

Date: December 21, 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: SPECIAL EXCEPTION REQUEST**

Applicant: Round Bay Community Inc.

Mailing Address: c/o Richard Fredericks, PO BOX 545, Severna Park, MD 21146

Site Address (For Special Request): 111 Edgewater Rd., Severna Park, MD 21146

Dear Zoning Office:

This letter explains the request by Round Bay Community Inc. for a Special Exception to replace structural members and decking and to expand the existing community pier located at the end of Edgewater Rd., Severna Park, MD – herein after called “Edgewater Pier”. There is also a community boat ramp at this location which may require permitting in the future. Edgewater Pier is situated on property owned by the community association and is part of the same property that is noted in a deed record dated 1938. The community owns the land that extends along the waterfront (riparian rights) from approximately 139 Round Bay Rd. to 103 Trailing Ivy Ln. (see exhibit #1). Round Bay is a community of 250 homes and has three community-owned piers. None of the residential homes have privately-owned piers. Two of these community piers host vessels (each with eighteen slips for a total of thirty-six slips) and the remaining pier is used strictly for swimming.

Edgewater Pier is not located in the 25 ft. setback area and has been in its current configuration (minus the catwalks) since at least 1950 based on knowledge provided by the Round Bay Community Association historian. The catwalks (dimensions below) were installed at the pier sometime before 1991, the year the community representative Richard Fredricks moved to the community. Exhibit #2 shows an aerial from 1972 from Maryland’s Land and Resource Information Network (MERLIN). The community did perform a replacement to the pier (current dimensions) approximately 23 years ago. After several decades of use and exposure to the natural elements (sun, storms, tides etc.), the pier requires upgrades to the current framing members and deck boards. Dimensions of this pier are as follows: one (1) 8’ wide x 21’ long pier section, one (1) 8’ wide x 159’ long pier section, two (2) 2’ wide x 59’ long catwalks, one (1) 3’ wide x 49’ long finger pier, one (1) 3’ wide x 40’ long finger pier, two (2) 10’ wide x 20’ long platforms & one (1) 32’ wide x 20’ long main platform. The elevation of the existing pier, catwalks and platform should be replaced approximately one (1) foot higher than the current height because of surges and rising sea levels. All current piles are to remain in the

same location and are not going to be replaced as part of the scope of work. See photos of the current site facility (exhibit #3).

The community boat ramp at this site was originally installed at the same time as Edgewater Pier (sometime before 1950). A photo of the ramp is provided in exhibit #4. The current dimensions are approximately ~14' wide x 47' long. The ramp material is concrete and is joined by a timber wing wall and jetty to the northwest and rip rap to the southeast. The community does not plan to perform any repairs to the ramp at this time but may seek permits to make improvements sometime in the future.

Regarding the Edgewater Pier expansion plans, the community seeks to sometime in the near future add ten (10) additional slips at this pier. The scope to add these additional slips will include: to remove the existing platform (measuring a total of 52' wide x 20' long), install an 8' wide (with two, 2' wide catwalks on either side totaling 12' wide) x 65' long pier extension, a new 52' wide x 20' long platform (same dimensions as above - two (2) 10' wide x 20' long platforms & one (1) 32' wide x 20' long main platform), six (6) 15' long x 3' max. wide tapered finger piers and eight (8) mooring piles. None of the platform areas are over submerged aquatic vegetation (SAV) and there is no disturbance to the 100 ft. buffer.

The plat record shows the community land along the waterfront as "30 Ft. Beach Reserved For Public Use". This means that the land area is reserved for residents of the community's public use. The deed references "...the beach along the Severn River, as designated on said plat of Round Bay, thirty feet wide at high water mark." In addition to stating "Together with the improvements on the above-described property, and all of the rights and appurtenances thereto belonging and or in anywise appertaining." Edgewater Pier attaches to this Beach Area. This reserved area owned by the community for public use contains roughly 97,020 Square Feet on the Severn River. The riparian strip is approximately 3,224 ft. long along the shoreline and abuts privately owned residential parcels along various streets including Edgewater Rd., Severn River Rd. and Ridout Rd.

Edgewater Pier has been in operation since its construction sometime before 1950, at least 73 years. The facility contains eighteen (18) slips which serve as mooring slips for residents of the community, i.e. public use. The pier is also used for fishing and crabbing off the platforms. During this time, the community has maintained the facility 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.

Based on the provisions of the Code relating to allowed uses in a R2 zoned parcel, specifically § 18-4-106. Permitted, conditional, and special exception uses and for "Piers and launching ramps, community", the applicants must first obtain a Special Exception in order to obtain a building permit for structural work at Edgewater Pier (beyond replacement of decking).

With regards to the application for this Special Exception for Round Bay's Edgewater Pier, the requirements set forth in § 18-16-304, are either met or do not apply:

- (1) The use will not be detrimental to the public health, safety, or welfare;

The continued use of Edgewater Pier does not impact public health, safety, or welfare. The pier shall meet the safety requirements in § 18-11-142 (6)(7), specifically:

*(6) Boarding ladders shall be located along the sides of a pier and along each bulkhead where the water depth at the bulkhead exceeds four feet in depth at mean high water. Ladders along piers shall be 100 feet apart on each side of the pier and staggered so that the ladders alternate sides every 50 feet. Ladders along bulkheads shall be placed no more than 50 feet apart.*

*(7) United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.*

(2) The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;

This is a community pier that meets standard marine grade material specifications and otherwise conforms to state and federal regulatory standards (in terms of design standards and material grade). The pier looks similar to the other piers in the community and to those in surrounding communities on the Severn River (main pier stem, platforms etc.).

(3) Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article;

Continued use of the pier with no changes to levels of noise, fumes, vibration, or light. This is a community marina and is used to tie up vessels. The sounds of motors operating and while in use to ingress and egress the slip areas will continue uninterrupted by this proposal (except for during the construction phase).

(4) The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;

This pier is used by members of the community of Round Bay to access the water and is considered a community pier. The community contains several different zoning districts including R2, Open Space and MA1. Edgewater Pier area hosts a boat launch area (boat ramp), a beach where kayaks are launched and can be considered a shared use space for the residents who want to enjoy use of the water. It is vital to provide the residents of the community with continued use of this important facility.

(5) The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;

This is an existing pier in the water. There is no conflict with other public facilities, services, schools, or roads.

(6) The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;

This to be determined by the respective departments.

(7) The proposed use is consistent with the County General Development Plan;

This to be determined by the respective departments.

(8) The applicant has presented sufficient evidence of public need for the use;

For 250 homes in Round Bay, the pier is undersized for the number of residents and need for slips. Currently, all slips are serving members of the community demonstrating public need for continued use. § 18-11-142. Piers and launching ramps, community outlines slip density for community piers. § 18-11-142(9)(ii) states, “the number of slips allowed with a community pier shall be the lesser of the following:”

(ii) a density of slips to platted lots or dwellings in the critical area in accordance with the following chart:

<b>Platted Lots or Dwellings in the Critical Area</b>	<b>Slips</b>
Up to 15	1 for each lot
16 to 40	15 or 75%, whichever is greater
41 to 100	30 or 50%, whichever is greater
101 to 300	50 or 25%, whichever is greater
More than 300	75 or 15%, whichever is greater

The slip count should be 50 slips for a community of this size for application purposes although a final count of platted lots in the Critical Area (in entirety or in part) shall be determined for future applications since historically the county has reviewed a lot (and dwelling) in any part in the Critical Area to be considered and reviewed as a Critical Area property and reviewed as such through the Critical Area processes. Round Bay only has 36 slips giving them a deficit of 14 slips. Allowance for additional slips (to start at Edgewater Pier with the addition of 10 slips) as part of this application is requested for expansion given all other regulatory standards are met (Maryland Department of the Environment and Army Corp. of Engineers).

(9) The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;

The current use is that of a community pier to moor or dock boats. The community shall maintain adherence to this type of use.

(10) The application will conform to the critical area criteria for sites located in the critical area; and

This to be determined by the respective departments.

(11) The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.

This requirement does not appear to apply.

With regards to requirements set forth in § 18-11-142. Piers and launching ramps, community:

(1) The facility shall be located on a lot of at least 30,000 square feet that is owned by a homeowner's association.

The applicant meets the criteria.

(2) Adverse effects on water quality and fish, plant, and wildlife habitat shall be minimized.

The applicant meets the criteria.

(3) Nonwater-dependent structures or operations associated with water-dependent projects or activities shall be located outside the buffer to the extent possible.

The applicant meets the criteria. No new disturbance is proposed in the buffer and the pier in the water is located outside of the 100 ft. buffer.

(4) Disturbance to the buffer shall be the minimum necessary to provide a single point of access to the facility.

The applicant meets the criteria. There is a single point of access to the pier.

(5) Food, fuel, or other goods and services may not be offered for sale, and adequate and clean sanitary facilities shall be provided.

Food, fuel, or other goods and services are not offered for sale at the site. Clean sanitary facilities are available at community property (both at fixed toilets and by portable toilet which is professionally serviced).

(6) Boarding ladders shall be located along the sides of a pier and along each bulkhead where the water depth at the bulkhead exceeds four feet in depth at mean high water. Ladders along piers shall be 100 feet apart on each side of the pier and staggered so that the ladders alternate sides every 50 feet. Ladders along bulkheads shall be placed no more than 50 feet apart.

The applicant meets the criteria.

(7) United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.

The applicant meets the criteria.

(8) When a community pier with slips is provided as part of a new residential riparian subdivision, private piers in the subdivision are prohibited.

This does not apply.

(9) The number of slips allowed with a community pier shall be the lesser of the following:  
(i) one slip for each 50 feet of shoreline in a subdivision located in an intense or limited development area, and one slip for each 300 feet of shoreline in a subdivision located in a resource conservation area; or (ii) a density of slips to platted lots or dwellings in the critical area in accordance with the following chart:

<b>Platted Lots or Dwellings in the Critical Area</b>	<b>Slips</b>
Up to 15	1 for each lot
16 to 40	15 or 75%, whichever is greater
41 to 100	30 or 50%, whichever is greater
101 to 300	50 or 25%, whichever is greater
More than 300	75 or 15%, whichever is greater

This has been addressed in the response above, refer to §18-16-304 (8).

(10) In the event the parcel or lot has riparian rights and the proposed development is located on a portion of the parcel or lot that is out of the critical area, these rights may be utilized in accordance with permitted use criteria established for the critical area classification through the use of a community facility established in accordance with § 18-10-143, based on the actual length of shoreline or potential density that would have been permitted within the critical area portion of the parcel or lot.

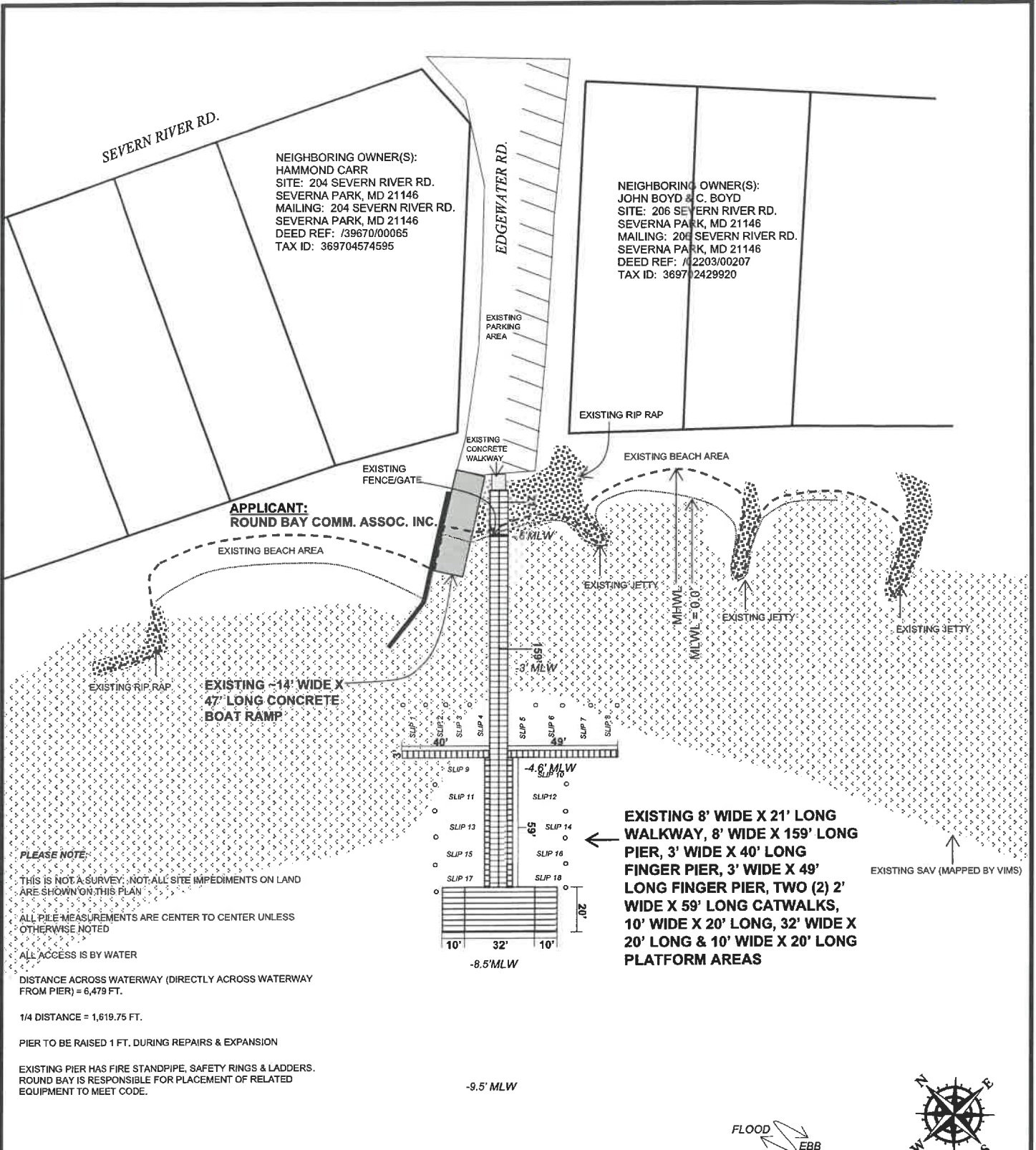
This does not apply.

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](mailto:Lauren@fetchconsultinggroup.com)

Revised



**APPLICANT:**  
ROUND BAY COMM. ASSOC. INC.

NEIGHBORING OWNER(S):  
HAMMOND CARR  
SITE: 204 SEVERN RIVER RD.  
SEVERNA PARK, MD 21146  
MAILING: 204 SEVERN RIVER RD.  
SEVERNA PARK, MD 21146  
DEED REF: /39670/00065  
TAX ID: 369704574595

NEIGHBORING OWNER(S):  
JOHN BOYD & C. BOYD  
SITE: 206 SEVERN RIVER RD.  
SEVERNA PARK, MD 21146  
MAILING: 206 SEVERN RIVER RD.  
SEVERNA PARK, MD 21146  
DEED REF: /12203/00207  
TAX ID: 369702429920

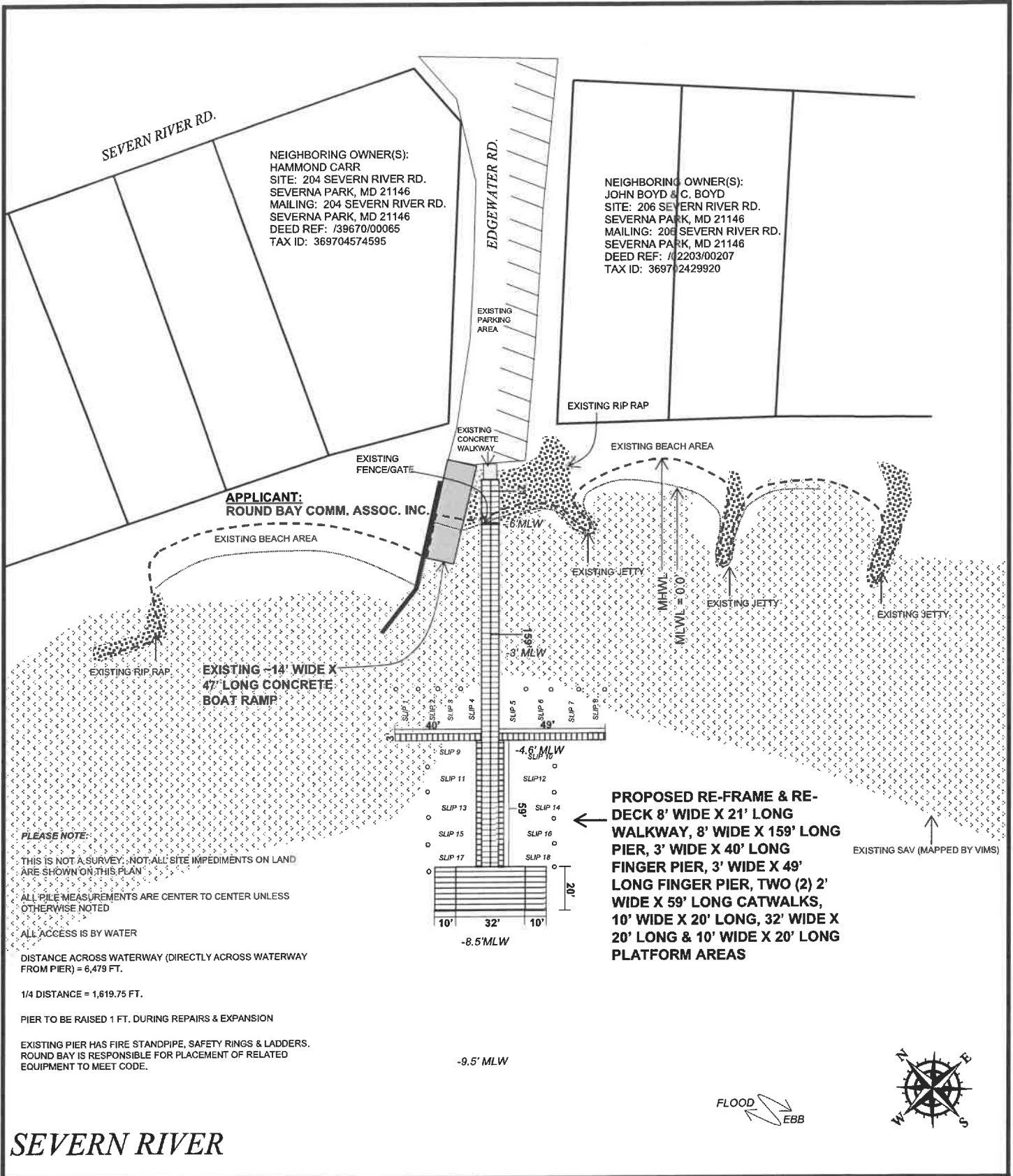
EXISTING -14' WIDE X  
47' LONG CONCRETE  
BOAT RAMP

EXISTING 8' WIDE X 21' LONG  
WALKWAY, 8' WIDE X 159' LONG  
PIER, 3' WIDE X 40' LONG  
FINGER PIER, 3' WIDE X 49'  
LONG FINGER PIER, TWO (2) 2'  
WIDE X 59' LONG CATWALKS,  
10' WIDE X 20' LONG, 32' WIDE X  
20' LONG & 10' WIDE X 20' LONG  
PLATFORM AREAS

**PLEASE NOTE:**  
THIS IS NOT A SURVEY. NOT ALL SITE IMPEDIMENTS 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 PIER) = 6,479 FT.  
1/4 DISTANCE = 1,619.75 FT.  
PIER TO BE RAISED 1 FT. DURING REPAIRS & EXPANSION  
EXISTING PIER HAS FIRE STANDPIPE, SAFETY RINGS & LADDERS.  
ROUND BAY IS RESPONSIBLE FOR PLACEMENT OF RELATED  
EQUIPMENT TO MEET CODE.

**SEVERN RIVER**

<p><b>Existing Renewal Condition Plan</b> SCALE 1" = 60'</p> <p>FETCH, LLC 574-E RITCHIE HWY., #273 SEVERNA PARK, MD 21146 410-756-0885</p>	<p><b>APPLICANT/OWNER:</b> ROUND BAY COMM. ASSOC. INC.</p> <p><b>SITE ADDRESS:</b> 111 EDGEWATER RD. SEVERNA PARK, MD 21146</p> <p><b>MAILING ADDRESS:</b> PO BOX 545 SEVERNA PARK, MD 21146</p>	<p><b>PROPERTY DETAILS:</b> DISTRICT: SUBDIVISION: ACCT. NUMBER: LOT(S): -- MAP: 32 GRID: 14 PARCEL: DEED REF: PLAT REF.: 12/28 PROPERTY LAND AREA: DATE: 12-6-23</p>	<p><b>PROPOSED WORK:</b> PIER WORK</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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1/4 DISTANCE = 1,619.75 FT.

PIER TO BE RAISED 1 FT. DURING REPAIRS & EXPANSION.

EXISTING PIER HAS FIRE STANDPIPE, SAFETY RINGS & LADDERS. ROUND BAY IS RESPONSIBLE FOR PLACEMENT OF RELATED EQUIPMENT TO MEET CODE.

**PROPOSED RE-FRAME & RE-DECK 8' WIDE X 21' LONG WALKWAY, 8' WIDE X 159' LONG PIER, 3' WIDE X 49' LONG FINGER PIER, TWO (2) 2' WIDE X 59' LONG CATWALKS, 10' WIDE X 20' LONG, 32' WIDE X 20' LONG & 10' WIDE X 20' LONG PLATFORM AREAS**

# SEVERN RIVER

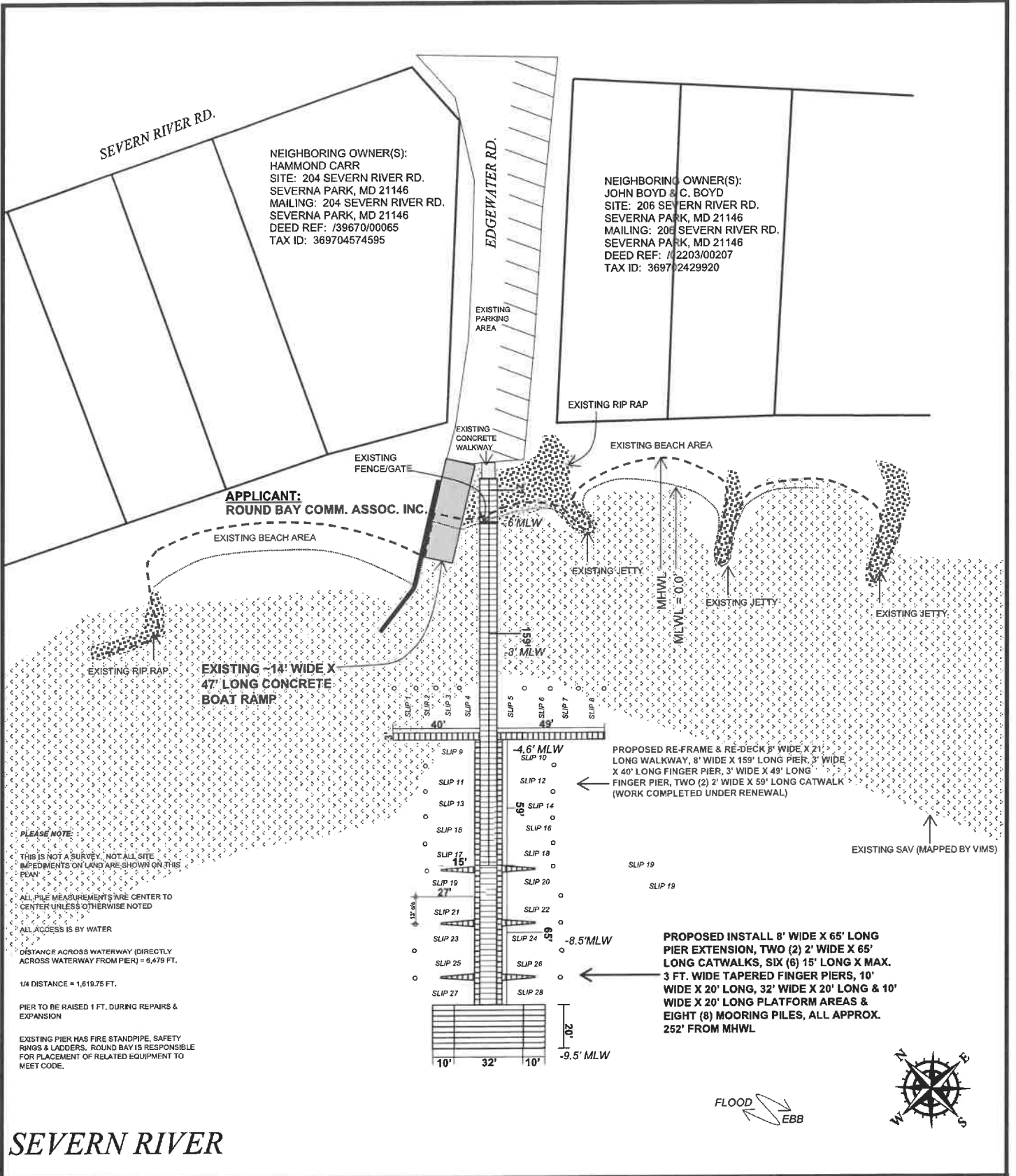
**Proposed Renewal Condition Plan**  
 SCALE  
 1" = 60'  
 FETCH, LLC  
 574-E RITCHIE HWY., #273  
 SEVERNA PARK, MD 21146  
 410-756-0885

**APPLICANT/OWNER:**  
 ROUND BAY COMM. ASSOC. INC.  
**SITE ADDRESS:**  
 111 EDGEWATER RD.  
 SEVERNA PARK, MD 21146  
**MAILING ADDRESS:**  
 PO BOX 545  
 SEVERNA PARK, MD 21146

**PROPERTY DETAILS:**  
 DISTRICT:  
 SUBDIVISION:  
 ACCT. NUMBER:  
 LOT(S): -- MAP: 32  
 GRID: 14 PARCEL:  
 DEED REF:  
 PLAT REF.: 12/28  
 PROPERTY LAND AREA:  
 DATE: 12-6-23

**PROPOSED WORK:**  
 PIER WORK  
 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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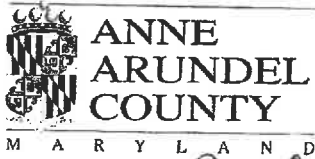




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# SEVERN RIVER

<p><b>Proposed Expansion Condition Plan</b>  <b>SCALE</b>  <b>1" = 60'</b></p> <p>FETCH, LLC        574-E RITCHIE HWY., #273        SEVERNA PARK, MD 21146        410-755-0885</p>	<p><b>APPLICANT/OWNER:</b>        ROUND BAY COMM. ASSOC. INC.</p> <p><b>SITE ADDRESS:</b>        111 EDGEWATER RD.        SEVERNA PARK, MD 21146</p> <p><b>MAILING ADDRESS:</b>        PO BOX 545        SEVERNA PARK, MD 21146</p>	<p><b>PROPERTY DETAILS:</b>        DISTRICT:        SUBDIVISION:        ACCT. NUMBER:        LOT(S): -- MAP: 32        GRID: 14 PARCEL:        DEED REF:        PLAT REF.: 12/28        PROPERTY LAND AREA:        DATE: 12-6-23</p>	<p><b>PROPOSED WORK:</b>  <b>PIER WORK</b>        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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Revised July 2022
STANDARD VEGETATION
MANAGEMENT PLAN

For proposed removal of existing natural vegetation
in the Critical Area buffer; recorded Forest
Conservation Easements or Bog Protection areas

VMP 2023 - 394
Department of Inspections &
Permits
2664 Riva Road, P.O. Box 6675
Annapolis, Maryland 21401

Owner Name: Round Bay HOA
Mailing Address: C/O 100 Revel Rd
City: Severn Park State: MD Zip: 21146
Telephone: 410-507-0555 FAX:

Site Information Path on
Site Address: Luna Lane (Between
City: State: Zip: 3 Luna - Lot #152
Subdivision Name: Round Bay 1 Luna - Lot #183
Tax Account #: In between 03-697-0597800
- 03-697-31864928

To: in Maryland Tax Map: Block: Parcel:
E-Mail Address: arundelkres@gmail.com

- Is the proposed work within 100 feet of tidal waters, wetlands, a tributary stream to those resources and/or adjoining steep slopes? Yes No
Is the proposed work in the Critical Area; but outside the 100-foot buffer? Yes No
Is the proposed work outside the Critical Area; but within a Forest Conservation Easement? Yes No
Do any Subdivision Plat notes, community restrictions or Utility Easements affect your property? Yes No

Active Permit Application Information (Note: Projects with active building and/or grading permits may be rejected)

Building Permit #: N/A Grading Permit#: N/A
V. 2021-890 V. 2020-1147 (2 cur + 6 sh)

PROPOSED WORK (Check and Complete Information as Appropriate)

- This plan is for the removal of individual trees.
1 Number of trees to be removed
Have trees been marked for field review? Yes No Associated Brush on access Rd.
This plan is for the pruning of individual trees
Number of trees to be pruned
Have trees been marked for field review? Yes No
This plan is for the removal of woody vegetation and eradication of the following invasive vegetation:
Poison Ivy Greenbriar Grapevine Phragmites Japanese honeysuckle
Asiatic Bittersweet English Ivy Bamboo Other (list):
This plan is to provide a non-structural access path (less than 6' width)

REQUIREMENTS

Plan: Attach a copy of a survey of the site that accurately reflects where individual trees are to be removed or pruned. In lieu of a survey plan, provide a sketch drawing in the space indicated and showing the above information. Be sure to include structures, utilities, 100-foot buffer, tidal and non-tidal wetlands, steep slopes, shoreline, woods line, limits of disturbance, replanting types and location and any other special features or sensitive areas.

Narrative: Describe the existing conditions and proposed work to be accomplished, amount of disturbed area, indicate mitigation measures, replanting or enhancement work, number and species of plants to be installed, when the work will be done. If the work is to be phased, indicate scheduling.

Photographs: Submission of photographic documentation is strongly encouraged. Submit a panoramic view of the buffer area to be covered by this management plan in sufficient detail to clearly distinguish the canopy layer, understory layer and shrub layer. For vine control, diseased, dead or declining trees, or other problems, include a representative photograph of those conditions. This is particularly important when requesting emergency approvals.

STANDARDS

Tom Makinor

Revised Nov. 2013

1. Topping of trees is **not permitted**, only pruning using proper horticultural practices
2. Extraction of root systems, including root systems of invasive vines, **cannot be approved** by this Vegetation Management Plan. Separate Grading approval must be secured in cases requiring earth disturbance.
3. Access to the water/pier must be non-structural and shall be flagged in the field
4. Trees and vegetation removed must be replaced with native plants.
5. Any required State and federal permits shall be obtained prior to approval of this plan
6. Scope of work may require a separate Forestation Agreement, planting plan and security be posted.
7. For inspection purposes, the approved **Vegetation Management Plan must be available** on-site when approved work is being performed.

OWNER CERTIFICATION (This form must be signed by property owner)

I/we certify these statements to be true and accurate and that any trees or vegetation to be removed are on my property. I/we hereby grant Anne Arundel County officials permission to enter the subject property for inspection of this Vegetation Management Plan during normal business hours and within six months the date of the expiration. I/we understand failure to conform to approval condition(s) of this plan, including mitigation (replanting) requirements; or to comply with lawful directive(s) to abate violations which arise from work undertaken contrary to this plan, may be cause for future enforcement action(s) to remedy said violations.

Property Owner Signature Tom Makinor Date 5/19/23

Submit this application, plan, narrative, and any photographic documentation to:

**Mail or Hand Deliver:**  
Anne Arundel County  
Department of Inspections and Permits  
Forestry Program / 2<sup>nd</sup> Floor  
P.O. Box 6675, MS 6201  
Annapolis, MD 21401

**FAX or E-mail:**  
Fax: (410) 222-7752  
E-mail: ipjann37@aaacounty.org

INSPECTION / AUTHORIZATION NOTES (to be completed by County representative)

Name of Reviewer: Nathan Markline Date of Field Inspection (if required) 6/7/2023

Was a Standard Grading Plan approved as part of this VMP approval? Yes \_\_\_ No X

Mitigation Requirements:

Number of trees to be planted; or \_\_\_\_\_ square feet reforested

Number of other plants to be installed

Last date for planting requirement to be met: Date \_\_\_\_\_

Security Posted? Yes \_\_\_ No X Amount \_\_\_\_\_

This plan is approved as of 6/8/2023 Expiration Date 6/8/2024

Signature of authorized County official Nathan Markline  
For further information please call (410) 222-7441 or visit [www.aaacounty.org](http://www.aaacounty.org) IP

Reviewer Notes

- Cut to ground level remaining trunk of storm damaged American Holly.

**Property Sketch**

Provide a drawing of your **entire** property indicating property lines, adjacent streets, waterways, buffers and specific location(s) of vegetation to be removed or trimmed. You may also utilize an aerial photo of your property from an online service such as Google Earth. Vegetation proposed to be cut should be flagged in the field with survey ribbon, tape, etc.

See  
Attached  
Map

**Narrative**

(Provide written description of work to be performed. May be continued on back if necessary)

Licensed Tree Expert Number: 1106

L.T.E. Trade Name: Arundel Tree Svcs

Tree is located on Access Path  
(where luna lane dead ends)  
Community maintained



District: **03** Subdivision: **697** Account Number: **05978800**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).



PO Box 545  
Severna Park, MD 21146

June 12, 2023

Fetch Consulting Group  
574-E Ritchie Hwy., #273  
Severna Park, MD 21146

The purpose of this letter is to formally assert the officers of the Round Bay Community Association "the Association" duly elected to the board prior to the first Board meeting after the Annual Meeting of the membership of the Association held December 13, 2022. At this meeting, in accordance with the bylaws of the Association, the following members were appointed to these executive offices.

President – John Stefancik  
Vice President – Erin Gruver  
Treasurer – Chris Scotti  
Secretary – Erik Norrholm

Signed,

John Stefancik

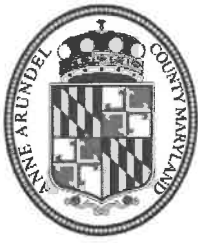
President

Erin Gruver

Vice President

Erik Norrholm

Secretary



# OFFICE OF PLANNING AND ZONING

## CONFIRMATION OF PRE-FILE MEETING

DATE OF COMMENTS 9/11/23

P&Z STAFF Joan Jenkins/ Kelly Krinetz

APPLICANT/REPRESENTATIVE Lauren Heinsohn/ Fetch Consulting EMAIL lauren@fetchconsultinggroup.com

SITE LOCATION 111 Edgewater Rd LOT SIZE 100.73 ZONING R2

CA DESIGNATION LDA BMA X or BUFFER \_\_\_\_\_ APPLICATION TYPE SE

Applicant seeks a special exception for the Edgewater Pier in the Round Bay Community.

### COMMENTS

#### Long Range Planning:

Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site and the proposal is generally consistent with the goals, policies and strategies of Plan2040.

Region Plans: This proposal is within Region Planning Area 4. The Region Plan process for Region 4 is currently underway. The Region Plan is anticipated to be adopted in the spring of 2024.

2017 Water and Sewer Master Plan: The site is in the Existing Service category in the Broadneck Service Area and the Existing Service category in the Glen Burnie Low Water Pressure Zone. The proposal is consistent with the 2022 Water and Sewer Master Plan.

Critical Area Team: No objection

Zoning: Application meets 18-11-142. Although no work is to be performed on the boat ramp at this time the existing boat ramp should be perfected under this application.

**Note: The Zoning Division is paperless. All applications should be submitted online through the Land Use Navigator. <https://www.aacounty.org/departments/planning-and-zoning/land-use-navigator/>**

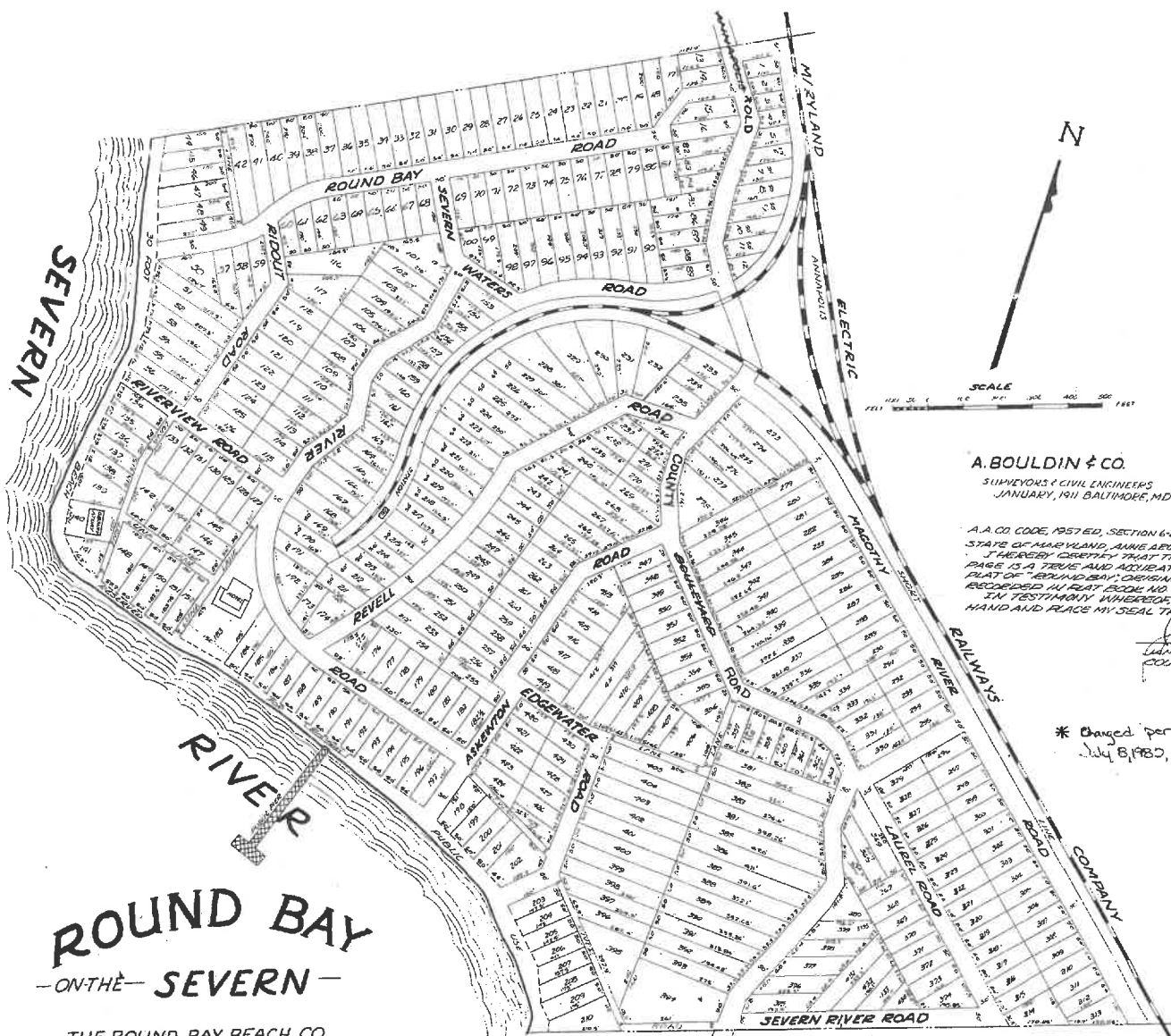
### INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

\*\*\* A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



A. BOULDIN & CO.  
 SURVEYORS & CIVIL ENGINEERS  
 JANUARY, 1911 BALTIMORE, MD.

A. A. CO. CODE, P. 57 E. 4, SECTION 4-25  
 STATE OF MARYLAND, ANNE ARUNDEL COUNTY, SET  
 I HEREBY CERTIFY THAT THE PLAT ON THIS  
 PAGE IS A TRUE AND ACCURATE COPY OF THE  
 PLAT OF "ROUND BAY", ORIGINAL OF WHICH IS  
 RECORDED IN BOOK 2226 AND 18, FOLIO 22.  
 IN TESTIMONY WHEREOF, I SHOULD SET MY  
 HAND AND PLACE MY SEAL THIS 4<sup>TH</sup> DAY OF SEPT., A. D. 1963

*James D. Hughes*  
 JAMES D. HUGHES  
 COUNTY SUPERVISOR

\* Changed per order of Court, 31035wB  
 July 8, 1963, W. Speer Lawrence, Clerk

**ROUND BAY**  
 - ON THE - **SEVERN** -

THE ROUND BAY BEACH CO.  
 2. EAST FAYETTE ST.  
 BALTIMORE, MD.

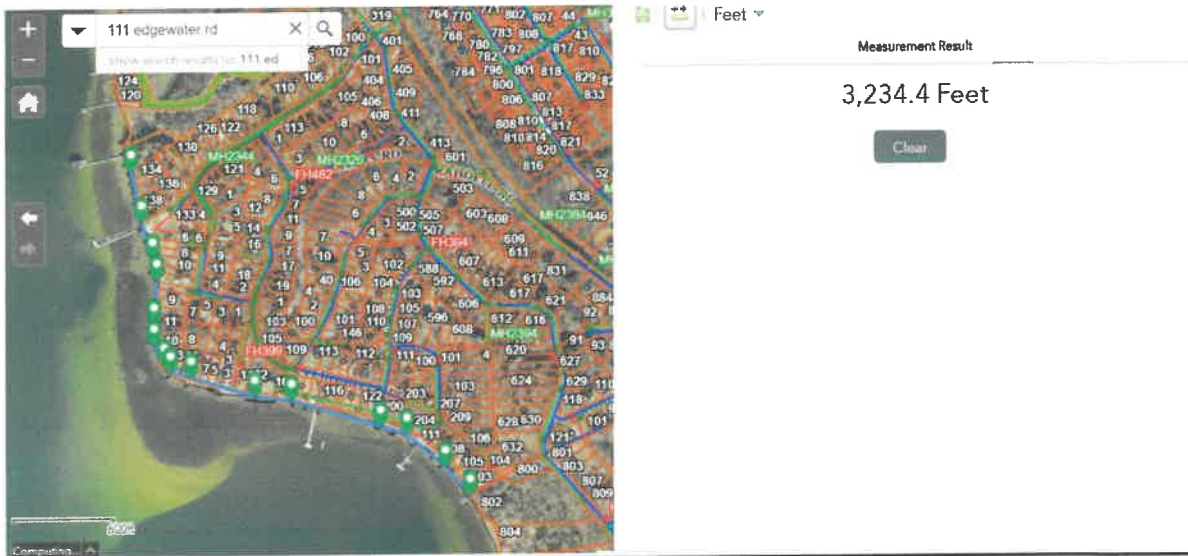
FILED  
 1963 SEPT 5

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plats 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 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Round Bay Comm. Inc. – Edgewater Pier – Special Exception Application

**Exhibit #1**



# Round Bay Comm. Inc. – Edgewater Pier – Special Exception Application

## Exhibit #2



Round Bay Comm. Inc. – Edgewater Pier – Special Exception Application

**Exhibit #3**









