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 25, 2009

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

Re: 09-3573 Roussis Variance

Dear Ms. Whitt:

Thank you for providing information on the above-referenced variance application. The applicant is requesting a variance to allow redevelopment of an existing single family dwelling in the Limited Development Area (LDA), within the expanded Buffer and on slopes 15% or greater. Based on the extent of slopes on the property, it appears the whole site may be encompassed by the expanded Buffer. The property is currently developed with a single-family dwelling. The applicant has proposed to remove the existing house, and proposes to enlarge, reposition and relocate the new house in the same general area as the existing house.

This office has concerns with the size, scope and relocation of the proposed house. Specifically, additional minimization of impact to the expanded Buffer appears possible and should be required. The proposed driveway size and location and the resulting expansive retaining wall could be better planned to reduce impacts and tree clearing. In addition, it is not clear why the replacement dwelling cannot be located largely within the area already disturbed by the existing dwelling. 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.. Prior to consideration of a variance, we recommend that the Board consider the following factors relative to the County's Critical Area Program.

Our records indicate that the subject area is identified as Forest Interior Bird Dwelling Habitat (FID) and Sensitive Species Protection Area. The Board of Appeals should require that the applicant obtain an evaluation of the property from the Department of Natural Resources' Wildlife and Heritage Service (WHS) to determine the presence of any rare, threatened or endangered species on the property. If present, the applicant should be required to address protection recommendations for any species in the context of a Habitat Protection Plan

The Calvert County Critical Area Program requires mitigation for disturbance to the Buffer at a 2:1 ratio. The signed Critical Area form states that 1786 sq. ft. of trees would be removed and

zero trees would be planted. The Buffer Management Planting Plan indicates 2200 sq. ft of total reforestation area. The reforestation area should be revised to a minimum of 2:1 or 3572 sq. ft. and should be required as a condition of the variance approval. The areas intended to accommodate the mitigation should be identified on the Buffer Management Planting plan.

Continuing on the subject of forest and woodland protection, it is unclear as to the exact limits of clearing. A replacement septic system appears to be located in a forested area but is not identified as being within the limit of disturbance. The Buffer Management Planting plan should be revised to show areas proposed for forest clearing as well as proposed planting.

Impervious surfaces are now referred to as lot coverage, under Chapter 119 of the 2008 Laws of Maryland. Because the proposed plan is in excess of the 15% lot coverage limit it is imperative that exact accounting be provided. An example is the proposed retaining wall. Based on its dimensions and construction, it may or may not count as lot coverage. The new Law allows for exceeding the 15% limit on grandfathered lot of record; however, water quality impacts must be minimized and on-site mitigation performed. Therefore, the plan must be revised to utilize the term lot coverage, all surfaces meeting the definition of lot coverage in the law must be counted towards the lot coverage limit, minimization must demonstrated and mitigation must be provided.

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 478-08

ZBH 10/28/9 478-08

CALVERT COUNTY BOARD OF APPEALS
ORDER

Case No. 09-3573
Public Hearing: March 5, 2009 & October 1, 2009

Paul D. Kosla from Patuxent Architects, Inc. has applied on behalf of the property owner Joanna L. Roussis for a variance in the front setback requirement from Calvert Drive from 25' to 9'; a variance in the front setback requirement from Larchmont Avenue from 25' to 2'; a variance in the steep slope requirement; and a variance in the extended waterfront buffer requirement for construction of a replacement single family dwelling, deck and driveway; and a variance in the side setback requirement from 5' to 0' for construction of a retaining wall. The property is located at 4475 Calvert Drive, Chesapeake Beach (Tax Map 16B, Lot 1R, Block G) and is zoned RD Residential District.

The case was presented March 5, 2009 before Board of Appeals members Mr. Michael Reber, Chairman; Dr. Walter Boynton, Vice Chairman; and Mr. Michael Redshaw, Member; (the Board). Mr. Carlton Green, Esquire, served as the Board's Counsel. Ms. Joanna L. Roussis was present at the hearing and was represented by Mr. Paul D. Kosla from Patuxent Architects, Inc. The Board deferred action at the March hearing pending a site visit and pending receipt of the following: (1) information addressing concerns expressed in the letter from the Critical Area Commission dated February 25, 2009 regarding the size, scope and relocation of the proposed house; and information regarding the presence of endangered species on the property; (2) a revised Buffer Management Plan showing the areas of mitigation; (3) a revised Building Permit Plat utilizing the term "lot coverage", which shows all surfaces meeting the definition of lot coverage in the Critical Area law; (4) the location for the required three off-street parking spaces; (5) documentation regarding the ownership of, status, and ability to use Calvert Drive by the applicant; and (6) the names and addresses for all adjoining/affected property owners.

The case was again presented October 1, 2009 before the Board. Mr. Carlton Green, Esquire, served as the Board's counsel. Ms. Joanna Roussis was present at the hearing and was represented by Mr. Paul D. Kosla from Patuxent Architects, 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. Additionally, Article 11-1.01.A of the Calvert County Zoning Ordinance provides that the Board of Appeals shall have the authority to grant variances from the strict application of the lot area, lot width, setback, and height requirements of this Ordinance. Article 11-1.01.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 Exhibits were entered into the record at the March hearing:

    - Exhibit No. 1 – Application
    - Exhibit No. 2 – Roussis Residence Plat w/Health Department Approval dated March 17, 2008
    - Exhibit No. 3 – Building Permit Plat, Holiday Beach, Lots 1-3, Block G, dated May 23, 2008
    - Exhibit No. 4 – Approved Buffer Management Plan

2. The following Staff Exhibits were entered into the record at the March hearing:

    - Exhibit No. 1 - Staff Report prepared by Roxana Whitt, Board of Appeals Administrator
    - Exhibit No. 2 - Calvert County Aerial Photos

3. The following persons testified at the March hearing in support of the applicant's request:

    - Frank Jaklitsch, 10311 Wild Goose Way, Dunkirk, MD 20754
    - Warren McKay, 1401 Whittier Place, NW, Washington, DC 20012

4. The following correspondence was entered into the record at the March hearing:

- Letter dated February 25, 2009 to Roxana Whitt from Roby Hurley, Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, MD 21401, RE: Case No. 09-3573, Roussis
- Board of Appeals Review Comments from John Knopp, Project Engineer, Calvert County Department of Public Works, for 3/5/09 meeting date, RE: 09-3573
- Calvert Soil Conservation District Memo from Ron Babcock to Pam Helie, dated February 12, 2009, RE: Appeals Case No. 09-3573
- E-Mail Letter of Concern from Wade Brown, 4473 Holiday Drive, Chesapeake Beach, MD 20732 to Pamela Helie, RE: Board of Appeals Hearing 09-3573, 4475 Calvert Drive

5. The following Applicant Exhibits were entered into the record at the October hearing:

   - Exhibit No. 5 – Letter dated May 20, 2009 from Paul Kosla, Patuxent Architects, Inc. to Calvert County Board of Appeals, RE: Board of Appeals Case No. 09-3573 – Joanna Roussis, Property Owner, Property Located at 4475 Calvert Drive, Chesapeake Beach, MD 20732 (with Letter dated May 18, 2009 from Cattail Consulting to Ms. Joanna Roussis RE: 4475 Calvert Drive, Chesapeake Beach, attached)

   - Exhibit No. 6 – Revised and Approved Buffer Management Plan for Lot 1-R, Block G, Holiday Beach, dated 7-17-09

   - Exhibit No. 7 – Revised Plat dated 5/26/09, Lot Coverage & Parking, Lots 1-3, Block G, Holiday Beach

   - Exhibit No. 8 – Easement Agreement made the 20th day of July 2009 by and between Wade E. Brown and Melanie M. Myers-Brown, Grantors, and Joanna L. Roussis, Grantee

   - Exhibit No. 9 – Affected Property Owners List

   - Exhibit No. 10 – Letter from Warren McKay

6. The following Staff Exhibits were entered into the record at the October hearing:

   - Exhibit No. 3 – Revised Staff Report

   - Exhibit No. 4 – Memo dated May 28, 2009 to Pam Helie, Board of Appeals Staff from John Swartz, Planning & Zoning, RE: Planting Plan Joanna Roussis (w/attachments)

7. The following correspondence was entered into the record at the October hearing:

    - Letter dated February 25, 2009 to Roxana Whitt from Roby Hurley, Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, MD 21401, RE: Case No. 09-3573, Roussis
    - Board of Appeals Review Comments from John Knopp, Project Engineer, Calvert County Department of Public Works, for 10/01/09 meeting date, RE: 09-3573
    - Calvert Soil Conservation District Memo from Geoff Westbrook to Pam Helie, dated September 11, 2009, RE: Appeals Case No. 09-3573
    - Memo dated September 17, 2009 to Pam Helie, Board of Appeals Staff from John Swartz, Planning & Zoning, RE: Case No. 09-3573, Joanna Roussis
    - E-mail letter of concern from Fred Chanteau (FChanteau@santegroup.org)

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.A and Article 11-1.01.B of the Calvert County Zoning Ordinance:

1. 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.

2. The Board verified the following general findings of fact included in the Staff Report for this case, and those findings are hereby incorporated as Findings of Fact by the Board:

    - The subject property covers .26 acre and is comprised of 3 original lots (Lots 1-3) located on the south side of Calvert Drive in the Holiday Beach subdivision in Chesapeake Beach. It is developed with a single-story house on a basement that was constructed in 1950. The house sits below the road level of Calvert Drive and is accessible by stairway only. Larchmont Drive and Calvert Drive are little more than single-lane gravel driveways in this area. Larchmont Drive is not constructed south of its intersection with Calvert Drive. The potential for standard road construction within these rights-of way is unlikely and limited by the terrain, but some widening is possible.

    - Properties to the north and west of the subject property are developed with single-family houses on multiple small lots. Properties to the south are located in a subdivision with much larger lots that were recorded subsequent to Critical Area law. The property to the east is densely wooded and apparently undeveloped.

    - The terrain of the subject property is very steep throughout, with the majority of the lot exhibiting slopes greater than 25%. The slope drops precipitously from the roadway on Calvert Drive to the house site. With the exception of slope

stabilization and erosion control measures, any development activity outside the footprint of the existing house on this property requires variance approval for impacts to steep slopes.

- The property lies ~225' from mean high tide on the Chesapeake Bay. In accordance with Article 8-1 of the Calvert County Zoning Ordinance, the required Critical Area waterfront buffer is expanded beyond 100 feet to include steep slopes that are in proximity to the Bay, including those slopes on the subject property. The subject property's entire acreage is encumbered by the Critical Area expanded buffer. With the exception of erosion control and slope stabilization measures, any development activity on this property outside the existing house footprint requires variance approval for impacts to the expanded buffer.

- The applicant proposes removing the existing house and replacing it with a larger house and deck. Also proposed are a driveway and parking area with retaining walls for support. The proposed 2-story house measures 30' x 34' with a 12' x 30' deck. The existing house meets the 25-foot setback from the Larchmont Drive right-of-way (unbuilt). It sits approximately 9 feet from the Calvert Drive right-of-way. The proposed house sits 2 feet from the Larchmont Drive right-of-way and 9 feet from the Calvert Drive right-of-way. A proposed retaining wall extends to the Calvert Drive right-of-way, with no setback observed.

- The proposed retaining wall is 3 feet high at the northwest corner of the property, and rises to 18 feet high at the point where it connects to the southwest corner of the house. Proposed grading to accommodate the driveway includes as much as 17 feet of fill dirt at the point of connection of the retaining wall to the house. The finished grade on the east side of the driveway is ~50%.

- The proposed artesian well is located on the north side of the driveway. Three concrete-filled, steel-pipe bollards are to be installed to protect the well from driveway traffic. The existing septic system is located on the south side of the house. A pre-treatment unit has been required by the Health Department. The limit of disturbance as shown on the plan indicates that new septic system drainfields will not be installed at this time. The Health Department has limited the number of bedrooms to three.

- The property contains large trees scattered throughout, but no dense vegetation. The on-site forested canopy area totals 9024 s.f., or ~80% of the lot area. Proposed clearing of woodland is 4144 s.f. This includes forest within the Calvert Drive right-of-way and within Lots 1-4. Proposed clearing on the subject lot only is 1786 s.f.

- Total disturbed area, including wooded areas and those previously cleared, is 6185 s.f. The sediment and erosion control plan features an earth dike, with a stone outlet structure located at the southwest corner of the earth dike.

- The proposed stormwater management includes 4 rain barrels placed at each of the four house corners to collect rooftop runoff. Overflow is directed to a surge stone pad on filter cloth. A 2-foot wide surge stone ditch located on the northeast side of the house is intended to reduce the velocity of stormwater runoff entering the ditch from the north side of the property.

- The Buffer Management Plan includes planting 11 understory trees and 25 shrubs as mitigation for the impacts to the property. Disturbed areas are to be stabilized with erosion control matting and native ground cover to limit erosion.

- The applicant purchased the property in 2007, long after the adoption of the 1986 Maryland Critical Area law and Calvert County's 1988 Critical Area Program approval.

3. The Board notes the following:

   - Though currently abandoned, the existing house served as a residence in its current state for many years, having been constructed in 1950.

   - An American Chestnut tree, which is rare and on a Maryland "Department of the Environment "watch list" is threatened by the proposed development.

   - The proposed retaining wall for the driveway and parking pad is 18 feet high, requiring as much as 17 feet of fill dirt to create an at-grade parking pad at the 2nd story level of the house.

   - The slopes at the development site exceed 30% throughout and are as steep as 2:1 (50%) in some places.

   - The development slopes lie within the extended waterfront buffer from the Chesapeake Bay and are composed of ErE, or highly erodible soils, as shown on the development plan.

   - The development proposal includes extensive grading of steep slopes on the subject lot, in the Calvert Drive right-of-way, and extends onto the adjacent property to the west (Lot 4).

4. The Board finds the property is a grandfathered lot, meaning it was recorded prior to Critical Area law, and that the current house predates the Critical Area Law; that the existing house location is entirely within the extended waterfront buffer and on extremely steep slopes, which precludes any modification or expansion without variance approval; and that the encumbrances of the buffer, steep slopes and setbacks on this small property limit available locations for the proposed house expansion and new construction. The Board further finds that the property has enjoyed residential use for many years without a larger house, driveway, and parking area and that denial of variances for expansion of the house and construction of a driveway and parking area

with 18' high retaining walls would not deny the applicant reasonable and significant use of the property. The Board finds that replacement of the house in the existing footprint, with an 8' x 30.2' deck addition on the south side of the structure, would allow reasonable and significant use and enjoyment of the property.

Based on these findings of fact the Board concludes the applicant has not demonstrated that a literal enforcement of the Critical Area program would result in unwarranted hardship as it pertains to expansion of the existing house footprint and construction of a driveway and parking area with 18' high retaining walls. The Board concludes the property could be developed without the variances requested and that a literal enforcement of the Critical Area program would not result in unwarranted hardship. The Board further concludes the applicant has demonstrated that a literal enforcement of the Critical Area program would result in unwarranted hardship to the applicant as it pertains to construction of a modest 8' x 30.2' deck on a replacement house constructed in the footprint of the existing house.

5. The Board finds the location of the waterfront buffer, steep slopes and other setbacks are development impediments that result from the specific features of the lot and the lot's location. The Board finds the applicant is not responsible for the location of the buffer, steep slopes and the features of the lot. The Board further finds that a modest-sized 8' wide deck addition to a house constructed in the original footprint should not be construed as an action by the applicant that prompts the necessity for a variance. Based on these findings of fact the Board concludes that the necessity for buffer and steep slope variances to construct an 8' wide deck addition on the south side of the house does not result from actions by the applicant.

6. The Board notes it has previously granted variances for decks in the Critical Area where the impacts are minimal and where it has been shown that no reasonable alternative exists. The Board finds that an 8' wide deck is not out of character with development on other Critical Area properties in Calvert County. Based on these findings of fact the Board concludes that an 8' wide deck addition is not a special privilege that is routinely denied to other properties in the Critical Area and that the proposed 8' wide deck is a right that has been permitted to others in accordance with the provisions of the Critical Area program.

7. The Board notes the Department of Public Works has determined slopes at the location proposed by the applicant for a 12' x 30' deck are so severe that the 6" washed gravel bed, which is normally required to be placed beneath decks to prevent erosion, would wash away without a series of small retaining walls. The Board finds that construction of a deck in such a location is not in concert with the spirit and intent of the Critical Area legislation. The Board finds that the rear of a replacement house, when constructed in the exact location as the existing house, would provide a more moderately sloped site for construction of a modest 8' wide deck. The Board further finds this alternate location will allow reasonable use of the property without further compromising the environment. The Board concludes based on these findings of fact that the proposed revised deck location will minimize impacts to the surrounding

waters and protected habitats and that granting the variance for an 8' wide deck on the south side of the house will not adversely affect water quality or adversely impact fish, wildlife or plant habitat.

8. The Board finds the variance for an 8' wide deck on the south side of a replacement house constructed in the existing house footprint is a reasonable expansion of the existing development and that a lesser variance would render the deck virtually unusable. Based on these findings of fact the Board concludes the variances necessary for deck construction are the minimum adjustments necessary to afford relief from the regulations.

9. The Board finds the Zoning Ordinance, which is adopted to implement the Comprehensive Plan, recognizes the construction of an 8' wide deck as residential construction on a property that is zoned for residential use. Based on this finding of fact the Board concludes that the requested variances will not adversely affect the Comprehensive Plan.

10. The Board finds the construction of an 8' wide deck on a residential property will not conflict with the residential uses in the neighborhood or on adjoining properties. Based on this finding of fact the Board concludes the requested variances will not result in injury to the public interest.

11. The Board concludes, based on the findings of fact set forth above, that the applicant has not overcome the presumption of non-conformance with the purpose and intent of the Critical Area law for expansion of the existing house footprint, a 12' x 30' deck, a driveway and a parking area with 18' high retaining walls.

12. The Board concludes, based on the findings of fact set forth above, that the applicant has overcome the presumption of non-conformance with the purpose and intent of the Critical Area law for construction of a 8' x 30.2' wide deck added to the south side of a replacement house constructed in the footprint of the existing residence.

ORDER

It is hereby ordered, by a unanimous decision, that the variances in the front setback requirement from Calvert Drive from 25' to 9'; the variance in the front setback requirement from Larchmont Avenue from 25' to 2'; the variance in the steep slope requirement; and the variance in the extended waterfront buffer requirement for construction of a replacement single-family dwelling, deck and driveway; and the variance in the side setback requirement from 5' to 0' for construction of a retaining wall as requested by Paul D. Kosla from Patuxent Architects, Inc. on behalf of the property owner Joanna L. Roussis be **DENIED.**

It is hereby ordered, by a unanimous decision that a variance in the extended buffer requirement and a variance in the steep slope requirement for construction of an 8' x 30.2' deck addition on the south side of the property, on a replacement house constructed in the footprint of the existing house, 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. A 6" bed of washed gravel should be placed under the deck to provide stabilization.
3. Prior to permit approval and construction start, the applicant shall sign a Waiver of Liability holding the County Commissioners of Calvert County, Maryland, the County's employees, servants and representatives fully and totally harmless for any personal injury or property damage sustained by any individual or corporation as a result of any construction, development, building, or building permit issued or allowed by Calvert County for the subject construction. The Waiver of Liability shall be reviewed and approved by the Board of Appeals attorney prior to being recorded in the land records for Calvert County. After filing, a notarized copy of this approved Waiver of Liability shall be provided to the Board of Appeals for its file.
4. 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: October 21 2009
Pamela P. Helie, Clerk

Michael J. Reber
Michael J. Reber, Chairman

Ref CA 478-08

CALVERT COUNTY
BOARD OF APPEALS

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

March 9, 2009

Paul D. Kosla
Pautuxent Architects, Inc.
P. O. Box 421
Prince Frederick, MD 20678

Subject: Board of Appeals Case No. 09-3573 – Joanna Roussis, Property Owner
Property Located at 4475 Calvert Drive, Chesapeake Beach, MD 20732

Dear Mr. Kosla:

This is to confirm the action taken by the Board of Appeals at its Thursday, March 5, 2009 hearing regarding your request for a variance in the front setback requirement from Calvert Drive from 25' to 9'; a variance in the front setback requirement from Larchmont Avenue from 25' to 2'; a variance in the steep slope requirement; and a variance in the extended waterfront buffer requirement for construction of a replacement single-family dwelling, deck and driveway; and a variance in the side setback requirement from 5' to 0' for construction of a retaining wall. As you know, the Board deferred action pending a site visit and requested the corners for the proposed house and deck and the locations of the driveway, retaining wall and well (if possible) be staked prior to its visit. Please notify this office when the staking is completed. In addition, the Board deferred action pending receipt of the following: (1) information addressing concerns expressed in the letter from the Critical Area Commission dated February 25, 2009 regarding the size, scope and relocation of the proposed house; information regarding the presence of endangered species on the property; a revised Buffer Management Plan showing the areas of mitigation; a revised Building Permit Plat utilizing the term "lot coverage", which shows all surfaces meeting the definition of lot coverage in the law; (2) the location for the required three off-street parking spaces shown on the revised Building Permit Plat; (3) documentation regarding the ownership of, status, and ability to use Calvert Drive by the applicant; and (4) the names and addresses for **ALL** adjoining/affected property owners so they can be notified of the next hearing date.

Once the requested information has been received and reviewed, your case will be scheduled for the next available Board hearing. Please note that the sign you posted on your property must remain in place until the Board has rendered a decision in this case.

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 period 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,

Pamela P. Helie

Pamela P. Helie
Clerk to the Board

Cc: Joanna Roussis
Wade Brown
Frank Jaklitsch
Warren McKay

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. 16B Parcel _____ Block G Section _____ Lot 1R

Tax ID No. 03-030644 Property Zoning Classification _____

Property Address 4475 Calvert Drive, Chesapeake Beach, MD 20732

Has subject property ever been before the Board of Appeals? _____ (yes) _____ (no)

If yes, give Case No. and date: _____

PROPERTY OWNER(S):

PRINTED NAME(s): Joanna L. Roussis

MAILING ADDRESS: 2533 Stuart Place
Falls Church, VA 22046

TELEPHONE: HOME: 703-532-6129 WORK _____ CELL 703-969-0246

EMAIL ADDRESS jroussis1@hotmail.com

Joanna L Roussis _____
Owner's Signature and Date 12 Nov 08 Co-Owner's Signature and Date

APPLICANT (if different from owner):

PRINTED NAME: Paul D. Kosla — Patuxent Architects, Inc.

MAILING ADDRESS: P.O. Box 421, Prince Frederick, MD 20678

TELEPHONE NUMBER: 410-257-9298

EMAIL ADDRESS paulK@patuxentarchitects.com

11/17/08 _____
Applicant's Signature and Date Co-Applicant's Signature and Date

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.

① A variance for the front BRL from 25' to 9' off Calvert Drive for replacement of existing dwelling.

② A variance for the side BRL from 25' to 2' off Larchmont Rd for replacement of existing dwelling.

③ Variance to side BRL for a retaining wall from 5' to 0'

④ Variance for impacting steep slopes >15°

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

Rt 4 North to Right onto Plum Point Rd, Slight left onto 261, Right onto Beach Drive, Right onto Calvert Drive to 4475

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: John Warren McKay Living Trust

Address: 1401 Whittier Pl NW, Washington DC 20012-2825

Name: Warren L & Gloria Newton ET AL

Address: 4306 Calvert Drive, RETURNED NOTICE 1/2008, Chesapeake Beach, MD 20732

Name: Robert C., Robert C Jr., Stephen P & Douglas J Pollet

Address: 5253 Clifton Street, Alexandria, VA 22312-2143

Name: Frank & Diane Jaklitsch

Address: 10311 Wild Goose Way, Dunkirk, MD 20754-9317

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:

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: Date:

Tax Map #	Parcel #	Block #	Lot #	Section
16B		G	1R	

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)	Roussis — Holiday Beach
Project location/Address	4475 Calvert Drive
City: Chesapeake Beach	Zip: 20732
Local case number	
Applicant: Last name: Kosla	First name: Paul
Company	Patuxent Architects, Inc.

Application Type (check all that apply):

Building Permit	☒	Other	☐
Buffer Management Plan	☐	Rezoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☒	Variance	☒

Local Jurisdiction Contact Information:

Last name: Whitt First name: Roxana

Phone #: (410) 535-1600 x 2335 Response from Commission Required By: _____

Fax #: (410) 414-3092 Hearing date: _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

	Yes		Yes
Intra-Family Transfer	☐	Growth Allocation	☐
Grandfathered Lot	☐	Buffer Exemption Area	☐

Project Type (check all that apply)

Commercial	☐	Recreational	☐
Consistency Report	☐	Redevelopment	☐
Industrial	☐	Residential	☒
Institutional	☐	Shore Erosion Control	☐
Mixed Use	☐	Water-Dependent Facility	☐
Other	☐		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		11,349
RCA Area		
Total Disturbed Area		

Total Disturbed Area ☐

# of Lots Created ☐

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		9,024	Existing Impervious Surface		871
Created Forest/Woodland/Trees			New Impervious Surface		2,133
Removed Forest/Woodland/Trees		1,786	Removed Impervious Surface		871
			Total Impervious Surface		2,133

VARIANCE INFORMATION (Check all that apply)

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

Variance Type		Structure	
Buffer	☐	Acc. Structure Addition	☐
Forest Clearing	☐	Barn	☐
HPA Impact	☐	Deck	☐
Impervious Surface	☐	Dwelling	☒
Expanded Buffer	☐	Dwelling Addition	☐
Nontidal Wetlands	☐	Garage	☐
Other	☐	Gazebo	☐
Setback	☒	Other	☐
Steep Slopes	☐	Patio	☐
		Pool	☐
		Shed	☐

Calvert County Critical Area Form

If your property is located within the Critical area (land within 1,000 feet of the mean high water line of the Chesapeake Bay, Patuxent River, or their tributaries, or the landward boundary of tidal wetlands or heads of tide), please complete the following information. Supplying this information is required and will greatly expedite the processing time of your permit.

Date: 5-12-08 **Tax ID #:** 03-030644

Tax Map #	Parcel #	Block #	Lot #	Section
16 B		G	1-3	

Project Name/Location: HOLIDAY BEACH	
Address: 4475 CALVERT DRIVE, CHESAPEAKE BEACH, MD 20732	

Applicant's Information:

Last Name: ROUSSIS	**First Name:** JOANNA
Phone:	**Email:**
Address: 2533 STUART PLACE, FALLS CHURCH, V.A. 22046	

Agent's Information:

Last Name: MONTGOMERY	**First Name:** NICHOLAS
Phone: 410-535-3101	**Email:** NMONTGOMERY@COAINC.COM
Address: P.O. BOX 2209, PRINCE FREDERICK, MD 20678	

Application Type (check all that apply):

Building Permit	☒	Grading Exemption	☐	Variance	☐
Buffer Cutting Permit	☐	Grading Permit	☒	Other	☐
Buffer Management Plan	☐	Site Plan	☐	Specify:	
Clearing Outside of Buffer	☐	Subdivision	☐		

Describe Proposed Project:

REPLACE EXISTING SINGLE FAMILY DWELLING WITH NEW SINGLE FAMILY DWELLING.

HOLIDAY BEACH
LOT'S 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

Site Information (Check box if applicable)

Intrafamily Transfer Lot (Minor Subdivisions Only)	☐	Commercial	☐	Residential - new build	☒
Lot Created Prior to 12-13-88	☒	Industrial	☐	Residential – Addition, Accessory Structure, etc	☐
Growth Allocation	☐	Institutional	☐	Shore Erosion Control	☐
Buffer Exemption Area	☐	Mixed Use	☐	Water-Dependant Facility	☐
Variance Required	☒	Recreational	☐	Other REPLACE EXISTING	☒

Critical Area Zoning District:	Acres	or Square Feet
Critical Area Overlay: - IDA		
- LDA		11,349 — 1702
- RCA		
Total Area:		11,349

Forest and Impervious Surface Coverage:	In Buffer (sq ft) EXPANDED	Outside Buffer (sq ft)
Existing Forest/Woodland/Trees	9,024	
Created Forest/Woodland/Trees		
Removed Forest/Woodland/Trees	1,786 19%	2:1
Total Forest/Woodland/Trees to Remain	7,238	
Total Forest/Woodland/Trees to be Planted		1:1 — 10A
Existing Impervious Surface	871	
New Impervious Surface	2,133 — 19%	
Removed Impervious Surface	871	
Total Impervious Surface	2,133	

Trees and/or shrubs must cover or be established to cover 15% of the lot or parcel area. Impervious Surface limits are as given in Section 8-1.04.G.1.f of the Zoning Ordinance including Table 8-1.01 repeated below. Impervious areas are surfaces through which water cannot penetrate such as houses, garages, decks, sheds, pools, driveways, and walkways.

Table 8-1.1 Impervious Surface Limitations	
Lot/Parcel Size (in square feet)	Impervious Surface Limit
0 – 8,000	25% of parcel plus 500 square feet*
8,001 – 21,780	31.25% of parcel*
21,781 – 36,300	5,445 square feet*
Greater than or equal to 36,301	15% of parcel

*(i) the property owner shall perform mitigation as per Section 8-1.04.G.3 for the square feet of impervious surface added above 15 percent of the parcel or shall use Best Management Practices approved by the Department of Public Works to offset potential adverse water quality impacts from the new impervious surfaces, or

*(ii) if paragraph (i) is not feasible, the property owner may pay a fee-in-lieu of performing the on-site mitigation equal to $0.80 multiplied by the area in square feet of the new impervious surface that exceeds 15 percent of the parcel. All fees-in-lieu collected under this Section will be placed in the Critical Area fees-in-lieu fund to support projects that improve water quality.

HOLIDAY BEACH
LOTS 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

If the property has an IDA designation, then Section 8-1.03 of the Zoning Ordinance needs to be addressed. The 10% reduction in pollution requirements must be met.

Attach a plat showing structures, water dependent facilities (piers, revetments, etc.), impervious surfaces, waterways, streams, wetlands; forest protection areas and areas to be planted. In general, clearing or cutting of existing vegetation (not lawns) requires mitigation.

Variances are required for any proposed activity that would not be allowed by the Zoning Ordinance such as building non-water-dependent structures in the 100 ft or extended Critical Area Buffer, Building on slope > 15%, or exceeding the clearing or impervious surface limits.

Addition information required for water dependent structures is given below.

The scaled drawings/plats submitted with the building permit application must include the following:

A. Existing and proposed water dependent facilities,
B. Lateral lines and adjacent property shorelines (must stay 25ft from each lateral line) and
C. Harbor line if applicable (See Harbor Line Map in Office of Planning and Zoning).

Proposed activities below mean high water, in tidal or nontidal wetlands, or within 25' of a wetland require review and approval from Maryland Department of the Environment, the Army Corp of Engineers and Calvert County. A copy of all federal and state permits or letters of exemption must accompany permit applications to the County. For all proposed water dependent structures, a building permit is required. If the activity requires ground disturbance in the 100 ft. buffer, a grading permit is required.

I hereby certify that I have the authority to make this application and the information given is correct.

Date:	**Signature** (property owner or authorized agent):
5-15-08	

See the Calvert County Zoning Ordinance (Article 8-1) for additional information and requirements.

HOLIDAY BEACH
LOT'S 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

COLLINSON, OLIFF & ASSOCIATES, INC.

SURVEYORS · ENGINEERS
LAND PLANNERS

EROSION AND SEDIMENT CONTROL CHART

TYPE	QUANTITY
DISTURBED AREA	6,185 SQ.FT.±
EARTH DIKE & S.O.S.	186 L.FT.±

NOTES

1) Topography shown hereon was taken from: FIELD RUN TOPOGRAPHY BY C.O.A. INC.

   Date: AUGUST 15, 2007
   Contour Interval: 2'

2) Construct a CR-6 drive access per Calvert County Standard RD-14 edge of existing travelway to property line with SWALE Grade to drain.

3) No grading to be done within the right-of-way except for access point construction.

4) Approvals by agencies of the Calvert County Government are subject to the permittee meeting all requirements of the record plats, County Stormwater Management and Road Ordinances and the County's representatives may require changes in the field in order to insure compliance.

5) Prior to construction, contact the Maryland Department of the Environment, Sediment and Stormwater Compliance Program, 2500 Broening Highway, Baltimore, Maryland 21224, (410) 631-3510.

LEGEND

EXISTING

Contours — 100
Travelway
Treeline

PROPOSED

Contours — 100
Driveway
Treeline
Limit of Work
Silt Fence

Straw Bale Dike
C.M.P.A. — CMP
Super Silt Fence — SSF
Stabilized Construction Entrance — SCE
Earth Dike — ED
Stone Outlet Structure — S.O.S.

HOLIDAY BEACH
LOTS 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

SEQUENCE OF CONSTRUCTION FOR SITEWORK

		ESTIMATED CONST. TIME
1.	DEMOLISH EXISTING HOUSE & REMOVE DEBRIS, CLEAR ONLY WHERE NEEDED TO INSTALL REQUIRED EROSION AND SEDIMENT CONTROL PRACTICES.	1 DAY
2.	INSTALL EROSION AND SEDIMENT CONTROL PRACTICES WHERE INDICATED ON THIS APPROVED EROSION AND SEDIMENT PLAN.	1 DAY
3.	CONTACT THE APPROPRIATE INSPECTING AGENCY. NO FURTHER CLEARING, GRADING, OR OTHER LAND DISTURBANCE ACTIVITY IS PERMITTED UNTIL THE INSPECTING AGENCY CERTIFIES THAT ALL REQUIRED EROSION AND SEDIMENT CONTROLS ARE PROPERLY INSTALLED ACCORDING TO THE RELEVANT CONSTRUCTION STANDARD. ALL OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE INSPECTIONS AGENCY IS GIVEN.	2 DAYS
4.	SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED ACCORDING TO THE MARYLAND 1994 STANDARDS AND COUNTRY REGULATIONS UNTIL THE ENTIRE SITE IS STABILIZED, INSPECTED, AND FINAL APPROVAL GIVEN BY THE APPROPRIATE STATE/COUNTY AGENCY.	2 DAYS
5.	CLEAR REMAINDER OF SITE.	2 DAYS
6.	EXCAVATE TO THE LIMITS AND GRADES SHOWN ON PLANS.	2 DAYS
7.	INSTALL SEPTIC SYSTEM AND WELL.	4 DAYS
8.	INSTALL DRIVEWAY, CULVERTS, AND CHANNEL PROTECTION AS SHOWN ON PLANS.	1 DAY
9.	PLACE SURFACE ON DRIVEWAY.	1 DAY
10.	STABILIZE ALL DISTURBED AREAS.	1 DAY
11.	REQUEST AGENCY APPROVAL FOR THE REMOVAL OF EROSIONS AND SEDIMENT CONTROL PRACTICES/DEVICES.	1 DAY
12.	REMOVAL OF EROSION AND SEDIMENT PRACTICES. STABILIZE WHERE NEEDED.	1 DAY
	TOTAL ESTIMATED CONSTRUCTION TIME	20 DAYS

HOLIDAY BEACH
LOT'S 1-3, BLOCK G
PATUXENT ARCHITECTS

COLLINSON, OLIFF & ASSOCIATES, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS

P.O. Box 2209 • Prince Frederick, Maryland 20678
410-535-3101 • 410-855-1599 • FAX 410-535-3103

EROSION CONTROL DETAIL AND SPECIFICATIONS

SEED PREPARATION: Apply 100 lbs. per 1,000 square feet of pulverized limestone and 12 lbs. per 1,00 square feet of 10-20-20 equivalent fertilizer, harrow or disc on the contour into the soil to a depth of 3 to 4 inches, continue fillage until a reasonably fine seedbed has been prepared.

SEEDING: Use Kentucky 31, tall fescue at the rate of 5 to 7 lbs. per 1,000 square feet on a moist seedbed, minimum coverage - 1/4 inch - stabilized by mulching with unweathered, unchopped, small grain straw spread at the rate of 1- 1/2 to 2 tons per acre, mulch to be anchored by asphalt tie down method. Seeding to be done only between February 1st to April 15th or August 15 to October 15, temporary seeding to be done on completion of construction.

SODDING: To be rooted Kentucky 31, tall fescue. Sod shall be transplanted within 36 hours of harvesting. Each strip of sod to be placed with long edges parallel to contours and staked with at least 2 stakes spaced not more than 2 feet apart.

The Regulations, COMAR .08.05.01.06., Application for Approval of Erosion and Sediment Control Plans (B) (v) require the applicant to submit (iv) details of temporary and permanent stabilization measures including placement of the following statement on the plan. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within:

(aa) Seven calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1) and:

(bb) Fourteen days as to all other disturbed or graded areas on the project site.

(v) The requirements of .08.05.01.06., B(3) (e) (iv) do not apply to those areas which are shown on the plan and are currently being used for material storage, or for those of a surface mine site where the stabilization material would contaminate the recoverable resource. Maintenance shall be performed as necessary to ensure that stabilized areas continuously meet the appropriate requirements of the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" (1975), which is incorporated by reference in regulation .08.05.01.10.

All driveways to be a minimum of 10' wide with a crushed stone surface 4" thick minimum as per County Standard Detail RD-14.

As construction proceeds, additional measures may be employed with the Engineer's approval, if conditions warrant, to insure effective erosion and sediment control on site.

I certify that the plan of development and the plan of control of erosion and sediment meet the requirements, standards and specifications of the Calvert County Soil Conservation District.

Surveyor/Engineer JEFFREY L. TEWELL LS# 21270 — 5-23-08 Date

I certify that all development and/or construction will be done according to this plan of development and plan of silt and sediment control.

Owner/Developer — Date

HOLIDAY BEACH
LOT'S 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

Calvert Soil Conservation District
Erosion & Sediment Control Plan Checklist

Project Name: HOLIDAY BEACH

Grading Permit Application Form
(Check completed items)

- ☒ Owner Block
- ☒ Job Location
- ☒ Contractor Block
- ☒ Type of Construction or Development

Registered Engineer or Professional Surveyor Block

- ☒ Signature & License Number
- ☒ Name (Printed or Typed)
- ☒ Address
- ☒ Telephone Number
- ☒ Date

Owner / Authorized Agent Block

- ☒ Signature
- ☒ Name (Printed or Typed)
- ☒ Address
- ☒ Telephone Number
- ☒ Date

Erosion & Sediment Control Plan

- ☒ S.C.E
- ☒ Title Block
- ☒ Revisions Block
- ☒ Scale (< 1" = 50')
- ☒ Property Boundaries
- ☒ Adjacent Landowners (Not Single Lots)
- ☒ Soils Table
- ☒ Legend or Symbol Key
- ☒ Limit of Disturbance / Work
- ☒ Existing/Proposed Contours
- ☒ North Arrow
- ☒ Stockpile Area

Y ☒ N Sediment Traps / Basins
- ☐ Table of Calculations
- ☐ Drainage Area or Boundary Map
- ☐ Hydrology

☒ NA Borrow Area

Y N Wetland Area, Boundary or Buffer

Y N Negative Wetland Area Certificate

Supporting Information

- ☒ General E&S Notes
- ☒ Detail Sheet
- ☒ Sequence of Construction
- ☒ Location Map (Not Single Lots)
- ☒ Owner/Developer Certification
- ☒ Engineer Certification
- ☒ E& S Quantity Table

Signature Eng / Surveyor

5-23-08
Date

Jeffrey L. Tewell LS # 21270
Print / Type Name of Registered Engineer / Professional Land Surveyor

HOLIDAY BEACH
LOT'S 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

9/2001

CALVERT COUNTY
Department of Public Works, Engineering Bureau

REQUEST FOR VARIANCE OF STORMWATER MANAGEMENT

Project Name	HOLIDAY BEACH		
Location	4475 CALVERT DRIVE		
Owner	JOANNA ROUSSIS		
Liber/Folio	K.P.S. 2940 @ 635		
Developer	OWNER	*Phone*	
Address	2533 STUART PLACE, FALLS CHURCH V.A. 22046		
Engineer	C.O.A., INC.	*Phone*	410-535-3101
Address	P.O. BOX 2209 PRINCE FREDERICK, MD 20678		
Type of Proposed Development	SINGLE FAMILY DWELLING		
Zoning	RD (RESIDENTIAL DISTRICT)		
Size of Tract	11,349 SQ.FT.±		
No. of Lots/Units	3		
Amount of Impervious Area	2,133 SQ.FT.±		

Describe Downstream Conditions

THERE ARE NO APPARENT DRAINAGE PROBLEMS IN THE VISIBLE DOWNSTREAM REACH.

Reason for Variance

SECTION 123.3.5.A THIS LOT WAS RECORDED PRIOR TO JULY 1984, AND THEREFORE QUALIFIES FOR A VARIANCE FROM STORMWATER MANAGEMENT REQUIREMENTS.

Remarks

VARIANCE APPROVED BY: _____ ***DATE:*** _____

Engineering Bureau Representative

FEE-IN-LIEU: $600.00/dwelling unit, Single Family Residential
$8,000.00/impervious acre, Commercial Development
$600.00/dwelling unit, Lots <= 1 Acre recorded prior to 1984

FEE RECEIVED BY: _____ ***DATE:*** _____

Engineering Bureau Representative

HOLIDAY BEACH
LOT'S 1-3, BLOCK G
FOR: PATUXENT ARCHITECTS

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: Frank & Diane Jaklitsh
Address: 10311 Wild Goose Way, Dunkirk, MD 20754

Name: Wade Brown
Address: 4473 Holiday Drive, Chesapeake Beach 20732

Name: Warren McKay
Address: 1401 Whittier PL NW, Washington, DC 20012

Name: Peter Emil Patrick + Jorgina L. Colyn
Address: P.O. Box 82, Chesapeake Beach, MD 20732

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:

Patuxent Architects, Inc.
Architecture and Construction Consultants

9024

May 20, 2009

Calvert County
Board of Appeals
Pamela P. Helie
Clerk of the Board
150 Main Street
Prince Frederick, MD 20678

Subject: Board of Appeals Case No. 09-3573 – Joanna Roussis, Property Owner
Property Located at 4475 Calvert Drive, Chesapeake Beach, MD 20732

Dear Mrs. Helie,

In regard to your letter, dated March 9, 2009, we are enclosing the following requested information:

1. Information addressing concerns expressed in the letter from the Critical Area Commission dated Feb. 25, 2009 regarding the size, scope and relocation of the proposed house and information regarding the presence of endangered species of the property; a revised Buffer Management Plan showing the areas of mitigation; a revised Building Permit Plat utilizing the term "lot coverage", which shows all surfaces meeting the definition of lot coverage in the law, as per letter from Cattail Consulting, dated May 18, 2009.
2. The location for the required three off-street parking spaces shown on the revised Building Permit Plat.
3. A verbal agreement has been reached for a right-of way easement for the use of Calvert Drive by the applicant and both parties are currently working with their respective attorneys to file the appropriate paperwork.
4. The names and address for all adjoining/affected property owners so they can be notified of the next hearing day.

Please schedule this case for the July 2, 2009 hearing. Should you have any questions please feel free to contact me.

Sincerely,

Paul D. Kosla, AIA, LEED AP
President

RECEIVED
SEP - 2 2009
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

TEL (410) 257-9298
FAX (410) 535-4127
www.patuxentarchitects.com
P.O. Box 421
Prince Frederick, MD 20678

Cattail Consulting

(410) 544-0133
Fax (410) 647-2783
P.O. Box 1599 • Severna Park, MD 21146

May 18, 2009

Ms. Joanna Roussis
2533 Stuart Pl
Falls Church, VA 22046

RE: **4475 Calvert Drive, Chesapeake Beach**

Dear Ms. Roussis,

I visited the subject property today in order to do a field evaluation of the existing conditions and to try to determine the impacts to the environment post-construction of your proposed new home and its associated structures.

The majority of the vegetation onsite is of an invasive or alien nature. The site is overgrown with numerous vine species such as Virginia and trumpet creeper, English and poison ivy, Japanese honeysuckle and wisteria. Another invasive species is bamboo. Native species found include common raspberry and yellow poplar. Of note in the vicinity of the proposed retaining wall is a mature American chestnut. While not on the state threatened or endangered list, the species is on a watch list and is considered rare and populations are tracked by the Wildlife and Heritage Service of the MD Department of the Environment.

As regards the number of trees that would have to be removed for the proposed improvements, I believe that number to be only 3 or 4 of any significant size. Most of what will be removed is in the area of the invasive vine species or seedling trees. It appears that the removal of only a few trees is being adequately addressed with your Buffer Management and Planting Plan. Certainly the removal of the invasive vine species and their replacement with native shrubs will result in an increase in preferred plant and wildlife habitat in the Critical Area.

For certain, the existing house appears uninhabitable and needs to be removed from a safety standpoint. Equipment brought to the site to do the removal will do so by impacting more than just the immediate footprint of the existing dwelling and that area should be sufficient for your replacement house. Imperative is that sufficient storm water management and sediment run off be controlled during any work being done and until the site is stabilized.

Provided the appropriate construction protections are in place prior to any disturbance onsite and that the vegetation removed is replaced with native species, it would appear that the removal of the existing house and construction of the new one will not adversely impact the environment.

Should you need any other assistance, please don't hesitate to call me.

Sincerely,

Nancy L. Matthews

Nancy L. Matthews
Post Office Box 1599
Severna Park, MD 21146

410-544-0133
(fax) 410-647-2783
(cell) 410-440-2005
CattailNancy@aol.com

Professional Experience

Owner/Principal, Cattail Consulting, Inc., a company designed to do environmental evaluations, analyses and reports. December 1993 to present.

Biologist/Environmental Planner, Anne Arundel County Office of Planning and Zoning, Annapolis, MD. February 1986 to December 1993.

Natural Resources Biologist, MD Department of the Environment, Office of Environmental Programs. May 1984 to February 1986.

Qualified as an expert witness in environmental and Critical Area matters at the Administrative Hearing Office and Board of Appeals for Anne Arundel County

Qualified as an expert witness in Critical Area matters at the Circuit Court of Calvert County

Qualified with the MD Department of Natural Resources in site review for rare, threatened or endangered species in Anne Arundel County

Education

Master of Science in Biology. Towson State University, 1988.

Bachelor of Science. Towson State University, 1984. Major in Biology, Minor in Environmental Planning. Graduated *magna cum laude* with Departmental Honors in Biology.

Associate in Arts degree in Medical Technology. Anne Arundel Community College, 1982. Graduated *cum laude*.

Associate in Arts degree in Environmental Studies. Anne Arundel Community College, 1981. Graduated *cum laude*.

Publications

Algal Epiphytes on Seagrasses (Masters thesis). 1991. Journal of the American Littoral Society, Sandy Hook, NJ.

Habitat Assessment Manual. 1988. Anne Arundel County Office of Planning and Zoning, Annapolis, MD.

BUFFER MANAGEMENT PLAN
4475 CALVERT DRIVE
CHESAPEAKE BEACH, MD 20732
LOT 1-R, BLOCK G, HOLIDAY BEACH
THIRD DISTRICT, CALVERT COUNTY, MARYLAND

This plan is intended to address the requirements for a Buffer Management Plan, as specified in section 8-1.08.C.3.b of the Calvert County Zoning Ordinance. Specifically, it will describe the measures that will be taken to minimize impacts to plant and wildlife habitat within the buffer.

Buffer Management Plan

i. Minimization of the removal of vegetation: The proposed clearing is below the maximum allowed per the Calvert County Zoning Ordinance and is the minimum adjustment necessary to demolish and remove the existing structure and to provide grading for proper site drainage for the location of the proposed house, and associated features.

ii. Plant and wildlife habitat protection: To protect plant and wildlife habitat, the existing septic system will be fitted with a new septic tank/pre treatment unit (Biomicrobics Retro fast model #0.375) to produce safer effluent being released into the environment, with reduced nitrogen and phosphorus levels. There shall be no stockpiling of excavated material on site, except that which is needed for backfilling purposes, to reduce the chances of sediment & erosion control failure during construction. The proposed impervious surfaces (lot coverage) are below the maximum allowed per the Calvert County Zoning Ordinance. All disturbed areas are to be stabilized with erosion control matting and native ground cover to restrict erosion during ground cover generation.

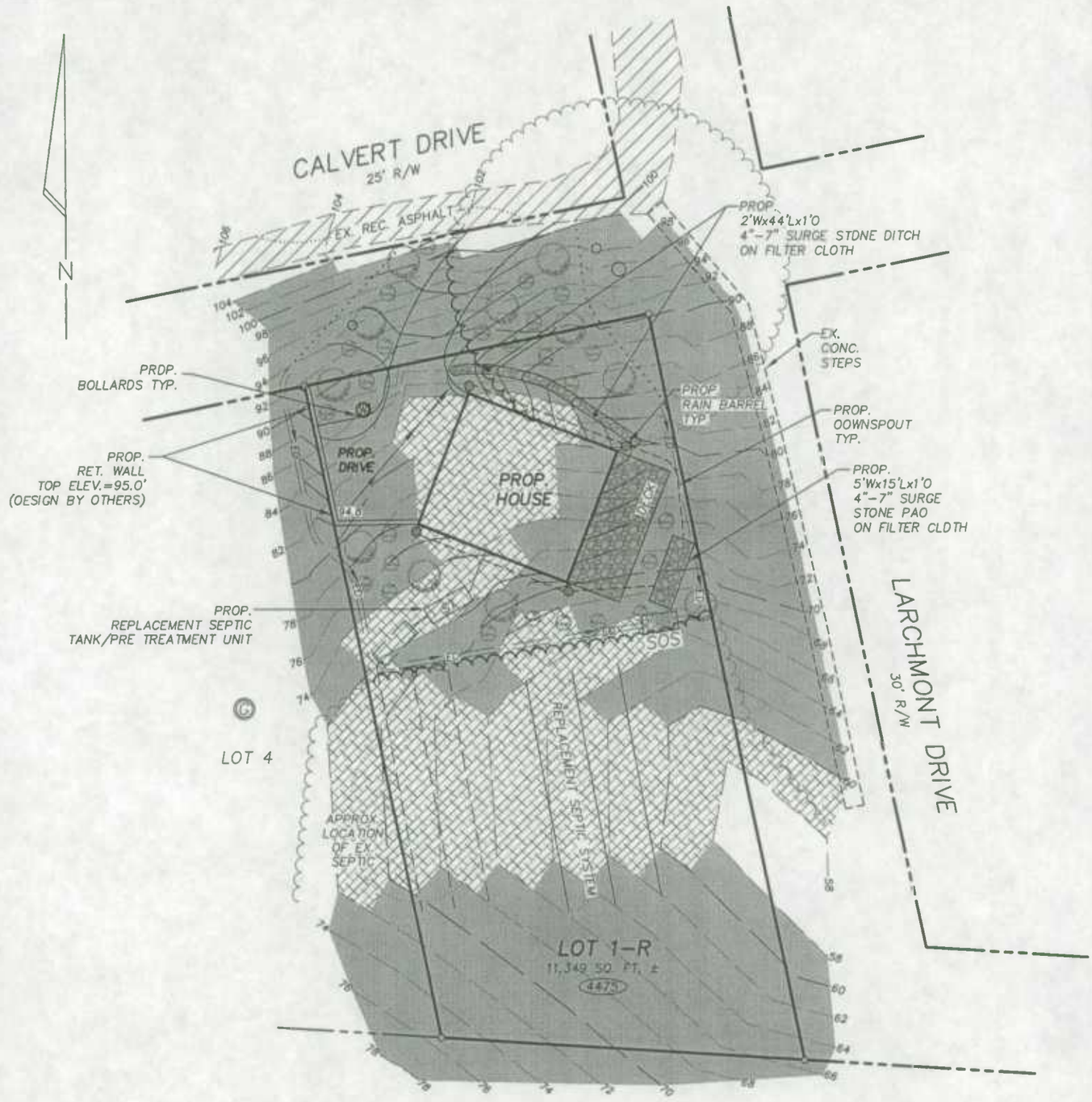
iii. Reduction of the runoff of pollutants: To reduce the runoff of pollutants and control the adverse impacts associated with increased stormwater runoff, all downspouts from the proposed structure shall discharge into rain barrels, with all overflow being directed to surge stone pads on filter cloth. A 6" gravel bed on filter cloth shall be placed beneath the two story deck for soil stabilization and erosion control and a 2' wide surge stone ditch is proposed on the northeast side of the structure to reduce the velocity of stormwater runoff flowing through said ditch.

iv. Required reforestation including a planting plan: A Planting Plan showing areas to be reforested on site, including number and type of trees and shrubs, has been provided for review (see sheet two).

v. Protection of the area during development activities: Sediment and erosion control measures proposed consist of an earth dike and stone outlet structure, which is in accordance with the Erosion and Sediment Control Ordinance of Calvert County and the latest version of Maryland Standards and Specifications for Soil Erosion and Sediment Control. These requirements and procedures have been established to provide a protective transition from initial site disturbance until implementation of permanent stabilization and stormwater management facilities.

CALVERT COUNTY ZONING
JAN 28 2008
APPROVED

BOARD OF APPEALS
EXHIBIT NO. 4
SUBMITTED BY Applicant



LOT 3-R
THE PRICHA PHATTIYAKUL PROPERTY
JORGINA L. COLYN
KPS/ 2784 @ 352

PLANTING LEGEND

UNDERSTORY TREES (11)

SHRUBS (25)

TDTAL REFORESTED AREA=2,2DD SQ. FT.

NOTES:

1. ALL UNDERSTORY TREE AND SHRUB SPECIES ARE TO BE SELECTED FROM THE CALVERT COUNTY NATIVE PLANT LIST.
2. NONSTRUCTURAL PRACTICES HAVE BEEN INSTITUTED TO THE MAXIMUM EXTENT POSSIBLE PER SECTION 123.3.5.A OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
3. ALL DOWNSPOUTS SHALL DISCHARGE INTO RAIN BARRELS WITH ALL OVERFLDW BEING DIRECTED TO SURGE STONE PADS AS SHOWN.
4. THERE SHALL BE NO STOCKPILING OF EXCAVATED MATERIAL ON SITE, EXCEPT THAT WHICH IS NEEDED FOR BACKFILLING PURPOSES.
5. A 6" GRAVEL BED ON FILTER CLOTH SHALL BE PLACED BENEATH THE PROPOSED TWO STORY DECK.
6. ALL DISTURBED AREAS ARE TD BE STABALIZED WITH ERDSION CONTRDL MATTING AND NATIVE GRDUND COVER.

LEGEND

25% OR GREATER SLOPES

15% TO 24% SLOPES

EARTH DIKE

LIMIT OF DISTURBANCE

EXISTING TREELINE

ASSIGNED HOUSE NUMBER

PROPOSED WELL

STONE OUTLET STRUCTURE

SHEET 2 OF 2

BUFFER MANAGEMENT/PLANTING PLAN

LOT 1-R ~ BLOCK G

HOLIDAY BEACH

THIRD DISTRICT, CALVERT COUNTY, MD.

FOR: JOANNA ROUSSIS

COLLINSON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners
110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678
301-855-1599 • 410-535-3101 • FAX 410-535-3103

DRAWN BY NJM
SCALE 1" = 30'
DATE 1-14-09
JOB NO. 1-10095
FOLDER HOLIDAY BEACH

SUBDIVISION PLAT RECORDED IN PLAT BOOK A.A.H. 1 @ 57 & K.P.S. 321D @ 620

From: Hurley, Roby
Sent: Thursday, August 14, 2008 1:21 PM
To: Olivia Vidotto (vidottog@co.cal.md.us)
Subject: CA0637-98 CA478-08 Lot line Revision

Hi, As per my phone message today I will not be providing a response letter on this case because it does not require notification to the Commission. I would suggest adding plat notes regarding limits on lot coverage so the owners are aware of that restriction. Thank you.

Roby Hurley
Natural Resources Planner
410/260-3468

EASEMENT

THIS EASEMENT is made this 20th day of July, 2009, by and between **WADE E. BROWN and MELANIE M. MYERS-BROWN, Grantors,** and **JOANNA L. ROUSSIS, Grantee**.

WHEREAS, the Grantors are the owners of that parcel of property known as Lot 1R, Block D, as shown on a plat entitled "Replatting of Lots 1 thru 8, Block D, Holiday Beach", as recorded among the Land Records of Calvert County, Maryland in Liber 2138, folio 557.

WHEREAS, the Grantee is the owner of that parcel of property known as Lot 1R, Block G, as shown on a Plat entitled " Replatting to Combine Lots 1 – 3, Block G, Holiday Beach", as recorded among the Land Records of Calvert County, Maryland in Liber 3210, folio 621.

WHEREAS, the Grantors desire to grant to Grantee an easement 10 feet wide by 40 feet long over the southeastern portion of Grantors' property for the purpose of ingress and egress to Grantee's property from Larchmont Drive and Calvert Drive.

NOW, THEREFORE, in consideration of the sum of Five Thousand Dollars ($5,000.00), and other good and valuable considerations, Grantors hereby grant and convey to the Grantee, her personal representatives, heirs, successors and assigns, an easement for ingress and egress over the southeastern portion of Grantors' property, said easement being 10 feet wide by 40 feet long, and more particularly shown and designated as "Proposed 10' Wide x 40' Long Shared Driveway Easement" on the plat attached hereto as "Exhibit A". This easement shall be appurtenant to and shall run with the land of the Grantors in perpetuity.

DAVIS, UPTON
PALUMBO & KEFFLER,
LLC
Attorneys at Law

132 Main Street
Prince Frederick, MD 20678
(410) 535-1780
(301) 855-1522
(410) 535-3403 (fax)

WITNESS the hands and seals of the Grantors the day and year first above written.

ATTEST:

Mima L Shaver — Wade E. Brown
WADE E. BROWN

Mima L Shaver — Melanie M. Myers-Brown
MELANIE M. MYERS-BROWN

STATE OF MARYLAND, COUNTY OF CALVERT, to-wit:

I HEREBY CERTIFY that on this 20th day of July, 2009, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **WADE E. BROWN,** and he acknowledged the foregoing to be his act.

AS WITNESS my hand and Notarial Seal.

Mima L. Shaver
Notary Public

My commission expires: 11/1/10

STATE OF MARYLAND, COUNTY OF CALVERT, to-wit:

I HEREBY CERTIFY that on this 20th day of July, 2009, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **MELANIE M. MYERS-BROWN,** and she acknowledged the foregoing to be her act.

AS WITNESS my hand and Notarial Seal.

Mima L. Shaver
Notary Public

My commission expires: 11/1/10

I HEREBY CERTIFY that this document was prepared by or under the supervision of the undersigned Maryland attorney.

Mark J. Davis
Member of the Bar of the Court of Appeals

DAVIS, UPTON
PALUMBO & KEFFLER, LLC
Attorneys at Law
133 Main Street
Prince Frederick, MD 20678
(410) 535-1780
(301) 855-1512
(410) 535-3403 (fax)

NOTES

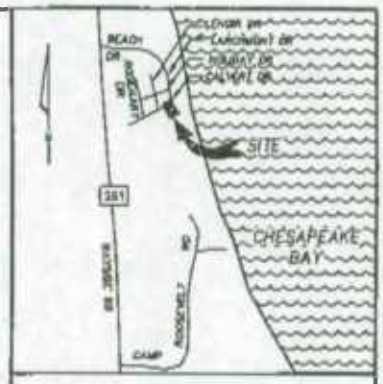
1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH A 10' WIDE X 40' LONG SHARED DRIVEWAY EASEMENT FOR USE BY LOT 1-R, BLOCK C, HOLIDAY BEACH OVER LOT 1-R, BLOCK D, HOLIDAY BEACH.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN.
3. THIS PLAT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS DEFINED BY C.O.M.A.R. REGULATIONS.
4. THIS PLAT IS A "SPECIAL PURPOSE SURVEY" PER SECTION 09.13.06.10 OF C.O.M.A.R. REGULATIONS.

N

LEGEND

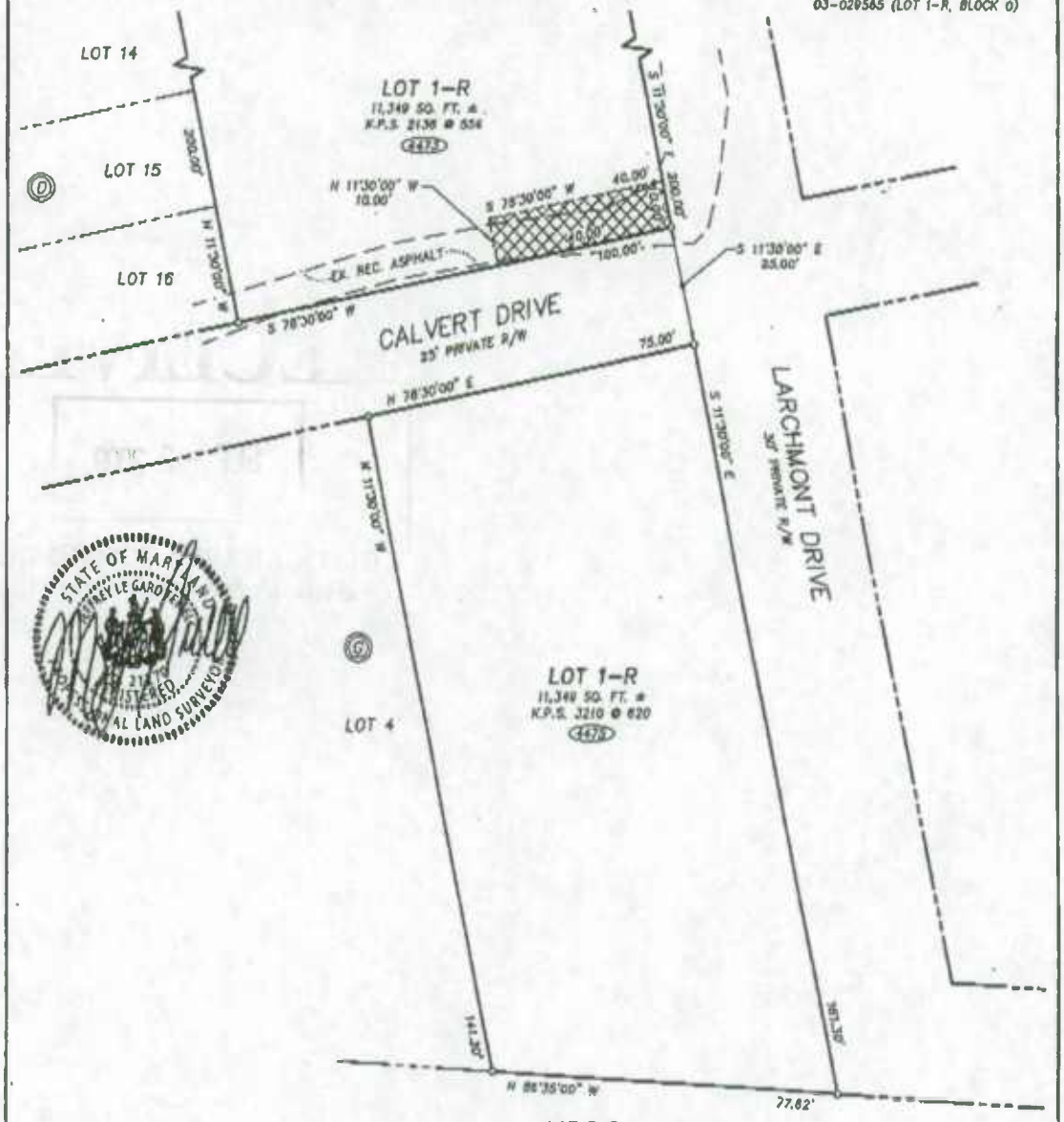
ASSIGNED HOUSE NUMBER

PROPOSED 10' WIDE X 40' LONG SHARED DRIVEWAY EASEMENT



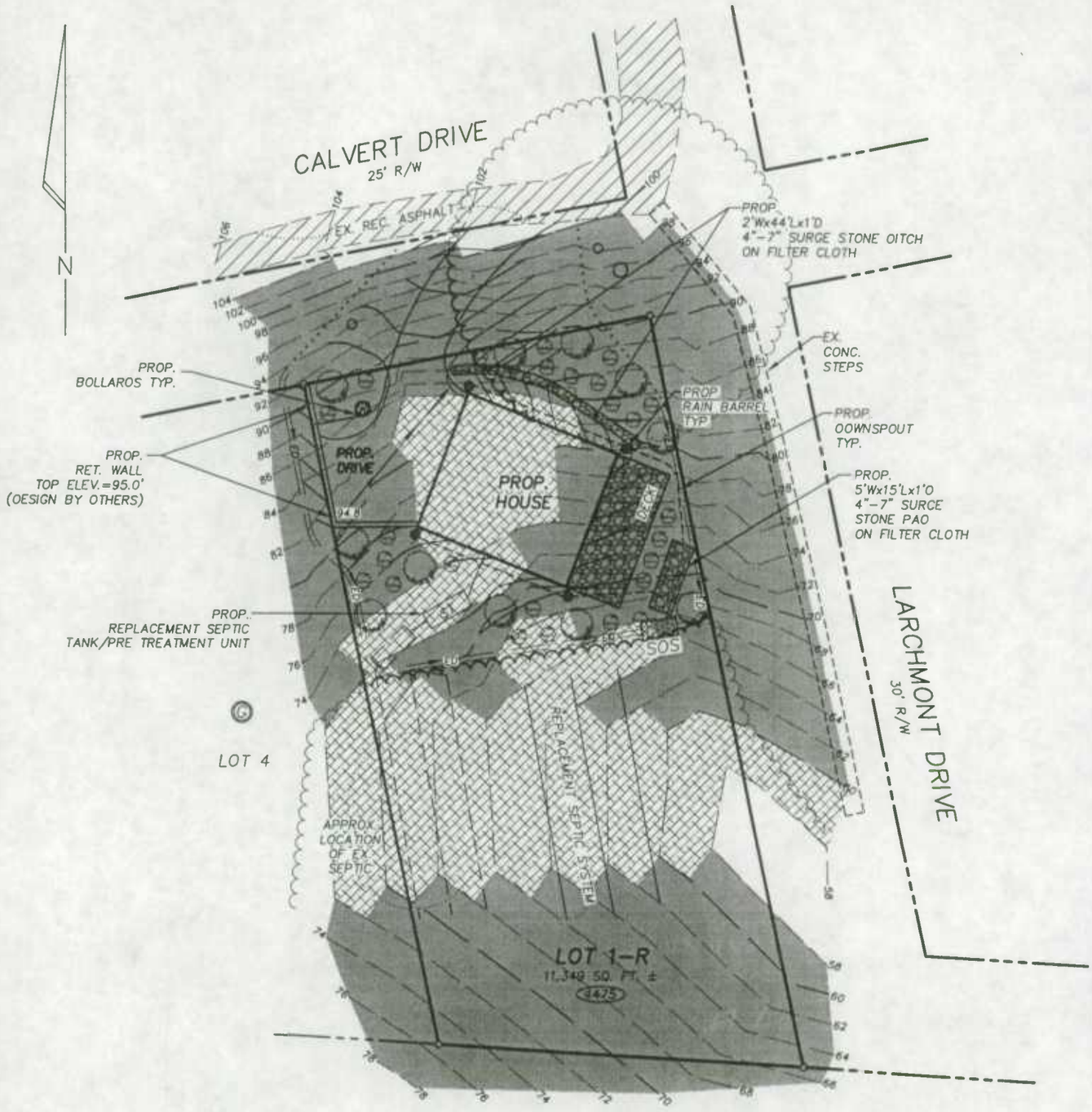
VICINITY MAP

TAX MAP 168
SCALE: 1"=2000'
TAX ID#: 03-030814 (LOT 1-R, BLOCK C)
03-029565 (LOT 1-R, BLOCK D)



LOT 3-R
THE PRICHA PHATTIYAKUL PROPERTY
JORGINA L. COLYN
KPS/ 2784 @ 352

EASEMENT EXHIBIT	COLLINSON, OLIFF & ASSOCIATES, INC.	DRAWN BY N.M
LOT 1-R ~ BLOCK D	Surveyors • Engineers Land Planners	SCALE 1" = 30'
HOLIDAY BEACH	110 MAIN STREET	DATE 7-17-09
THIRD DISTRICT, CALVERT COUNTY, MD.	PRINCE FREDERICK, MARYLAND 20678	JOB NO. 1-10095
FOR: JOANNA ROUSSIS	301-855-1588 • 410-535-3101 • FAX 410-535-3103	FOLDER HOLIDAY BEACH



LOT 3-R
THE PRICHA PHATTIYAKUL PROPERTY
JORGINA L. COLYN
KPS/ 2784 @ 352

PLANTING LEGEND

UNDERSTORY TREES (11)

SHRUBS (25)

TOTAL REFORESTED AREA=2,200 SQ. FT.

NOTES:

1. ALL UNDERSTORY TREE AND SHRUB SPECIES ARE TO BE SELECTED FROM THE CALVERT COUNTY NATIVE PLANT LIST.
2. NONSTRUCTURAL PRACTICES HAVE BEEN INSTITUTED TO THE MAXIMUM EXTENT POSSIBLE PER SECTION 123.3.5.A OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
3. ALL DOWNSPOUTS SHALL DISCHARGE INTO RAIN BARRELS WITH ALL OVERFLOW BEING DIRECTED TO SURGE STONE PADS AS SHOWN.
4. THERE SHALL BE NO STOCKPILING OF EXCAVATED MATERIAL ON SITE, EXCEPT THAT WHICH IS NEEDED FOR BACKFILLING PURPOSES.
5. A 6" GRAVEL BED ON FILTER CLOTH SHALL BE PLACED BENEATH THE PROPOSED TWO STORY DECK.
6. ALL DISTURBED AREAS ARE TO BE STABALIZED WITH EROSION CONTROL MATTING AND NATIVE GROUND COVER.

LEGEND

25% OR GREATER SLOPES

15% TO 24% SLOPES

EARTH DIKE

LIMIT OF DISTURBANCE

EXISTING TREELINE

ASSIGNED HOUSE NUMBER

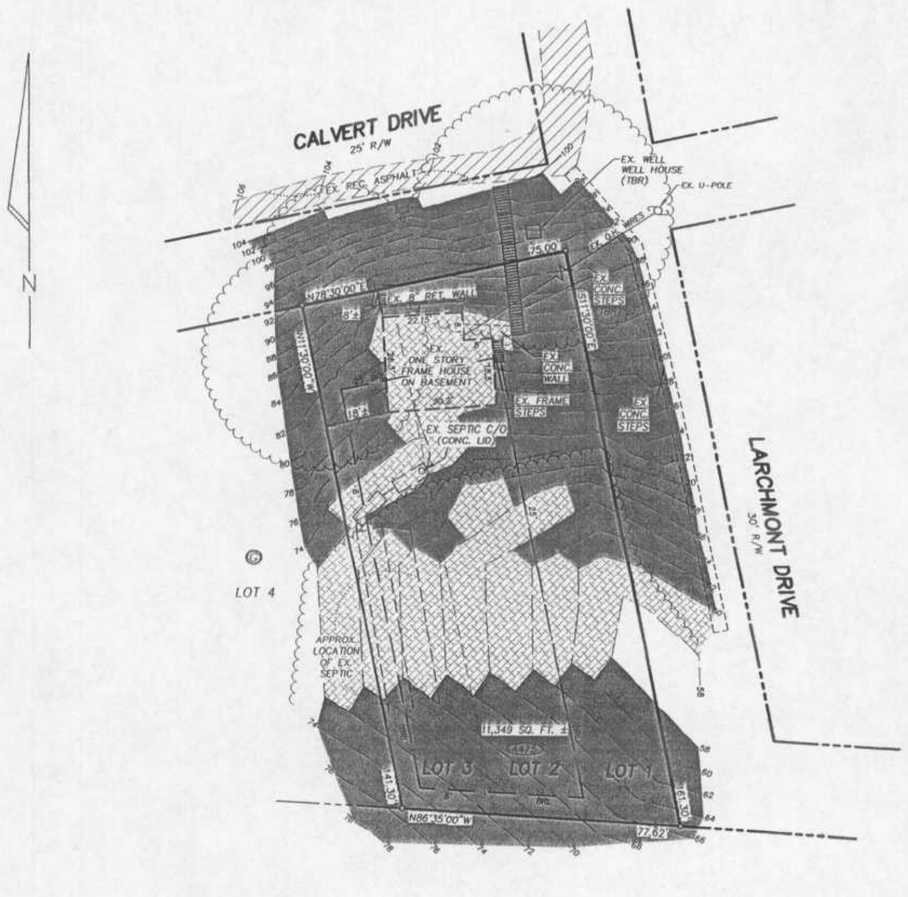
PROPOSED WELL

STONE OUTLET STRUCTURE

SHEET 2 OF 2

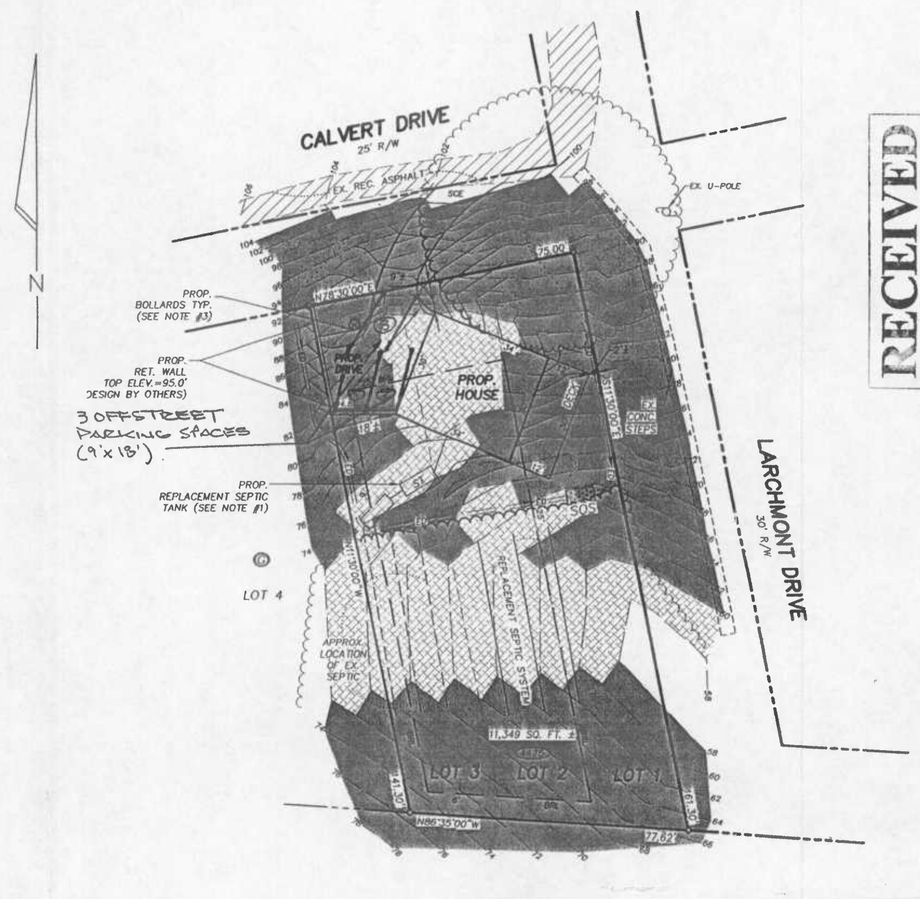
BUFFER MANAGEMENT/PLANTING PLAN	COLLINSON, OLIFF & ASSOCIATES, INC.	DRAWN BY NJM
LOT 1-R ~ BLOCK G	Surveyors · Engineers Land Planners	SCALE 1" = 30'
HOLIDAY BEACH	110 MAIN STREET	DATE 7-17-09
THIRD DISTRICT, CALVERT COUNTY, MD.	PRINCE FREDERICK, MARYLAND 20678	JOB NO. 1-10095
FOR: JOANNA ROUSSIS	301-855-1599 · 410-535-3101 · FAX 410-535-3103	FOLDER HOLIDAY BEACH

SUBDIVISION PLAT RECORDED IN PLAT BOOK A.A.H. 1 @ 57 & K.P.S. 3210 @ 620



LOT 3-R
THE PRICHA PHATTIYAKUL PROPERTY
JORGINA L. COLYN
KPS/ 2784 @ 352

EXISTING CONDITIONS



LOT 3-R
THE PRICHA PHATTIYAKUL PROPERTY
JORGINA L. COLYN
KPS/ 2784 @ 352

PROPOSED CONDITIONS

RECEIVED
SEP - 2 2008
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

INFORMATION STATEMENT

DEMOLISH EXISTING HOUSE
30' X 34' TWO STORY HOUSE
ON BASEMENT
12' X 30' TWO STORY DECK
48.5 L. FT. RET. WALL (DESIGN BY OTHERS)
6' X 9' PORCH
8' X 30' CONC. PAD BELOW TWO STORY DECK

SECOND FLOOR ELEVATION: 96.0
FIRST FLOOR ELEVATION: 84.0'
BASEMENT ELEVATION: 72.0'

LOT AREA: 11,349 SQ. FT. ±
DISTURBED AREA WITHIN CALVERT DR. R/W: 1,326 SQ. FT. ±
DISTURBED AREA ON LOT 4: 191 SQ. FT. ±
DISTURBED AREA ON LOTS 1-3: 4,668 SQ. FT. ±
TOTAL DISTURBED AREA: 6,185 SQ. FT. ±
EX. LOT COVERAGE: 871 SQ. FT. ±
POST CONST. LOT COVERAGE: 2,133 SQ. FT. ± (18.8%)
FORESTED AREA: 9,024 SQ. FT. ±
FORESTED AREA TBR LOTS 1-3: 1,786 SQ. FT. ±
FORESTED AREA TBR LOT 4: 1,070 SQ. FT. ±
FORESTED AREA TBR CALVERT DR. R/W: 1,288 SQ. FT. ±
TOTAL FORESTED AREA TBR: 4,144 SQ. FT. ± ~46%
but < 6000 ft

OWNER: JOANNA L. ROUSSIS
DEED: K.P.S. 2940 @ 635
TAX I.D.#: 03-030644

SOILS MAP #16
SOIL TYPE: ErE ERODED LAND, STEEP

THIS LOT IS 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.

HEALTH DEPARTMENT NOTES:

1. PROPOSED SEPTIC TANK: BIOMICROBICS RETROFAST MODEL #0.375
2. EXISTING WELL TO BE ABANDONED PER C.O.M.A.R. REGULATIONS AND REPLACED WITH A NEW DRILLED ARTESIAN WELL.
3. THE PROPOSED ARTESIAN WELL IS TO BE PROTECTED FROM DRIVEWAY TRAFFIC BY THREE (3), CONCRETE FILLED, STEEL PIPE BOLLARDS, AS SHOWN.

PERMISSION FOR DISTURBANCE ON LOT 4, BLOCK G, HOLIDAY BEACH SUBDIVISION, MUST BE OBTAINED BY THE OWNER, PRIOR TO PERMIT APPROVAL.

THERE SHALL BE NO STOCKPILING OF EXCAVATED MATERIAL ON SITE.

A 6" GRAVEL BED SHALL BE PLACED BENEATH ALL DECKS AND PORCHES.

ALL DISTURBED AREAS ARE TO BE STABALIZED WITH EROSION CONTROL MATTING AND NATIVE PLANTINGS.

THIS SITE FALLS ENTIRELY WITHIN THE SLOPE EXTENDED BUFFER FROM THE SHORELINE OF THE CHESAPEAKE BAY.

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 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.

LEGEND

- 25% OR GREATER SLOPES
- 15% TO 24% SLOPES
- LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- ASSIGNED HOUSE NUMBER
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED WELL
- FLOW ARROW
- SOS — STONE OUTLET STRUCTURE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COLLINSON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners
110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 301-855-1599 • FAX: 410-535-3103 • EMAIL: INFO@COAINC.COM

STATE OF MARYLAND
JOHN LORENZ OLIFF
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 21270
5-23-08
DATE

FOLDER REFERENCE HOLIDAY BEACH	
DATE	REVISION
5-26-08	LOT COVERAGE & PARKING

SCALE AS SHOWN
DATE 5-23-08
JOB NO. 1-9548
DRAWN BY NJM
APPROVED JLT
CASE NO.

BUILDING PERMIT PLAT

HOLIDAY BEACH
LOTS 1 - 3 ~ BLOCK G

THIRD DISTRICT, CALVERT COUNTY, MARYLAND
SUBDIVISION PLAT RECORDED IN PLAT BOOK A.A.H. 1 @ 57

FOR: PATUXENT ARCHITECTS

SHEET NO. 1 OF 1

FILE NO. A - 19 - 42

A - 19 - 42