

2664 RIVA ROAD, P.O. BOX 6675
ANNAPOLIS, MARYLAND 21401
OFFICE OF PLANNING AND ZONING

June 24, 2009

Michael Gillespie
Bay Engineering, Inc.
190 Admiral Cochrane Drive
Annapolis MD 21401

Re: Selby Bay Clubhouse
Modification #10440 – Modification to Frontage Improvement Requirements
Grading Permit G02013871
Tax Map 60 Block 11 Parcel 0037

Dear Mr. Gillespie:

This letter is written in response to your request for a Modification to Article 17, §2-103 which requires the roads to be constructed in compliance with the Design Manual Standards. The Anne Arundel County Office of Planning and Zoning, Planning, Engineering, and traffic reviewers have reviewed your request.

The subject property is known as Selby Clubhouse. It comprises 0.806 acres, is located in the OS zoning district and within the Critical Area, Limited Development Area (LDA). The property was previously improved with a clubhouse which was lost to fire. The permit request involves the replacement of the clubhouse on the same footprint as the previous structure. Access to the property is derived via a driveway from First Avenue, a public 40 ft. public right-of-way, with approximately 17+/- ft. wide paving.

Whereas the proposed development is replacement of a previously existing structure and the community is mostly built out, full improvements to the road frontage would be impractical and out of character with the community. This Office hereby grants the modification to Article 17, §2-103, to allow the project to proceed without requiring full road widening improvements.

A granting of this modification is consistent with the spirit and intent of the regulations, per Article 17, §2-108, and extraordinary hardship would result from the strict compliance with the article.

If you have any questions regarding this modification decision, please contact Thomas Burke at (410) 222-7960, or by email at pzburk04@aacounty.org.

Sincerely,



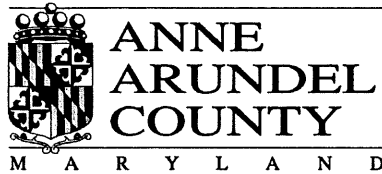
Larry R. Tom
Planning and Zoning Officer

LRT/tb

cc:

T. Burke/OPZ
Patti Turner/OPZ
Judy Motta/I&P

Modification log
Subdivision file
Selby Bay Community Assn., Inc.



**Office of Planning and Zoning
Development Division**

INTER-OFFICE CORRESPONDENCE

www.aacounty.org

DATE: June 5, 2009
TO: Tom burke - Planning and Zoning / Planning
FROM: Rania Carriker - Planning and Zoning / Engineering and Utilities
SUBJECT: Mod. #10,440 Selby clubhouse
(See: G02013871, B02256053)

Modification request:

1. Road improvements on First Avenue (county code section 17-2-103).

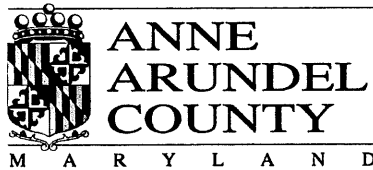
Modification decision from an engineering and utilities standpoint:

1. First Avenue is an ex. rural 40/17 open section road that is classified as "local". However, even though the subject site gains access via First Avenue, the site itself does not front First Avenue.

The proposed project is to re-construct the community Selby clubhouse that was destroyed by fire -on the same footprint of the original clubhouse with an in-kind replacement building. No further subdivision of the subject property is proposed at this time.

Based on previous, we recommend approval of the above referenced modification request -subject to a traffic impact study and possible road improvements with any future subdivision of the subject property.

cc: File
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County Executive John R. Leopold

**Office of Planning and Zoning
Development Division**

INTER-OFFICE CORRESPONDENCE

DATE: June 8, 2009
TO: Thomas F. Burke (Planning Review)
FROM: Michael Mettle (Traffic Review) *ok AWS*
SUBJECT: Selby Bay Clubhouse
Modification # 10440
Grading Permit # 02013871

The above referenced modification to frontage improvements submittal has been reviewed for traffic engineering issues and the following comments apply:

The adequacy of public facilities requirements are being addressed as follows:

ROADS:

The adequacy of facilities for roads requirements do not need to be addressed since no new lot is being created and less than 50 trips will be generated, therefore a traffic review is not required.

We defer all other comments for the modification to the appropriate reviewer

cc: Kelly Krinetz
SUBCOMMENTS

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