

To: Office of Planning and Zoning
 2664 Riva Road
 Annapolis, MD 21401

Re: Variance Application Letter of Explanation, 1128 Long Point Terrace, Annapolis, MD 21409

This is our residential property on which we are proposing to build a 30x32 foot pole barn type garage. There is one existing one story house and two existing 8x8 foot square sheds on the property. Table 1 describes the dimensions, area, and set backs of the existing structures and proposed garage. Our property is unique because it is relatively narrow, and bordered on the east and south side by water. However, it is important to note that the Cape St. Claire Improvement Association (CSCIA) owns approximately 20 feet landward from MHW, but some erosion has altered the shoreline in places.

Table 1. Existing and Proposed Structure Dimensions

Existing Structure	Dimensions	Height	Square Footage
House	Approx. 45 ft x 35 ft w/ a 12x12ft extension on NW corner	One story – approximately 18 ft high at roof peak.	1818 sq ft
Shed 1	8X8 ft	8.5 at peak	64 sq ft
Shed 2	8X8 ft	8.5 at peak	64 sq ft
Proposed Structure			
Garage	30 ft x 32 ft	One story- 18 ft high at roof peak	930 sq ft

The CSCIA has also indicated that they are willing to accept us using the County Zoning setbacks for this property instead of the Covenant Setbacks. We have been told by the county that these setbacks for an accessory structure are 40 foot front, 7 foot side, and 20 foot rear. Table 2 provides the setbacks from MHW and the property lines for the proposed garage.

Table 2. Proposed Garage Setbacks

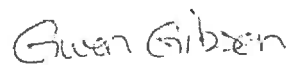
Garage Side	Zoning Setback Type	Setback from Property Line	Setback from MHW (where applicable)
North	Side	100+ feet	n/a
East	Side/ front? (waterfront)	31 feet 5 inches at closest point	Approx. 66 feet from MHW and end of CSCIA property
South	Front (waterfront)	40+ feet	80+ feet
West	Side	7 feet	n/a

We have tried to position the garage on the property to avoid trees and stay as far away from the waterfront as possible, while complying with the County setbacks. However, because the CSCIA owns approximately 20 feet from MHW, our property is only about 75 feet wide behind

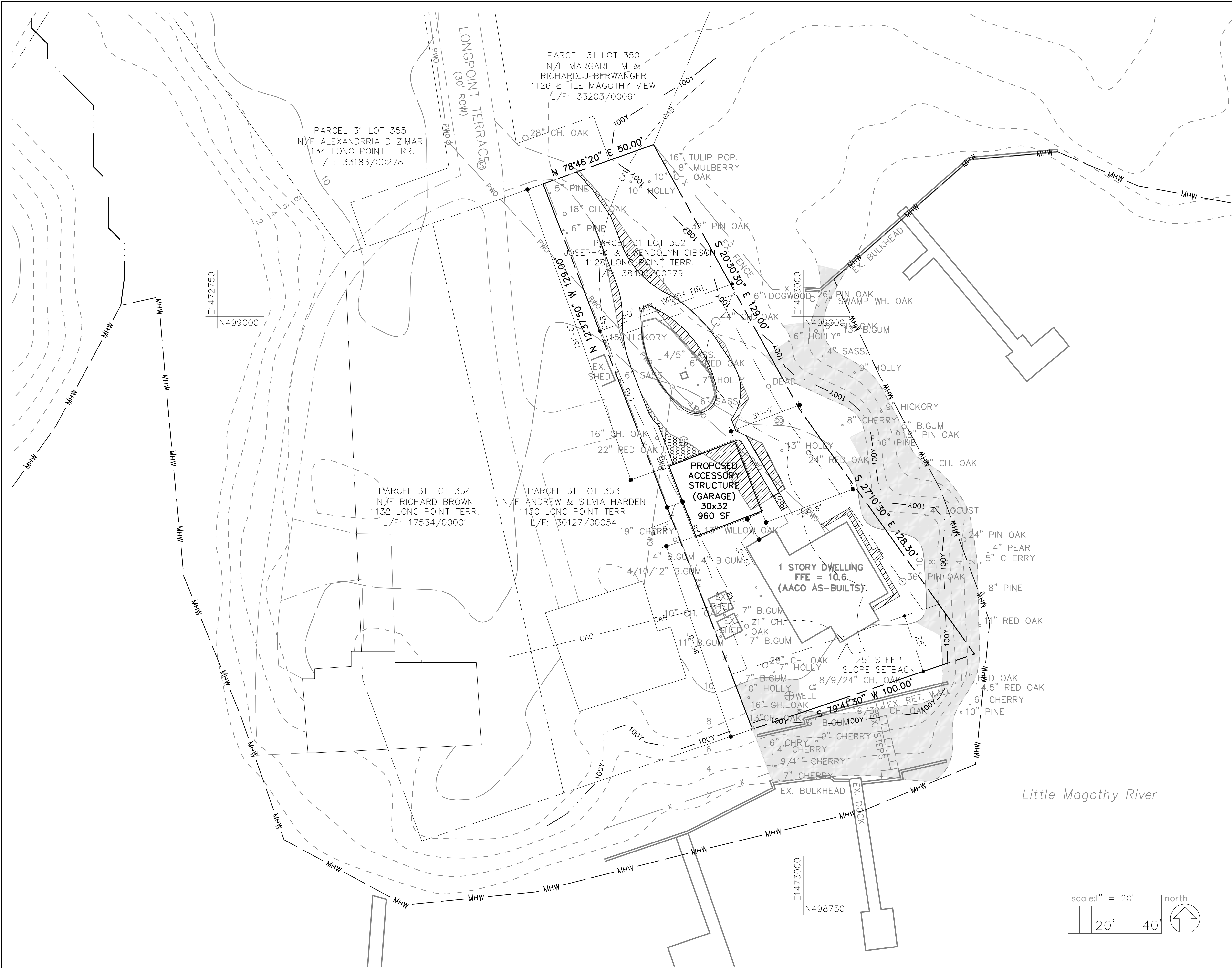
the house at the top of the driveway, and it gets narrower farther down the driveway. We have spoken to Critical Areas (Vanessa Crankfield) who indicated that because of the eastern side setback, we will need a zoning variance. Ms. Crankfield also said that she did not believe a Critical Areas variance was required. We do not have site plans/ building plans for the garage yet. We are in the process of getting a quote from Pioneer Pole Buildings.

Thank you for your consideration of this matter. Please feel free to call or email me to discuss this further at 443-995-0088 or gwengibs@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Gibson".

Gwen Gibson



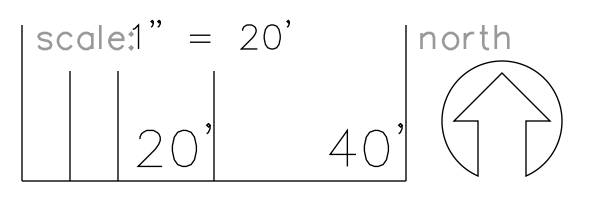
VICINITY MAP 1"=2000'

SITE DATA

LOT AREA: 22,015 SF (0.505 AC.)	<u>CRITICAL AREA</u>
ZONING: R5 RESIDENTIAL	THE SITE IS LOCATED IN THE LDA AND IS INCLUDED IN A BUFFER MODIFICATION AREA.
SETBACKS (PRINC. STRUC.):	
ZONING	FRONT SIDE REAR
COVENANTS	25' 7' 20'
MIN. WIDTH @ BLDG RESTR. LINE: 60'	15'
	MAX. ALLOWED LOT COVERAGE BY IMPERVIOUS SURFACES: 5,445 SF
	IMPERVIOUS COVERAGE QTYS.:
MAX. HT. LIMIT (PRINC. STRUC.): 35'	
MAX. ALLOWED LOT COVERAGE BY STRUCTURES: 40%	HOUSE
	EXISTING PROP.
	1,818 SF 1,818 SF
	PAVEMENT
	3,338 SF 2,452 SF
	ACCS STR.
	134 SF 1,157 SF
	TOTAL
	5,290 SF 5,427 SF

LEGEND

	PROPERTY LINE (DEED SURVEY)
	BUILDING SETBACK
	INDEX CONTOUR (AACO GIS)
	INTERMEDIATE CONTOUR (AACO GIS)
	MEAN HIGH WATER (MD DNR GIS)
	CRITICAL AREA BUFFER
	100 YEAR FLOOD PLAIN (EL. 7.2)
	SLOPES - 15-25%
	EDGE OF PAVEMENT
	EXISTING IMPERVIOUS
	EX. PAVEMENT TO BE REMOVED
	NEW PAVEMENT
	FENCE LINE
	POWERLINE OVERHEAD
	UTILITY POLE/GUY WIRE
	SANITARY MANHOLE
	CLEANOUT
	WELL
	EX. TREE DBH/SPECIES



DATA DISCLOSURE
 This plan was compiled from field measurements and public records and is provided for informational purposes only. This plan does not constitute a boundary and/or a topography survey. No representation is made as to the accuracy or completeness of the information provided and any reliance thereon or use thereof by the receiver or any other entity or individual shall be at such party's sole risk.
 GIS data layers and aerial imagery were obtained from some or all of the following sources: Anne Arundel County, MD Department of Natural Resources, MD Department of Planning, Google.

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	
				2-28-2023
				SCALE
				1"=20'
				DESIGNED BY
				DRAWN BY
				CM

GIBSON RESIDENCE
SITE PLAN
NEW GARAGE - ACCESSORY STRUCTURE

1128 LONG POINT TERRACE, ANNAPOLIS, MD 21409-5307
 TAX MAP: 40 BLOCK: 12 PARCEL: 31 ASSESSMENT DISTRICT: 3

DRAWING NO. **LS-001**
 SHEET 1 OF 1
 PROJECT NO. 13-001-00

Critical Area Report Narrative
1128 Long Point Terrace
Annapolis, MD 21409

This is our residential property on which we are proposing to build a garage. There are scattered trees throughout the property—a mix of holly, sassafras, oaks, cherry, hickory, and some other species as noted on the attached site plan. Although we attempted to avoid as many trees as possible, it appears that one 13" willow oak may have to be removed. The garage will be a pole barn structure that is build in one day by professionals who use all appropriate sediment erosion control measures. We tried to avoid tree and habitat impacts by positioning the garage close to the house on/ near the existing driveway, and stayed away from the shoreline and avoided existing trees to the extent possible. The garage will be 960 square feet and the driveway will be "bumped out" to add small parking area in front will be 63 square feet. We plan to remove 886 square feet of old existing sidewalks and unused portions of the old circular driveway. Impervious surface before construction is 5290 square feet, and after construction is 5427 square feet. There are no known sensitive species areas within on our property, but there are some steep slopes within the property boundary that are identified on our site plan.

CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County/ Cape St. Claire

Date: 6/29/23

Tax Map #	Parcel #	Block #	Lot #	Section
0040	0031	0012	352	E

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 02675355

Project Name (site name, subdivision name, or other) _____

Project location/Address 1128 Long Point Terrace

City Annapolis Zip 21409

Local case number _____

Applicant: Last name Gibson First name Gwendolyn

Company property owner

Application Type (check all that apply): Applying for a Building Permit for a pole barn/ garage and may require a zoning variance for this.

- | | |
|---|--|
| Building Permit <input checked="" type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

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:

Request to construct a one story pole barn/ garage. The lot is oddly shaped and the property 20' landward from MHW is owned bay the community and we are applying to AA County Zoning for a setback variance.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		5427 sf
LDA Area	.505 acres	22,015 SF			proposed
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		5290
Created Forest/Woodland/Trees			New Lot Coverage		1023
Removed Forest/Woodland/Trees			Removed Lot Coverage		886
			Total Lot Coverage		5427

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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Topographic Map for 1128 Long Point Terrace

1128 Long Point Terrace is circled in blue below.

