



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 location of the property address is 312 S. Riverside, Crownsville, MD 21032. This property address is located within the critical area of the Severn River Watershed. This property is not affiliated with any bog protection areas or wetlands. This property has zoning designation of R-5 Residential. This property has a critical area designation of LDA - Limited Development Area.

Our lot measures approximately 122 linear feet in depth and is only 50' in front width, making the lot much longer than wide, and shaped as a traditional rectangle. We are proposing to accommodate a pier extension that will be within the same orientation of the existing pier but extended further channelward to allow for better depths.

We are requesting a variance as due to the unique narrowness of the lot. This puts us in conflict with traditional construction setback lines implied by the property extensions lines offset by 15'. As the pier exists today it is conflict with those dimensions set forth.

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

ABRAMS RESIDENCE

NOT FOR CONSTRUCTION

312 SOUTH RIVERSIDE DRIVE, CROWNSVILLE, MD 21032 SITE PLAN

GENERAL NOTES

- 1. CHECK LOCATION OF ALL UNDERGROUND UTILITIES. CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 5 DAYS PRIOR TO ANY
- 2. CONTRACTOR IS REQUIRED TO CARRY ANY/ALL WORKMAN'S COMPENSATION AND OTHER LIABLILITY INSURANCES AS REQUIRED BY THE GENERAL CONTRACTOR/OWNER.
- 3. CONTRACTOR IS REQUIRED TO COMPLY WITH ANY/ALL CODES, REGULATIONS AND ORDINANCES THAT APPLY TO THE WORK
- PERFORMED ON THIS PROJECT. 4. CONTRACTOR SHALL COORDINATE THE EXECUTION OF ALL WORKED PERFORMED WITH THE GENERAL CONTRACTOR/OWNER
- AND SHALL COMPLETE ALL WORK IN A TIMELY FASHION. 5. GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR OBTAINING SITE PERMITS AND PAYING APPLICABLE FEES UNLESS OTHERWISE
- 6. THESE PLANS ARE TO BE USED SOLELY FOR STABILIZATION PURPOSES ONLY.
- 7. IF STOCKPILES AREAS ARE REQUIRED ON-SITE, LOCATIONS WILL BE DESIGNATED BY THE GENERAL CONTRACTOR/OWNER.

GRADING NOTES (TYPICAL):

- 1. ANY GROUND DISTURBANCE (INCLUDING BUT NOT LIMITED TO THE RUNNING OF MACHINERY ACROSS THE LAWN AREA, ETC.) BEYOND THE SPECFIED MATTING WILL BE CAUSE FOR THE ENFORCEMENT SECTION OF THE DEPARTMENT TO ISSUE A STOP WORK ORDER AND REQUIRE ANY APPROPRIATE ACTIONS TO BRING THE SITE INTO COMPLIANCE WITH THE APPROVED STANDARDIZED GRADING PLAN AND AGREEMENT.
- 2. CUTS AND FILLS SHALL NOT EXCEED 10 FEET IN DEPTH OR HEIGHTS AND SHALL NOT EXCEED 100 CUBIC YARDS IN

SITE TABULATIONS

TOTAL SITE AREA: 6,100 S.F. (.14 ACRES) PREDOMINANT SOIL TYPES: SME—SASSAFRAS AND CROOM SOILS (94%) PgB—PATAPSCO-FORT MOTT-URBAN LAND COMPLEX (4%) SITE ZONING: BUILDING RESTRICTION LINES: FRONT = 25'

CRITICAL AREA DESIGNATION:

LDA (LIMITED DEVELOPMENT AREA) MAXIMUM IMPERVIOUS COVERAGE: 25% + 500 S.F. (2,025 S.F.) PER SUBTITLE (4) 17-8-402

EXISTING LOT INFORMATION

LOT CREATED IN 1924

SIDES= 7'

TOTAL IMPERVIOUS BEING REMOVED

TOTAL IMPERVIOUS SURFACE BEING ADDED

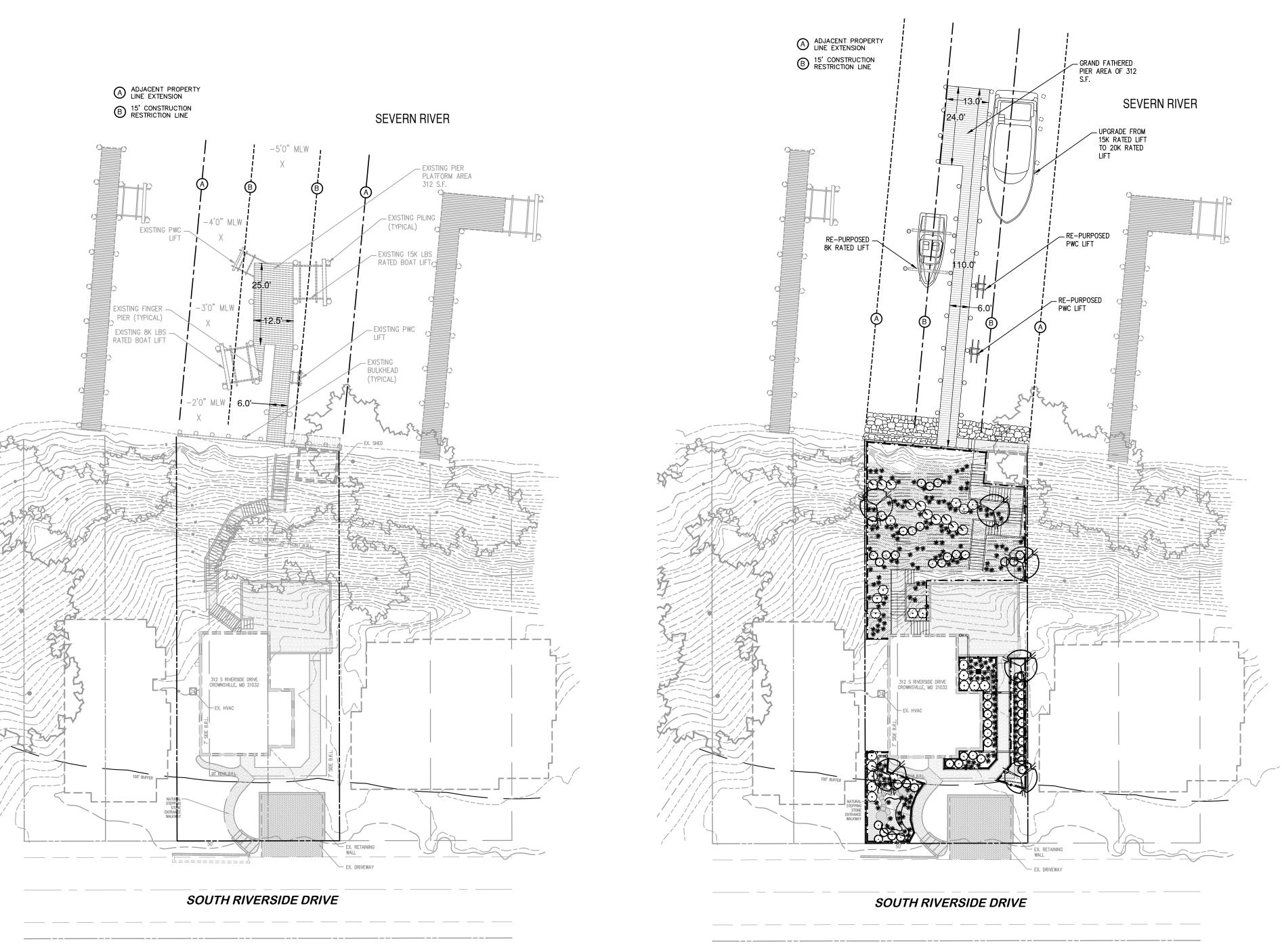
FINAL TABULATIONS Property: R5 Single Family Residence Neighborhood Conservation Terms: 25% + 500 S.F. of lot to be impervious coverage, 10% reduction in Stormwater SDAT REAL PROPERTY LISTED LOT COVERAGE: 6,100 S.F SDAT REAL PROPERTY LISTED HOUSE COVERAGE: N/A S.F.

> SDAT LISTED TOTAL LOT SIZE: 6,100 S.F. TAKE OFF SURVEY RECORDED IMPERVIOUS: 1,905 S.F. ALLOWED IMPERVIOUS (R5 ZONE, WITH CRITICAL AREA OVERLAY): 2,025 S.F.

EXISTING SITE PLAN

SCALE 1" = 20'

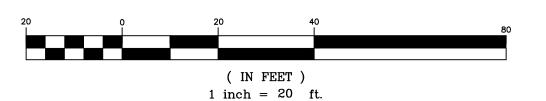
PROPOSED SITE PLAN SCALE 1" = 20'





COUNTY 21108

PLAN STATUS DATE DESCRIPTION DESIGN DRAWN CHKD SCALE JOB No.R-1311-ABRAMS DATE: NOVEMBER 2022 FILE No.R-1311-02







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To Whom It May Concern:

The proposed use of the existing project is residential.

The site is primarily made up of invasive ground cover that are currently on steep slopes. The existing total property area is 6,100 S.F. of which only 1,731 S.F. consists of lot coverage, making the lot 72% covered in vegetation. None of the property will be disturbed during the installation of the proposed pier.

We are not going to be disturbing grade during the pier extension, but will make sure that all areas are secure and that we are not driving piles during fish spawning periods, where pile driving is prohibited.

There are no known rare and/or endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historical waterfowl stating 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

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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 # 0031	Parcel # 0149	Block #	Lot #	Section B	FOR RESUBMITTAL ONLY Corrections Redesign No Change Non-Critical Area		
Tax ID: 02	2-413-07785610				*Complete Only Page 1 General Project Information		
Project Name	e (site name, su	bdivision nam		312 S RIVERS	IDE - HERALD HARBOR		
	sville, MD	Zip 21032					
Local case nu	ımber						
Applicant:	Last name	Robinson			First name Sean		
Company S	ean William Con	npanies, LLC					
Application	Type (check a	ll that apply)	:				
Building Pern Buffer Manag Conditional U Consistency Disturbance S Grading Pern	gement Plan Jse Report > 5,000 sq ft			Variance Rezoning Site Plan Special Excep Subdivision Other	X X X C 		
Local Jurisd	iction Contac	t Information	:				
Last name				First name			
Phone #			Respo	nse from Comr	nission Required By		
Fax #				Hearing date			

SPECIFIC PROJECT INFORMATION

Describe Proposed use	P					
Residential Single Family D	welling					
Intra-Family Transfer Grandfathered Lot	Yes	Yes Growth Allocation Buffer Exemption Area				
Project Type (check al	l that app	oly)				
Commercial Consistency Report Industrial Institutional Mixed Use Other			Recreational Redevelopment Residential Shore Erosion Control Water-Dependent Facility			
SITE INVENTORY (I	Enter acro	es or squar	e feet)			
(=		•			Acres	Sq Ft
	Acre		Sq Ft	Total Disturbed Area		0
IDA Area		0		1		
LDA Area		6100		1		
RCA Area		0		# of Lots Created		
Total Area		12,075				
		Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland			500 S.F.	Existing Lot Coverage		1731
Created Forest/Woodland	Trees		0	New Lot Coverage		0
Removed Forest/Woodland	d/Trees		0	Removed Lot Coverage		0
				Total Lot Coverage		1731
VARIANCE INFORM	IATION	(Chaolz all s				
		(Check an	that apply)			
		•			Acres	Sa Ft
Puffer Dicturbance		Acres	Sq Ft	Buffer Forest Clearing	Acres	Sq Ft
Buffer Disturbance Non-Buffer Disturbance		•		Buffer Forest Clearing Mitigation	Acres	

EMAIL Info@sean-william.com (High) 202 (60,590)



Sear W. Denis and Strategies 1 PO. Box 1466, American MD 21498. 1 owns write refinence in MOC source \$1,17310 | Manual Commercial Section 5.