

Letter of Explanation

226 Mountain Laurel Ln. Annapolis, MD. 21409

Ken Sikora

Project Description

We are requesting approval for a portion of pier, 7 boat lift poles to be built with less setback than required. Construct a 6'w x 22'l portion of pier, 6' feet into the setback or 9' off of the western ex. PLE. Install a 12'w x 12'l boat lift with 3 poles in the setback, 1 pole- 2' into setback and 13' off the western ex. PLE, 1 pole- 10' into the setback and 5' off the western ex. PLE, and 1 pole- 13' into the setback and 2' off the western ex. PLE. Install an 18'w x 20'l boat lift with 4 poles 13' into the setback and 2' off the eastern ex. PLE. All work a max of 90' channel ward of the mean high-water line.

Hardship

Mr. Sikora's waterfront footage is 59'. The extended property lines must be drawn on the last course of action at the MHWL. Mr. Sikora's western property line angles towards the east, meaning his buildable area (not within setbacks) extremely decreases as the extended property lines travel channel ward. At 103' channel ward of the mean high water line Mr. Sikora has no more buildable area meaning the distance between the extended PLEs is 30'. As shown on the site plans.

The water depths at Mr. Sikora's property do not reach an acceptable depth to accommodate a boat lift until 65' channel ward of the MHWL. Measuring 5' at MHW & 4' at MLW. The boat Mr. Sikora is looking to place in the western slip is a Cabo 40' Flybridge, which drafts 3'5" of water. The lift will take up 14" of water depth. Mr. Sikora needs at least 5 feet of water to safely operate his lift. A prime example of this water depth challenge is illustrated by the neighboring property of 228 Mountain Laurel Ln. Where the boat lift is situated at 65' channel ward of the MHWL. Mr. Sikora has 2 boats that he wishes to house safely on the proposed boat lifts. It is worth noting that the poles spacing, and total number of poles would be greater or equal to if the poles were just mooring poles. We believe the proposed work is the least impactful design to accommodate Mr. Sikora's pier and boats. As the design follows the same angle as both neighboring piers of 228 Mountain Laurel Ln. & 1600 Orchard Beach Rd.

Please contact the number or email below with any questions or information.

Best,

Tim Glaser – 240-695-4930

tim@magnumlift.com

Boat Lifts Unlimited

1901 Betson Ct. Odenton, MD. 21113

Free the riprap
to distance area
left.

Proposed
12'w x 20'L
Bast LIT
w/ associated
poles (6)
* With 4 poles
13' into setback
- 2' off Ex PLE

Proposed
6'w x 90'L
pier
* With 6'w x 20'L
triangle portion
of pier 6' into the
setback

Robert
Kishick
1215 Mountain Laurel Ln.
Annapolis, MD 21404

Sikora
2225 Mountain Laurel Ln.
Annapolis, MD 21404

Vhsik
1600 Creech's Beach Rd.
Annapolis, MD
21404

Proposed
12'w x 12'L
Bast LIT
w/ associated
poles (4)
* 3 poles in the
set back
1 - 2' into setback - 13' off Ex PLE
1 - 10' into setback - 5' off Ex PLE
1 - 13' into setback - 2' off Ex PLE

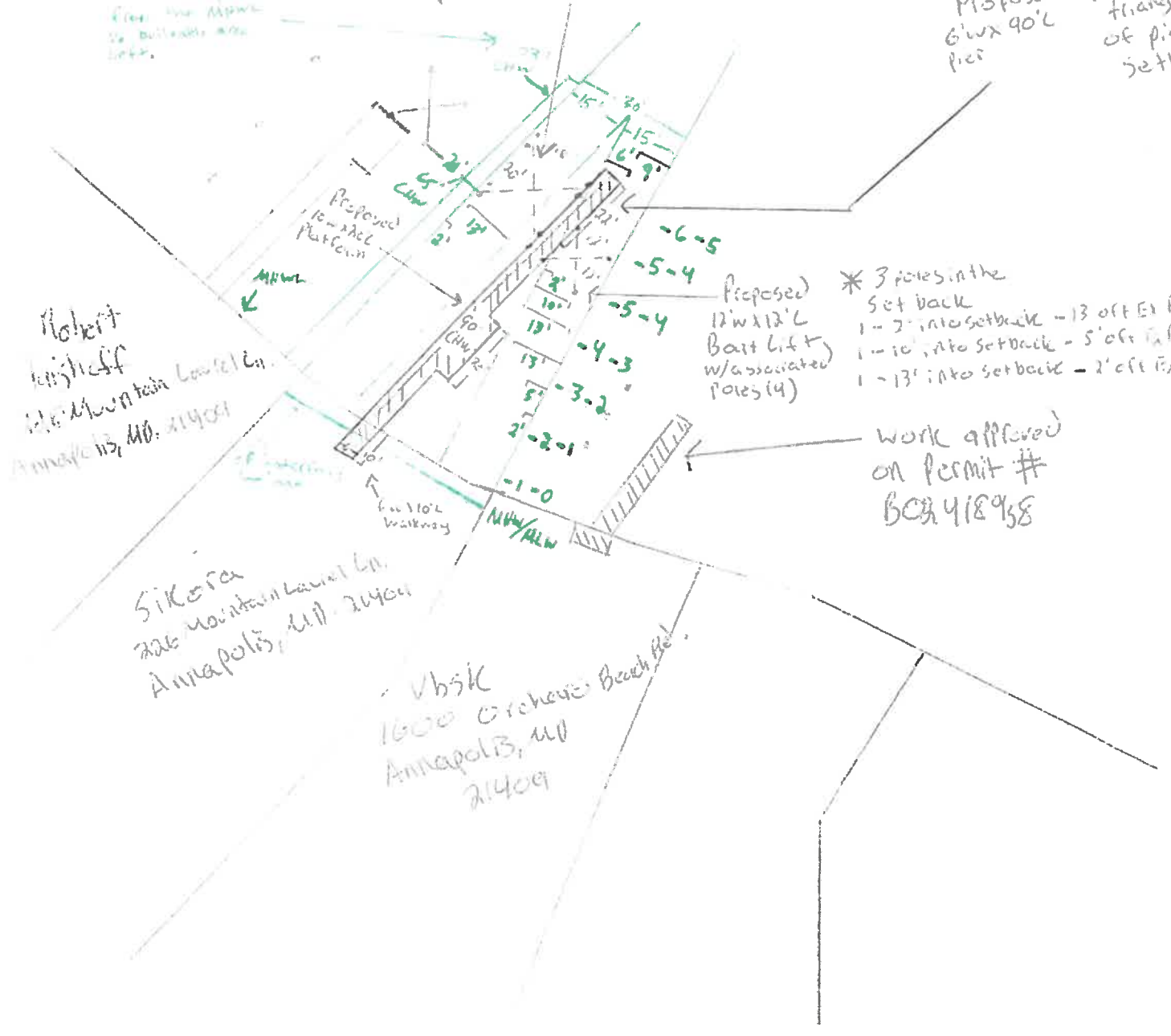
Work approved
on permit #
BOA 418938

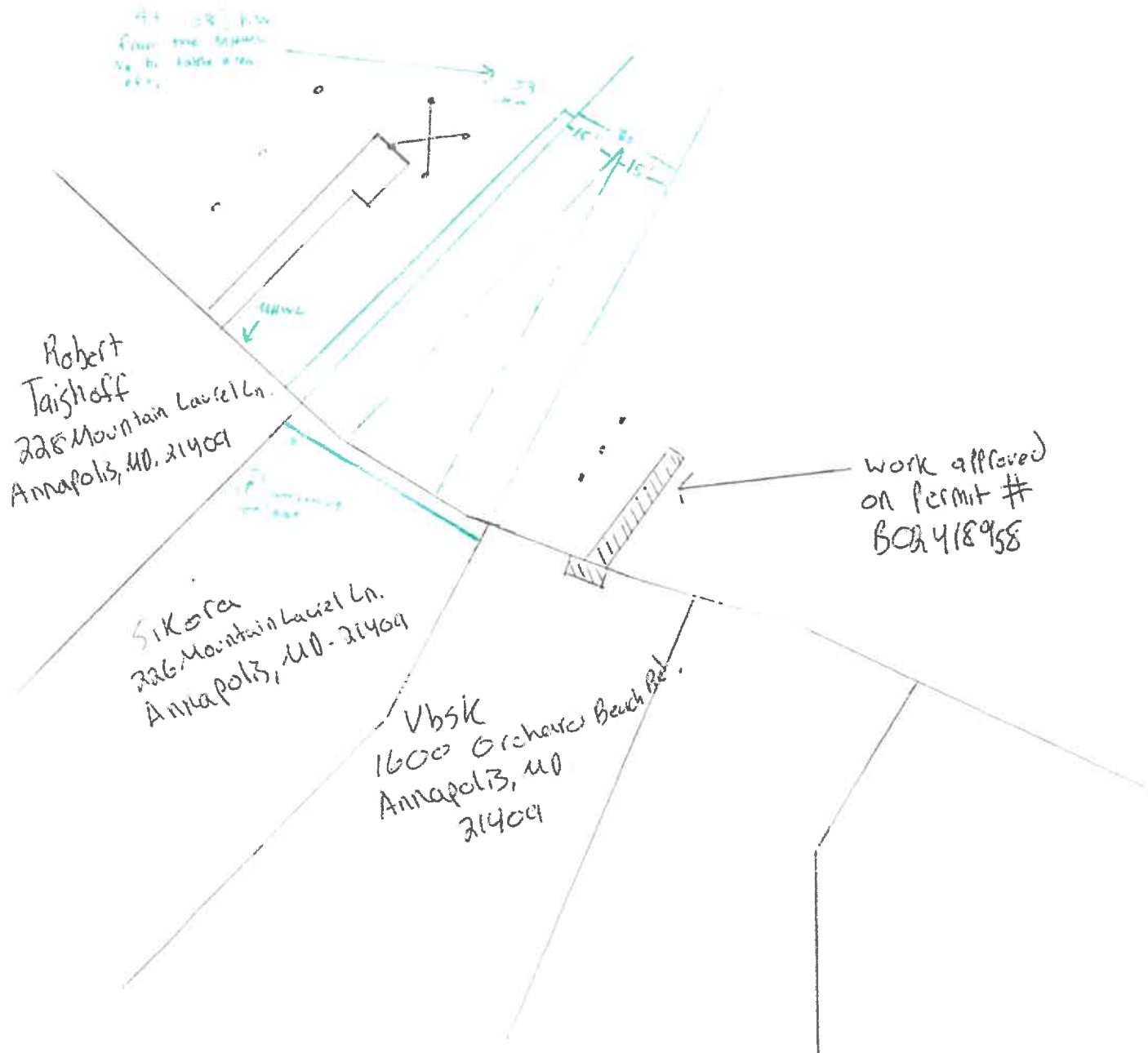
Permit For Sikora
@ 2225 Mountain Laurel Ln.
Annapolis, MD 21404



Proposed layout
* 1/8" scale

Mill Creek





Permit For Sikora
 @ 226 Mountain Laurel Ln,
 Annapolis, MD 21404



Existing layout
 * 1/8" scale
 ~~~ Mill Creek ~~~



Joan Jenkins <pzjenk00@aacounty.org>

**Variance application for 226 Mountain Laurel Ln #2023-0105-V**

11 messages

Joan Jenkins <pzjenk00@aacounty.org>

Fri, Jun 23, 2023

To: glaser\_tim@magnumlift.com, ken@gvbuilders.com

Cc: Melanie Mathews <pzmth20@aacounty.org>

Tim,

After consultation with Melanie Mathews of the Development Division Critical Area Team, it was determined that the southern property line extension is drawn incorrectly and must be drawn as a c extension of the last course of the lot line into the water. This may change the variance required. The 6x15 platform is not allowed in the buffer as it is not a direct access to the pier. Revised plan site plan with the date) necessary before this variance application can be moved forward to be scheduled for a hearing.

Also, please go back into the record and add an applicant. Boatlifts Unlimited is the Agent, which has been corrected by Zoning Administration. The applicant must be the property owner.

Email pzjenk00@aacounty.org to let me know that you have made these changes so that I can move the application to the next step to get a hearing scheduled.

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**Joan A. Jenkins**

Office of Planning and Zoning

Planner II, Zoning Administration Section

(410) 222-7437

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Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Fri, Jun 23, 2023 at 12:48 PM

To: pzjenk00@aacounty.org



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The response was:

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Final-Recipient: rfc822; ken@gvbuilders.com

Action: failed

Status: 5.1.1

Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try

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550-5.1.1 unnecessary spaces. Learn more at

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Last-Attempt-Date: Fri, 23 Jun 2023 09:48:27 -0700 (PDT)

----- Forwarded message -----

From: Joan Jenkins <pzjenk00@aacounty.org>

To: glaser\_tim@magnumlift.com, ken@gvbuilders.com

Cc: Melanie Mathews <pzmath20@aacounty.org>

Bcc:

Date: Fri, 23 Jun 2023 12:47:35 -0400

Subject: Variance application for 226 Mountain Laurel Ln #2023-0105-V

----- Message truncated -----

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Joan Jenkins <pzjenk00@aacounty.org>

To: glaser\_tim@magnumlift.com, "ken@gvhbuilders.com" <ken@gvhbuilders.com>

Fri, Jun 23, 2023 at 1:13 PM

Sending again because I had Mr. Sikora's email incorrect.

[Quoted text hidden]

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**glaser\_tim .** <glaser\_tim@magnumlift.com>  
To: "ken@gvbuilders.com" <ken@gvbuilders.com>, Joan Jenkins <pzjenk00@aacounty.org>  
Cc: Melanie Mathews <pzmath20@aacounty.org>

Fri, Jun 23, 2023 at 1:31 PM

Hello Joan,

Thank you for the information. Normally the extended property line follows the angle of the neighboring pier, for the southern property line there is no neighboring pier but a pier will be proposed in the coming months that is shown on the plan, which was the reasoning for me not following the last course of the property line. Changing the southern extended property line to follow the last course severely hinders 226 Mountain Laurels waterfront, while also pushing the proposed work towards the 228 Mountain laurel property creating a crowded waterfront. The only beneficiary in this situation is the 1600 Orchard Beach property.

Understood regarding 6x15 platform. I will also add the applicant in the LUN.

Best,

## Tim Glaser

Permitting Officer  
Boat Lifts Unlimited Inc.  
1901 Betson Court  
Odenton, MD. 21113  
1-800-268-5911

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[Quoted text hidden]

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**Joan Jenkins** <pzjenk00@aacounty.org>  
To: "glaser\_tim ." <glaser\_tim@magnumlift.com>  
Cc: "ken@gvbuilders.com" <ken@gvbuilders.com>, Melanie Mathews <pzmath20@aacounty.org>

Fri, Jun 23, 2023 at 1:57 PM

Extended property lines are not created based on future piers. The one exception being if a permit has already been issued for that future pier then property line extensions may take that pier into consideration. Please clarify this issue with Melanie Mathews as she is the reviewer in the Critical Area Team for pier permits.

[Quoted text hidden]

[Quoted text hidden]

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: pzjenk00@aacounty.org

Fri, Jun 23, 2023 at 1:57 PM



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Final-Recipient: rfc822; ken@gvbuilders.com

Action: failed

Status: 5.1.1

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550 5.1.1 [https://support.google.com/mail/?p=NoSuchUser\\_e22-20020ac8011600000b003fe29712c40sor2533254qtg.2](https://support.google.com/mail/?p=NoSuchUser_e22-20020ac8011600000b003fe29712c40sor2533254qtg.2) - gsmtip

Last-Attempt-Date: Fri, 23 Jun 2023 10:57:59 -0700 (PDT)

----- Forwarded message -----

From: Joan Jenkins <pzjenk00@aacounty.org>

To: "glaser\_tim ." <glaser\_tim@magnumlift.com>

Cc: "ken@gvbuilders.com" <ken@gvbuilders.com>, Melanie Mathews <pzmath20@aacounty.org>

Bcc:

Date: Fri, 23 Jun 2023 13:57:03 -0400

Subject: Re: Variance application for 226 Mountain Laurel Ln #2023-0105-V

----- Message truncated -----

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Joan Jenkins <pzjenk00@aacounty.org>

To: "glaser\_tim ." <glaser\_tim@magnumlift.com>

Cc: Melanie Mathews <pzmath20@aacounty.org>, ken@gvhbuilders.com

Fri, Jun 23, 2023 at 2:00 PM

Responding to Tim's response. Adding Ken in again. Please use this email thread.

Hello Joan,

Thank you for the information. Normally the extended property line follows the angle of the neighboring pier, for the southern property line there is no neighboring pier but a pier will be proposed in the coming months that is shown on the plan, which was the reasoning for me not following the last course of the property line. Changing the southern extended property line to follow the last course severely hinders 226 Mountain Laurels waterfront, while also pushing the proposed work towards the 228 Mountain laurel property creating a crowded waterfront. The only beneficiary in this situation is the 1600 Orchard Beach property.

Understood regarding 6x15 platform. I will also add the applicant in the LUN.

Tim,

[Quoted text hidden]

[Quoted text hidden]

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**Melanie Mathews** <pzmath20@aacounty.org>

To: Joan Jenkins <pzjenk00@aacounty.org>

Cc: "glaser\_tim ." <glaser\_tim@magnumlift.com>, ken@gvhbuilders.com

Pier and associated structures' location is based on approved property line extensions (PLE) that may only be drawn to existing conditions. We cannot allow PLE's based on future existing pier.



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**Melanie Mathews**

Office of Planning and Zoning, Critical Area Team

2664 Riva Road

Annapolis, MD 21401

Office: (410) 222-7960

pzmath20@aacounty.org

*"Those who benefit the most from the beauty and abundance of the Bay also bear the heaviest responsibility for its future"... Critical Area and You: The Chesape*

### **Sustainable Living shorelines**

*Living shorelines are a sustainable approach for addressing shoreline erosion and protecting marsh areas. Unlike traditional structures such as bulkheads or seawalls ; as possible which create more effective buffers in absorbing wave energy and protecting against shoreline erosion. The process of creating a living shoreline is referred principles in shoreline stabilization. The natural materials used in the construction of living shorelines create and maintain valuable habitats. Structural and organic mat wetland plants, sand fill, oyster reefs, submerged aquatic vegetation, stones and coir fiber logs.*



[Quoted text hidden]

Joan Jenkins <pzjenk00@aacounty.org>  
To: "glaser\_tim ." <glaser\_tim@magnumlift.com>  
Cc: "ken@gvbuilders.com" <ken@gvbuilders.com>, Melanie Mathews <pzmath20@aacounty.org>

Wed, Aug 2, 2023

Circling back on this to see if you intend to revise the site plan and move the application forward.

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**Joan A. Jenkins**  
Office of Planning and Zoning  
Planner II, Zoning Administration Section  
(410) 222-7437

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On Fri, Jun 23, 2023 at 1:31 PM glaser\_tim . <glaser\_tim@magnumlift.com> wrote:  
[Quoted text hidden]

**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: pzjenk00@aacounty.org

Wed, Aug 2, 2023 at 1:47 PM



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Final-Recipient: rfc822; ken@gvbuilders.com

Action: failed

Status: 5.1.1

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Last-Attempt-Date: Wed, 02 Aug 2023 10:47:59 -0700 (PDT)

----- Forwarded message -----

From: Joan Jenkins <pzjenk00@aaacounty.org>

To: "glaser\_tim ." <glaser\_tim@magnumlift.com>

Cc: "ken@gvbuilders.com" <ken@gvbuilders.com>, Melanie Mathews <pzmath20@aaacounty.org>

Bcc:

Date: Wed, 2 Aug 2023 13:46:58 -0400

Subject: Re: Variance application for 226 Mountain Laurel Ln #2023-0105-V

----- Message truncated -----

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glaser\_tim . <glaser\_tim@magnumlift.com>

To: Joan Jenkins <pzjenk00@aaacounty.org>

Cc: "ken@gvbuilders.com" <ken@gvbuilders.com>, Melanie Mathews <pzmath20@aaacounty.org>

Thu, Aug 3, 2023 at 11:26 AM

Joan,

Yes we do intend to revise the site plan. We are working on it.

Thank you,

**Tim Glaser**

Permitting Officer

Boat Lifts Unlimited Inc.

9/6/23, 2:55 PM

Anne Arundel County Mail - Variance application for 226 Mountain Laurel Ln #2023-0105-V

1901 Betson Court  
Odenton, MD. 21113  
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