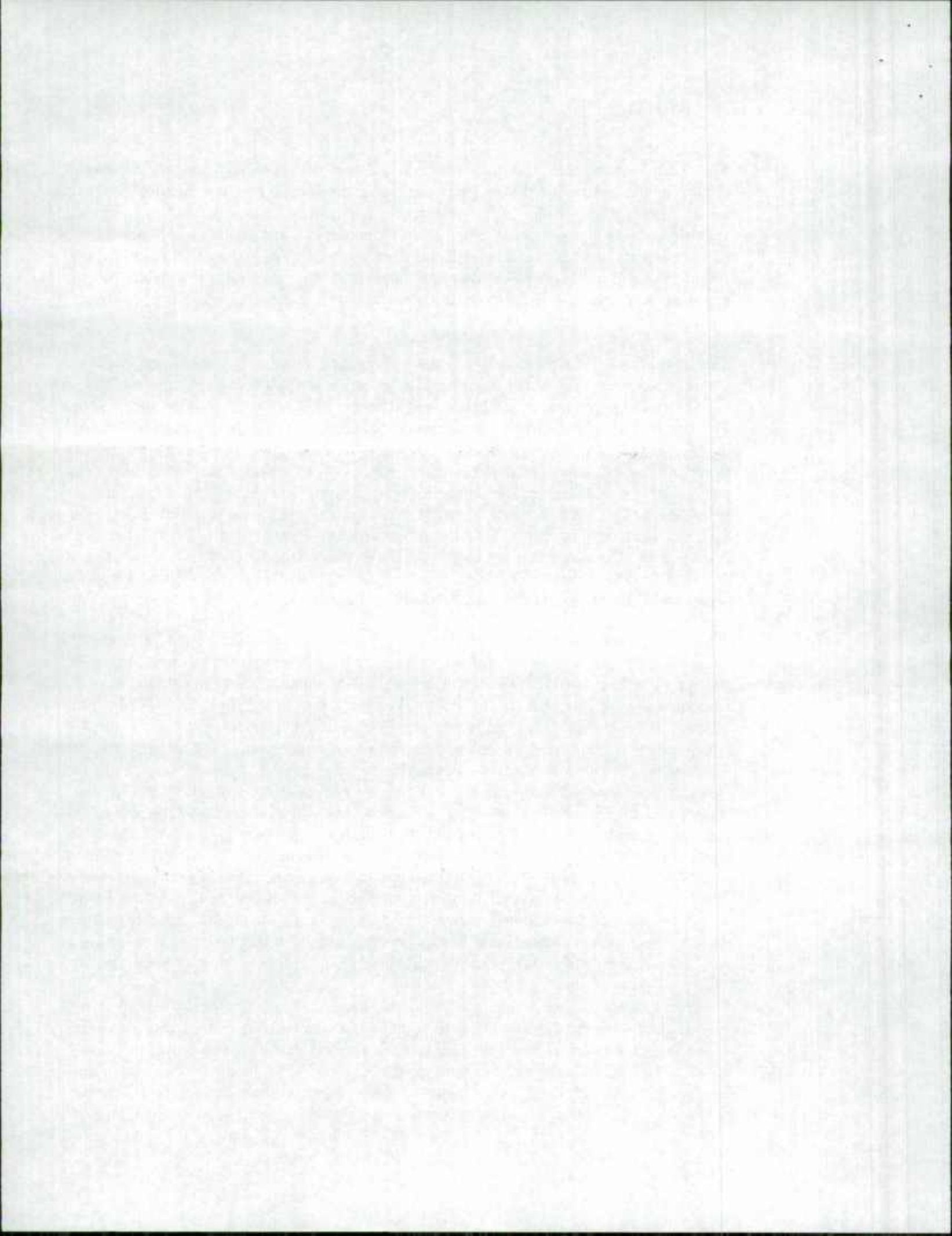
1. The case was properly advertised, the property was posted, and affected property owners were notified in accordance with the Board's Rules of Procedure.
2. The property consists of ~.6 acre and is situated at the end of Patuxent Avenue on Broomes Island, with waterfront on the Patuxent River. Immediately south of the subject property is a very large tidal marsh. The terrain is nearly level, with minimum grade of 1.6 feet and maximum grade of 3.3 feet.
3. The property is currently developed with a 22' x 46' two-story house constructed ~1930. The house is situated ~60 feet from the waterfront. The existing house site elevation is approximately 2 feet above sea level. Two sheds are also present, one located near the shoreline.
4. The driveway that serves the property extends from the end of Patuxent Avenue to essentially the waterfront. A large portion of it lies within the 100-foot buffer as measured from the marsh and from the river. The driveway is graveled with CR-6, rendering it impervious and contributing considerably to the existing excess lot coverage.
5. The 100-foot buffers as measured from the Patuxent River and the tidal marsh on the southeast side of the property encompass 99% of the buildable area of the property. Nearly 3000 s.f. is encompassed by the tidal marsh, itself.
6. The applicant proposes to raze the existing house and replace it with a 28' x 34' house (952 s.f.) with a 12-foot wide wrap-around deck. The lower level consists only of a garage and entry, which is typical of floodplain houses. The proposed construction site impacts the 100-foot buffer from the tidal marsh and the 100-foot buffer from the Patuxent River. The actual house footprint is farther from the waterfront than the existing house. The deck extends slightly closer to the waterfront.
7. The applicants propose to remove 1076 s.f. of impervious surface from the buffer by removing the portion of the driveway that extends beyond the house. The Broome's Island community is old and its development is widely variable. The proposed development on the subject property is consistent with that found on other properties in the community. The proposed house is smaller than that generally found on waterfront properties throughout the County.



8. Trees are scattered around the perimeter of the property. The proposed development plat shows that forest cover totals 8841 s.f., with 843 proposed to be removed.
9. Proposed reforestation includes 3 large canopy trees, 2 understory trees, and 68 shrubs, the majority of which are planted along the tidal marsh area because the on-site stormwater flow is in that direction.
10. Lot coverage requirements are currently exceeded. With the removal of a portion of the driveway, lot coverage (4885 s.f.) will be below the maximum allowed (5445 s.f.).
11. Because the elevation is so low and the water table so near the ground surface, on-site stormwater management is difficult. The applicant proposes rain barrels and plantings to attenuate stormwater.
12. The applicant proposes silt fence to control sediment on the open ground. This is sufficient given the level topography of the site.
13. The existing septic system is antiquated and presumably operates in the shallow water table. The proposed system includes a pre-treatment, nitrogen/phosphorous reduction unit. The septic recovery area includes one initial and one replacement field, both of which are at-grade mound systems.
14. The applicant previously appeared before the Board in July 2008 with a request for a larger house footprint and a plat that did not properly show the limits of the tidal wetlands and buffers from the wetland and the river. The applicant hired a consultant to correctly show the wetlands and buffers, and then had a revised plat prepared showing a house that is designed with consideration for the environmental features of the site. With the current proposal, lot coverage and impervious surface will be decreased, stormwater management will be added, and the septic system will be upgraded.
15. Options for relocation of the house are limited given the locations of the septic system mounds; the well; the required distances between the well, septic system and house; and the buffers as measured from the river and the tidal marsh. The additional amenities provide the opportunity for improvement of groundwater and diminishment of pollutants in the stormwater runoff.
16. The Board finds there are special circumstances related to the property that prohibit its development in accordance with the Critical Area regulations. The Board finds the waterfront buffer as measured from the Patuxent River and tidal marsh on the southeast side of the property cover virtually the entire buildable portion of the property. The property could not be redeveloped without variance approval. The Board further finds denial of a variance in the waterfront buffer requirement for the purpose of construction of a replacement dwelling would deny the property owner reasonable and significant use of the entire parcel. Based on these findings the Board concludes the applicant has demonstrated that a literal enforcement of the Critical Area program would result in unwarranted hardship to the applicant.



17. The Board finds that the difficulties noted on the property arise from special circumstances related to the property including the location of the wetlands and the requirement for a 100-foot buffer from these features. The Board finds the applicant sought permits prior to commencing any construction and that virtually any construction of the property would require a variance from the buffer requirement. Based on these findings the Board concludes that the applicant is not responsible for the circumstances that underlie this variance request, and that the variance does not result from actions by the applicants.
18. The Board finds it has previously granted variances for numerous replacement dwellings where it has been shown that no alternative exists, in accordance with the provisions of the Critical Area program, both before and after the 2002 amendments to the legislation. The Board further finds that the development proposed in this case is on a grandfathered lot and is similar to development on other waterfront properties in Calvert County. The Board of Appeals does not routinely deny requests for Critical Area variances for the purpose of constructing replacement residences on grandfathered residential building lots where it has been demonstrated that all of the variance criteria are met. Based on these findings the Board concludes that the proposed development is a right that has been permitted to others in accordance with the provisions of the Critical Area Program and that granting the variance for the proposed development does not confer a special privilege on the applicants that is routinely denied to others.
19. The Board finds the proposed development includes a stormwater management plan consisting of rain barrels and native plantings, which is considered the best option for this property because of the shallow water table. The proposal has been determined to be adequate by the Department of Public Works. The Board further finds the Soil Conservation District has determined that the sediment and erosion control plan is adequate provided there is either a Stabilized Construction Entrance or that all construction vehicles are washed before leaving the site. The Board finds a Buffer Management Plan for the property was approved by Calvert County's Critical Area Planner. This plan shows that a total of 3 canopy trees and 68 shrubs will be planted on site within the buffer area. The Board further finds the applicant proposes addition of a denitrification unit to the septic system and that there has been no testimony or evidence presented that suggests that the mitigation and protective measures proposed are insufficient to address potential impacts to habitat and water quality. The Board concludes the measures noted above will minimize any impact on the surrounding waters and important habitats and further concludes that granting the requested variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat.
20. The Board finds that the modifications to the original plan proposed by the applicant provide for a structure that allows for reasonable and significant use of the property. The Board finds the house is small relative to most new residential development in Calvert County. The Board further finds the proposed deck is ~50-80 feet from open water and ~30 feet from the marsh. This deck encroaches 3' closer to the Patuxent River than the existing porch; however, it will be uncovered with shrubbery under it which will improve



buffer functioning relative to the current porch which is covered. The Board concludes that based on these findings the requested variance is the minimum adjustment necessary to afford relief from the regulations.

21. The Board finds the Zoning Ordinance was adopted to implement the Comprehensive Plan and that the Zoning Ordinance allows and anticipates residences on properties that are zoned for residential use, as is the case with this grandfathered property. The Board further finds the applicant's proposal includes environmental protections that are a goal of the Comprehensive Plan and that there has been no evidence presented demonstrating that the use and development proposed are inconsistent with the Comprehensive Plan. Based on these findings the Board concludes the requested variance will not adversely affect the Comprehensive Plan.
22. The Board finds the proposed residential use of the property will not conflict with the residential uses in the neighborhood or on adjoining properties. Based on these findings the Board concludes the proposed environmental controls minimize any adverse impacts to surrounding properties and waters and the requested variance will not result in injury to the public interest.

ORDER

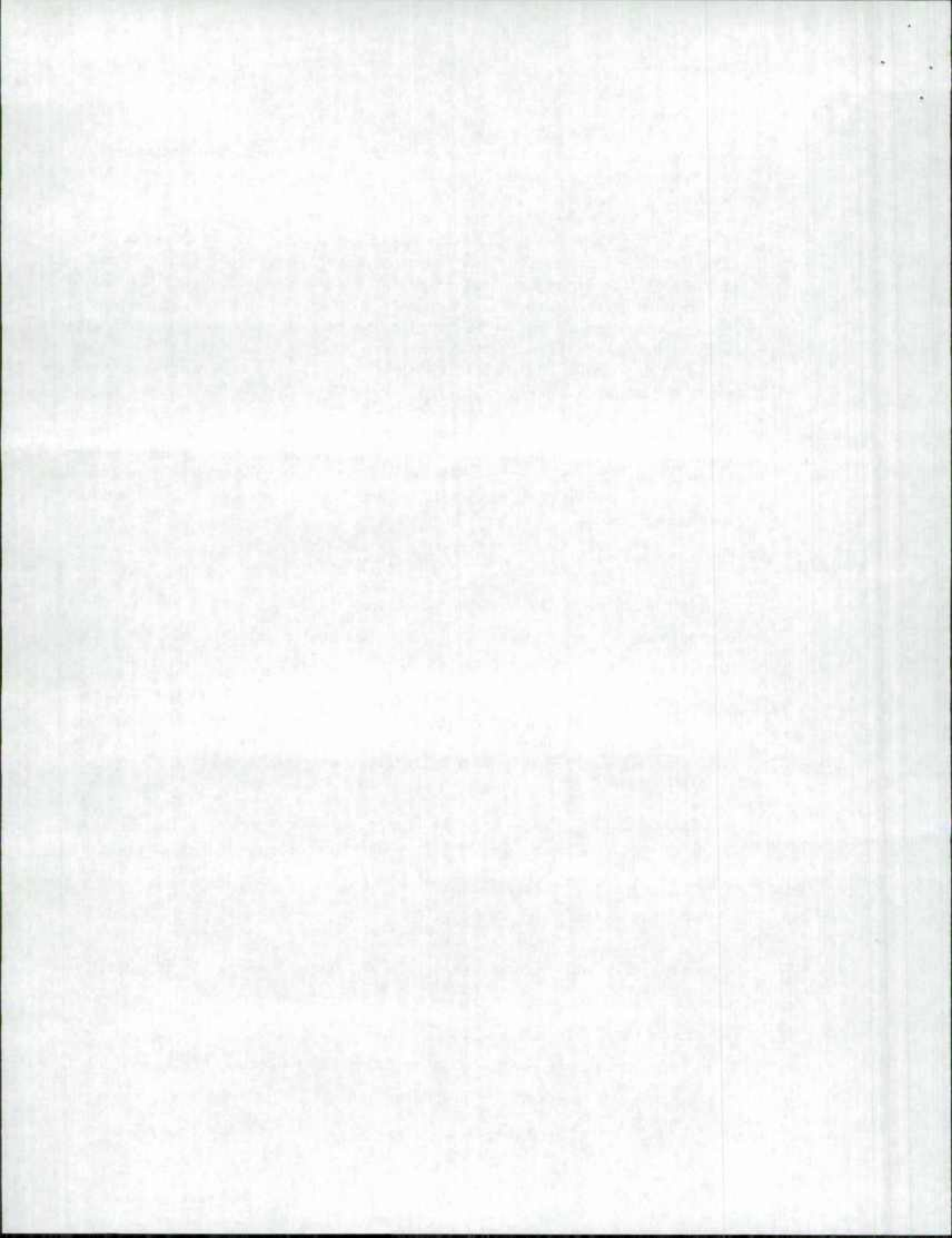
It is hereby ordered, by a unanimous decision, that the variance in 100' waterfront buffer requirement for construction of a replacement dwelling as requested by Judith Planzer be **GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. All permits and approvals required by the Calvert County Zoning Ordinance and the Department of Planning and Zoning and those required by any other departments, agencies, commissions, boards or entities, in accordance with County, State and Federal law, must be obtained before commencing the development activity approved by this Order.
2. In accordance with Section 11-1.02.C.3 of the Calvert County Zoning Ordinance any violation of conditions imposed by the Board of Appeals shall be considered a violation of the Zoning Ordinance and subject to the enforcement provisions of Section 1-7.

APPEALS

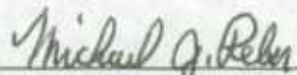
In accordance with Section 6 of the Calvert County Board of Appeals Rules of Procedure, "any party to a case may apply for a reconsideration of the Board's decision no later than 15 days from the date of the Board's Order."

In accordance with Section 11-1.07 of the Calvert County Zoning Ordinance, Board of Appeals decisions may be appealed to the Circuit Court of Calvert County by (1) any person aggrieved by any decision of the Board of Appeals or (2) any taxpayer, or (3) any officer,



department, board or bureau of Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Maryland Rules, Title 7, Chapter 200, as amended from time to time, within 30 days of the Board of Appeals Order.

Entered: July 15 2009
Pamela P. Helie, Clerk



Michael J. Reber, Chairman

RECEIVED
JUL 16 2009
CLERK OF THE BOARD OF APPEALS
CALVERT COUNTY, MARYLAND

RECEIVED

JUL 16 2009

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays



**CALVERT COUNTY
BOARD OF APPEALS**

150 Main Street
Prince Frederick, Maryland 20678
Phone: (410) 535-2348 • (301) 855-1243
Fax: (410) 414-3092

311-08
AMBGR
also off 91-93
CA 525-26

July 7, 2008

Joseph Gonzalez
P. O. Box 129
Solomons, MD 20688

Subject: Board of Appeals Cases No. 08-3534 – Property Located at 8626 Patuxent Avenue,
Broomes Island, Maryland

Dear Mr. Gonzalez:

This is to confirm the action taken by the Board of Appeals at its Thursday, July 3, 2008 hearing regarding your request for a variance in the 100' waterfront buffer requirement and a variance in the impervious surface requirement to construct a replacement dwelling. As you know, the Board deferred action to allow you time to provide a revised plat: (1) showing the existing and proposed driveway including calculations for the existing and proposed impervious surface on site; (2) delineating the marsh buffers; (3) delineating the riverfront buffers; (4) showing proposed stormwater management for the site; and (5) showing the increase in house size with the proposed redevelopment.

Once the information requested is received, it will be forwarded to the Chesapeake Bay Critical Area Commission for review and comments. Your case would then be scheduled for the next available Board hearing.

In accordance with Rule 5-101.A of the Board's Rules of Procedure, any request by the Board for additional information shall stay the 45-day time normally required for the Board to make its decision. Cases that have been deferred for a period of 6 months or longer, with no action during that time period, are considered closed. Such cases may be scheduled to be heard by the Board only upon receipt of a new application and application fee.

If you have any questions I can be reached at 410/535-1600, extension 2559.

Sincerely,

Handwritten signature of Pamela P. Helie in cursive.

Pamela P. Helie
Clerk to the Board

Cc: Judith Planzer



Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258

311-08
CAC

BOARD OF APPEALS
PROJECT REFERRAL FORM

The purpose of the preliminary project review is to determine the Board of Appeals action necessary for completion of the project you propose. You must have this form completed by the appropriate Planning and Zoning staff member before filing your application for review by the Board of Appeals.

Property Owner Judith Planzer
Property Address 8626 Latuxent Ave Broomes Island
Property Location: Tax Map 38B Parcel 112 Lot _____ Section _____ Plat _____
Project Description SFD
Zoning _____

The project described above requires the following Board of Appeals actions, in accordance with the Zoning Ordinance sections noted:

Board of Appeals Action Required	Zoning Ordinance Section
Variance for exceeding existing impervious area	B-1.04.G.1.f



This project was reviewed by the undersigned staff member:

John Swartz 9/17/07
Name Date

Please contact Roxana Whitt or Pam Helie at 410-535-2348 for Board of Appeals information.

08-3534

THE UNIVERSITY OF CHICAGO

Department of Chemistry

1100 South Dickerson Avenue

Chicago, Illinois 60637

Phone: (773) 835-3100

Website: www.chem.uchicago.edu

Office of the Dean

1100 South Dickerson Avenue

Chicago, Illinois 60637

Phone: (773) 835-3100

Website: www.chem.uchicago.edu

Office of the Dean

1100 South Dickerson Avenue

**CALVERT COUNTY
BOARD OF APPEALS**

150 Main St.
Prince Frederick, MD 20678
410-535-2348 * 301-855-1243
TDD 800-735-2258

(P&Z USE ONLY)
FEES: PER FEE SCHEDULE
Date Filed: _____
Fees Paid: _____
Receipt No.: _____
Rec'd By: _____
Case No.: _____

APPLICATION FOR APPEAL

NOTE: IN SUBMITTING THIS APPLICATION, YOU GRANT THE BOARD OF APPEALS PLANNER THE RIGHT OF UNSCHEDULED ENTRY ONTO THE PROPERTY FOR PURPOSES OF OBTAINING INFORMATION AND PHOTOGRAPHS FOR A STAFF REPORT.

PROPERTY DESCRIPTION:

Tax Map No. 38B Parcel 11 Block _____ Section _____ Lot _____
Tax ID No. 0501019872 Property Zoning Classification R-1
Property Address 8626 Patuxent Ave. Browns Island MD 20615-3012
Has subject property ever been before the Board of Appeals? _____ (yes) X (no)
If yes, give Case No. and date: _____

PROPERTY OWNER(S):

PRINTED NAME(s): Judith Planzer
MAILING ADDRESS: P.O. Box 129 Solomons MD 20688
TELEPHONE: HOME: 410-326-6262 WORK 410-326-6262 CELL 443-624-1920
EMAIL ADDRESS peggyjobrien@comcast.net

Judith Planzer
Owner's Signature and Date

Co-Owner's Signature and Date

APPLICANT (if different from owner):

PRINTED NAME: Joseph Gonzalez
MAILING ADDRESS: P.O. Box 129 Solomons MD 20688
TELEPHONE NUMBER: 410-326-6262
EMAIL ADDRESS peggyjobrien@comcast.net

Applicant's Signature and Date

Co-Applicant's Signature and Date

1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900

STATE OF NEW YORK
IN SENATE

January 1, 1900

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
ON APRIL 1, 1899

ALBANY:

WEDDING AND COMPANY, PRINTERS

1900

The following is a list of the lands owned by the State of New York, as of January 1, 1900, and the amount of the taxes thereon for the year 1899.

The lands are classified according to their location, and the amount of the taxes is given in dollars and cents.

The total amount of the taxes on the lands owned by the State of New York, as of January 1, 1900, is \$1,000,000.

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PURPOSE OF APPEAL

REQUEST IS FOR: (check all items that apply)

- Variance Multiple Variances
- Revision to a Previously Approved Variance
- Special Exception
- To Extend Time Limit on a Special Exception
- Revision/Modification of a Special Exception
- Expansion or Revision of a Non-Conforming Use
- Reconsideration of Previous Decision by Board
- Re-Schedule a Case Previously Postponed
- Decision on an Alleged Error made by _____

Describe in specific detail the reason each item is requested. Building Restriction Line (BRL) variances must state which BRL is at issue (i.e., front/side/rear) and indicate distances required and proposed (Example: A variance in the front setback from 60 feet to 25 feet for construction of a garage). Impervious surface variances must state existing % impervious surface and % requested. Waterfront buffer variances must state the distance to the waterfront of the proposed structure.

Request to remove existing home
with 1100 Sq Ft. Foot print
Construct new home with an
1176 Sq.ft. home
784 " " garage
448 " " porch

DIRECTIONS TO PROPERTY FROM COURTHOUSE: (NOTE: FAILURE TO PROVIDE COMPLETE AND ACCURATE DIRECTIONS MAY RESULT IN A DELAY TO YOUR CASE)

Rt 4 South, right on Brooms Island,
Left on Patuxent Ave.

MEMORANDUM FOR THE RECORD

DATE: [Illegible]

TO: [Illegible]

FROM: [Illegible]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

AFFECTED PROPERTY OWNERS LIST

YOU MUST LIST THE NAMES AND ADDRESS OF ALL ADJOINING PROPERTY OWNERS AND THE OWNERS OF THOSE PROPERTIES DIRECTLY ACROSS ALL ADJACENT STREETS AND/OR RIGHTS OF WAY. NOTE: FAILURE TO CORRECTLY LIST NAMES AND ADDRESSES OF ALL AFFECTED PROPERTY OWNERS MAY RESULT IN A DELAY TO YOUR CASE.

Name: Robert Sayers
Address: 8622 Patuxent St. Brooms Island MD 20615

Name: George Burroughs
Address: 8630 Patuxent Ave. Brooms Island MD 20615

Name: Rita Davis
Address: 8590 Sunshine Lane Brooms Island MD 20615

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

IF YOUR PROPERTY ADJOINS A PRIVATELY OWNED ROAD, YOU MUST LIST THE NAME AND ADDRESS OF THE OWNER BELOW:

Name: _____

Address: _____

STATE OF TEXAS

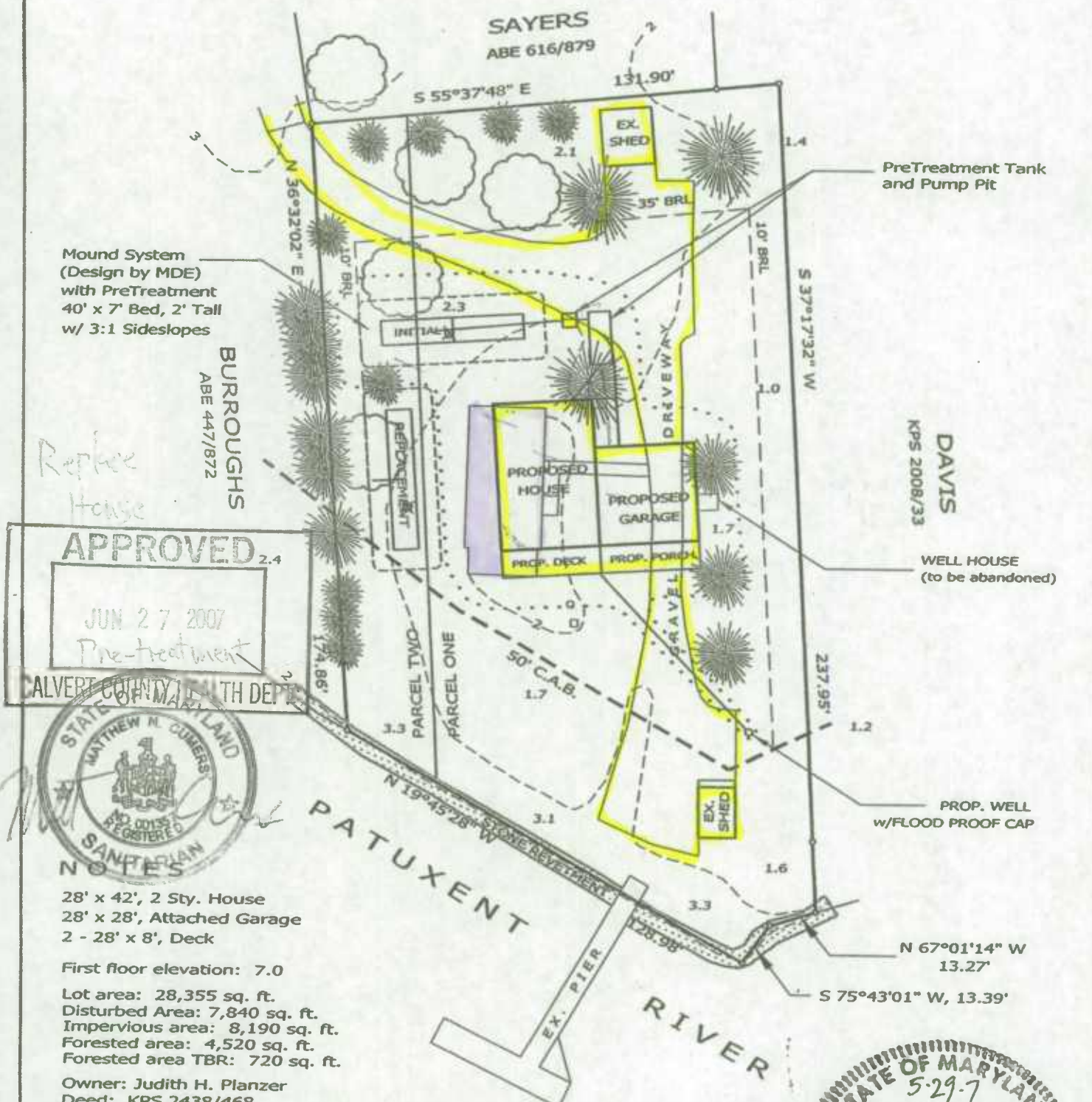
COUNTY OF ...

...

...

CRITICAL AREA SITE PLAN PLANZER PROPERTY

#8626 PATUXENT AVE., TAX MAP 38B, PARCEL 11
FIRST ELECTION DISTRICT, CALVERT COUNTY, MARYLAND



Mound System
(Design by MDE)
with PreTreatment
40' x 7' Bed, 2' Tall
w/ 3:1 Sideslopes

PreTreatment Tank
and Pump Pit

DAVIS
KPS 2008/33

WELL HOUSE
(to be abandoned)

PROP. WELL
w/FLOOD PROOF CAP

Replace
House

APPROVED

JUN 27 2007
Pre-treatment

CALVERT COUNTY HEALTH DEPT



28' x 42', 2 Sty. House
28' x 28', Attached Garage
2 - 28' x 8', Deck

First floor elevation: 7.0
Lot area: 28,355 sq. ft.
Disturbed Area: 7,840 sq. ft.
Impervious area: 8,190 sq. ft.
Forested area: 4,520 sq. ft.
Forested area TBR: 720 sq. ft.

Owner: Judith H. Planzer
Deed: KPS 2438/468
Tax ID #: 01-019872
Soils Map: #27
Soil type: ShA -Sassafras Sandy Loam
Flood Zone: A7 (BFE 6) per FEMA FIRM
Map Panel #2400110025B

This lot is in the Critical Area
Proposed House to be served by proposed well and mound septic system, per MDE design.
Decks and other structures not shown do not have zoning approval for construction.
The issuance of county permits is a local process and does not imply the applicant has met State & Federal requirements for wetland filling and/or wetland buffer disturbance.

This plat was prepared without benefit of a title report, which may reveal additional conveyances, easements, rights-of-way or building restriction lines not shown.

LEGEND

- SILT FENCE
- TREELINE
- LIMIT OF DISTURBANCE (LOD)
- PERCOLATION TEST



OFFENBACHER LS

45850 BEECHWOOD PLACE LEXINGTON PARK, MARYLAND 20653
(301) 737-4500 fax (301) 737-2983 offebacher@gmail.com

SCALE 1"=40'
JOB 05-90
DATE 8-07-06
DRAFT SS
KPS 2438/468

PLANNER PROPERTY

1400 NORTH BROADWAY, SUITE 2000, DENVER, CO 80202
PLANNING DISTRICT, CARROLL COUNTY, MARYLAND

UNIT 2 AREA 2 PLAN

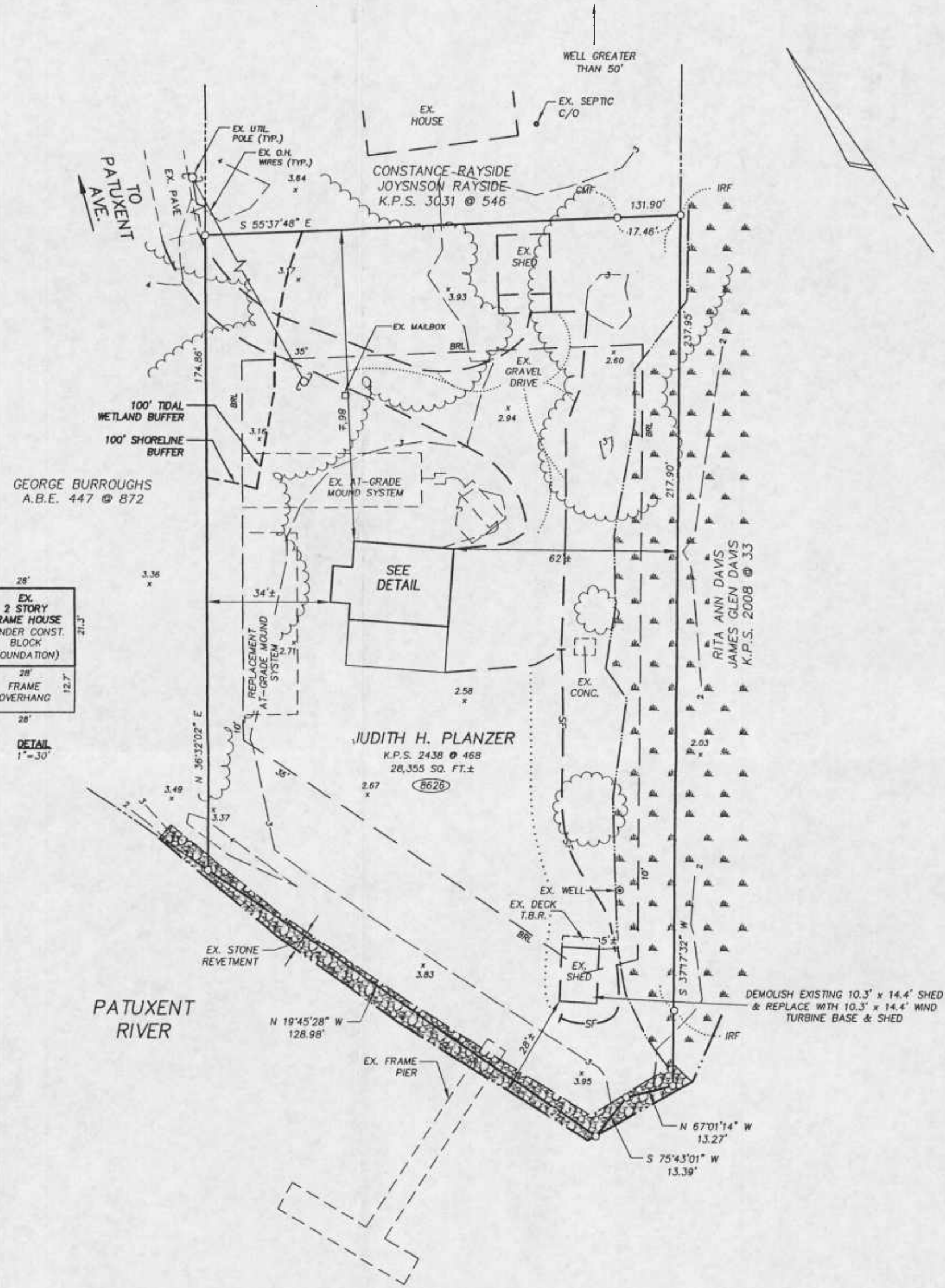


PLANNING DISTRICT, CARROLL COUNTY, MARYLAND
1400 NORTH BROADWAY, SUITE 2000, DENVER, CO 80202
PLANNING DISTRICT, CARROLL COUNTY, MARYLAND

PLANNING DISTRICT, CARROLL COUNTY, MARYLAND
1400 NORTH BROADWAY, SUITE 2000, DENVER, CO 80202
PLANNING DISTRICT, CARROLL COUNTY, MARYLAND

OFFENBACHER LS

DATE	
DRAWN BY	
CHECKED BY	
SCALE	
PROJECT NO.	



- LEGEND**
- TIDAL WETLANDS
 - 100' BUFFER
 - EXISTING TREELINE
 - ASSIGNED HOUSE NUMBER

INFORMATION STATEMENT

DEMOLISH: 10.3' X 14.4' EXISTING SHED
 CONSTRUCT: 10.3' X 14.4' WIND TURBINE BASE & SHED
 LOT AREA: 28,355 SQ. FT. ±
 LOT AREA OUTSIDE TIDAL WETLANDS: 25,412 SQ. FT. ±
 DISTURBED AREA: 1,182 SQ. FT. ±
 EX. LOT COVERAGE: 4,885 SQ. FT. ±
 POST DEVELOPMENT LOT COVERAGE: 4,885 SQ. FT. ±
 EX. FORESTED AREA: 7,998 SQ. FT. ±
 FORESTED AREA TBR: 0 SQ. FT. ±
 OWNER: JUDITH H. PLANZER
 DEED: K.P.S. 2438 @ 468
 TAX I.D.#: 01-019872

THIS LOT IS LOCATED IN THE CRITICAL AREA.
 PROPOSED DISTURBANCE IS LESS THAN 5,000 SQ. FT. AND IS THEREFORE EXEMPT FROM STORMWATER MANAGEMENT.
 CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT HAVE ZONING APPROVAL FOR CONSTRUCTION.
 THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS AND DOES NOT IMPLY THE APPLICANT HAS MET STATE & FEDERAL REQUIREMENTS FOR WETLANDS UNDER COMAR; THE FEDERAL WATER POLLUTION CONTROL ACT; OR THE RIVERS AND HARBORS ACT.
 THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN.
 THE PROPERTY LINES SHOWN HEREON ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY BY OFFENBACHER, LS DATED JANUARY 5, 2006.
 SEE APPROVED BUFFER MANAGEMENT PLAN.
 THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGVD '29.
 THE ENTIRE LOT IS WITHIN THE 100 YEAR FLOODPLAIN.
 SEE ZONING BOARD OF APPEALS CASE NO. 08-3534.
 TIDAL WETLANDS ARE TO BE LEFT UNDISTURBED IN PERPETUITY AND TO SERVE FOR WATER QUALITY BENEFITS.

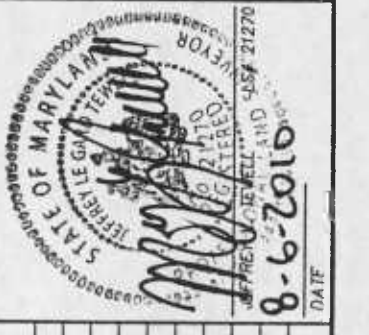
Demolish ex. Shed + replace with new shed on a slab and a wind turbine

APPROVED
 AUG 12 2010
 CALVERT COUNTY HEALTH DEPT

RECEIVED
 AUG 27 2010
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

SOILS
 SOILS MAP #38
 SOIL TYPE:
 O1a OTHELLO SILT LOAM,
 0 TO 2 PERCENT SLOPES
 ShA SASSAFRAS FINE SANDY LOAM,
 0 TO 2 PERCENT SLOPES
 Tm TIDAL MARSH

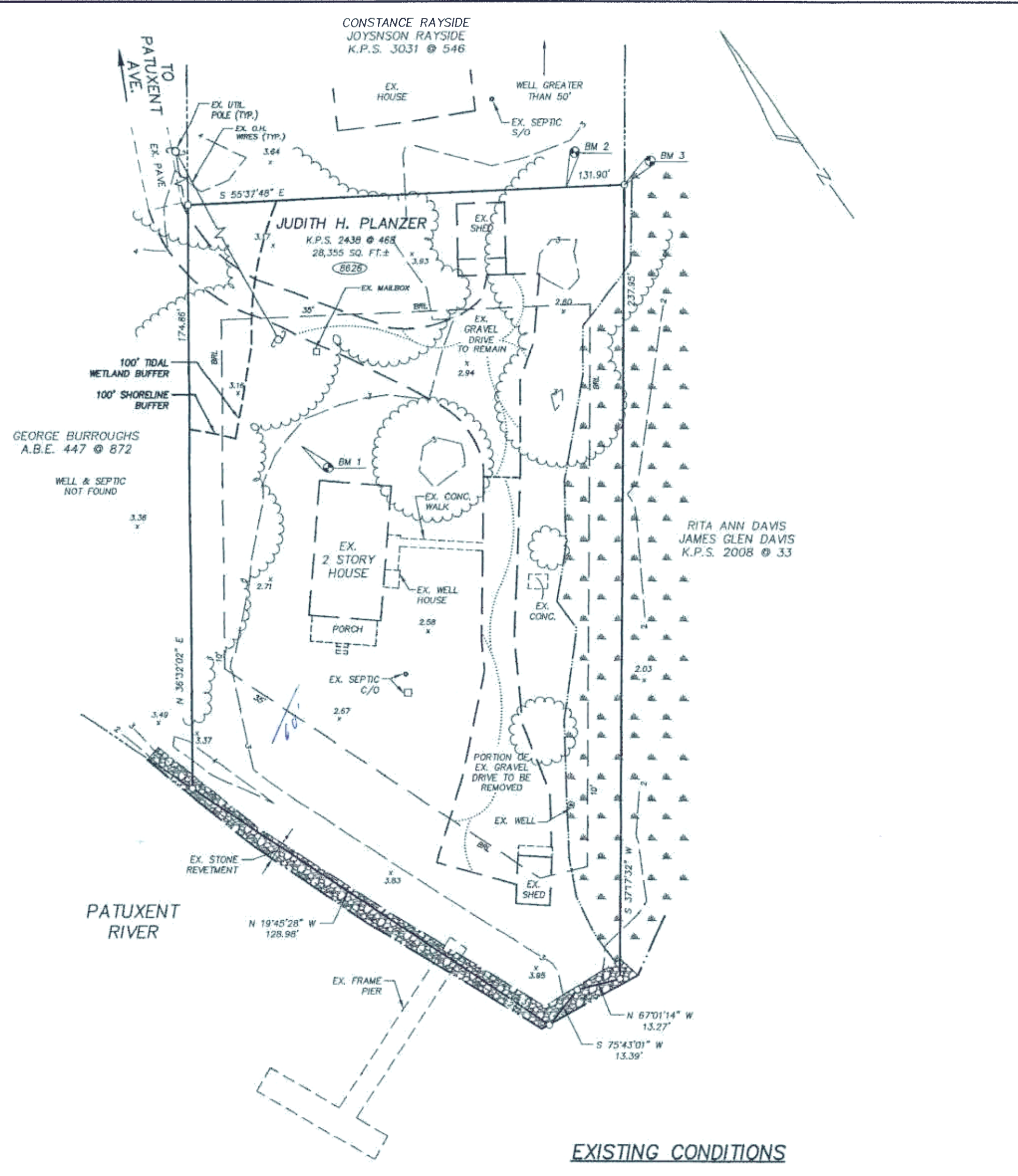
COLLISON, CLIFF & ASSOCIATES, INC.
 Surveyors • Engineers
 Land Planners
 110 MAIN STREET
 PRINCE FREDERICK, MARYLAND 20678
 410-555-3101 • FAX: 410-535-3103 • EMAIL: INFO@CCAINC.COM



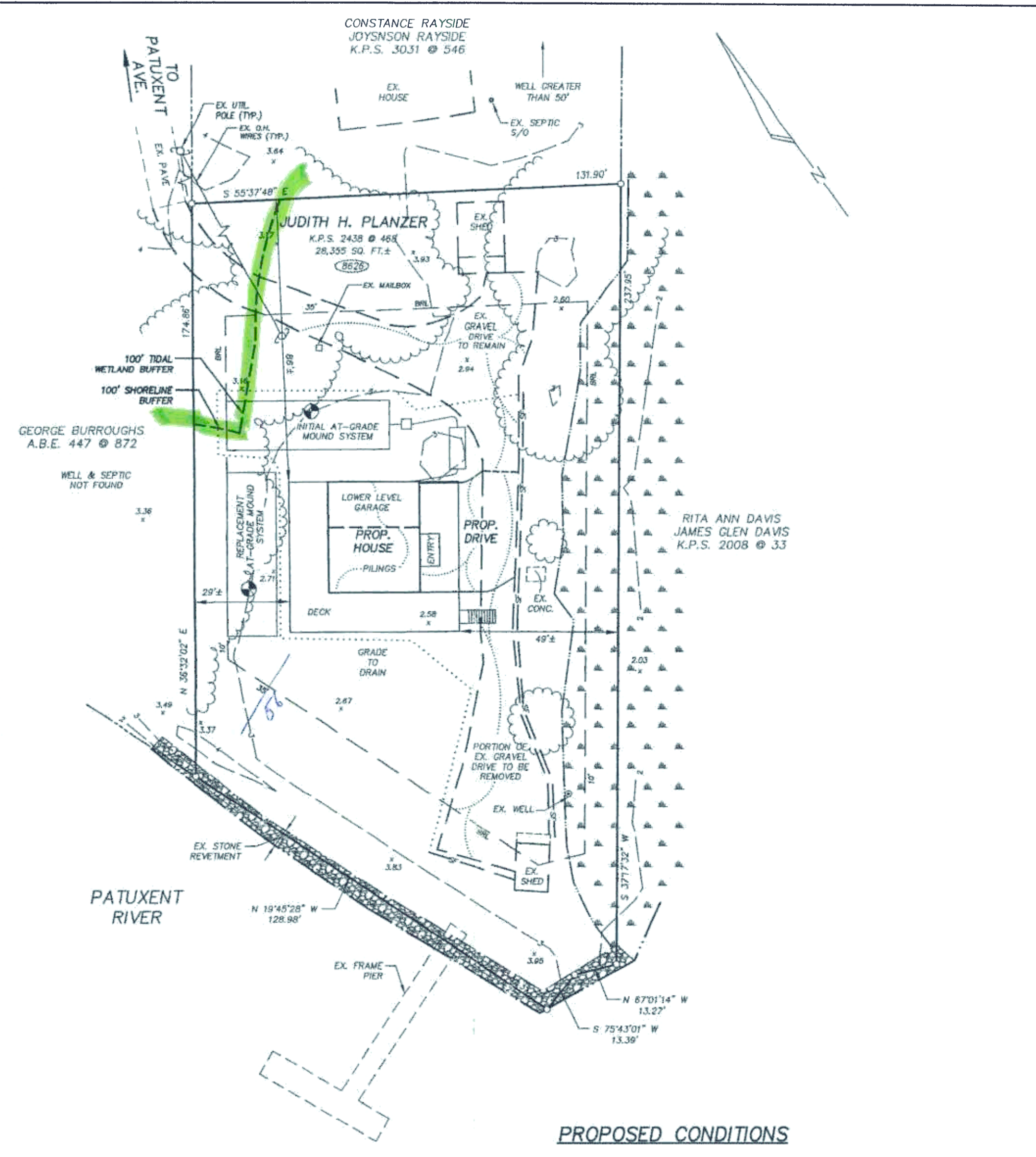
SCALE AS SHOWN	DATE	JOB NO.	DRAWN BY	APPROVED	CASE NO.
TAX MAP 38B	AUG. 2010	1-10137	RCU	JLT	

BOARD OF APPEALS PLAT
 THE PROPERTY OF
JUDITH H. PLANZER
 FIRST DISTRICT, CALVERT COUNTY, MARYLAND
 TAX MAP 38B PARCEL 11
 FOR: **JUDITH H. PLANZER**

SHEET NO. 1 OF 1
 FILE NO. A - 19 - 147 A



EXISTING CONDITIONS



PROPOSED CONDITIONS

INFORMATION STATEMENT

DEMOLISH EXISTING 22' X 41' DWELLING ⁹⁰²

CONSTRUCT:
 28' X 34' TWO STORY HOUSE ⁴⁵²
 ON SLAB/PILINGS
 LOWER LEVEL 14' X 28' GARAGE
 6' X 10' ENTRY
 12' WRAP-AROUND DECK

GARAGE ELEVATION: 3.5
 FIRST FLOOR ELEVATION: 11.5

LOT AREA: 28,355 SQ. FT. ±
 LOT AREA OUTSIDE TIDAL WETLANDS:
 25,412 SQ. FT. ±
 DISTURBED AREA: 7,745 SQ. FT. ±
 EX. LOT COVERAGE: 5,961 SQ. FT. ±
 POST DEVELOPMENT LOT COVERAGE:
 4,885 SQ. FT. ±
 EX. FORESTED AREA: 8,841 SQ. FT. ±
 FORESTED AREA TBR: 843 SQ. FT. ±

OWNER: JUDITH H. PLANZER
 DEED: K.P.S. 2438 @ 468
 TAX I.D.#: 01-019872

THIS LOT IS LOCATED IN THE CRITICAL AREA.
 THIS LOT WAS RECORDED PRIOR TO JULY 1984,
 WHEN STORMWATER MANAGEMENT WAS NOT
 REQUIRED.

CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS
 PRIOR TO COMMENCEMENT OF ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT HAVE ZONING
 APPROVAL FOR CONSTRUCTION.

THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS AND DOES
 NOT IMPLY THE APPLICANT HAS MET STATE & FEDERAL
 REQUIREMENTS FOR WETLANDS UNDER COMAR; THE FEDERAL WATER
 POLLUTION CONTROL ACT; OR THE RIVERS AND HARBORS ACT.

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT
 WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS,
 RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN.

THE PROPERTY LINES SHOWN HEREON ARE TAKEN FROM AN
 UNRECORDED BOUNDARY SURVEY BY OFFENBACHER, LS DATED
 JANUARY 5, 2006.

THE EXISTING SEPTIC SYSTEM SHALL BE ABANDONED PER COMAR
 REQUIREMENTS.

PROPOSED SEPTIC SYSTEM DESIGNED BY MDE PER SEPTIC PERMIT
 DATED JUNE 28, 2007. SEPTIC TANK SHALL INCLUDE
 PRE-TREATMENT.

SEE APPROVED BUFFER MANAGEMENT PLAN.

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGVD '29.

THE ENTIRE LOT IS WITHIN THE 100 YEAR FLOODPLAIN.

THE PROPOSED DWELLING SHALL UTILIZE THE EXISTING WELL.

THERE SHALL BE NO STOCKPILING OF EXCAVATED MATERIAL ON SITE, EXCEPT
 THAT WHICH IS NEEDED FOR BACKFILLING PURPOSES

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

LEGEND

- TIDAL WETLANDS
- 100' BUFFER
- LIMIT OF DISTURBANCE
- SILT FENCE
- BENCH MARK
- EXISTING TREELINE
- ASSIGNED HOUSE NUMBER
- PERCOLATION TEST
- STABILIZED CONSTRUCTION ENTRANCE

SOILS

SOILS MAP #38
 SOIL TYPE:
 O1A OTHELLO SILT LOAM,
 0 TO 2 PERCENT SLOPES
 ShA SASSAFRAS FINE SANDY LOAM,
 0 TO 2 PERCENT SLOPES
 Im TIDAL MARSH

BENCHMARK INFORMATION

BM #	DESCRIPTION	ELEVATION
1	NAIL SET	3.04
2	CONCRETE MONUMENT FOUND	3.66
3	IRON PIPE W/CAP FOUND	2.86

COLLISON, OLIFF & ASSOCIATES, INC.
 Surveyors • Engineers
 Land Planners
 288 MERRIMAC COURT
 PRINCE FREDERICK, MARYLAND 20678
 301-855-1599 • FAX: 410-535-3103 • EMAIL: INFO@COAINC.COM
 410-535-3101

STATE OF MARYLAND
 JEFFREY L. COLLISON
 5-21-09
 DATE

SCALE AS SHOWN	FOLDER REFERENCE	TAX MAP	PARCEL
5-21-09	TAX MAP 38B	PARCEL 11	
1-10137	DATE	REVISION	
RCU	DRAWN BY	APPROVED	
JLT	CASE NO.		

BUILDING PERMIT PLAT
 THE PROPERTY OF
JUDITH H. PLANZER
 FIRST DISTRICT, CALVERT COUNTY, MARYLAND
 TAX MAP 38B PARCEL 11
 FOR: JUDITH H. PLANZER