

LAW OFFICES
ANTHONY F. CHRISTHILF
150 SOUTH STREET
P. O. BOX 1524
ANNAPOLIS, MARYLAND 21404
(410) 263-3772
FAX (410) 263-8836

BALTIMORE AREA
(410) 269-6424

WASHINGTON AREA
(301) 261-2703

NOTICE OF COMMUNITY MEETING

Name of project: Redevelopment of 424-428 Fourth Street, Eastport

Applicant: Noreast Holdings, LLC

Geographic location: 424-428 Fourth Street, Annapolis, MD 21403

Zoning: B2-OCD and R2NC

Area included: 1 lot of 16,500 square feet

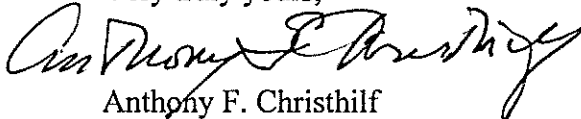
Proposed application: A zoning district boundary adjustment is sought to extend the zoning district regulations of the B2 District to a contiguous 4,500 square foot portion of the property zoned R2NC. The applicant owner seeks special exception, major site design plan review and variance to demolish the existing structure at 424 Fourth Street and replace it with a new structure in essentially the same footprint. The structure will include a standard restaurant with 77 seats and a bar, with two dwelling units in the rear. Additionally, 1,331 square feet of office use on the second floor of the structure at 428 Fourth Street will be converted to a dwelling unit. In connection with the redevelopment, the existing parking lot will be reconfigured and reoriented to provide 28 parking spaces and a 10 foot landscaped buffer at the rear of the site.

An informal meeting regarding the above referenced applications has been scheduled for Wednesday, October 3, 2018 at 5:30 p.m. at 428 Fourth Street, Suite 8.

The purpose of the meeting is to provide the community information regarding the proposed redevelopment and to allow for community discussion, including questions for the applicant.

If you have questions or are interested in receiving more information please contact the undersigned (contact information listed above, afchristhilf@verizon.net) or Brian Toomey, 428 Fourth Street, Annapolis, MD 21403, 410-320-1990, brian.toomey@noreastcapital.com

Very truly yours,


Anthony F. Christhilf