

SPECIAL EXCEPTION ( )  
 VARIANCE ( X )  
 APPEAL ( )

AMOUNT PD: \$700.00  
 ACCEPTED BY: [Signature]  
 FILE 3764

APR 20 2016

**A. APPLICANT INFORMATION**

Canal Place LC

APPLICANT NAME – PLEASE PRINT CLEARLY

PO Box 250 Chesapeake City MD 21915  
 ADDRESS CITY STATE ZIP CODE

\* [Signature] Christopher Dann 410-885-5055  
 APPLICANT SIGNATURE PHONE NUMBER

**B. PROPERTY OWNER INFORMATION**

Canal Place LC

PROPERTY OWNER NAME – PLEASE PRINT CLEARLY

PO Box 250 Chesapeake City MD 21915  
 ADDRESS CITY STATE ZIP CODE

\* [Signature] Christopher Dann 410-885-5055  
 PROPERTY OWNER SIGNATURE PHONE NUMBER

**C. PROPERTY INFORMATION**

299 Boat Yard Road , Chesapeake City, MD 21915 02 006154

PROPERTY ADDRESS ELECTION DIST. ACCT. NUMBER

43 3 107 8.4375 MB  
 TAX MAP # BLOCK PARCEL LOT # #ACRES ZONE

**D. PURPOSE OF APPLICATION** – Indicate reasons why this application should be granted. (attach separate sheet if necessary)

The 100 yr flood elevation is 7.0'. The existing 1,863 sf two story office building floor elevation is 7.6'. The proposed 2167 sf two story office building addition needs to have a first floor elevation of 7.6' for ADA accessibility because of lack of available area to ramp different floor elevations between the two buildings (both first and second floors). We request a variance to reduce the flood protection freeboard by 1.4 feet from the required 2' to the proposed 0.6'.

**E. On an attached sheet, PLEASE submit a sketch of the property indicating the proposed project. Show distances from the front, side and rear property lines and the dimensions of the project.**

**F. LAND USE DESIGNATION**

Is property in the Critical Area?  YES  NO  
 If yes, Pertinent provision of the Chesapeake Bay Critical Area Program: LDA  
 Is property in the 100 year Floodplain?  YES  NO  
 Is property an Agricultural Preservation District?  YES  NO

If property is located in the Critical Area, all provisions and requirements must be met as outlined in Article XVII, Part I, II & III of the Zoning Ordinance.

**G. PROVISION OF ZONING ORDINANCE:** Article XI, Section 231.6.(A) (1) variance from freeboard req.

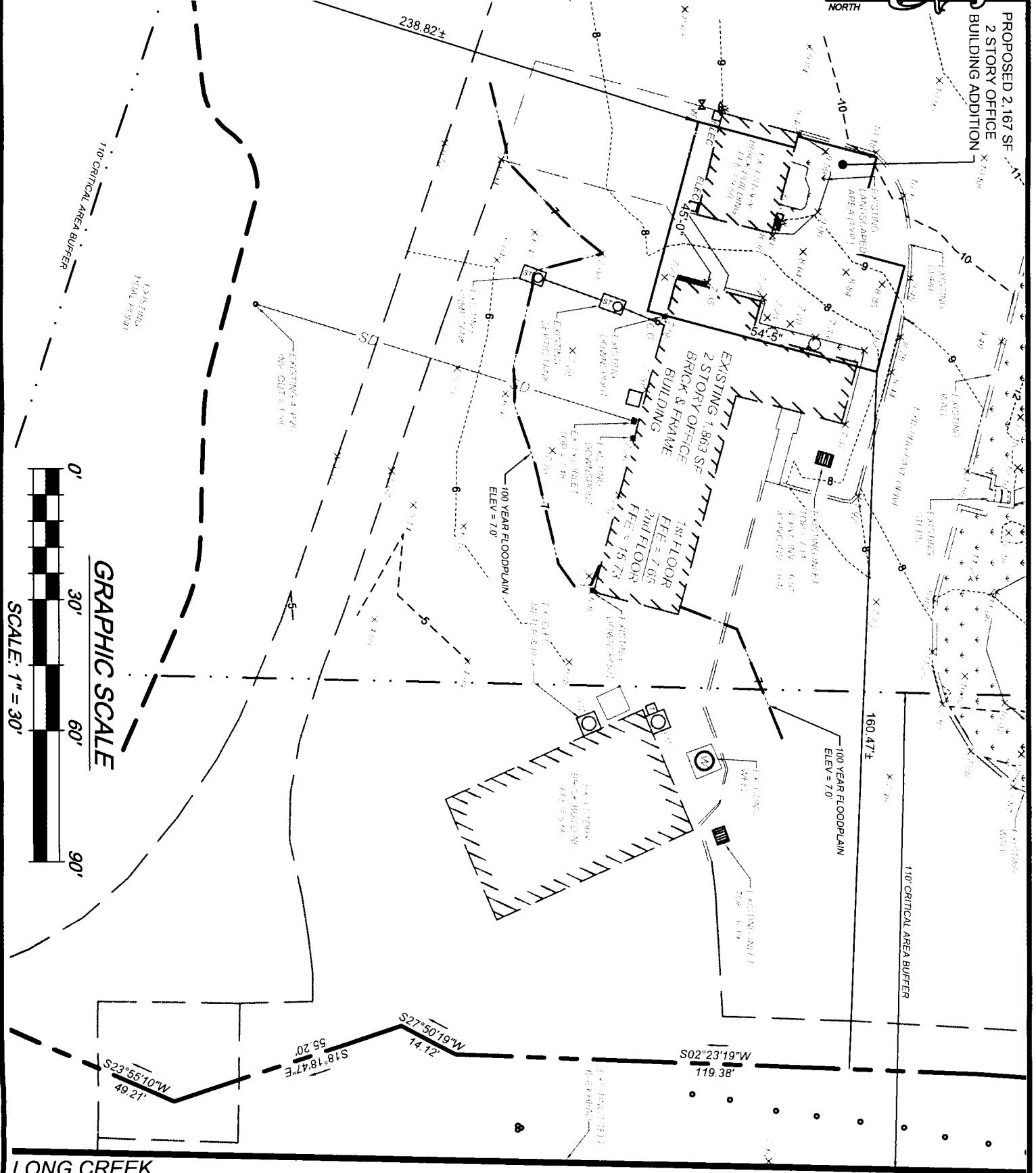
SECTION 306

**H. SPECIAL EXCEPTION RENEWAL** – PREVIOUS FILE NO. & CONDITIONS FOR APPROVAL:

**I. SPECIAL EXCEPTION FOR A MANUFACTURED HOME** – Please fill out the following information:

NORTH

PROPOSED 2,167 SF  
2 STORY OFFICE  
BUILDING ADDITION



LONG CREEK

CRITICAL AREA VARIANCE

ON THE LANDS OF

**CANAL PLACE, L.C.**

SECOND ELECTION DISTRICT, CECIL COUNTY, MARYLAND

PREPARED FOR: DANN MARINE

**McCRONE**

ENGINEERS ■ SURVEYORS ■ PLANNERS  
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

107 CHESAPEAKE BOULEVARD, SUITE 104  
ELKTON, MARYLAND 21921  
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www.mccrone-inc.com

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DRAWN BY: M.E.L.

SCALE: 1"=30'

DATE: APRIL 2016

JOB NO.: D3960204

FOLDER: 2673

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Canal Place LLC  
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