

Variance letter

Julianne Schrom

1673 Columbia Beach Rd

Shady Side ,Md. 20764

To who it may concern,

We are asking for relief from the county code (18-2-207=4) on abutting property. In Ms. Schrom's deed there are listed 4 parcel 2-lots 15 and 16 to the east and 2 lots- 18 and 19 to the west separated by Columbia Beach Rd.

Lots 18 and 19 are waterfront properties with shore along Flag Pond Creek. We are asking for relief for lot 19 to construct a 10' l x 12' w pier with a 3'w x 25'l access ramp to pier over the waters of Flag Pond

The pier will extend a max of 10' from mean high water into Flag Pond. There will also be a 3'w x25'l access walkway to the pier. The walkway is being use to prevent any damage to the existing wetlands when trying to access the pier

This work has been approved by the MDE (22-PR-0029) .

Lot 19 is low line area made up of lawn grasses and marsh grasses.

Ms. Schrom would like to enjoy her waterfront property and use the pond to kayak and canoe.

Trying to launch these water craft from the marshy shoreline is not only difficult but could cause long term harm to the shore line. This is why we proposed the pier and walkway to minimalize the impact to the wetland.

These lots could not support a permanent building due to their size and current building codes and setbacks.

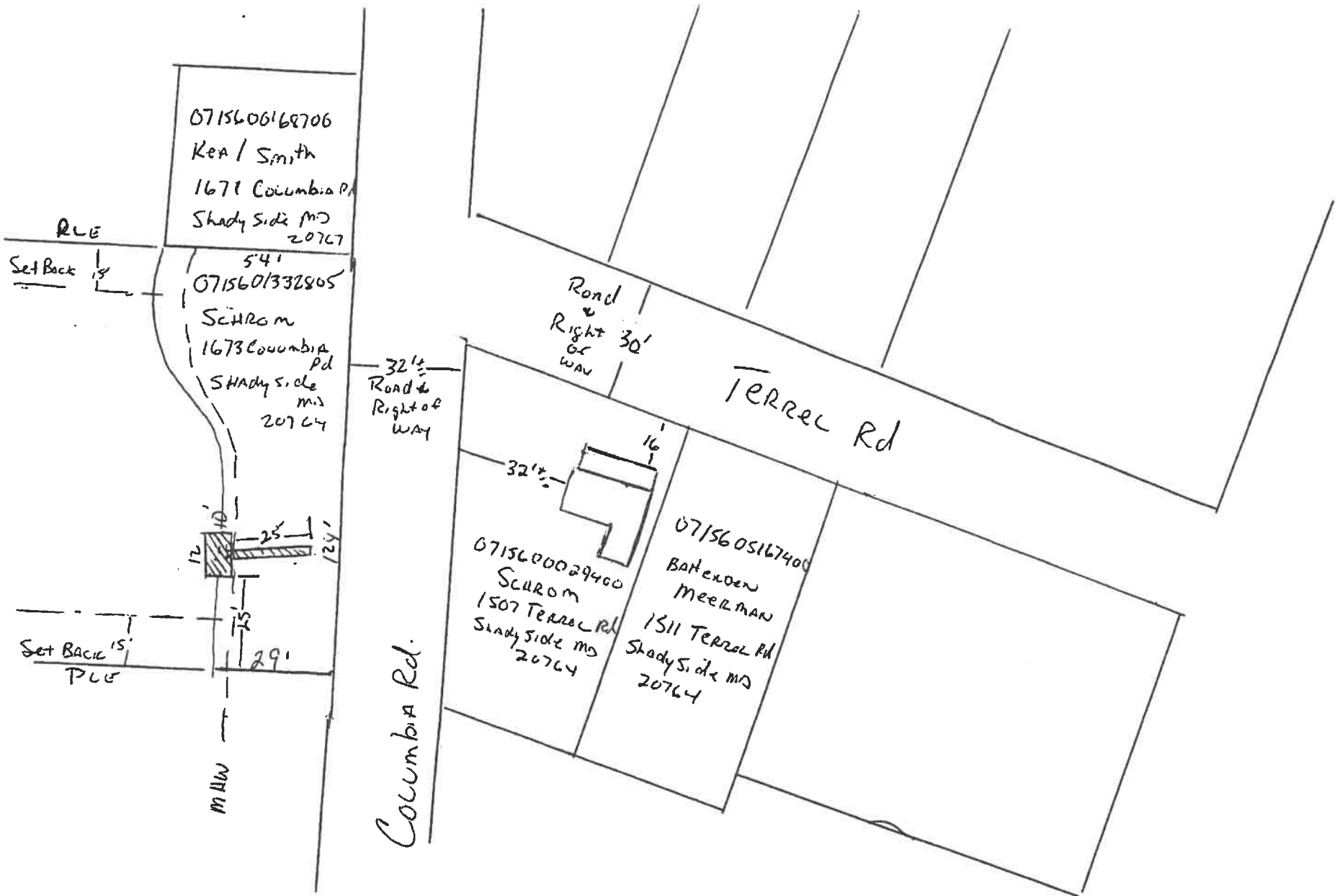
As can be seen in the deed (book:30073-pg:379) lots 18 & 19 (parcel 2) are waterfront lots along Flag Pond and were intended to allow Ms. Schrom access to the water .

We are asking for this Variance so the Ms. Schrom can enjoy her water front property as other water front owners do in the county. Denial of this variance would not allow this property to used as it was intended without doing damage to the shore line and marsh areas. The access platform and pier would keep foot traffic to 1 area and prevent further damage to the marshlands.

Thank you

Michael Marsh

Revised



SCHROM
 SCALE 1:40
 1673 Columbia Rd
 Shady Side MD 20764



Maryland
Department of
the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

March 28, 2022

Julianne Schrom
c/o Boat Lifts Unlimited Inc
Attention: Michael Marsh
1901 Betson Ct
Odenton, MD 21113

Via email: mmarsh@magnumlift.com

Re: Agency Interest Number: 168397
Tracking Number: 202260035
Tidal Authorization Number: 22-PR-0029

Dear Julianne Schrom:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits, the federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) a(3). You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact James Chang at James.Chang@maryland.gov or 410-537-4519 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Stewart".

Jonathan Stewart, Chief
Eastern Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **22-PR-0029**
EFFECTIVE DATE: **March 28, 2022**
EXPIRATION DATE: **March 27, 2025**
LICENSEE: **Julianne Schrom**
ADDRESS: **1507 Terrell Rd**
Shady Side, MD 20764
PROJECT LOCATION: **1673 Columbia Beach Rd**
Shady Side, MD 20764
Flag Pond Creek in Anne Arundel County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Julianne Schrom** (“LICENSEE”) IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION (“ADMINISTRATION”) TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **March 21, 2022**, PREPARED BY **Boat Lifts Unlimited Inc.**, AND APPROVED BY THE ADMINISTRATION’S TIDAL WETLANDS DIVISION ON **March 28, 2022**, AND INCORPORATED HEREIN:

Construct one 10-foot long by 12-foot wide fixed timber platform, all within a maximum of 10 feet channelward of Mean High Water Line.

SPECIAL CONDITIONS

- A. The Licensee shall have all work proposed above the mean high water line reviewed and authorized by Anne Arundel County Department of Planning and Zoning.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State’s Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. “Disturbance” in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.

- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.
- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.

- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 537-3510.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 537-3510.

By authority of the Secretary of the Environment:




Heather L. Nelson, Program Manager
Wetlands and Waterways Program

4/5/2022

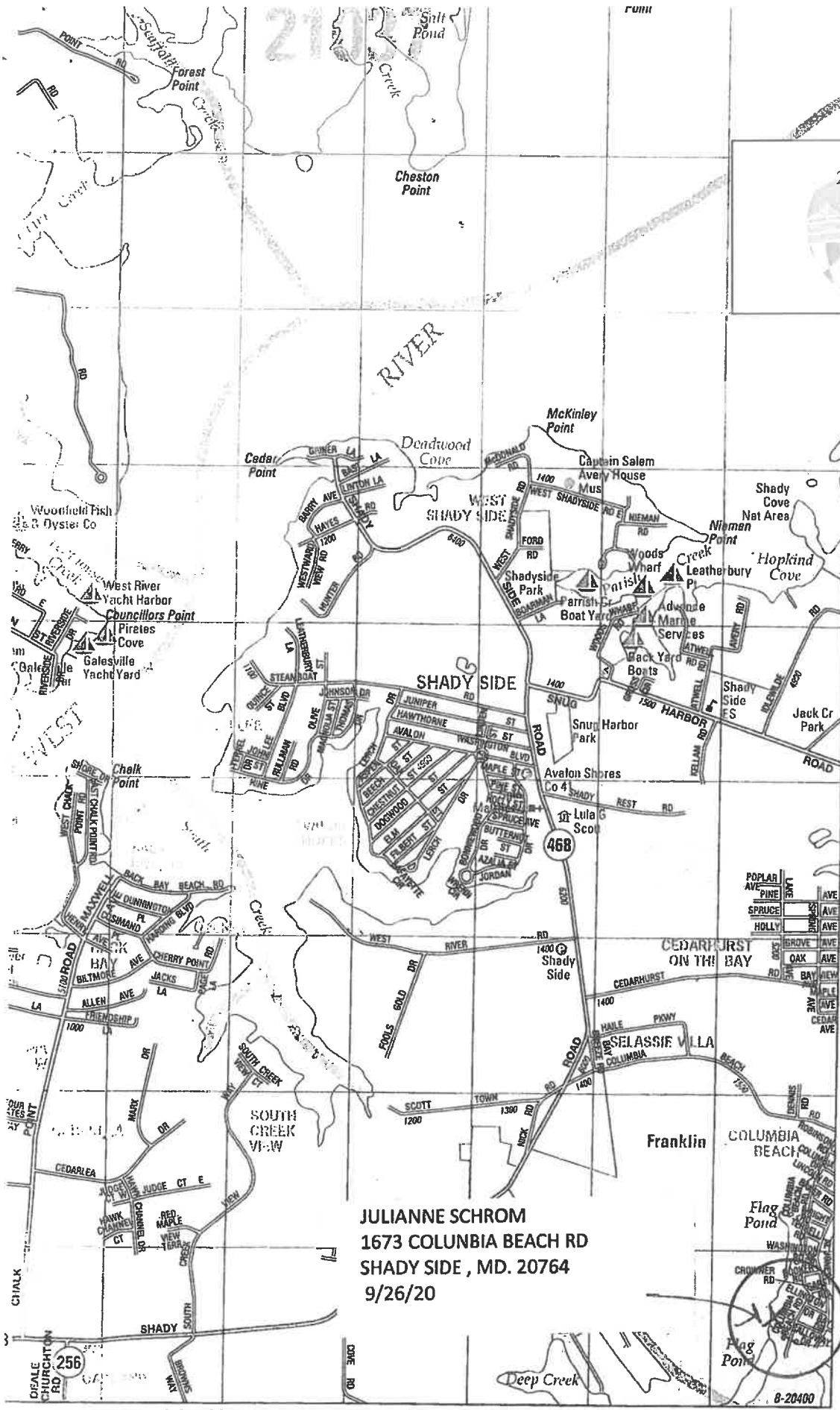
Date

Tidal Wetland Reviewer: JNC

Supervisor Concurrence: 

Tracking Number: 202260035
Agency Interest Number: 168397

Enclosure: Plans dated **March 21, 2022**
cc: WSA Inspection & Compliance Program



22-PR-0029
 202260035
 168397
 3-21-2022
 JNC

JULIANNE SCHROM
 1673 COLUMBIA BEACH RD
 SHADY SIDE, MD. 20764
 9/26/20

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Joins Map 5657

Joins Map 5772

ALEXANDRIA DRAFTING CO.

49

75°32'15"

76°31'30"

76°30'45"

76°30'00"

38°49'30"

38°48'45"

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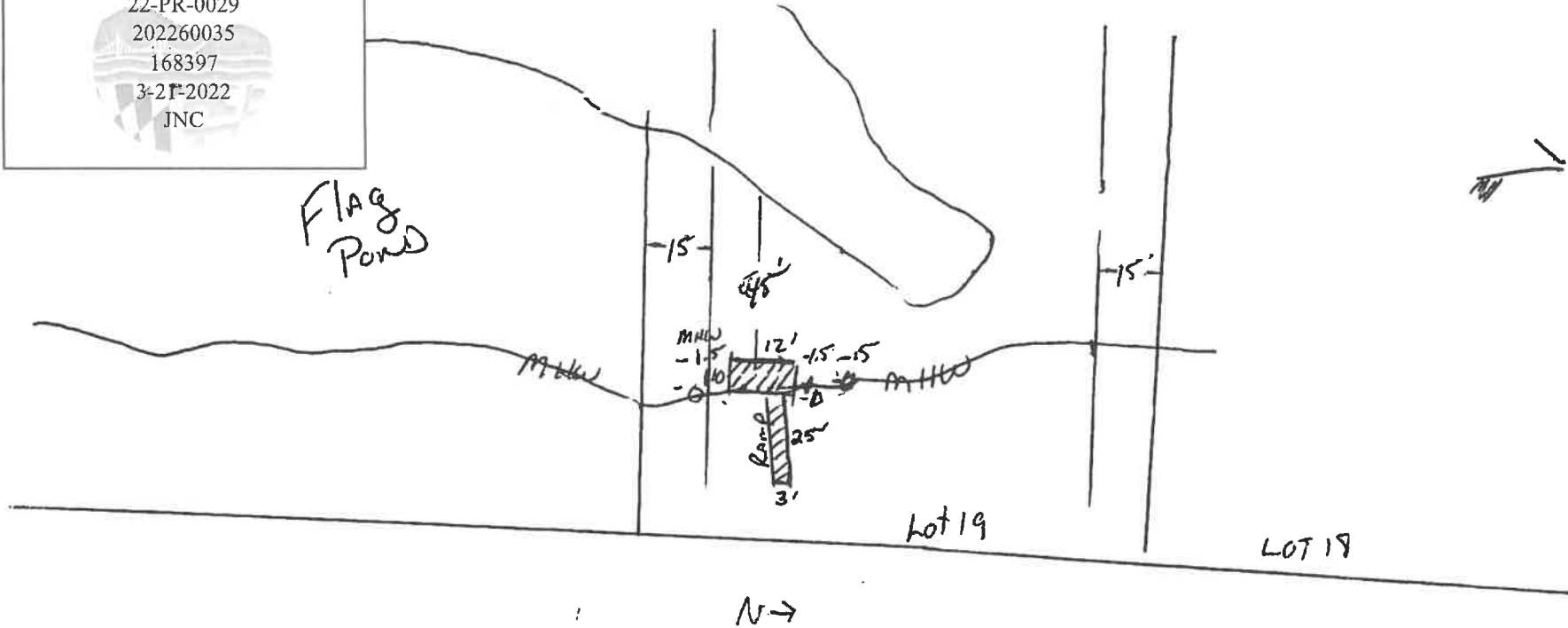
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Flag Pond



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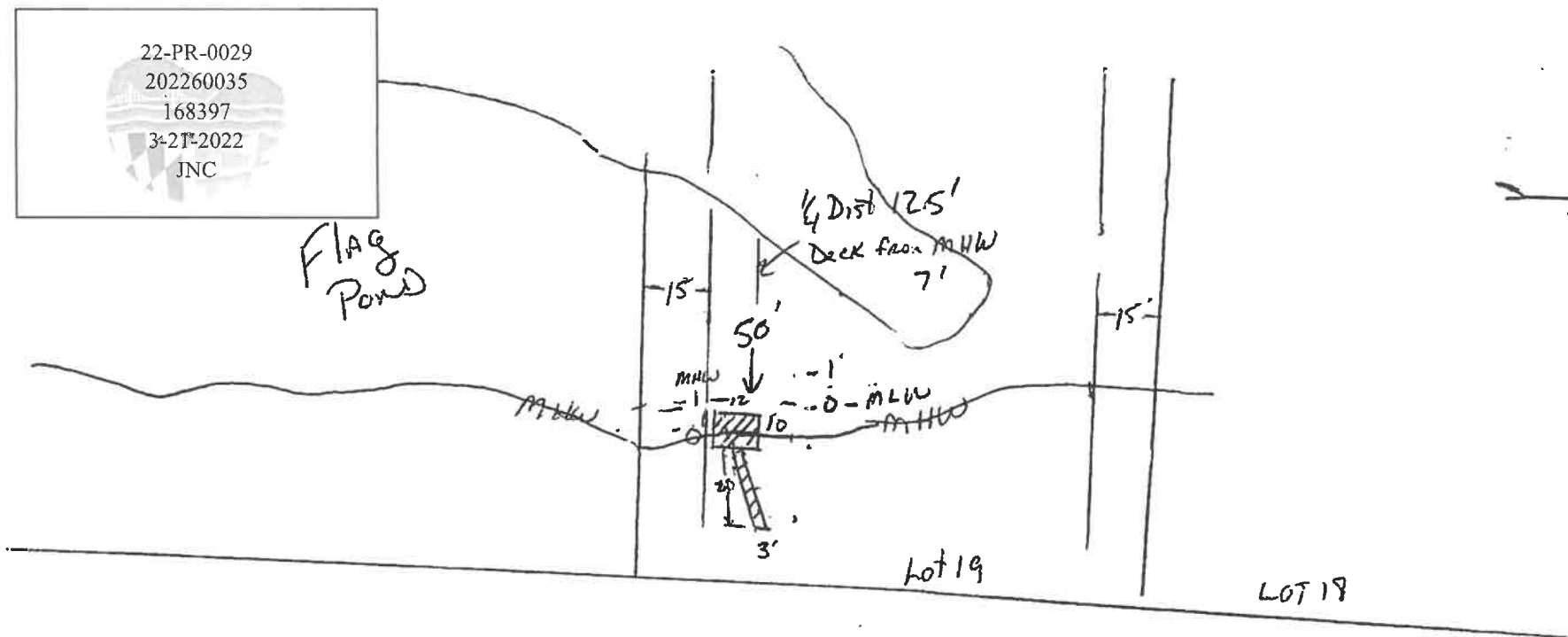
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Revised 3/2/22
JNC

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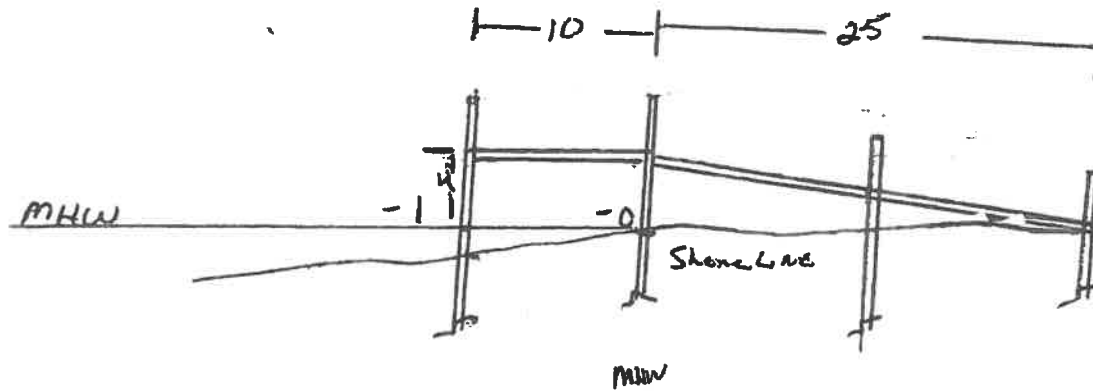
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9/26/20 REVISOR WATZ

3/2/22

MSM

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Scale 1:10

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