

Rod & Reel Presentation

Before the Chesapeake Beach Board of Appeals

Case 2023-3

- Mandatory duty of Zoning Administrator and Planning & Zoning Commission to review site plans, with a 60-day deadline after filing of the applications.
- Two reasons offered by Zoning Administrator for delaying site plan review were addressed:
 - That site plan review would impose a burden and jeopardize the Commission's work on the comprehensive plan and zoning ordinance update. That it would complicate the comprehensive plan's ability to address challenges the comprehensive plan are intended to address.
 - Proposed moratorium.

- Moratorium was directly and specifically targeting the five Rod & Reel site plan applications.
- Moratorium was invalid because it was passed by a resolution and not an ordinance.
- Moratorium was extended by three months, also by a resolution and not an ordinance.
- Even after the expiration of the purported moratorium, the Zoning Administrator and Planning & Zoning Commission still did not process the Rod & Reel's site plan applications.

§ 290-23. General requirements.

- A. **Applicability.** Site plans, prepared and approved in accordance with the provisions of this article, shall be required to assist Town administrative officials in the review of applications for building permits and to assure compliance with all applicable requirements of this chapter. No building permit or use and occupancy permit shall be issued for the construction, rehabilitation or use of any building or structure except in accordance with an approved site plan.
- B. **Developments and uses requiring a site plan.** Site plans are divided into two categories:
- (1) **Category 1 site plan review.** All commercial and institutional developments, multifamily dwellings, senior housing projects, and attached dwelling units require Category 1 site plan review.
 - (2) **Category 2 site plan review.** Single-family detached dwellings, bed-and-breakfast facilities, inns, boardinghouses, accessory uses, and rehabilitation projects require Category 2 site plan review. This category is for projects with minor impact which require less information than for Category 1 projects and can be reviewed and approved in a shorter time period.
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- D. Application for zoning permit. All applications for zoning permits shall be accompanied by site plans complying with all the provisions of Article VI. The application shall include such other information as lawfully may be required by the Administrator, and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this chapter.

C. Processing procedure.

- (1) The applicant shall submit a completed application, the appropriate fee and the site plan to the Public Works/Zoning Administrator ("the Administrator").
- (2) The Administrator shall review the application for completeness and will refer the application to the appropriate individuals or agencies for review, comment and/or approval.
- (3) The Planning and Zoning Commission will review and take action on all Category 1 site plans.
- (4) For all Category 1 site plans submitted for review, the Planning and Zoning Commission shall:
 - (a) Submit written notice to the applicant by first class mail, such to be postmarked at least 10 days before the day of the meeting to discuss the site plan; and
 - (b) Submit written notice to all owners of property adjoining and immediately across the street from the subject property. Such written notice shall state the date, time, place and subject matter of the meeting to discuss the site plan, and the name of the applicant. Such notice shall be sent by first class mail and be postmarked not less than 10 days before the day of the meeting.

§ 290-26. Administration of permitting process. [Amended 2-16-2006 by Ord. No. O-06-4]

- A. The provisions of this chapter shall be administered and enforced by the Zoning Administrator (the "Administrator"), who shall be appointed by the Mayor and confirmed by the Town Council.
- B. The Administrator shall have the following duties and powers:
 - (1) Receive and examine all applications for zoning permits and other applications required by this chapter.
 - (2) Refer all zoning permits and applications to construct or change the use of a building or structure in RPC Districts to the Planning Commission for review and approval. The Planning and Zoning Commission ("the Commission") shall make its recommendations within 45 days after submission to it.
 - (3) Refer zoning permit applications for the following purposes to the Commission for approval:
 - (a) To alter, extend, or change any nonconforming use.
 - (b) To construct or expand off-street parking areas of three or more vehicles.

§ 290-26

§ 290-26

allocation acres awarded and the amount remaining.

- (13) Upon the request of the Mayor or Town Council, the Commission, or the Board of Appeals, present to such bodies facts, records, or reports which they may request to assist them in making decisions, or in any other matter.
- (14) Refer any zoning permit to the Commission for review and comment as the Administrator deems necessary and appropriate.
- (15) Review for completeness all applications for Category 1 site plans and submit completed applications to the Planning Commission for review and approval as provided for in Article VI of this chapter.
- (16) Review and take action on all Category 2 site plans as provided for in Article VI of this chapter.

§ 290-25. Critical Area site plan preparation.

A. Required information on site plans in the Critical Area Overlay District.

(1) General.

- (a) The requirements of this section shall apply to all proposed multifamily dwellings, senior housing projects, industrial and commercial buildings and developments, and mobile home parks in the Critical Area Overlay District.**

(2) Approving authority.

- (a) Site plans for multifamily dwellings, senior housing projects, industrial and commercial buildings and developments, and mobile home parks shall be approved by the Planning and Zoning Commission as herein set forth.
- (b) Site plans for developments other than those referred to above, where required in this chapter, shall be prepared and submitted as described below and approved by the Planning and Zoning Commission.

(5) Procedure for processing.

- (a) Upon receipt of the site plan, the Planning and Zoning Commission shall conduct a review soliciting comments from other technical agencies, departments, agencies, and officials as the Planning and Zoning Commission may deem appropriate.
- (b) The site plan shall be approved if it meets the requirements of this article, the other requirements of this chapter and all other federal, state, and Town regulations and all necessary permits and approvals have been obtained.
- (c) The Planning and Zoning Commission shall approve, conditionally approve, or reject a site plan within 60 days from the filing of the application.
- (d) Notice of such action shall be given in writing to the applicant.

Site Plan Review

(Category 1 and 2 are defined by § 290-23 of the Zoning Ordinance.)

Category 1

Base application fee of \$250, plus:

- \$1,200 for new buildings with a gross floor area under 2,300 square feet
- \$2,400 for a new building with a gross floor area of 2,300 square feet to 10,000 square feet
- \$4,800 for a new building with a gross floor area of 10,000 square feet to 20,000 square feet
- \$7,200 for a new building with a gross floor area of 20,000 square feet
- \$2,400 for residential site plans with 10 or fewer units
- \$4,800 for residential site plans with more than 10 units

Critical Area Site Plan

Same as above, except the base application fee shall be \$600 for Category 1 site plans and \$480 for Category 2 site plans.

(f)

(1) A board of appeals may, in conformity with this division:

- (i)** wholly or partly reverse the order, requirement, or decision that is the subject of the appeal;
- (ii)** wholly or partly affirm the order, requirement, or decision that is the subject of the appeal;
- (iii)** modify the order, requirement, or decision that is the subject of the appeal; or
- (iv)** issue a new order, requirement, or decision.

(2) The board of appeals shall have all the powers of the administrative officer or unit from whose action the appeal is taken.

- G. Actions of the Board in exercising powers concerning appeals. In exercising the above-mentioned powers concerning appeals, the Board may, in conformity with law and the provisions of this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

Critical Area law places restrictions on land development within each development zone. However, it permits lands designated LDA and RCA to be changed to IDA, which allows for greater intensity of use. The uses permitted in each development zone generally reflect the designation criteria.¹⁰ The current size of each zone is shown in Table 13 .

In addition to corrections in the area computations, the areas and attendant percentages have changed since the 2002 Comprehensive Plan. The change is due to 2 Growth Allocation applications being approved. These applications were:

- Richfield Station – 27.74 Acres - granted in May 2005
- The Home Place – 7.42 Acres - granted in July 2006

Designation changes require use of a limited “growth allocation”, which in 2001 amounted to 100 acres for Chesapeake Beach. This means that up to 100 acres of land designated LDA or RCA was available to be developed to the intensity permitted under the IDA designation. The Town has 67.54 acres of Growth Allocation remaining.

A. Projected Development as of 2010

The following Projects have received Preliminary or Final Planning Commission Approval, though no construction has started, to date:

- Richfield Station and Chesapeake Village are two longer-term projects, which are still actively developing. Richfield Station has virtually completed all of the land planned for Single-Family Homes, leaving the land in the Critical Area remaining for primarily Townhouse and Multi-family development. Chesapeake Village has recorded 180+ of the preliminarily approved lots (219) and is still requesting permits for and building new homes.
- The Heritage – A 74 lot Single-Family development at the southwest corner of the intersection of Cox Road and Chesapeake Beach Road. This project has received Preliminary Approval of the Planning Commission.
- Stinnett's Place Condominiums comprises two 16 unit multi-family buildings at Bayside Road and 31st Street. Permits have been issued, though no construction has commenced.
- Rockwell is an 8 unit Townhouse Project on the north side of Cox Road, generally across from Bayview Hills Drive. The Development Plans and the Final Plat are approved.
- The Home Place is a mixed-use residential project on the north side of Cox Road near the eastern end. It is proposed to have 1 new single-family home and 2-12 unit multi-family buildings. All approvals have been obtained and infrastructure permits issued. No construction has started, at this time.
- Harbor Vista North is a single 16 unit multi-family building located at Rod n' Reel Marina, West (the former Fishing Creek Landings Marina) on Gordon Stinnett Avenue. The Development Plan is approved, though no final plats have been submitted to the Planning Commission for Final Approval.

The following are possible projects, which the land owner/developer has had informal discussions with the Zoning Administrator as to permissible density and unit mixes:

- Chesapeake Beach Properties lies to the west of Bayview Hills and is thought to be able to create up to 50 town homes.
- Fishing Creek Condominiums is proposed on the Abner's Marina boatyard. While a concept plan was submitted, it has not progressed any further, at this time.

SECTION 2
EXISTING CONDITIONS
7



CHESAPEAKE BEACH
COMPREHENSIVE PLAN 2010 UPDATE

- Harbor Vista (South and North) – Around 2002, the (then) owner received preliminary approval from the Planning Commission of plans for the remaining undeveloped land at Fishing Creek Landings Marina. The property is now under new ownership and while there have been no formal submittals, it seems that a re-design of the project to scale it back somewhat, is contemplated.



CHESAPEAKE BEACH
COMPREHENSIVE PLAN 2010 UPDATE

Table 22 : Town of Chesapeake Beach Growth by Future Planned Development (2009-2016)

Project	# of Units	Unit Type	Population Growth
Chesapeake Village	160	Single Family	515
Fishing Creek Condos	52	Multifamily	65
Harbor Vista North	80	Multifamily	100
Harbor Vista North 2	16	Multifamily	20
Harbor Vista South	75	Multifamily	94
Chesapeake Beach Properties	50	Townhouse	112
Richfield Station	239	100 Single Family / 139 Townhouse	322 + 311 = 633
Rockwell	8	Townhouse	18
Stinnett's Place Condos	32	Multifamily	40
Sunrise on the Chesapeake	12	Multifamily	15
The Heritage	74	Single Family	283
The Home Place	25	Multifamily	31
TOTAL	823		1926

Table 23 : Proposed Development 2009-2016

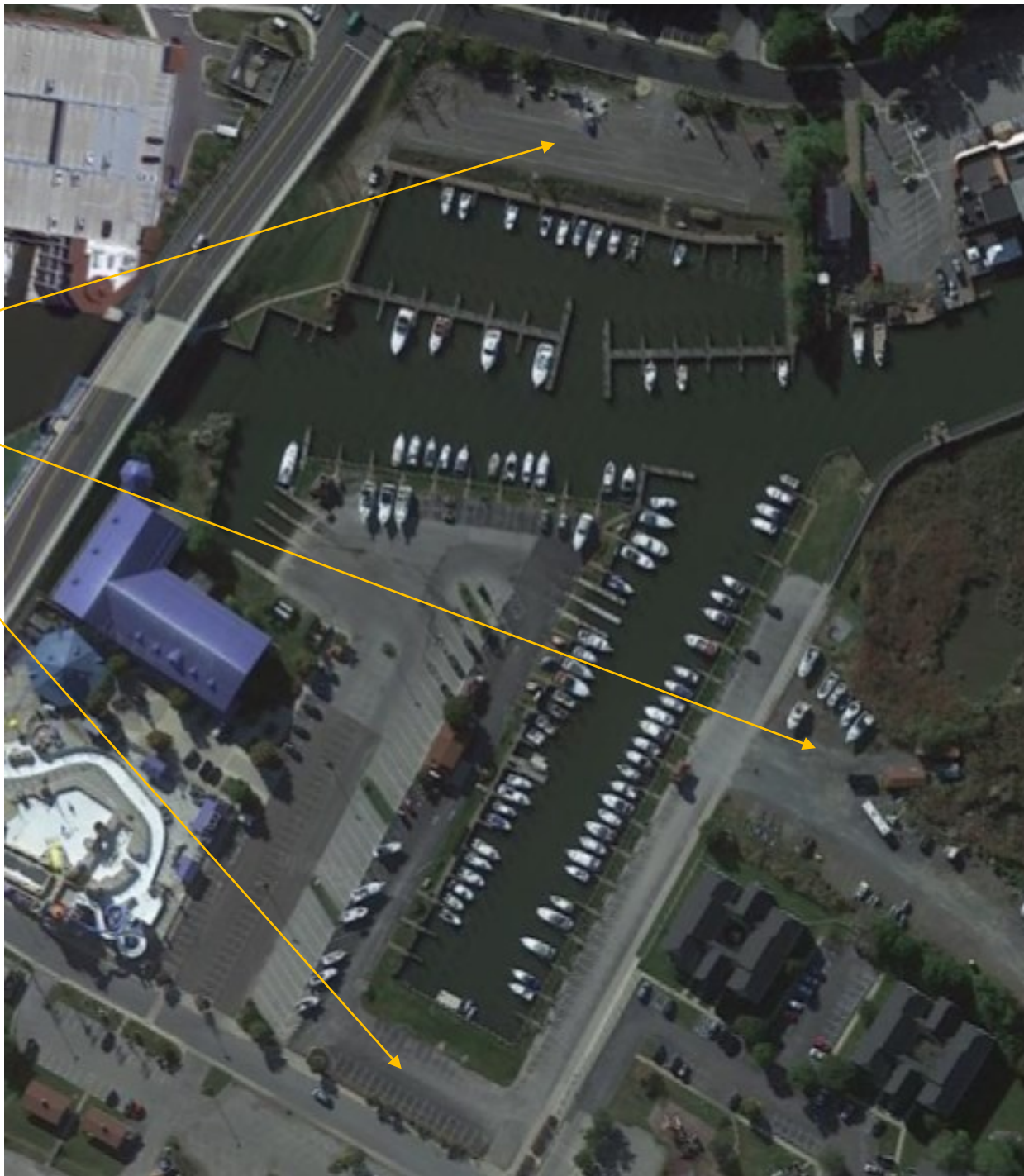
Development	DU	Acreage	Stage ⁴⁶	Land Use	Zoning
Chesapeake Village	160	175.61	Under construction	low-density residential	R-LD
Fishing Creek Condos	52	7.45	Concept	Medium-density residential	M
Harbor Vista North	80	⁴⁷	Sketch	high-density residential	M
Harbor Vista North 2	16	⁴⁸	Approved	high-density residential	M
Harbor Vista South	75	2.90	Sketch	high-density residential	M
Chesapeake Beach Properties	50	8.33	Sketch	medium-density residential	RPC
Richfield Station	239	263.26	Under construction	medium- and high-density residential	RPC
Rockwell	8	0.944	Approved	medium-density residential	R-V
Stinnett's Place Condos	32	1.292	Permitted	high-density residential	R-V
Sunrise on the Chesapeake	12	0.344	Sketch	medium-density residential	R-HD
The Heritage	74	47.88	Preliminary	medium-density residential	R-MD
The Homeplace	25	5.20	Approved	medium-density residential	R-V
TOTAL	823	540.02			

Google Earth

Harbor Vista
South

Harbor Vista
West

Harbor Vista
North



Google Earth

Stinnett
Place



Google Earth

Home
Place

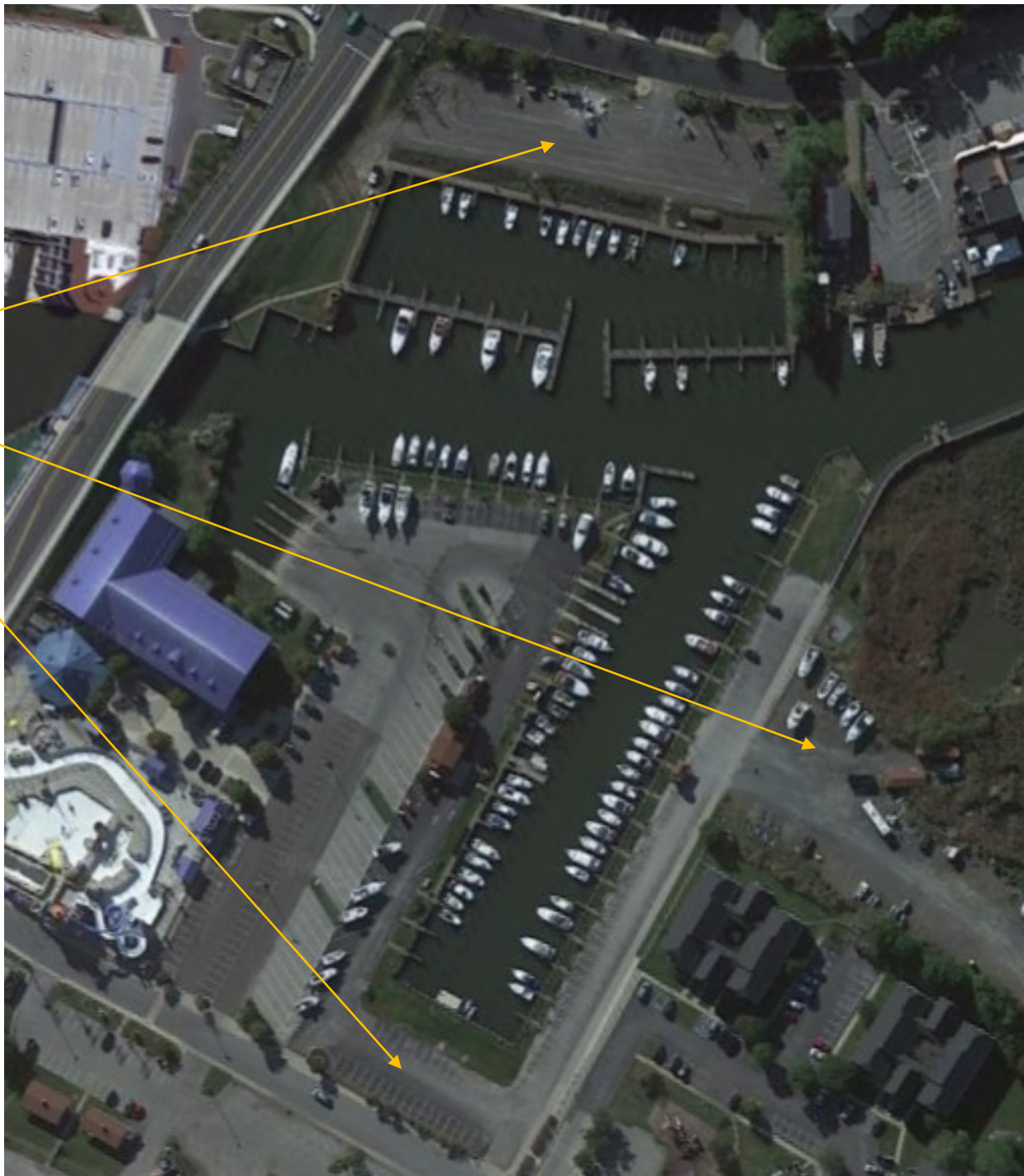


Google Earth

Harbor Vista
South

Harbor Vista
West

Harbor Vista
North



REMAINDER PARCEL A
LOCATED IN THE
TOWN OF CHESAPEAKE BEACH
PLAT BOOK ABE4 PLAT 293
Rod & Reel Inc.

125,221 SQUARE FEET
OR
2.8747 ACRES

17' LANDSCAPE BUFFER
AND SAND FILTER AREA

10' LANDSCAPE BUFFER

EX. WALK

PROP. CONC. STAIRS & WALK
(PAVERS TO MATCH EX.)

WOOD PIERS

PROP. INTERPRETIVE SIGN

EX. STAIRS & WALK
TO BE REMOVED
(REPLACE IN KIND WITH
BUFFER MATERIAL)

PROP. CONC. STAIRS & WALK
(PAVERS TO MATCH EX.)
ZONE: AE EL. 5.0'

EX. STAIRS & WALK
TO BE REMOVED
(REPLACE IN KIND WITH
BUFFER MATERIAL)

NO FLOOD ZONE

EX. STAIRS & WALK
TO BE REMOVED
(REPLACE IN KIND WITH
BUFFER MATERIAL)

PROP. 2' WIDE CURB
OPENING TO DRAIN TO
SAND FILTER AREA

BUILDING ROOF
LEADERS SHALL BE
EXTENDED TO TIE INTO
EX. SAND FILTER
SYSTEM

PROP. MULTI FAMILY BUILDING
59 UNITS
HEIGHT= 58'-2"
GARAGE FF= 6.0

PROP. BIKE RACK
(6 BIKE)

PROP. BIKE RACK
(6 BIKE)

PROP. 12'x12' DUMPSTER
ENCLOSURE WITH 8" VINYL FENCE

PROP. ENTRANCE
SIGN

10' CRITICAL AREA BUFFER

FDC

WM

CO

10' BRL

5' CONC. SIDEWALK

12'x35' LOADING
SPACE

PROP. STAIRS (10R)
(SEE ARCH)

17.0
TO UPPER LEVEL
(45 PARKING SPACES)

EX. STOP
BAR

HARBOR ROAD

306.56'

MD F

SEWER EASEMENT
PLAT BOOK ABE 1 PLAT NO 192

PUMP STATION AND
SEWER EASEMENT
LIBER 3207, FOLIO 450

MEARS AVENUE

EXISTING 5' WATER QUA
TREAT IS A
OFFSITE ST
RUNOFF FR
DRAINAGE
MEARS SHC
CONSTRUCT
4 REEL. SEE
8.044-Z TH
COMPUTATI

GENERAL NOTES:

1. This Site Plan is for the development of a 59-unit Residential Multifamily Building and associated parking facilities.
 2. The property is identified as Parcel A, Parcel 22 on Calvert County Tax Map 103, Grid 0020.
 3. Total Site Area: 125,221 sf or 2.8747 Acres
 4. Area dedicated to public roads: 0 acres
 5. The property is zoned M, Maritime and is located within the Bonus Density Overlay District, as shown on the Town of Chesapeake Beach Zoning Map.
 6.

<u>Zoning Regulations for the M Zone</u>	<u>Required</u>	<u>Provided</u>
Minimum lot size:	5,000 sf	125,220 sf
Minimum lot width:	25 ft	380 ft ±
 7.

<u>Setbacks, Open Space and Height</u>	<u>Required</u>	<u>Provided</u>
Minimum front yard setback:	10 ft	10 ft
Minimum side yard setback:	8 ft	23 ft min.
Minimum rear yard setback:	20 ft	137 ft min.
Minimum open space:	20 %	67.4 % (84,395 sf)
Maximum building height:	70 ft	58'-2" ±
 8.

<u>Parking:</u>	<u>Required</u>	<u>Provided</u>
Parking Required: 1.5 /du	91.5 spaces	99 spaces
Parking Provided:		
Standard Parking spaces	88.5	95
Handicap spaces	3	4
Standard		0
Van accessible (1/4 of H/C spaces)		4
 9. Loading:
Loading Required: 1 space
Loading Provided: 1 space
 10. Bicycle Parking: (See bicycle parking tabulation chart)
Required: 12 spaces Provided: 12 spaces
 11. The Property is located entirely in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. The entire property is located within the Buffer Exempt Area (BEA). Stormwater Management facilities are indicated on the Site Plan which demonstrate compliance with the Development Standards in Intensely Developed Areas (IDA's), per Section 4-410(a)(5) of the Town of Chesapeake Beach Zoning
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Critical Area Calculations:

- A) Area of disturbance within the 100' BEA= 43,268 SF
- B) Twice the size of area of disturbance within the 100' BEA ($A \times 2$) = 86,536 SF
- C) Area of onsite forest planting = 13,269 SF
- D) Required offset mitigation ($B - C$)= 73,267 SF**

Proposed Offsets:

- E) Offsite Stormwater Runoff Treatment from Mears Shopping Center = 65,340 SF
- F) Removal of existing impervious surface = 0 SF (See summary this sheet)
- G) Construction of Best Management Practices for stormwater in excess of those required = 13,068 SF (See summary this sheet)
- H) Total Offsets Proposed ($E + F + G$)= 78,048 SF**

Overhead view included with application for Preliminary Site Plan approval of prior version of Harbor Vista South



Project Information

58 Residential Units

- 12 1-Bedroom
- 20 2-Bedroom
- 18 2-Bedroom+Den
- 8 3-Bedroom

2 Amenity Rooms

- 1 Mail / Reception
- 1 Wellness / Fitness

135 Parking Spaces

- 15 Surface Spaces
- 120 Deck Spaces

Building Height

60'-2" (5 floors+roof)

Project Area

2 Parking Levels

26,440 sf (per floor)

3 Residential Floors

27,000 sf (per floor)

Building Total

133,880 sf (5 floors)

Scale: 1" = 50'-0"



The Planning Commission evaluated the bonus density overlay standards and concluded that the project met Section 290-15 of the Zoning Ordinance and then it discussed the conditions under which it would approve the site plan before proceeding to draft a motion.

MOTION: On a motion by Mr. Foltz, seconded by Mrs. Feuerle and carried unanimously, the Planning Commission granted preliminary approval of the site plan for the Harbor Vista South Apartments conditioned on the following:

1. That a Lighting Plan be submitted for technical review and acceptable by the Town Planner.

2. On behalf of the Applicant/Owner Rod & Reel, Inc. he is also requesting a one-year extension of the preliminary site plan approval for the Harbor Vista South Apartment project that was granted by the Planning and Zoning Commission on or about February 10, 2016. The construction necessary for the development of the Harbor Vista South has been delayed because they cannot proceed until they know the schedule for the Rod & Reel construction. They hope to finalize the process and come back to the Planning Commission for final site plan approval in the near future.

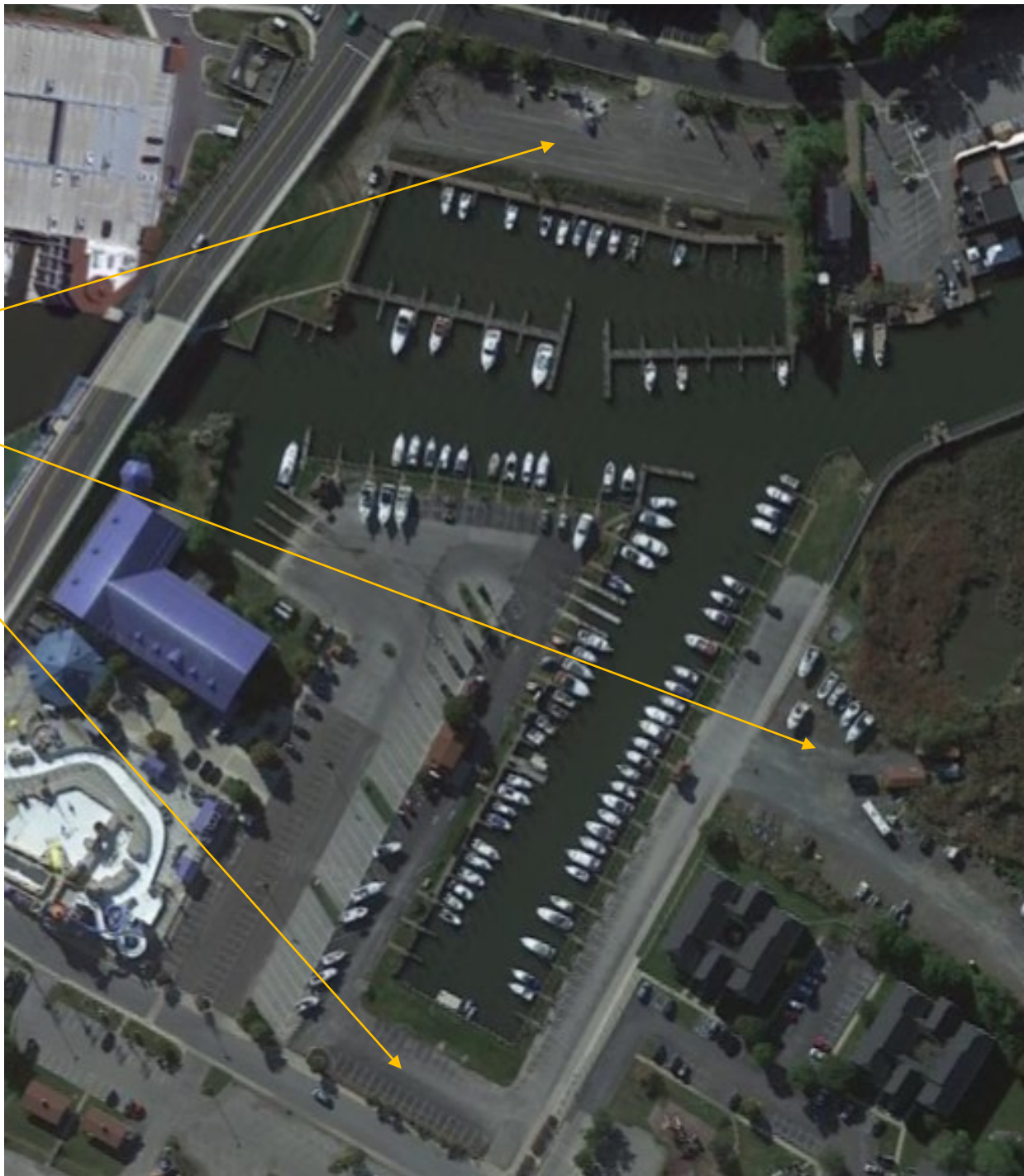
MOTION: Mrs. Greengold moved to approve the one-year extension of the site plan for the Harbor Vista South and the Rod & Reel, Inc. projects. Mrs. Feuerle seconded, all in favor.

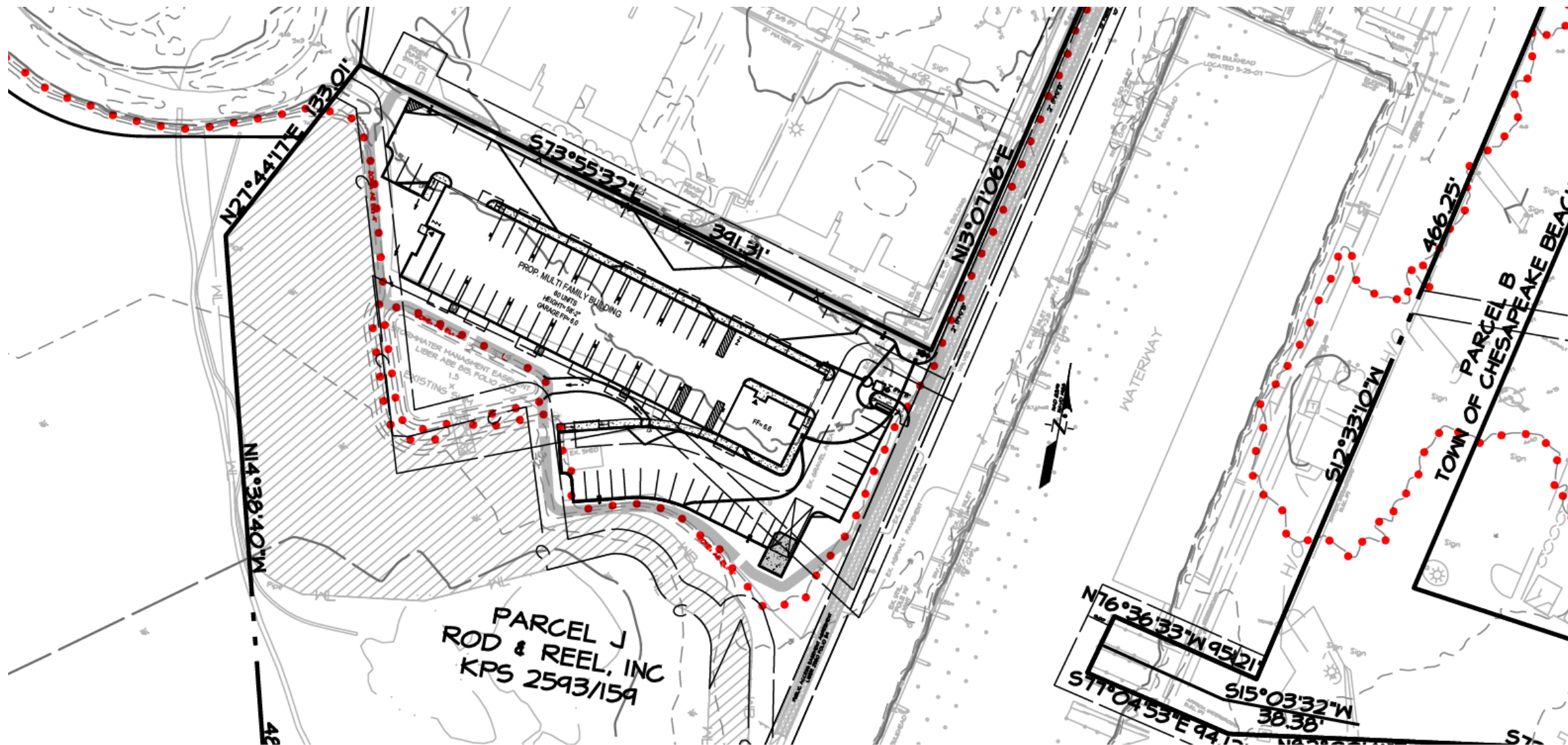
Google Earth

Harbor Vista
South

Harbor Vista
West

Harbor Vista
North





GENERAL NOTES:

1. This Site Plan is for the construction of a five-story multifamily building, and associated parking facilities. The building will contain 60 dwelling units, served by off street surface parking.
2. The site is identified as Parcel 'J' (including Land Unit 1) as shown on Calvert County Tax Maps 101 & 103.
3. Total Site Area: 579,661 s.f. or 13.3072 acres
4. Total disturbed area = 44,431 s.f. or 1.02 acres
5. The site is zoned M (Maritime), and is located within the Bonus Density Overlay District, as shown on the Town of Chesapeake Beach Zoning Maps.
6. The site is located within a Buffer Exemption Area (BEA).
The limits of BEA is marked as ——— C ——— in the site plan.
Buffer required = 15 ft. over 75% of the length. (Total length of 15 ft. buffer required = 708 ft. and total length of 15 ft. buffer provided = 708 ft. - 39 ft. = 669 ft. or 95%)
7. Zoning Regulations for the M Zone

Setbacks:	Required:	Provided
Front Yard:	10'	300'+/-
Side Yard:	8'	40'+/-
Rear Yard:	20'	44'+/-
8. Average Minimum Lot Area per Dwelling:

Required:	Provided
3,600 s.f.	579,661 s.f.
9. Minimum Lot Size:

Required:	Provided
5,000 s.f.	579,661 s.f.
10. Minimum Open Space
(Includes development in Land Unit 1)

Required	Provided
20% or 115,956 s.f.	82% or 476,197 s.f.
11. Maximum Building Height:

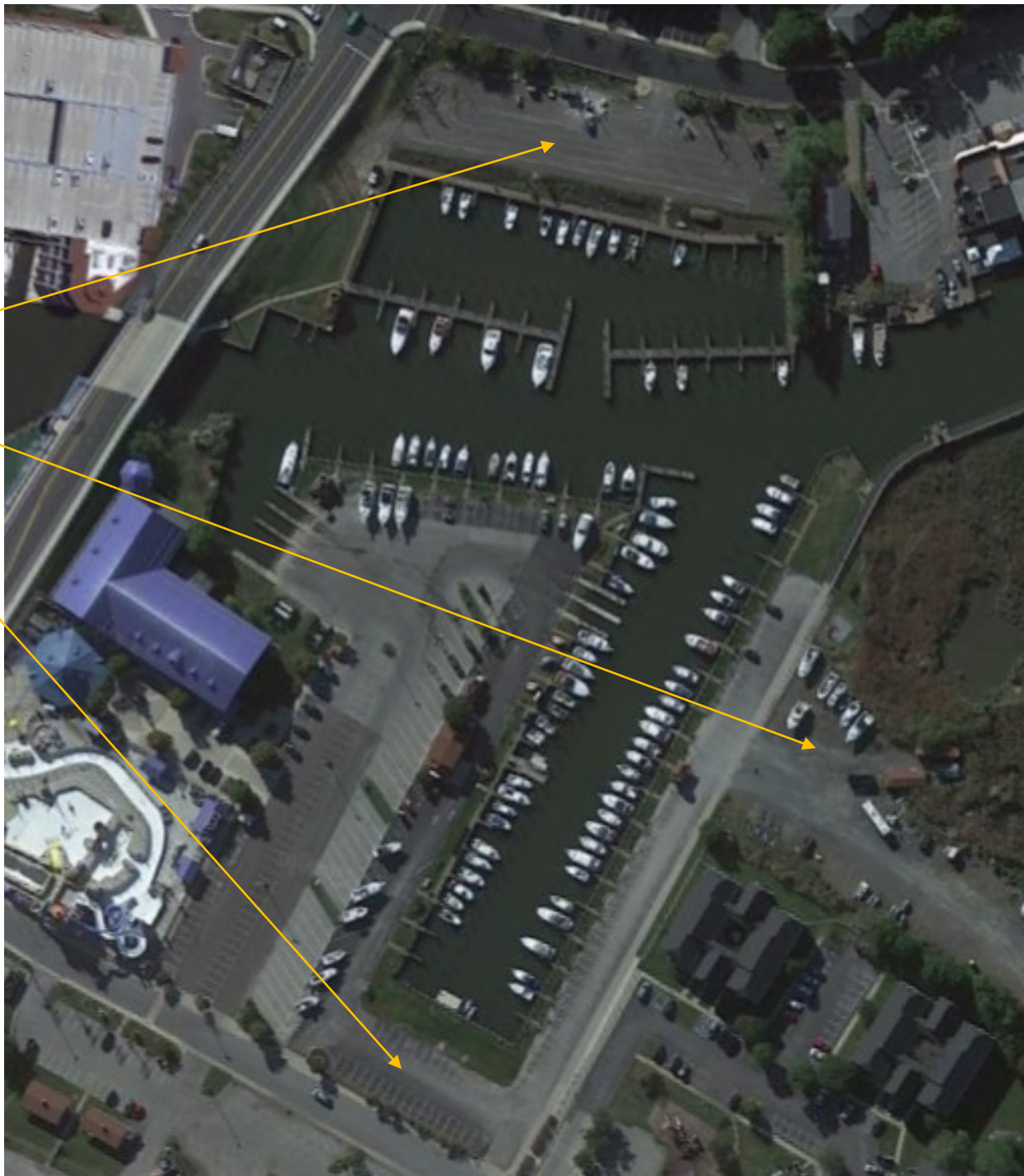
Allowed	Provided
70'	58'-2"

Google Earth

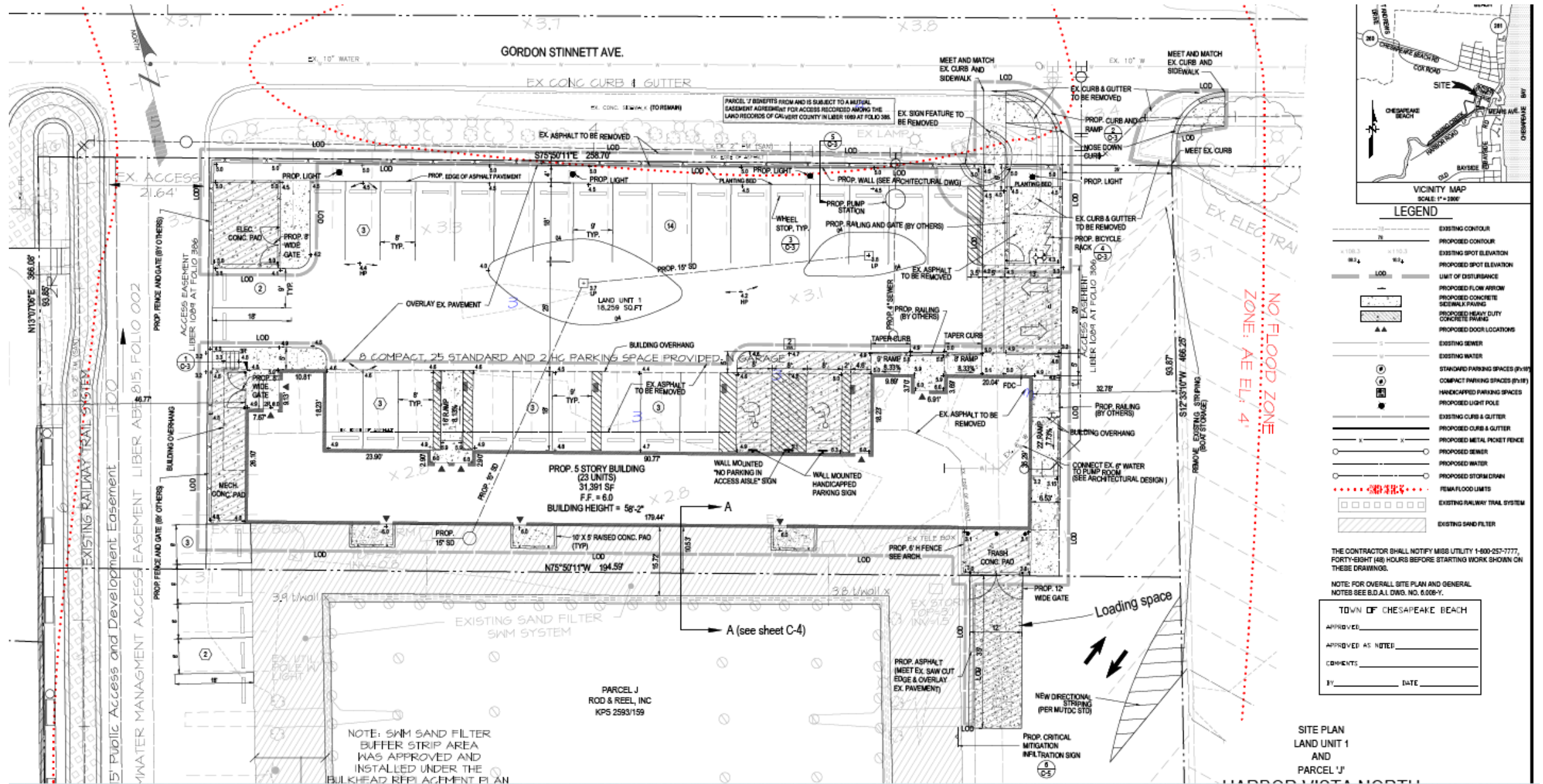
Harbor Vista
South

Harbor Vista
West

Harbor Vista
North



Site Plan for Harbor Vista North-Exhibit 5, Center of Sheet 3 of Site Plan



GENERAL NOTES:

1. This Site Plan is for the construction of a five-story multifamily building, and associated parking facilities. The building will contain 23 dwelling units, served by off street surface parking.
2. The site is identified as Parcel 'J' (including Land Unit 1) as shown on Calvert County Tax Maps 101 & 103.
3. Total Site Area: 579,783 s.f. or 13.31 acres (579,783 s.f.).
4. Total disturbed area = 11,325 s.f. or 0.26 acres.
5. The site is zoned M (Maritime), and is located within the Bonus Density Overlay District, as shown on the Town of Chesapeake Beach Zoning Maps.
6. The site is located within a Buffer Exemption Area.
Buffer required = 15 ft. over 75% of the length. (Total length of 15 ft. buffer required = 155 ft. and total length of 15 ft. buffer provided = 155 ft. - 24 ft. = 131 ft. or 84%)
7. Zoning Regulations for the M Zone

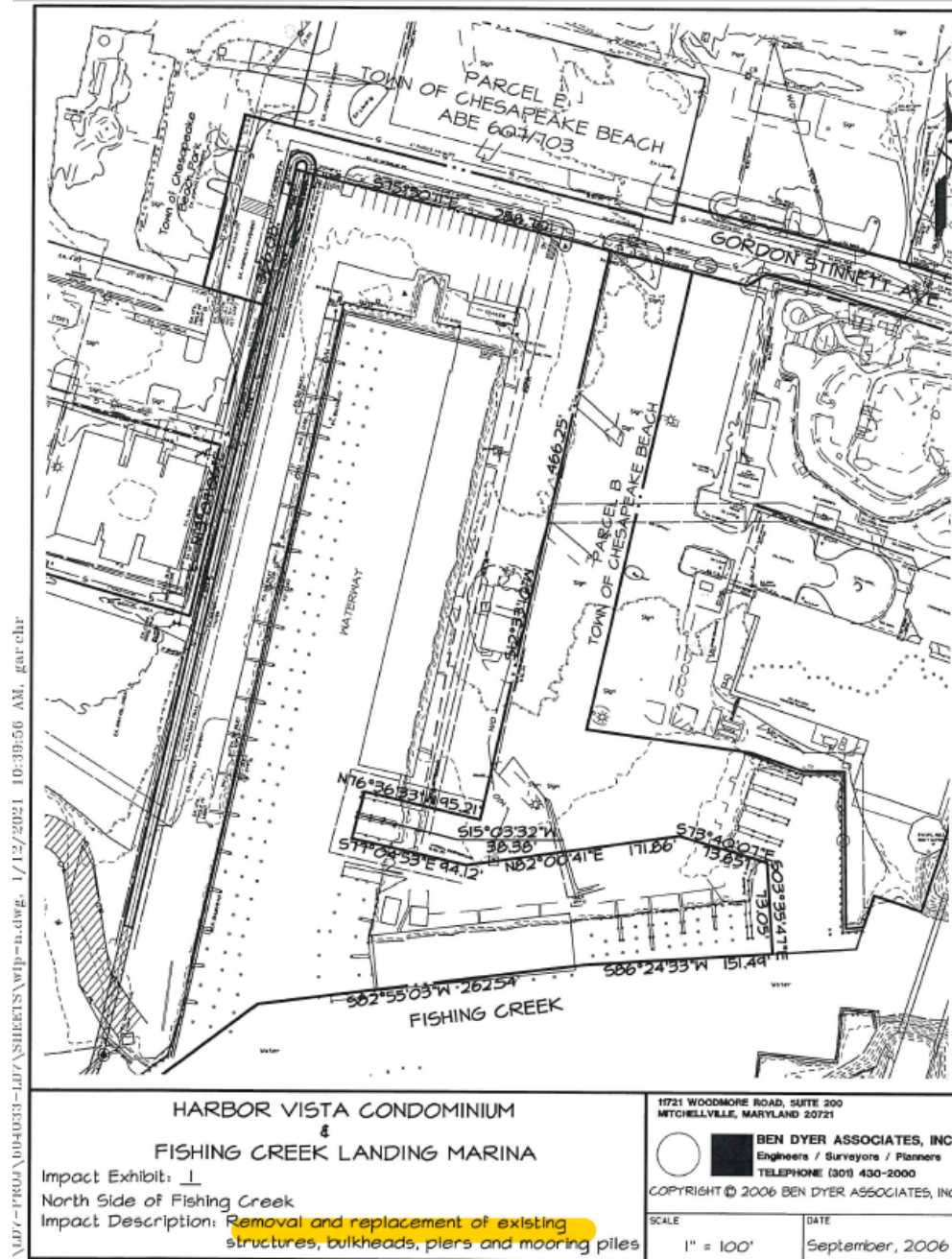
Setbacks:	Required:	Provided
Front Yard:	10'	48'
Side Yard:	8'	47'+/-
Rear Yard:	20'	10.53'
8. Average Minimum Lot Area per Dwelling:

Required:	Provided
3,600 s.f.	579,660 s.f.
9. Minimum Lot Size:

Required:	Provided
5,000 s.f.	579,783 s.f.
10. Minimum Open Space

Required	Provided
20% or 115,956 s.f.	78% or 451,982 s.f.
11. Maximum Building Height:

Allowed	Provided
70'	58'-2"



Info for Paul W. Wooten 6670

Zoning Permit
Town of Chesapeake Beach

Applicant's Name: Rob. P. Rege

Property Address: 4045 Gordon STREET AVE. CHES. BACH

Description of Property Lot Parcel 7 Blk/Sec _____ Sub. Div. Residential

Purpose of Permit: 16 unit Condo Building

Zoning Permit application dated 9/14/11 is hereby approved as per existing Town Ordinances.

Date Approved 9/14/12 W. P. Wooten Public Works Administrator

Fees:
Zoning Permit \$75.00 + \$600.00 Road Bond \$600.00

Other Fees _____ Tree Bond \$4,526.25

Water Capital Connection Paid Sewer Capital Connection Paid

Critical Area Zone IS-4 Flood Zone A-6

Town Zoning M Minimum Elevation 6 ft Buffer

Special Conditions/Comments: ELEVATION CERTIFICATE REQUIRED
BEFORE ISSUANCE OF USE & OCCUPANCY
ALL ELEVATIONS TO BE ELEVATED TO AT LEAST ELEVATION 9.0'

POST IN A CONSPICUOUS PLACE

PAID
SEP 14 2012
CA # 98604 \$75.00

Google Earth

Stinnett
Place



Site Plan for Stinnett Place-Exhibit 5, Center of Sheet 2 of Site Plan



GENERAL NOTES:

1. The Site Plan is for the construction of 2 sticks of Townhouses, totaling 11 units and associated parking facilities.
2. **Property Information**The property is identified as Lots 6, 8, 10, 11 & 12-A Block 15 of the Re-Subdivision of Bay Crest and Lots 34 - 39 of the L. E. Walker Subdivision, as shown on Calvert County Tax Map No. 101.

<u>Owner</u>	<u>Address</u>	<u>Lot(s) / Block / Subdivision - Area</u>	<u>Deed / Plat Reference</u>	<u>Tax ID</u>
Rod & Reel, Inc	P.O. Box 99 Chesapeake Beach, MD 20754	Lots 8, 9, 10, 11, 12-A & an unlabeled strip between Lots 9 & 10, Block 13, Bay Crest Area = 0.77 Ac.	ABE 603/461 Plat Book AAH 1/56	03-042103
Rod & Reel, Inc	P.O. Box 99 Chesapeake Beach, MD 20754	Lots 34, 35, & 36 Walker Subdivision Area = 0.31 Ac.	KPS 3396/109 Plat Book AAH 6/367	03-042278
Rod & Reel, Inc	P.O. Box 99 Chesapeake Beach, MD 20754	Lots 37, 38, & 39 Walker Subdivision Area = 0.35 Ac.	ABE 953/292 Plat Book AAH 6/367	03-042162

3. **Total Site Area:** 68,145 s.f. or 1.4266 Acres
Lots 8, 9, 10, 11, & 12-A Block 13 Bay Crest: 33,467 s. f. or 0.7686 Acres
Lots 34 - 39 Walker Subdivision: 26,678 s.f. or 0.6584 Acres

4. The Property is Zoned R-V, Residential Village as shown on the Town of Chesapeake Beach Zoning Map.
5. **Zoning Regulations for the R-V Zone**

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>
Front Yard - All Road Frontages	15'	44' min
Rear Yard	20'	37.42' min
Side Yard	0' in line Townhouse Unit	0'
Side Yard	8' End Unit	20.48' min
Side Yard from Adjacent Property	30*	30*

*The minimum setback shall equal the height of the building, excluding the roof, or 30', whichever is greater.

6. **Average Minimum Lot Area per Townhouse** 5,000 s.f. 5,663 s.f.
7. **Minimum Lot Size** 2,000 s.f. 3,612 s.f.
8. **Minimum Open Space** 15% 38%
9. **Maximum Building Height** 35' 35'

Google Earth

Home
Place



[illegible]

GENERAL NOTES

1. This Site Plan is for the construction of a two-story single family detached dwelling (SFD) and two (2), three-story multifamily buildings, with associated parking facilities. Each multifamily (M/F) building will contain 12 dwelling units (24 DU total), served by new off street surface parking spaces and parking underneath the proposed buildings.
2. The property is identified as Lots 1 & 2, Parcel 57, as shown on the Town of Chesapeake Beach Tax Map No. 101.
3. The property is proposed to be resubdivided into three (3) lots. Proposed Lot 3 will contain an existing single family detached dwelling; Lots 1-R & 2-R will contain a new single family detached dwelling, and 2 multifamily buildings, the M/F access road and parking lot. The acreage of the proposed development is 225,510 s.f. or 5.2 acres.
4. The property is zoned R-V, Residential Village, and is located within the Intense Development Area (IDA) of the Chesapeake Bay Critical Area Overlay District, per approval of the Growth Allocation dated June 17, 2008. The multifamily dwellings & single family detached dwellings are permitted by right in the R-V & IDA zones.
5. The subject property will be served by public water and sewer, prior to the issuance of building permits for the dwellings. Public water and sewer lines are currently located along Cox Road, bordering the south edge of the site.
6. Zoning Regulations for the R-V Zone
 - a.

<u>Setbacks:</u>	<u>Required:</u>	<u>Provided</u>
Front Yard:	15'	All lots comply with the required setbacks
Side Yard:	8'	
Rear Yard:	20'	
*Note: This setback is required for sites, which are to be served by public water service.		
 - b.

<u>Minimum Lot Size:</u>	<u>Required:</u>	<u>Provided</u>
	6,000 s.f.	All lots comply w/ the minimum lot size
 - c.

<u>Minimum Lot Width:</u>	<u>Required:</u>	<u>Provided</u>
@ BRL	50 l.f.	All lots comply w/ minimum lot width @ BRL
(BRL = Building Restriction Line)		
 - d.

<u>Minimum Open Space</u>	<u>**Required</u>	<u>Provided</u>
	15%	182,972 s.f. (81.14%)
**Note: min. open space is defined in the Zoning Ordinance as the minimum percentage of gross lot area to be landscaped and/or natural open space. For the R-V areas, this is all of the lot area exclusive of the dwelling footprint and driveway.		
 - e.

<u>Maximum Building Height:</u>	<u>Allowed</u>	<u>Provided</u>
	35'	35'
 - f.

<u>Ave. Min. Lot Area/DU</u>	<u>Required</u>	<u>Provided</u>
	5,000 s.f.	8,673 s.f.

Google Earth

Home
Place



Google Earth

Stinnett
Place



Google Earth

Harbor Vista
South

Harbor Vista
West

Harbor Vista
North

