

For Office Use Only

CASE # _____
FEE PAID _____
DATE _____



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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): Epping Forest Inc.
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 354 Severn Rd., Annapolis, MD 21401

Property Location: 259 feet of frontage on the (S) side of Severn Rd. ;
(Enter Street Name)
_____ feet (N, S, E, W) of (Nearest intersecting street) _____
(Enter Street Name)

12-digit Tax Account Number 224003785100 Tax District (2) Council District (6)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference _____

Zoning District MA1 Lot # - Tax Map 45 Block/Grid -/3 Parcel 41

Area 1.030 (Acres) Subdivision Name Epping Forest

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

Install pier and piles with less setbacks than required and past the marina basin lines than required.

See attached description.

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.

Applicant's Signature Gwyn Brittigan Owner's Signature Gwyn Brittigan

Print Name Gwyn Brittigan, President Print Name Gwyn Brittigan, President

Mailing Address 346 Epping Way (K. Barner) Mailing Address 346 Epping Way (K. Barner)

City, State, Zip Annapolis, MD 21401 City, State, Zip Annapolis, MD 21401

Work Phone _____ Work Phone _____

Home Phone _____ Home Phone _____

Cell Phone 410-340-2648 Cell Phone 410-340-2648

Email Address kmbarner007@gmail.com Email Address kmbarner007@gmail.com

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

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

Variance to _____

Date: May 24, 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: Epping Forest Inc.
Mailing Address: c/o Kevin Barner, Commodore, 346 Epping Way, Annapolis, MD 21401
Site Address (For Variance): 354 Severn Rd., Annapolis, MD 21401
Tax Id: 224003785100

Dear Zoning Office:

This letter explains the request by Epping Forest Inc. for variances for the installation of pier & pilings in the 25 ft. setback area and past the marina basin lines at 354 Severn Rd., Annapolis, MD 21401. This property contains 1.030 AC. of area and is located on the Severn River. The lot is approximately 259 ft. wide at the street and roughly 593 ft. wide at the shoreline and contains an existing club house, piers, boat slips, mooring piles and a boat shed. For more than 35 years, the community has maintained the marina as best as possible but due to the natural aging process of water-based facilities, the lifespan of the current structure has run its course. The piers are too low and are inundated by the rising water levels and tidal fluctuations. Safety of the members of the community and those of this facility is of primary concern. The community does not propose to increase the number of slips.

Property line extensions and basin limits have been determined by the Office of Planning & Zoning and the site plan depicts the proposed marina, associated 25 ft. setbacks and marina basin as defined by the Zoning Office. Based on the provisions of the Code relating to the setbacks for a MA1 zoned parcel (Maritime District), the applicants must maintain 25 ft. on either side of the property line extensions into water. Upgrades to the docking facilities were upgraded in the 1960's and since at least 1972, the current footprint of the facility has extended as far easterly as its current configuration and as far channelward. The current design is outdated primarily because of slip size width because boat styles and specifications have evolved over the years. The current marina extends 25 ft. into the easterly 25 ft. setback area. The proposal also extends this same distance – 25 ft. into the easterly setback area. Boat lifts are proposed in these areas which are a vital and permissible method of securing a boat. There The minimum depths to support these lifts are in these areas (-2 ft. MLWL).

Movement of the piers further away from shore is an overall more environmentally friendly approach to a rebuild of the facility. With these upgrades, reasonable sized slips to accommodate members of the community have been taken into account. Pier-ing out to allow for the correct spacing and design for these slips and into reasonably deeper water and away from shallow areas with the boat slips has been the principal goal. Shallow waters are typically habitat for marine life. Moored or lifted boats in deeper waters will be helpful for the environment.

The proposed most easterly piles provide the neighbors at 330 Severn Rd. with 30 ft. of distance between their mooring piles and the subject piles. This will provide a similar clearance area for ingress and egress as the current slips on this side of the facility. Impact would be the same.

The community does not have an option to rebuild this facility in any other location along the property. There is a boat ramp on the western side of the parcel and a beach area with a fishing pier for residents to enjoy which is not the subject of any permitting requests. Existing site impediments will not allow for any other location and rotation of the pier would cause undue hardship for use of this current and long-standing infrastructure. Rotation would also not provide any substantial decrease to the channelward extent of the proposed.

The granting of the variance will not:

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

This proposal is similar to most every other community pier facility in Anne Arundel County including that of Bay Ridge in Annapolis, MD as one example. Similar style piers with main pier stems, finger piers, mooring and lift piles are typical. Boat lifts positioned off the side of finger piers as proposed is also common. This proposal would not alter the essential character of the community of Epping Forest nor that of the district.

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

The requested variance is for a max. encroachment of 25 ft. to the 25 ft. setback provisions of § 18-7-106 to install piers and piles (to include boat lifts) as shown in the attached proposed plan. The structures will not impede navigation for the neighbors nor adjacent properties and continued use of neighboring facilities would be unhindered by the request herein as the current encroachment into the setback is also 25 ft. On the side of 330 Severn Rd., the closest structure is 30 ft. away, similar to the current pile locations.

The Epping Forest community is also mostly non-riparian, whereby the community owns the land between the waterway and the lots from the street.

- (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.

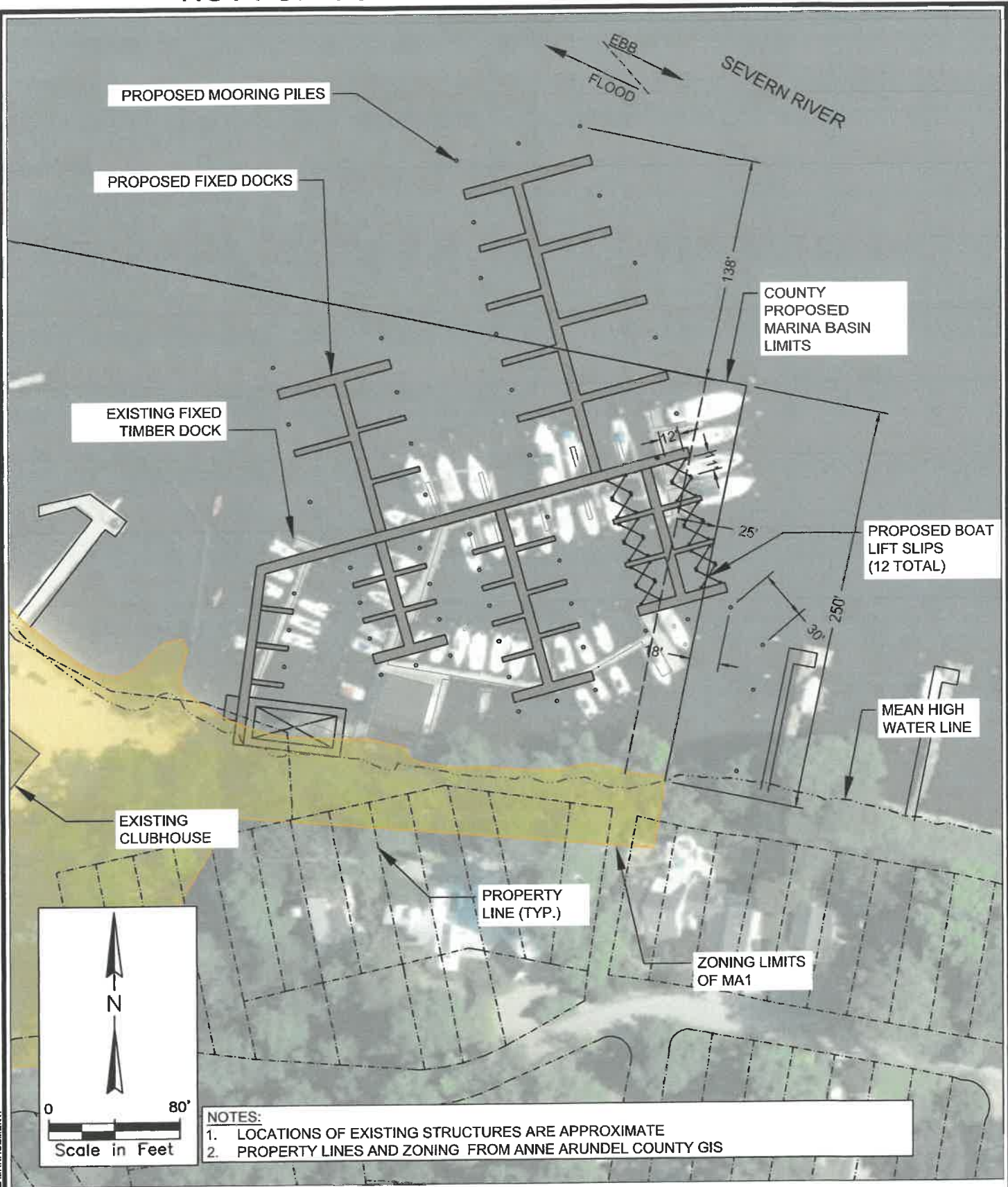
It is our belief based on the usable property area that the proposed location of all structures is the minimum necessary to afford relief to applicant. We look forward to hearing from you upon acceptance of these explanations.

Thank you,

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

"NOT FOR CONSTRUCTION"

C:\Projects\22-3901_Epping Forest Marina Design\Drawings\CAD\FBC Marina Basin.dwg Survey Exhibit 5/12/23
NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.

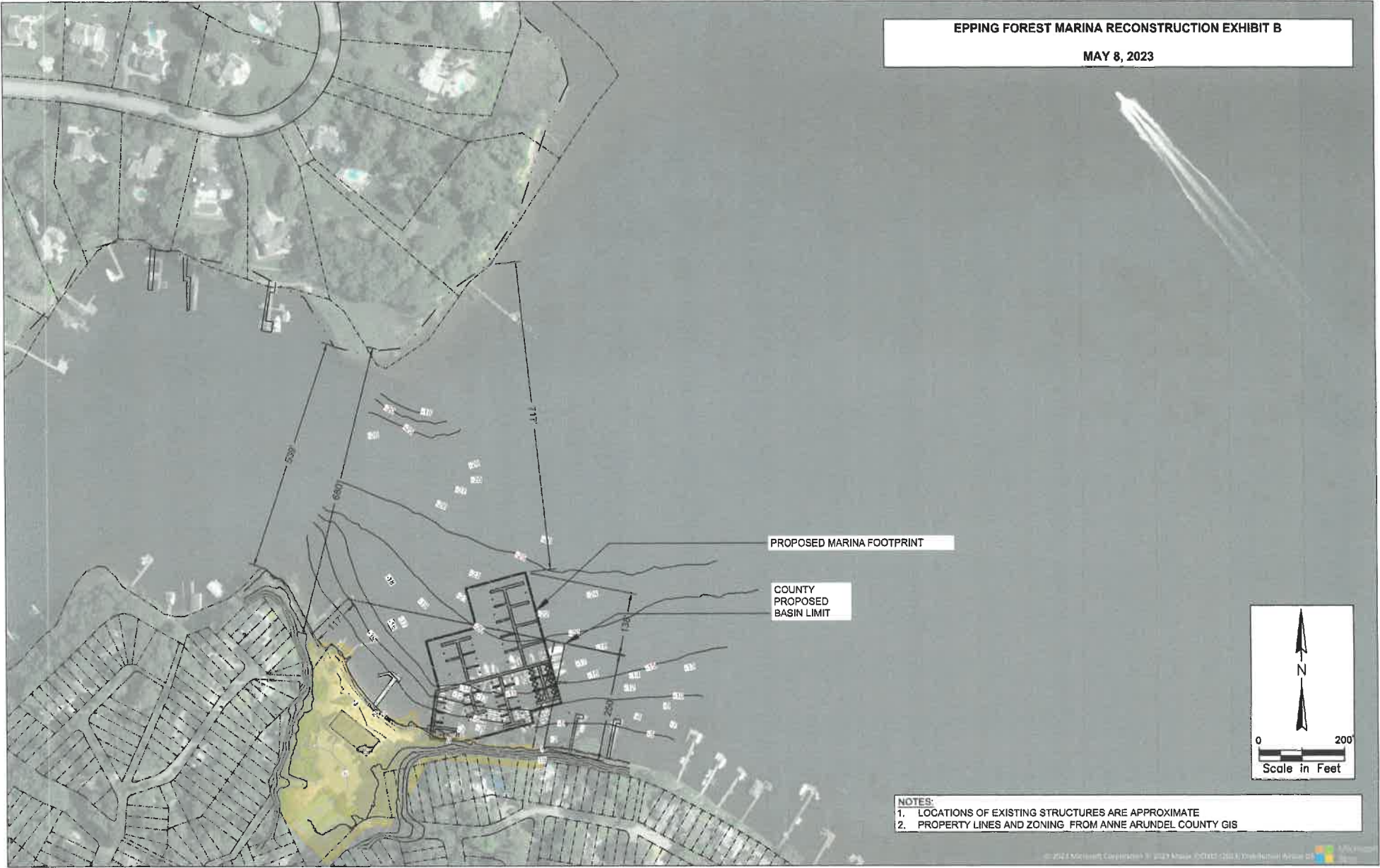


NOTES:
1. LOCATIONS OF EXISTING STRUCTURES ARE APPROXIMATE
2. PROPERTY LINES AND ZONING FROM ANNE ARUNDEL COUNTY GIS

EPPING FOREST MARINA RECONSTRUCTION EXHIBIT A
MAY 8, 2023

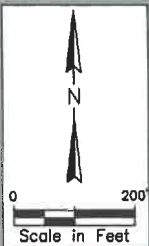
EPPING FOREST MARINA RECONSTRUCTION EXHIBIT B

MAY 8, 2023



PROPOSED MARINA FOOTPRINT

**COUNTY
PROPOSED
BASIN LIMIT**



NOTES:
1. LOCATIONS OF EXISTING STRUCTURES ARE APPROXIMATE
2. PROPERTY LINES AND ZONING FROM ANNE ARUNDEL COUNTY GIS

Epping Forest Inc.

Zoning Variance Requests to § 18-7-106. Bulk regulations

- Proposed Piers, piling installations, launching facilities, uncovered slips in the 25 ft. setback area at D Dock
 - Variance of 25 ft. for pier sections & piles located at D Dock

Zoning Variance Requests § 18-7-103. Determination of marina basin.

(b) **Limits of marina basin.** The limits of the marina basin are the mean high-water line of the site before development or expansion, two side marina lot line extensions, and a line drawn to connect their channelward ends.

- Proposed Piers, piling installations extending past the marina basin area
 - Variance to extend approximately 19 ft. past the marina basin area to the east property line extended (or easterly side of the basin area) as determined by AA CO.
 - Variance to extend 138 ft. past the marina basin area channelward side line (or northerly side of the basin area) as determined by AA CO.