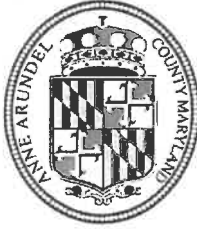


For Office Use Only

CASE # _____
FEE PAID _____
DATE _____



For Office Use Only

ZONE _____
CRITICAL AREA: IDA ___ LDA ___ RCA ___
BMA: Yes ___ No ___
NO. OF SIGNS _____

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Jeremy John Schreifels
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 1113 Ridge Place, Crownsville, MD 21032

Property Location: 61 feet of frontage on the (NE) side of Ridge Place ;
(Enter Street Name)
85 feet (S) of (Nearest intersecting street) Plum Creek Drive .
(Enter Street Name)

12-digit Tax Account Number 2748-0766-9900 Tax District (2) Council District (2)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 37526/309

Zoning District R2 Lot # 1113 Tax Map 31 Block/Grid 16 Parcel 146

Area 18,469 (Sq Ft.) Subdivision Name Plat of Sunrise Beach, Section 4

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

~~To Article 18-13-184 (b), to permit disturbance in Expanded Buffer. Article 17-8-201(a) to permit disturbance 15% or greater slopes.~~

To Article 18-4-601 to allow less setback than required in R-2.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature [Signature]

Print Name Creative Spaces/Rich Cain, President Print Name Jeremy John Schreifels

Mailing Address 818 E. College Parkway Mailing Address 1113 Ridge Place

City, State, Zip Annapolis, MD 21409 City, State, Zip Crownsville, MD 21032

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone 443-771-1259 Cell Phone _____

Email Address richardc@remodelthebay.com Email Address _____

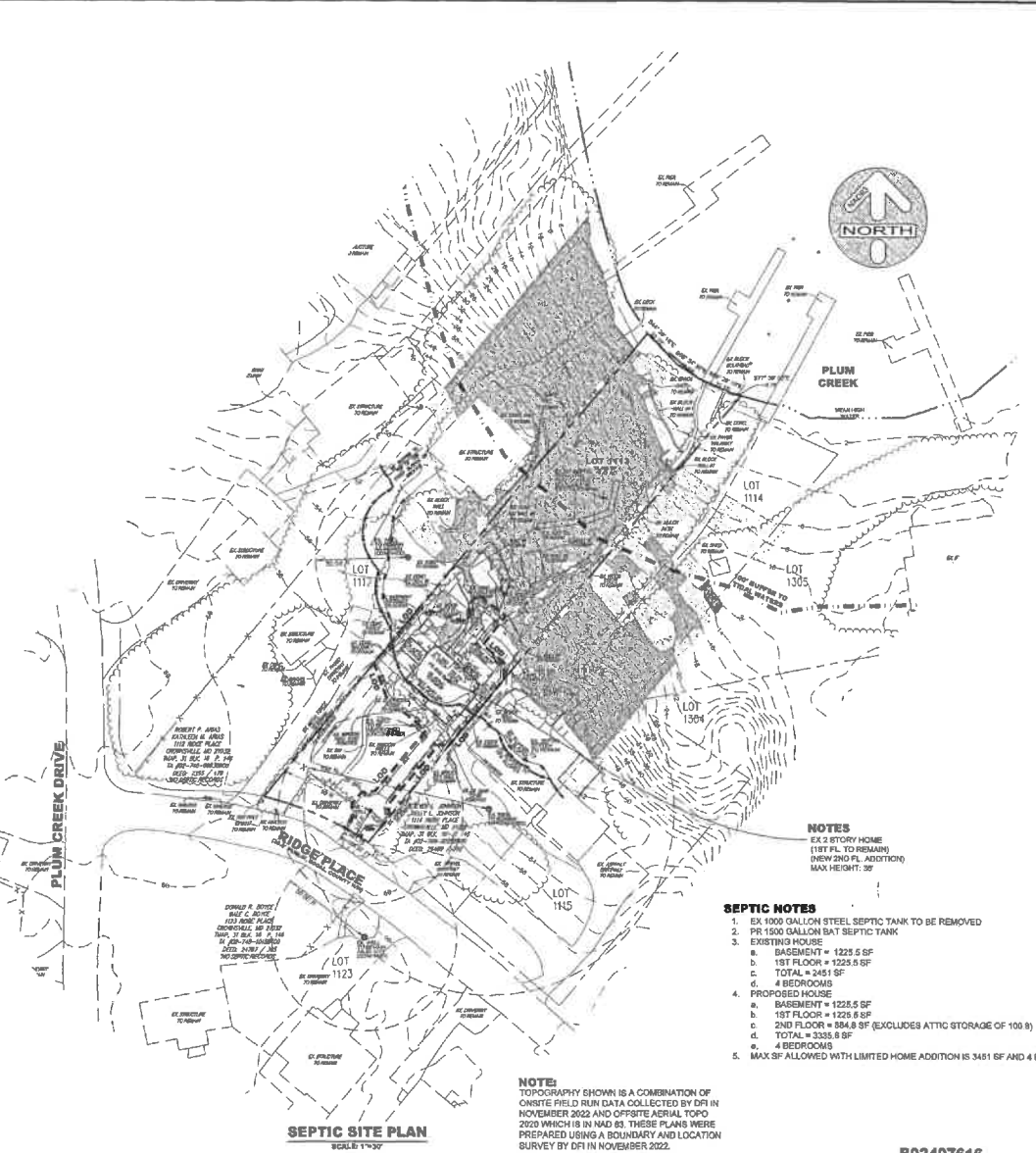
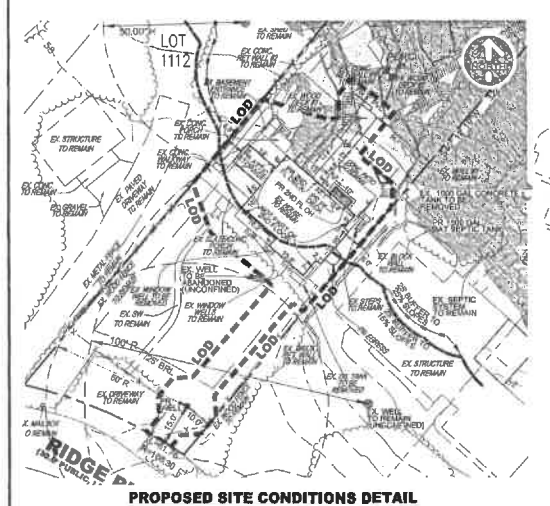
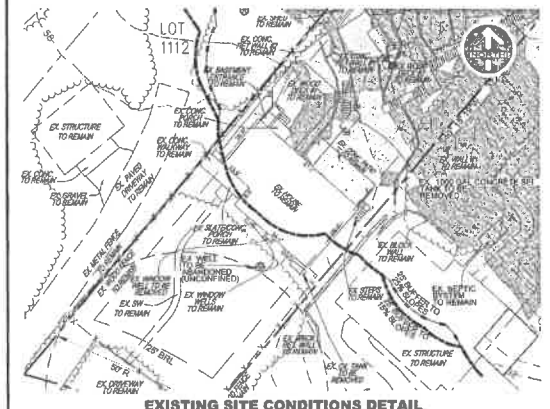
*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: _____
Initials Date

Variance to _____

LEGEND

EXISTING CONTOUR	100' BUFFER TO TOPOGRAPHY	
BOUNDARY LIMITS	20% STEEP SLOPES	
EXISTING PROP.	10% STEEP SLOPES	
PROPERTY LINE		
LIMIT OF DISTURBANCE		
MEAN HIGH WATER		
REINFORCED RET. WALL		
20' BUFFER TO TOP OF STEEP SLOPES 10% OR GREATER		



SITE CALCULATIONS

LOT 1113	18,466 SF (10.42 AC.)
R2 ZONING	18,466 SF (10.42 AC.)
EXISTING LOT COVERAGE	
EX. HOUSE	1,245 SF
EX. SIDEWALK	148 SF
EX. DRIVEWAY	427 SF
EX. CONC. PATIO	268 SF
EX. CONC. WALKWAY	123 SF
EX. CONC. WALKWAY	63 SF
EX. BASEMENT ENTRANCE	38 SF
EX. SHED	37 SF
EX. PAVED WALKWAY	103 SF
EX. CONC. PAD	23 SF
EX. BLOCK WALL #1	21 SF
EX. BLOCK WALL #2	38 SF
EX. WALL #1	16 SF
EX. WALL #2	9 SF
EX. WALL #3	9 SF
EX. WALL #4	34 SF
EX. CONC. RETENTION WALL #1	25 SF
EX. CONC. RETENTION WALL #2	18 SF
EX. CONC. RETENTION WALL #3	8 SF
EX. BLOCK RAUHEAD	16 SF
EX. DECK #1 (NOT LOT COVERAGE)	469 SF
EX. DECK #2	49 SF
TOTAL EXISTING LOT COVERAGE	2,783 SF (10.68 AC.) (14.90% OF THE SITE)
PROPOSED LOT COVERAGE	
PR. 1ST FLOOR DETACHED LOT COVERAGE (OVER TOP EX. PATIO)	40 SF
PR. 2ND FLOOR DETACHED LOT COVERAGE	52 SF
PARTIALLY COVER TOP EX. PATIO (DECK)	24 SF
PR. ADDITION (OVER TOP EX. CONC. PATIO)	0 SF
TOTAL NEW LOT COVER	116 SF
TOTAL LOT COVERAGE	2,783 SF (10.68 AC.) (14.90% OF THE SITE)
AFTER DEVELOPMENT	
PERMITTED LOT COVERAGE	6,778 SF (31.28% OF THE SITE)
EX. WOODS ON SITE	11,843 SF (64.19% OF SITE)
PR. CLEARING	17.06% OF WOODS ON SITE
TOTAL DISTURBANCE	4,228 SF (10.10 AC.)
STEEP SLOPES ON SITE (10% OR GREATER)	0,844 SF (10.22 AC.)
STEEP SLOPES DISTURBANCE	689 SF (7.01 AC.)
20' TO 10% STEEP SLOPES BUFFER ON SITE	1,061 SF (10.04 AC.)
20' TO 15% STEEP SLOPES BUFFER DISTURBANCE	2,004 SF (19.96 AC.)
100' TYP. WATERS BUFFER ON SITE	5,990 SF (10.16 AC.)
100' TYP. WATERS BUFFER DISTURBANCE	9,177 SF (10.84 AC.)
EXISTING USE: SINGLE FAMILY DWELLING	
PROPOSED USE: SINGLE FAMILY DWELLING	
THE SITE IS WITHIN THE CRITICAL AREA (1A)	
THE SITE IS BUFFER MOORED	
PROPOSED HEIGHT: MAX HEIGHT 30.0'	

NOTES
EX. 2 STORY HOME (1ST FL. TO REMAIN) (NEW 2ND FL. ADDITION) MAX. HEIGHT: 30'

- SEPTIC NOTES**
- EX. 1000 GALLON STEEL SEPTIC TANK TO BE REMOVED
 - PR. 1500 GALLON BAT SEPTIC TANK
 - EXISTING HOUSE
 - BASEMENT = 1225.5 SF
 - 1ST FLOOR = 1225.5 SF
 - TOTAL = 2451 SF
 - 4 BEDROOMS
 - PROPOSED HOUSE
 - BASEMENT = 1225.5 SF
 - 1ST FLOOR = 1225.5 SF
 - 2ND FLOOR = 384.8 SF (EXCLUDES ATTIC STORAGE OF 100 S)
 - TOTAL = 3355.8 SF
 - 4 BEDROOMS
 - MAX SF ALLOWED WITH LIMITED HOME ADDITION IS 3451 SF AND 4 BEDROOMS

NOTE:
TOPOGRAPHY SHOWN IS A COMBINATION OF ON-SITE FIELD RUN DATA COLLECTED BY DFI IN NOVEMBER 2022 AND OFFSITE AERIAL TOPO 2020 WHICH IS IN WAO 63. THESE PLANS WERE PREPARED USING A BOUNDARY AND LOCATION SURVEY BY DFI IN NOVEMBER 2022.

B02407616
PAT02050411

SEPTIC SITE PLAN / VARIANCE PLAN
1113 RIDGE PLACE
PLAT OF SUNRISE BEACH SECT 4
LOT 1113
ZONING R2

TAX MAP 31 BLOCK 16 PARCEL 146
SCALE: AS SHOWN DATE: JULY, 2023
ZFP CODE: 21032

2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

CALL MISS UTILITY
OR 811
BEFORE YOU DIG!

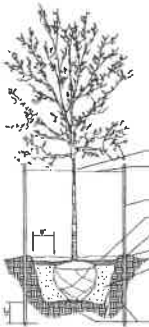
OWNER: JEREMY JOHN SCHNEFELD
1113 RIDGE PLACE
CROWNSVILLE, MD 21032

DEVELOPER: CREATIVE SPACES REMODELING
RICH CANN
816 E COLLEGE PARKWAY
ANNAPOLIS, MD 21409
442-77-1226
RICH@CSC@REMODELTHEBAY.COM

DESIGNED	CMB	07/23	DATE	BY	DESCRIPTION
DRAWN	RAM	07/23			
CHECKED	CMB	07/23			
APPROVED	STA	07/23			

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
147 BUSINESS PARK
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-309-2100 FAX 443-308-2108

SHEET
1
OF
2

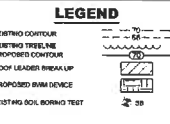
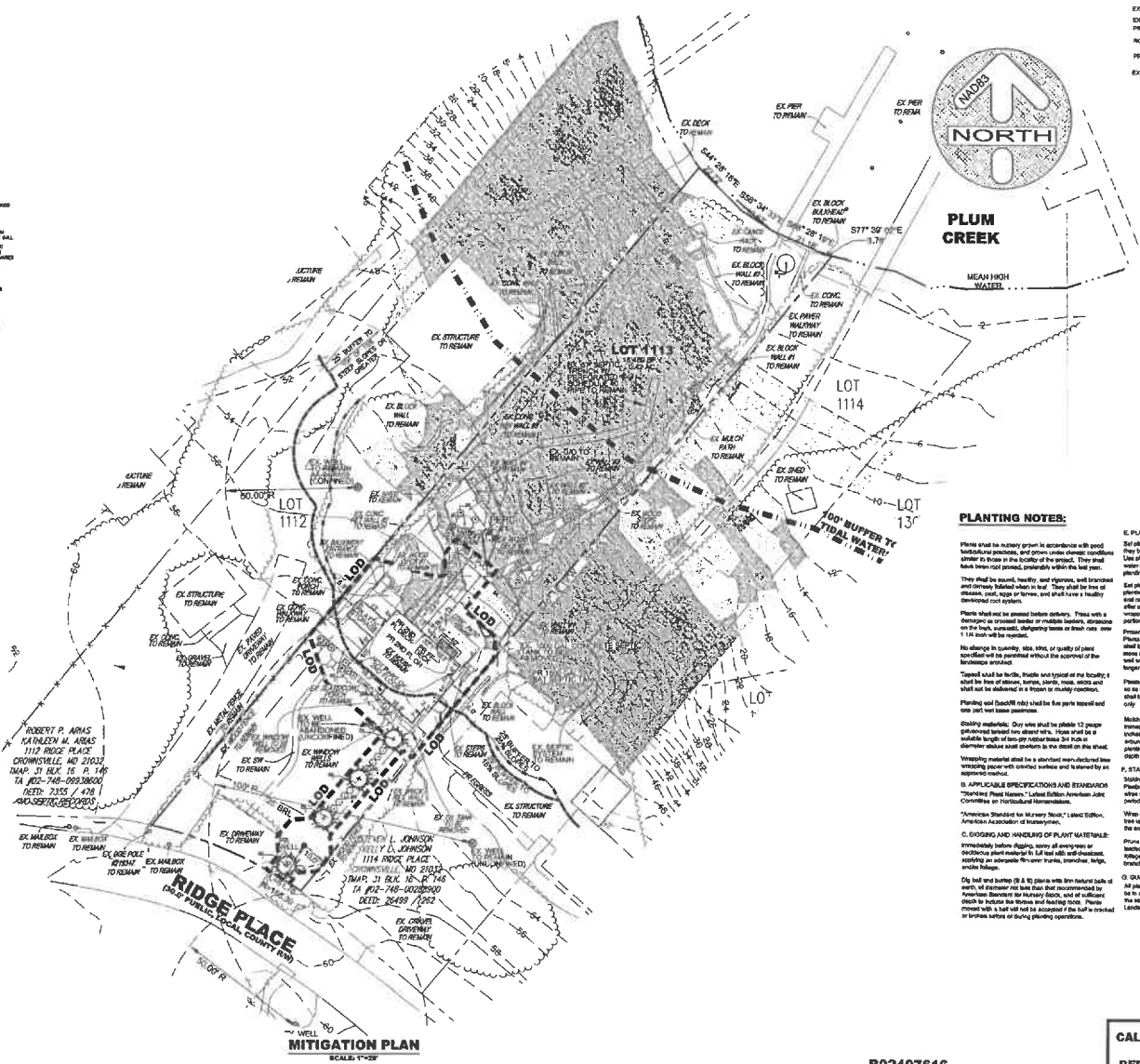


MITIGATION FOR 32% SLOPE DIST.
DIST. TO 25% SLOPE = 300 SF.
@ 1:1 RATIO = 712 SF REQ.
712 ÷ 300 = 2.37 OR 3
300 SF = 3 TREES AND 3 SHRUBS
REQ. PLANT 3 TREES AND PLANT 3 SHRUBS
PLANTED ORBITE 3 TREES AND PLANTED 3 SHRUBS

MITIGATION FOR CLEARING
PROPOSED CLEARING = 948 SF
@ 1:1 RATIO = 948 SF REQ.
948 ÷ 300 = 3.15 OR 4
300 SF = 4 TREES AND 3 SHRUBS
REQ. PLANT 4 TREES AND PLANT 3 SHRUBS
PLANTED ORBITE 4 TREES AND PLANTED 3 SHRUBS

PLANTING SCHEDULE FOR REFORRESTATION/CLEARING MITIGATION PLANTINGS

Key	Qty.	Plant Name	Size	Root	Remarks
Shade Trees					
OC	3	Scarlet Oak	1-1.5" Cal.	B&B	Central leader, full crown
PN	4	Pin Oak	1-1.5" Cal.	B&B	Central leader, full crown
TOTAL	7				
Shrubs					
SW	10	Southern Wax	18-24"	-cont.	space 4" c.c.
MT	11	Mountain Laurel	18-24"	cont.	space 4" c.c.
TOTAL	21				



PLANTING NOTES:

Plants shall be nursery grown in accordance with good horticultural practices, and grown under clean, conditions similar to those in the vicinity of the project. They shall have been well pruned, preferably within the last year.

They shall be healthy, well tapered, well branched and firmly attached to the trunk. They shall be free of diseases, insect, eggs or larvae, and shall have a healthy developed root system.

Plants shall not be moved before delivery. They will be damaged or crossed leader or multiple leaders, excessive top die back, excessive, developing stems or other such over 1/4 inch will be rejected.

No change in quantity, size, type, or quality of plant specified shall be permitted without the approval of the Architect or Engineer.

Topped shall be healthy, shade and top of the trunk shall be free of rot, decay, insect, disease, and shall not be damaged in a storm or windy condition.

Planting and backfill shall be the sole responsibility of the contractor.

Drilling materials: Dry mix shall be capable of being placed in a hole by hand or by machine. It shall be suitable for use in a hole of any depth. It shall be a minimum of 1/2 inch in diameter and shall be placed in the hole on the spot.

Wrapping material shall be a standard manufacturer's wrapping paper with correct texture and to be stored by an approved method.

B. APPLICABLE SPECIFICATIONS AND STANDARDS
"Standard Plant Names" Labels: National Horticultural Society, American Horticultural Society, American Nursery Association, American Association of Nurserymen.

C. DIGGING AND HANDLING OF PLANT MATERIAL:
Immediately before digging, every effort shall be made to determine the root system of the plant. The plant shall be dug in such a way as to preserve as much of the root system as possible. The plant shall be wrapped in a suitable material, such as burlap, and shall be stored in a cool, shaded area.

Dig and top and trim (B & B) plants with live natural back of earth, of diameter not less than that recommended by the American Nursery Association, and of sufficient depth to insure the roots and leading roots. Plants moved with a ball will not be accepted if the ball is crushed or broken before or during planting operation.

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

**B02407616
PAT02050411**

SEPTIC BITE PLAN / VARIANCE PLAN
1113 RIDGE PLACE
PLAT OF SUNRISE BEACH SEC 4
LOT 1113
ZONING R2
TAX MAP 31 BLOCK 15 PARCEL 148
SCALE: AS SHOWN DATE: JULY, 2023
ZIP CODE: 21032
2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

SHEET
2
OF
2

OWNER: JEREMY JOHN SCHRIFFELS
1113 RIDGE PLACE
CROWNSVILLE, MD 21032

DEVELOPER: CREATIVE SPACES REMODELING
RICH CARL
818 E. COLLEGE PARKWAY
ANNAPOLIS, MD 21409
443-771-1259
RICHARD@REMODEL.THEWAY.COM

DESIGNED				DATE				REVISIONS			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07/23	CMB	07/23									
	BAM	07/23									
	CMB	07/23									
	STA	07/23									

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1407 BUSINESS PARK
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108



Revised: July 18, 2023
May 22, 2023

Anne Arundel County
Department of Planning and Zoning
2664 Riva Road
Annapolis, MD. 21401

**RE: Variance Application – Explanatory Letter
1113 Ridge Place, Crownsville MD, 21032
Plat of Sunrise Beach, Section 4, Lot 1113
Tax Map 31 Block 16, Parcel 146**

To whom it may concern.

Please find submitted herewith the variance application and associated required submittal materials requesting a variance to permit a structure with less setbacks than required in an R2 zone. And to permit disturbance to 15% slopes or greater in the Chesapeake Bay Critical Area.

The site is identified as 1113 Ridge Place, Crownsville, Maryland, also known as Lot 1113 on the recorded plat of “Sunrise Beach, Section 4”. It’s a 0.42-acre lot zoned R2. The site is located within the Chesapeake Bay Critical Area (LDA). The property fronts a Public 30’ foot improved right-of-way, known as Ridge Place.

This site is currently developed with an existing 2 story house, driveway, sidewalks, patio’s, and decks. Consisting of steep slopes and their 25’ buffers, the 100’ buffer and is mostly wooded lot in the Chesapeake Bay Critical area (LDA). The site is in the buffer modified area.

Slopes over 15% or greater in the Critical Area

The applicant is seeking a variance to permit disturbance to 15% or greater slopes in the Chesapeake Bay Critical Area, LDA, (Article 17-8-201 (a)). The proposed site plan indicates **560 square feet** of disturbance to slopes over 15% or greater. About half of the site is encumbered by 15% slopes or greater, there is a portion of the site not encumbered by slopes 15% or greater but this area is being used for the proposed well, this is also where the existing well was located due to the setbacks between the well and septic this forces the new BAT septic tank to the rear yard and into the steep slopes. We feel this relief is minimal and is necessary to construct the proposed septic tank, this tank will provide benefits for the Chesapeake Bay and could not be constructed without this Variance. Please also note that the health department has approved the septic plan for this addition and the new location of the BAT Unit.

R2 Setbacks

The applicant is also seeking a variance to permit a primary structure to have less side yard setback than required. The required setback from a side yard is 7 feet in the R2 zone. We are requesting a variance of **1.1' feet to the side yard setback**, allowing the addition to be constructed as close as **5.9 on the Northwest side and 6' on the Southeast side to the property line**. We feel this is the minimum relief necessary to construct a 2nd floor addition that is in conformance with the existing house and homes in the rest of the neighborhood. The variance is being requested to the side yard setback to allow the 2nd floor to be placed over the 1st floor, therefore creating no new lot coverage, we feel this relief is minimal and it is necessary to construct the proposed addition over the existing 1st floor.

We feel that the variances requested above will not alter the essential character of the existing neighborhood, but in fact will mimic the existing character of the neighborhood and provide for a home that is more suited for the neighborhood. We feel that granting these variances will not confer on the applicant any special privileges, as the Ridge Place consist of Lots of the same uniqueness throughout the community. We also feel that denial of the variances will deprive the applicant of the rights commonly enjoyed by other properties in the neighborhood and cause unwarranted hardship that would deny the applicant reasonable and significant use of the lot. The owner is not requesting these variances based on conditions or circumstances that are the result of actions by the applicant. And last the granting of these variances will not adversely affect water quality or adversely impact fish, wildlife or plant habitat in the Chesapeake Bay Critical Area, as no new lot coverage is being proposed, the new tank (BAT) and new well will benefit the Chesapeake Bay.

Calculations for lot coverage, existing woods / clearing and disturbances to the buffers onsite are provided on the site plan. The site is served by a private well and onsite sewage disposal system.

The lot coverage is 2,763 square feet, which equates to 14.96% of the site, which is well under the permitted lot coverage of 31.25% the site or 5,772 square feet. No new lot coverage is proposed in the on the site.

Prefile comments were received July 10, 2023. Please see the responses below:

Engineering Review

Comment: Provide a photo tour of the steep slopes/buffers where construction is proposed to document stability.

Response: A photo tour of the steep slopes/buffer is enclosed for your use.

Comment: The proposed disturbance is just below 5000 sf and appears sufficient to perform work. Indicate if existing SWM is available for the site, the location, etc. and how SWM is being addressed for the proposed conditions. Requires variance to side setbacks.

Response: The limit of disturbance is less than 5000 sf, there is no existing SWM that we or the owners are aware of. SWM is not required as no new lot coverage is being created, the proposed addition is entirely within the footprint of the existing house the 2 new decks are not lot coverage.

End of Engineering Review

Zoning Review

Comment: This property is in the BMA (Buffer Modified Area) and does not have an expanded buffer.

Response: Acknowledge all references to the expanded buffer have been removed.

Comment: The variances required are to setbacks and steep slope disturbance. Include the height of the finished structure on the site plan in the location of the structure. A modification will be required for steep slope disturbance as well.

Response: The height of the structure is noted on sheet 1, max height 36'.

End of Zoning Review

Thank you for your consideration of this request and please do not hesitate to contact me if you have any questions or if you require any additional information.

Sincerely,

Development Facilitators, Inc.



Candice Bateman
Project Manager

*Cc: Steve Andraka, P.E., DFI
Jeremy John Schrefels, Owner*

CHESAPEAKE BAY CRITICAL AREA REPORT

for

**1113 Ridge Place
Crownsville, Maryland, 21032**

**Plat of Sunrise Beach, Section 4, Lot 1113
Anne Arundel County, Maryland**

Prepared for:

**Creative Spaces Remodeling
818 E. College Parkway
Annapolis Md 21409**

Prepared:

July, 2023

Prepared by:

DFI

INTRODUCTION

The applicant proposes to construct a 2nd floor addition and 2 new decks on Lot 1113 of Plat of Sunrise Beach, Sect 4, the site is served by private well and private septic and is located at 1113 Ridge Place, Crownsville, MD Anne Arundel County, Maryland. The property is identified as Plat of Sunrise Beach, Section 4, Lot 1113, and is also known as Tax Map 31, Block 16, Parcel 146. The site is zoned R-2 and is within the Chesapeake Bay Critical area, designated LDA.

PROJECT DESCRIPTION AND EXISTING SITE CONDITIONS

The subject property consists of 18,469 square feet (0.42 acres) of land located entirely within the Chesapeake Bay Critical Area (LDA). Currently, the property is developed with an existing single-family dwelling, driveway, sidewalks, patio and deck and consists of woods in good condition.

There is 11,845 square feet of existing woods based on the arial tree line, and shrubbery. The clearing onsite is proposed as 946 Square foot and is being mitigated with the building permit (B02407616), by way of replanting onsite with 4 trees and 12 Shrubs. Additional mitigation for the steep slope disturbance is also proposed, with the building permit (B02407616), by way of replanting onsite with 3 trees and 9 Shrubs.

There are no impacts to jurisdictional wetlands, 25-foot non-tidal wetland buffer, streams, or 100-year floodplain for this project. Therefore, authorization from the Maryland Department of the Environment and the U.S. Army Corps of Engineers is not required.

Lot Coverage allowed in the Critical Area (LDA) is not to exceed 5,772 square, per the critical area code. The project, as proposed, will bring the total lot coverage on the site to 2,763 square feet or 14.96% of the site area for Lot 1113.

This site has applied for a building permit for the new addition to the single-family home and is exempt from Stormwater Management due to the fact that the proposed addition creates no new lot coverage and is entirely over top the existing home / Lot coverage.

Through the use of reinforced silt fence, the applicant will minimize any impacts on water quality and habitat during construction.

HABITAT PROTECTION AREAS

Nontidal Wetlands

The project area was not investigated for non-tidal wetlands by Development Facilitators, Inc. as all development is uphill of the tidal waters, although there may be Wetlands near the shoreline, there will be no disturbance in this area.

Tidal Wetlands

The project area was not investigated for tidal wetlands by Development Facilitators, Inc. as all development is uphill of the tidal waters, although there may be Wetlands near the shoreline, there will be no disturbance in this area.

100-foot Buffer and Expanded Buffer

The property does front tidal waters, but there is no disturbance to 100-foot buffer to tidal waters / tidal wetlands. This site is buffer exempt.

Rare, Threatened & Endangered Species

A formal request for an environmental review for rare, threatened, or endangered species on the property was submitted to the Maryland Department of Natural Resources July 27, 2023. A written response is currently pending. No rare, threatened, or endangered species were observed while performing the critical area study field work.

Steep Slopes

Steep slopes are defined as areas with greater than 15% slopes. The steep slopes and their buffer are shown on the enclosed site plan along with their disturbances.



July 27, 2023

MD Department of Natural Resources
Wildlife and Heritage Service
Attn: Lori Byrne
580 Taylor Avenue
Tawes State Office Building E-1
Annapolis, MD 21401

**RE: 1113 Ridge Place, Crownsville, MD, 21032
Plat of Sunrise Beach, Section 4, Lot 1113**

Dear Ms. Byrne,

The purpose of this letter is to respectfully request an environmental review for property located at 1113 Ridge Place, Crownsville MD, 21032 (see attached site plan). The site is found on Tax Map 31, Block 16, Parcel 1446 (ADC Map 5193 is highlighted and enclosed for your reference). A field inspection was done, and no rare, threatened or endangered species appeared to be on site. We are preparing a Critical Area Report for this property and would appreciate a verification of our findings by your office as soon as possible.

Thank you in advance for consideration of the subject request and if you should have any questions or should require additional information, please do not hesitate to call me at your earliest convenience.

Sincerely,
Development Facilitators, Inc.

A handwritten signature in black ink, appearing to read 'CB', is written over a faint, circular stamp or watermark.

Candice Bateman
Project Manager

APPENDIX A
Project Notification Application

CRITICAL AREA COMMISSION
 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
31	146	16	1113	4

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 2748-0766-9970

Project Name (site name, subdivision name, or other) 1113 Ridge Place

Project location/Address 1113 Ridge Place

City Crownsville Zip 21032

Local case number _____

Applicant: Last name Bateman First name Candice

Company Development Facilitators Inc.

Application Type (check all that apply):

- Building Permit
- Buffer Management Plan
- Conditional Use
- Consistency Report
- Disturbance > 5,000 sq ft
- Grading Permit

- Variance
- Rezoning
- Site Plan
- Special Exception
- Subdivision
- Other

Local Jurisdiction Contact Information:

Last name Bateman First name Candice

Phone # 443-790-6695 Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single Family Dwelling

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	0
LDA Area	0.42	18469
RCA Area	0	0
Total Area	0	0

Total Disturbed Area

Acres	Sq Ft
0.10	4226

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.272	11945	Existing Lot Coverage	0.06	2763
Created Forest/Woodland/Trees	-	-	New Lot Coverage	-	-
Removed Forest/Woodland/Trees	0.02	946	Removed Lot Coverage	-	-
			Total Lot Coverage	0.06	2763

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.02	560	Buffer Forest Clearing	0.02	946
Non-Buffer Disturbance	0.08	3666	Mitigation	0.02	946

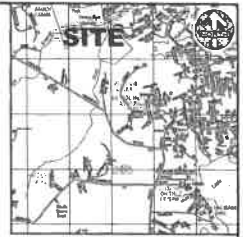
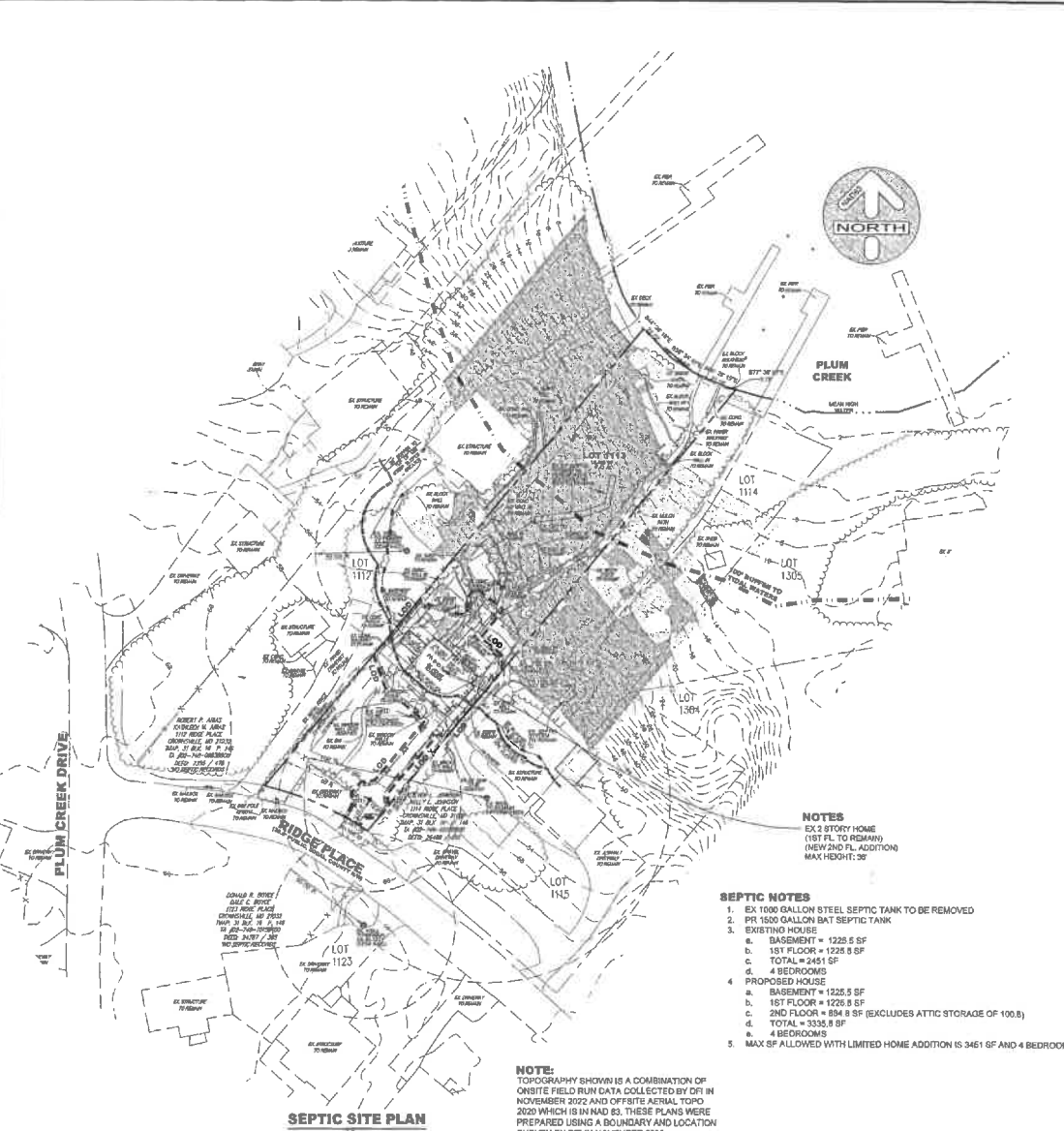
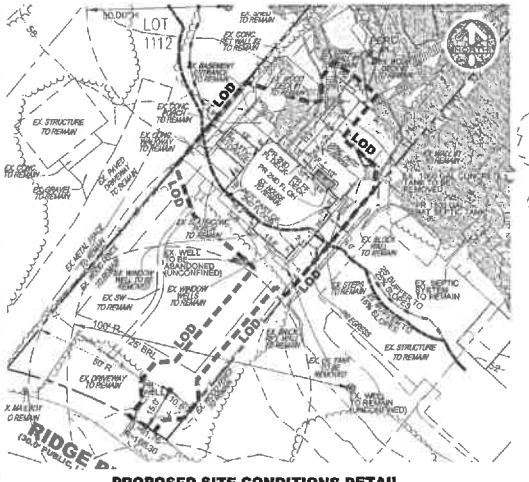
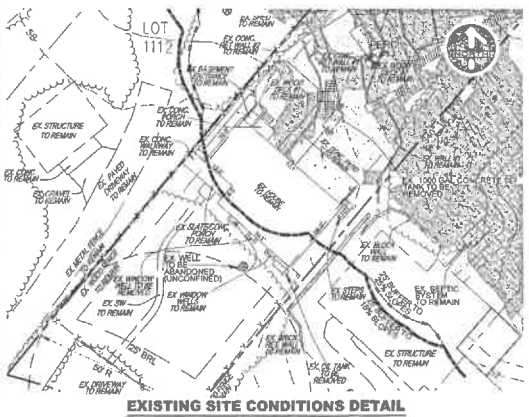
Variance Type
 Buffer 25' ss Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

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

APPENDIX B
Existing and Proposed Site Plans

LEGEND

EXISTING CONTOUR	---	50' BUFFER TO TOTAL WALK	---
SOIL AREA LIMITS	---	75% STEEP SLOPES	---
EXISTING PERC	---	15% STEEP SLOPES	---
PROPERTY LINE	---		
LIMIT OF DISTURBANCE	---		
MEAN HIGH WATER	---		
PERFORATED PIPE FENCE	---		
25' BUFFER TO TOP OF STEEP SLOPES 15% OR GREATER	---		



SITE CALCULATIONS

LOT 1113 R2 ZONING	18,408 SF / 0.42 AC 18,408 SF / 0.42 AC
EXISTING LOT COVERAGE	
EX. HOUSE	1,245 SF
EX. DRIVEWAY	145 SF
EX. CONC. PATIO	487 SF
EX. SLATE CONC. PORCH	259 SF
EX. CONC. WALKWAY	122 SF
EX. CONC. WALKWAY	82 SF
EX. BASEMENT ENTRANCE	35 SF
EX. SHED	37 SF
EX. PAVER WALKWAY	102 SF
EX. CONC. PAD	22 SF
EX. BLOCK WALL #1	21 SF
EX. BLOCK WALL #2	38 SF
EX. WALL #1	18 SF
EX. WALL #2	8 SF
EX. WALL #3	8 SF
EX. CONC. RETENTION WALL #1	25 SF
EX. CONC. RETENTION WALL #2	8 SF
EX. CONC. RETENTION WALL #3	8 SF
EX. BLOCK BULKHEAD	18 SF
EX. DECK #1 (NOT LOT COVERAGE)	488 SF
EX. DECK #2	49 SF
TOTAL EXISTING LOT COVERAGE	2,793 SF / 0.09 AC (14.95% OF THE SITE)
PROPOSED LOT COVERAGE	
PR. 1ST FLOOR DECK/NOT LOT COVERAGE/DECK TOP EX. PATIO	40 SF
PR. 2ND FLOOR DECK/NOT LOT COVERAGE/ PARTIALLY OVER TOP EX. PATIO/DECK	82 SF
PR. ADDITION OVER TOP EX. CONC. PATIO	24 SF
TOTAL NEW LOT COVER	146 SF
TOTAL LOT COVERAGE AFTER DEVELOPMENT	2,939 SF / 0.09 AC (14.95% OF THE SITE)
PERMITTED LOT COVERAGE	
EX. WOODS ONSITE	11,845 SF
PR. CLEARING	84,726 SF SITE (7.89% OF WOODS ON SITE)
TOTAL OBTAINABLE	4,229 SF / 0.10 AC
STEEP SLOPES ON SITE (15% OR GREATER)	9,844 SF / 0.22 AC
STEEP SLOPE DISTURBANCE	695 SF / 0.01 AC
25' TO 15% STEEP SLOPE BUFFER ON SITE	1,081 SF / 0.04 AC
25' TO 15% STEEP SLOPE BUFFER DISTURBANCE	2,354 SF / 0.06 AC
100' TRAIL WATERS BUFFER ON SITE	5,900 SF / 0.14 AC
100' TRAIL WATERS BUFFER DISTURBANCE	5 SF / 0.00 AC
EXISTING USE: SINGLE FAMILY DWELLING	
PROPOSED USE: SINGLE FAMILY DWELLING	
THE SITE IS WITHIN THE CRITICAL AREA (CA)	
THE SITE IS BUFFER MODIFIED	
PROPOSED HEIGHT: MAX HEIGHT 36 FT	

NOTES
EX 2 STORY HOME (1ST FL. TO REMAIN)
(NEW 2ND FL. ADDITION)
MAX HEIGHT: 36'

SEPTIC NOTES

- EX 1000 GALLON STEEL SEPTIC TANK TO BE REMOVED
- PR 1500 GALLON BAT SEPTIC TANK
- EXISTING HOUSE
a. BASEMENT = 1225.5 SF
b. 1ST FLOOR = 1225.5 SF
c. TOTAL = 2451 SF
d. 4 BEDROOMS
- PROPOSED HOUSE
a. BASEMENT = 1225.5 SF
b. 1ST FLOOR = 1225.5 SF
c. 2ND FLOOR = 854.8 SF (EXCLUDES ATTIC STORAGE OF 100.5)
d. TOTAL = 3335.5 SF
e. 4 BEDROOMS
- MAX SF ALLOWED WITH LIMITED HOME ADDITION IS 3451 SF AND 4 BEDROOMS

NOTE:
TOPOGRAPHY SHOWN IS A COMBINATION OF ONSITE FIELD RUN DATA COLLECTED BY DFI IN NOVEMBER 2022 AND OFFSITE AERIAL TOPO 2020 WHICH IS IN HAND IS. THESE PLANS WERE PREPARED USING A BOUNDARY AND LOCATION SURVEY BY DFI IN NOVEMBER 2022.

**B02407616
PAT02050411**

**SEPTIC SITE PLAN / VARIANCE PLAN
1113 RIDGE PLACE
PLAT OF SUNRISE BEACH SECT 4
LOT 1113
ZONING R2
TAX MAP 31 BLOCK 18 PARCEL 148
SCALE: AS SHOWN DATE: JULY, 2023
ZIP CODE: 21102
2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND**

OWNER: JEREMY JOHN SCHREIFER II
1113 RIDGE PLACE
CROWNSVILLE, MD 21032

DEVELOPER: CREATIVE SPACES REMODELING
RICH CARP
818 E COLLEGE PARKWAY
ANNAPOLIS, MD 21408
443-771-1259
RCH@RCHC@REMODELTHEBAY.COM

		REVISIONS		
		DATE	BY	DESCRIPTION
DRAWN	CMB	07/23	GMB	
CHECKED	CMB	07/23	GMB	
APPROVED	ETA	07/23	GMB	

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108

**CALL MISS UTILITY
OR 811
BEFORE YOU DIG!**

**SHEET
1
OF
2**

LEGEND

- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED CONTOUR
- ROOF LEADER BREAK UP
- PROPOSED BRAM DEVICE
- EXISTING SOIL BORING TEST

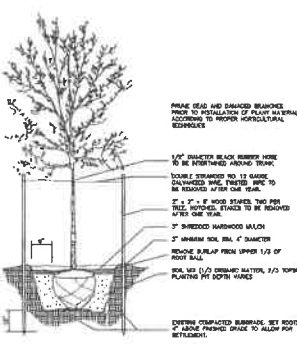


PLUM CREEK

MEAN HIGH WATER



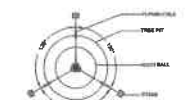
MITIGATION PLAN
SCALE: 1"=20'



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE GUYING PLAN
NOT TO SCALE

MITIGATION FOR 25% SLOPE DIST.

DIST. TO 25% SLOPE = 355 SF.
 @ 2:1 RATIO = 713 SF REQ.
 713 + 300 = 237 OR 3
 300 SF + 1 TREE AND 3 SHRUBS
 PLANTED OR 3 TREES AND PLANTED 9 SHRUBS

MITIGATION FOR CLEARING

PROPOSED CLEARING = 848 SF.
 @ 1:1 RATIO = 848 SF REQ.
 848 + 300 = 315 OR 4
 300 SF + 1 TREE AND 3 SHRUBS
 REQ. PLANT 4 TREES AND PLANT 12 SHRUBS
 PLANTED OR 4 TREES AND PLANTED 12 SHRUBS

PLANTING SCHEDULE FOR REFORESTATION/CLEARING MITIGATION

Key	Qty.	Plant Name	Size	Root	Remarks
Tree					
SC	3	Scarlet Oak	1-1.5" Cal	88B	Central location, full crown
PN	4	Pin Oak	1-1.5" Cal	88B	Central location, full crown
Shrub					
BW	10	Rouletian Wax	16-24"	cont.	space 4" o.c.
MT	11	Mountain Laurel	16-24"	cont.	space 4" o.c.
TOTAL 21					

PLANTING NOTES:

1. Plants must be nursery grown in accordance with good horticultural practices, and grown under climate conditions similar to those in the locality of the project. They shall have been and be grown preferably within the last year.
2. They shall be sound, healthy, and vigorous, well branched and well shaped when delivered. They shall be free of disease, pest, or injury, and shall have a healthy terminal bud.
3. Plants shall not be ground before delivery. Trees with a straight or rounded leader or multiple leaders, depending on the tree's natural, developing habit or habit only, over 1 1/4 inch will be rejected.
4. No change in variety, size, stock, or quality of plant material will be permitted without the approval of the landscape architect.
5. Trunks shall be free of knots, splits and typical of the healthy tree. They shall be free of disease, pest, or injury.
6. Pruning and watering shall be the responsibility of the contractor.
7. Staking materials: Only trees shall be staked. Stakes shall be of suitable type of length not over 3/4 inch in diameter unless stated otherwise in the notes on the plan.
8. Shipping materials shall be a standard manufactured one-way container with checked and fastened by an approved method.
9. APPLICABLE SPECIFICATIONS AND STANDARDS: "Standard Plant Names," Land Ethical Association Joint Committee on Horticulture's Terminology.
10. "American Standard for Nursery Stock," Land Ethical Association's Terminology.
11. C. DIGGING AND HANDLING OF PLANT MATERIALS: Immediately before digging, every 4' exposure or distance shall be marked in full with white paint, including an adequate 18" over branch, branch, trunk, and root line.
12. Dig ball and stems (2' x 3') shall be marked with white paint, of diameter not less than that recommended by American Standard for Nursery Stock, and of sufficient length to include the branch and bearing limbs. Plants staked with a ball shall not be accepted if the ball is cracked or broken before or during planting operations.

CALL MISS UTILITY OR 811 BEFORE YOU DIG!

B02407616
PAT02050411

SEPTIC SITE PLAN / VARIANCE PLAN
1113 RIDGE PLACE
PLAT OF SUNRISE BEACH SECT 4
LOT 1113

ZONING R2
TAX MAP 51 BLOCK 10 PARCEL 148
SCALE: AS SHOWN DATE: JULY, 2023
ZIP CODE: 21032

SHEET
2
OF
2

OWNER: JEREMY JOHN SCHREIBELS
1115 RIDGE PLACE
CROWNSVILLE, MD 21032

DEVELOPER: CREATIVE SPACES REMODELING
RICH CAIN
616 E. COLLEGE PARKWAY
ANNAPOLIS, MD 21409
442-771-1539
RICHARD@REMODELTHEWAY.COM

DESIGNED: CMB 07/23
DRAWN: SAM 07/23
CHECKED: CMB 07/23
APPROVED: STA 07/23

REVISIONS		
DATE	BY	DESCRIPTION

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
147 BUSINESS PARK
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFENGINEERING.COM
443-309-2100 FAX 443-309-2108

2ND ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

CRITICAL AREA COMMISSION
 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
31	146	16	1113	4

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Tax ID: 2342-0728-0001

Project Name (site name, subdivision name, or other) 1113 Ridge Place

Project location/Address 1113 Ridge Place

City Crownsville Zip 21032

Local case number _____

Applicant: Last name Bateman First name Candice

Company Development Facilitators Inc.

Application Type (check all that apply):

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

Local Jurisdiction Contact Information:

Last name Bateman First name Candice

Phone # 443-790-6695 Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single Family Dwelling

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0	0
LDA Area	0.42	8430
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft
0.10	4226

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.272	11945	Existing Lot Coverage	0.06	2763
Created Forest/Woodland/Trees	-	-	New Lot Coverage	-	-
Removed Forest/Woodland/Trees	0.02	946	Removed Lot Coverage	-	-
			Total Lot Coverage	0.06	2763

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.02	560	Buffer Forest Clearing	0.02	946
Non-Buffer Disturbance	0.08	3666	Mitigation	0.02	946

Variance Type
 Buffer 25' ss Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

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



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS 7/10/23

P&Z STAFF Joan Jenkins/ Kelly Krinetz

APPLICANT/REPRESENTATIVE Candice Bateman EMAIL candice@dfiengineering.com

SITE LOCATION 1113 Ridge Pl LOT SIZE 18,740 sq ft ZONING R2

CA DESIGNATION LDA BMA X or BUFFER _____ APPLICATION TYPE Var

Applicants application proposes a 2nd floor addition and a new septic tank which will disturb steep slopes and will be in the expanded buffer. Approx half of the site is encumbered with steep slopes.

COMMENTS

Engineering: 1. Provide a photo tour of the steep slopes/buffers where construction is proposed to document stability. 2. The proposed disturbance is just below 5000 sf and appears sufficient to perform the proposed work. Indicate if existing SWM is available for the site, the location, etc. and how SWM is being addressed for the proposed conditions. Requires variance to side setbacks.

Critical Area Team: No objection

Zoning: **This property is in the BMA (Buffer Modified Area and does not have an expanded buffer.**

The variances required are to setbacks and steep slope disturbance. Include the height of the finished structure on the site plan in the location of the structure. A modification will be required for steep slope disturbance as well.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

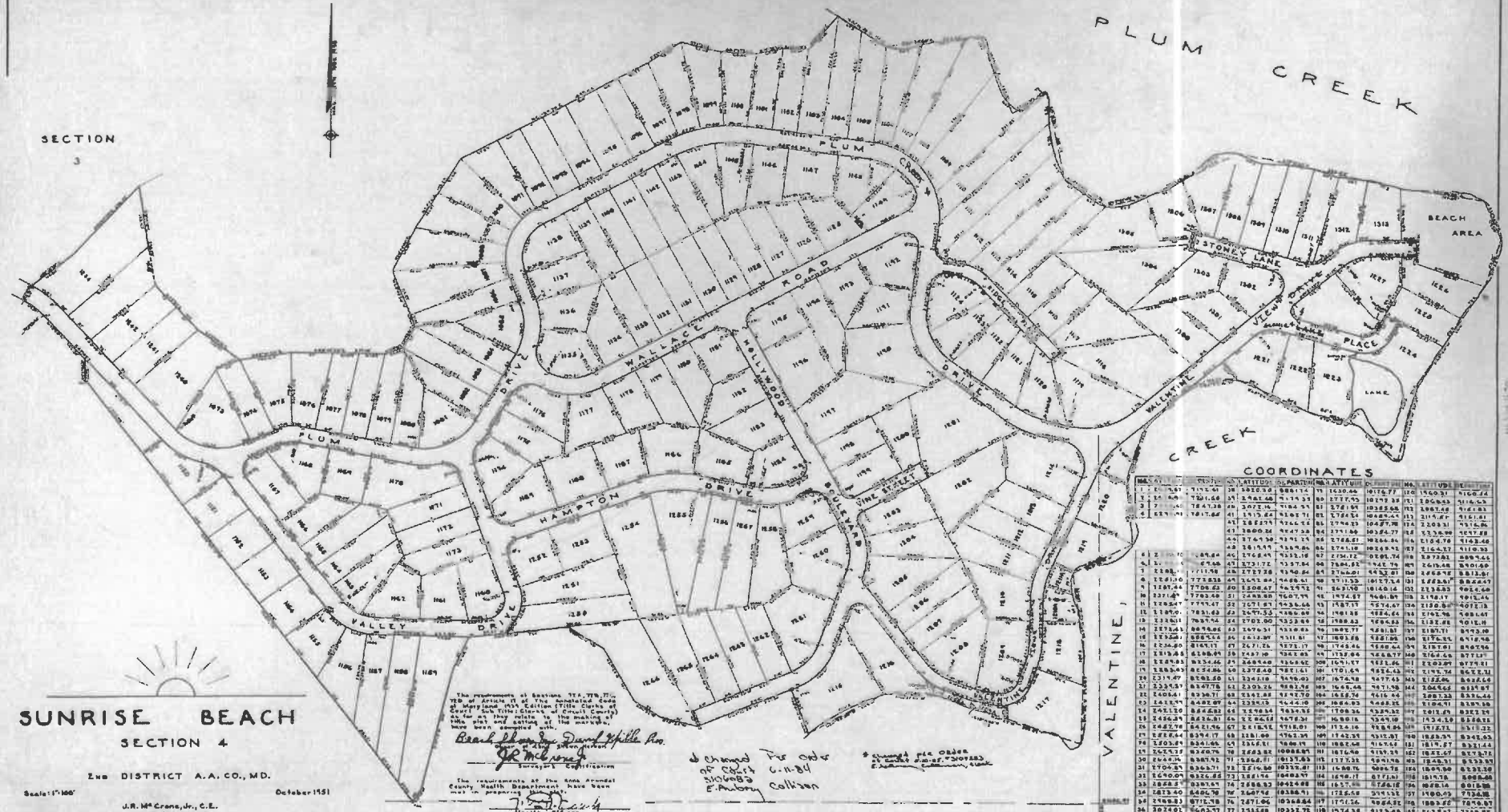
*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



SECTION 3



COORDINATES

NO.	EASTING	NORTHING	NO.	EASTING	NORTHING
1	120.160	114.120	17	120.160	114.120
2	120.160	114.120	18	120.160	114.120
3	120.160	114.120	19	120.160	114.120
4	120.160	114.120	20	120.160	114.120
5	120.160	114.120	21	120.160	114.120
6	120.160	114.120	22	120.160	114.120
7	120.160	114.120	23	120.160	114.120
8	120.160	114.120	24	120.160	114.120
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13	120.160	114.120	29	120.160	114.120
14	120.160	114.120	30	120.160	114.120
15	120.160	114.120	31	120.160	114.120
16	120.160	114.120	32	120.160	114.120
17	120.160	114.120	33	120.160	114.120
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20	120.160	114.120	36	120.160	114.120
21	120.160	114.120	37	120.160	114.120
22	120.160	114.120	38	120.160	114.120
23	120.160	114.120	39	120.160	114.120
24	120.160	114.120	40	120.160	114.120
25	120.160	114.120	41	120.160	114.120
26	120.160	114.120	42	120.160	114.120
27	120.160	114.120	43	120.160	114.120
28	120.160	114.120	44	120.160	114.120
29	120.160	114.120	45	120.160	114.120
30	120.160	114.120	46	120.160	114.120
31	120.160	114.120	47	120.160	114.120
32	120.160	114.120	48	120.160	114.120
33	120.160	114.120	49	120.160	114.120
34	120.160	114.120	50	120.160	114.120
35	120.160	114.120	51	120.160	114.120
36	120.160	114.120	52	120.160	114.120
37	120.160	114.120	53	120.160	114.120
38	120.160	114.120	54	120.160	114.120
39	120.160	114.120	55	120.160	114.120
40	120.160	114.120	56	120.160	114.120
41	120.160	114.120	57	120.160	114.120
42	120.160	114.120	58	120.160	114.120
43	120.160	114.120	59	120.160	114.120
44	120.160	114.120	60	120.160	114.120
45	120.160	114.120	61	120.160	114.120
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47	120.160	114.120	63	120.160	114.120
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49	120.160	114.120	65	120.160	114.120
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52	120.160	114.120	68	120.160	114.120
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54	120.160	114.120	70	120.160	114.120
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79	120.160	114.120	95	120.160	114.120
80	120.160	114.120	96	120.160	114.120
81	120.160	114.120	97	120.160	114.120
82	120.160	114.120	98	120.160	114.120
83	120.160	114.120	99	120.160	114.120
84	120.160	114.120	100	120.160	114.120

SUNRISE BEACH SECTION 4

Dist. A.A. CO. MD. October 1951 J.R. McCrane, Jr., C.E. Annapolis, Maryland

The requirements of Section 78A, 78B, 78C of Article 17 of the Annotated Code of Maryland, 1949 Edition (Title 20, Chapter 200) and the provisions of the Code of Civil Procedure, Title 10, Chapter 100, as far as they relate to the making of this plat, have been complied with.

Checked by COURT C. HARRIS & COMPANY Surveyors

Checked by RICHARD J. COLLIER Surveyor

Photo Tour of Site

**PLAT OF SUNRISE BEACH,
LOT 1113, SECTION 4**

**1113 Ridge Place
CROWNSVILLE, MD 21032**

2ND ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND



Prepared by: Candice Bateman

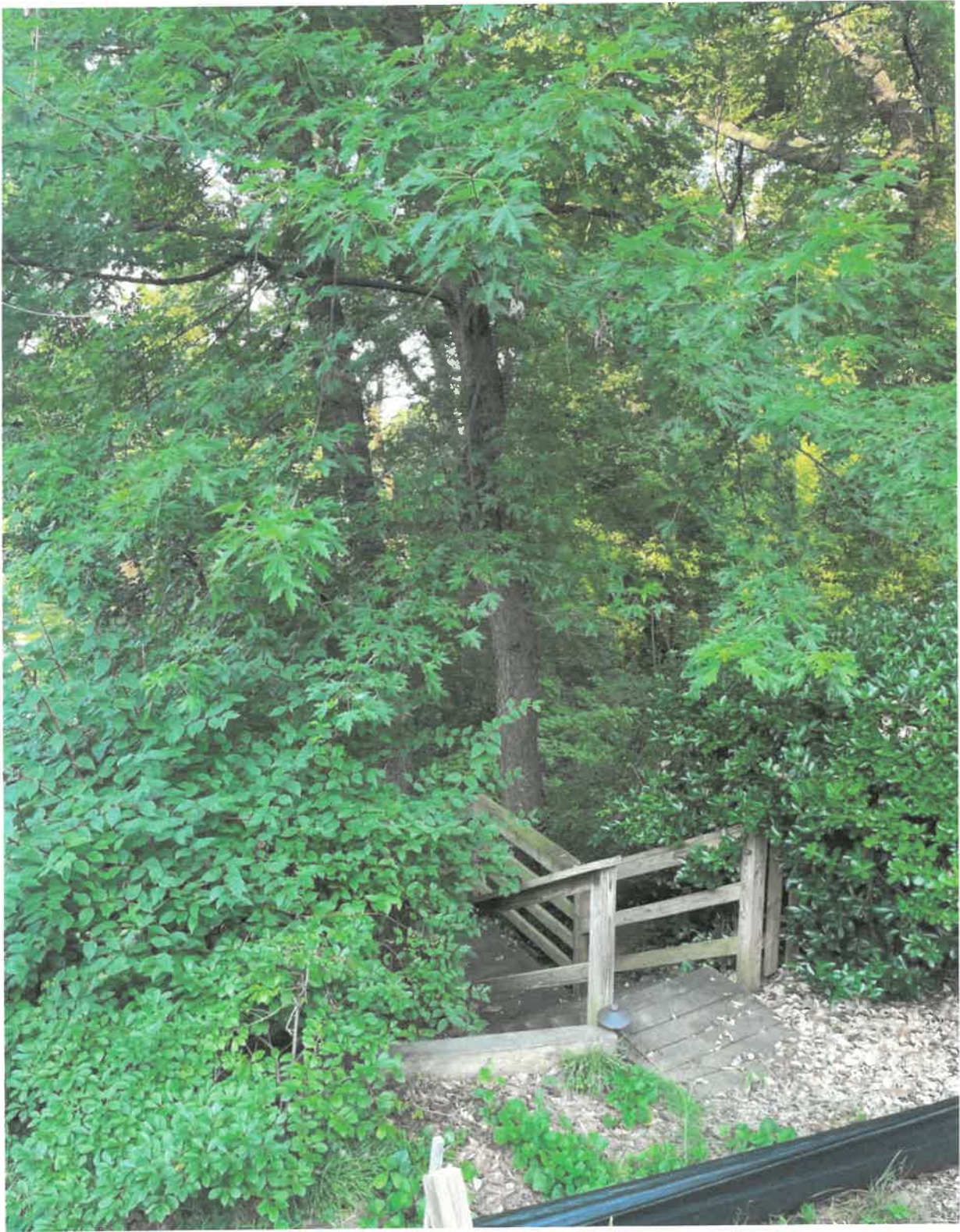
July, 2023



Photo of rear of existing home. Location of proposed 3x8 2nd floor addition, 4x10 1st floor deck, and 4x13 2nd floor deck.



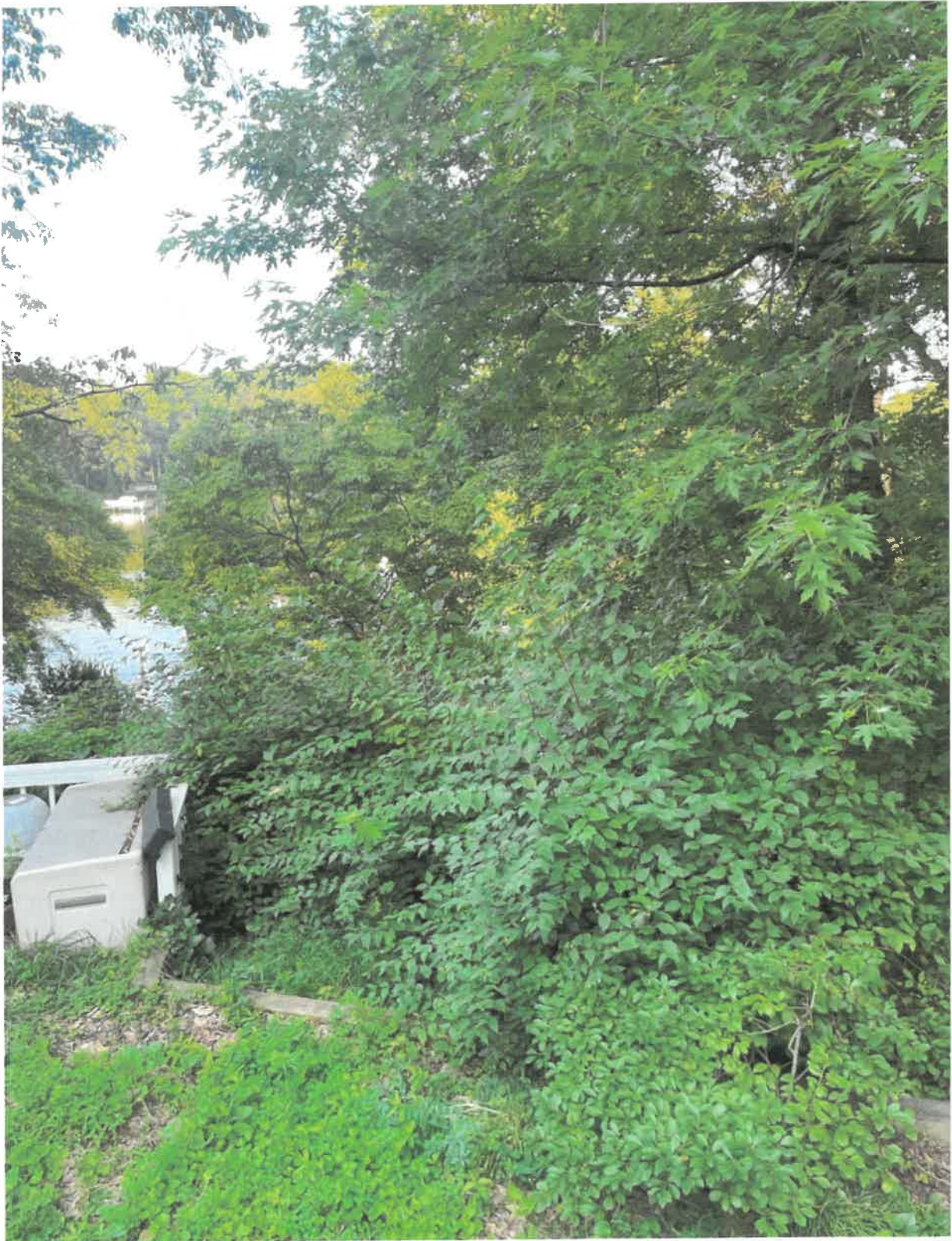
Photo of rear of existing home porch to remain.



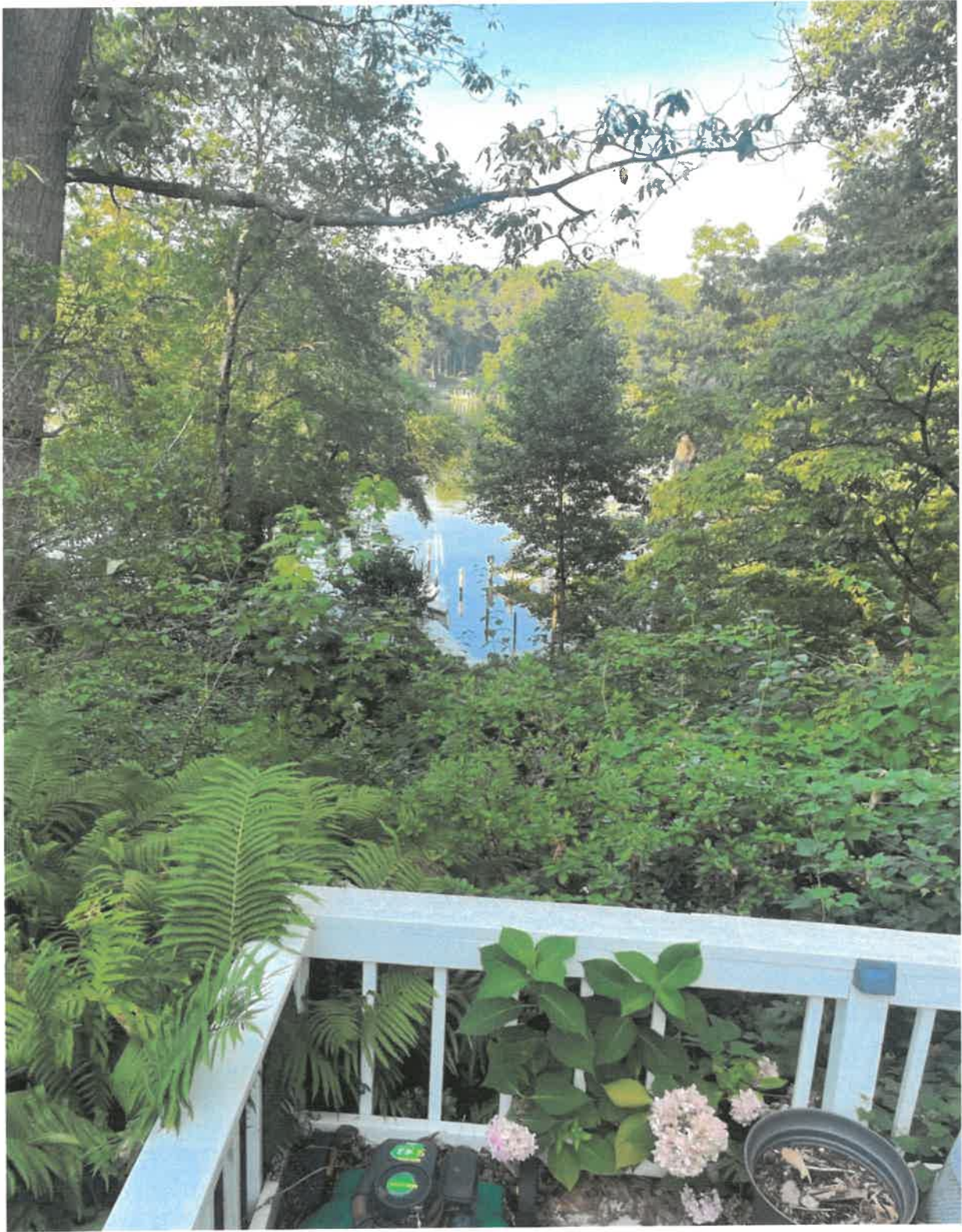
Standing at top of staircase, leading down slope to creek.



Standing on rear deck, looking north toward Plum Creek.



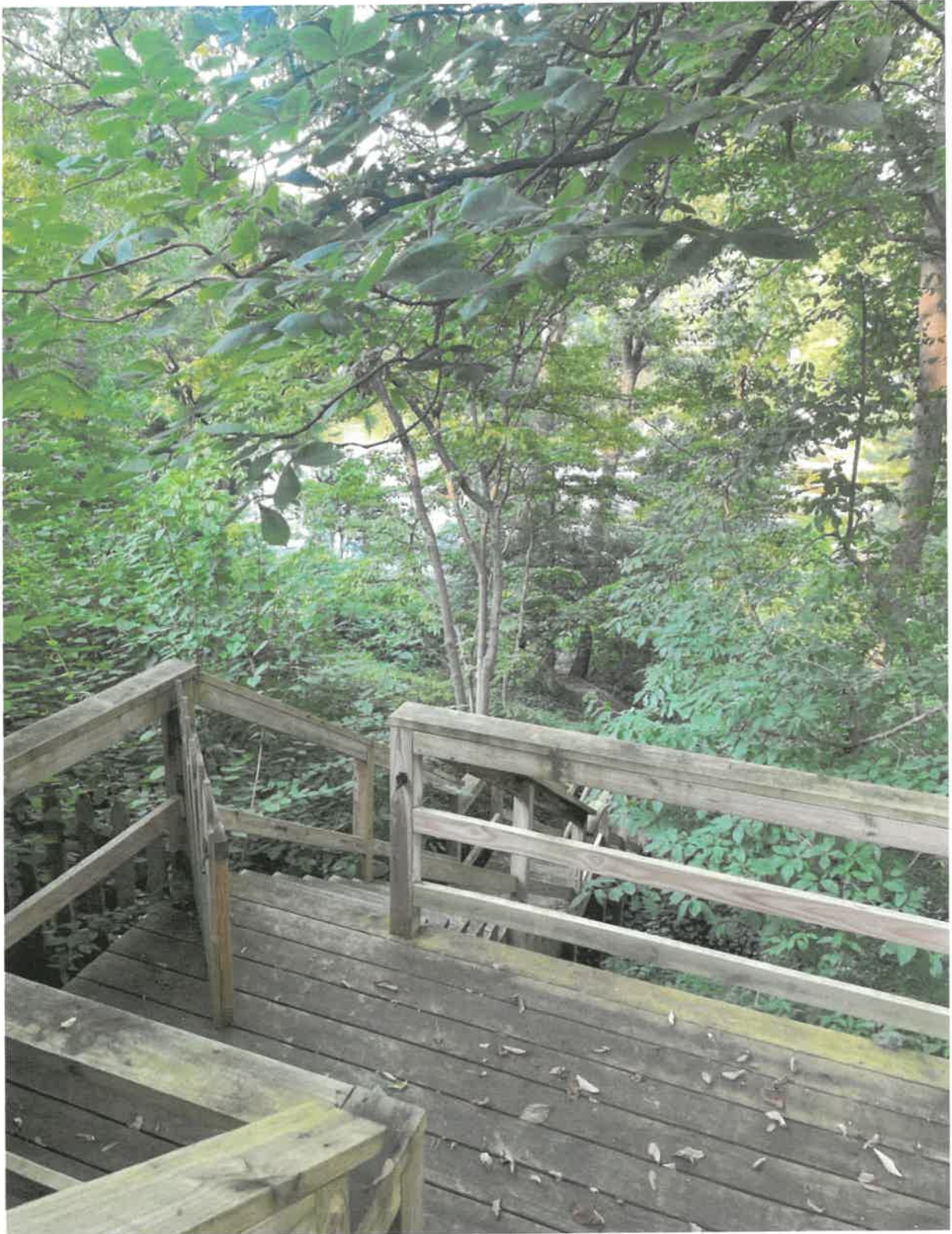
Standing on rear deck, looking East at Plum Creek.



Standing at wall #3, looking at creek (North).



Standing at wall #3, looking at creek (East).



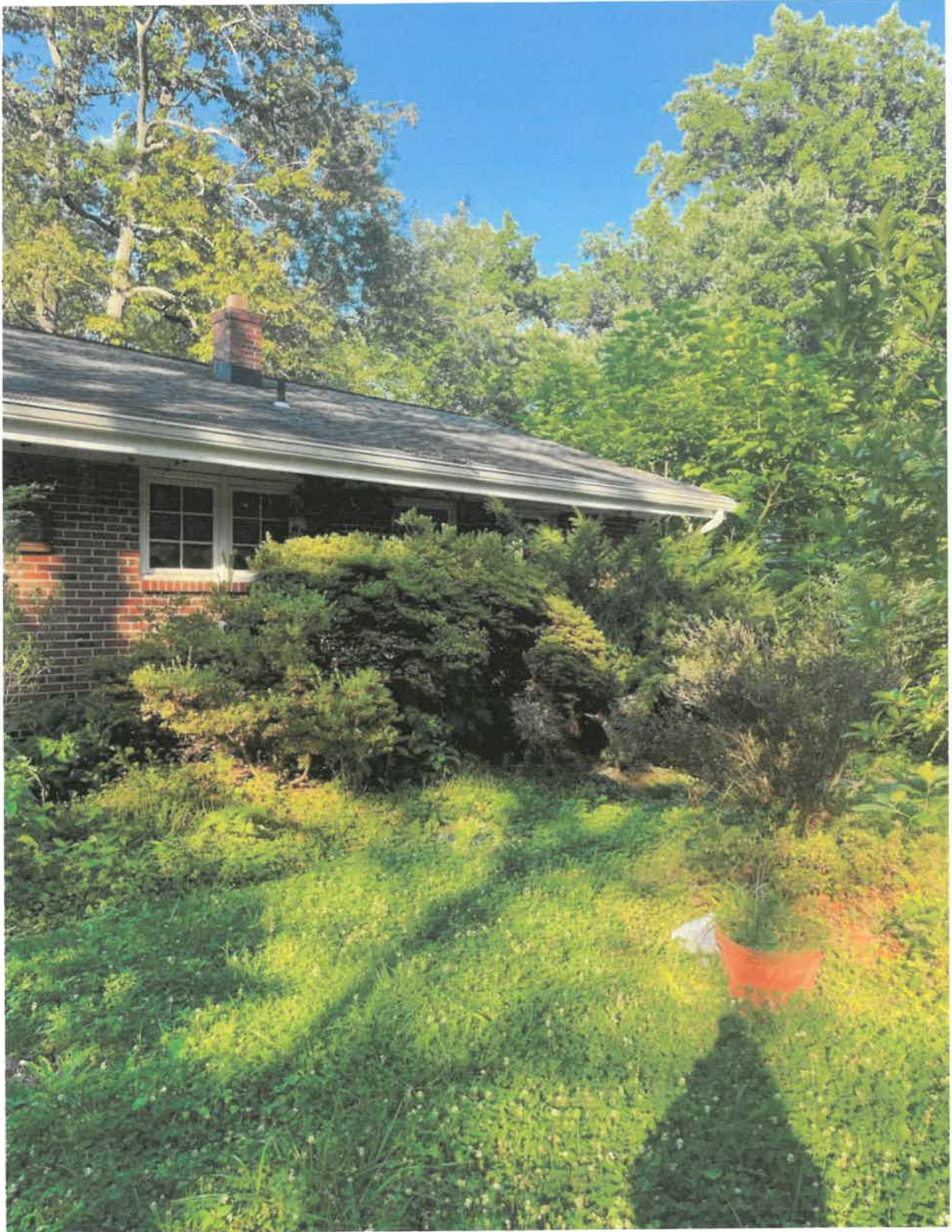
1st platform along staircase, looking toward creek (North).



Looking North from staircase to creek.



Looking East at staircase to creek.



Front (East side)



Front (North) side.