



LETTER OF EXPLANATION

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

○ 202.760.0405

sean@sean-william.com



NARRATIVE STATEMENT

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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 staging 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.

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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 #	Parcel #	Block #	Lot #	Section
0031	0149	47	9	B

Tax ID: 02-413-07785610

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Project Name (site name, subdivision name, or other) 312 S RIVERSIDE - HERALD HARBOR

Project location/Address 312 S Riverside Drive

City Crownsville, MD Zip 21032

Local case number

Applicant: Last name Robinson First name Sean

Company Sean William Companies, LLC

Application Type (check all that apply):

- | | |
|---|---|
| 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 checked="" 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:

Residential Single Family Dwelling

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		0
LDA Area		6100
RCA Area		0
Total Area		12,075

Total Disturbed Area

Acres	Sq Ft
	0

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		500 S.F.	Existing Lot Coverage		1731
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		1731

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other PIER

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other PIER



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