

For Office Use Only

CASE # _____

FEE PAID _____

DATE _____



For Office Use Only

ZONE _____

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS _____

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Richard & Maureen Turman
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 594 N. Riverside Dr., Crownsville, MD 21032

Property Location: 50 feet of frontage on the (W) side of N. Riverside Dr. ;
(Enter Street Name)
_____ feet (N, S, E, W) of (Nearest intersecting street) _____
(Enter Street Name)

12-digit Tax Account Number 241300058710 Tax District (2) Council District (4)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference /26794/00030

Zoning District R5 Lot # 45 Tax Map 31 Block/Grid 83/17 Parcel 391

Area 5,000 (Sq Ft.) Subdivision Name Herald Harbor

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Install pier and piles in less setbacks than required.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Owner/
Applicant's Signature [Signature] 7/24/23 Applicant/
Owner's Signature [Signature] 7/24/23

Print Name Richard Turman Print Name Maureen Turman

Mailing Address 694 N. Riverside Dr. Mailing Address 694 N. Riverside Dr.

City, State, Zip Crownsville, MD 21032 City, State, Zip Crownsville, MD 21032

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone 410-703-3074 Cell Phone 410-703-3074

Email Address 3turmans@gmail.com Email Address 3turmans@gmail.com

***** Below For Office Use Only *****

Application accepted by Anne Arundel County Office of Planning and Zoning: _____
Initials Date

Variance to _____

Date: August 8, 2023

Zoning Division of the Office of Planning & Zoning
Anne Arundel County
Heritage Office Complex
2664 Riva Road
Annapolis, Maryland 21401
Zoning Division - (410) 222-7437

RE: VARIANCE REQUEST

APPLICANT: RICHARD & MAUREEN TURMAN
MAILING ADDRESS: 694 N. RIVERSIDE DR., CROWNSVILLE, MD 21032
SITE ADDRESS (FOR VARIANCE): 694 N. RIVERSIDE DR., CROWNSVILLE, MD 21032
TAX ID: 241300058710

Dear Zoning Office:

This letter explains the request by Richard & Maureen Turman for a variance for the installation of a pier replacement in the 15 ft. setback area at 694 N. Riverside Dr., Crownsville, MD 21032. This property contains 5,000 SF of area and is located on Valentine Creek. The lot is approximately 50 ft. wide at the street and approx. 44 ft. wide at the shoreline per AA CO. Center of Cove Map (herein after called Cove Map). The property contains an existing pier, platform, finger pier and associated lift piles & boat lift and is situated on a designated cove. The cove center has been established by the Office of Planning & Zoning for this part of the creek and the site plan depicts the property area and associated 15 ft. setbacks as defined by the Zoning Office.

Based on the provisions of the Code relating to setbacks, the applicants must maintain 15 ft. on either side of the property line extensions into water. Upon complete depiction of this for the applicant's lot based on the Cove Map, this leaves around 44 ft. of shoreline which narrows quickly as you encroach channelward because of its location on a cove. This uniqueness of the applicant's lot creates a hardship for which relief from the Code is warranted. Variance requests are for 9 and 8.5 ft. for lift piles in the SW setback area, 12 and 11.5 ft. for lift piles in the NE setback area and 6.5 ft for a finger pier in the NE setback area.

Variances have been granted to neighboring property owners for pier replacements over the years in Herald Harbor. The lots are narrow and the neighborhood contains many cove areas bringing hardship to many residents. An approval was granted by the County Board of Appeals of Anne Arundel County in August of 2000 for a pier replacement at 692 Riverside Dr., Crownsville, MD 21032. The Board specified that the pier should "extend no further towards the boating channel of the water than the piling that is the furthest from the shoreline on either of the two adjoining properties." This proposal seeks the same relief. The current main pier stem and platform is angled northeasterly – facing the pier at 692 Riverside Dr. The applicants propose to remove their existing pier, which has reached the end of its usable lifespan, and replace it with a new pier design that is more centered on their property and thus heads "towards" the center of cove. This design improves the site and surrounding properties. Due to the nature of the lots in Herald Harbor (small and narrow) and those along this cove, encroachment into the setback is inevitable. The scope proposed in this application does not propose to extend past the neighboring pier's channelward encroachment at 700 Willow Trl. nor at 692 Riverside Dr.

Currently, the applicants have a pier with two main slip areas. One at a lift on the NE side of the pier and a slip off the side of the SW facing edge of the pier (see exhibit). Access to the waterway by boat landward of the existing platform is impossible and impractical due to the water depths. Therefore, viable, and navigable slip areas are located further channelward – both at this site and at neighboring properties. The proposed lift area on the NE side is to be located no further than 2 ft. from the property line extended on that side. This is the same distance that the current lift (see existing plan) is situated from this line. You will notice there is currently a platform in this proposed lift location. In effect, the same area used for a platform now will be used for a slip area. The proposed pier does not include a request for a platform replacement in the design. The applicants understand the need to utilize the small space inside the extension lines to safely secure their vessels versus for unnecessary platform area. Access to the lift slip along this side is to secure an 8 ft. wide beamed Sea Ray powerboat. A proposed 8 ft. clearance area - the same as the width of the beam of the applicant's boat is the distance between the proposed applicant's finger pier and the extension line to get access to the lift slip. This clearance area is more open at the channelward point than the current configuration. That area now measures approximately 2 ft. from the lift pile to the extension line. The proposal opens the area by 6 ft.

The proposed lift on the SW side is 19 ft. from the neighboring mooring piles at 700 Willow Trl. Currently that space is 22 ft. The ingress and egress to this channelward slip (the lift area) will be directly from the channel and bow in to the lift area. There should be no navigational impact to the access points for the neighboring property. The remainder of the proposed pier area (62 ft.) does not encroach into the 15 ft. setback area on the SW side. The proposed lift slip on the SW side of the pier is the only slip located on this side of the pier. Many piers contain two or more slips. The allowance per Maryland Department of the Environment's is four (4) main slips - all of which could be lift slips. This site contains two (2).

The granting of the variance will not:

- (a) Alter the essential character of the neighborhood or district in which the lot is located

Most properties in Herald Harbor contain multiple narrow lots, a pattern seen in some of the older communities along the Severn River. Many along this creek have similar style piers with main pier stems, finger piers and moorings to allow for multiple slips at narrow property areas. This proposal is similar to other piers in the area and would not alter the essential character of the community of Herald Harbor.

- (b) Substantially impair the appropriate use or development of adjacent property

The requested variance is for a max. encroachment of 12 ft. to the 15 ft. setback provisions of § 18-2-404(b) to install a finger pier and pilings as shown in the attached proposed plan. The proposed structures will not impede navigation for the neighbors and adjacent properties can continue to enjoy use of their pier facilities with this request without any disturbances.

- (c) Reduce forest cover in the Limited Development and Resource Conservation areas of the Critical Area

This does not apply to this proposal.

- (d) Be contrary to acceptable clearing and replanting practices required for development in the of the Critical Area or a Bog Protection Area; or be detrimental to the public welfare

This does not apply to this proposal.

The proposal conforms with Maryland Department of the Environment (COMAR, Title 27) & Army Corp. of Engineers regulations and all appropriate state and federal permitting have been submitted.

It is our belief based on the usable property area that the proposed location of all structures is the minimum necessary to afford relief to applicant. We look forward to hearing from you upon acceptance of these explanations.

Thank you,

Fetch, LLC
574-E Ritchie Hwy., #273
Severna Park, MD 21146
PH: (410) 756-0885
EM: Lauren@fetchconsultinggroup.com

VALENTINE CREEK



PLEASE NOTE:

NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE OR GARAGE) ON LAND ARE SHOWN ON THIS PLAN

ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED

ALL ACCESS IS BY WATER

DISTANCE ACROSS WATERWAY (DIRECTLY ACROSS WATERWAY FROM PROPOSED PIER) = 711 FT.

DISTANCE FROM MHWL TO CENTER OF COVE = 294 FT.

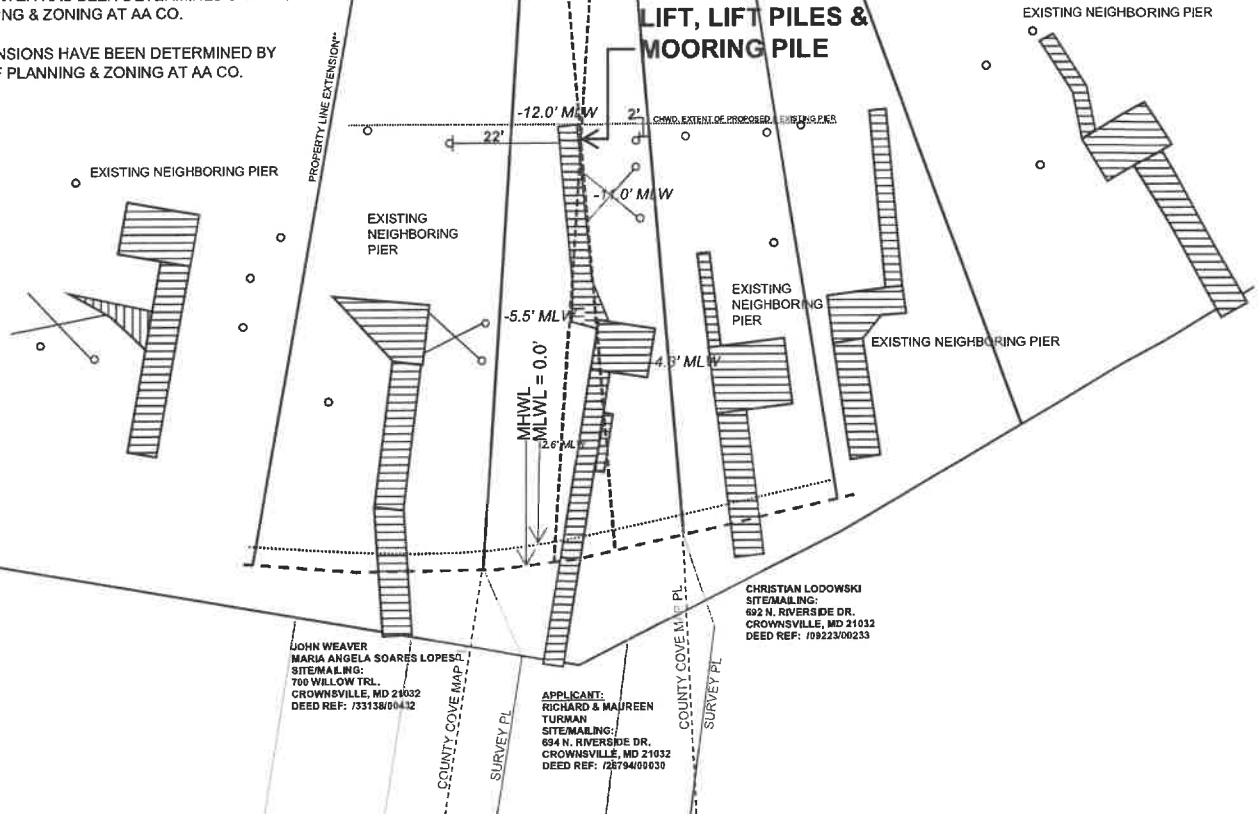
1/2 DISTANCE FROM MHWL TO CENTER OF COVE = 147 FT.

WATER DEPTHS ARE APPROXIMATED. OWNER AND/OR CONTRACTOR SHOULD MEASURE THE WATER TO ENSURE CORRECT DEPTHS AND PILE LENGTHS ARE INSTALLED PER SITE CONDITIONS.

*COVE CENTER HAS BEEN DETERMINED BY OFFICE OF PLANNING & ZONING AT AA CO.

**PL EXTENSIONS HAVE BEEN DETERMINED BY OFFICE OF PLANNING & ZONING AT AA CO.

EXISTING PIER, PLATFORM, BOAT LIFT, LIFT PILES & MOORING PILE



JOHN WEAVER
MARIA ANGELA SOARES LOPES,
SITE/MAILING:
700 WILLOW TRL.
CROWNSVILLE, MD 21032
DEED REF: /3138/01432

APPLICANT:
RICHARD & MAUREEN
TURMAN
SITE/MAILING:
694 N. RIVERSIDE DR.
CROWNSVILLE, MD 21032
DEED REF: /26794/00030

CHRISTIAN LODOWSKI
SITE/MAILING:
692 N. RIVERSIDE DR.
CROWNSVILLE, MD 21032
DEED REF: /09223/00233

Existing Condition Plan
SCALE
1" = 40'

APPLICANT/OWNER:
RICHARD & MAUREEN TURMAN

SITE ADDRESS:
694 N. RIVERSIDE DR.
CROWNSVILLE, MD 21032

MAILING ADDRESS:
694 N. RIVERSIDE DR.
CROWNSVILLE, MD 21032

PROPERTY DETAILS:
DISTRICT: 02
SUBDIVISION: 413
ACCT. NUMBER: 00058710
LOT(S): 45,46 MAP: 31
GRID: 17 PARCEL: 391
DEED REF: /26794/00030
PLAT REF: 0001/0010
PROPERTY LAND AREA: 5,000 SF
DATE: 7-21-23
PAGE 3 OF 6

PROPOSED WORK:
PIER

ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.

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FETCH, LLC
574-E RITCHIE HWY., #273
SEVERNA PARK, MD 21146
410-758-0885

VALENTINE CREEK



COVE CENTER*



PLEASE NOTE:

NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE OR GARAGE) ON LAND ARE SHOWN ON THIS PLAN

ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED

ALL ACCESS IS BY WATER

DISTANCE ACROSS WATERWAY (DIRECTLY ACROSS WATERWAY FROM PROPOSED PIER) = 711 FT.

DISTANCE FROM MHWL TO CENTER OF COVE = 294 FT.

1/2 DISTANCE FROM MHWL TO CENTER OF COVE = 147 FT.

WATER DEPTHS ARE APPROXIMATED. OWNER AND/OR CONTRACTOR SHOULD MEASURE THE WATER TO ENSURE CORRECT DEPTHS AND PILE LENGTHS ARE INSTALLED PER SITE CONDITIONS.

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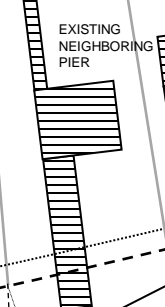
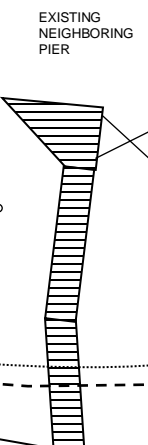
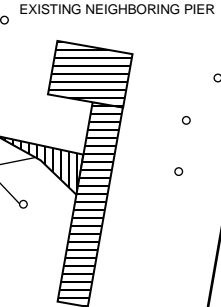
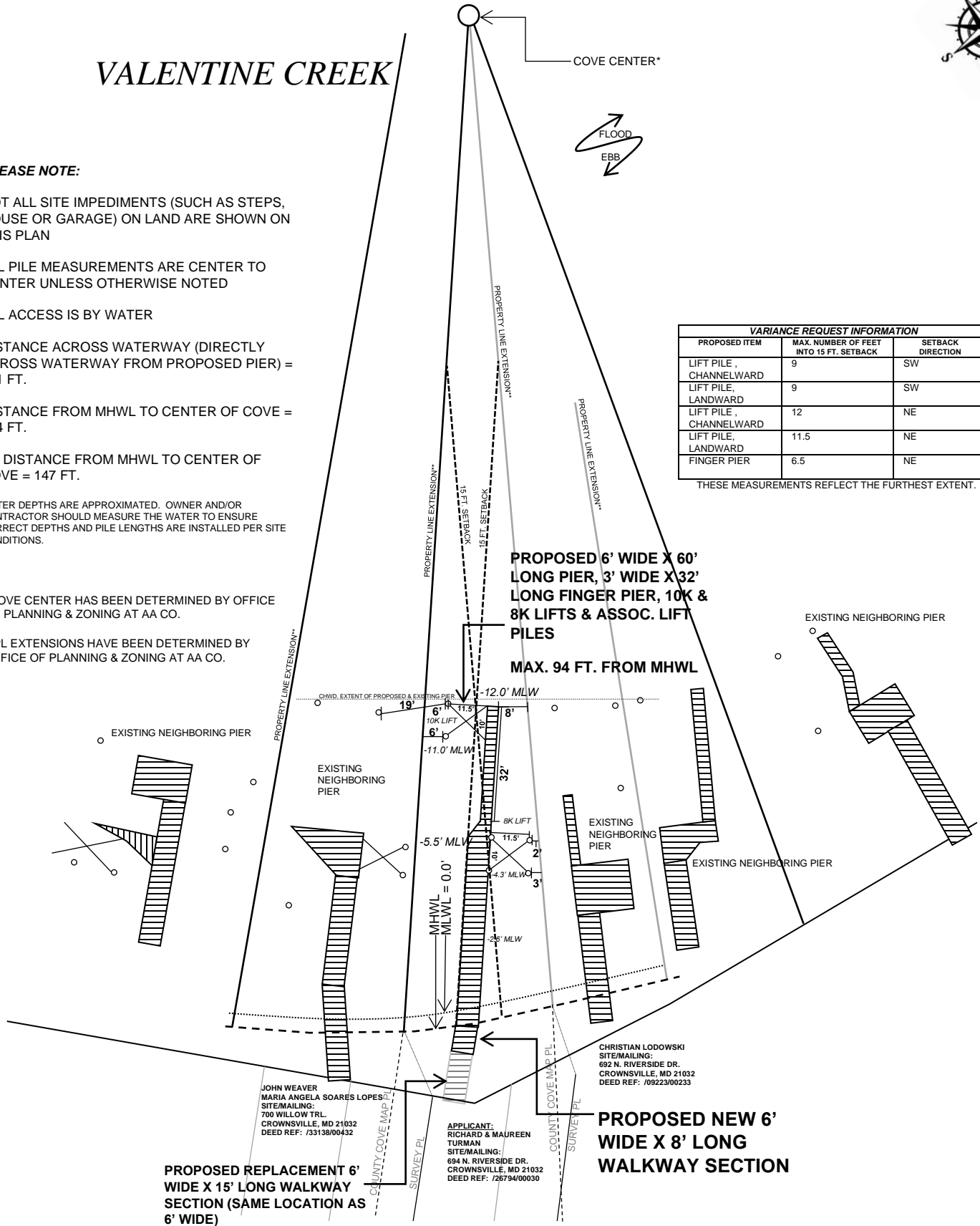
**PL EXTENSIONS HAVE BEEN DETERMINED BY OFFICE OF PLANNING & ZONING AT AA CO.

VARIANCE REQUEST INFORMATION		
PROPOSED ITEM	MAX. NUMBER OF FEET INTO 15 FT. SETBACK	SETBACK DIRECTION
LIFT PILE, CHANNELWARD	9	SW
LIFT PILE, LANDWARD	9	SW
LIFT PILE, CHANNELWARD	12	NE
LIFT PILE, LANDWARD	11.5	NE
FINGER PIER	6.5	NE

THESE MEASUREMENTS REFLECT THE FURTHEST EXTENT.

PROPOSED 6' WIDE X 60' LONG PIER, 3' WIDE X 32' LONG FINGER PIER, 10K & 8K LIFTS & ASSOC. LIFT PILES

MAX. 94 FT. FROM MHWL



JOHN WEAVER
MARIA ANGELA SOARES LOPES
SITE/MAILING:
700 WILLOW TRL.
CROWNSVILLE, MD 21032
DEED REF: /33138/00432

APPLICANT:
RICHARD & MAUREEN
TURMAN
SITE/MAILING:
694 N. RIVERSIDE DR.
CROWNSVILLE, MD 21032
DEED REF: /26794/00030

CHRISTIAN LODOWSKI
SITE/MAILING:
692 N. RIVERSIDE DR.
CROWNSVILLE, MD 21032
DEED REF: /09223/00233

PROPOSED REPLACEMENT 6' WIDE X 15' LONG WALKWAY SECTION (SAME LOCATION AS 6' WIDE)

PROPOSED NEW 6' WIDE X 8' LONG WALKWAY SECTION

<p>Proposed Condition Plan</p> <p>SCALE 1" = 40'</p> <p>FETCH, LLC 574-E RITCHIE HWY., #273 SEVERNA PARK, MD 21146 410-756-0885</p>	<p>APPLICANT/OWNER: RICHARD & MAUREEN TURMAN</p> <p>SITE ADDRESS: 694 N. RIVERSIDE DR. CROWNSVILLE, MD 21032</p> <p>MAILING ADDRESS: 694 N. RIVERSIDE DR. CROWNSVILLE, MD 21032</p>	<p>PROPERTY DETAILS: DISTRICT: 02 SUBDIVISION: 413 ACCT. NUMBER: 00058710 LOT(S): 45, 46 MAP: 31 GRID: 17 PARCEL: 391 DEED REF: /26794/00030 PLAT REF.: 0001/0010 PROPERTY LAND AREA: 5,000 SF DATE: 9-18-23 PAGE 4 OF 6</p>	<p>PROPOSED WORK: PIER</p> <p>ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.</p> <p>COPYRIGHT © FETCH, LLC 2023</p> <p>THIS PLAN IS THE SOLE PROPERTY OF FETCH, LLC, WHICH OWNS THE COPYRIGHT TO THE USE OF THE PLAN. NO PERSON OR ENTITY MAY USE ALL OR ANY PART OF THE PLAN, INCLUDING THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, OR ANY THIRD PARTY, EXCEPT FOR THE EXPRESS PURPOSE OF APPLYING FOR PERMITS TO PERFORM THE WORK DESCRIBED IN THE PLAN.</p>
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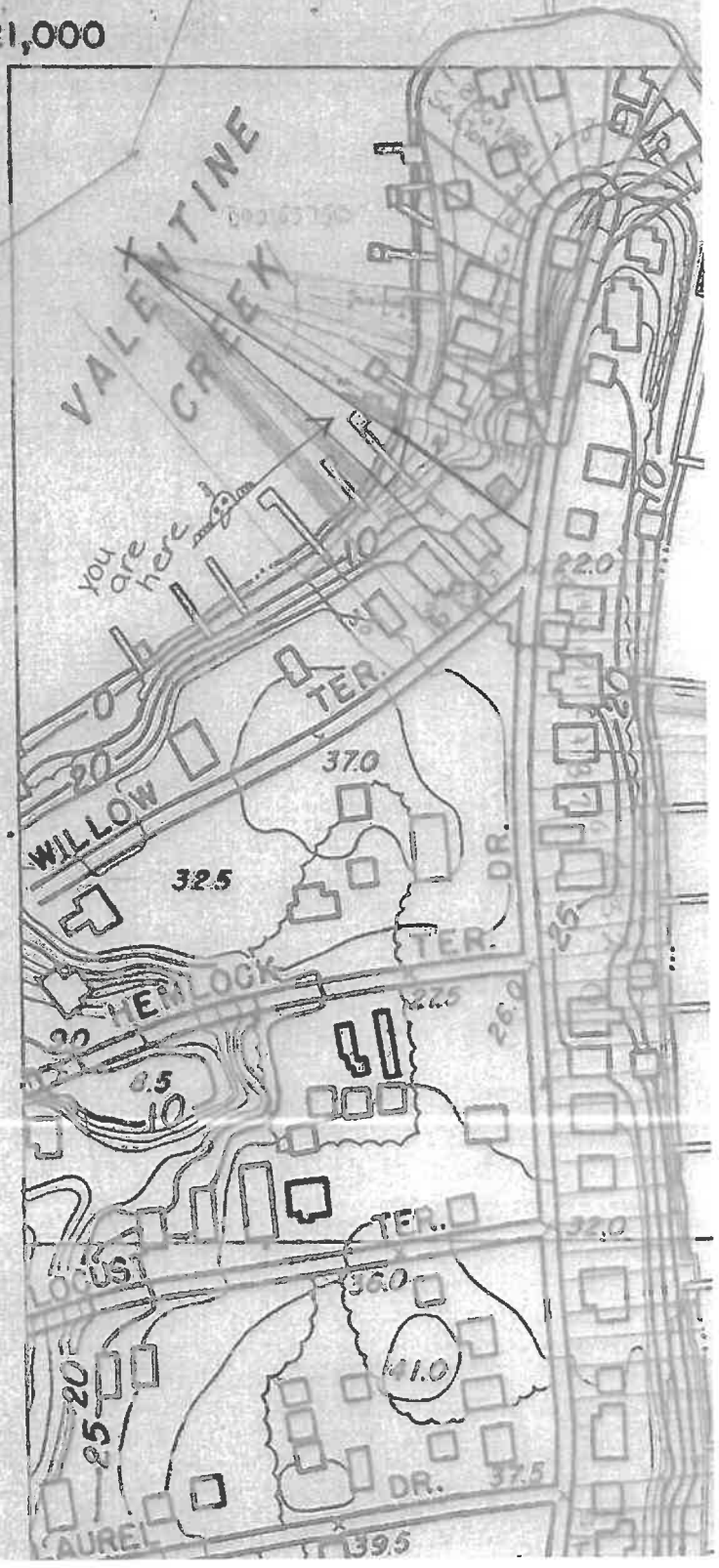




Exhibit – Turman Variance Application



ANNE
ARUNDEL
COUNTY

MARYLAND
DEPARTMENT OF HEALTH

J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Toni Gedin, RN, DNP
Acting Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be 'BC', written over the printed name of Brian Chew.

DATE: August 16, 2023

RE: Richard & Maureen Turman
694 North Riverside Drive
Crownsville, MD 21032

NUMBER: 2023-0135-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pier with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay