

Letter of Explanation

4929 W. CHALK POINT RD, WEST RIVER, MD 20778

Greg Newlin & his wife Bonnie Newlin, owners of the above-referenced property, seek a variance to allow the installation of a 6'x200' pier with two boat lift pilings on the North side to allow one small boat to be stored securely on a boat lift. A cantilevered dingy/kayak lift is also proposed on the North side. As proposed, the improvements will require a variance of 15 feet beyond the set-back limitation imposed by 18-2-404(b)(2) for the boat lift pilings on the North side of the pier and a variance of 4ft for the Southern 4'x200' section of the pier itself. See Exhibit-1 for proposed conditions.

The property is unique and irregularly narrow at the shoreline compared to surrounding waterfront properties. The lot that makes-up the subject property spans both the east and west side of W Chalk Point Rd. The part of the lot that makes-up the shoreline is an odd shape and provides an exceptionally narrow 32 feet of riparian area in the creek based upon property line extensions into the water as supported by code. Given the 15 foot setback requirements as required by 18-2-404(b)(2), this would leave a 2 foot wide strip, centered on the property shoreline usable to construct a 6 foot wide pier and associated mooring/lift piles.

The proposed pier and piling configuration has been minimized and creates a pier with a boat slip/lift and small dingy/kayak cantilevered lift, both on the North side of the pier. Accordingly, the 15 ft variance sought for two boat lift pilings with less setback than required by 18-2-404(b)(2) on the North side and the 4 ft variance for the Southern 4'x200' edge of the pier itself is the minimum necessary to afford relief and allow a small power-boat to be securely berthed, on a boat lift, on this pier.

The granting of the requested variance will not alter the essential character of the neighborhood or impair the appropriate use or development of adjacent properties. As shown on Exhibit-3, several consecutive homes immediately North and South of the subject site all have piers with a minimum of one 4-piling boat lift and some have several slips with lifts.

In conclusion, the unique and irregular characteristics of the subject site's developable waterway (32 ft narrow shoreline and thus exceptionally narrow developable waterway) justify the granting of the requested variance yet the proposed design and requested variance assure no detrimental impact to surrounding properties and to the public.

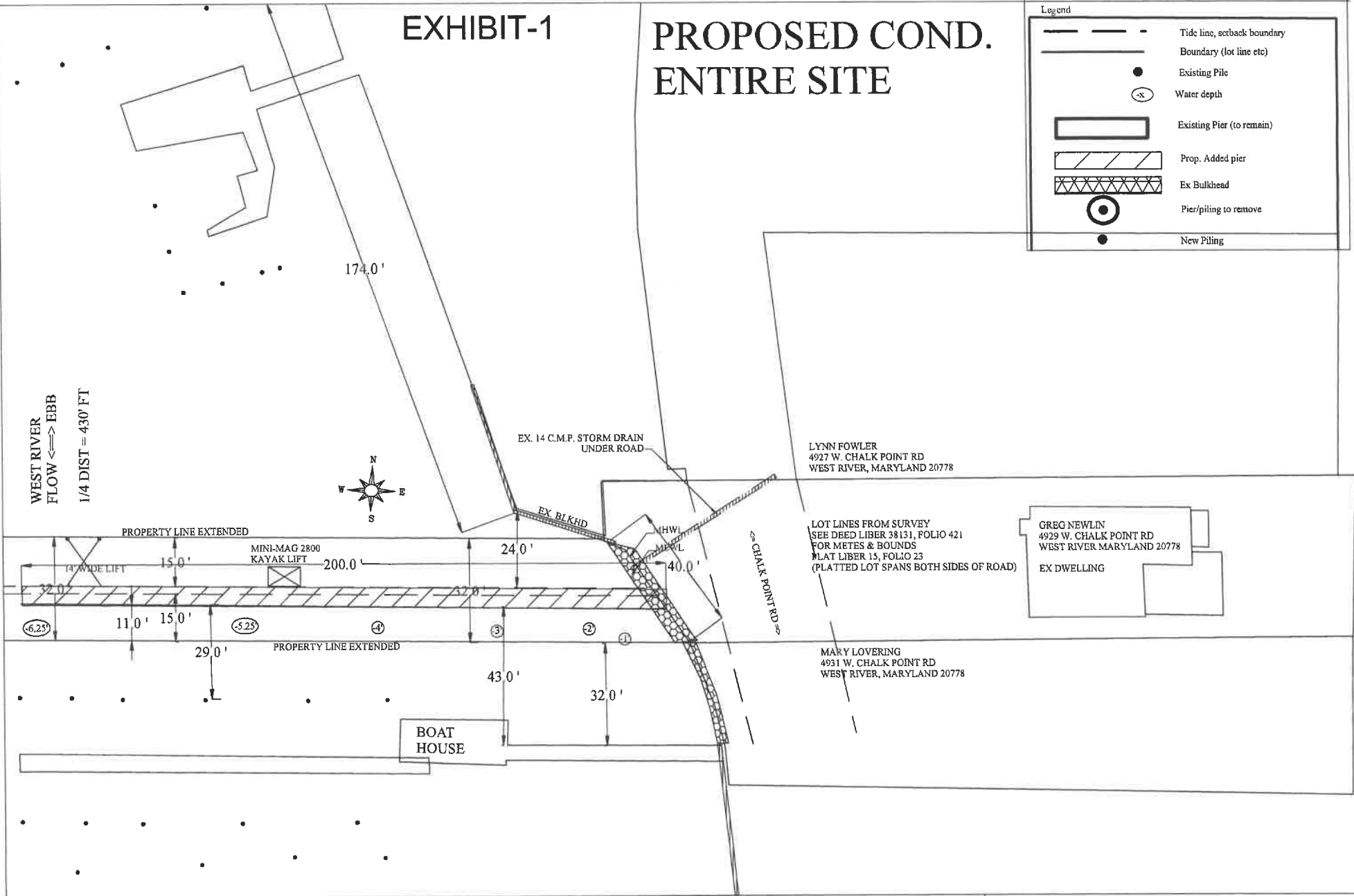
Enclosures:

- Exhibit 1 – proposed conditions site plan
- Exhibit 2 – existing conditions site plan
- Exhibit 3 – Aerial image of site and surrounding neighbors piers
- Exhibit 4 – survey of subject property
- Exhibit 5 – original record plat

EXHIBIT-1

PROPOSED COND. ENTIRE SITE

Legend	
	Tide line, setback boundary
	Boundary (lot line etc)
	Existing Pile
	Water depth
	Existing Pier (to remain)
	Prop. Added pier
	Ex Bulkhead
	Pier/piling to remove
	New Piling



This drawing is for permit purposes only for the described homeowner, property and improvement. This drawing is NOT based on a survey. All specifications provided by applicant. All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application. Applicant is solely responsible for all work that occurs at the site, inspections and any surveys necessary to properly locate improvements, maintain required setbacks, confirm and/or perfect all locations, dimensions, measurements and relative relationships. Applicant responsible for contacting MISS UTILITY and having all utilities marked/located prior to start of work and confirming no danger/conflict with all utilities.

Applicant signature: _____

SCALE 1" = 40'

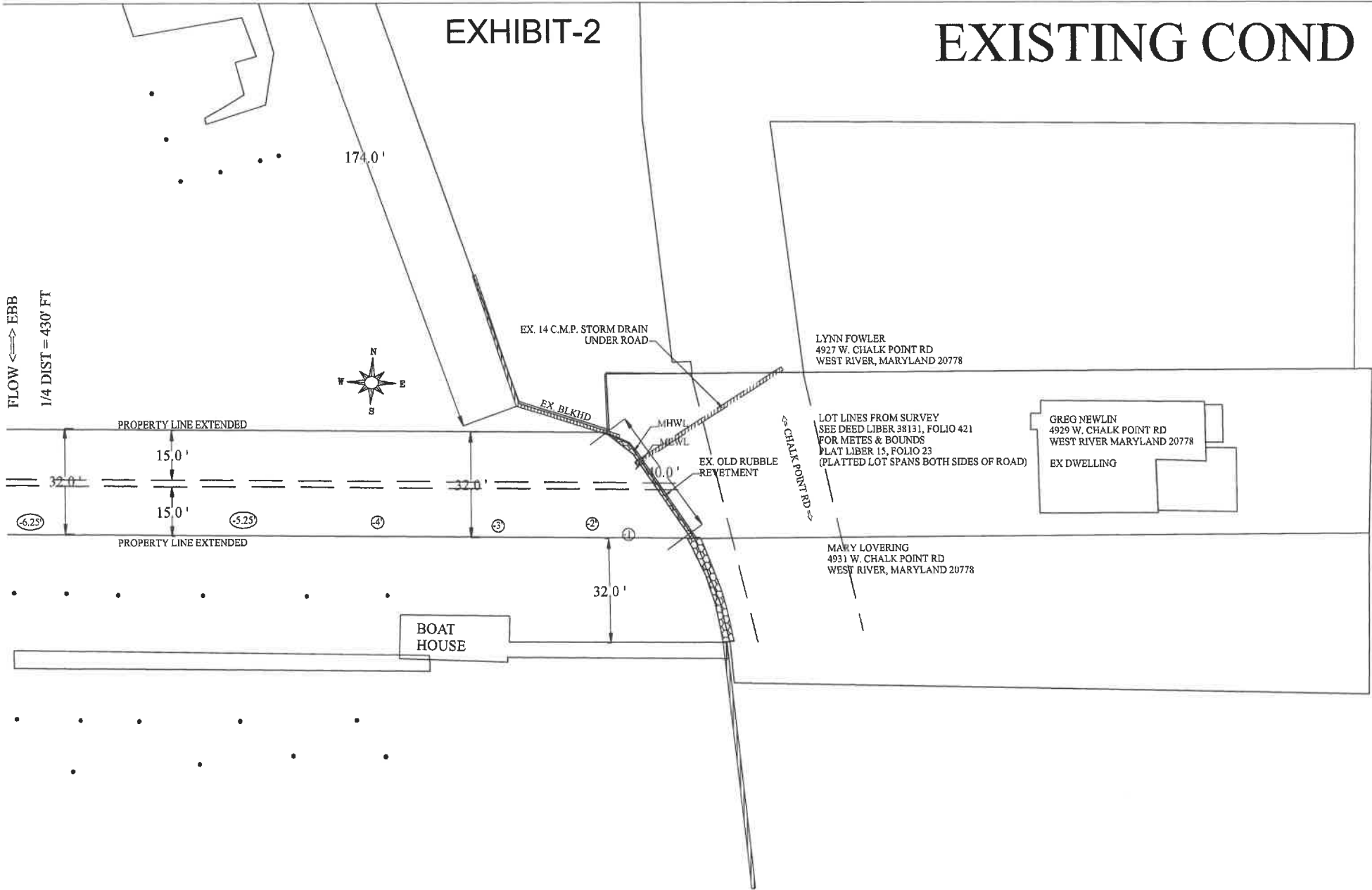
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Applicant: GREG NEWLIN
Property Address: 4929 W CHALK POINT RD., WEST RIVER MD 20778
Tax-ID: 07-154-90086639
Project Description: 1) NEW PIER 6X200', TWO BOAT LIFT PILES NORTH SIDE. (MDE REVIEW ONLY: ONE 4-PILE LIFT AND ONE CANTILEVER LIFT ON NORTH SIDE). 2) REBUILD EX. STONE SHORELINE WITH 10"WX6"HX40'L STONE REVETMENT TO STABILIZE BANK/ROAD.

Date: 10/31/2023 Sheet: ___ of ___

EXHIBIT-2

EXISTING COND



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 Date: 10/31/2023 Sheet: ___ of ___

W CHALK POINT RD, ; X

EXHIBIT-3

search results for 4929 W...

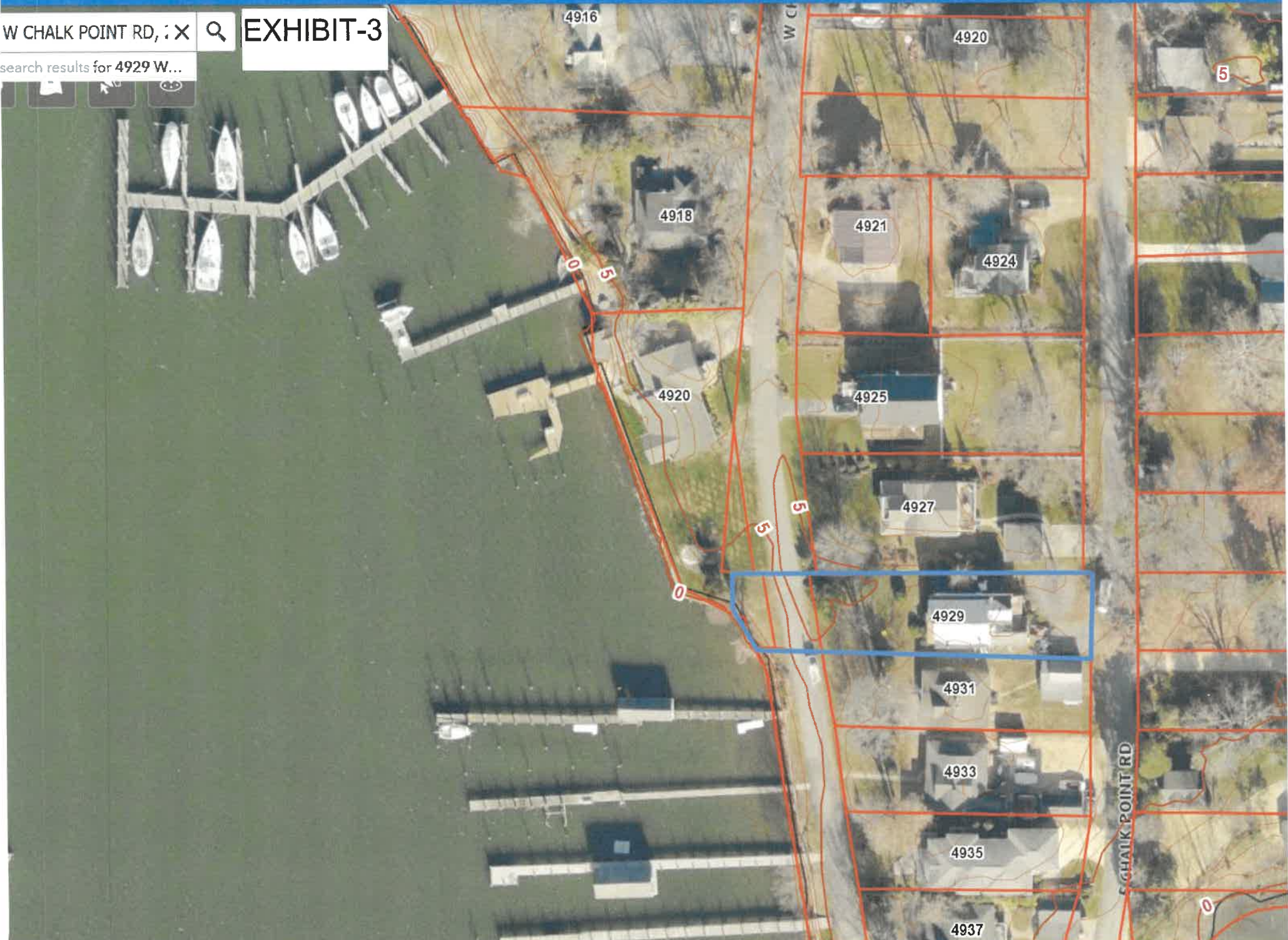
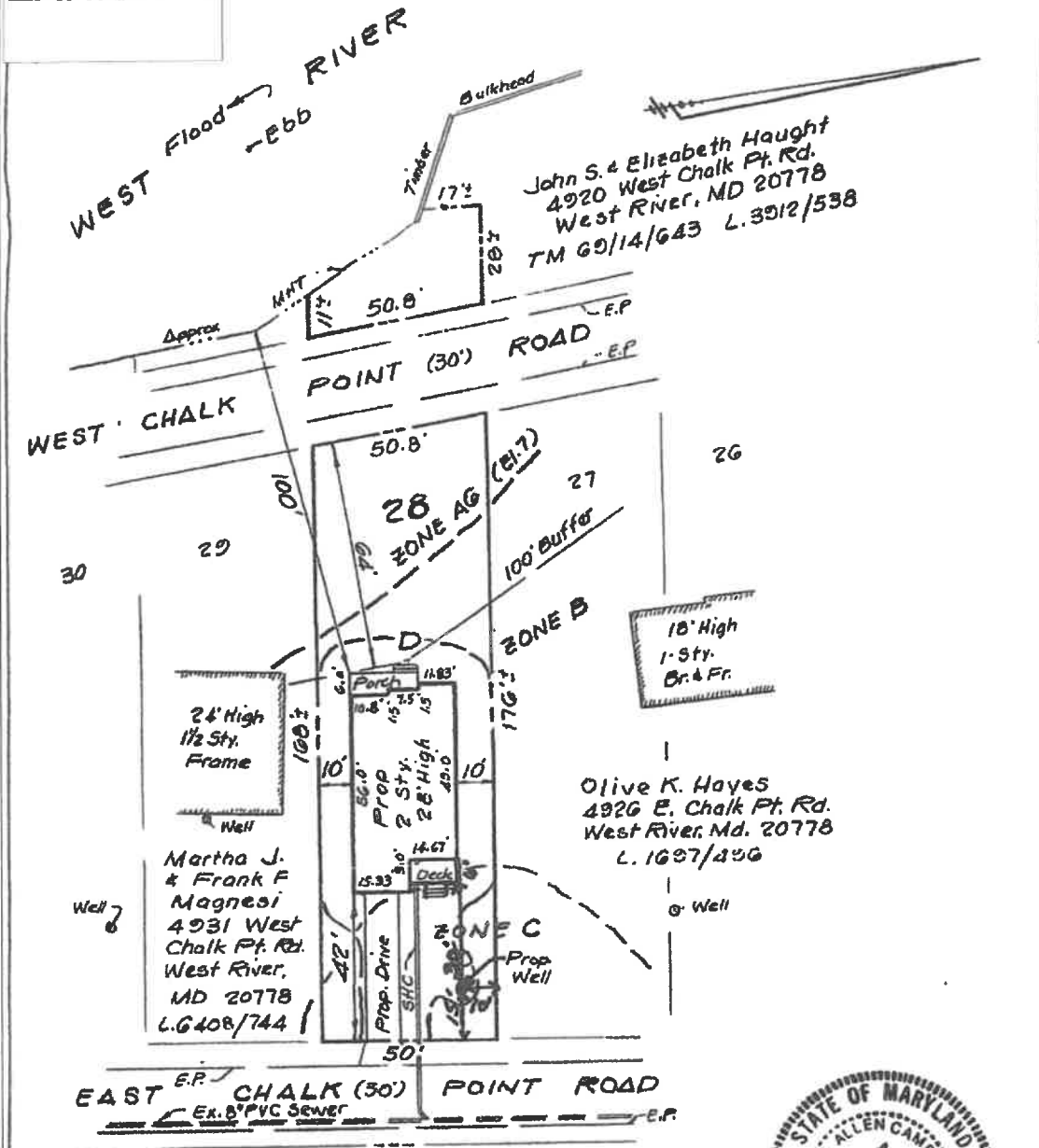


EXHIBIT-4

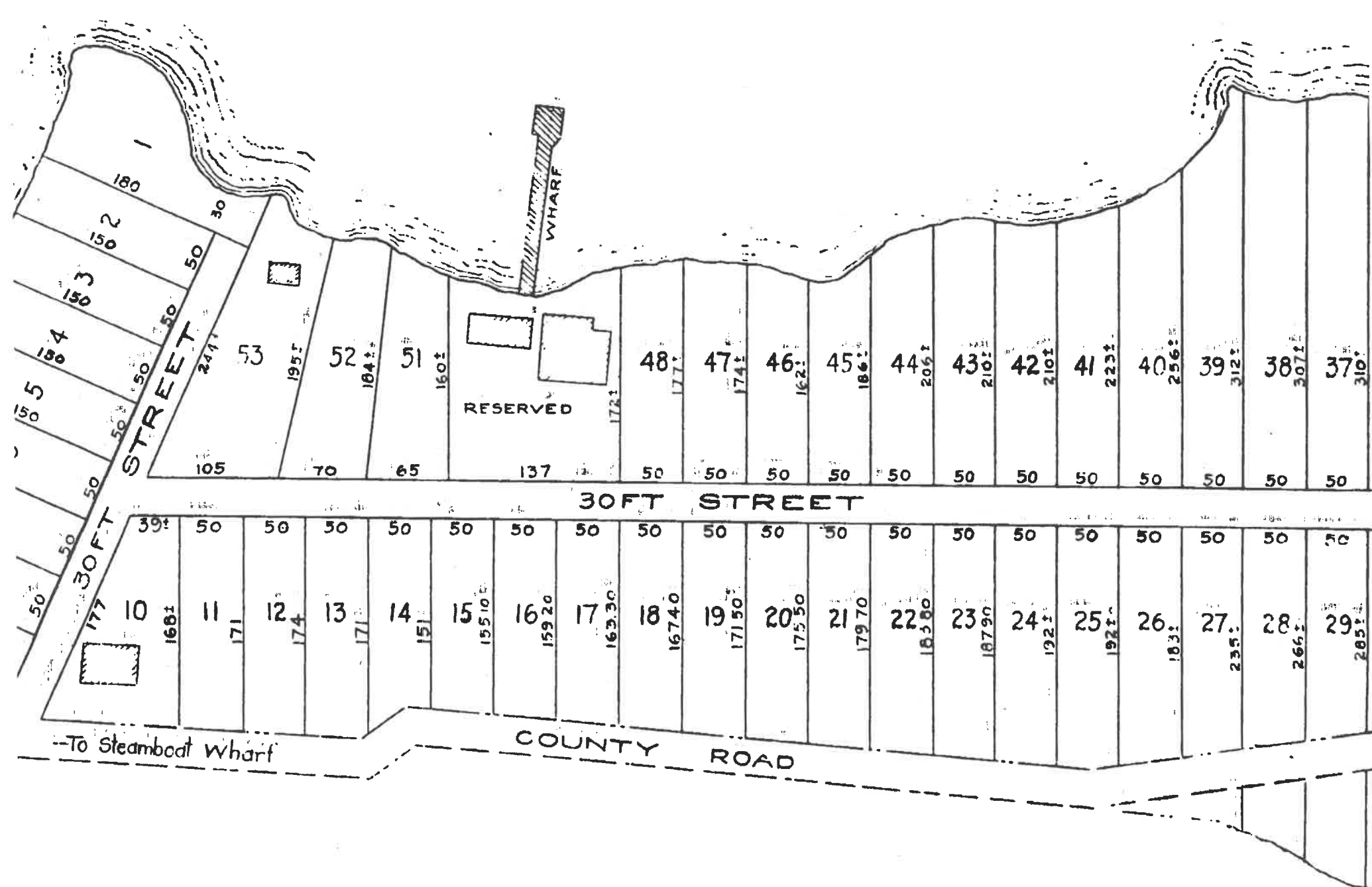


- NOTES:**
1. Owner: Martha J. & Frank F. Magnesi
 2. Deed Reference: L.G. 408/744
 3. Zoning: R5
 4. Total Area Site: 9,600 sq. ft.
 5. Critical Area Class.: LDA
 6. Impervious Coverage: 2210 sq. ft. = 23.0%
 7. Wooded Area To Remain: 2100 sq. ft. = 21.9%
 8. Total Disturbed Area: 4970 sq. ft.
 9. F.I.R.M. Panel SIC; Zones: (See Above)



SITE PLAN
LOT 28
CHALK POINT
"ON WEST RIVER"
P.B. 15/23 T.M. 69/14/176
Seventh Dist. A.A.Co., Md.
Scale: N.T.S. August, 1995

JOHN A. CAMPBELL
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(410) 956-6385 (410) 867-2795
Account No. 2896



CHALK POINT ON WEST RIVER

WATERFRONT BUILDING SITES FOR SALE BY

COUNTY
TOPO

