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Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager *BC*
Bureau of Environmental Health

DATE: October 16, 2023

RE: Yeskey T. Hildegarde
1013 Turdor Drive
Crownsville, MD 21032

NUMBER: 2023-0178-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Mark Wedemeyer, Director

Memorandum

To: Planner, Zoning Administration Section, Office of Planning and Zoning

From: Hala Flores, Engineer Manager, Department of Inspections and Permits

Date: October 10, 2023

Subject: 1222 severnview Drive
2023-0178-V

Request – New SFD on substandard lot with less setbacks than required (18-6-305)

Review - This office has reviewed the subject variance application.

Project Information: The applicant proposes to construct a new single-family dwelling on a vacant critical area lot. Due to the substandard size R2 zoned property, the applicant requests a zoning variance to 18-16-305(s)(1) for the rear lot setback. Steep slopes and a 100-foot buffer cover approximately ½ of the lot, which restricts development. The site is required to provide a septic system and well.

- 1- The applicant is proposing to rely solely on rainwater harvesting tanks for SWM. The applicant will need to show sufficient irrigation area and plan of irrigation to validate the suitability of use for these tanks. As shown, this plan does not meet the ESD requirements as it is not demonstrated that the recharge volume is provided. Consideration for the use of green roofs and/or sheet flow roofing system will need to be made during the grading permit application.
- 2- The applicant agreed to grade the driveway to disconnect in an adjacent grass area.
- 3- A condition assessment and photographs must be submitted with the grading permit application to validate the stability of the slopes and shoreline.

Determination:

This office defers to OPZ for a determination on this variance request. The comments above will need to be reviewed with the grading permit application to determine the feasibility of the proposed design in meeting the ESD to the MEP requirements.



Tax Account Number: 274808832700

VIEW DR

TUDOR DR

PULLEN DR