

NOTE: ENTIRE SITE IS IN THE 100 YEAR FEMA FLOODPLAIN (SEE BELOW)

FEMA MAP: #24003C0262F
FLOOD ZONE: VE/AE, ELEV 9.0/4.0
**COASTAL HIGH HAZARD 100 YEAR FLOODPLAIN

- GENERAL NOTES**
- TOTAL AREA OF SITE IS 0.1599 AC.± = 6,968 SQUARE FEET.
 - EXISTING ZONING IS: R2 SETBACKS: NON-CONFORMING FRONT-25FT REAR-25FT SIDE-7FT EACH
 - EXISTING USE OF THE SITE IS SINGLE FAMILY DWELLING
 - PROPOSED USE OF THE SITE IS PROPOSED SECOND STORY AND DECKS
 - SITE IS KNOWN AS 3325 SHORE DRIVE LOTS 4 & 5
 - PRIVATE WELL AND SEWER TO BE INSTALLED AND UTILIZED. MASTER PLAN CATEGORIES: SEWER-S9 (EXISTING SERVICE) WATER-W9 (FUTURE SERVICE)
 - F.E.M.A. #24003C0262F ZONES VE, AE ELEV. 9.0, 4.0 1% ANNUAL CHANCE FLOOD HAZARD
 - SITE IS IN THE CRITICAL AREA ZONE. (LDA)
 - THIS SITE IS LOCATED WITHIN THE SEVERN RIVER WATERSHED.
 - THE SITE IS NOT IN A BOG PROTECTION AREA
 - SHORE DRIVE IS NOT A SCENIC OR A HISTORIC ROAD. SHORE DRIVE IS CLASSIFIED AS A LOCAL PUBLIC ROAD.
 - CONTOURS SHOWN ON THIS PLAN ARE TAKEN FROM A.A.CO. TOPO AND UTILITY OPERATIONS MAPS (FOR ON-SITE +OFF- SITE AREAS). BOUNDARY SHOWN ON THIS PLAN DERIVED FROM A FIELD SURVEY BY TERRAIN INC. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS TO HIS OWN SATISFACTION PRIOR TO STARTING WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.

EX. LOT COVERAGE

EX. HOUSE	1,317 SF
EX. SHEDS	92 SF
EX. CONC. DRIVE	434 SF
EX. GRAVEL DRIVE	36 SF
EX. CONCRETE	230 SF
EX. TOTAL	2,109 SF

EX. & PROP. LOT COVERAGE

EX. HOUSE	1,317 SF
EX. SHEDS	92 SF
EX. CONC. DRIVE	434 SF
EX. GRAVEL DRIVE	36 SF
EX. CONCRETE	230 SF
*PROP. ADDITIONAL LC AREA	
OVER EX. DRIVE/CARPOR	69 SF
PROP. DECK STAIRS	60 SF
EX. TOTAL	2,238 SF

LOT COVERAGE (LDA)

SITE AREA	6,968 SF
EX. LC AREA(30.2%)	2,109 SF
PROP. LC AREA(31.2%)	2,238 SF
MAX. LC ALLOWED(25%+500SF)	2,242 SF

PROP. STRUCTURE COVERAGE

ALLOWABLE STRUCTURE COVERAGE (30%)	2,040 SF
EX. SHEDS	92 SF
EX. GAZEBO/DECK	150 SF
EX. HOUSE & PROP CARPORT	1,757 SF
PROP. REAR DECK	68 SF
PROP. FRONT DECK	201 SF
PROP. FRONT STEPS	34 SF
TOTAL PROPOSED STRUCTURE COVERAGE	2,302 SF
PROP. 2,302 SF - ALLOWABLE 2,040 SF = 262 SF	
VARIANCE REQUEST FOR 262 SF OF ADDITIONAL STRUCTURE COVERAGE	

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #. 13354, EXPIRATION DATE: 2/28/25. (CORPORATE LICENSE #48856, EXPIRATION DATE: 2/28/2024)

OWNER
EMILY ANN NGUYEN
3325 SHORE DRIVE
ANNAPOLIS, MD 21403

TERRAIN
ENGINEERING · SURVEYING · ENVIRONMENTAL

63 OLD SOLOMONS ISLAND ROAD, SUITE I
ANNAPOLIS, MARYLAND 21401
410-266-1160
EMAIL: TERRAIN@COMCAST.NET

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

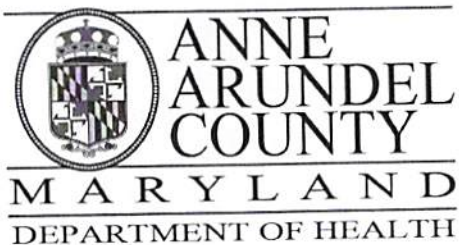
SITE DEVELOPMENT PLAN

OYSTER HARBOR
LOTS 4 & 5
PB. 22 PG. 9 PLAT NO. 996
3325 SHORE DRIVE
ANNAPOLIS, MD 21403

TAX MAP 57, GRID 21, PARCEL 8 TAX ACCT#902-597-12444953 ZONING:R2
SECOND TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

DATE: JUNE, 2023 DRAWN BY: D.J.B.
SCALE: AS SHOWN CHECKED BY: R.C.L.
SHEET: 1 OF 1 TERRAIN JOB NO. 3247

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Maryland Relay (TTY): 711
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Tonii Gedin, RN, DNP
Acting Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health *BC*

DATE: June 29, 2023

RE: Emily A. Nyguyen
3325 Shore Drive
Annapolis, MD 21403

NUMBER: 2023-0106-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an addition, second floor, over the existing house using the existing setbacks. Allow a front and back deck to be added (10ft from backside, instead of 25ft. 18ft from frontside, instead of 30ft.).

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



3319

1426

HOWARD RD

1429

1427

3324

3325

3326

3327

SHORE DR

1420

3328

3329

ELLIS RD

3325 Shore Drive Looking North



3325 Shore Drive Looking West

