

## Letter of Explanation

November 4, 2924

To Whom It May Concern:

Most houses in the neighborhood of Oyster Harbor have some type of attached outdoor decks or porches. In order to have a space to sit outside to enjoy the view and be able to communicate easily with neighbors, we are seeking to add a front porch to the existing house, that will be 20 feet across and 5 feet wide, a total of approximately 100 square feet. The approximate height is 12 feet. The setbacks are 7 an 13 feet, approximately 20 feet. This includes: facing the property, house to the right is 7 feet and the house to the left is 13 feet. This property is located across the street from Oyster Creek. The lot size is 5,000 square feet.



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

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction:

Date: 11.4.2024

Tax Map #	Parcel #	Block #	Lot #	Section
259704254700		4	52	
	0008			

**FOR RESUBMITTAL ONLY**

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

\*Complete Only Page 1  
General Project Information

Tax ID: 04265400

Project Name (site name, subdivision name, or other) Oyster Harbor

Project location/Address 1329 Washington Drive

City Annapolis Zip 21403

Local case number

Applicant: Last name Dunkley First name Winston

Company Owner

**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 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:

Add porch to existing property

Intra-Family Transfer ☐  
Grandfathered Lot ☐

Growth Allocation ☐  
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		5000
LDA Area		
RCA Area		
Total Area		5000

Total Disturbed Area 

Acres	Sq Ft

# of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		

## VARIANCE INFORMATION (Check all that apply)

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

### Variance Type

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

### Structure

Acc. Structure Addition ☐  
Barn ☐  
Deck ☐  
Dwelling ☐  
Dwelling Addition ☐  
Garage ☐  
Gazebo ☐  
Patio ☐  
Pool ☐  
Shed ☐  
Other ☒ Porch

## Critical Area Report Narrative

This is a residential property project. There are no trees on the property that will be disturbed. There are 3 small shrubs that will be replanted once the project is completed. Approximately, 100 sq. Feet will be disturbed by the proposed development. There will no need for water quality and habitat control. Regarding impervious coverage, approximately 100 square feet will be disturbed.



