



LETTER OF EXPLANATION

Inspections and Permits Department
Second Floor
2664 Riva Road
P.O. Box 6675
Annapolis, MD 21401
P. 410.222.7441 F. 410.222.7752

To Whom It May Concern:

The location of the property address is 61 Milburn Circle, Pasadena, MD 21122.
This property address is located within the critical area of the Magothy River Watershed.
This property is not affiliated with any bog protection areas or wetlands.
This property has zoning designation of R-2 Residential.
This property has a critical area designation of LDA - Limited Development Area and RCA - Resource Conservation Area.
The location has a 100' buffer on one side, Cornfield Creek, respectively, and is under Non-Buffer Modified designation.

Our intent is to submit this Grading Plan Application and Building Permit Application so that we can reconstruct the existing primary structure and construct a new single family dwelling. The existing primary structure was built in 1964, and the foundation and property does not have adequate waterproofing and stormwater management systems in place, which has compromised the overall integrity of several components of the property. There are currently non-standard stormwater management practices existing, most of all of the stormwater is conveyed on open section turf areas that have no native establishment and sheetflows directly into existing creek area. The erosive conditions are prevalent in that the original record plat when compared to the new survey shows a considerable amount of accretion towards the channel. The stormwater from the front drainage area of the property again flows to an open section public road and is intercepted by an inlet in the southwest portion of the property, which outfalls directly into the creek. There is no pre-treatment and/or harvesting facilities present.

The topography of property outlines a ridge, where the primary structure was built on top of. Most of the property conveys towards the creek and to an adjacent swale area that again has minimal vegetative establishment and/or grading practices to slow velocity down. We have provided a more in depth review of the property with the attached stormwater management report and narrative, but would like to outline a few of the opportunities that this project will provide.

The lot is grandfathered with an impervious coverage amount that is under the current maximum allowed. Our development strategy was to replace existing coverage for the increased house coverage, to minimize impacts towards buffer. We are still providing less coverage than what is allowed. We have also implemented an enhanced landscape plan, aside from the required buffer management plan, to stabilize and manage stormwater in the primarily non-established understory areas of property. We recognize that the the invasive ivy, and turf areas under large canopy trees is less than ideal, as conveyed in our narrative.

Lastly, we have proposed to implement a pervious driveway system to aide in stormwater management and minimize impacts to adjacent county owned right away. We are proposing a deck area, instead of a patio area, to allow stormwater to better infiltrate to accommodate more planting areas, as well as implementing a pervious segmental paving system to aide in managing runoff for this unique site. We have limited tree removals to just only deceased specimens and non natives.

We are planting a dense riparian buffer of native planting, combined with both perennials and woody vegetation to aide in stabilization of sloped areas and replace existing turf areas. This will aide in the absorption of stormwater before conveying channelward to river areas and reduce runoff erosion. We have prepared an enhance landscape plan which will outline the overall site improvements from the conditions that currently exist.

We have provided scaled plans which delineate the existing conditions of the site including but not limited to; structures, utilities, steep slope setbacks, limits of disturbance, and other sensitive areas, as applicable.

Thank you in advance for your attention and consideration to this project.

Please feel free to contact with any questions and/or comments.

Regards,

A handwritten signature in black ink, appearing to read "Sean Robinson".

Sean Robinson



LETTER OF AUTHORIZATION

To Whom It May Concern:

I / We the undersigned, hereby authorize Sean Robinson, with Sean William Companies, LLC, to act on my/our behalf in all matters relating to following;

Design, Permitting, and Construction tasks related to the property located at:

61 Milburn Circle, Pasadena, MD 21122

This includes any existing document research related to our property and proposed coordination/planning in relation to obtaining permits/approval for designated tasks.

The scope of work to include, but not limited to, permit submittals in relation to;

- Vegetative Management Plans
- Standard Grading Plans
- Grading Plans
- Site Plans Building
- Building Permits
- Buffer Modification Plans
- Critical Area and Buffer Variances
- Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Non-tidal Wetland in Maryland
- Construction Documents
- Feasibility Studies
- Wetland Delineations and Forest Stand Delineations

Any and all acts carried out by Sean Robinson and/or associates of Sean William Companies, on my/our behalf shall have the same effect as acts of my / our own in relation to this location.

This authorization is valid until further written notice from Sean William Companies, LLC or the undersigned.

Signature(s):

A handwritten signature in black ink, appearing to read "M. Bentz". The signature is written over a horizontal line.

Martin E Bentz, Real Property Owner
(Principal Residence)

A handwritten signature in black ink, appearing to read "N. Bentz". The signature is written over a horizontal line.

Nichol L Bentz, Real Property Owner
(Principal Residence)

Site Address:

61 Milburn Circle
Pasadena, MD 21122

Please respectfully accept this letter of authorization on behalf of Sean William Companies and "the clients" Martin and Nichole Bentz

61 MILBURN CIRCLE, PASADENA, MD 21122 | ADMINISTRATIVE SITE PLAN

LOT COVERAGE TABULATIONS

TOTAL SITE AREA: 37,200 S.F. (0.87 ACRES)
 TO ALL LOTS UNLESS AREA
 PRECEDENTLY SUD TYPES: 0.5%
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829.

EXISTING LOT INFORMATION

| | |
|--|----------|
| EXCESS INCOME AND CORP. TAX DEFERMENT | 87.12 |
| DEFERRING INCOME TAXES TO DEFERRED | 118.17 |
| DEFERRING INCOME TAXES TO DEFERRED | 818.17 |
| DEFERRING INCOME TAXES TO DEFERRED | 8,268.17 |
| DEFERRING INCOME TAXES TO DEFERRED | 199.17 |
| DEFERRING INCOME TAXES TO DEFERRED | 249.17 |
| TOTAL DEFERRING INCOME TAXES TO DEFERRED | 8,872.17 |

TOTAL IMPERVIOUS BEING REMOVED

| | |
|-----------------------------------|---------|
| W/STAFFS & BATHS/STORAGE/RECOVERY | 91.1 |
| RECOVERING BATHS/STAFFS/STORAGE | 116.66 |
| BESTING SAT/STAFFS/STORAGE | 218.17 |
| GLISTING FROM STAFFS/STORAGE | 109.17 |
| GLISTING FROM STAFFS/STORAGE | 761.17 |
| TOTAL RECOVERING/STORAGE | 1213.17 |

TOTAL IMPERVIOUS SURFACE BEING ADDED

| BURNING BEING AVOIDED | |
|--|----------|
| PROPOSED SINGLE TANK (SMALLER) AUTOMATIC SPRINKLER | \$550.00 |
| PROPOSED 2 TANKS (EXISTING) SYSTEM | \$286.00 |
| EXISTING TANKS (EXISTING) SYSTEM | \$4.00 |
| PROPOSED NON-EXISTENT | \$250.00 |

FINAL TABLE ABOVE

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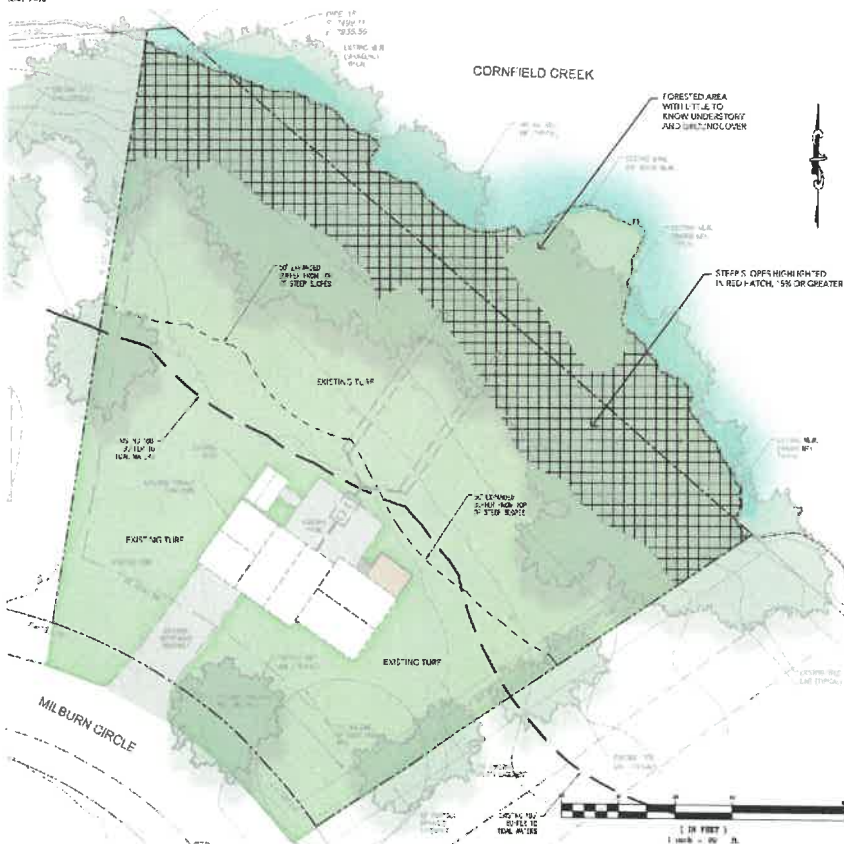
VICINITY MAP

Scale 1"=2500' | COPYRIGHT 2007 THE MAP SOURCE | REPRODUCTION



EXISTING SITE CONDITIONS AND RESOURCE MAP

524 F. J. Beck



PROPOSED SITE CONDITIONS AND RESOURCE MAP

SCALE 1"=20'

[illegible]

INTEGRATED PROPERTY SOLUTIONS
 A COMMERCIAL REAL ESTATE COMPANY
 10000 W. CENTURY BLVD., SUITE 1000
 LOS ANGELES, CA 90048
 TEL: 310.551.1000
 WWW.COMMERCIALREALSOLUTIONS.COM

SEA WORLD COMPANIES
P.O. BOX 156
SANDUSKY, N.Y. 14888

ADMINISTRATIVE SITE PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN
VARIANCE APPLICATION

BENTZ RESIDENCE
87 MILLBURN CIRCLE PASAUNGA, MD 21122
PAUSEY - 3106 35-49-0000N 01-B CT LOT 1 BLOCK A
TAX MAP 0225 GRID CO B61 7986320
PROJECT NUMBER

| PLAN STATUS | | |
|---------------------|---------------------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| DATE | DESCRIPTION | |
| JTE DESIGN | LDR DRAWN | SWR CHKD |
| SCALE | SHEET NO.
V. NO. | |
| JOB No.R-1482-BENTZ | | |
| DATE :APRIL 2025 | | |
| FILE No.R-1482-OP | | |

SHEET 1 OF 1

61 MILBURN CIRCLE, PASADENA, MD 21122 | ADMINISTRATIVE SITE PLAN

LOT COVERAGE TABULATIONS

[illegible]

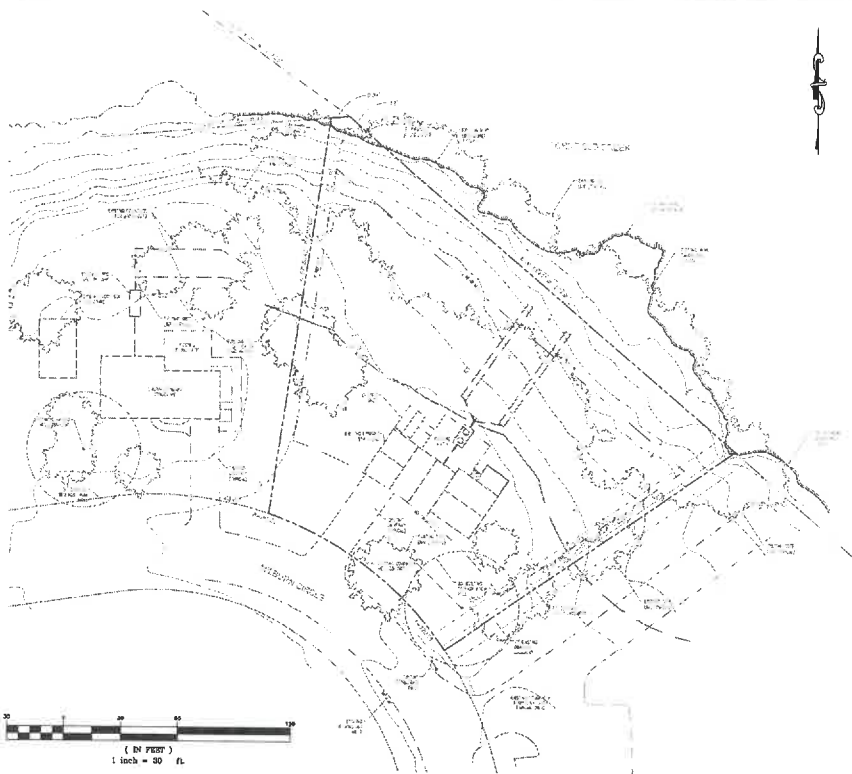
| | |
|---|----------|
| EXISTING SLOPE IN BACK COMPARED TO PLAN | 87.5% |
| EXISTING SLOPE RAINAGE OF PROPERTY | 134.6% |
| EXISTING BACK PAVING AREA | 456.3% |
| EXISTING PAVEMENT STRUCTURE | 2,768.3% |
| EXISTING FRESH CONCRETE VOLUMES | 109.5% |
| EXISTING CRACKING / AREA | 741.1% |

| | |
|---|------------------|
| PROPOSED SINGLE FAMILY DWELLING ADDITION AREA | 880 S.F. |
| PROPOSED 3-UNIT RESIDENTIAL DWELLING | 1384 S.F. |
| NEGATIVELY IMPACTING ETC/USE | 84 S.F. |
| PROPOSED IMPERVIOUS | 2288 S.F. |

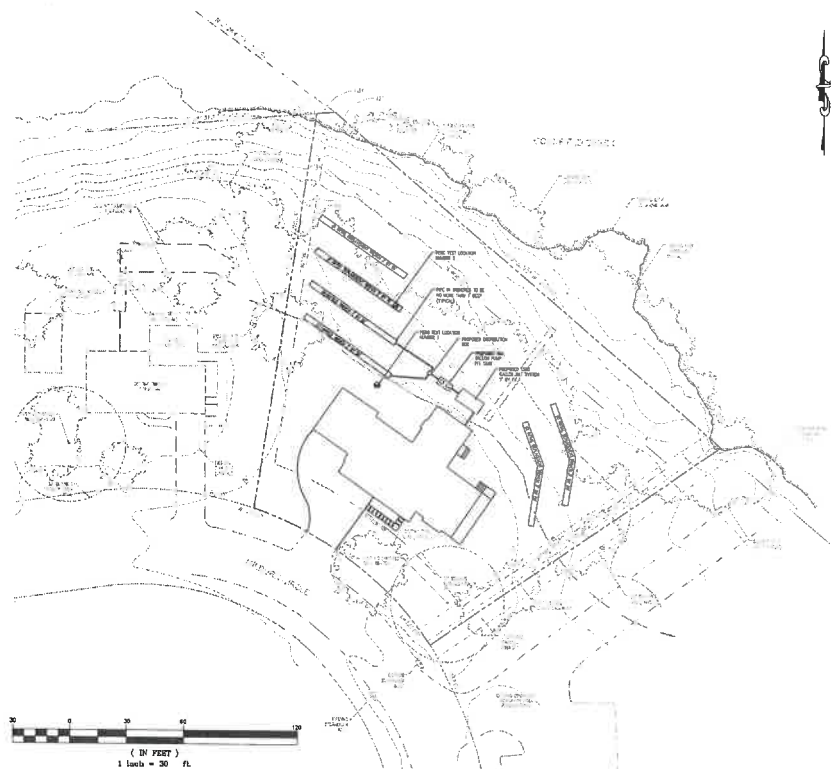
[illegible]

| | |
|--|------------------|
| EXISTING SHED IN BACK CORNER OF PROPERTY | 97 S.F. |
| EXISTING SHED IN BACK OF PROPERTY | 116 S.F. |
| EXISTING BACK PATIO/ARVA | 616 S.F. |
| EXISTING FRONT CORNER FE BERMUDA | 169 S.F. |
| EXISTING DRIVEWAY AREA | 741 S.F. |
| TOTAL IMPERVIOUS REMOVED | 1787 S.F. |

SCALE 1"=30'



SCALE 1"=20'



SCALE 1"=2000' | COPYRIGHT ADC THE MAP PEOPLE | PERMITTED USE

[illegible]

SEAN W. LILIAN COMPANIES
P.O. BOX 4406
ALBANY, OR 97321-0406

ADMINISTRATIVE SITE PLAN
GRADING, SEDIMENT AND EROSION CONTROL PLAN
VARIANCE APPLICATION

BENTZ RESIDENCE
61 MELBURN CIRCLE, PASADENA, MD 21122
PARCEL: 0116 SUBDIVISION: 551 SECTION: 1 BLOCK: A
TAX MAP: 0025 GRD: 0011
PERMIT NUMBERS:
TAXID: 03 551 1968300

ELECTION DISTRICT: 03
COUNTY: ANNE ARUNDEL

| PLAN STATUS | | |
|----------------------|-------------|------|
| DATE | DESCRIPTION | |
| JTE | LDR | SWR |
| DESIGN | DRAWN | CHKD |
| SCALE | V: N/A | |
| JOB No. R-1482-BENTZ | | |
| DATE : DECEMBER 2024 | | |
| FILE No. R-1482-02 | | |
| SHEET 1 OF 1 | | |

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 |
|-----------|----------|---------|-------|---------|
| 0025 | 0186 | A | 12 | 1 |
| | | | | |
| | | | | |

Tax ID: 03-551-19683900

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) 61 Milburn Circle

Project location/Address 61 Milburn Circle

City Pasadena, MD Zip 21122

Local case number

Applicant: Last name Robinson First name Sean

Company Sean William Companies, LLC

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 First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Residential Single Family Dwelling

Intra-Family Transfer ☐
Grandfathered Lot ☒

Growth Allocation ☐
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 |
| LDA Area | | 33,500 |
| RCA Area | | 2,568 |
| Total Area | | 37,735 |

Total Disturbed Area

| Acres | Sq Ft |
|-------|--------|
| | 17,918 |

of Lots Created

| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|--------|-----------------------|-------|-------|
| Existing Forest/Woodland/Trees | | 20,180 | Existing Lot Coverage | | 0 |
| Created Forest/Woodland/Trees | | 4,000 | New Lot Coverage | | 0 |
| Removed Forest/Woodland/Trees | | 0 | Removed Lot Coverage | | 0 |
| | | | Total Lot Coverage | | 0 |

VARIANCE INFORMATION (Check all that apply)

| | Acres | Sq Ft | | Acres | Sq Ft |
|------------------------|-------|-------|------------------------|-------|-------|
| Buffer Disturbance | | 0 | Buffer Forest Clearing | | 0 |
| Non-Buffer Disturbance | | 6,500 | Mitigation | | 0 |

Variance Type

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 ☒

PERMEABLE DRIVEWAY

CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number _____

Total Site Area 37,735 S.F. (0.86 Acres) Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area 21,580 S.F. Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

* Please Indicate Square Footage of Woodland Removed for the following:

| | |
|-------------------------------------|---|
| 1. House <u>0</u> Sq. Ft. | 5. Accessory Structure <u>0</u> Sq. Ft. |
| 2. Septic or sewer <u>0</u> Sq. Ft. | 6. Additions <u>0</u> Sq. Ft. |
| 3. Well <u>0</u> Sq. Ft. | 7. Storm Water Management <u>0</u> Sq. Ft. |
| 4. Driveway <u>0</u> Sq. Ft. | 8. Other Clearing: work area; access; stockpiles, etc. <u>0</u> Sq. Ft. |

* Total Woodland Removed = 0 Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

* Please Indicate Square Footage of Impervious Coverage for the following:

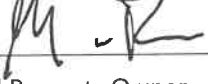
| <u>Existing Impervious</u> | <u>Proposed Impervious</u> |
|--|--|
| 1. House (roof area) <u>1,657</u> Sq. Ft. | 1. House (roof area) <u>2,561</u> Sq. Ft. |
| 2. Driveway + Sidewalks <u>1,660</u> Sq. Ft. | 2. Driveway + Sidewalks <u>1,822</u> Sq. Ft. |
| 3. Accessory Structures <u>97</u> Sq. Ft. | 3. Accessory Structures <u>0</u> Sq. Ft. |
| | 4. Additions <u>0</u> Sq. Ft. |


* Total Existing and Proposed Impervious Coverage 5,350 Sq. Ft.

Ⓢ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I Nichole and Martin Bentz, _____, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 12, block # A of Subdivision 551.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

 (Signature) 1.2.2024 (Date)
Real Property Owner (Title)

 (Signature) 1.2.2024 (Date)
Real Property Owner (Title)



NARRATIVE STATEMENT

Office of Planning and Zoning
2664 Riva Road
P.O. Box 6675
Annapolis, MD 21401
P. 410.222.7441 F. 410.222.7752

To Whom It May Concern:

The proposed use of the existing project is residential.

The site is primarily made up of invasive ground cover and turf grass, that are on semi flat areas that convey to steep slopes. The existing total property area is 37,735 S.F. of which only 3,414 S.F. consists of lot coverage, making the lot 82% covered in vegetation. The buffer encompasses the steep slopes that are on this property.

We will be using this development opportunity to introduce new stormwater management systems, as currently there are none that exist, but are not to current code standards, and just outfall directly to the adjacent creek. We will be stabilizing steep slopes with native rhizomes, woody shrub vegetation/ornamental trees and low lying perennial plants that will create a dense network of fibrous roots to mitigate rill erosion and erosive loss of land/sediment towards channel.

We will be providing stormwater management on site which currently does not have many controls, which allow stormwater to be harvested and utilized by plants and/or percolated through amended soil conditions, aiding in carbon and nitrogen sequestering. We will be removing invasive ivy groundcover and existing turf areas to replace with perennial grasses and plants that are better suited for woodland conditions and to stabilize steep slopes.

There are no known rare and/or endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historical waterfowl staging and concentration areas within proposed project.

There are also no riparian forests, natural heritage areas, and plant and wildlife habitats of local significance within the project extents.

We have provided scaled plans which delineate the existing conditions of the site including but not limited to; structures, utilities, steep slope setbacks, limits of disturbance, and other sensitive areas, as applicable.

Thank you in advance for your attention and consideration to this project.

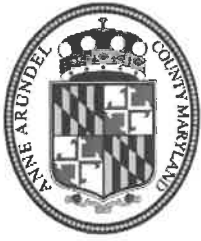
Please feel free to contact with any questions and/or comments. .

Regards,

Sean Robinson
Principal

O 202.760.0405

sean@sean-william.com



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE (2025-0014-P)

DATE OF MEETING: 02/21/2025

P&Z STAFF: Sara Anzelmo, Kelly Krinetz, Natalie Norberg

APPLICANT/REPRESENTATIVE: Martin Bentz/Sean Robinson EMAIL: sean@sean-william.com

SITE LOCATION: 61 Milburn Circle, Pasadena LOT SIZE: 37,978 sf ZONING: R2

CA DESIGNATION: LDA/RCA BMA: N/A or BUFFER: Yes APPLICATION TYPE: Critical Area Variance

The applicant proposes to demolish the existing dwelling and to construct a new single-family detached dwelling and associated facilities. The applicant's letter explains that the project will provide the following opportunities.

"The lot is grandfathered with an impervious coverage amount that is under the current maximum allowed. Our development strategy was to replace existing coverage for the increased house coverage, to minimize impacts towards buffer. We are still providing less coverage than what is allowed. We have also implemented an enhanced landscape plan, aside from the required buffer management plan, to stabilize and manage stormwater in the primarily non-established understory areas of property. We recognize that the the invasive ivy, and turf areas under large canopy trees is less than ideal, as conveyed in our narrative. Lastly, we have proposed to implement a pervious driveway system to aide in stormwater management and minimize impacts to adjacent county owned right away. We are proposing a deck area, instead of a patio area, to allow stormwater to better infiltrate to accommodate more planting areas, as well as implementing a pervious segmental paving system to aide in managing runoff for this unique site. We have limited tree removals to just only deceased specimens and non natives. We are planting a dense riparian buffer of native planting, combined with both perennials and woody vegetation to aide in stabilization of sloped areas and replace existing turf areas. This will aide in the absorption of stormwater before conveying channelward to river areas and reduce runoff erosion. We have prepared an enhance landscape plan which will outline the overall site improvements from the conditions that currently exist."

COMMENTS

The **Critical Area Team** noted that, although the letter of explanation presents information regarding the project, it does not provide information regarding what the applicant is requesting a variance for and how the request meets the approval standards outlined in 18-16-305. Based on the information that has been provided, the Team has the following comments: The site plan indicates that the site is Buffer Modified. Please correct this to reflect that the site is Buffer. The lot coverage information appears to be within the allowable limits provided the applicant counted the pervious driveway at 100% lot coverage and did not reduce this amount based on the specs for the pervious driveway material. This will be verified at permit. A variance will not be required for the proposed septic system. The recent clearing will be evaluated at the permit stage. If it is determined that the clearing was to accommodate the construction, mitigation may be required.

The proposed addition abuts the buffer/expanded buffer. Inspections and Permits will require a 10' LOD around the addition which will fall within the buffer, is considered disturbance, and will require a variance. Since the addition could be designed to avoid disturbance to the buffer, it will be difficult for the applicant to meet the approval standards outlined in the Code. The Team recommends that the [dwelling] be redesigned to allow for the LOD to be located outside of the buffer, thereby eliminating the need for the variance.

The **Zoning Administration Section** notes that all variance site plans must label the dimensions, number of stories, and height for the proposed structure(s). The Zoning Administration Section concurs with the Critical Area Team that the dwelling could easily be redesigned in order to keep the structure and the associated LOD outside of the buffer, eliminating the need for a Critical Area variance. Should the applicant decide to pursue a variance, the applicant must

CONFIRMATION OF PRE-FILE (2025-0014-P) - CONTINUED

demonstrate and the Hearing Officer must find that the proposal complies with each and every variance standard provided under Section 18-16-305(b) and (c). Therefore, the variance letter should specifically address each standard.

The **Engineering Division of the Office of Inspections and Permits** provided the following comments:

1. Show the existing septic system on the Existing Site Conditions and Resource Map.
2. The SWM devices need to be defined. Show the approximate limits of the SWM devices.
3. SWM devices must have a setback of at least 10 feet from structures. Relocate SWM-3 and SWM-4.
4. SWM-4 must be a minimum of 25 feet from the well unless the Health Department requires an even greater setback.
5. SWM-1 and SWM-2 must be a minimum of 10 feet from the property lines.
6. SWM-1, SWM-3, and SWM-4 must be 25 feet from the septic drainfield trenches, replacement trenches, and the septic area.
7. The invert of the SWM devices requires 4 feet of separation from ground water.
8. Label the specific type of SWM devices on the plan.
9. Show the limits of disturbance on the plan.
10. Label the North arrows.
11. Will the living shoreline construction be accessed from the water or the land?
12. Clarify why the Total Disturbed Area and the Proposed Lot Coverage is 0 sf under Site Information.
13. Per the Letter of Explanation, "We have provided a more in depth review of the property with the attached stormwater management report..." However, the Stormwater Management Report was not provided. Please submit with the Variance submittal.

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.