



ADMINISTRATIVE HEARING
County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

Members of the public are welcome to attend meetings in person or listen to the meeting via the audio-only phone number and conference identification number listed below.

1. Dial **1-872-239-8359**
2. Enter Conference ID: **101 846 075#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment.

AGENDA
October 13, 2022
11:00 AM

APPLICATIONS FOR REVIEW:

- 22-64 Noel Farinacci – Administrative Special Exception – Pool in Front Yard of Waterfront Parcel
13856 Sassafras Road, Galena – First Election District – Critical Area Residential (CAR)
- 22-66 Tracey Watters/Craig Austin – Administrative Special Exception – Day Care Group
932 Washington Avenue, Chestertown -- Fourth Election District – Intense Village (IV)
- 22-72 Wharf at Handy’s Point – Administrative Variance – Rear Setback
23150 Green Point Road, Worton – Third Election District – Marine (M)

APPLICANT OR REPRESENTATIVE MUST BE PRESENT

Meetings are conducted in Open Session unless otherwise indicated. All or part of the Administrative Hearing may be held in closed session under the authority of the MD Open Meetings Law. Meetings are subject to audio and video recordings.

Applicants will be given the time necessary to assure full public participation and a fair and complete review of all projects. Items on this Agenda are subject to change due to cancellation of projects.

If you require communication assistance, please contact the Maryland Relay Service at www.mdrelay.org or 7-1-1 Voice/TDD.



Kent County Department of Planning, Housing, and Zoning

PRELIMINARY STAFF REPORT

TO: Kent County Planning, Housing, and Zoning
FROM: Mark Carper, Associate Planner
SUBJECT: 22-64, Noel Farinacci
Administrative Special Exception – Accessory structure in the front yard of a waterfront parcel (Inground pool)
District 1, Map 8, Parcel 50
DATE: October 5, 2022

DESCRIPTION OF PROPOSAL

Noel Farinacci is requesting a Special Exception for accessory structures in the front yard of a waterfront parcel. The applicant is proposing to install a 1,165 square foot inground pool and pool patio. A shed outside of the property boundaries and in the subdivision community right of way is proposed to be moved into the front yard of the applicant property. The 32,230 square foot property is located at 13856 Sassafras Road, Galena, in the First Election District and is zoned Critical Area Residential (CAR).

RELEVANT ISSUES

I. Permitted and Accessory Uses

- A. *Applicable Law:* Article V, Section 2.3 of the *Kent County Land Use Ordinance* establishes principal uses and structures that may be permitted as special exceptions within the Resource Conservation District.
- B. *Staff and TAC Comments:* The applicant is proposing to build an inground pool and relocate a shed, which are accessory structures in the front yard of a waterfront parcel.

II. Special Exception – General Standards

A. *Applicable Law:* Article VII, Section 2 of the *Kent County Land Use Ordinance* establishes the Special Exception standards and requires the Planning Director to make findings on the following where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
2. Traffic Patterns;
3. Nature of surrounding area;
4. Proximity of dwellings, houses of worship, schools, public structures, and other places of public gathering;
5. The impact of the development or project on community facilities and services;
6. Preservation of cultural and historic landmarks, significant natural features and trees;
7. Probable effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;
8. The purpose and intent of this Ordinance as set forth in Article II;
9. Design, environmental, and other standards of this Ordinance as set forth in Article V;
10. The most appropriate use of land and structure;
11. Conservation of property values;
12. The proposed development's impact on water quality;
13. Impact on fish, wildlife and plant habitat;
14. Consistency with the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan;
15. Consistency with the Critical Area Program; and

16. Compatibility with existing and planned land use as described in the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan.

B. Staff and TAC Comments

- MDOT SHA and the Department of Public Works have reviewed this application and have no issues or concerns with County approval.
- Per the Health Department, the pool location must be 30 feet from the well.
- The proposal is compatible with existing land use and will not have adverse impact on traffic patterns.
- A lot coverage analysis has been submitted, and the proposed project will not exceed the allowable 5,445 square feet of lot coverage.
- It appears that the existing shed and existing circular stone patio were installed without permit. The shed appears to be entirely outside the boundary of the applicant property and within a subdivision community right of way to the shoreline. It appears that approximately half of the circular stone patio is outside the boundary of the applicant property and within the right of way. The shed is proposed to be relocated fully onto the front yard of the applicant property. The stone patio will need to be removed from the right of way unless the community association determines and communicates by letter that removal is unnecessary.
- The increase in lot coverage caused by these structures will need to be retroactively mitigated by including the square footage of each structure into the Buffer Enhancement Plan.
- A Buffer Enhancement Plan has been submitted, and the proposed plantings will meet the minimum required square footage to offset the increased lot coverage created by the proposed pool and pool patio. This plan will need to be amended to include the square footage of the shed and stone patio.
- The Comprehensive Plan is neutral on this application. The request is consistent with the Critical Area Law. The proposed development is a reasonable use of the property.

III. Density, Height, Width, Bulk, and Fence Requirements

- A. *Applicable Law:* Article V, Section 2.5 of the *Kent County Land Use Ordinance* establishes the density, height, width, bulk, and fence requirements for the Resource Conservation District.

Minimum yard	
Front	50 feet
Side	15 feet
Rear	30 feet
Shoreline cliff	1.5 x cliff height + 20 feet
Waterfront Minimum	100-foot buffer

- B. *Staff and TAC Comments:* Site plans include distances to all property boundaries and are compliant with minimum setback requirements.

STAFF RECOMMENDATION

Staff recommends approval of a Special Exception for the construction of an inground pool with the following conditions:

1. An automatic pool cover or fence will be required for the building permit.
2. Health Department approval on the distance to well.
3. Lot coverage mitigation for the shed and stone patio is included in the Buffer Enhancement Plan.
4. The shed and stone patio are removed from the community right of way or a determination from the community association that removal is unnecessary.
5. That the special exception hereby granted would lapse after one year if no substantial construction in accordance with the plans herein presented were to occur.

ADMINISTRATIVE HEARING APPLICATION

Kent County Department of Planning, Housing, and Zoning
Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7423 (phone) • 410-810-2932 (fax)

200 - Hearing
50 - AD

IN THE MATTER OF THE APPLICATION OF:
(Name, Address and Telephone Number of Applicant)

Noel Farinacci
13856 Sassafras Rd
Email: Chris. Conley @ coastalbuilders.net

For Office Use Only:
Case Number:
Date Filed:
Filed by:
Applicant:
Date of Hearing:
Parties Notified:
Notice in Paper:
Property Posted:

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: Chris. Conley @ coastalbuilders.net

TO THE DEPARTMENT OF PLANNING, HOUSING AND ZONING: In accordance with Article Section of the Kent County Land Use Ordinance, as amended, request is hereby made for an

Administrative Hearing for:

Variance X Special Exception Determination of Nonconforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 13856 Sassafras Rd

In the 01 Election District of Kent County.

Size of lot or parcel of Land: 33,541
Map: 0008 Parcel: 003A Lot #: Deed Ref:
0050

List buildings already on property:
Single Family Home

Subdivision name and address, if applicable:

PRESENT ZONING OF PROPERTY:

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.)

600 Square Foot Pool + 565 sq ft Patio

Present owner of property: Noel Farinacci Telephone: 410-827-0888

If Applicant is not owner, please indicate your interest in this property: _____

Has property involved ever been subject to a previous application? No

If so, please give Application Number and Date: _____

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.

List all property measurements and dimensions of any buildings already on the property.

Put distances between present buildings or proposed buildings and property lines.

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: _____

Owner(s) on the South: _____

Owner(s) to the East: _____

Owner(s) to the West: _____

Homeowners Association, name and address, if applicable: N/A

BY SIGNING THIS APPLICATION, I GRANT THE DEPARTMENT OF PLANNING, HOUSING AND ZONING THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION.

Signature of Owner/Applicant/Agent or Attorney

Date

8/15/22

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$200.00** filing fee made payable to the County Commissioners of Kent County. If you have any questions, contact the Kent County Department of Planning, Housing and Zoning.

NOTICE: The Department of Planning, Housing and Zoning is not required to make out this application. Application should be filled in by Applicant or its agent. If the Planning Department assists you, they cannot be held responsible for its contents.

Applicants arriving more than 10 minutes after the scheduled hearing will not be heard and will be re-scheduled at the applicant's expense.



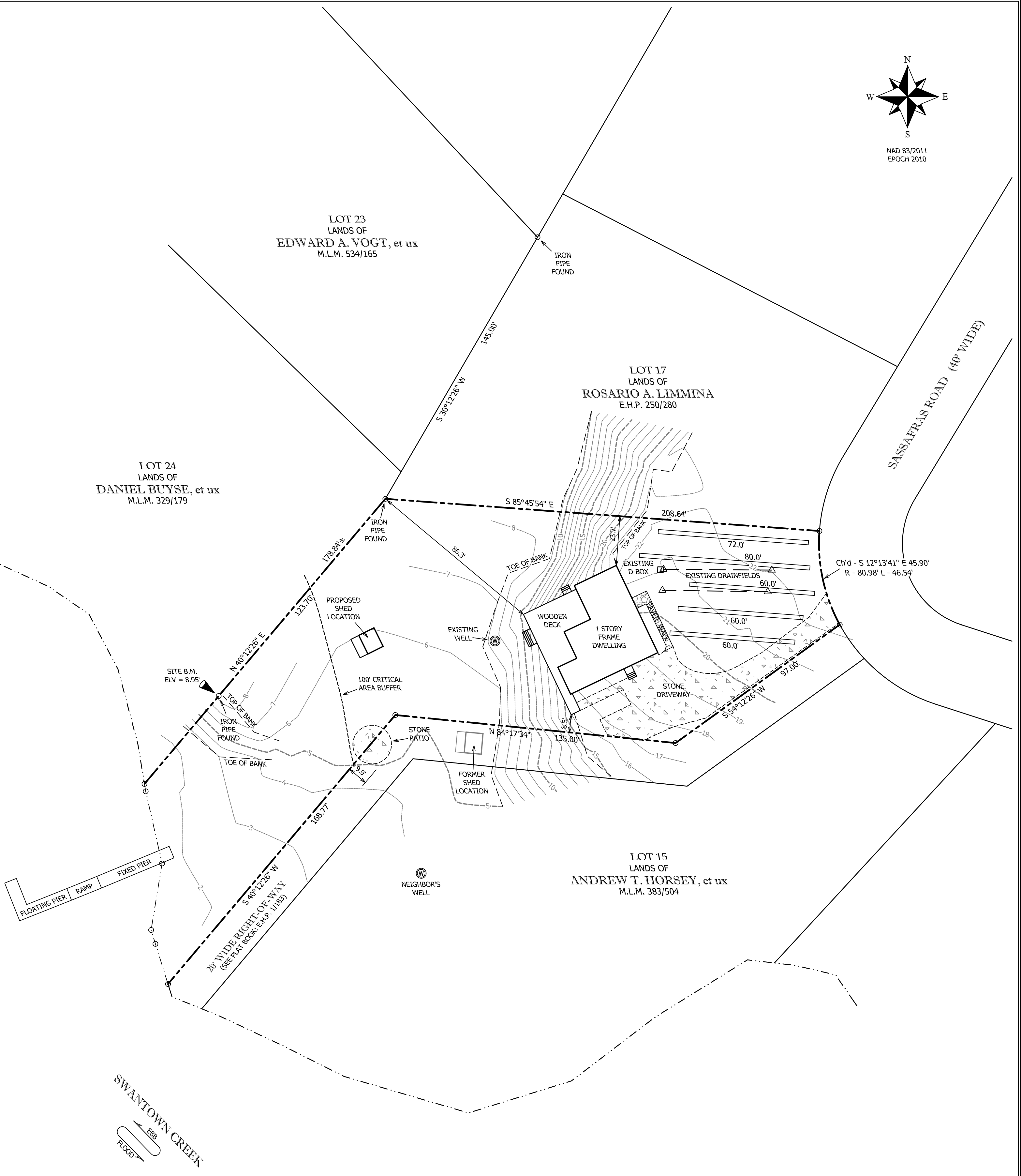
LOT 23
LANDS OF
EDWARD A. VOGT, et ux
M.L.M. 534/165

LOT 17
LANDS OF
ROSARIO A. LIMMINA
E.H.P. 250/280

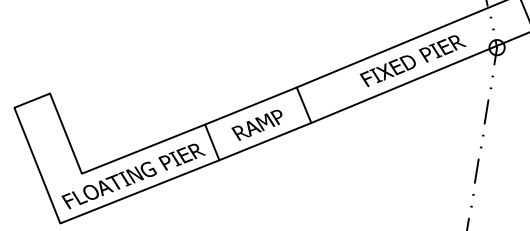
LOT 24
LANDS OF
DANIEL BUYSE, et ux
M.L.M. 329/179

LOT 15
LANDS OF
ANDREW T. HORSEY, et ux
M.L.M. 383/504

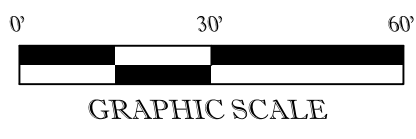
SASSAFRAS ROAD (40' WIDE)



SITE B.M.
ELV = 8.95'



NOTES:
OWNER: NOEL A. FARINACCI, et ux
DEED REFERENCE: M.L.M. 855/400
PLAT BOOK: E.H.P. 1/183
PREMISES ADDRESS: 13856 SASSAFRAS ROAD
GALENA, MD. 21635
SITE ZONING: CAR
CONTOURS SHOWN HEREON ARE BASED UPON
THE NORTH AMERICAN VERTICAL DATUM OF 1988



LOT COVERAGE TABLE
HOUSE & SHED = 1,651ft²
DRIVEWAY & PATIO = 2,471ft²
PAVER SIDEWALK = 112ft²
TOTAL = 4,234ft²

LOT AREA = 32,230ft² (0.740AC±)
LOT COVERAGE ALLOWED = 4,835ft²

SITE PLAN

OF LOT 16 OF

SHOREWOOD ESTATES

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

MAP 8 PARCEL 50

SCALE
1" = 30'
DRAWN BY
WJE
DATE
2/22/22
JOB NO.
1426
REVISIONS

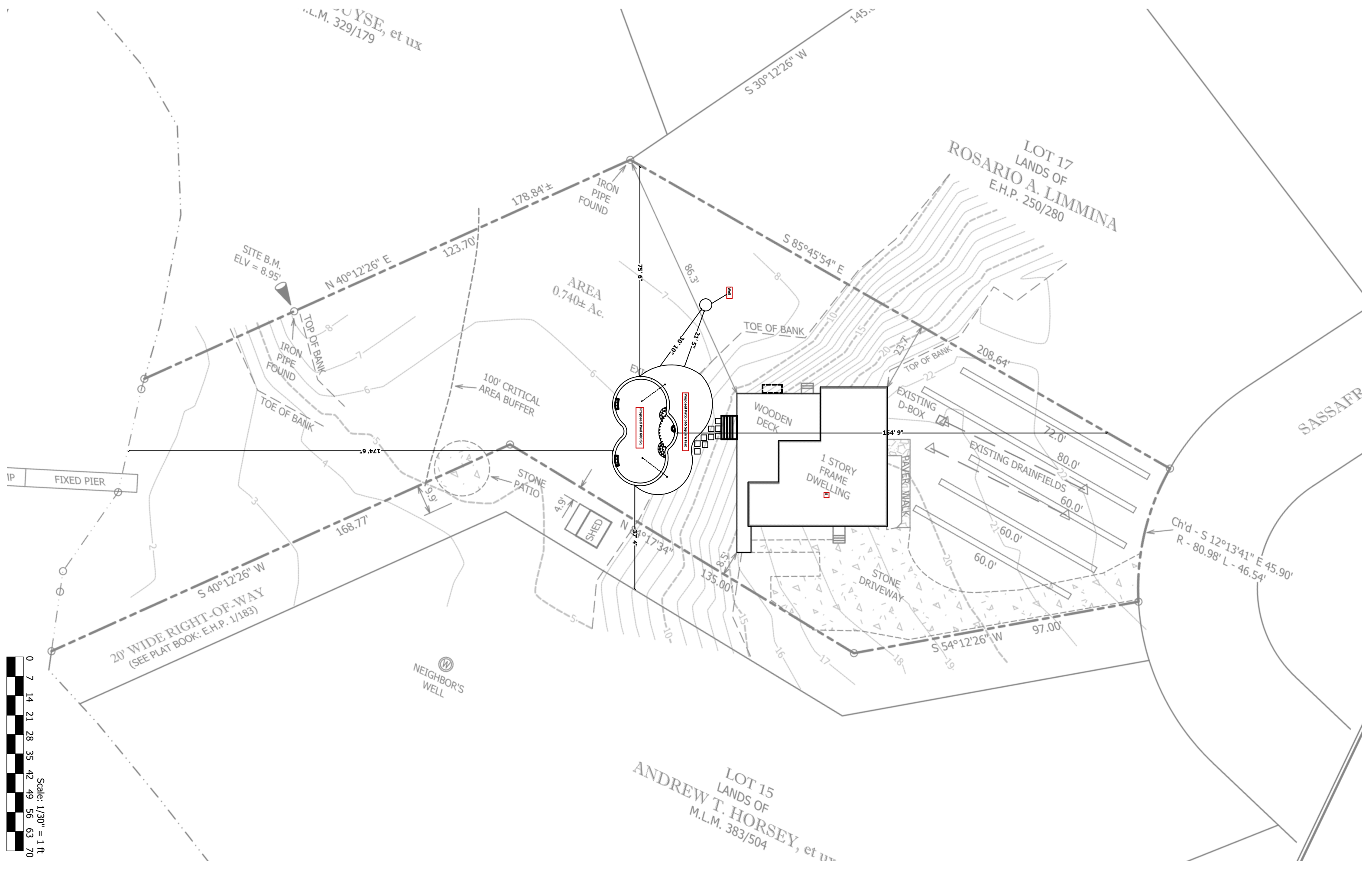


Chestertown, MD 21620 PHONE 410-778-0147
www.extrememeasuresllc.com

JOYSE, et ux
M.L.M. 329/179

LOT 17
LANDS OF
ROSARIO A. LIMMINA
E.H.P. 250/280

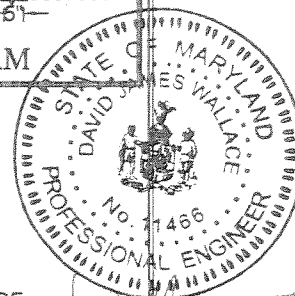
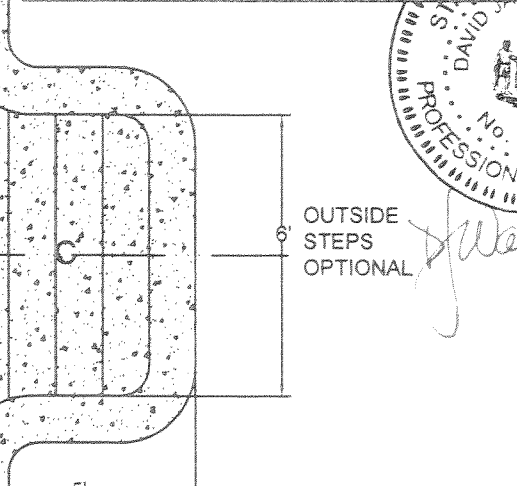
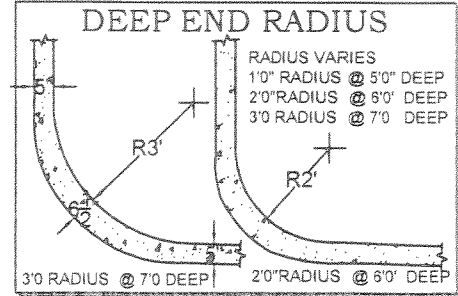
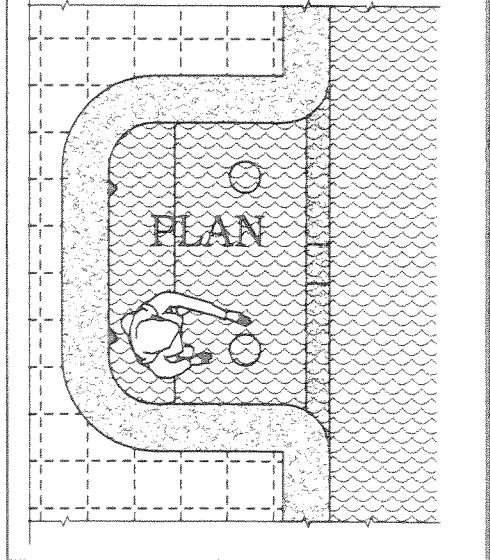
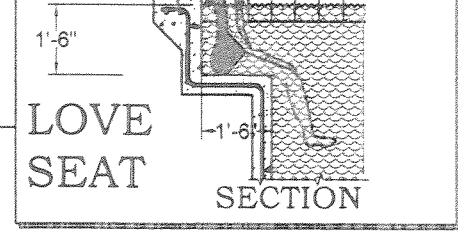
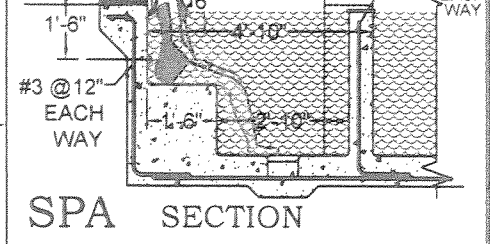
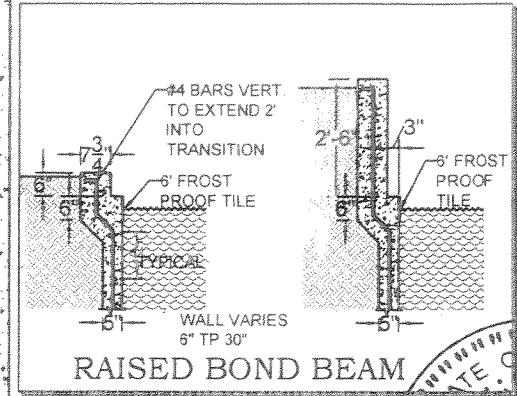
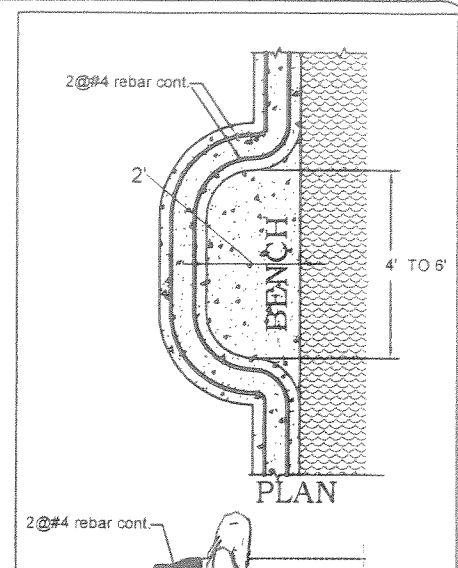
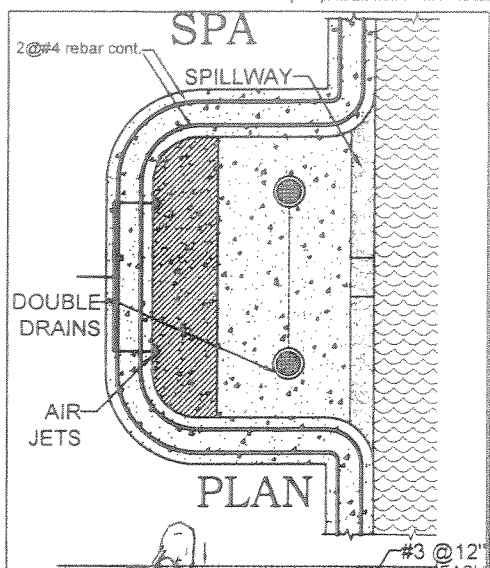
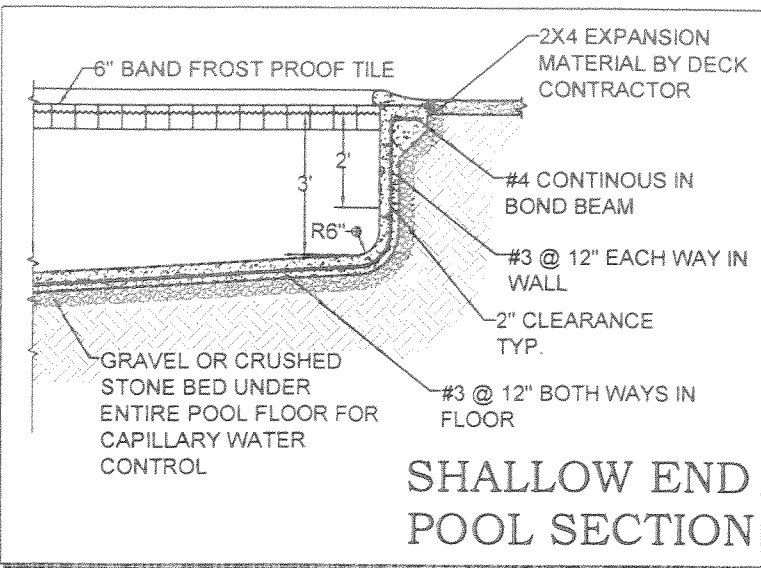
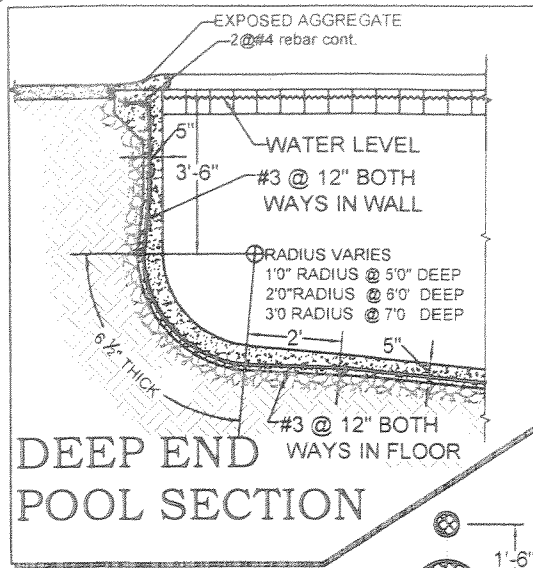
LOT 15
LANDS OF
ANDREW T. HORSEY, et ux
M.L.M. 383/504



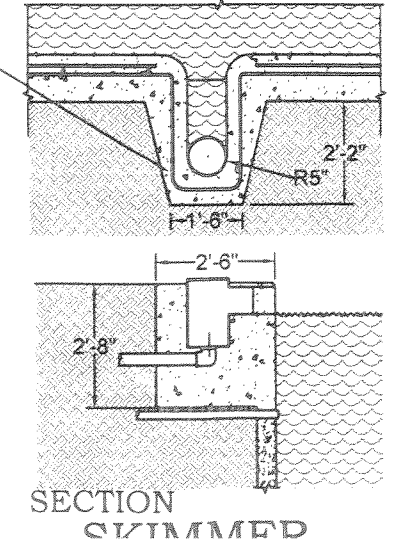
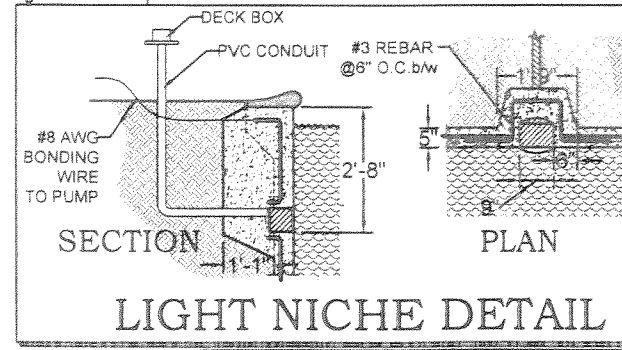
PLAN

Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland. License #11466 Exp: May 28, 2023

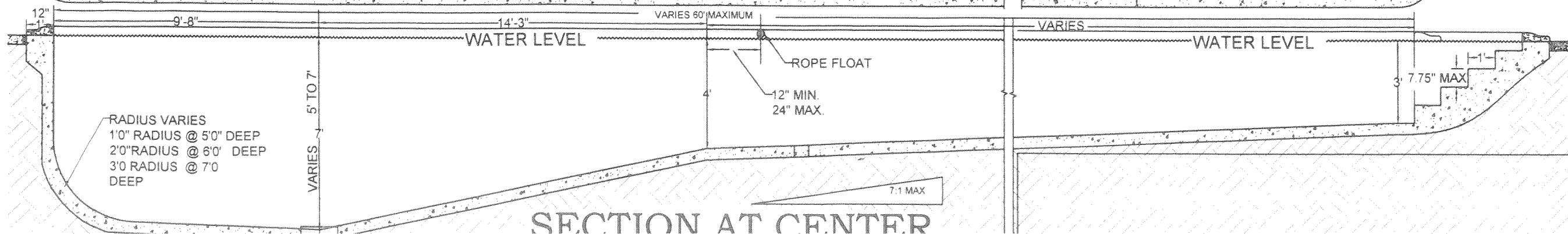
DATE: OCT. 19, 2020
NOT TO ANY SCALE
DWN BY PAUL LANNI



- NOTES**
1. POOL FLOOR GRAVEL TO BE PLACED ON UNDISTURBED NATURAL SOIL.
 2. POOL STRUCTURE DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (A.C.I.) STANDARD FOR "BUILDING CODE REQUIREMENTS" FOR REINFORCED CONCRETE-318.
 3. POOL CONCRETE SHALL COMPLY WITH DRY MIX SHOTCRETE PER 506R GUIDE TO SHOTCRETE SHALL BE PROPORTIONED WITH PORTLAND CEMENT, FINE AGGREGATES AND WATER.
 4. ALL STEEL REINFORCING SHALL BE DEFORMED BARS COMPLYING WITH AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.) SPECIFICATIONS A615-40 LAP BARS A MINIMUM OF 12 INCHES.
 5. OWNER SHALL INSTALL ADEQUATE FENCE AND ELECTRIC APPROVED BY LOCAL BUILDING DEPARTMENT.
 6. THESE CONSTRUCTIONS SPECIFICATIONS ARE STANDARD AND APPLY TO ALL SHAPES.
 7. INSTALL ROPES AND FLOATS ACCORDING TO REGULATIONS -SEE BELOW
 8. POOL AND SUCTION OUTLETS SHALL HAVE A COVER CONFORMING TO ANSI/ASME A112 19 B.M.
 9. ALL WORK TO BE DOWN BY THE 2018 I.R.C. AND THE 2018 I.S.P.S.C.



VARIES 30' MAXIMUM



SECTION AT CENTER

To: William Mackey, Planning Director
From: Carla Gerber, Deputy Director
Date: October 7, 2022
Subject: #22-66 – Tracey Watters/Craig Austin
Administrative Special Exception – Day Care Group

Preliminary Staff Report

DESCRIPTION OF PROPOSAL

Ms. Watters is requesting a special exception to operate a day care group from 2 units in Craig Austin’s shopping center, Austin Plaza North, located at 932 Washington Avenue in the Fourth Election District. The property is improved by a small, strip shopping center with several units occupied by a variety of businesses. The property is zoned Intense Village (IV).

The applicants operate Little Blessings Day Care and plan to provide care to children from 3 months to 4 years at this site. Before and after school care is also offered for children up to 12. The childcare center will have a maximum of 50 children. There will be 9 full-time staff. Hours of operation are Monday through Friday, 7am – 6pm.

A special exception for a day care group was granted in May 2021; however, the applicant did not open a day care center and the approval expired after 1 year. The previous applicant has started on renovations to the space to create classrooms and add bathrooms. Mr. Austin and Ms. Watters believed that all requirements had been met when Ms. Watters signed a lease. Upon applying for a use permit, it was determined that a new special exception was necessary.

RELEVANT ISSUES

- I. Permitted and Accessory Uses
 - A. *Applicable Law:* Article V, Section 3.3 of the Kent County *Land Use Ordinance* establishes uses and structures that may be permitted as special exceptions within the Intense Village District.
 - B. *Staff and TAC Comments:* The applicant is proposing to operate a day care group in the Austin Plaza North shopping center.
- II. Special Exception – General Standards
 - A. *Applicable Law:* Article VII, Section 2 of the Kent County *Land Use Ordinance* establishes the Special Exception standards and requires the Planning Director to make findings on the following where appropriate:
 1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 2. Traffic Patterns;
 3. Nature of surrounding area;
 4. Proximity of dwellings, houses of worship, schools, public structures, and other places of public gathering;
 5. The impact of the development or project on community facilities and services;
 6. Preservation of cultural and historic landmarks, significant natural features and trees;
 7. Probable effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;
 8. The purpose and intent of this Ordinance as set forth in Article II;

9. Design, environmental, and other standards of this Ordinance as set forth in Article V;
10. The most appropriate use of land and structure;
11. Conservation of property values;
12. The proposed development's impact on water quality;
13. Impact on fish, wildlife and plant habitat;
14. Consistency with the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan;
15. Consistency with the Critical Area Program; and
16. Compatibility with existing and planned land use as described in the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan.

Article VII, Section 7 of the Kent County Land Use Ordinance establishes the specific standards for a day care group.

18. *Day care group* in AZD, RCD, RC, RR, CAR, CR, V, IV and IVCA provided:

- a. Outdoor activity areas are fenced and screened.
- b. Two drop-off/pick-up parking spaces are provided.
- c. Structured play areas for active play or play *structures* are not in the *front yard* and are 10 feet from the side or rear property line.
- d. The *structure* retains its residential character.
- e. Day care in the RCD shall be in dwellings existing prior to December 1, 1985.

B. *Staff and TAC Comments:*

- The Health Department has approved the application. The existing septic system can handle the proposed use.
- Parking is available in front of the leased units for drop-off and pick-up.
- The property is not residential, but from the front it will retain its current character.
- The surrounding area is a mix of commercial and residential uses. The proposed day care center will be located in a small, strip shopping center.
- Off-street parking is available for the tenants and customers of the shopping center.
- A 6-foot wooden privacy fence has been erected to enclose part of the grassy area to be used for active play. The fence and the semi-permanent play structures within the area meet the setback requirements.
- A 4-foot "industrial strength" mesh fence has been installed across the parking lot to create a secured pathway to the play area.
- The day care center should not affect traffic patterns.
- The application is consistent with the Comprehensive Plan which supports the development and expansion of locally owned businesses.

STAFF RECOMMENDATION

Staff recommends approval of a special exception to operate a day care group in Austin Plaza North conditioned upon:

1. No toys, other equipment or tables may be located within the pathway between the building and the play area. The pathway may only be used to cross from the building to the play area.
2. Wheel stop barriers be located along the mesh fence.
3. That the special exception hereby granted will lapse after one year if the day care group is not operating in accordance with the plans herein presented.

ADMINISTRATIVE HEARING APPLICATION

Kent County Department of Planning, Housing, and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax)

IN THE MATTER OF THE APPLICATION OF: (Name, Address and Telephone Number of Applicant)

Tracey A. Waters
511 Crane Swamp Rd Church Hill, MD
21623 443 309 7785
Email: ranmcrally@aol.com

For Office Use Only:

Case Number: _____
Date Filed: _____
Filed by: _____
Applicant: _____
Date of Hearing: _____
Parties Notified: _____
Notice in Paper: _____
Property Posted: _____

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: Tracey.Waters@maryland.gov

TO THE DEPARTMENT OF PLANNING, HOUSING AND ZONING: In accordance with Article _____
Section _____ of the Kent County Land Use Ordinance, as amended, request is hereby made for an

Administrative Hearing for:

_____ Variance Special Exception _____ Determination of Nonconforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 932 Washington Ave Units I-J

In the fourth Election District of Kent County.

Size of lot or parcel of Land:

Map: 0087 Parcel: 0445 Lot #: 1.584 AC Deed Ref: 00075/00721

List buildings already on property: Austin Plaza - Commerical property/strip mall

Subdivision name and address, if applicable: _____

PRESENT ZONING OF PROPERTY: Commerical - Intense Village

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) I would like to open a daycare that will service 3 month olds to 4yr olds as well

As Providing before. After care for school age children up to 12. The day care will be open
Mon - Friday 7AM - 6PM We will have a max cap of 50 children. There will be approximately
11 employees Staffing is dictated and in compliance with the Maryland law child center Rated
non structural mod.ifications were made inside and a mesh industrial strength fence will be utilized
to provide a safe walk way to driveway fenced play ground.

Present owner of property: Craig Austin Telephone: 410-708-0379

If Applicant is not owner, please indicate your interest in this property: renting property for business use

Has property involved ever been subject to a previous application? yes Karen Lee

If so, please give Application Number and Date: 5/22/2021

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.
List all property measurements and dimensions of any buildings already on the property.

Put distances between present buildings or proposed buildings and property lines.

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: rental home owned by Cray Austin

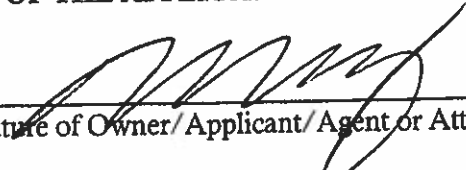
Owner(s) on the South: Mid Atlantic Security

Owner(s) to the East: Dixon Plant

Owner(s) to the West: residential street

Homeowners Association, name and address, if applicable: N/A

BY SIGNING THIS APPLICATION, I GRANT THE DEPARTMENT OF PLANNING, HOUSING AND ZONING THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION.



Signature of Owner/ Applicant/ Agent or Attorney

8/27/2022

Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by \$200.00 filing fee made payable to the County Commissioners of Kent County. If you have any questions, contact the Kent County Department of Planning, Housing and Zoning.

NOTICE: The Department of Planning, Housing and Zoning is not required to make out this application. Application should be filled in by Applicant or its agent. If the Planning Department assists you, they cannot be held responsible for its contents.

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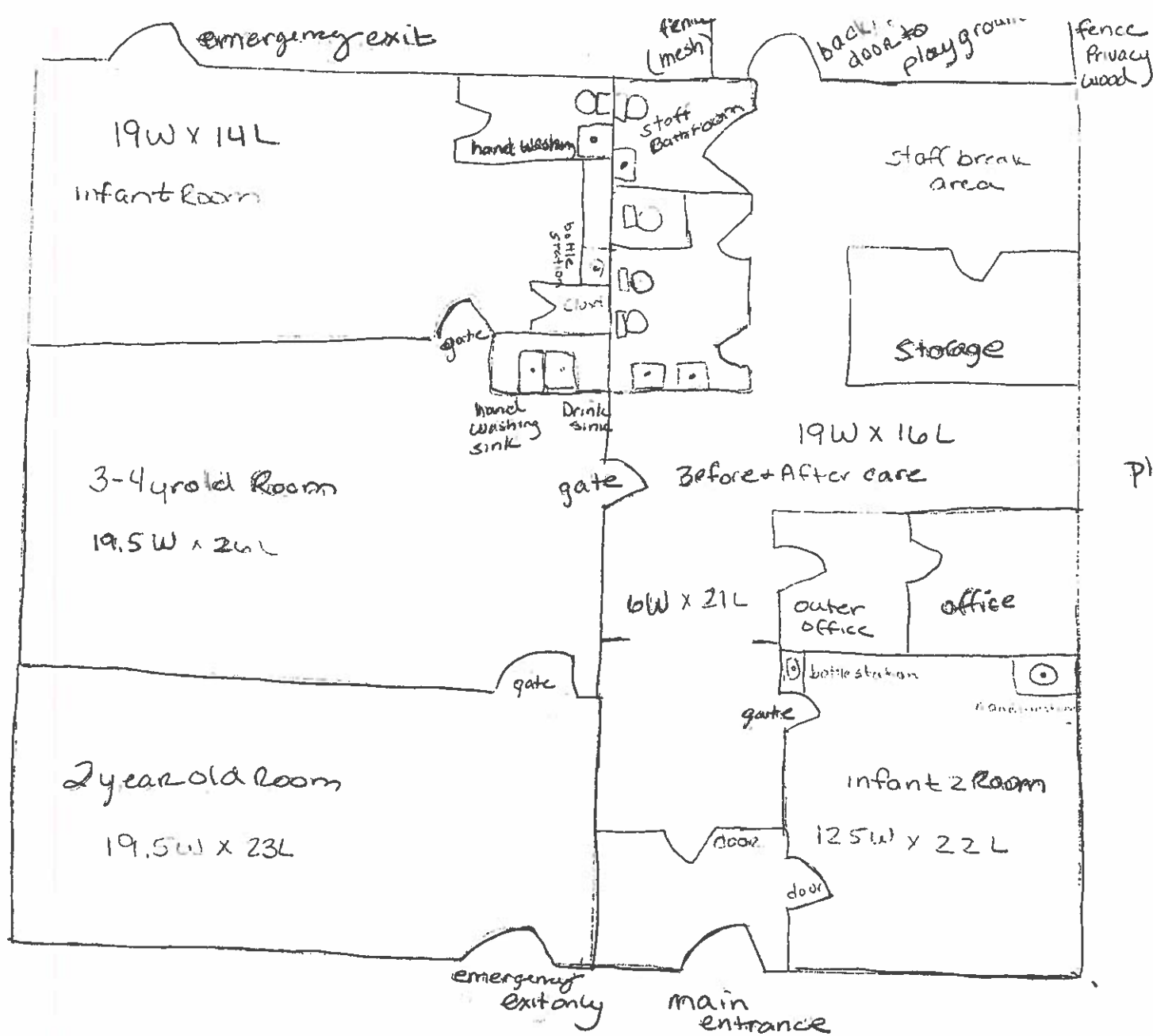
I, Tracey A. Watters RN BSN BC, current owner of Little Blessings Daycare LLC, am attempting to gain a usage permit. I was told by Craig Austin, owner of the commercial space I am leasing, the site had already been approved for a daycare with Mrs. Karen Lee, but she failed to open. I am attempting to open a site in the Austin Plaza located at 932 Washington Ave Units I&J Chestertown, MD 21620. I intend to provide services for children ages 3 months to school age. In addition, we will be providing before and aftercare for children up to 12 years in age. Our Center will hold a max capacity of 50 children dictated by Maryland regulations. I have 9 full time staff members meeting the correct childcare ratios dictated by the Maryland Division of Early Childhood. Little Blessings Daycare will operate Monday through Friday 7am until 6pm.

To achieve the regulations, set forth in COMAR we have made non-structed changes inside the units of I&J. An attached floor plan has been provided for documentation. As well as our staffing pattern. Outside a secured pathway leading to the playground has been fenced off with an industrial strength mesh fence. This fence is 4 feet high and has a strength rating of 270 pounds per square inch. The fence is UV coated, see through, and is anchored into the concrete. The secured pathway on the blacktop leads to the back playground which is fenced in with your standard 6-foot-high privacy fence with a gate for landscaping access.

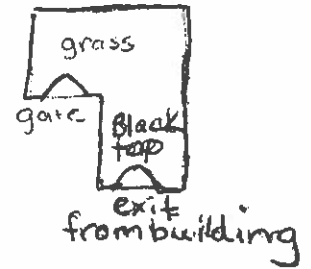
It is my request to obtain a usage permit for my daycare so that we may provide services to a desperately needed area. I have 29 families already waiting for our doors to open. If you have any questions or concerns please feel free to contact me.

Thank you,

Tracey A Watters



playground



grass area for playground

80W x 64L (6ft privacy fence)

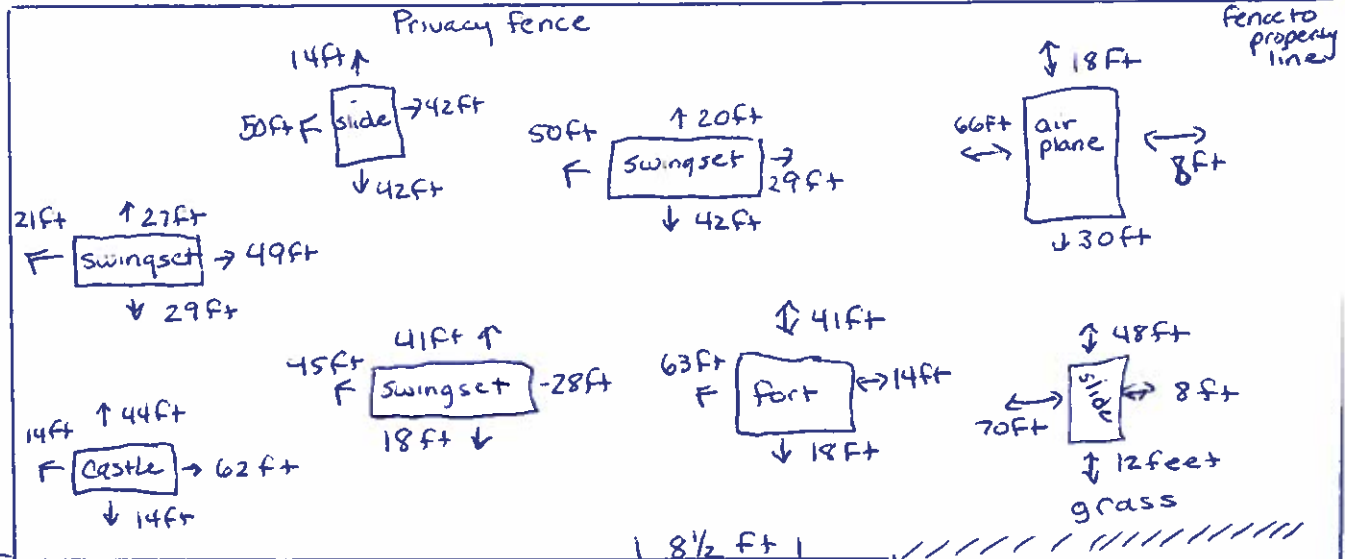
Blacktop area for playground walking path

20W x 70L (4ft industr mesh fence)

Little Blessings Daycare Floor Plan



Gateway Rd



Dumper
Dumpster

tracks storage
tracks storage

8 1/2 ft gate

Blacktop

Dead End
Parking lot

Access to back parking lot

70 feet

17 feet

other stores/closets - Aircond. units

1st Back

AirCond

AirCond

2nd



Kent County Department of Planning, Housing, and Zoning

PRELIMINARY STAFF REPORT

TO: Kent County Planning, Housing, and Zoning
FROM: Mark Carper, Associate Planner
SUBJECT: 22-72, The Wharf at Handys Point
Administrative Variance – Rear Yard Setback
District 3, Map 19, Parcel 96
DATE: October 5, 2022

DESCRIPTION OF PROPOSAL

The Wharf at Handys Point is requesting a 5-foot variance from the minimum 10-foot rear yard setback to construct a new, two-story structure that will replace three buildings being removed. The proposed structure will include a bathhouse on the ground floor and a lounge and outdoor deck on the second. The existing bathhouse, to be demolished, sits from 0.6 to 2.3 feet from the rear property line, abutting an upward slope and retaining wall. The variance is being sought in order to minimize grading so as to maintain a reasonable floor height and to accommodate a bioretention area to meet the Critical Area 10% rule. The 3-acre property is located at 23150 Green Point Road in the Third Election District and is zoned Marine (M).

RELEVANT ISSUES

- I. Permitted and Accessory Uses
 - A. *Applicable Law:* Article V, Section 13 of the *Kent County Land Use Ordinance* establishes permitted and accessory uses and structures within the Marine District.
 - B. *Staff and TAC Comments:* The applicant is proposing to construct a two-story, principal structure to an existing marina.
- II. Density, Height, Width, Bulk, and Fence Requirements
 - A. *Applicable Law:* Article V, Section 13.5 of the *Kent County Land Use Ordinance* establishes the density, height, width, bulk, and fence requirements for the Marine District.

Minimum Lot Size	½ acre
Minimum Frontage	
Road	100 feet
Waterfront	100 feet
Minimum Yard	
Front	30 feet
Side	
Adjacent to CC, CCA, M	8 feet
Adjacent to other districts	25 feet
Rear	
Adjacent to CC, CCA, M	10 feet
Adjacent to other districts	25 feet
Waterfront	Minimum 100-foot buffer or modified buffer

- B. *Staff and TAC Comments*: The site plan indicates that the proposed structure will include a 3.5-foot-wide paver sidewalk in the rear, which will be positioned 5 feet from the property line, creating an encroachment of 5 feet into the required 10-foot rear yard setback.

III. Variance

- A. *Applicable Law*: Article IX Section 2.1 of the *Kent County Land Use Ordinance* authorizes the Planning Director, or the Planning Director's designee, to grant variances from the yard (front, side, or rear) requirements in an amount that does not exceed 50% of the required yard for the applicable zoning district so as to relieve practical difficulties or other injustices arising out of the strict application of the provision of the Ordinance.

Such granting of a variance shall comply, as nearly as possible, in every respect to the spirit, intent, and purpose of this Ordinance; it being the purpose of this provision to authorize the granting of variation only for reasons of demonstrable practical difficulties as distinguished from variations sought for purposes or reasons of convenience, profit, or caprice.

In order to grant a variance, the Planning Director, or the Planning Director's designee, must find all the following:

- a. That the *variance* will not cause a substantial detriment to adjacent or neighboring property.
 - b. That the *variance* will not change the character of the neighborhood or district.
 - c. That the *variance* is consistent with the *Comprehensive Plan* and the general intent of this Ordinance.
 - d. That the practical difficulty or other injustice was caused by the following:
 - i. Some unusual characteristic of size or shape of the property.
 - ii. Extraordinary topographical or other condition of the property.
 - iii. The use or *development* of property immediately adjacent to the property, except that this criterion shall not apply in the *Critical Area*.
 - e. That the practical difficulty or other injustice was not caused by the applicants' own actions.
 - f. ...
 - g. In considering an application for a *variance*, the Planning Director, or the Planning Director's designee, shall consider the reasonable use of the entire parcel or lot for which the *variance* is requested.
 - h. In considering an application for a *variance*, the Planning Director, or the Planning Director's designee, shall presume that the specific *development* activity in the Critical Area that is subject to the application and for which a *variance* is required does not conform with the general purpose and intent of this Ordinance and the Critical Area Law.
 - i. The Planning Director, or the Planning Director's designee, may consider the cause of the *variance* request and if the *variance* request is the result of actions by the applicant, including the commencement of *development* activity before an application for a *variance* has been filed.
- B. *Staff and TAC Comments*:
- MDOT SHA has reviewed this application and has no issues or concerns with County approval.
 - The Health Department requires that adequacy of the septic system be determined before proceeding.
 - The variance will not cause a substantial detriment to adjacent or neighboring properties.

- The variance is consistent with the Comprehensive Plan and the strategy of retaining and promoting existing businesses and assisting in their growth.
- The practical difficulty is caused by the requirement of Critical Area Law that development or redevelopment in the Intense Development Area (IDA) include stormwater best management practices to reduce water quality impacts associated with stormwater runoff to a level 10% below that generated by the same site prior to development. The area needed for a rain garden to adhere to this requirement is constrained by the floodplain, which requires placing the building closer to the rear property line.
- The request is consistent with the Critical Area Law. The proposed development is a reasonable use of the property.

STAFF RECOMMENDATION

Staff recommends approval of a 5-foot variance from the minimum 10-foot rear yard setback to construct a two-story structure that will include a bathhouse on the ground floor and a lounge and outdoor deck on the second. Recommended conditions include:

1. Adequacy of the septic system for the proposed project be determined.
2. That the special exception hereby granted would lapse after one year if no substantial construction in accordance with the plans herein presented were to occur.

ADMINISTRATIVE HEARING APPLICATION

Kent County Department of Planning, Housing, and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax)

IN THE MATTER OF THE APPLICATION OF:
(Name, Address and Telephone Number of Applicant)

Wharf at Handy Point
23150 Green Point Road
Worton, MD 21678
Email: cmaier@greenpointfarms.com
chris@greenpointfarms.com
chris@handyspoint.com

For Office Use Only:
Case Number:
Date Filed:
Filed by:
Applicant:
Date of Hearing:
Parties Notified:
Notice in Paper:
Property Posted:

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: buck@extrememeasuresllc.com

TO THE DEPARTMENT OF PLANNING, HOUSING AND ZONING: In accordance with Article Section of the Kent County Land Use Ordinance, as amended, request is hereby made for an Administrative Hearing for:

X Variance Special Exception Determination of Nonconforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 23150 Green point Road, Worton, MD 21678

In the 3 Election District of Kent County.

Size of lot or parcel of Land: 3.00acres
Map: 19 Parcel: 96 Lot #: Deed Ref: SLK 1127/252

List buildings already on property: mechanic shop, shed (for water conditioner), shed (electric panel), shed to be removed, bath house, lounge/office building

Subdivision name and address, if applicable: n/a

PRESENT ZONING OF PROPERTY: Marine

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) Reduce the rear setback by 50%, from 10' to 5'. This will allow room between the proposed bath house and asphalt driveway for a proposed bioretention area to meet the Critical Area 10% Rule.

Present owner of property: Wharf at Handys Point – Chris Maier Manager Telephone: 410-708-3568

If Applicant is not owner, please indicate your interest in this property: _____

Has property involved ever been subject to a previous application? _____ No

If so, please give Application Number and Date: _____

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.

List all property measurements and dimensions of any buildings already on the property.

Put distances between present buildings or proposed buildings and property lines.

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: _____ Jay & Susie Shah

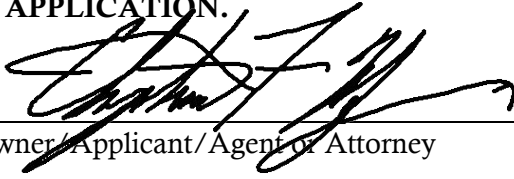
Owner(s) on the South: _____ Green Point Road/Public Landing

Owner(s) to the East: _____ Stanley Hart

Owner(s) to the West: _____ Worton Creek

Homeowners Association, name and address, if applicable: _____ n/a

BY SIGNING THIS APPLICATION, I GRANT THE DEPARTMENT OF PLANNING, HOUSING AND ZONING THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION.



9-6-2022

Signature of Owner/Applicant/Agent or Attorney

Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$200.00** filing fee made payable to the Department of Planning, Housing & Zoning. If you have any questions, contact the Kent County Department of Planning, Housing and Zoning.

NOTICE: The Department of Planning, Housing and Zoning is not required to make out this application. Application should be filled in by Applicant or its agent. If the Planning Office assists you, they cannot be held responsible for its contents.

Applicants arriving more than 10 minutes after the scheduled hearing will not be heard and will be re-scheduled at the applicant's expense.



Narrative for The Wharf at Handys Point Inc

Owner: The Wharf at Handys Point Inc.
PO Box 817
Farmingdale, NJ 07727

Site Address: 23150 Green Point Road
Worton, MD 21678

Tax Map 19, Parcel 96
Deed Reference: S.L.K. 1127/252

Zoning District: Marine with IDA designation
Site is partially in the floodplain: AE-8 & AE-6. Proposed Bath House is not in the floodplain

Current/Proposed Use: Marina
Existing Boat Slips: 64 (including travel lift slip)
Proposed Boat Slips: 64
Number of full time employees: 4

Parking Spaces required: 68
Parking Spaces provided: 79+
This space used for dry boat storage in the off season

Site Area: 3.009acres±
Existing Lot Coverage: 83,313ft²
Proposed lot Coverage:

Site is served by private well and septic

No trees are proposed to be removed

The Purpose and Intent of this application is to comply with the Kent County Comprehensive Plan and Land Use Ordinance by promoting and expanding existing businesses, enhancing tourism by improvement boating related facilities and improving water quality by implementing the Critical Area 10% Rule worksheet.

Viewshed:

This marina lies on the inlet to Worton Creek and overlooks the Chesapeake Bay. It sits at the bottom of the hill at the end of Green Point Road and adjoins Green Point Public Landing to the south and two private residences that sit on top of the hill.

Background:

The Wharf at Handys Point Inc purchased the former Green Point Marina at a foreclosure auction in February 2021. At that time, all elements of the marina were in disrepair. Minor improvements have been made to keep the marina operational and now it is time to make improvements that require site plan review and approval.

EXISTING CONDITIONS

Currently the marina has 4 existing fixed piers that contain 64 boat slips and 775l.f. of timber bulkhead. An application has been submitted for replacement of the fixed piers with floating piers and replacement of the bulkhead with approval from the Board of Public Works and awaiting approval from the Army Corps of Engineers. County permits will be applied for under a different application but should be considered as part of this review. No additional slips are proposed at this time. A Storm Water Pollution Prevention Plan has been submitted to the MDE and is awaiting approval. This marina currently has a dockside pump out system and associated holding tank as part of the Clean Marina initiative.

- Entrance & Parking Areas

The site is entered from Green Point Road over an asphalt driveway (2,833ft²). The parking area consist of concrete (7,693ft²) and gravel (68,227ft²) that have the capacity for over 70 parking spaces (10'x20').

- Existing Buildings

1. There is an existing mechanic shop (2,236ft² footprint). No modifications are proposed as part of this application.
2. There is a wooden shed (100ft² footprint) near the bulkhead that contains a water conditioner and water filtration system for the marine. No modifications are proposed as part of this application.
3. There is a wooden shed (147ft² footprint) adjacent to a transformer that contains the electric panels and equipment for the marina. No modifications are proposed as part of this application.
4. There is a wooden shed (122ft² footprint) adjacent to the electric shed that is proposed to be removed.
5. There is a wooden bath house (789ft² footprint) that is 0.6' from the property line and is proposed to be removed and replaced.
6. There is a two story concrete block building (620ft² footprint) with 2 attached second story decks, that is currently being used as a lounge area downstairs and an office upstairs. The building is within flood zone AE 8 and has a first floor elevation of 3.7. It is 13.4' from the

mean high water line and 0.1' from the property line along the Public Landing. We propose to remove this building and relocate the space to the new building.

- **Retaining Wall**

There is a cinder block retaining wall 155' long and approximately 4' high that runs along the property line behind the bath houses. This wall is estimated to be over 60 years old and is in poor condition. We propose to replace the wall in kind with no disturbance to slopes greater than 15%. A perpetual easement is in the process of being drafted, signed and recorded with the neighbor Mr Hart for the replacement and maintenance of the wall along with provisions for the existing landscape area and marina sign that are on Mr Hart's property. This agreement will be submitted once finalized. We are working with a structural engineer to provide adequate construction plans to accompany building permit application. Preliminary plans are for the wall to be constructed of concrete.

PROPOSED IMPROVEMENTS

One new two story building is being proposed to replace the three buildings being removed. This building will have 990ft² of enclosed area and a second floor patio area as part of the lounge area. The proposed building will be 70.7' from the mean high water line. The new building will be positioned out of the 100 year floodplain and the finished first floor will set at elevation 9.0. The exterior color is proposed to be Chesapeake Blue with white trim. The mean height of the new building will be 23'-9" and an overall height to the top of cupola to be 30'. The top of the proposed cupola will be at the same elevation as the ground around the adjoining Hart residence and should not interfere with the Hart's view. The steep slope and existing vegetation should adequately screen the proposed building from the adjacent properties.

Administrative Variance - An administrative variance is being requested to reduce the rear yard setback by 50%. The reduction from 10' to 5' is needed to minimize grading in order to maintain a reasonable floor height and accommodate a bio retention area along the front of the building.

Septic - Gary Jellick of Acorn Environmental Inc. is working with the Kent Co. Health Dept to design an adequate septic disposal system for this proposal. Water will be provided by the existing well.

Stormwater Management - Worksheet A of the Critical Area 10% Rule has been completed and is attached as part of this submittal. A rain garden is proposed to treat the 1563ft² of rooftop runoff from the new bath house.

Landscaping - The limits of disturbance for the new bath house will be 4,250ft². The raingarden area will be a minimum of 360ft², plus 100ft²+ of additional existing landscape areas exceed the 10% requirement.

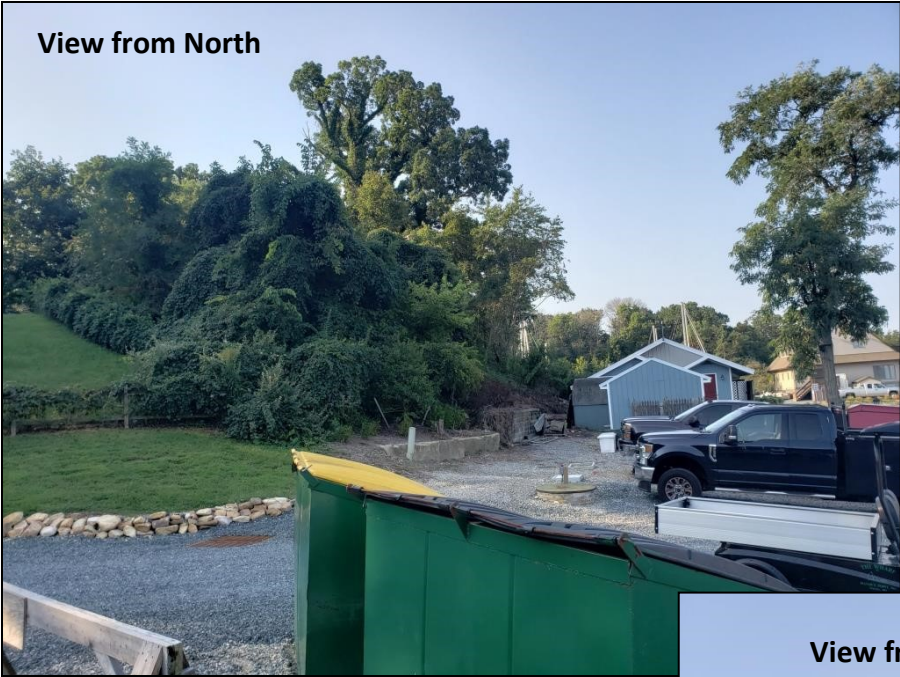
Fence along Public Landing – The existing marina office acted as a division between the marina property and the Public Landing. We propose to add a white vinyl fence along this portion of the property line.

Citizen Participation Plan – Copies of the Site Plan and Building Elevations will be hand delivered and explained in person to the adjacent landowners Stanley Hart, Green Point Coves Associates and ACED, LLC (David & Eileen Smack). A complete packet will be mailed the Shah family who are only on site occasionally.

The Wharf at Handys Point

Variance

View from North



View from South

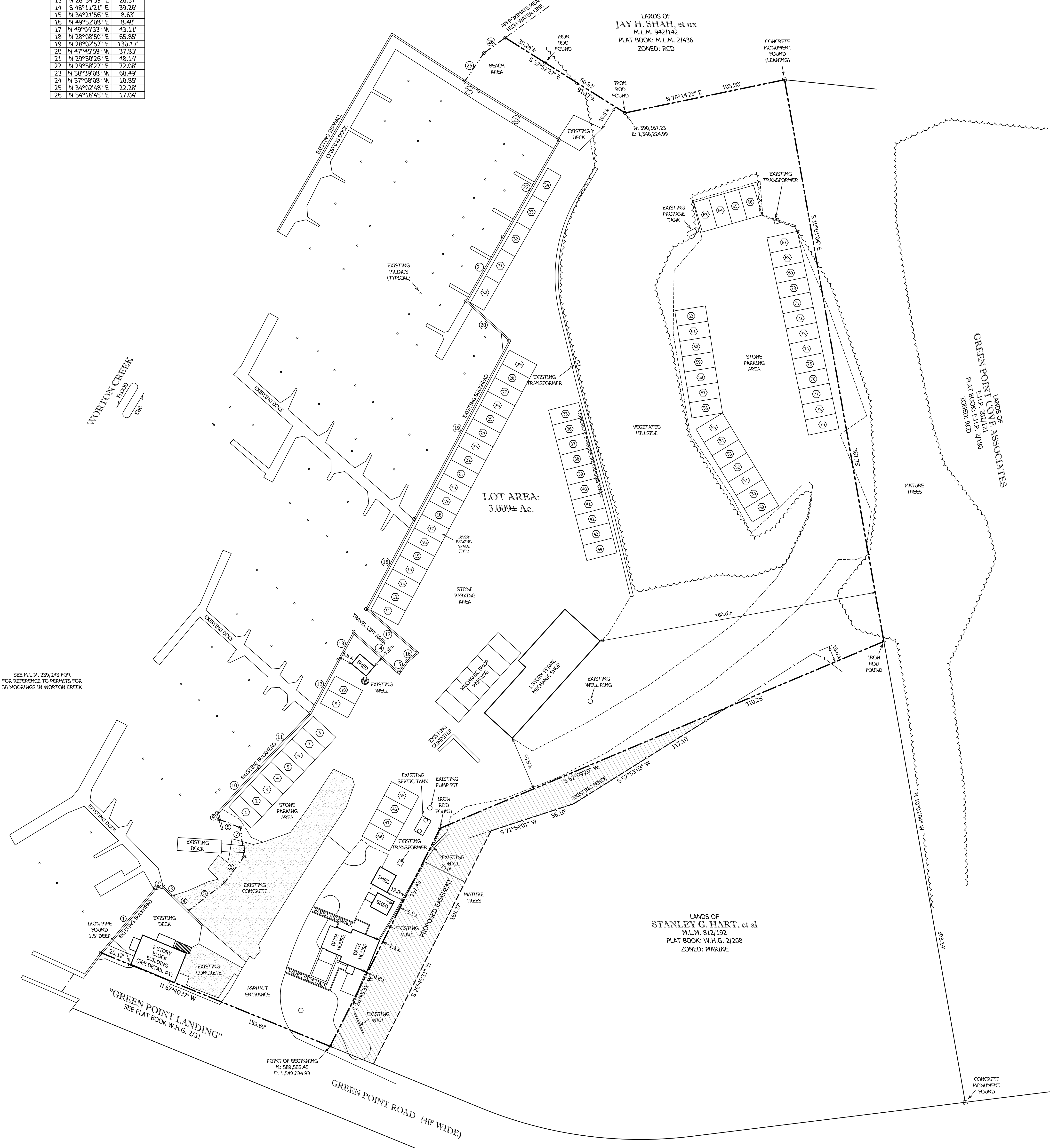


View from West



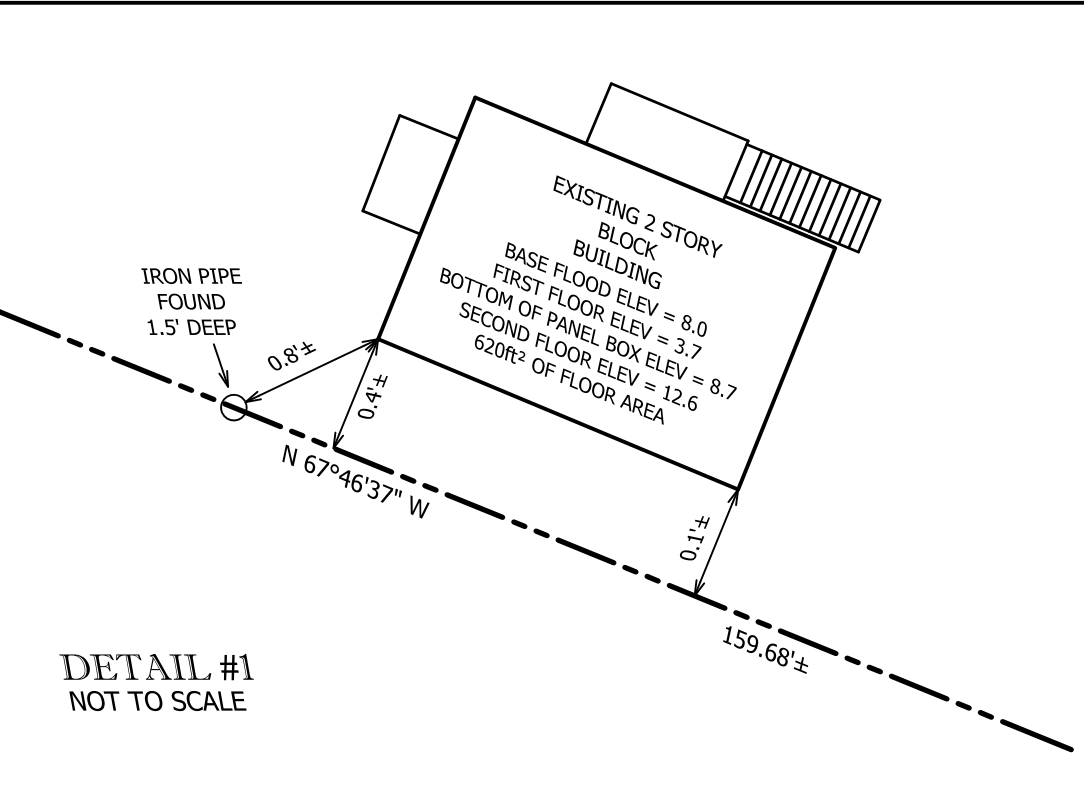
COURSES & DISTANCES ALONG VARIOUS BULKHEADS & THE APPROXIMATE MEAN HIGH WATER LINE

LINE	BEARING	DISTANCE
1	N 39°56'59" E	54.21
2	N 79°30'28" E	5.67
3	S 46°52'57" E	8.41
4	S 45°22'40" E	14.01
5	N 52°07'12" E	29.53
6	N 36°48'14" E	20.95
7	N 07°35'22" W	18.80
8	N 68°07'29" W	14.95
9	N 14°44'54" W	4.27
10	N 42°18'33" E	39.93
11	N 43°28'01" E	47.68
12	N 28°11'11" E	39.14
13	N 28°34'39" E	20.57
14	S 48°11'21" E	39.26
15	N 34°21'56" E	8.63
16	N 49°52'08" E	8.40
17	N 49°04'33" W	43.11
18	N 28°08'50" E	65.85
19	N 28°02'52" E	130.17
20	N 47°45'59" W	37.83
21	N 29°50'26" E	48.14
22	N 29°58'22" E	72.08
23	N 58°39'08" W	60.49
24	N 57°08'08" W	10.85
25	N 34°02'48" E	22.28
26	N 54°16'45" E	17.04



SEE M.L.M. 239/243 FOR REFERENCE TO PERMITS FOR 30 MOORINGS IN WORTON CREEK

POINT OF BEGINNING
N: 589,565.45
E: 1,548,034.93

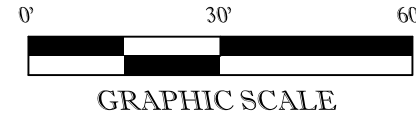


NOTES:
DEED REFERENCE: S.L.K. 1127/252
PREMISES ADDRESS: 23150 GREEN POINT ROAD
WORTON, MD. 21678
CURRENT SITE ZONING: MARINE DISTRICT (IDA DESIGNATION)

EXISTING LOT COVERAGE TABLE
GRAVEL = 68,227R²
ASPHALT = 2,833R²
CONCRETE = 7,693R²
ROOFTOP = 3,988R²
PAVERS = 572R²
TOTAL = 83,313R²

APPROVED: _____
DATE _____ KENT COUNTY DIRECTOR OF PLANNING

APPROVED: _____
DATE _____ KENT COUNTY HEALTH DEPT. APPROVING AUTHORITY



OVERALL SITE PLAN
OF THE LANDS OF
THE WHARF AT HANDYS POINT, INC.
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND
MAP 19 PARCEL 96

SCALE	1"=30'
DRAWN BY	WJE
DATE	8-22-22
JOB NO.	1221
REVISIONS	

EXTREME MEASURES
LAND SURVEYORS
Chesterstown, MD 21620 PHONE 410-778-0147
www.extrememeasuresllc.com



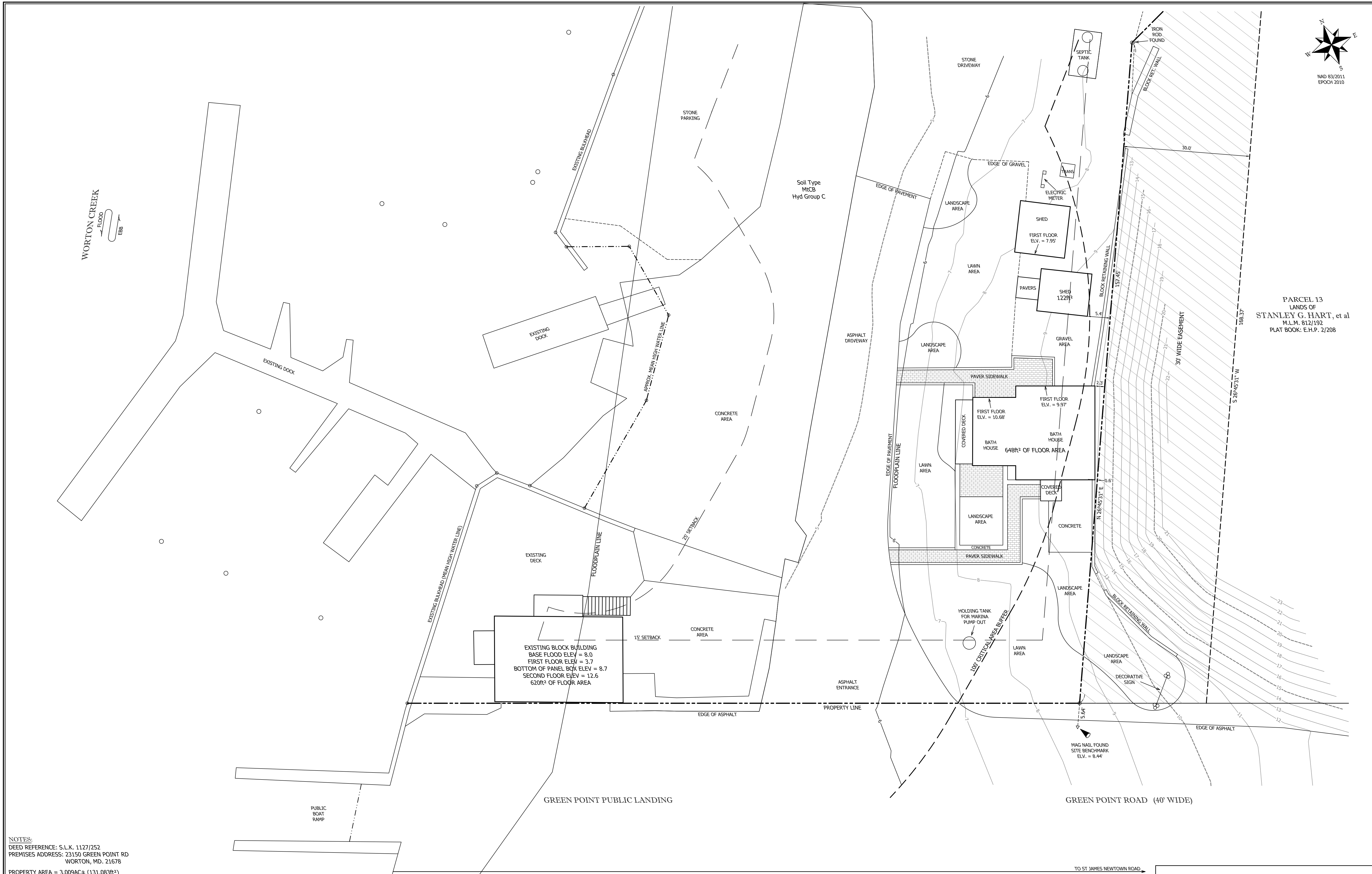
PARCEL 13
LANDS OF
STANLEY G. HART, et al
M.L.M. 812/192
PLAT BOOK: E.H.P. 2/208

EXTREME
MEASUREMENTS
LAND SURVEYORS

Cheslerown, MD 21620
PHONE: 410-778-0147
www.extrememeasurementsllc.com

SCALE	DATE
1"=10'	8-30-22
DRAWN BY	JOB NO.
RAM	1221A
	REVISIONS

EXISTING CONDITIONS
OF THE LANDS OF,
THE WHARF at HANDY'S POINT
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND
TAX MAP 19, PARCEL 96

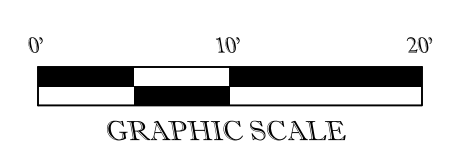


NOTES:
DEED REFERENCE: S.L.K. 1127/252
PREMISES ADDRESS: 23150 GREEN POINT RD
WORTON, MD. 21678

PROPERTY AREA = 3.009AC± (131,083ft²)
EXISTING LOT COVERAGE TABLE
GRAVEL = 68,227ft²
ASPHALT = 2,833ft²
CONCRETE = 7,693ft²
ROOFTOP = 3,988ft²
PAVERS = 572ft²
TOTAL = 83,313ft²

CONTOURS AND ELEVATIONS SHOWN
HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988

BASE FLOOD ELEVATION = 6
PER FEMA FLOOD MAP 24029C0145D



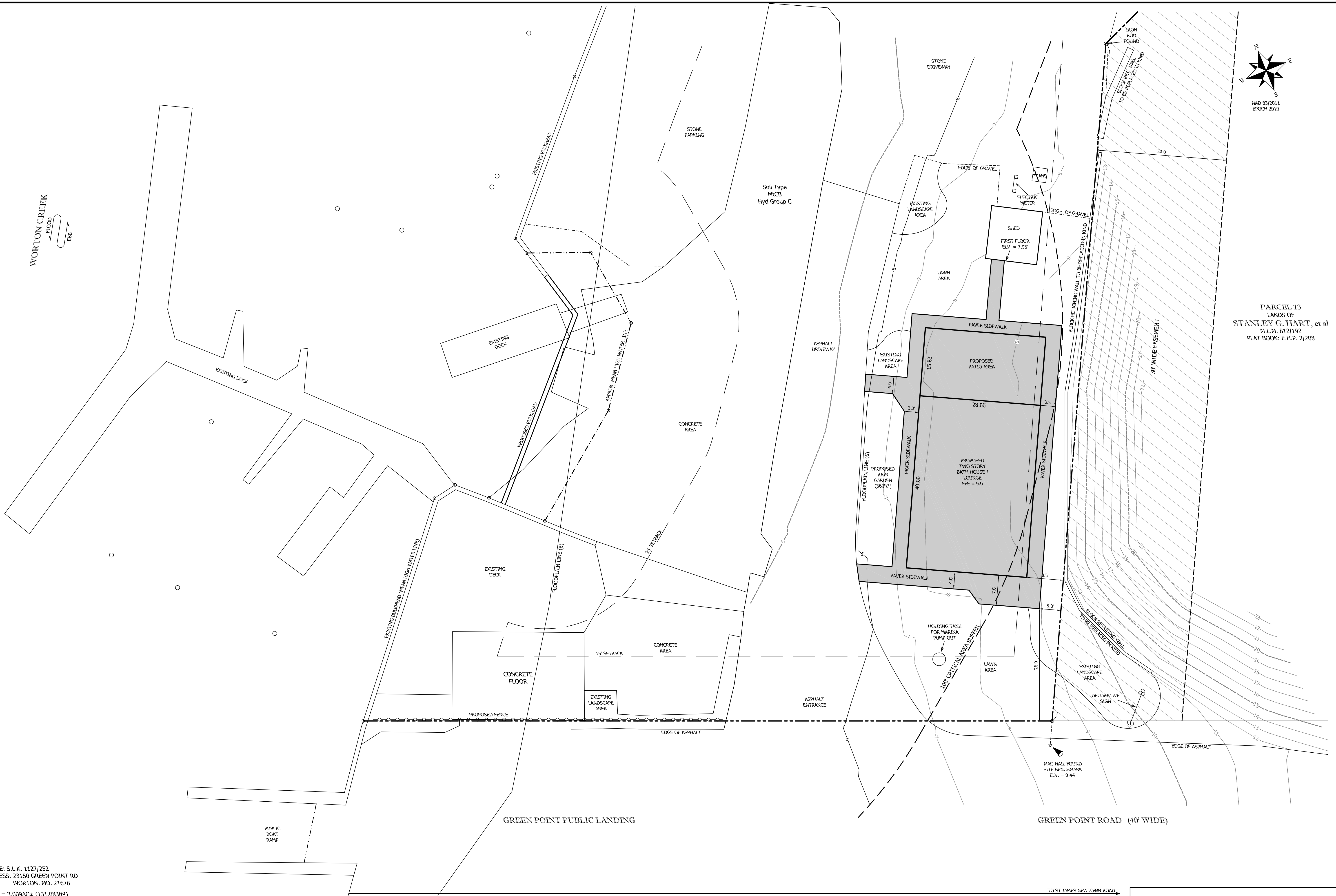
APPROVED: _____
DATE _____ KENT COUNTY DIRECTOR OF PLANNING

APPROVED: _____
DATE _____ KENT COUNTY HEALTH DEPT. APPROVING AUTHORITY

WORTON CREEK
FLOOD
EBB



PARCEL 13
LANDS OF
STANLEY G. HART, et al
M.L.M. 812/192
PLAT BOOK: E.H.P. 2/208



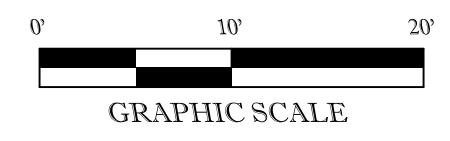
NOTES:
DEED REFERENCE: S.L.K. 1127/252
PREMISES ADDRESS: 23150 GREEN POINT RD
WORTON, MD. 21678

PROPERTY AREA = 3.009AC± (131,083ft²)

LOT COVERAGE TABLE
GRAVEL = 67,530ft²
ASPHALT = 2,833ft²
CONCRETE = 7,467ft²
ROOFTOP = 4,781ft²
PAVERS = 794ft²
TOTAL = 83,405ft²

CONTOURS AND ELEVATIONS SHOWN
HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988

BASE FLOOD ELEVATION = 6
PER FEMA FLOOD MAP 24029C0145D



APPROVED: _____
DATE _____ KENT COUNTY DIRECTOR OF PLANNING

APPROVED: _____
DATE _____ KENT COUNTY HEALTH DEPT. APPROVING AUTHORITY

EXTREME MEASUREMENTS
LAND SURVEYORS
Cheslerown, MD 21620
PHONE: 410-778-0147
www.extrememeasurementsllc.com

SCALE	1"=10'
DRAWN BY	RAM
DATE	8-30-22
JOB NO.	1221A
REVISIONS	

PROPOSED SITE PLAN
OF THE LANDS OF
THE WHARF at HANDY'S POINT
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND
TAX MAP 19, PARCEL 96



VIEW FROM EAST

FOR SITE PLAN APPROVAL
NOT FOR CONSTRUCTION



Architectural Design and Consulting Services

P.O. Box 125 Rock Hall, MD 21661
Mobile/Office: 410-708-0659
Email: maxr3@verizon.net
Web site: m3archdesign.com

THE WHARF AT HANDY'S POINT
NEW BATHHOUSE
THE WHARF AT HANDY'S POINT, INC.
23200 GREEN POINT ROAD
WORTON, MD 21678
OWNERS REPRESENTATIVE: CHRIS MAIER

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

G1. Design Live Loads

Roof: 20 psf (snow load 25 psf)
 Floor: Offices: 50 psf
 Handrails: Design to resist 50 lbs per liner foot (plf)

Wind: 115 mph (Ultimate) 90 mph (Nominal), IRC Exposure B

G2. **Footings:** Place footings on firm, dry, non-frozen, non-organic subgrade. Verify minimum allowable bearing capacity of 2000 psf.

Remove soft soils encountered during excavation for footings. Backfill these excavations and areas requiring structural fill with clean, moist, granular select material type GW, GP, GM, SM, SW or SP per USCS. Place in 8" maximum lifts. Compact to 95% maximum dry density as determined by modified proctor test (ASTM D1557).

The existing subgrade material is believed to be undisturbed, clean and granular (sand), however, certain areas of the site may be otherwise. It is the Contractor's responsibility to field-verify, by means and methods to be determined by him, that the bearing capacity of the subgrade is sufficient and meets these specifications.

G3. **Concrete:** Comply with American Concrete Institute ACI 301 "Specification for Structural Concrete for Buildings" (latest edition). Comprehensive strength @ 28 days: 3000 psi.

Air Entertainment: ASTM C260. Air entrain all exterior concrete.

Reinforcing Steel: ASTM A615, 60 ksi deformed bars.

G4. **Concrete Unit Masonry:** Comply with American Concrete Institute ACI 531.1 "Specification for Concrete Masonry Construction" (latest edition).

Hollow Load Bearing (H.L.B.): ASTM C90 Grade N, Type I moisture controlled units.

Comprehensive strength: fm = 1500 psi minimum.

Mortar: ASTM C270, Type S

Grout: ASTM C476 or 300 psi concrete per note 3.

Horizontal Joint Reinforcement: ASM A82, galvanized.

Reinforced Steel: ASTM A615, 60 ksi deformed bars.

G5. **Crushed stone:** AASHTO #57 aggregate, washed, uniformly graded and free draining. Mechanically compact or roll.

G6. **Structural Steel:** Comply with American Institute of Steel Construction (AISC) "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" (latest edition).

Steel Shapes and Plates: ASTM A36

Fasteners: ASTM A325

Anchor Bolts: ASTM A307

Primer Paint: Fabricator's standard rust inhibiting primer.

Welds: Comply with AWS D11 "Structural Welding Code."

Grout for Base Plates: Non-shrink, high early strength.

G7. **TJI Joists:** Manufacture and install in accordance with written specifications by Trus Joist MacMillan or equivalent.

G8. **LVL Beams:** Manufacture and install in accordance with written specifications by the Trus Joist MacMillan materials Corp. Minimum design stresses: Fb: 2925 psi, Fv: 285 psi, E: 2,000,000 psi.

G9. **PSL Beams:** manufacture and install in accordance with written specifications by the Trus Joist MacMillan Materials Corp. Minimum design stresses: Fb: 2900 psi, Fv: 290 psi, E: 2,000,000 psi.

G10. **PSL Posts:** Manufacture and install in accordance with written specifications by the Trus Joist MacMillan Materials Corp. Minimum design stresses: Fb: 2400 psi, E: 1,800,000 psi.

G11: **Multi-ply LVL & PSL Beams:** Unless otherwise noted, fasten together as follows:

1.75 inch width, top loaded: @ 2" from top and bottom, 1 row ea.

16d nails, 12" o.c.

If 14" or deeper, a third center row.

2.7 inch or 3.5 inch width, top loaded: @ 2" from top and bottom, 1 row ea.

1/2" diam. Bolts, 24" o.c., staggered.

G12: **Fasteners:** In accordance with IBC by the International Building Code, Table No. 2304.9.1, "Fastening Schedule"

G13. **Blocking and Bridging:** Provide blocking, bridging and bracing per IBC. At a minimum, provide bridging at each end of joist, and solid bridging or vertical 2 x 6 blocking below all interior bearing partitions.

G14. **Framing Specialties:** Are to be as manufactured by Kant-Sag or approved equal, and are to be used only in strict accordance with manufacturer's recommendations.

G15. **Framing Clips and Anchors:** ASTM A526, minimum 16 gauge. Provide toe down anchors for all joists and rafters.

Fasteners and anchors for exterior locations, in ground contact, high humidity locations, and where connected to treated wood shall be hot-dipped galvanized after fabrication.

G16. **Joist hangers:** ASTM A526 minimum 16 gauge, sized and profile to suit application (unless otherwise noted), galvanized finish. Provide hangers for all flush framed joists.

Hangers for exterior locations, high humidity locations, and where connected to treated wood shall be hot dipped galvanized after fabrication.

G17. **Salt-Treated Lumber:** Wood exposed to the environment, wood designated "salt-treated" and wood bolted in contact with masonry shall be #2 Southern Pine or better. Pressure impregnated with chromated copper arsenate (CCA) in accordance with American Wood Preservers Association (AWPA) Standard C2.

G18. **Point Loads:** Unless otherwise noted, columns in exterior walls to be (3) 2 x 6's.

Nail each face of outside (2) studs with (2) 10d nails at 6" o.c. staggered.

Provide solid blocking below all columns to transfer load directly to solid framing, other than TJI.

G19. **Openings:** Unless otherwise noted, provide double joist around all floor and roof openings.

G20. **Multi-Ply Dimensional Lumber:** Shall be nailed with 3 rows of 10d nails at 8" o.c. staggered.

Beams loaded on one face only shall be bolted with 5/8" dia bolts at 16" o.c. staggered (U.N.O.).

G21. **Exterior Walls:** Unless otherwise noted, to be 2 x 6 studs @ 16" o.c. with 1.2" A.P.A. rated group one sheathing Nail all panel edges with 8d nails @ 4" o.c. and intermediate studs with 8d nails @ 6" o.c. & block all panel edges.

G22. **Interior Shear Walls:** Shown on the plan are to be sheathed on both faces with 1/2" A.P. A rated group one sheathing.

G23. **Dimensional Lumber:** Unless otherwise indicated, Structural Framing shall be of Englemann Spruce, Spruce-Pine-Fir, Douglas Fir, or Hem-Fir with a minimum modulus of elasticity equal to 1,400,000 PSI and a minimum fiber stress in bending (Fb) in a single member use equal to 875 PSI in accordance with the National Forest Products Association.

G24. **Wood Trusses:** Prefabricated wood trusses shall be designed to support their self-weight, plus live load and superimposed dead loads including, but not limited to all mechanical and other equipment, and shall be designed to resist all drag forces, shear wall uplift and downward loads, and other special loads noted on the drawings or calculations.

1. The truss manufacturer shall design for span/240 total load deflection and span/360 live load deflection. The truss manufacturer shall account for differences between deflections of adjacent trusses at transitions in the framing system, with trusses designed to minimize differential deflection.

2. Bridging size and spacing shall be as designated by the truss manufacturer unless noted otherwise on the plans.

3. The contractor shall submit shop drawings, erection drawings and design calculations sealed by an appropriately registered engineer. Shop drawings shall show any special details required at bearing points. All connectors shall have current IRC approval. A minimum of (4) sets of truss submittals shall be provided for review, with one set to be retained by the EOR. All information submitted is to be clear and legible. Shop drawings or truss layout drawings shall show all loads included in the truss designs.

4. The truss manufacturer shall be responsible for specifying all hangers or other connection hardware required for truss installation.

6. Any proposed changes to the truss layout, connections, or design loads depicted on the EOR drawings must be approved in writing by the EOR prior to the submittal of truss construction documents for review.

G25. **Floor Construction:** See plans for joist sizes and spacing. Provide 1/2" T & G plywood subfloor glued and nailed or screwed. Space fasteners @ 4" o.c. at all panel edges & 6" o.c. in field. Provide bridging or band board at all bearing locations. Provide bridging @ 8" o.c. maximum. Provide double joists under all parallel partitions. Install sheathing with long dimension perpendicular to joists.

G26. **Roof Construction:** See plans for rafter/trusses. Provide 5/8" structural roof sheathing. Fasten all panel edges with 8d nails @ 4" o.c. Nail in field with 8d nails @ 6" o.c. Except within 4" of eaves and ridges & roof edges space @ 4" o.c. in field and provide cont. solid blocking at all joints.

General Project Requirements

Division 1. General Requirements

1.1 All work performed shall comply with the following:
 A. These general notes unless otherwise noted on plans or specifications.
 B. Requirement of applicable building codes and standards.
 C. All applicable local and state codes, ordinances and regulations
 D. In areas where the drawings do not address specifically or methodically, the contractor shall comply with manufacturers' requirements, specifications and requirements.

1.2 Contractors shall verify on-site dimensions and conditions.

1.3 Do not scale these drawings. Where drawings do not show a required dimension, consult the architect before proceeding with any work.

1.4 Contractor shall compare and coordinate all work necessary for completion of the project, whether shown and specified or not. Where discrepancies are noted in requirements of the drawings, the contractor shall promptly notify the architect for clarification before proceeding with the work.

1.5 Architectural drawings and specifications shall be considered as part of the conditions for project work. In event that certain features of the work are not fully shown on drawings, then current local, state and national ordinances, regulations and agreements, as well as current acceptable building practices shall govern, and construction under these guidelines shall be of the same character as for similar conditions drawn or specified.

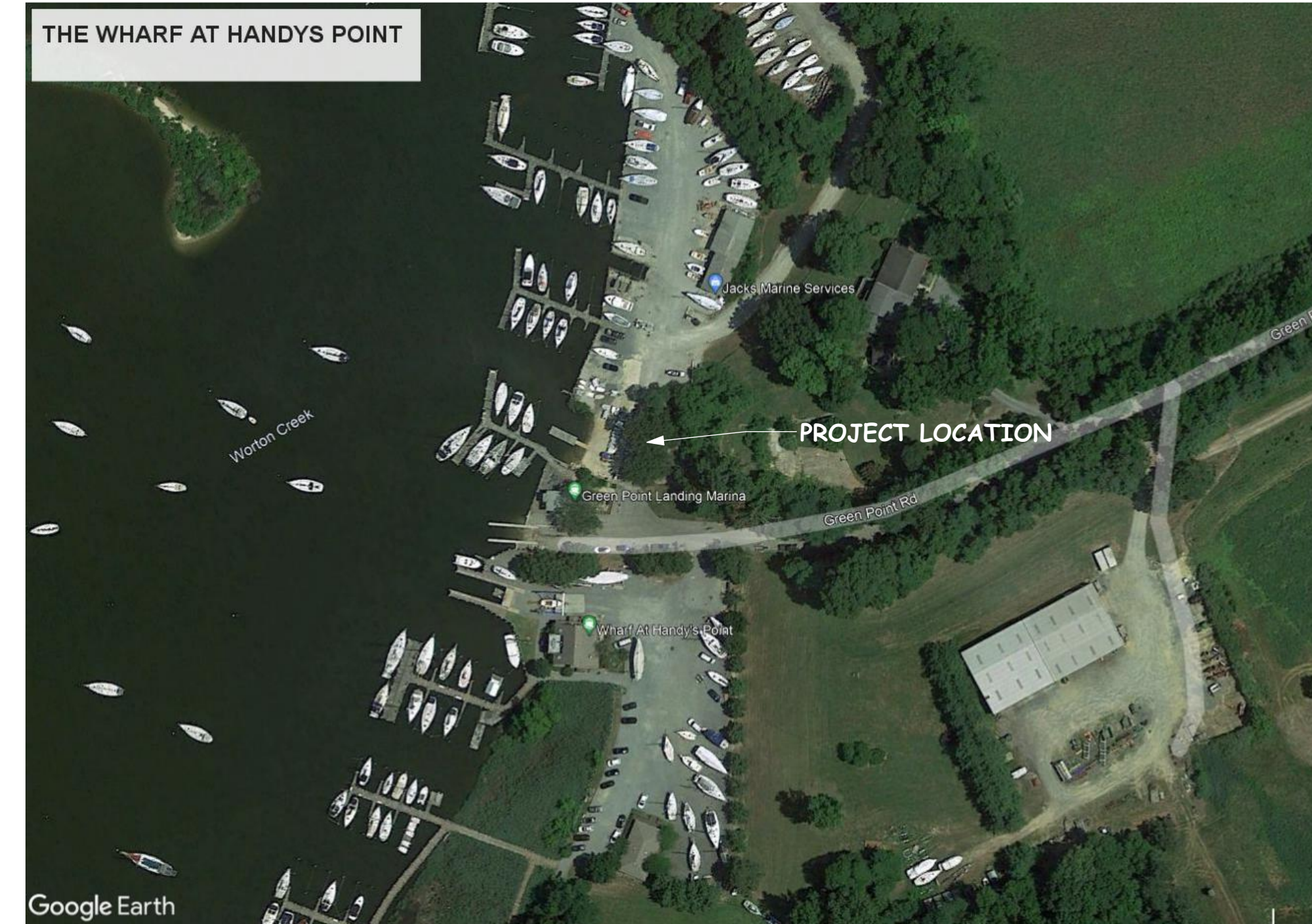
1.6 The architect will not be responsible for and will not have control over construction means, methods, techniques, sequences or procedures, nor for safety precautions and standards used. The architect shall not be held responsible for failures of the owner or contractor or subcontractors, nor of anyone performing work, to carry out the work in accordance with the requirements of the construction documents.

1.7 Any and all drawings for site work, for plumbing supply or waste piping and venting, for electrical circuitry, for heating and ventilation, for pre-fabricated trusses or air conditioning systems, are not part of the architect's work for the owner unless otherwise specifically provided. Any discrepancies with these documents by any of the above-listed services as shown in documents or shop drawings prepared by others shall be reported to the architect immediately.

1.8 The contractor shall submit to the architect for review product submittals, including but not limited to, door hardware, wall, floor and ceiling finishes, electrical and lighting devices.

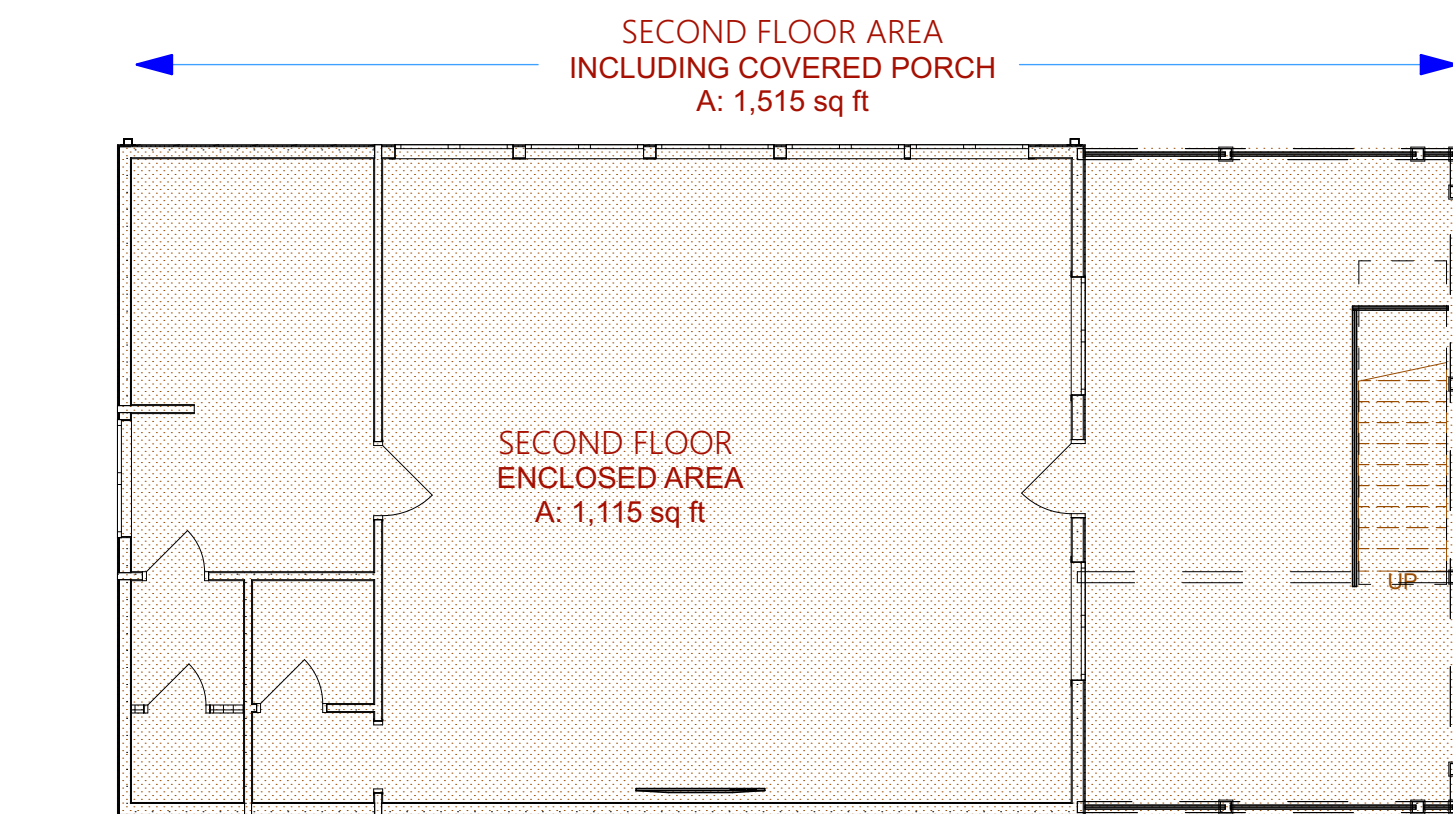
1.9 The contractor shall structure his work flow to allow the existing bathroom to be available to the staff and the public at all times during the demolition and construction process.

1.10 The use or reuse of these documents without expressed written permission of the architect is forbidden. All rights reserved. Drawings are copyright 2022, m3 Architecture, Max E. Ruehrmund, III, Architect

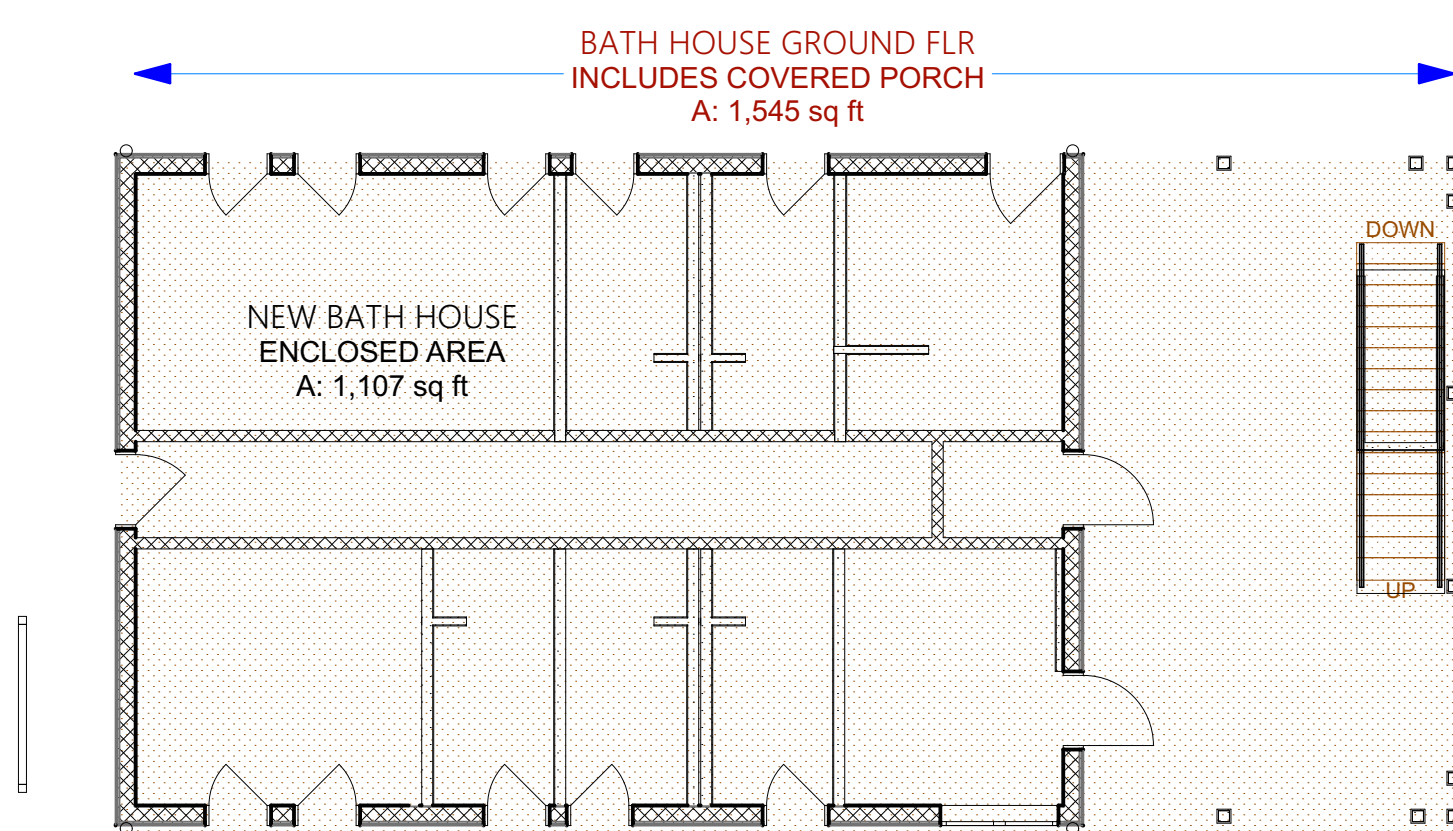


LOCATION PLAN

BUILDING AREAS

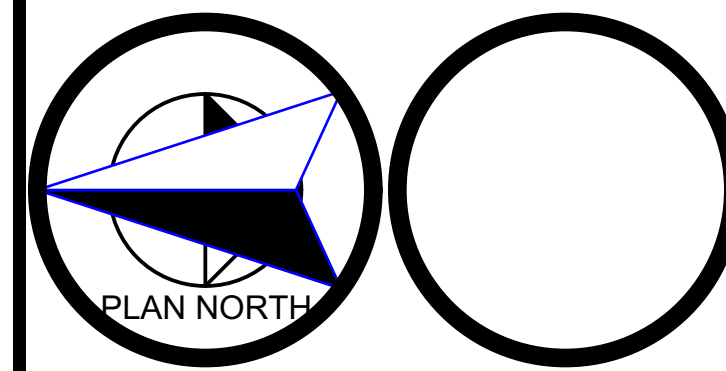


2. SECOND FLOOR 1/8" = 1'-0"



1. FIRST FLOOR 1/8" = 1'-0"

CONSULTANTS



THE WHARF AT HANDY'S POINT BATH HOUSE

Project # 2022-04
 Owners Representative:
 Chris Maier
 The Wharf at Handy's Point, Inc
 23200 Green Point Rd
 Worton, MD 21678

MARK	DATE	DESCRIPTION
	07/29/22	SITE PLAN REVIEW
	07/29/22	CONCEPT PLANS SD-2

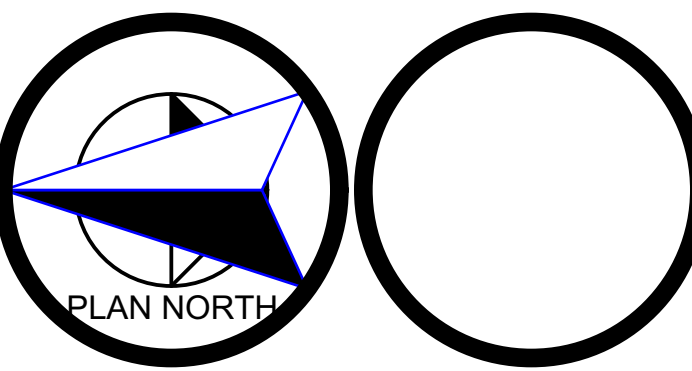
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SHEET TITLE

GENERAL NOTES AND BUILDING AREA PLANS

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THE WHARF AT HANDY'S POINT BATH HOUSE

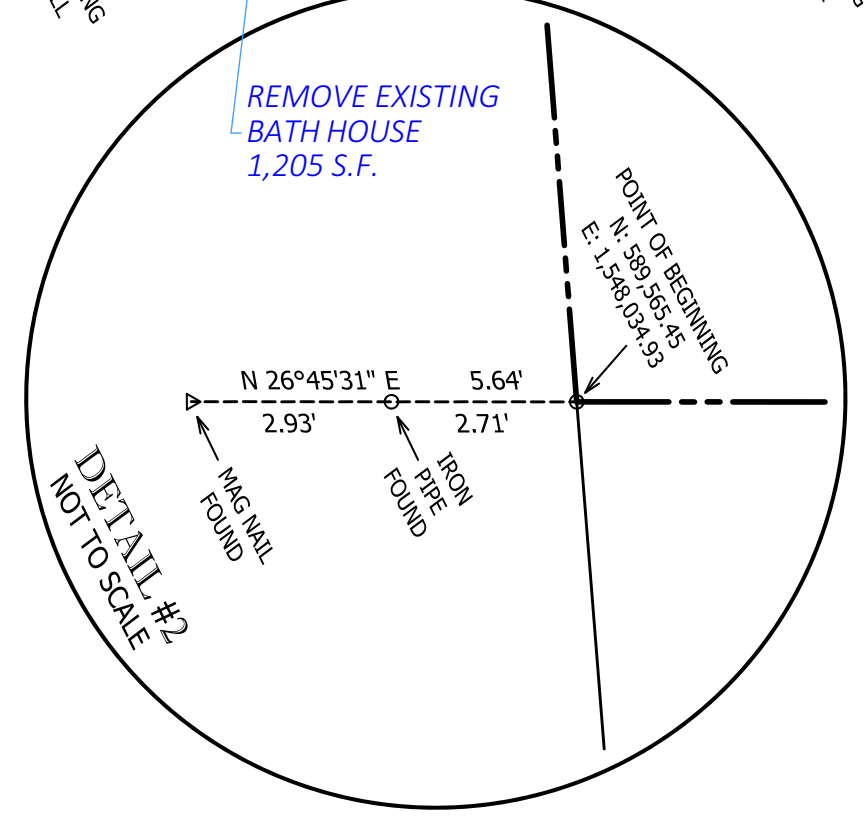
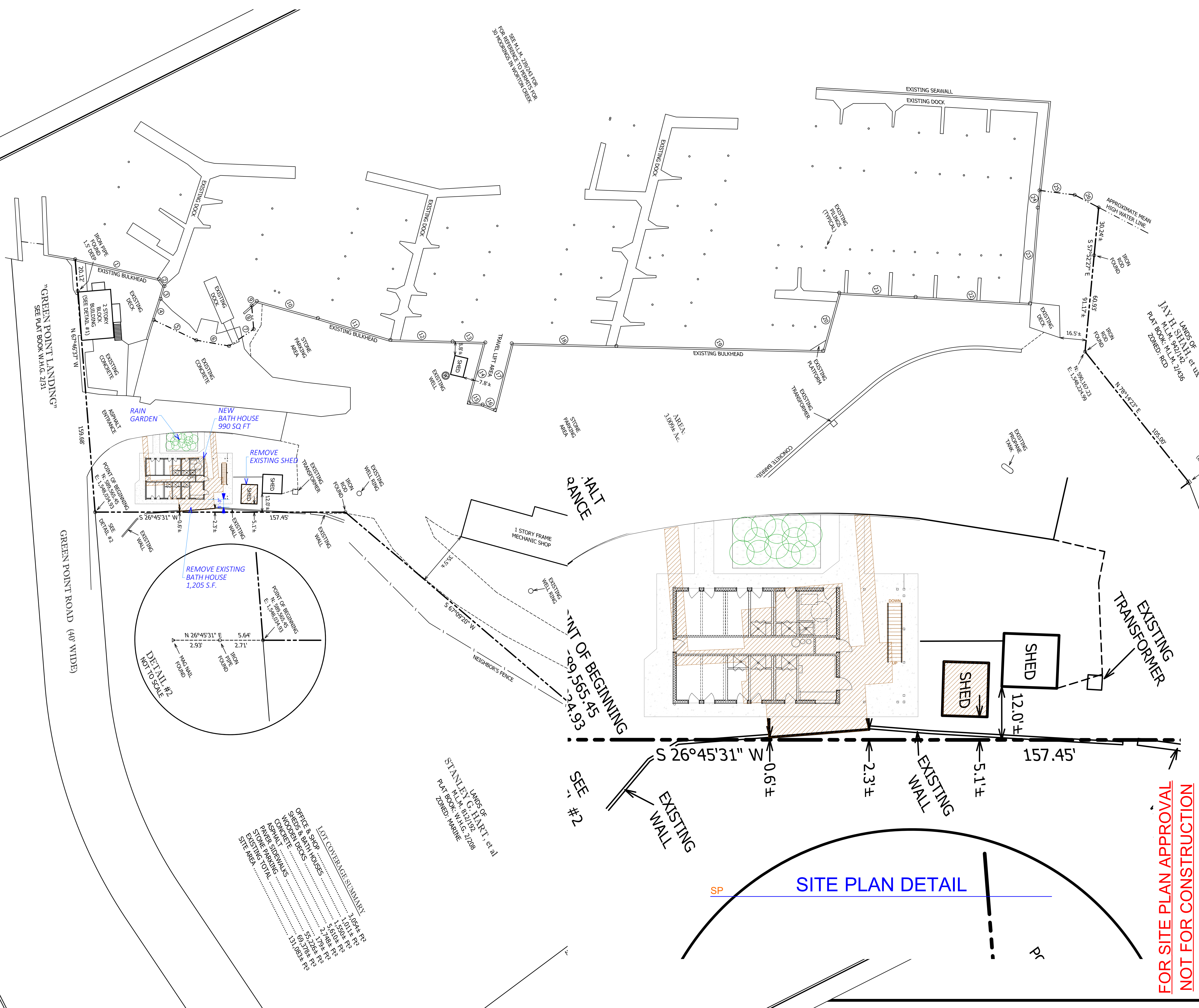
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 The Wharf at Handy's Point, Inc
 23200 Green Point Rd
 Worton, MD 21678

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SHEET TITLE
 SITE PLAN

DD-SP-1



LOT COVERAGE SUMMARY

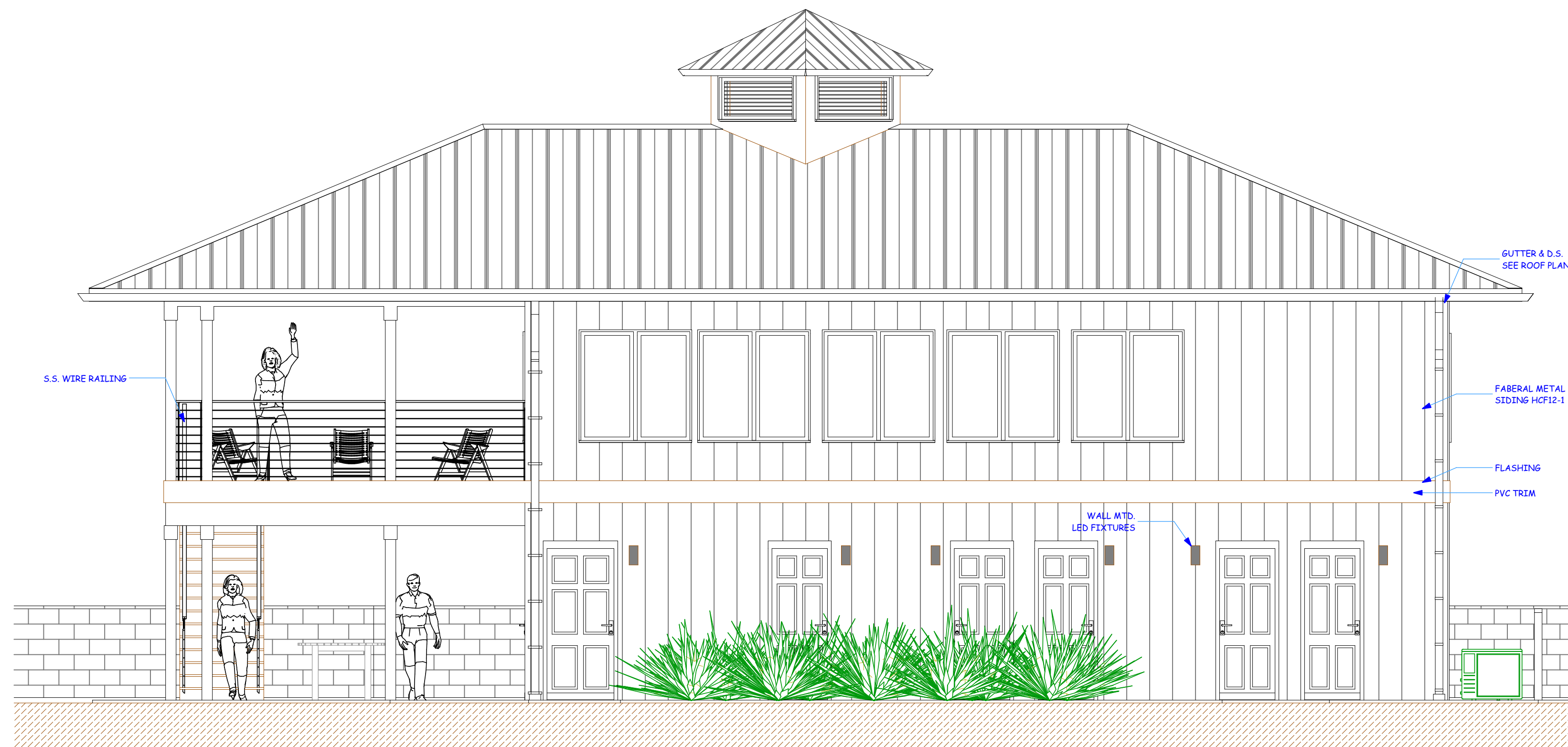
OFFICE & SHOP	3,054.47 S.F.
SHEDS & BATH HOUSES	1,205.00 S.F.
EXISTING DECKS	5,610.00 S.F.
CONCRETE	2,178.40 S.F.
PAPER SUBMITTALS	55,226.00 S.F.
ASPHALT	89,374.00 S.F.
STONE PARKING	12,082.00 S.F.
EXISTING TOTAL	121,082.00 S.F.
SITE AREA	121,082.00 S.F.

NOTES:
 1. THIS BOUNDARY SURVEY WAS PREPARED BY A LICENSED LAND SURVEYOR AND THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT. THE SURVEYOR'S WORK IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE SURVEYOR'S WRITTEN CONSENT.
 2. THE SURVEYOR'S WORK IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE SURVEY.
 3. THE SURVEYOR'S WORK IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE SURVEYOR'S WRITTEN CONSENT.
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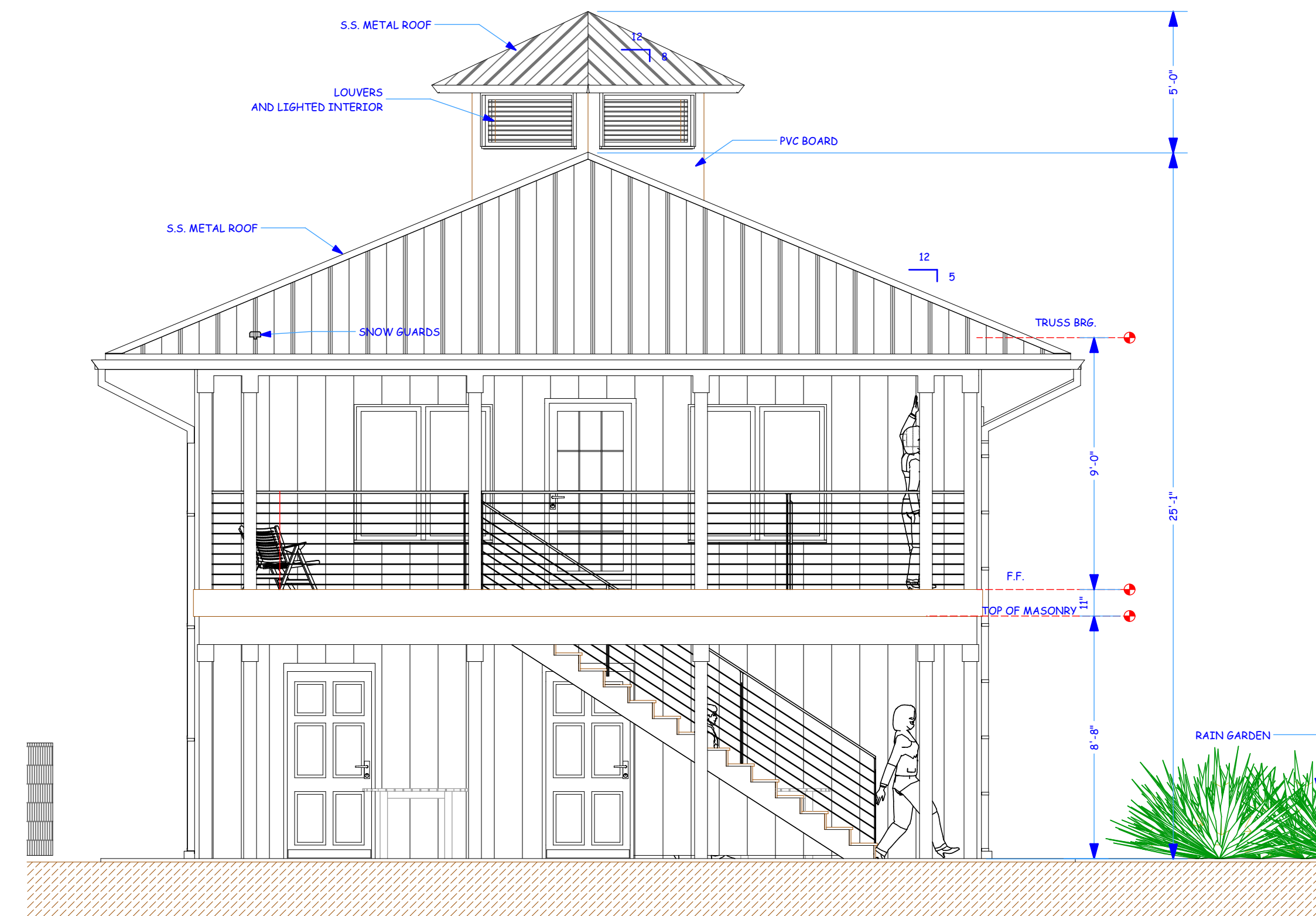
EXTREME
 ENGINEERS
 ENGINEERS

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 NOT FOR CONSTRUCTION

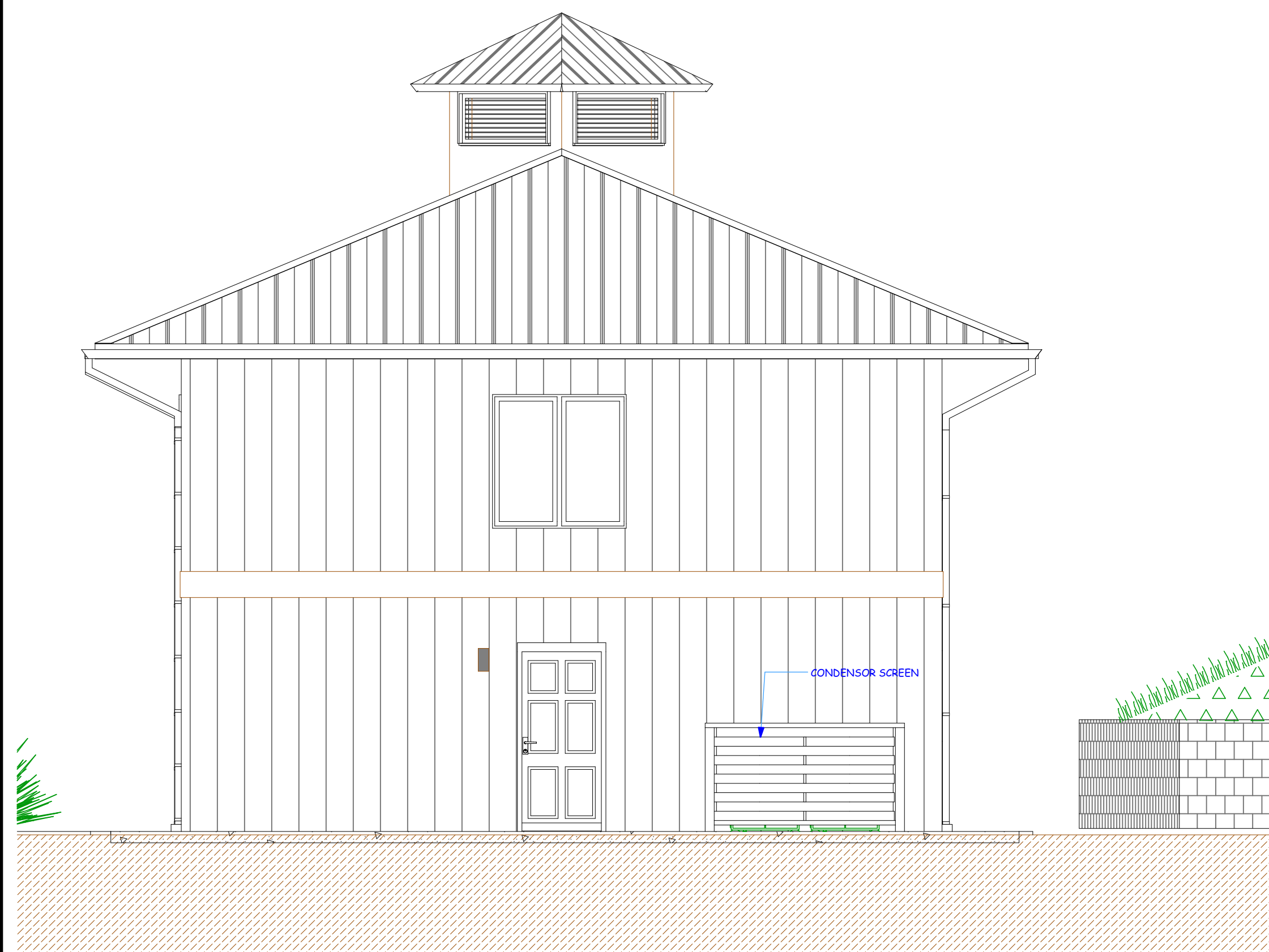
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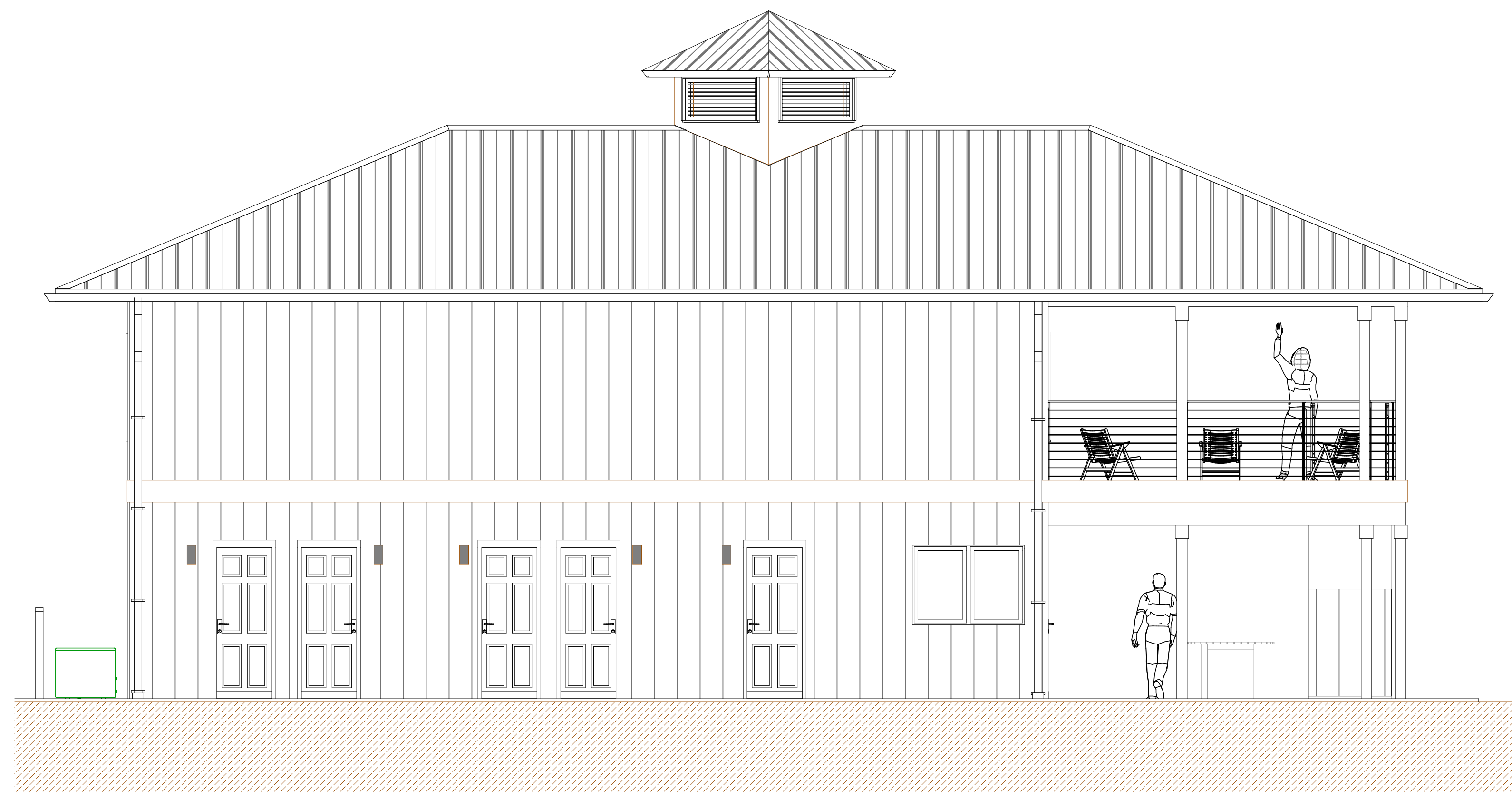
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N NORTH ELEVATION 1/4" = 1'-0"

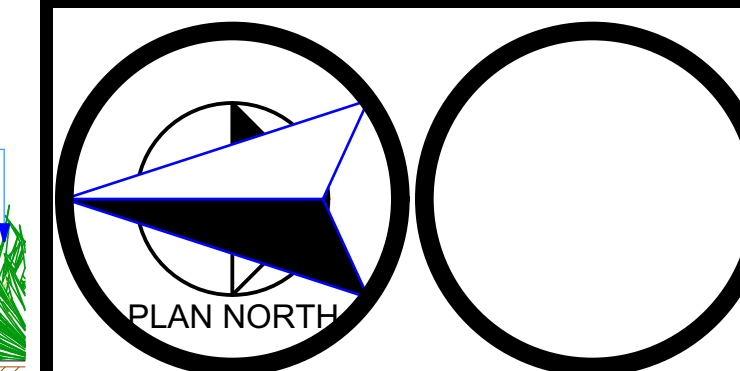


S SOUTH ELEVATION 1/4" = 1'-0"



E EAST ELEVATION 1/4" = 1'-0"

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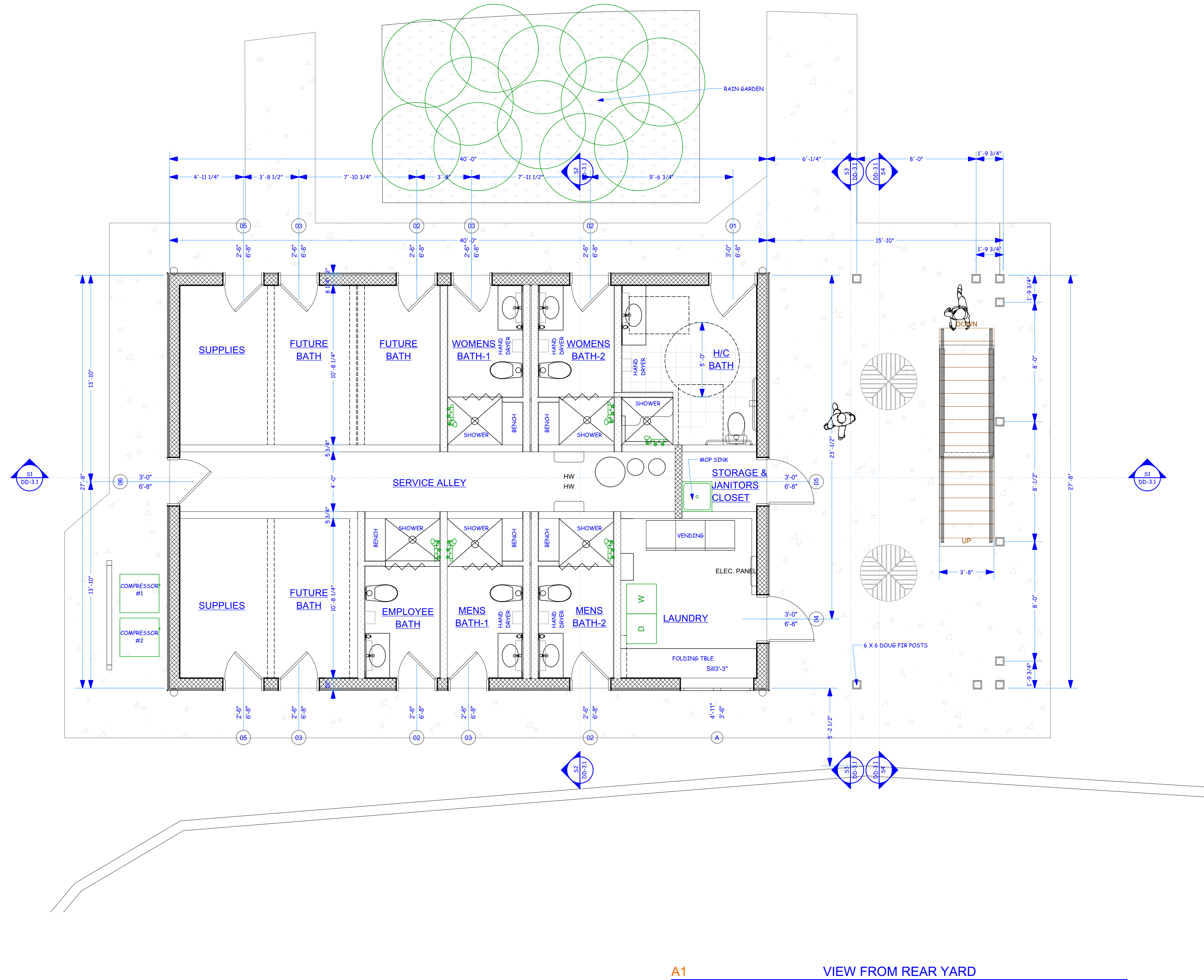
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ELEVATIONS

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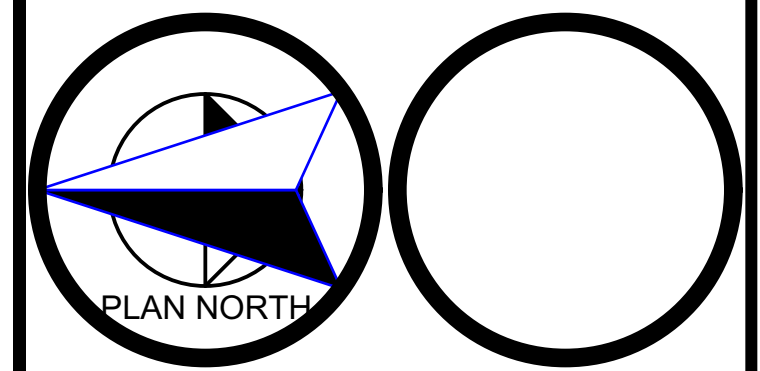
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TOTAL BUILDING AREA W/ PORCHES= 3,090 S.F.

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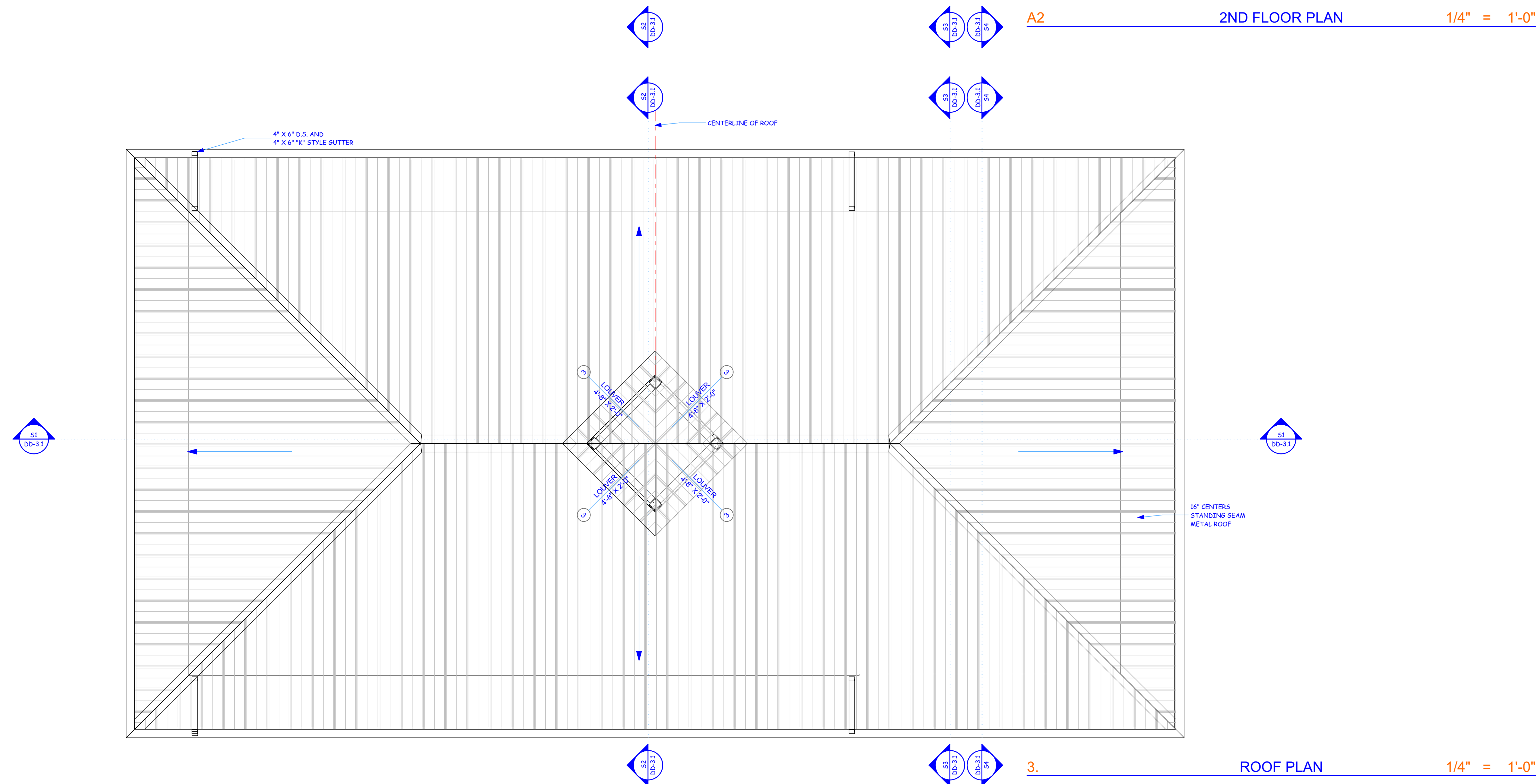
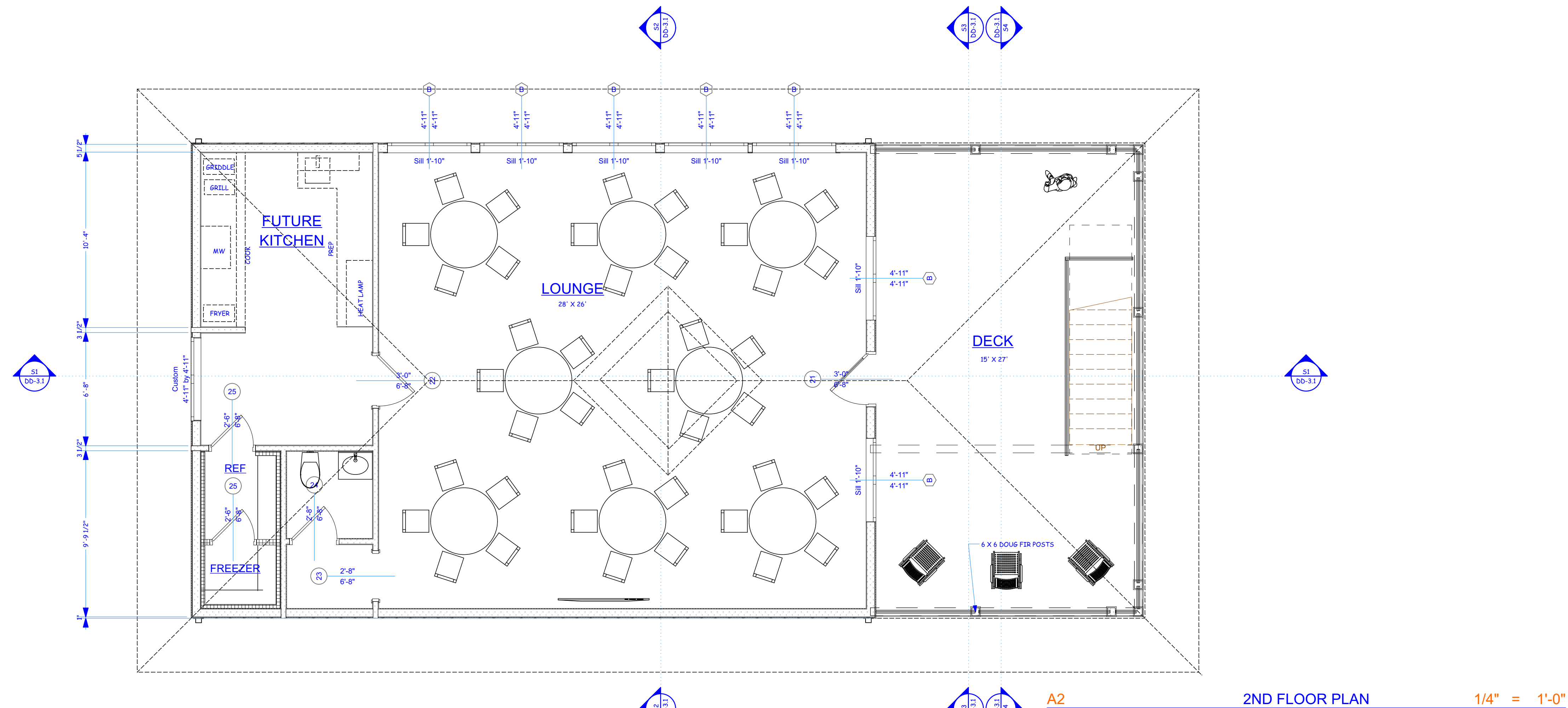
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SHEET TITLE
 GROUND FLOOR PLAN

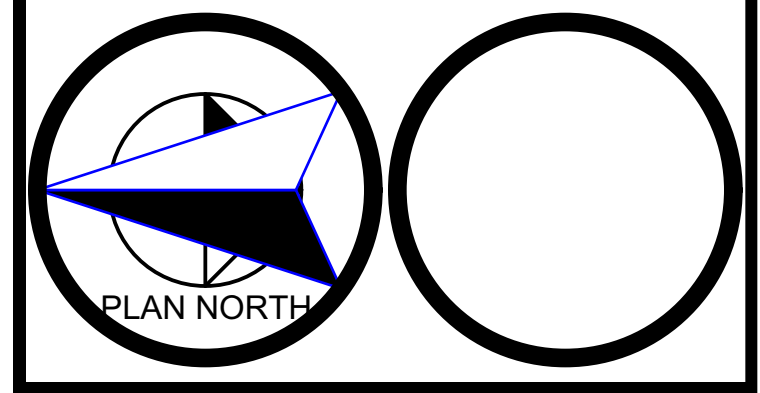
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		CONCEPT PLANS SD-2

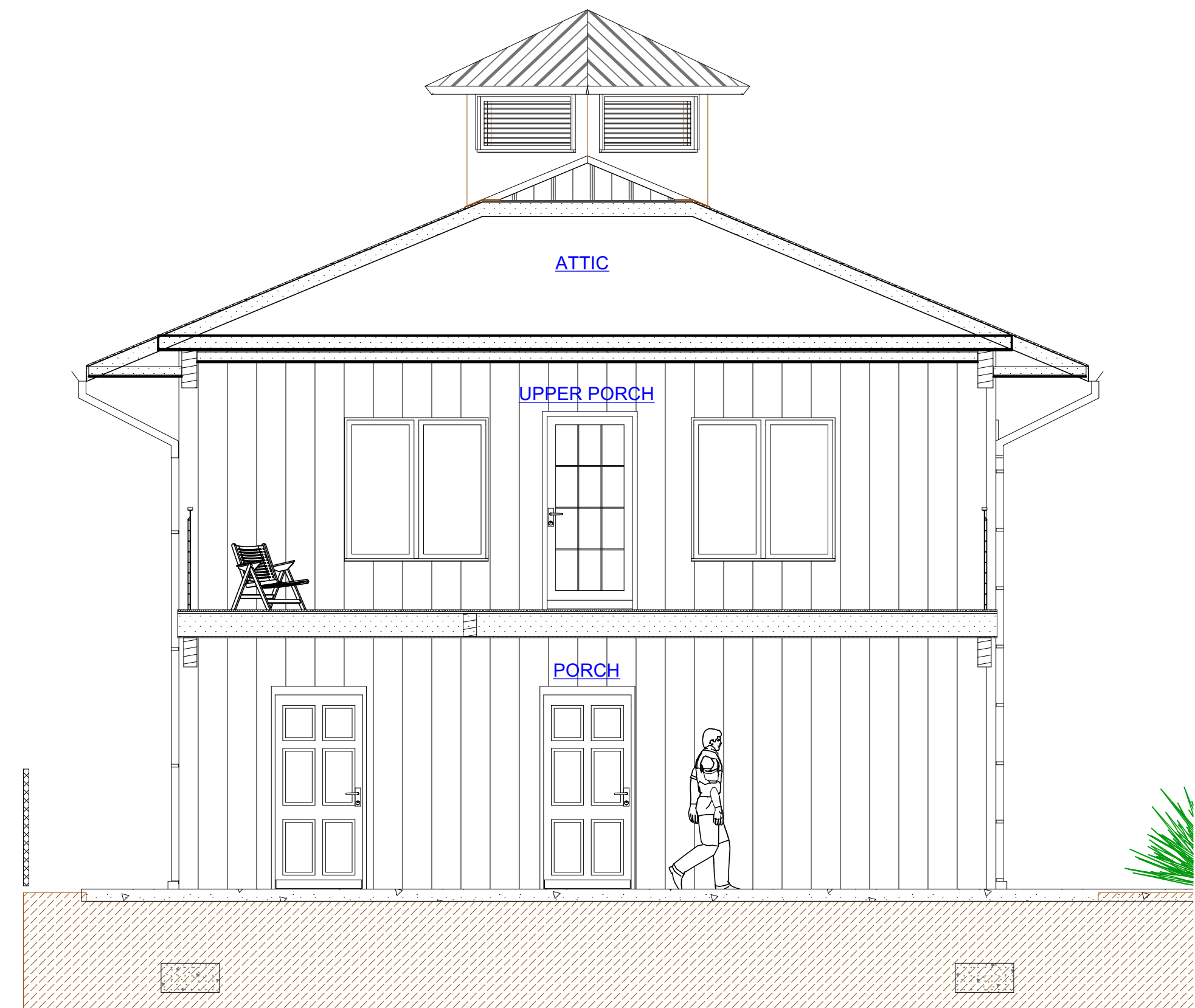
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SHEET TITLE
 SECOND FLOOR PLAN

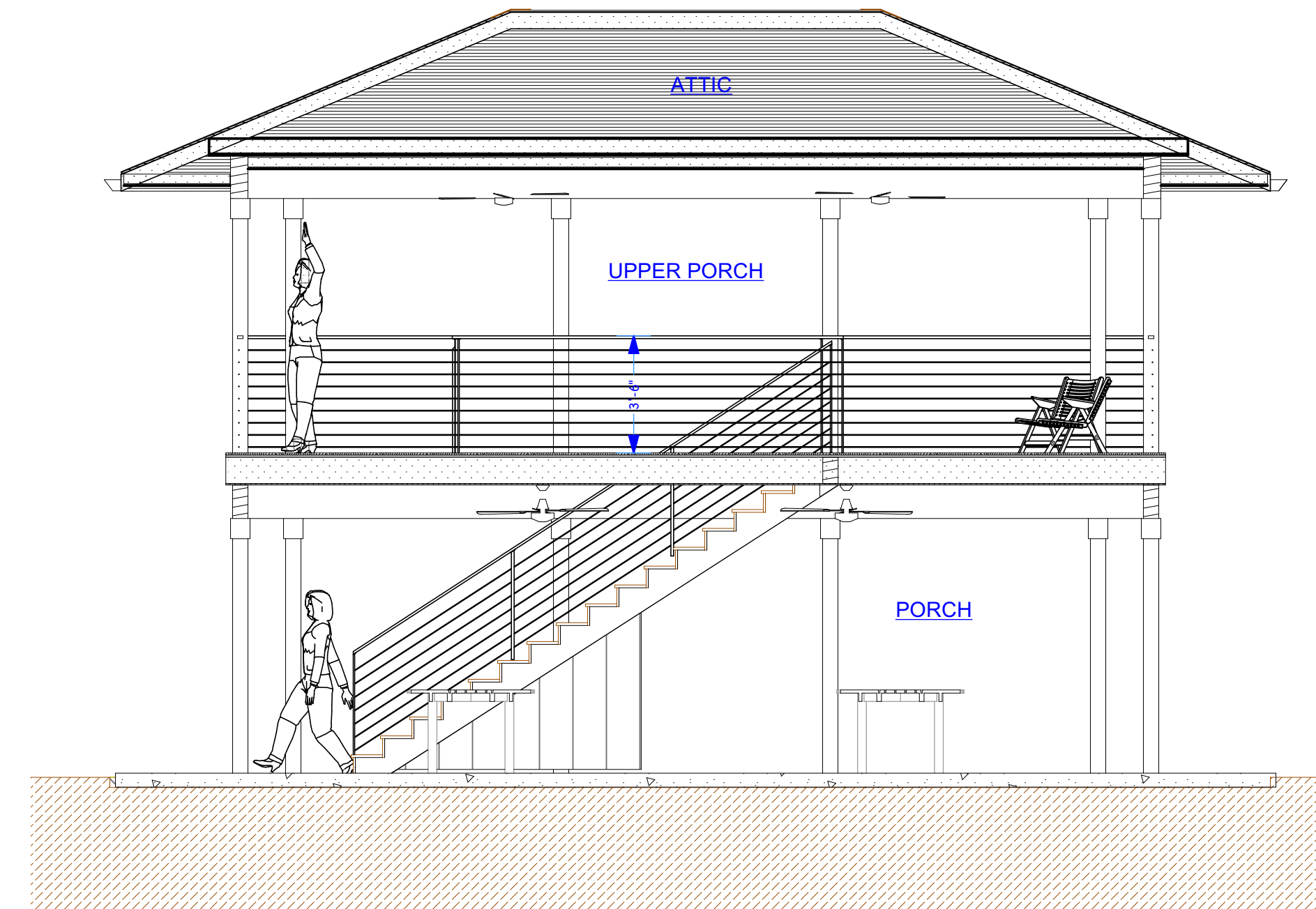
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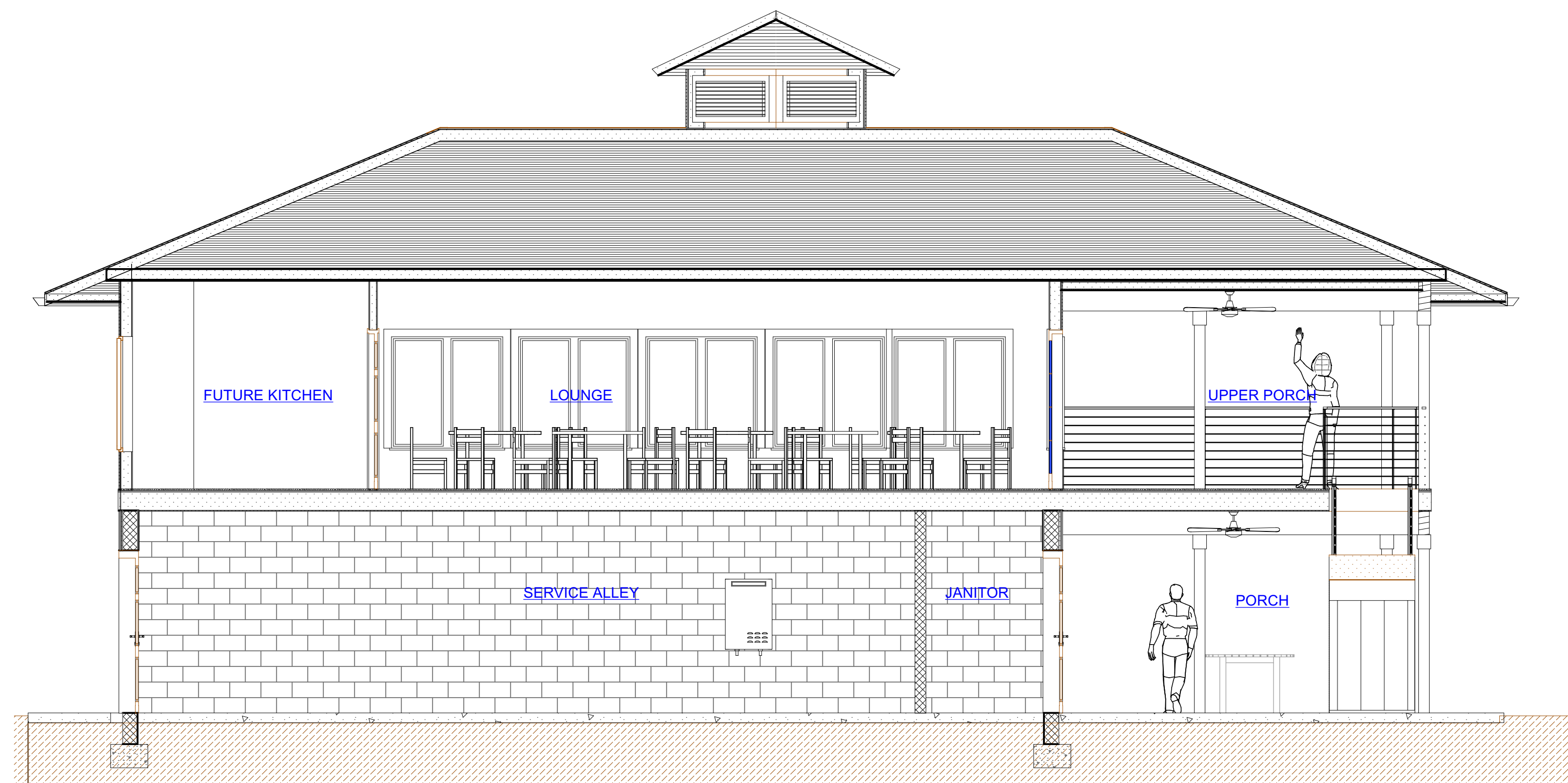
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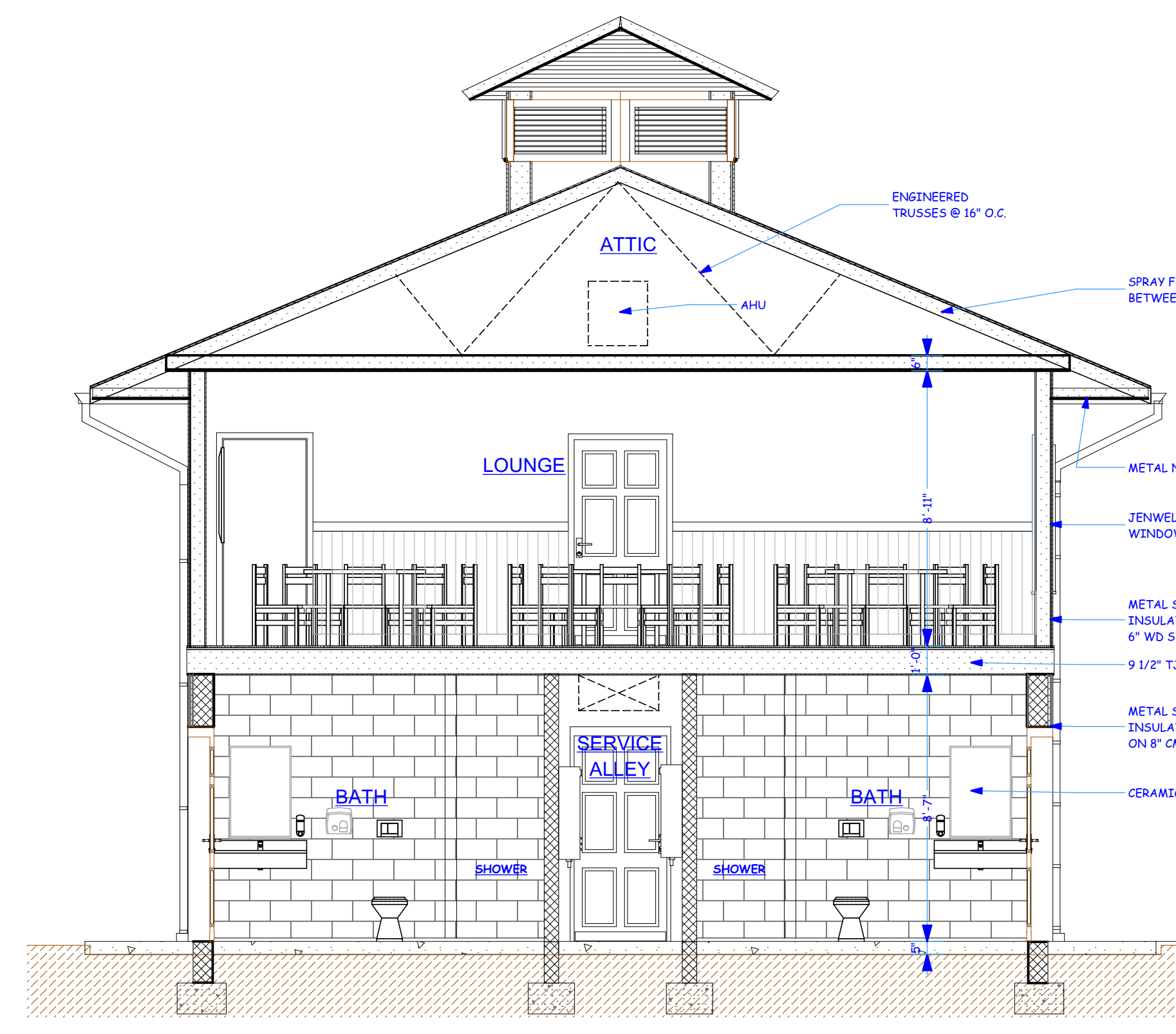
S3 PORCH SECTION SOUTH 1/4" = 1'-0"



S4 PORCH SECTION NORTH 1/4" = 1'-0"

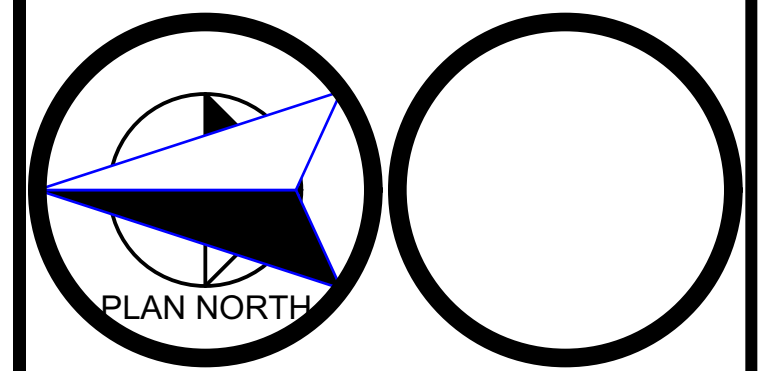


1 SECTION WEST 1/4" = 1'-0"



S1 SECTION 1/4" = 1'-0"

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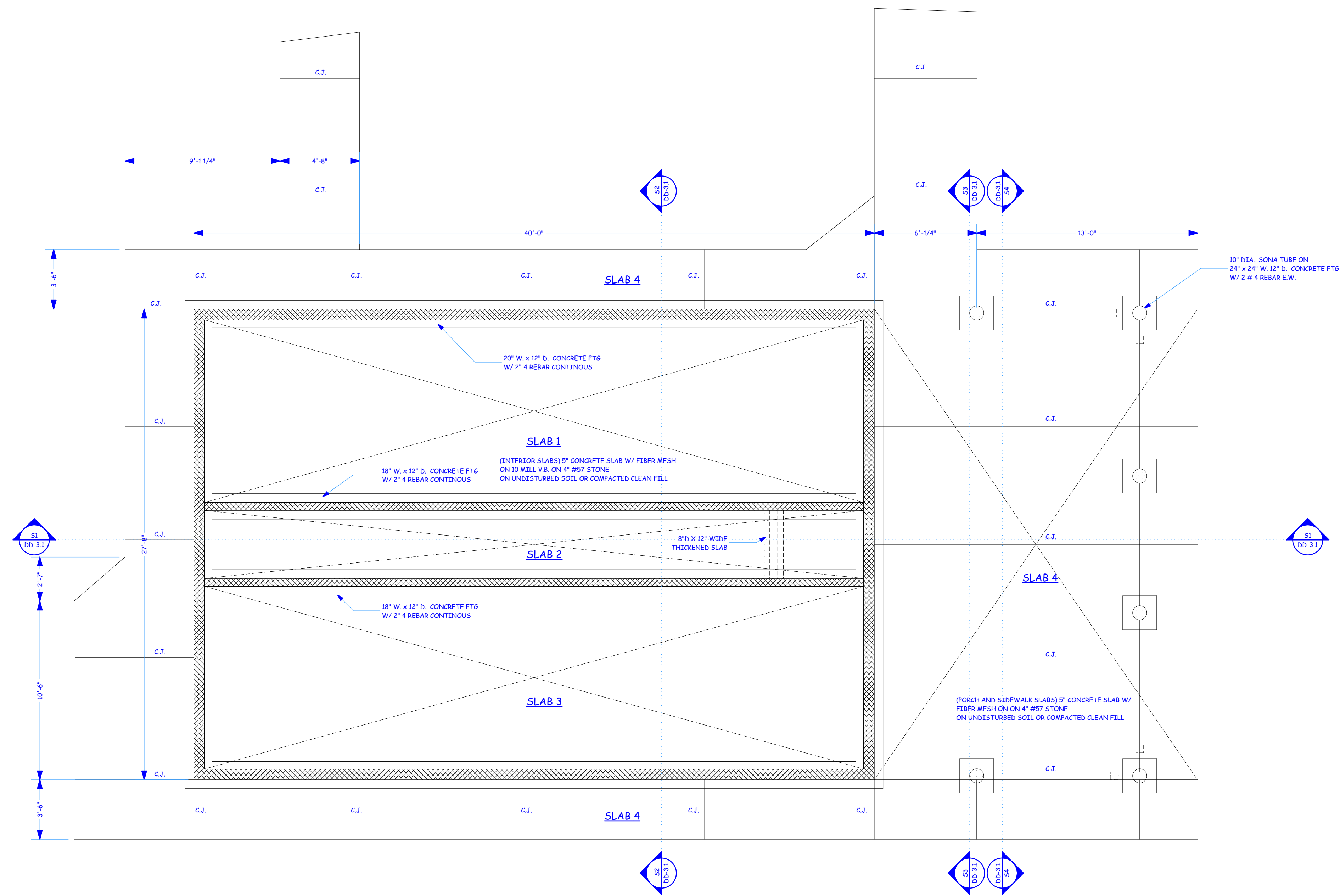
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SHEET TITLE
BUILDING SECTIONS

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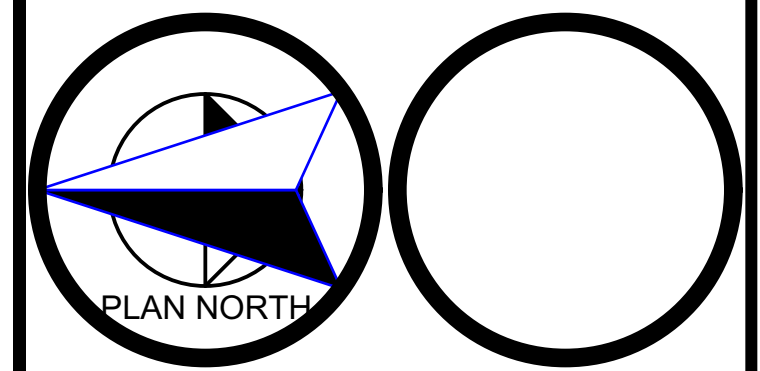


F FOUNDATION PLAN 1/4" = 1'-0"

M3 Architecture
P.O. Box 125 • Rock Hall, MD 21661
Office: 410-639-7284
Mobile: 410-708-0659
Email: max3@verizon.net

- Design Services:
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