Andrew Cheney

From:	Andrew Cheney
Sent:	Tuesday, May 21, 2024 4:19 PM
To:	Amber Thompson; whunt@lsrcorp.com; msimpson@lsrcorp.com
Cc:	'Wayne Davis'; 'Rachel Vaughan'; Stacy Clements; Amanda Yowell; bruce.young@stmarysscd.com
Subject:	RE: 18097 River Rd - 24-0666

Hello,

Please submit a revised site plan for permit 24-0666. The following needs to be added: Show the Building Restriction Lines. According to CZO Section 41.7.4.a.(2) the applicant must demonstrate that variances to local setback requirements are infeasible before intrusion into the 100' Critical Area Buffer. Is it possible to relocate the house outside of the buffer?

Additionally, Section 41.5.3.i.(1) of the St. Mary's County Comprehensive Zoning Ordinance limits a lot that is between 21,781 – 36,300 square feet to a lot coverage limit of 5,445 square feet. Currently with what is being proposed, the proposed/existing lot coverage will total 6,624 square feet. Further, CZO Section 72.3.1.c.(2) prohibits the clearing of forest coverage in excess of 30% in the Limited Development Area. To avoid a lot coverage variance you can remove lot coverage to come under the lot coverage limit or you can reduce the size of what is being proposed. To avoid a variance to for clearing, you can reduce the size of the area being cleared. The most that can be cleared is 4,040 square feet without a variance. In granting a variance, the Board of Appeals must determine that the application satisfies the following seven conditions, which are as follows:

(1) Due to special features of the site or special conditions or circumstances peculiar to the applicant's land or structure, a literal enforcement of the local Critical Area program would result in an unwarranted hardship to the applicant;

(2) A literal interpretation of the local Critical Area program would deprive the applicant of a use of land or a structure permitted to others in accordance with the provisions of the local Critical Area program;

(3) The granting of the variance would not confer upon the applicant any special privilege that would be denied by the local Critical Area program to other lands or structures in accordance with the provisions of the local Critical Area program;

(4) The variance request is not based upon conditions or circumstances that are the result of actions by the applicant;

(5) The variance request does not arise from any conforming or nonconforming condition on any neighboring property;

(6) The granting of the variance would not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the jurisdiction's local Critical Area; and

(7) The granting of the variance would be in harmony with the general spirit and intent of the Critical Area law, the regulations in this subtitle, and the local Critical Area program.

If you wish to apply for a variance, please contact sherrie.young@stmaryscountymd.gov for more information. We are happy to discuss this in a meeting as well

Andrew Cheney Jr
Environmental Planner II
Department of Land Use & Growth Management
Phone: 301-475-4200 ext. 71581

From: bruce.young@stmarysscd.com <Bruce.Young@stmarysscd.com>
Sent: Tuesday, May 21, 2024 1:37 PM
To: Amber Thompson <Amber.Thompson@stmaryscountymd.gov>; whunt@lsrcorp.com; msimpson@lsrcorp.com
Cc: 'Wayne Davis' <wdavis@wmdavis.com>; 'Rachel Vaughan' <rvaughan@lsrcorp.com>; Stacy Clements <Stacy.Clements@stmaryscountymd.gov>; Andrew Cheney <Andrew.Cheney@stmaryscountymd.gov>; Amanda Yowell <Amanda.Yowell@stmaryscountymd.gov>
Subject: RE: 18097 River Rd - 24-0666

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Amber,
I am not sure what is being proposed, so I do not know if I need to participate in the discussion.

Bruce A. Young
District Manager
St. Mary's Soil Conservation District
26737 Radio Station Way, Ste. B
Leonardtown, MD 20650
301-475-8402 Ext. 3
https://stmarysscd.com
https://www.facebook.com/stmaryssoilconservationdistrict/

From: Amber Thompson <Amber.Thompson@stmaryscountymd.gov>
Sent: Tuesday, May 21, 2024 12:17 PM
To: whunt@lsrcorp.com; msimpson@lsrcorp.com
Cc: 'Wayne Davis' <wdavis@wmdavis.com>; 'Rachel Vaughan' <rvaughan@lsrcorp.com>; Bruce.Young@stmarysscd.com; Stacy Clements <Stacy.Clements@stmaryscountymd.gov>; Andrew Cheney

<Andrew.Cheney@stmaryscountymd.gov>; Amanda Yowell <Amanda.Yowell@stmaryscountymd.gov>
Subject: RE: 18097 River Rd - 24-0666

Wayne(s) 😊,

I am hoping that AJ should have his review completed today, and then we can set up a meeting means the first reviews will be completed and we can go over everything together. That way if any reviews brought up any other concerns, then we can meet and "tackle" them all at one time. Bruce – I am not sure if you would like to be apart or not.

AJ – Can you please let me know once you are done with your review.

Once AJ is done, I will get some days/times together and see what works the best for everyone.

Amber Thompson Harding
Permits Manager
Land Use and Growth Management
23150 Leonard Hall Dr.
Leonardtown MD 20650
301-475-4200 ext. 71542
Customer Satisfaction Survey

From: whunt@lsrcorp.com <whunt@lsrcorp.com>
Sent: Tuesday, April 30, 2024 7:24 AM
To: Amber Thompson <Amber.Thompson@stmaryscountymd.gov>; msimpson@lsrcorp.com
Cc: 'Wayne Davis' <wdavis@wmdavis.com>; 'Rachel Vaughan' <rvaughan@lsrcorp.com>; Bruce.Young@stmarysscd.com; Valerie Caswell <Valerie.Caswell@stmaryscountymd.gov>; Stacy Clements <Stacy.Clements@stmaryscountymd.gov>
Subject: RE: 18097 River Rd - 24-0666

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I can do either. Zoom is usually most convenient but an in-person meeting might be better in this instance to see and discuss plans.

Regards,
Wayne Hunt

From: Amber Thompson <Amber.Thompson@stmaryscountymd.gov>
Sent: Monday, April 29, 2024 4:50 PM
To: whunt@lsrcorp.com; msimpson@lsrcorp.com
Cc: 'Wayne Davis' <wdavis@wmdavis.com>; 'Rachel Vaughan' <rvaughan@lsrcorp.com>; Bruce.Young@stmarysscd.com; Valerie Caswell <Valerie.Caswell@stmaryscountymd.gov>; Stacy Clements <Stacy.Clements@stmaryscountymd.gov>
Subject: Re: 18097 River Rd - 24-0666

Which would everyone prefer, in person or zoom?

I don't know if we will need Bruce there, I included him initially means there was also a pool.

Amber

From: whunt@lsrcorp.com <whunt@lsrcorp.com>
Sent: Tuesday, April 23, 2024 3:32:32 PM
To: Amber Thompson; msimpson@lsrcorp.com
Cc: 'Wayne Davis'; 'Rachel Vaughan'; Bruce.Young@stmarysscd.com; Valerie Caswell; Stacy Clements
Subject: RE: 18097 River Rd - 24-0666

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Thanks Amber,

I know what we are proposing is a little different, but could become commonplace if you permit it and we can agree on how to construct it. Before we go too much further, and I will also have to defer to Wayne Davis, I would like for us to have a conversation about what is proposed and what you will require for compliance. The ordinance you cite does not mesh very well with what is proposed and we will need clarification from your office as to its application. A Zoom call or in person meeting may be best, as visual references will be helpful.

Regards,
Wayne Hunt

From: Amber Thompson <Amber.Thompson@stmaryscountymd.gov>
Sent: Tuesday, April 23, 2024 2:37 PM
To: whunt@lsrcorp.com; msimpson@lsrcorp.com
Cc: Wayne Davis <wdavis@wmdavis.com>; Rachel Vaughan <rvaughan@lsrcorp.com>; Bruce.Young@stmarysscd.com; Valerie Caswell <Valerie.Caswell@stmaryscountymd.gov>; Stacy Clements <Stacy.Clements@stmaryscountymd.gov>
Subject: 18097 River Rd - 24-0666

Good Afternoon Everyone,

I am working on this permit for the replacement dwelling. This entire lot is within the Critical Area and is in the Floodplain. We are going to need an updated site plan that shows the proposed pool, spa, and sun shelf – it's on the floor plan but we need to see that on the site plan. We are also going to need an elevation plan to ensure all equipment meets the floodplain requirements. Additionally, we will need documentation provided to show proof that section 76.6.3.a(2) of the CZO is met as well.

Also attached is the I&M to be signed, notarized, and recorded.

Amber Thompson Harding
Permits Manager
Land Use and Growth Management
23150 Leonard Hall Dr.
Leonardtown MD 20650
301-475-4200 ext. 71542
Customer Satisfaction Survey