



The Jewel of the Chesapeake Bay
North Beach, Maryland

8916 Chesapeake Avenue | Post Office Box 99
North Beach, MD 20714

410.257.9618 | 301.855.6681
www.northbeachmd.org

NORTH BEACH PLANNING COMMISSION MEETING

AGENDA

May 24, 2018

7:00 pm

- 1) Minutes from the March 29, 2018 Meeting
- 2) Minutes from the April 26, 2018 Meeting
- 3) Category I Site Plan for 3911 5th Street – New Single-Family Home Construction
- 4) Category I Site Plan for 4008 2nd Street – Residential Addition
- 5) Category I – Replatting of 9019 Chesapeake Avenue
- 6) Revised Site Plan Change – 8834 Chesapeake Avenue
- 7) RAR Development Corporation – 5-year Plan
- 8) Food Truck Pilot Program Discussion with Economic Development Committee



Minutes from the March 29, 2018
Planning Commission Meeting

Meeting opened at 7:03 pm

Attendance includes: Michael Hartman, Pat Haddon, Jerome Hansen, Karen, Ankerbrandt, Stacy Wilkerson, Rick Crump, Pat Haddon

There is one deletion to the agenda: Removal of the discussion for Outdoor Taverns and other Zoning Amendments.

- 1) Minutes from the February 22, 2018 Minutes. Motion made by Jerome Hansen to approve as amended adding Karen Ankerbrandt to the attendance list. Seconded by Karen Ankerbrandt. Motion carries.
- 2) Category I Site Plan submittal for Re-Platting of Lots at 3917 5th Street - The property is before the planning commission tonight for the re-platting of the lots only tonight. **MOTION** was made by Jerome approve as submitted. Seconded by Pat. All in favor. **Motion carries.**
- 3) Category I Site Plan submittal for construction of a single-family home at 4035 5th Street: **MOTION** made by Pat to approve as presented. Seconded by Karen. All in favor. **Motion carries.**
- 4) Category I Site Plan submittal for an addition to an existing single-family dwelling at 9339 Dayton Avenue: The Commission reviewed the application as presented. The applicant will be required to submitted to the Town the Maryland Department of Environment Approval of the additional prior to final building permits. The Commission noted more details is needed to the outside architectural elements on the garage between the doors and windows. The applicant will have his architect make the changes and submit to the Town. **MOTION** made by Pat Haddon to approve with two conditions: a) MDE Permit approval is obtained prior to final permits; b) the architectural is changed based on the discussion tonight. Seconded by Jerome Hansen. All in favor. Motion carries.
- 5) Food Truck Regulation Discussion: Pat Haddon has worked on some additional regulations. The Planning Commission is going to conduct three Food Truck Regulations Focus Groups on: Saturday, April 21, 2018 at 8:30 a.m. and 10:00 a.m. The third one will be on Tuesday, April 24, 2018 at 7:00 p.m. Additional information regarding Food Trucks will be placed on the Town Website.

Meeting closed at 9:00 p.m.



Minutes from the April 26, 2018

Planning Commission Meeting

Attendance: Michael Hartman, Pat Haddon, Karen Ankerbrandt, Jerome Hanson, Stacy Wilkerson –
Chairman Hartman opened the meeting at 7:07 pm

- 1) Food Truck Regulations Discussion: There was a significant turn out for the Food Truck Focus Group meetings. The Planning Commission has taken notes based on these meetings. The Commission has decided on the following two Food Truck Pilot Dates:

1st Pilot Day: **Saturday, July 7, 2018** (6 trucks) located at:

2 @ 7th and Annapolis

2 @ at 3rd and the park

2 @ at 3 and Chesapeake Avenue

2nd Pilot Day: **Saturday, July 21, 2018** (5 trucks) ** NOTE: This is movie night on the beach **

10:00 a.m. - 10:00 p.m.

Food Trucks on 5th Street

5 Trucks

If a third date is selected the locations of the trucks will be at:

2 @ 5th and Bay Avenue

2 @ Senior Center Parking Lot

2 @ 7th and Annapolis Avenue

- 2) Zoning Text Amendments: Pat Haddon disseminated the updates he prepared. Updates have been made to Article 3: Zoning Districts; Article 5: Development Requirements and a definition for Tavern and Fortunelling was created. These documents will be send to the Town Attorney to review and approve.

MOTION made by Michael Hartman to approve the changes to Article three and five and incorporate the definitions. Seconded by Karen Ankerbrandt. All in Favor. **Motion carries.**

Meeting closed at 8:43 pm

May 16, 2018

To: North Beach Planning Commission
Stacy Wilkerson, Town Clerk

From: Rick Crump, Zoning Administrator

Re: North Beach Planning Commission Meeting 5/24/18

The following projects are being presented to the Planning Commission for approval; documents provided are listed below each project.

1. New Residential single family construction @ 3911 5th Street
 - a. Planning Commission Application
 - b. Category I Site Plan including full architectural drawings
2. Request to Re-Plat the apartment building located at 9019 Chesapeake Avenue.
 - a. Planning Application
 - b. Proposed Re-Plat
3. Residential addition located at 4008 2nd Street
 - a. Planning Application
 - b. Category I Site Plan including full architectural drawings
4. Site Plan change at 8834 Chesapeake Avenue. (change to building size and design)
 - a. Revised Site Plan
5. New Residential single family construction @ 9310 Atlantic Avenue
 - a. Planning Application
 - b. Category I Site Plan including full architectural drawings



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**PLANNING COMMISSION APPLICATION
CATEGORY I, II AND SUBDIVISION APPROVAL
ZONING MAP OR TEXT AMENDMENT**

- Category I Site Plan Approval for a single family residential structure
- Category II Commercial Development in CM & W Districts
- Category II Non-Single Family Development in R-1, R-2 & W-1 District
- Subdivision Approval
- Zoning Map or Text Amendment
- Other _____

PROPERTY INFORMATION

LOT 4AR BLOCK 29 TAX ID# 03-053792 ZONING DISTRICT R-1

TYPE OF PROPOSED DEVELOPMENT SINGLE FAMILY DWELLING

STREET ADDRESS 3911 5TH STREET

PRIOR DECISION BY BOARD OF APPEALS YES NO (SEE B.O.A. CASE No. 18-02)

OWNER/AUTHORIZED AGENT

NAME SCOTT PROPERTIES, LLC PHONE _____

ADDRESS 1300 SPRING STREET, SUITE 300

CITY SILVER SPRING STATE MD ZIP CODE 20714

EMAIL _____

CATEGORY I SITE PLAN APPROVAL

Attach Site Plan prepared in accordance with Article 6-200 and Building Plans illustrating the exterior features of proposed house or addition.

CATEGORY II SITE PLAN APPROVAL

(Commercial Development in CM & W Districts/Non-Single Family Development in R-1, R-2 & W-1 District) Attach Site Plan prepared in accordance with Article 6-202.

ZONING MAP OR TEXT AMENDMENTS

Attach justification for amendment in accordance with criteria listed in Section 4.05(a)(2)(i) of Article 66B.

**SUBDIVISION APPROVAL
(Check Applicable Items)**

Sketch Plans Approval Preliminary Plan Approval
 Final Plat Approval

SUBMITTED BY

[Signature]
SIGNATURE OF OWNER OR AUTHORIZED AGENT

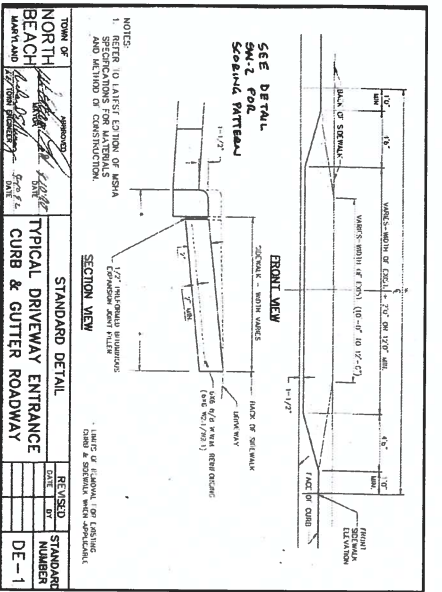
NICHOLAS MONTGOMERY
PRINT NAME

5-16-18
DATE

TOWN USE ONLY

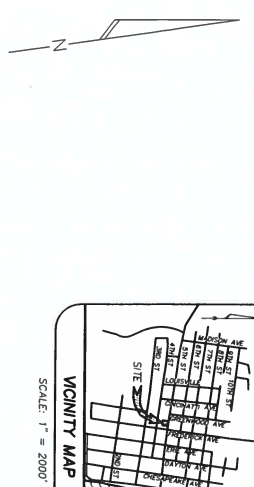
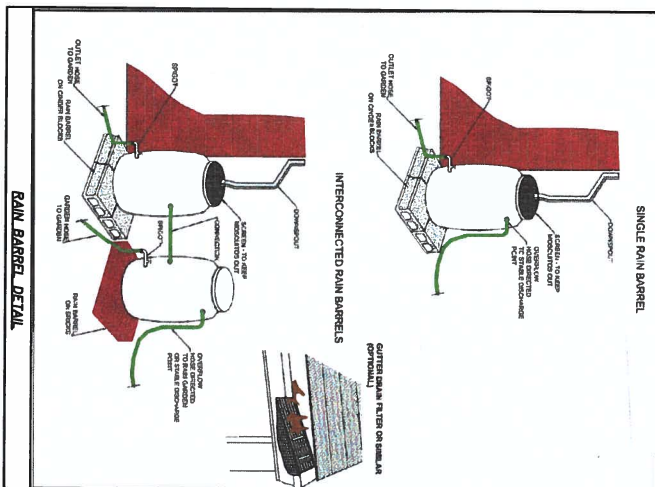
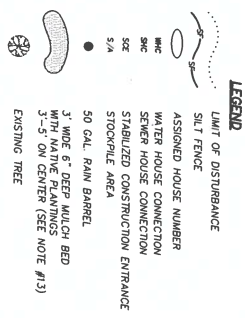
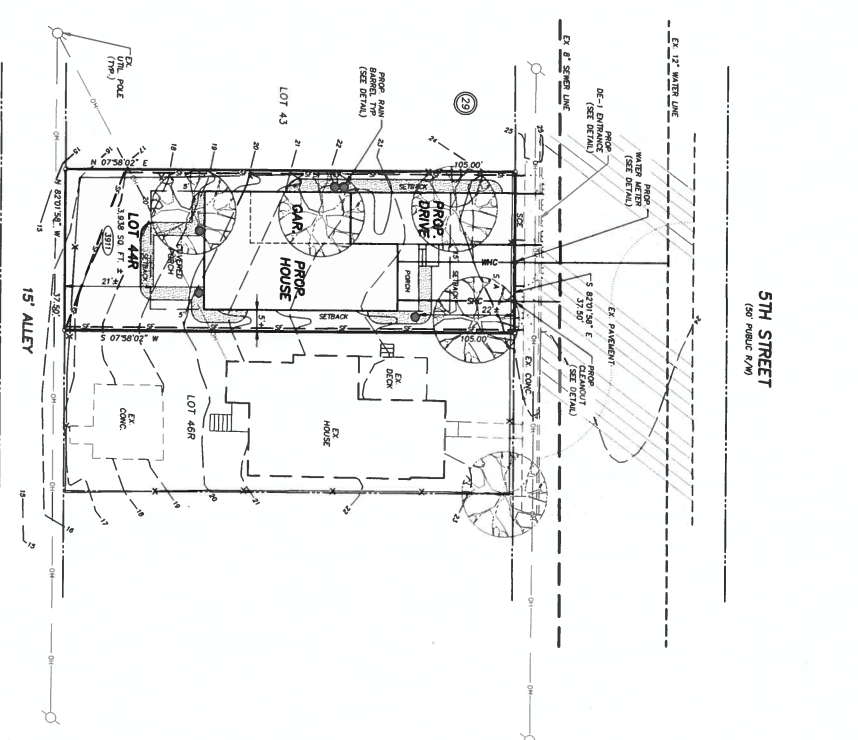
Date of Notice to Owner/Authorized Agent _____

Hearing Date _____



INFORMATION STATEMENT

1. THIS LOT IS IN THE CRITICAL AREA
2. SEE ATTACHED WATER QUALITY MANAGEMENT PLAN
3. CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
4. DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT HAVE ZONING APPROVAL FOR CONSTRUCTION.
5. THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS AND DOES NOT IMPLY THAT THE APPLICANT HAS MET STATE & FEDERAL REQUIREMENTS FOR WETLANDS UNDER COMAR, THE FEDERAL WATER POLLUTION CONTROL ACT, OR THE RIVERS AND HARBORS ACT.
6. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE SURVEY AND DOES NOT REVEAL ADDITIONAL CONSTRAINTS, EASEMENTS, RIGHTS-OF-WAY, OR BUILDING RESTRICTIONS NOT SHOWN.
7. THE BEARINGS AND DISTANCES SHOWN HEREON ARE PER A REPLACING IN PROGRESS BY C.O.A., INC.
8. THE SIDE YARD SETBACKS SHOWN HEREON ARE PER BOARD OF APPEALS CASE NO. 18-02
9. THE TOPOGRAPHY SHOWN HEREON IS PER A FIELD SURVEY BY COLLINSON, ULTF & ASSOCIATES, INC. IN APRIL 2018. DATUM: NAVD83, CONTOUR INTERVAL: 1'
10. THIS SITE APPEARS TO BE LOCATED IN FLOOD HAZARD ZONES B AND A7 PER FIRM #240012 0001 B, DATED: 9-28-1994
11. THE PROP. SEWER HOUSE CONNECTION SHALL BE INSTALLED AT A 2 OR MINIMUM SLOPE.
12. ALL ROOFTOP RUNOFF SHALL DISCHARGE INTO RAIN BARRELS WITH SLOW RELEASE VALVE DISCHARGING INTO MULCH PLANTING BEDS AS SHOWN.
13. USE LOW-GROWING PERENNIAL SHRUB OR WOODY, DECIDUOUS PLANT MATERIAL.
14. TOTAL NUMBER OF PLANTS = 32
15. NO USE OR OCCUPANCY SHALL BE MADE OF ANY STRUCTURE HEREINAFTER CREATED OR OF ANY PREMISES HEREINAFTER IMPROVED, AND NO CHANGE IN OCCUPANCY HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 7, PART 7 OF THE NORTH BEACH ZONING ORDINANCE.



BUILDING PERMIT PLAT
LOT 44R ~ BLOCK 29
NORTH CHESAPEAKE BEACH

THIRD DISTRICT, CALVERT COUNTY, MARYLAND
 FOR: SCOTT PROPERTIES, LLC

SUBDIVISION PLAT RECORDED IN PLAT BOOK G.W.D. 8 @ 305 & K.P.S. XX @ XX

COLLINSON, ULTF & ASSOCIATES, INC.
 Surveyors • Engineers
 Land Planners

110 MAIN STREET
 PRINCE FREDERICK, MARYLAND 20678
 410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
MAY 2018	1" = 20'

JOB NO.	DRAWN BY
1-12647	N.M.

FLOOR REVISION	APPROVED
BLOCK 29	JLT

DATE	REVISION

FRONT (NORTH) ELEVATION



SCALE: 1/4" = 1'

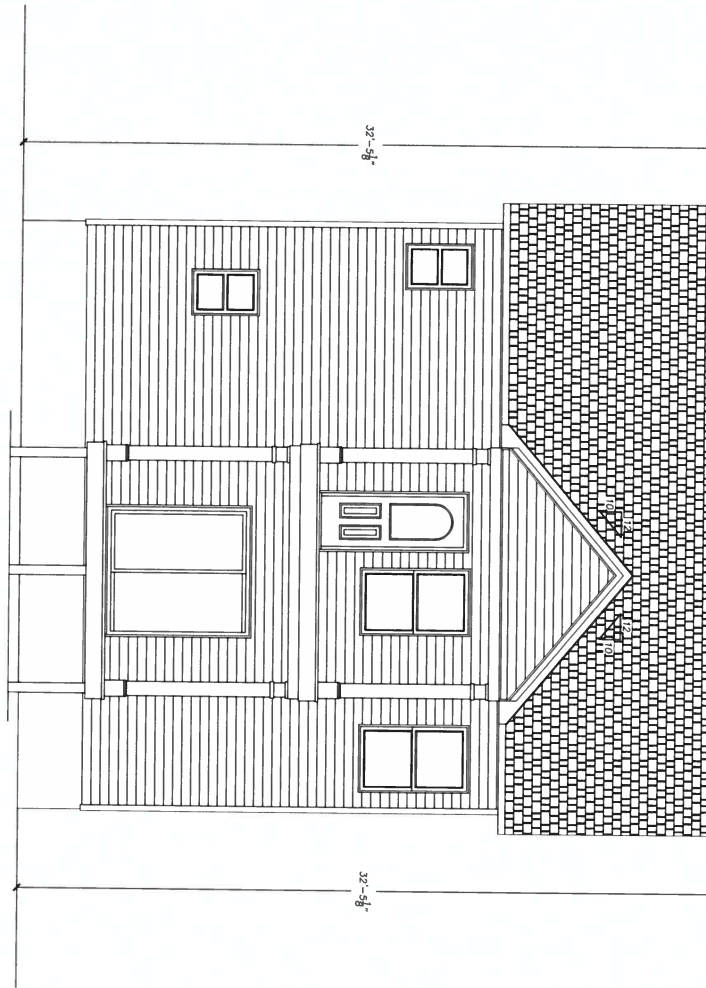
FRONT (NORTH) ELEVATION
NORTH CHESAPEAKE BEACH
LOT 44R ~ BLOCK 29
3811 5TH STREET
NORTH BEACH, MD 20714
 THIRD DISTRICT, CALVERT COUNTY, MARYLAND
FOR: SCOTT PROPERTIES, LLC

SCALE AS SHOWN	FOLDER REFERENCE	
DATE	NORTH CHESAPEAKE BEACH, BLOCK 29	
JOB NO.	DATE	REVISION
1-0078		
DRAWN BY		
N.M.		
APPROVED		
N.M.		
CASE NO.		
N/A		




Nicholas J.B. Montgomery
 6525 Breezy Knoll Lane
 Huntingtown, MD 20639
 Phone: (410) 610-8131
 nicholas.Montgomery72@comcast.net

REAR (SOUTH) ELEVATION



SCALE: 1/4" = 1'

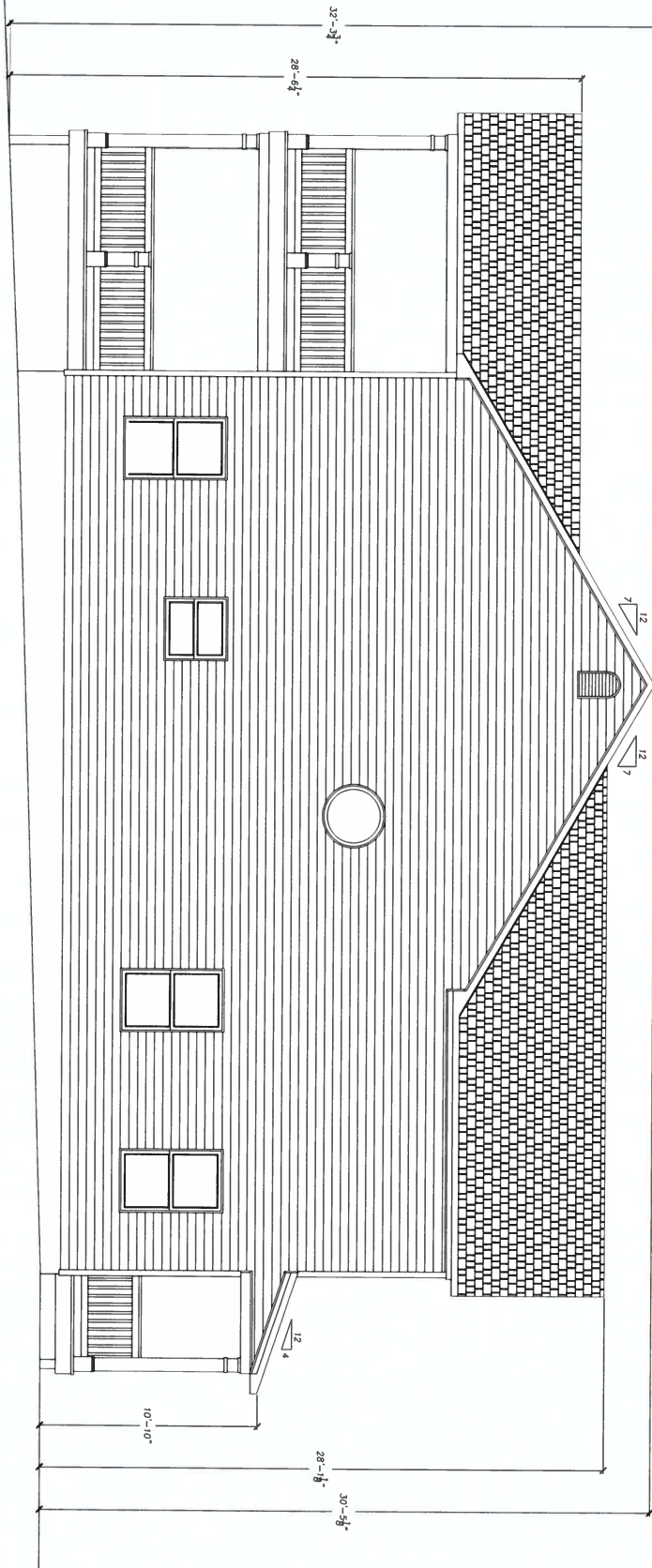
SHEET NO. 3 OF 6	REAR (SOUTH) ELEVATION		SCALE AS SHOWN	FOLDER REFERENCE	
	NORTH CHESAPEAKE BEACH			NORTH CHESAPEAKE BEACH, BLOCK 29	
	LOT 44R ~ BLOCK 29		DATE	DATE	REVISION
	9911 5TH STREET		MAY 2018		
	NORTH BEACH, MD 20714		JOB NO.		
	THIRD DISTRICT, CALVERT COUNTY, MARYLAND		1-007B		
FOR: SCOTT PROPERTIES, LLC		DRAWN BY			
		NJM			
		APPROVED			
		NJM			
		CASE NO.			
		N/A			



Nicholas J.R. Montgomery
 6525 Breezy Knoll Lane
 Huntingtown, MD 20639
 Phone: (410) 610-8131
 nicholasMontgomery72@comcast.net

LEFT (EAST) ELEVATION

SCALE: 1/4" = 1'



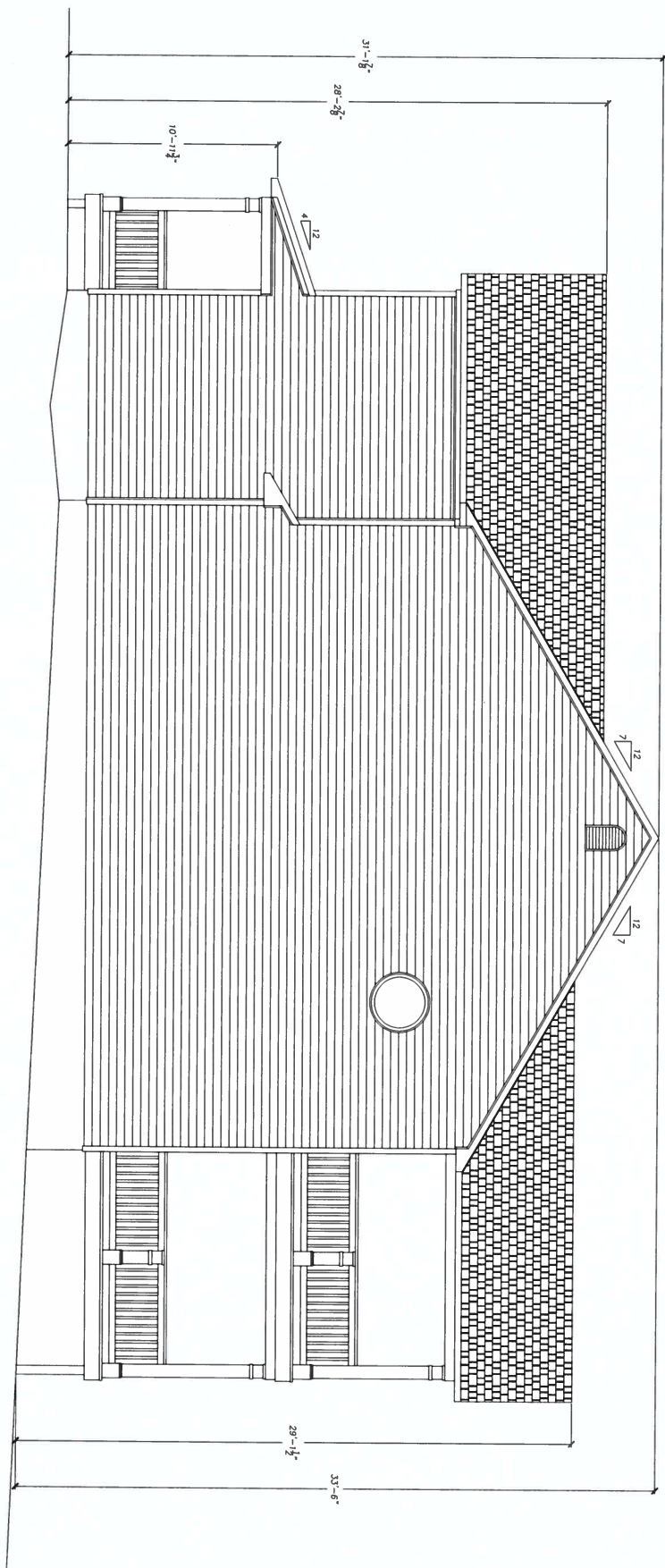
SHEET NO. 4 OF 6

LEFT (EAST) ELEVATION
NORTH CHESAPEAKE BEACH
LOT 44R ~ BLOCK 29
3911 5TH STREET
NORTH BEACH, MD 20714
 THIRD DISTRICT, CALVERT COUNTY, MARYLAND
FOR: SCOTT PROPERTIES, LLC

SCALE AS SHOWN	FOLDER REFERENCE NORTH CHESAPEAKE BEACH, BLOCK 29
DATE MAY 2018	DATE REVISION
JOB NO. 1-0078	
DRAWN BY N.J.M.	
APPROVED N.J.M.	
CASE NO. N/A	




Nicholas J.R. Montgomery
 6525 Breezy Knoll Lane
 Huntingtown, MD 20639
 Phone: (410) 610-8131
 nicholas.Montgomery72@comcast.net



RIGHT (WEST) ELEVATION

SCALE: 1/4" = 1'

SHEET NO. 2 OF 6	RIGHT (WEST) ELEVATION		SCALE AS SHOWN	FOLDER REFERENCE NORTH CHESAPEAKE BEACH, BLOCK 29		Nicholas J.R. Montgomery 6525 Breezy Knoll Lane Huntingtown, MD 20639 Phone: (410) 610-8131 nicholasMontgomery72@comcast.net
	NORTH CHESAPEAKE BEACH		DATE MAY 2018	DATE REVISION		
	LOT 44R ~ BLOCK 29		JOB NO. 1-0078			
	3911 5TH STREET		DRAWN BY N.J.M.			
	NORTH BEACH, MD 20714		APPROVED N.J.M.			
	THIRD DISTRICT, CALVERT COUNTY, MARYLAND		CASE NO. N/A			
FOR: SCOTT PROPERTIES, LLC						



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**PLANNING COMMISSION APPLICATION
CATEGORY I, II AND SUBDIVISION APPROVAL
ZONING MAP OR TEXT AMENDMENT**

- Category I Site Plan Approval for a single family residential structure
- Category II Commercial Development in CM & W Districts
- Category II Non-Single Family Development in R-1, R-2 & W-1 District
- Subdivision Approval
- Zoning Map or Text Amendment
- Other _____

PROPERTY INFORMATION

LOT 20 BLOCK 1A TAX ID# 03-054772 ZONING DISTRICT R-1
 TYPE OF PROPOSED DEVELOPMENT SINGLE FAMILY RESIDENTIAL ADDITIONS AND ACCESSORY BUILDING (POOL ENCLOSURE)
 STREET ADDRESS 4008 2ND STREET
 PRIOR DECISION BY BOARD OF APPEALS _____ YES NO

OWNER/AUTHORIZED AGENT

NAME GUY STONE, JR. PHONE _____
 ADDRESS 4008 2ND STREET
 CITY NORTH BEACH STATE MD ZIP CODE 20714
 EMAIL _____

CATEGORY I SITE PLAN APPROVAL

Attach Site Plan prepared in accordance with Article 6-200 and Building Plans illustrating the exterior features of proposed house or addition.

CATEGORY II SITE PLAN APPROVAL

(Commercial Development in CM & W Districts/Non-Single Family Development in R-1, R-2 & W-1 District) Attach Site Plan prepared in accordance with Article 6-202.

ZONING MAP OR TEXT AMENDMENTS

Attach justification for amendment in accordance with criteria listed in Section 4.05(a)(2)(i) of Article 66B.

**SUBDIVISION APPROVAL
(Check Applicable Items)**

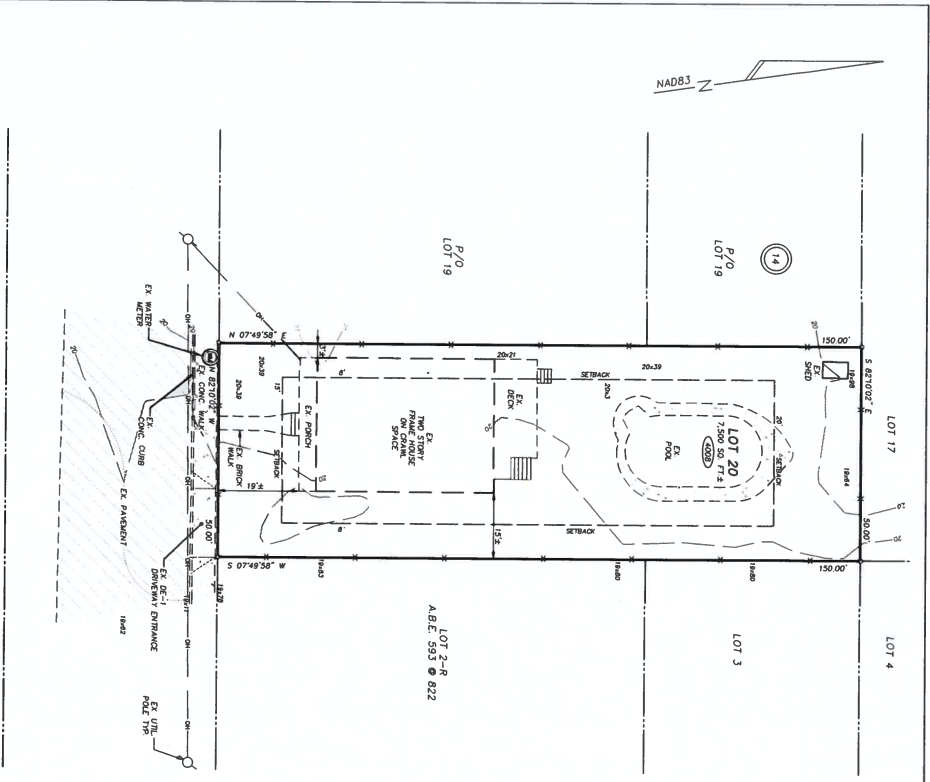
___ Sketch Plans Approval ___ Preliminary Plan Approval
___ Final Plat Approval

SUBMITTED BY

[Signature] SIGNATURE OF OWNER OR AUTHORIZED AGENT
 NICHOLAS MONTGOMERY PRINT NAME
 5-16-18 DATE

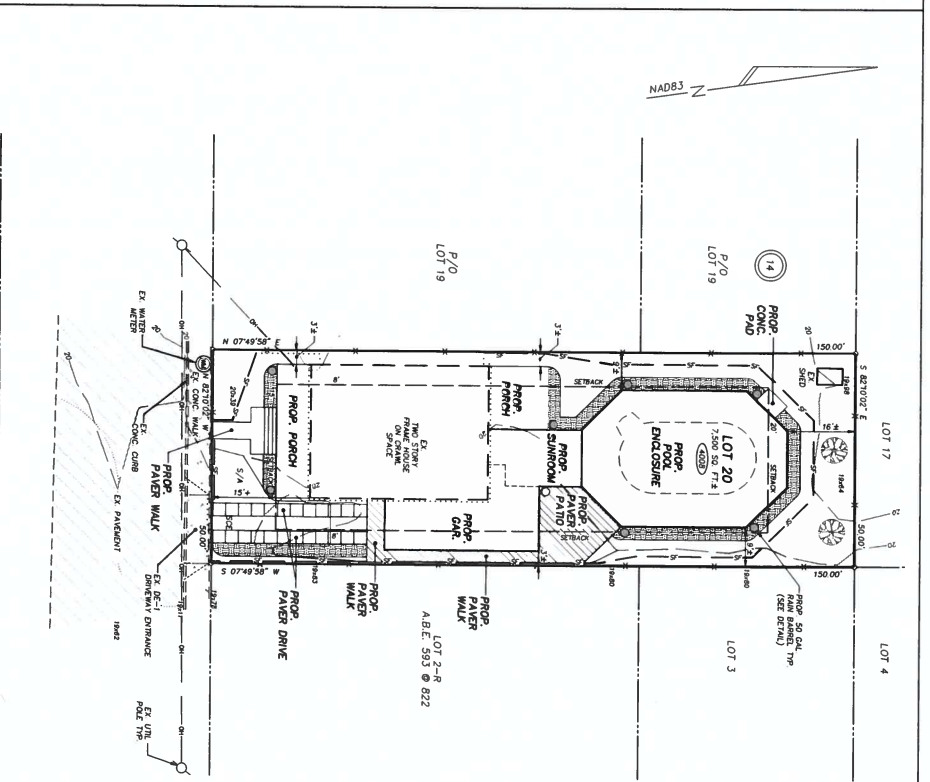
TOWN USE ONLY

Date of Notice to Owner/Authorized Agent _____ Hearing Date _____



2nd STREET
(A.K.A. ATLANTA AVENUE)
(SR R/W)

EXISTING CONDITIONS



2nd STREET
(A.K.A. ATLANTA AVENUE)
(SR R/W)

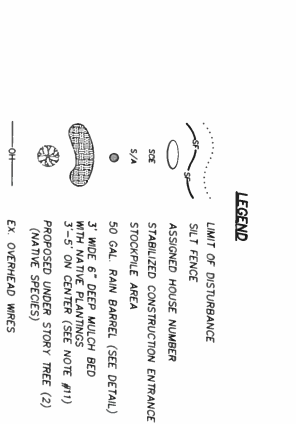
PROPOSED CONDITIONS

- INFORMATION STATEMENT**
- 8' X 3 1/2" FRONT PORCH (EXIST) & REPLACE EX. PORCH
 - 12' X 14 1/2" SCREENED PORCH
 - 13' X 42' SUNROOM
 - 18' X 19' REAR CONC. PATIO
 - CHARGE ELEVATION: NE TO EXISTING SUNROOM FLOOR ELEVATION
 - LOT AREA: 7,500 SQ. FT. ±
 - DISURBED AREA: 4,320 SQ. FT. ±
 - EX. LOT IMPERVIOUS AREA: 2,126 SQ. FT. ±
 - EX. LOT IMPERVIOUS AREA: 4,637 SQ. FT. ±
 - FORESTED AREA: 180 SQ. FT. ±
 - OWNER: GUY STONE, JR.
 - DEED: K.F.S. 4818 @ 472
 - TAX I.D.#: 03-054772
 - SOIL TYPE: KMA
 - SOIL SURVEY: 0 TO 2 PERCENT SLOPES

1. THIS LOT IS IN THE CRITICAL AREA
2. SEE ATTACHED WATER QUALITY MANAGEMENT PLAN
3. CONTACT "MISS UTILITY" AT 1-800-297-7777 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

A - 25 - 193

4. DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT HAVE ZONING APPROVAL FOR CONSTRUCTION.
5. THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS AND DOES NOT MEAN THE APPLICANT HAS MET STATE & FEDERAL REQUIREMENTS FOR METLANDS UNDER COASTAL RIVERS AND HARBORS ACT.
6. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A SITE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTIONS NOT SHOWN.
7. THE EAST SIDE YARD SETBACKS SHOWN HEREON IS PER BOARD OF APPEALS CASE NO. 18-1X.
8. THE TOPOGRAPHY SHOWN HEREON IS PER A FIELD RAIN SURVEY BY COLLINSON, OLIFF & ASSOCIATES, INC. IN MAY 2018 DRAINAGE NUMBER: CONTOUR INTERVAL: 1' WITH SPOT ELEVATIONS
9. THIS SITE APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE 1A1 WITH FIRM #2403030836, DATED: NOVEMBER 19, 2014
10. ALL ROAD TOP RAINOFF SHALL DISCHARGE INTO RAIN BARRELS WITH SLOW RELEASE VALVE DISCHARGE INTO MULCH PLANTING BEDS AS SHOWN.
11. USE LOW-GROWING EVERGREEN SHRUB OR WOODY, DECIDUOUS PLANT TOTAL NUMBER OF PLANTS = 42
12. NO USE OR OCCUPANCY SHALL BE MADE OF ANY STRUCTURE HEREAFTER ERECTED OR OF ANY PREMISES HEREAFTER IMPROVED, AND NO CHANGE IN USE SHALL BE PERMITTED, UNLESS AND UNTIL A CERTIFICATE OF USE AND OF OCCUPANCY IS OBTAINED FROM THE APPLICANT PURSUANT TO ARTICLE 7, PART 7 OF THE NORTH BEACH ZONING ORDINANCE.



BUILDING PERMIT PLAT ~ CATEGORY I SITE PLAN

NORTH CHESAPEAKE BEACH
LOT 20 ~ BLOCK 14

4008 2ND STREET, NORTH BEACH, MD 20714
THIRD DISTRICT, CALVERT COUNTY, MARYLAND
SUBDIVISION PLAT RECORDED IN PLAT BOOK C.W.D. 9 @ 395

FOR: SUSAN E. SHAW

SCALE	1" = 20'	FOLDER REFERENCE	NORTH CHESAPEAKE BEACH, BLOCK 14
DATE	MAY 2018	DATE	REVISION
OR #	1-12801		
DRAWN BY	NJM		
APPROVED	[Signature]		
CASE NO.			

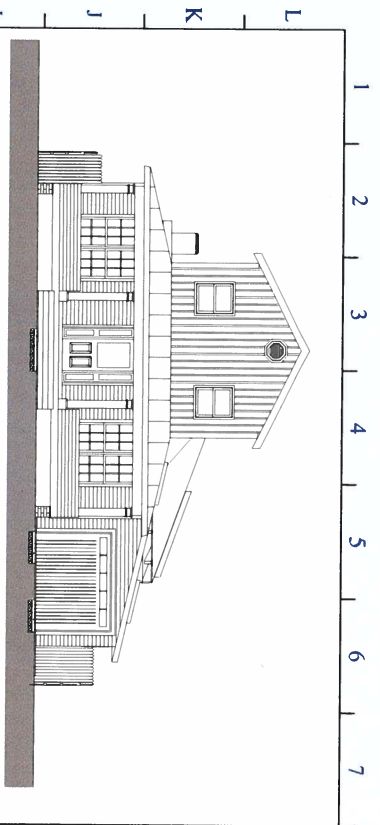
COLSON COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

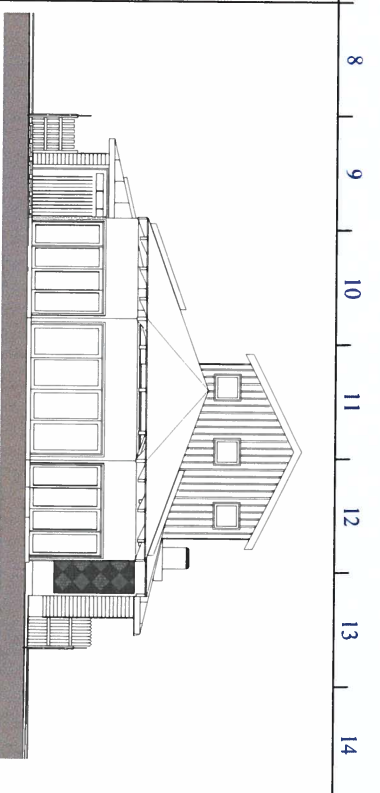
P.O. BOX 2209 ~ 110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678

410-235-3101 • 301-855-1599
FAX: 410-535-3103 • EMAIL: INFO@COLSON.COM

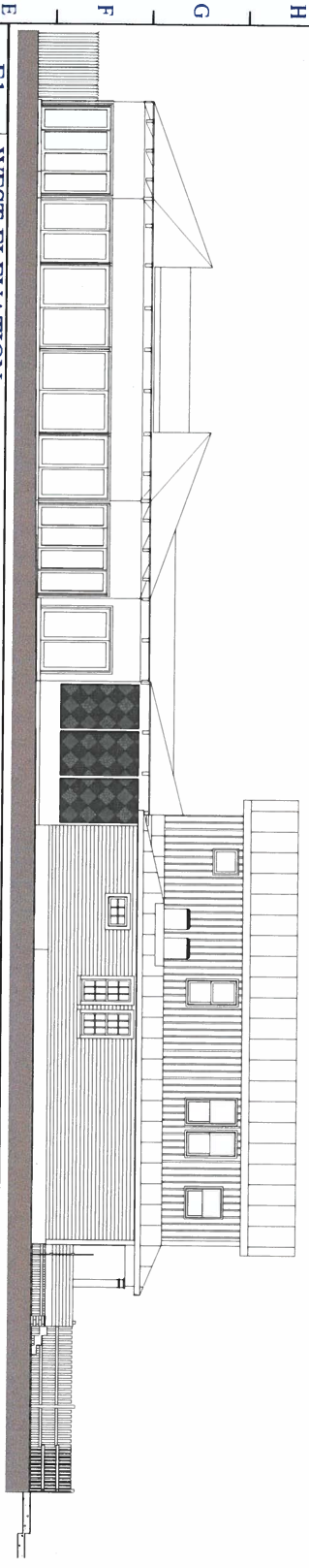
JEFFREY L. FENWELL LS # 21270



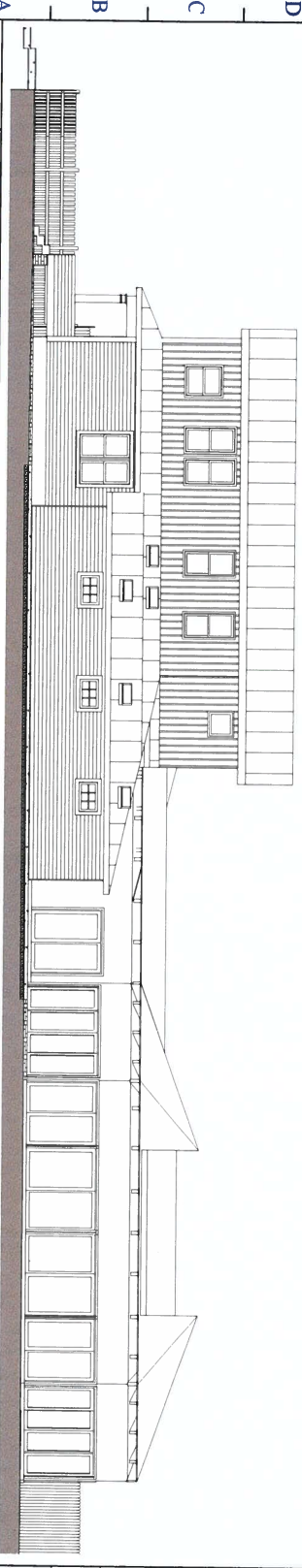
I I SOUTH ELEVATION
3/16" = 1'-0"



I 18 NORTH ELEVATION
3/16" = 1'-0"



E E1 WEST ELEVATION
3/16" = 1'-0"



A A1 EAST ELEVATION
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14

DATE: 04/12/2018 10:42 AM

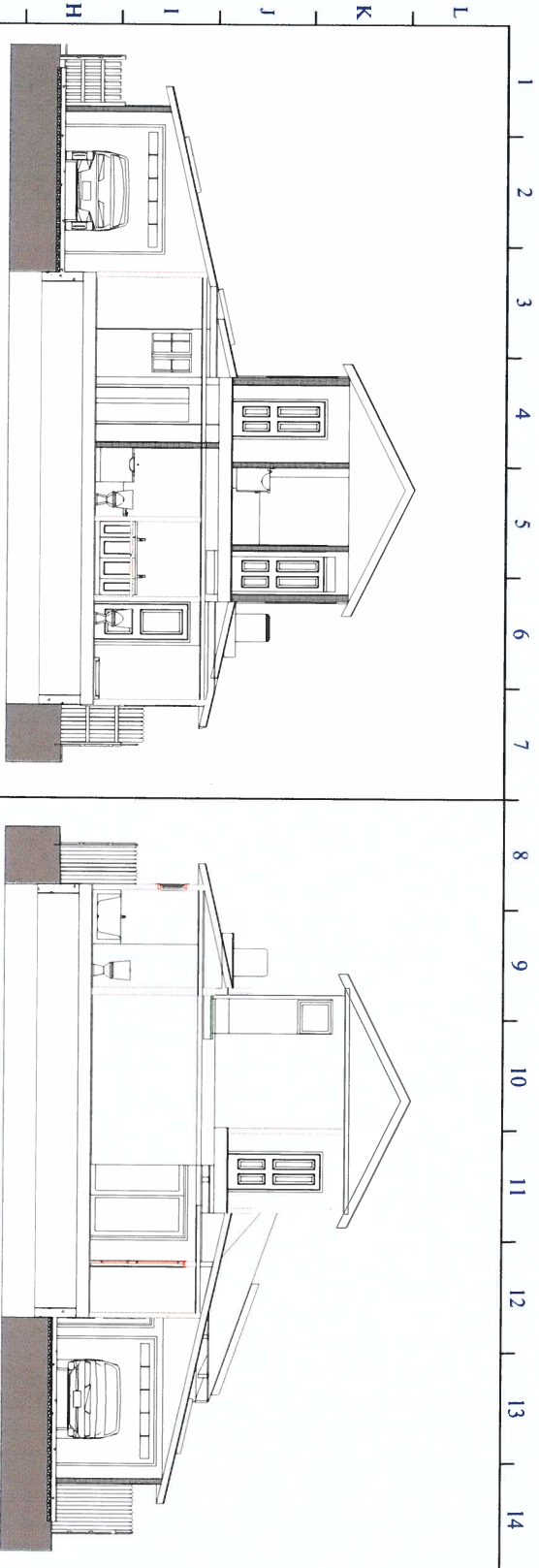
No.	Revisions/ Submissions	Date


 P.O. Box 421
 Pikesville, Maryland 20976
www.parsonsarchitects.com
 TEL: 410-577-9298

SHAW ADDITION
 NORTH BEACH, MD

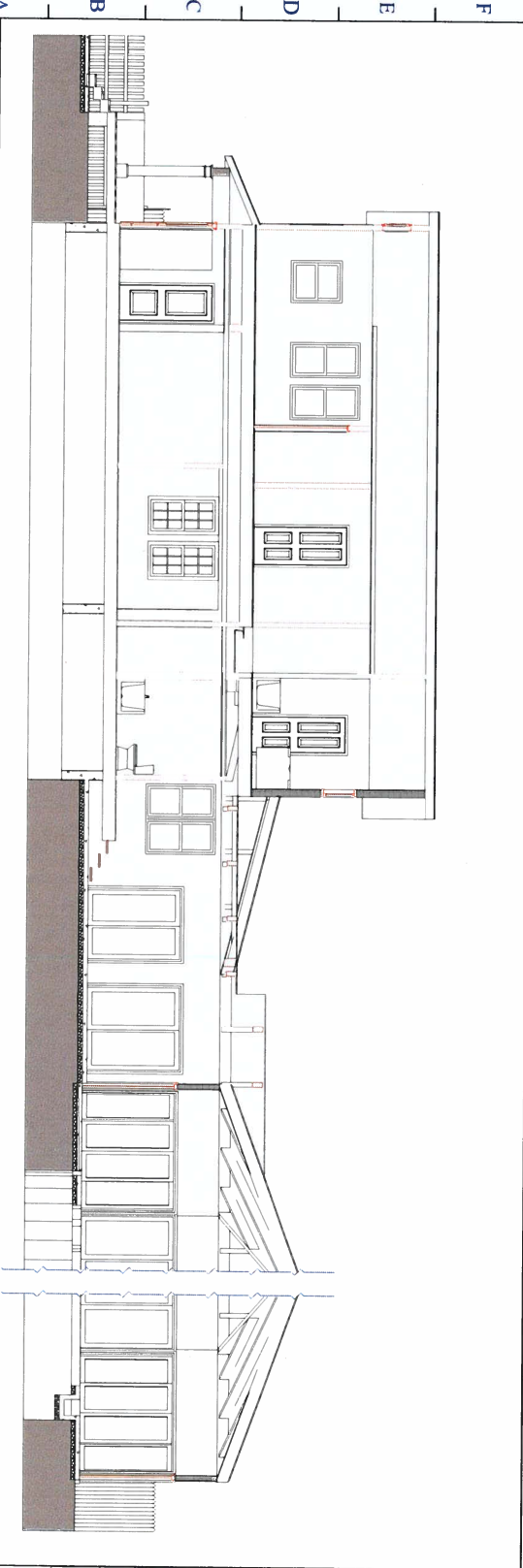
ELEVATIONS

ARCHITECTURE CERTIFICATION STATEMENT I, THE ARCHITECT, HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND. LICENSE NUMBER: 7193 EXPIRES: 06/30/2018			
Project No.	01-1717	Scale	AS SHOWN
Client	BRH	Architect	BRH
Contractor	CMC	Architect	BRH
Permit No.	A201	Issue	4/20/2018
Sheet	7	of	7



G1 SECTION - LONGITUDINAL

G8 SECTION - LONGITUDINAL




A1 SECTION - LONGITUDINAL

1 2 3 4 5 6 7 8 9 10 11 12 13 14

1/4" = 1'-0"

PRINTED: Friday, April 26, 2013 8:27 AM

<p>PERMITTED SUBMISSIONS</p> <p>No. _____ Date _____</p>	
<p>PROJECT INFORMATION</p> <p>Project No. 01-1177</p> <p>Client BRH</p> <p>Architect CMC</p> <p>Contractor BRH</p> <p>Date 4/20/2013</p>	
<p>PROJECT ADDRESS</p> <p>SHAW ADDITION</p> <p>NORTH BEACH, MD</p>	
<p>ARCHITECT'S CERTIFICATION STATEMENT</p> <p>I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND AND THAT I AM THE AUTHOR OF THE ARCHITECTURAL DESIGN AND CONSTRUCTION DOCUMENTS FOR THIS PROJECT.</p> <p>DATE: 4/20/2013</p>	



Pavoni Architects

www.pavoniarchitects.com

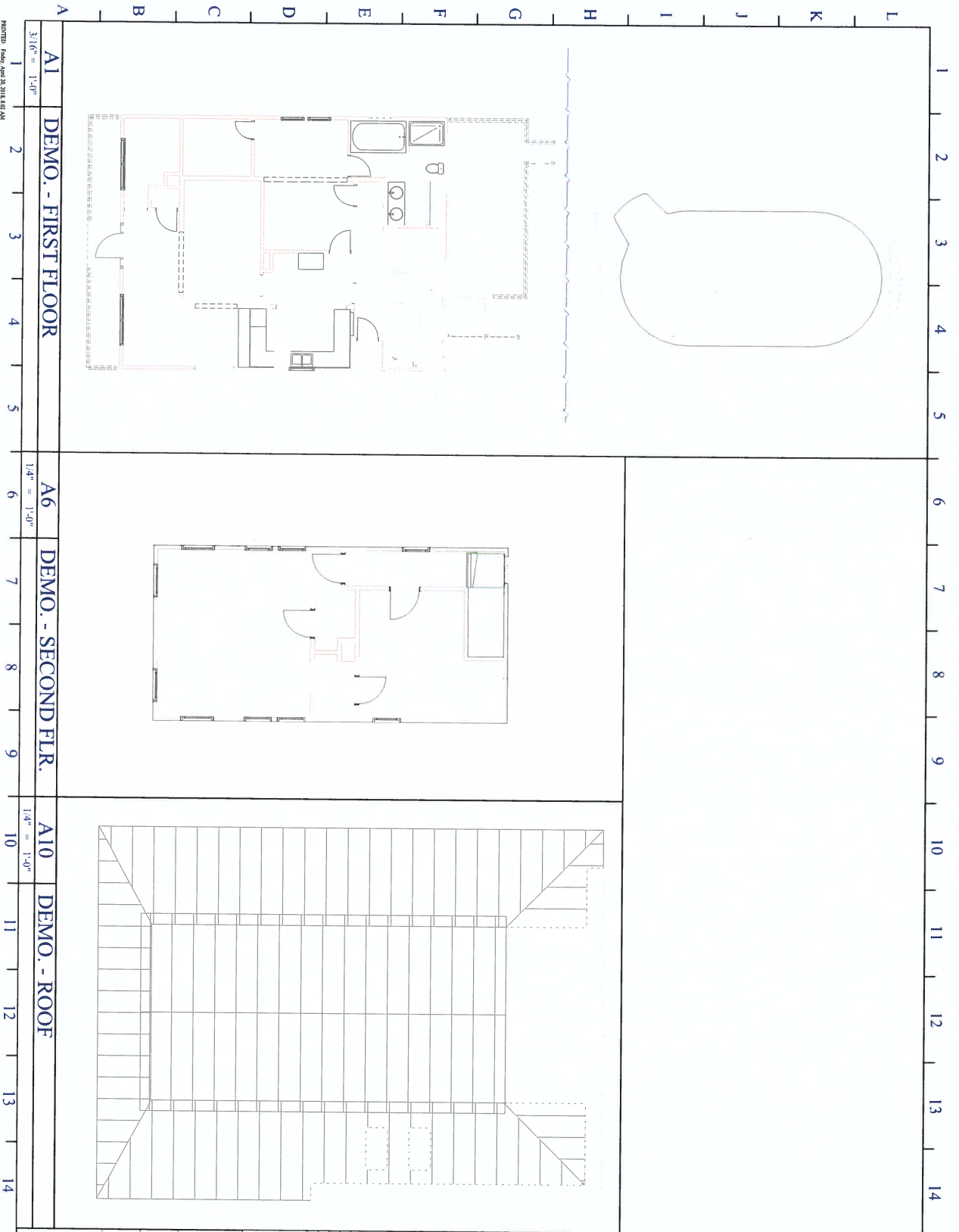
TEL: 410-277-9298

SHAW ADDITION

NORTH BEACH, MD

SECTIONS

Architect	BRH	Project No.	01-1177
Client	BRH	Contractor	ASBROWN
Contract No.	A301	Date	4/20/2013

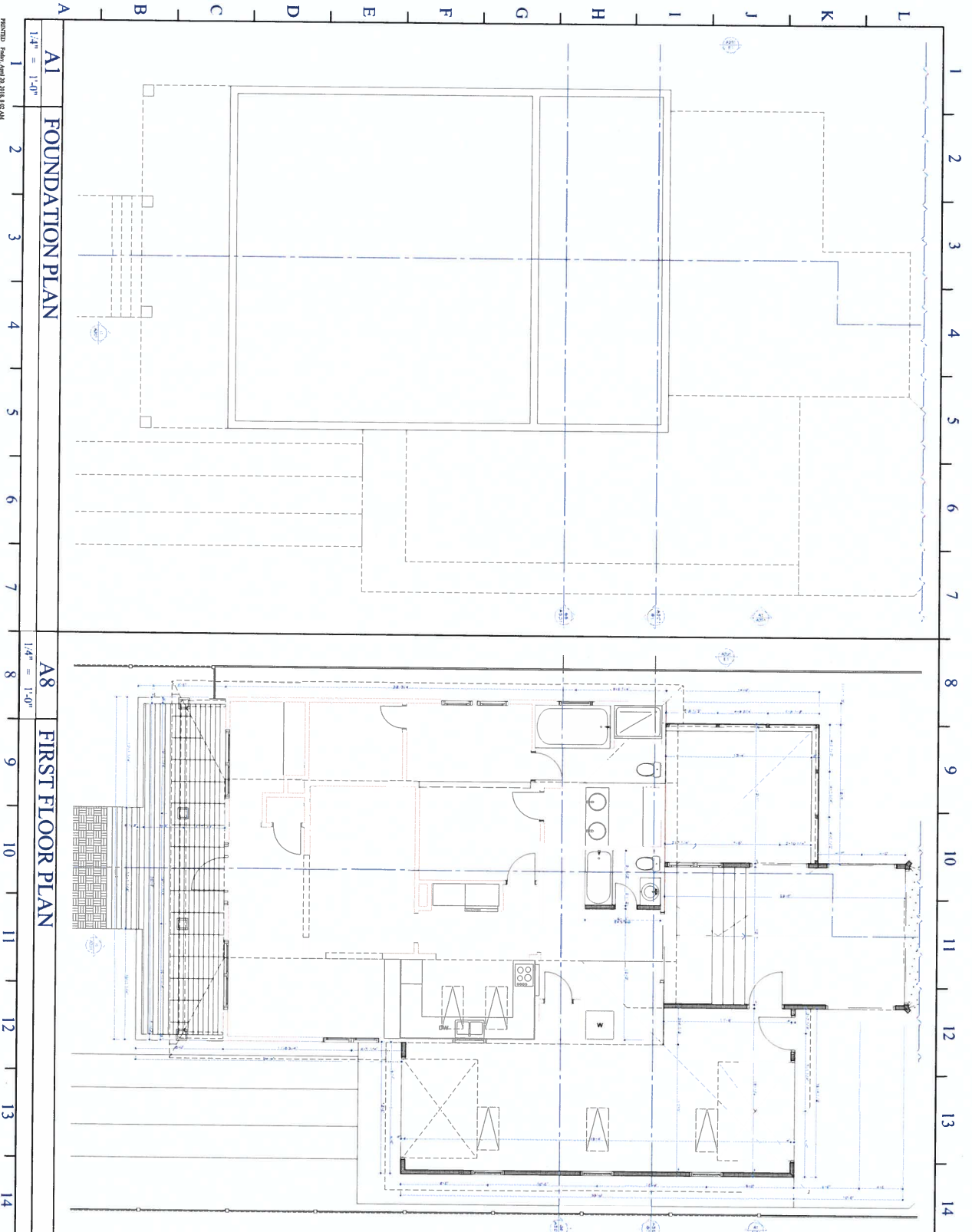


A1 DEMO. - FIRST FLOOR
 3/16" = 1'-0"

A6 DEMO. - SECOND FLR.
 1/4" = 1'-0"

A10 DEMO. - ROOF
 1/4" = 1'-0"

<p>PERMITTED: Floor, April 12, 2018, 10:42 AM</p>	
<p>NO. _____ Account Submissions _____ Date _____</p>	
<p>P.O. Box 421 Prince Frederick, Maryland 20688 www.permitsolutions.com TEL: 410-575-7298</p>	
<p>Permit Address SHAW ADDITION NORTH BEACH, MD</p>	
<p>DEMOLITION PLANS</p>	
<p>APPLICANT'S CERTIFICATION OF ATTENDANCE I, THE UNDERSIGNED, HAVE REVIEWED THE ABOVE DESCRIBED PROJECT AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SIGNATURE: _____ DATE: _____</p>	
<p>Project No. 01-1717</p>	<p>Permit No. AS-2018-01</p>
<p>Design: BHH</p>	<p>Check: CMC</p>
<p>Approved: BHH</p>	<p>Accepted: BHH</p>
<p>Date: 4/20/2018</p>	<p>Sheet: A101 of 7</p>




1/4" = 1'-0"

1/4" = 1'-0"

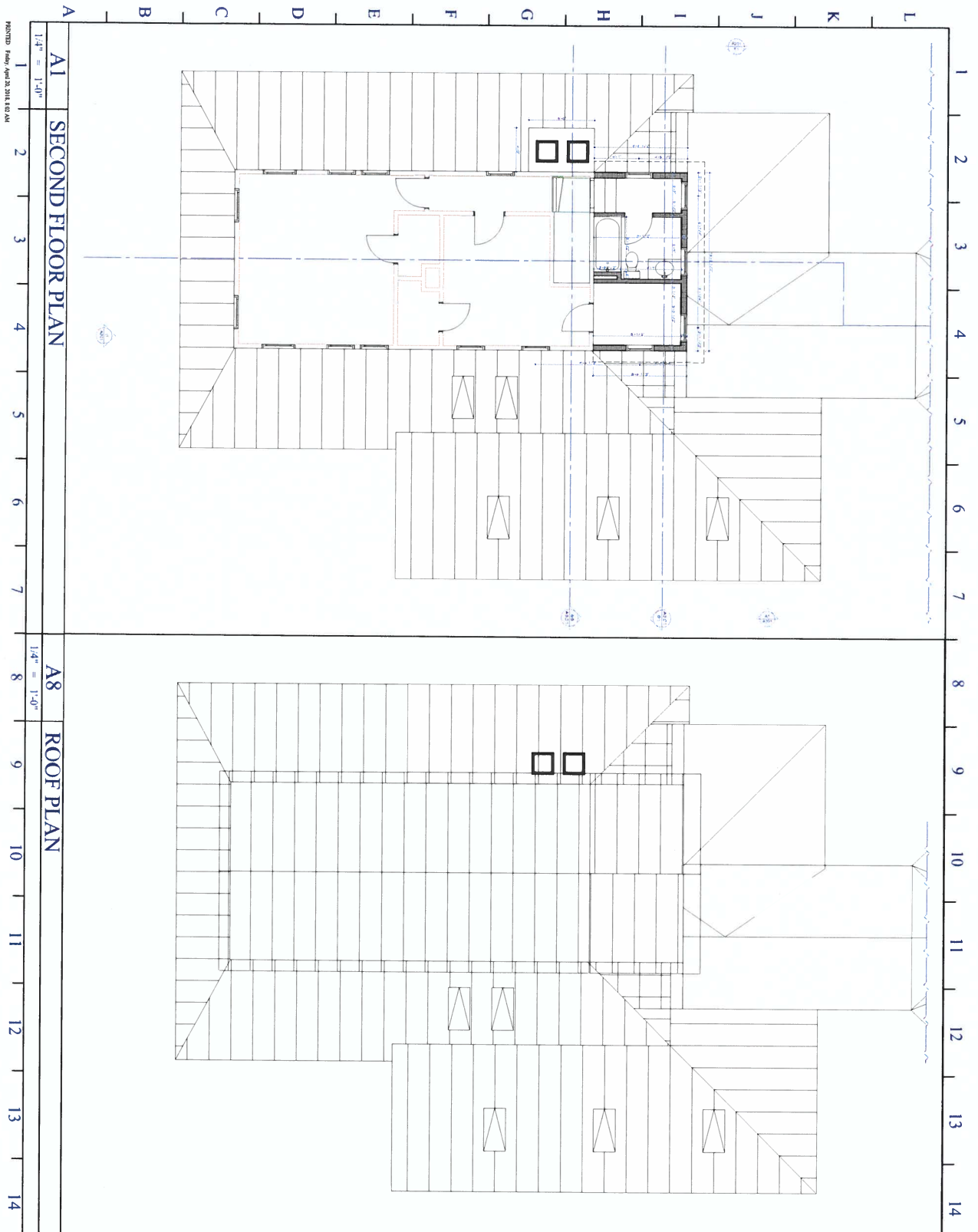
4-20-2018

AI FOUNDATION PLAN

A8 FIRST FLOOR PLAN

	
<p>SHAW ADDITION NORTH BEACH, MD</p>	
<p>FOUNDATION PLAN FIRST FLOOR PLAN</p>	
<p>ARCHITECT'S CERTIFICATE STATEMENT I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND AND THAT I AM THE AUTHOR OF THE ARCHITECTURAL DESIGN AND DRAWINGS SHOWN ON THESE PLANS. I HAVE REVIEWED THESE PLANS AND DRAWINGS AND I AM NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES TO THE CLIENT. I AM NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES TO THE CLIENT.</p>	
<p>Project No. 01-1717</p>	<p>Sheet No. A102</p>
<p>Client: BHH</p>	<p>Date: 4-20-2018</p>
<p>Architect: CMC</p>	<p>Scale: AS 50/08</p>
<p>Architect: BHH</p>	<p>Scale: 7</p>

PRINTED: Friday, April 20, 2018, 8:25 AM



A1 SECOND FLOOR PLAN

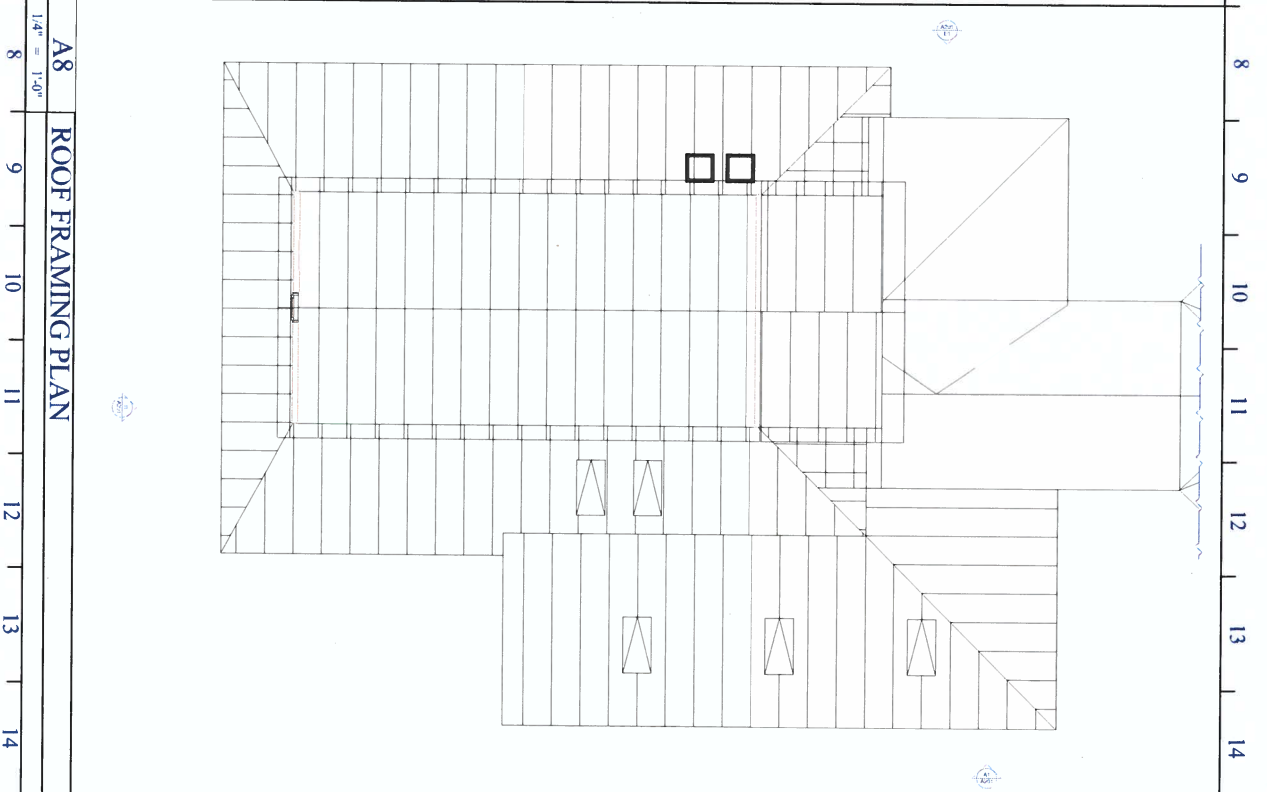
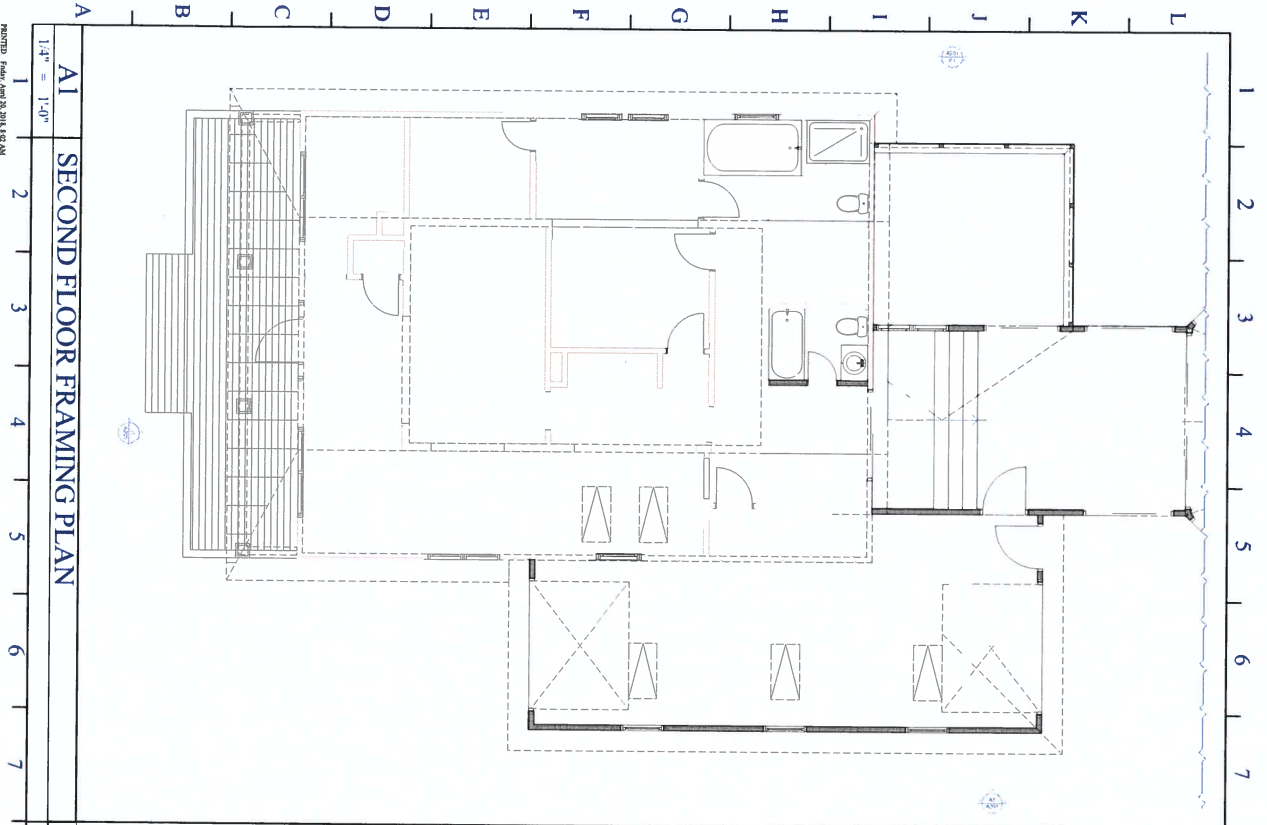
A8 ROOF PLAN

1/4" = 1'-0"

1/4" = 1'-0"

		P.O. Box 421 Prince Frederick, Maryland 20688 www.parsonsarchitects.com TEL: 410-575-5298	
SHAW ADDITION NORTH BEACH, MD			
SECOND FLOOR PLAN			
ROOF PLAN			
ARCHITECT'S CERTIFICATION STATEMENT I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF MARYLAND. LICENSE NUMBER: 7118 EXPIRATION DATE: 10/31/14, 2018			
Project No.	01-1717	Sheet No.	AS-3018
Client	BRH	Architect	ANSHORNS
Contractor	CMC	Project No.	01-1717
Owner	BRH	Sheet No.	AS-3018
Scale	AS-3018	Project No.	01-1717
Date	4/20/2018	Sheet No.	AS-3018

PRINTED: Friday, April 20, 2018 10:24 AM



P.O. Box 421 Prince Frederick, Maryland 20678 www.patentarchitects.com TEL: 410-575-9298	
SHAW ADDITION NORTH BEACH, MD	
SECOND FLOOR FRAMING PLAN ROOF FRAMING PLAN	
<small>APPROVED FOR THE CITY OF PRINCE GEORGES COUNTY, MARYLAND LICENSE NUMBER: 57161 EXPIRES: 06/30/2018</small>	
Project No: 01-1717 Drawing No: AS-SH008	Date: 4-20-2018
Designer: BHH Checker: CMC Approver: BHH	Scale: AS SHOWN Sheet No: S101 of 7

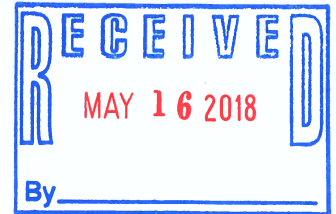
NOTED: Refer A-101 & 102



The Jewel of the Chesapeake Bay
North Beach, Maryland

8916 Chesapeake Avenue | Post Office Box 99
North Beach, MD 20714
410.257.9618 | 301.855.6681
www.northbeachmd.org

**PLANNING COMMISSION APPLICATION
CATEGORY I, II AND SUBDIVISION APPROVAL
ZONING MAP OR TEXT AMENDMENT**



- Category I Site Plan Approval for a single family residential structure
- Category II Commercial Development in CM & W Districts
- Category II Non-Single Family Development in R-1, R-2 & W-1 District
- Subdivision Approval
- Zoning Map or Text Amendment
- Other _____

PROPERTY INFORMATION

LOT Parcel 3 BLOCK 3 TAX ID# 03-18521 ZONING DISTRICT W

TYPE OF PROPOSED DEVELOPMENT _____

STREET ADDRESS 9019 CHESAPEAKE AVE

PRIOR DECISION BY BOARD OF APPEALS _____ YES NO

OWNER/AUTHORIZED AGENT

NAME RAR ASSOCIATES DEVELOPMENT CORPORATION PHONE 301-855-6600

ADDRESS RON A RUSSO

PO BOX 39

CITY NORTH BEACH MD 20714 0030 STATE _____ ZIP CODE _____

EMAIL ron.russo1@yaho.com

CATEGORY I SITE PLAN APPROVAL
Attach Site Plan prepared in accordance with Article 6-200 and Building Plans illustrating the exterior features of proposed house or addition.

CATEGORY II SITE PLAN APPROVAL
(Commercial Development in CM & W Districts/Non-Single Family Development in R-1, R-2 & W-1 District) Attach Site Plan prepared in accordance with Article 6-202.

ZONING MAP OR TEXT AMENDMENTS
Attach justification for amendment in accordance with criteria listed in Section 4.05(a)(2)(i) of Article 66B.

SUBDIVISION APPROVAL
(Check Applicable Items)
 Sketch Plans Approval Preliminary Plan Approval
 Final Plat Approval

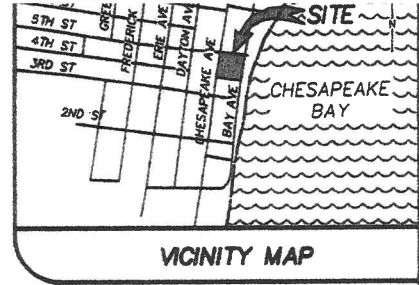
SUBMITTED BY

Ron Russo PR25.12347 Ron Russo 2/16/18
SIGNATURE OF OWNER OR AUTHORIZED AGENT PRINT NAME DATE

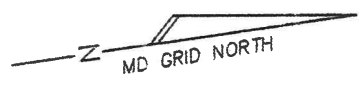
TOWN USE ONLY

Date of Notice to Owner/Authorized Agent 5/16/18 Hearing Date 5/24/18

2. THESE LOTS WERE ORIGINALLY RECORDED IN PLAT BOOK GWD B @ 305 & KPS 2763 @ 501. ALL NOTES AND CONDITIONS RECORDED IN PLAT BOOK GWD B @ 305 & KPS 2763 @ 501 ARE STILL APPLICABLE.
3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. THIS PLAT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY AS DEFINED BY COMAR REGULATIONS.
5. THIS PLAT IS A "SPECIAL PURPOSE SURVEY" PER SECTION 09.13.06.10 OF COMAR REGULATIONS.

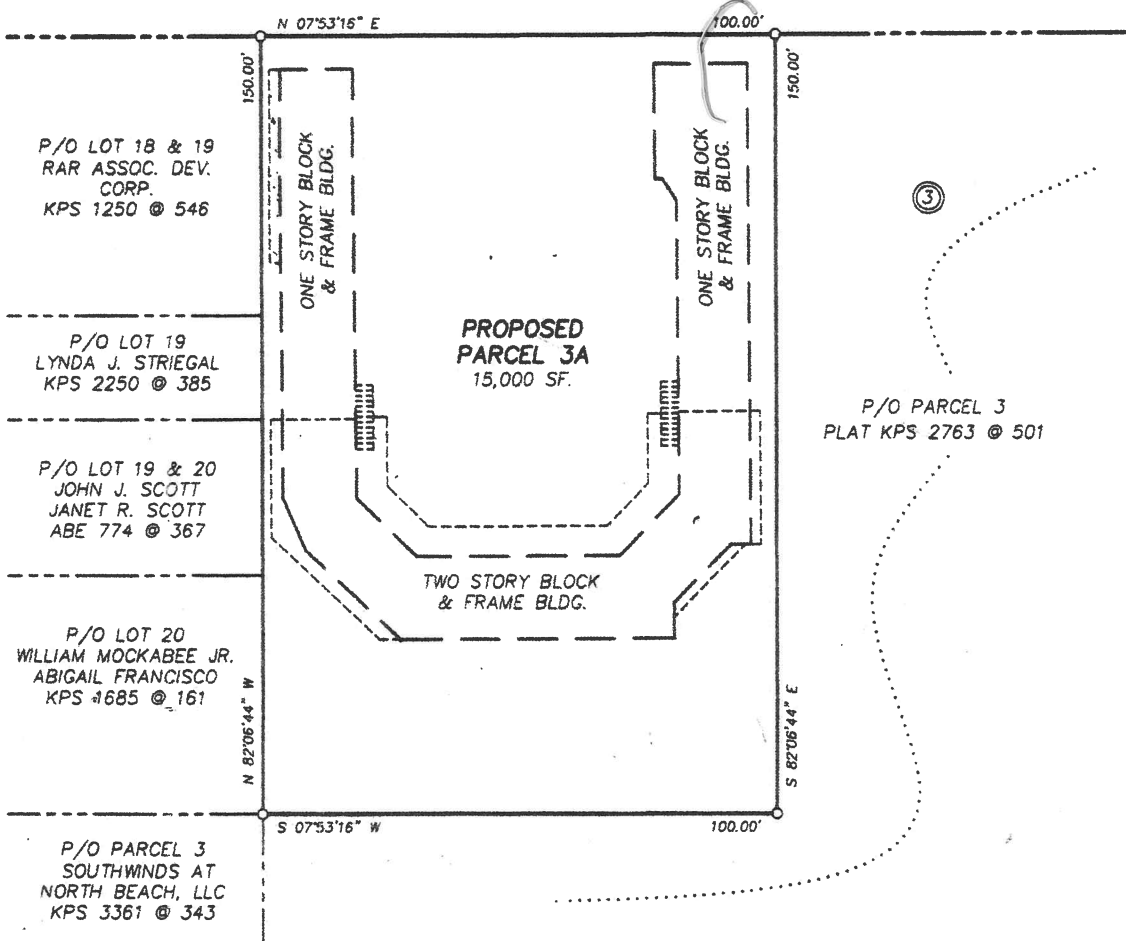


TM 200
SCALE: 1"=2000'



4TH STREET
(50' PUBLIC R/W)

CHESAPEAKE AVENUE
(50' PUBLIC R/W)



SHEET 1 OF 1

SUBDIVISION CASE #: N/A

RE-SUBDIVISION OF
PARCEL 3 ~ BLOCK 3
NORTH CHESAPEAKE BEACH
THIRD DISTRICT, CALVERT COUNTY, MD.
FOR: RAR ASSOCIATES

COLLINSON, CLIFF & 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	RCJ
SCALE	1" = 30'
DATE	FEB. 2018
JOB NO.	1-10554
FOLDER	N. CHES. BEACH

R:\wdrz_3\Renewal\1_10554_RAR_LD\DT\dwg\EXHIBIT_2018.dwg

BK 02763 PG 503

SCALE: 1"=40'

HORIZ. DATUM: MD STATE PLANE NAD 83/91
VERT. DATUM: TOWN OF NORTH BEACH DATUM

MAY 9 2006

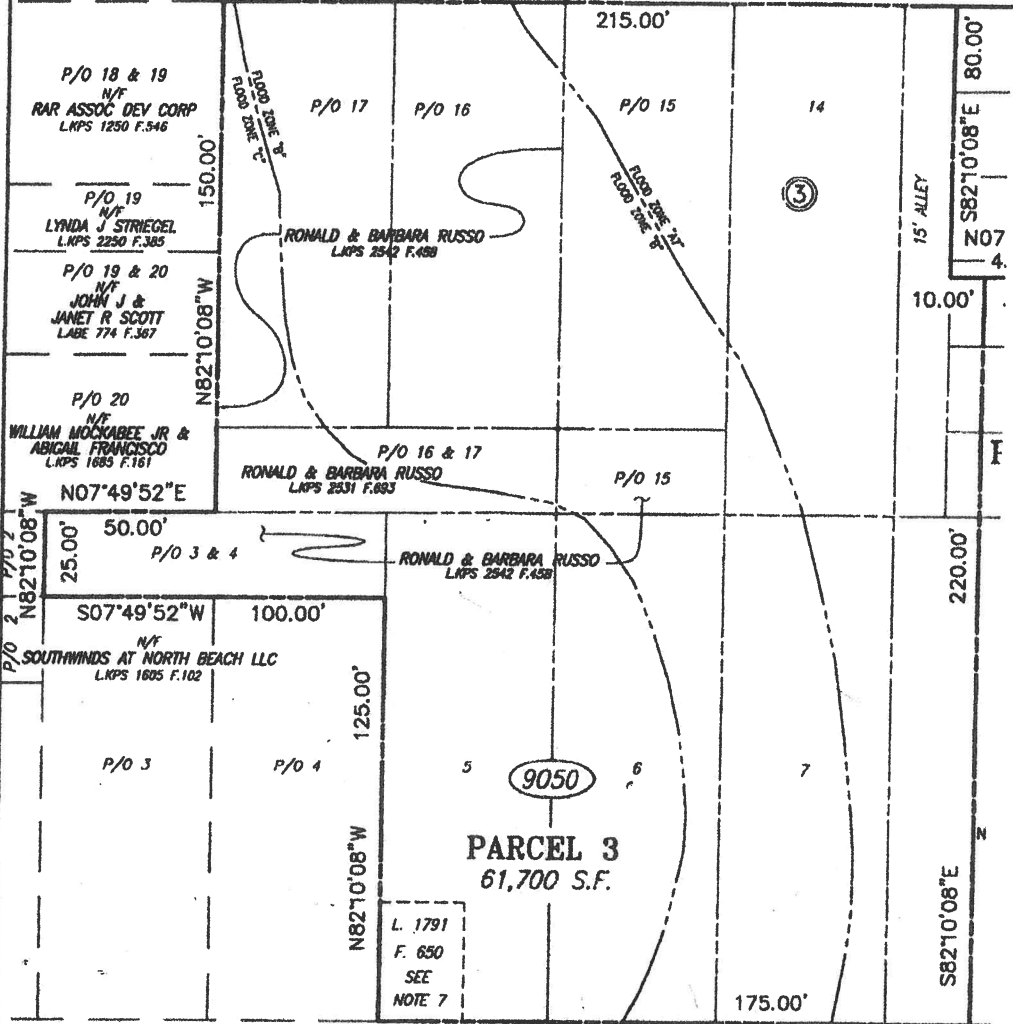
APPROVED FOR RECORDING

CHESAPEAKE AVENUE

(50' WIDE)

N07°49'52"E

350.00'



CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 2763, p. 0503, MSA_CE4_2882. Date available 05/26/2006. Printed 02/06/2018.

SEE SHEET 3 OF 3

BAY AVENUE

(50' R/W)

- LEGEND**
- S.F. SQUARE FEET
 - L/F LIBER / FOLIO
 - IPF IRON PIPE FOUND
 - P.B. PLAT BOOK
 - P.No. PLAT NUMBER
 - R/W RIGHT OF WAY
 - NAD NORTH AMERICAN DATUM
 - P/O PART OF
 - N/F NOW OR FORMERLY

SHEET 2 OF 3



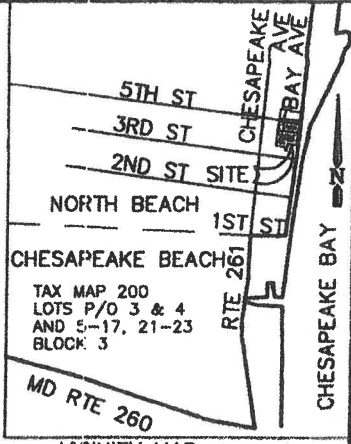
MINOR SUBDIVISION
PHASES 2 AND 3
NORTH BEACH RESORT
BLOCK 3, THIRD ELECTION DISTRICT
NORTH BEACH, CALVERT COUNTY, MD
APRIL 2006

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MD LICENSE No. 20014

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNING - ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
875 ELLWOOD ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
Phone: 301-444-7000 Fax: 301-444-1204
PRINCETON, MD


SCALE 1"=40'

BK 027638502



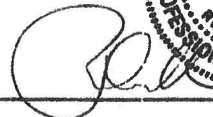
GENERAL NOTES

VICINITY MAP 1"=2000'

1. THE SUBJECT PROPERTY LIES IN THE WATERFRONT DISTRICT ZONE AND RECEIVED A DESIGNATION AS WATERFRONT RENAISSANCE OVERLAY DISTRICT BY RESOLUTION R-05-01 OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF NORTH BEACH, MARYLAND ON AUGUST 11, 2005
2. TOTAL NUMBER OF LOTS: 3
 TOTAL LOT AREA: 100,000 s.f. or 2.2957 Acres
 AREA OF RIGHT OF WAY DEDICATION: 0 s.f.
 TOTAL PLATTED AREA: 100,000 s.f. or 2.2957 Acres
3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C" - AREA OF MINIMAL FLOODING, FLOOD ZONE "B" - AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, AND FLOOD ZONE "A7" - AREAS OF 100-YEAR FLOOD, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF NORTH BEACH, MARYLAND (CALVERT COUNTY), COMMUNITY PANEL NUMBER 240012 001 B, EFFECTIVE DATE SEPTEMBER 28, 1984.
4. THERE ARE NO CONSERVATION AREAS WITHIN THE LIMITS OF THIS PLAT.
5. THE SUBJECT PROPERTY IS AFFECTED BY A NON-GRAPHIC EASEMENT, ORIGINALLY GRANTED TO THE CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, IN LIBER AAH 21 AT FOLIO 504 AND IN LIBER AWR 41 AT FOLIO 526 TO ERECT AND MAINTAIN POLES WIRES, AND OTHER NECESSARY APPURTENANCES.
6. THE SUBJECT PROPERTY IS AFFECTED BY A 20' BUILDING RESTRICTION LINE AS SHOWN ON RECORD PLAT P.B. GWD 8 P.No. 305
7. A PORTION OF THE UNDERLYING LOT 5, BLOCK 3, IS BURDENED BY A 25'x35' STORMWATER MANAGEMENT EASEMENT AND RIGHT OF WAY, RECORDED IN LIBER 1791 AT FOLIO 650, FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, OPERATION AND INSPECTION OF A STORMWATER MANAGEMENT FACILITY BENEFITING THE "SOUTHWINDS AT NORTH BEACH".
8. STREET ADDRESSES SHOWN THUS: 
9. PRIOR TO THE ISSUANCE OF ZONING AND BUILDING PERMITS, FOR THE PARCELS IN THIS SUBDIVISION BY THE TOWN OF NORTH BEACH, THE OWNERS OF THE PARCELS MUST RECORD COVENANTS, EASEMENTS AND OTHER PROVISIONS BETWEEN THE PARCELS THAT ARE NECESSARY FOR THE DEVELOPMENT OF THE SITE AS APPROVED BY THE TOWN.
10. OWNERS NAME AND ADDRESS: RONALD & BARBARA RUSSO
 PO BOX 39
 NORTH BEACH MD 20714-0039
11. THE TWO UNDERLYING 15' WIDE ALLEYS IN BLOCK 3 WERE CLOSED AND ABANDONED BY THE TOWN OF NORTH BEACH AND DEEDED TO THE CURRENT OWNER. THE TOWN OF NORTH BEACH REVOKED THE ACCEPTANCE OF THE DEDICATION OF THESE ALLEYS BY ORDINANCE No. 03-01 APPROVED APRIL 10, 2003.

CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 2763, p. 0502, MSA_CE4_2882. Date available 05/26/2006. Printed 02/06/2018.

SHEET 1 OF 3




MINOR SUBDIVISION
 PHASES 2 AND 3
NORTH BEACH RESORT
 BLOCK 3, THIRD ELECTION DISTRICT
 NORTH BEACH, CALVERT COUNTY, MD
 APRIL 2006

SCALE 1"=40'

RONALD L. COLLIER
 PROFESSIONAL LAND SURVEYOR
 MD LICENSE No. 20014

CPI Associates
 Charles P. Johnson & Associates, Inc.
 PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
 682 BELTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
 Phone: 301.584.1000 Fax: 301.584.1001
 FREDERICK, MD FAYETTEVILLE, VA

BK 02763P6501

RECORDING OF SUBDIVISION PLAT
TOWN OF NORTH BEACH
CALVERT COUNTY, MARYLAND

TITLE OF SUBDIVISION: PHASES 2 AND 3, NORTH BEACH RESORT
PART OF LOTS 3 & 4; ALL OF LOTS 5 THROUGH 17 AND LOTS 21 THROUGH 23;
BEING A RESUBDIVISION OF: AND TWO 15' ALLEYS, BLOCK 3, NORTH CHESAPEAKE BEACH, GWD 8 @ 305

THIRD ELECTION DISTRICT, CALVERT COUNTY, MARYLAND

TAX MAP No. 200 TAX ID No's: 03-179249; 03-168166; 03-057046; 03-054454;
03-054489; 03-054462; 03-057054 and 03-051803

APPROVAL BY THE PLANNING COMMISSION:

Approval of this plat and its subsequent recordation shall not constitute nor effect an acceptance by the Town of North Beach of any street, alley, walk, park or other improvement so dedicated and shown hereon. Acceptance may be accomplished by a separate act of the Town Council.

Gregory A. Bowen
[Signature] MAY 19 2006
18 May 06
Chairman, North Beach Planning Commission Date

APPROVAL BY THE HEALTH OFFICER:

RECORDING FEE 20.00
TOTAL 20.00

This subdivision meets the requirement of Maryland Department of the Environment regulation 26.04.03 for property served by community water and sewerage systems only; the plan of subdivision is in conformance with the Calvert County Comprehensive Water and Sewerage Plan for Water Planning Category W-1 and Sewerage Planning Category S-1.

David L. Rogers M.D.
County Health Officer
Rest CV82 Rcpt # 57052
KPS SES Blk # 2140
5/17/06
Date

OWNER'S CERTIFICATE:

May 22, 2006 12:23 PM


The undersigned owners and all other parties having proprietary interest in this property hereby adopt this plan of subdivision, establish and minimum building restriction lines, and dedicate the streets, alleys, walks and parks shown hereon (if any) to public use. The requirements of Section 3-108 of Article 21 of the Annotate Code of Maryland regarding the making of this plat and the setting of property markers have been complied with to the best of our knowledge.

Name: *Ronald Russo*
Ronald Russo
Name: *Barbara Russo*
Barbara Russo
Denise Mathurmes
Witness
Denise Mathurmes
Witness

SURVEYOR'S CERTIFICATE:

I hereby certify that the plan of subdivision shown hereon is correct; that it is the subdivision of all of the land conveyed by RAR Associates Development Corp., to Ronald Russo and Barbara Russo, by two deeds, the first dated July 20, 2005 and recorded among the Land Records of Calvert County, Maryland in Liber 2531 at Folio 693 et seq, and the second dated August 3, 2005 and recorded among the aforesaid Land Records in Liber 2542 at Folio 458 et seq. The requirements of Section 3-108 of Article 21 of the Annotated Code of Maryland regarding the making of this plat and the setting of markers have been complied with.

This is to Certify that the Taxes on Property Description within have been paid to and including 05 May 7/21/05
Calvert County Treasurer

[Signature]
Ronald L. Collier
Professional Land Surveyor
MD Lic. No. 200'4


CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 2763, p. 0501, MSA_CE4_2862. Date available 05/26/2006. Printed 02/06/2018.

CALVERT COUNTY CIRCUIT COURT (Land Records) KPS 2763, p. 0504, MSA_CE4_2882, Date available 05/26/2006, Printed 02/06/2018.

BK 02163PG504

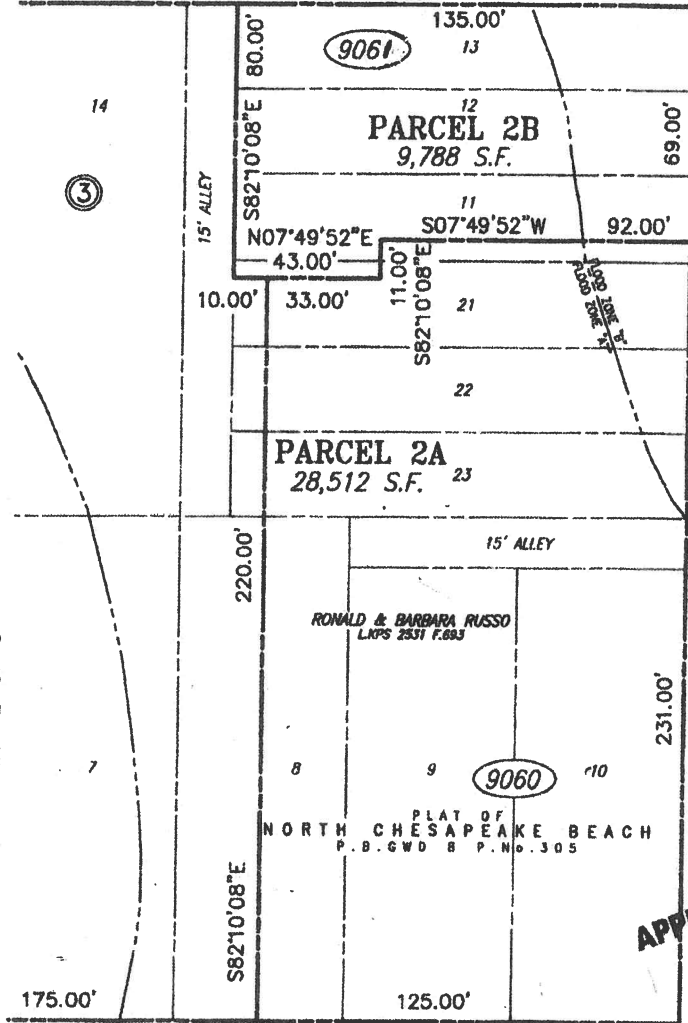
SCALE: 1"=40'

HORIZ. DATUM: MD STATE PLANE NAD 83/91
VERT. DATUM: TOWN OF NORTH BEACH DATUM

CHESAPEAKE AVENUE

(50' WIDE)

N07°49'52"E 350.00'



SEE SHEET 2 OF 3

5TH STREET
(50' WIDE)

S07°49'52"W 300.00'

BAY AVENUE

(50' R/W)

LEGEND

- S.F. SQUARE FEET
- L/F LIBER / FOLIO
- IPF IRON PIPE FOUND
- P.B. PLAT BOOK
- P.No. PLAT NUMBER
- R/W RIGHT OF WAY
- NAD NORTH AMERICAN DATUM
- P/O PART OF
- N/F NOW OR FORMERLY

SHEET 3 OF 3

MAY 19 2006
APPROVED FOR RECORDING
Ronald L. Collier



MINOR SUBDIVISION
PHASES 2 AND 3
NORTH BEACH RESORT
BLOCK 3, THIRD ELECTION DISTRICT
NORTH BEACH, CALVERT COUNTY, MD
APRIL 2006

SCALE 1"=50'



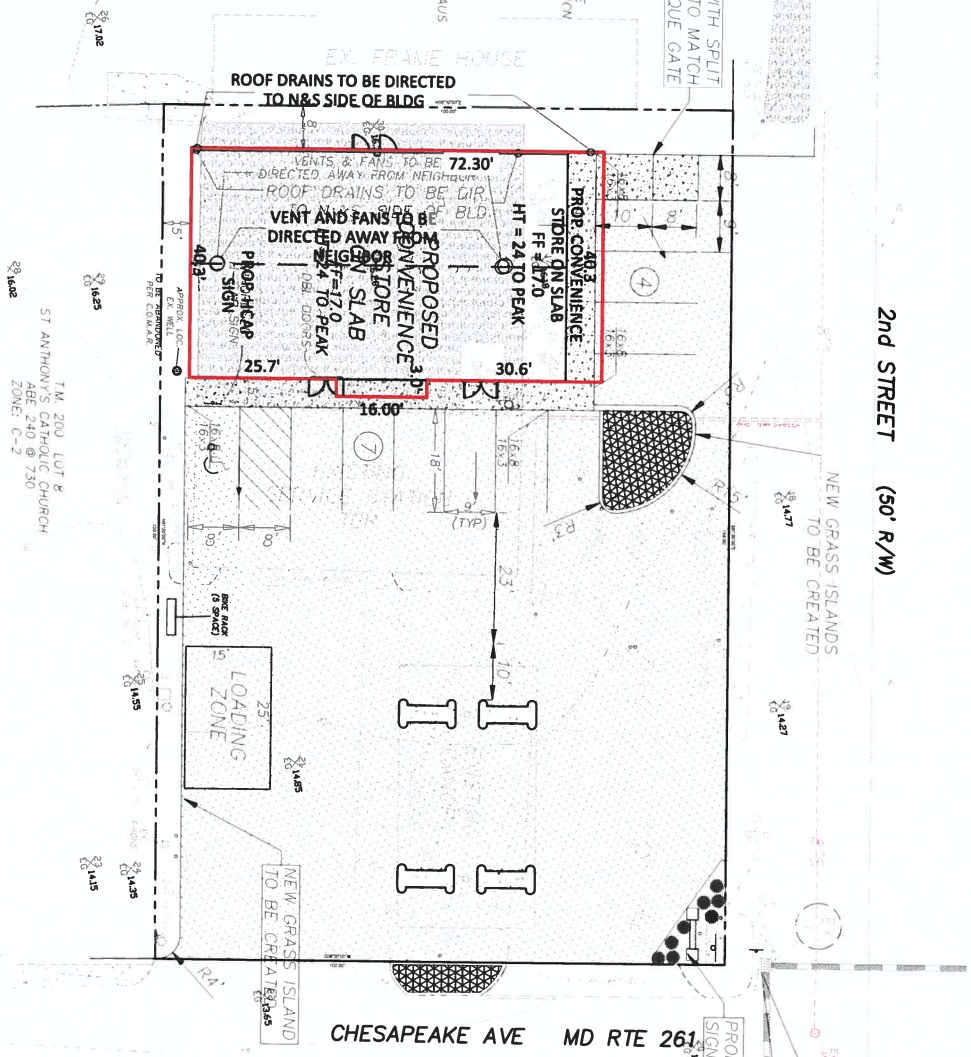
Charles P. Johnson & Associates, Inc.
PLA GERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
1031 SILVER SPRING ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
Phone: (301) 584-1000 Fax: (301) 584-4004
FREDERICK, MD FAIRFAX, VA

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MD LICENSE No. 20014

PROPOSED 6 FT HIGH GRADE VINYL SCREENING FENCE TO BE PROVIDED AT NEIGHBOR'S OPTION ALONG WEST PROPERTY LINE

T.M. 200 LOT 11
STEVEN & ANNA HOLLAUS
L.B. 146 @ 36
ZONE: R-2

TRASH PAD WITH SPLIT BLOCK WALLS TO MATCH BLD & WITH OPAQUE GATE

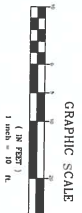


2nd STREET (50' R/W)

NEW GRASS ISLANDS TO BE CREATED

CHESAPEAKE AVE MD RTE 261

PROP'D MONUMENT SIGN LOCATION



CROSS REFERENCE LIST

COVER SHEET & LANDSCAPE PLAN
UTILITY, GRADING, SEWER & EROSION CONTROL PLAN
DETAILS & SPECIFICATIONS

CAUTION - ADDRESS TO CONSIDERER
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

SITE PLAN NOTES

- 1) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 2) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 3) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 4) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 5) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 6) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 7) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED
- 8) ALL DIMENSIONS ARE TO BE IN UNLESS OTHERWISE NOTED

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	01/26/18	DJK	
2	ISSUED FOR PERMITTING	01/26/18	DJK	

SITE AND LAYOUT PLAN
PROPOSED FASTOP
SITE REDEVELOPMENT
8834 CHESAPEAKE AVENUE
THIRD DISTRICT, CALVERT COUNTY
NORTH BEACH, MARYLAND
FOR: GOTT COMPANY

SCALE AS SHOWN	FOLDER REFERENCE TAX MAP 200 BLOCK 12 LOTS 9&10
DATE 01/26/18	REVISION
JOB NO. 17-12708	PC & Staff Comments RESUBMITTAL WITH MINOR REVISIONS
DESIGNED BY KDS	
APPROVED DJK	
CASE NO.	

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17877 EXPIRATION DATE: 12/31/19

DANIEL J. KELSH MD PE # 17877
01/26/18
DATE

COLLISON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners
288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 410-855-1599 • FAX: 410-535-3103 • EMAIL: INFO@COAINC.COM

THIS STAMP IN RED COLOR INDICATES ORIGINAL
SHEET NO. 2 OF 4
FILE NO. B - 27 - 49 B