City of Annapolis
DEPARTMENT OF NEIGHBORHOOD & ENVIRONMENTAL PROGRAMS
145 GORMAN STREET, THIRD FLOOR, ANNAPOLIS, MARYLAND 21401
ANNAPOLIS (410) 260-2200 • FAX (410) 263-9158 • TDD - Use MD relay or 711 • www.annapolis.gov

Chartered 1708

April 24, 2015

Erika Wein
Drum, Loyka & Associates, LLC
Clock Tower Place, Suite 35
Annapolis, MD 21403

RE: Griscom Square, FCA Variance Request

Ms. Wein,

The December 30, 2014 request for a variance for the removal of trees 30 inches in diameter or greater for the Griscom Square subdivision is approved. Mitigation for removal of trees 24 inches in diameter or greater is required as noted in our April 24, 2015 letter regarding the review of the Forest Conservation Plan.

If you have any questions, please contact me.

Sincerely,

Frank Biba, AICP, LEED AP
Chief, Environmental Programs
Dept. of Neighborhood and Environmental Programs
410 263-7946
fjb@annapolis,gov

cc: Maria Broadbent, Director DNEP
Pete Gutwald, Director P&Z
Marian Honeczy, Supervisor, Urban and Community Forestry, MD Forest Service

December 30, 2014

City of Annapolis
Dept. of Neighborhood & Environmental Programs
145 Gorman St, 3rd Floor
Annapolis, MD 21403

RE: Griscom Square
Annapolis, Maryland 21403

Sir/Madam:

The subject property is located at the intersection of Tyler Avenue and Bay Ridge Avenue in Annapolis, MD, as shown on Plat 17038-17039, Book 330 pages 12-13 of the Anne Arundel Plat Records. The site is approximately 133,060 sf (3.05 Ac.) in size and is zoned R-2. There are no 100 year floodplain, streams, wetlands, or bogs located onsite. The property is currently improved with two single family dwellings, one garage and one shed. A twelve lot single family residential subdivision is proposed on site.

The proposed development requires a variance to **Article 7.2-1(C) 1&2** of the City of Annapolis Forest Conservation Act Working Group: to remove trees having a diameter of 30 inches or more or trees which measure 75% or more of the current state champion tree.

The following trees are proposed to be removed during the development.

Specimen Tree #	**Latin Name**	**Size (DBH)**	**Condition**
T-39	*Quercus palustris*	36"	Good
T-41	*Quercus palustris*	32"	Fair
T-42	*Quercus palustris*	37"	Poor
75% of State Chmp.	**Latin Name**	**Size (DBH)**	
T-78	*Pinus virginiana*	29"	Fair
T-79	*Pinus virginiana*	27"	Poor

The Specimens and 75% State Champion Trees are located within rear yards of adjacent properties which have been obtained for the subdivision.

The need for the required variance arises from the fact that the FSD is being prepared for an approved & platted development project. The variance request is not based on actions by the applicant and the granting of the variance will not confer on the applicant a special privilege that would be denied to other applicants. The variance does not arise from a condition relating to land or building use on a neighboring property nor will the granting of the variance adversely affect water quality.

Thank you for your attention to this matter. Please contact us if we may be of further service during your review of this variance request.

Sincerely,

DRUM, LOYKA AND ASSOCIATES, LLC

Erika Wein