

Letter of Explanation

440 RIVERSIDE DR., PASADENA, MD 21122

Paul Bruce and Laura Horwitz, Owners of the above-referenced property, seek a variance to allow the installation of a 6'x80' replacement pier, not in-kind, with two boat lift pilings on the North side to allow one small boat to be stored securely on a boat lift. As proposed, the improvements will require a variance of 13 feet beyond the set-back limitation imposed by 18-2-404(b)(2) for the boat lift pilings on the North side of the pier and a variance of 4ft for the 21 sq ft triangular corner of the end of the pier, also on the North side. The remainder of the proposed pier complies with codes. See Exhibit-1 for proposed conditions.

The property is unique and irregular for the neighborhood and surrounding waterfront properties. The shoreline of the subject property and adjacent neighbors creates a concave shoreline while the placement of adjacent piers causes the subject property to have a narrowing pie-shaped developable water area that comes to a point some 85 feet channelward of the bulkhead (see Exhibit-1). The subject site is the "pinch-point" between two adjacent piers that angle towards each other. The subject shoreline is not in a cove. Based upon property line extensions into the water as supported by code, this creates a uniquely restrictive and insufficient area for developing a pier with a single 4-pile boat lift that is long enough to access waters deep enough for the boat lift to function well during typical conditions and meet setbacks as required by 18-2-404(b)(2).

The proposed pier and piling configuration has been minimized and creates a pier with a single boat slip/lift only on one side and does not propose any platforms or finger piers. The proposed pier is being relocated relative to the current pier's nonconforming location in an attempt to reduce overall noncompliance with existing codes as much as possible (see Exhibit 2 for existing conditions). Accordingly, the variance sought for two boat lift pilings and a 21 sq ft triangular end-section of the proposed 6 ft wide pier with less setback than required by 18-2-404(b)(2) is the minimum necessary to afford relief and allow a single, small boat to be securely berthed, on a boat lift, on this pier.

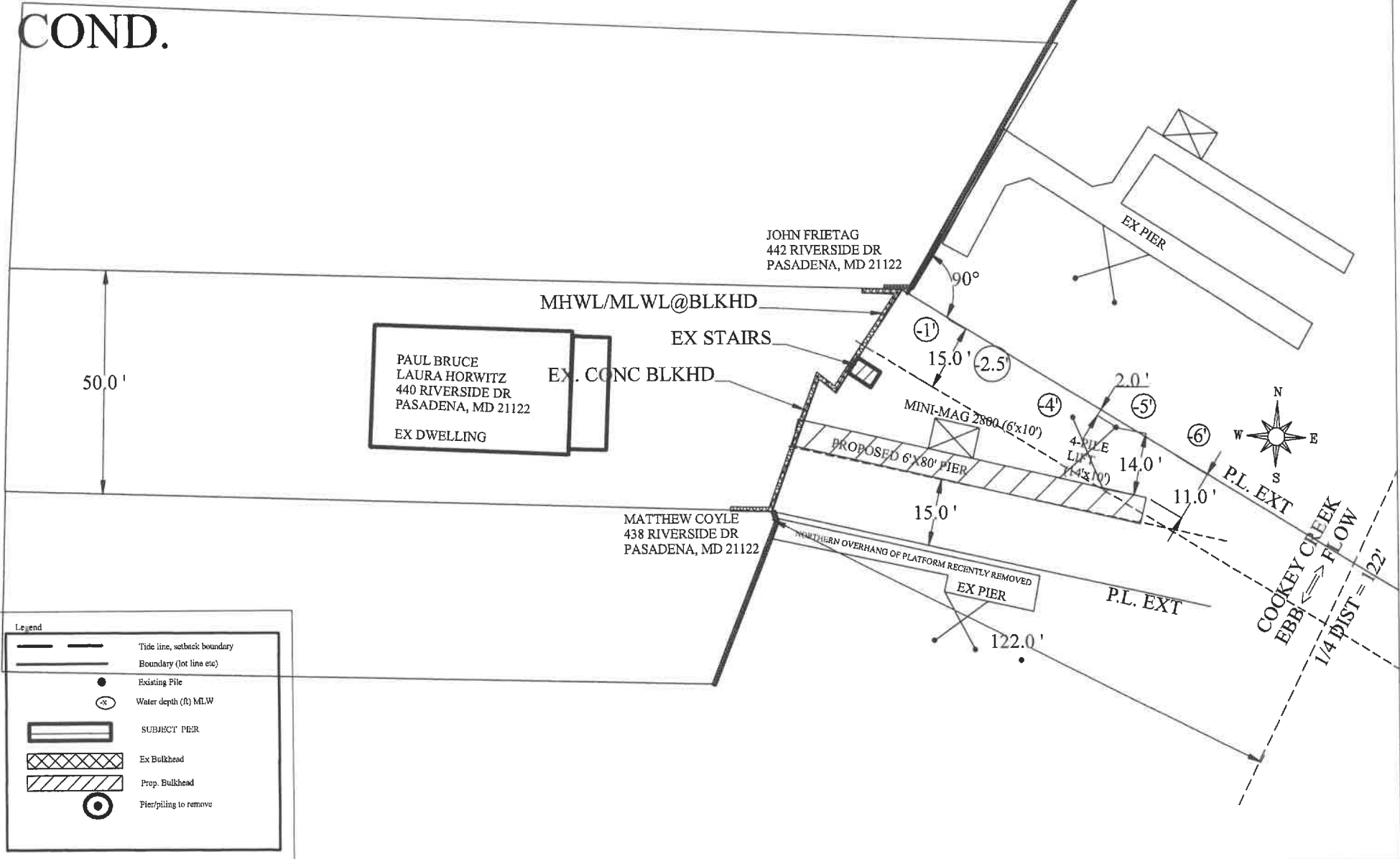
The granting of the requested variance will not alter the essential character of the neighborhood or impair the appropriate use or development of adjacent properties. As shown on Exhibit-3, several consecutive homes immediately North and South of the subject site all have piers with a minimum of one 4-piling boat lift and some have several slips with lifts.

In conclusion, the unique and irregular characteristics of the subject site's developable waterway (concave shoreline, pie-shaped developable riparian area, water depths near shore, restrictions due to adjacent existing piers) justify the granting of the requested variance yet assure no detrimental impact to surrounding properties and to the public.

Enclosures:

- Exhibit 1 – proposed conditions site plan
- Exhibit 2 – existing conditions site plan
- Exhibit 3 – Aerial image of site and surrounding neighbors piers

PROPOSED COND.



Legend

- Tide line, setback boundary
- Boundary (lot line etc)
- Existing Pier
- ⊗ Water depth (ft) MLW
- ▭ SUBJECT PIER
- ▨ Ex Bulkhead
- ▧ Prop. Bulkhead
- ⊙ Pier/piling to remove

This drawing is for permit purposes only for the described homeowner, property and improvement. This drawing is NOT based on a survey. All specifications provided by applicant. All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application. Applicant is solely responsible for all work that occurs at the site, inspections and any surveys necessary to properly locate improvements, maintain required setbacks, confirm and/or perfect all locations, dimensions, measurements and relative relationships. Applicant responsible for contacting MISS UTILITY and having all utilities marked/located prior to start of work and confirming no danger/conflict with all utilities.

Applicant signature: _____

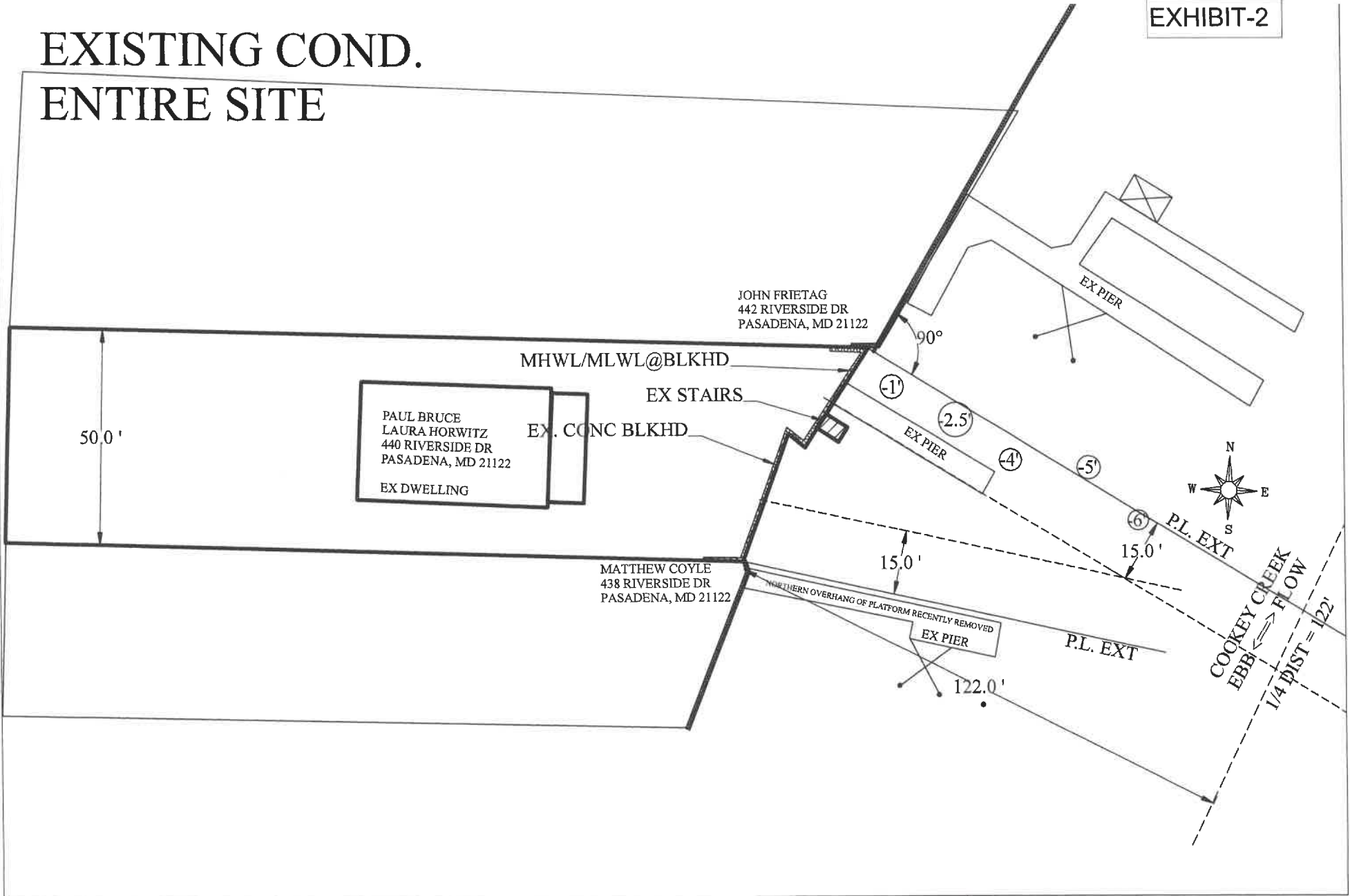
SCALE 1" = 30'

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Applicant: LAURA HURWITZ
 Property Address: 440 RIVERSIDE DR, PASADENA, MD 21122
 Tax ID: 03-881-03420990
 Project Description: REPLACE EXISTING PIER WITH 6'x80' PIER, TWO BOAT LIFT PILES NORTH SIDE, ONE 4-PILE BOAT LIFT, ONE MINI-MAG 2800 CANTILEVERED LIFT NORTH SIDE. SEE AACO VARIANCE TO 15 FT SETBACK ON NORTH SIDE.

Date: 10/12/2023 Sheet: ___ of ___

EXISTING COND. ENTIRE SITE



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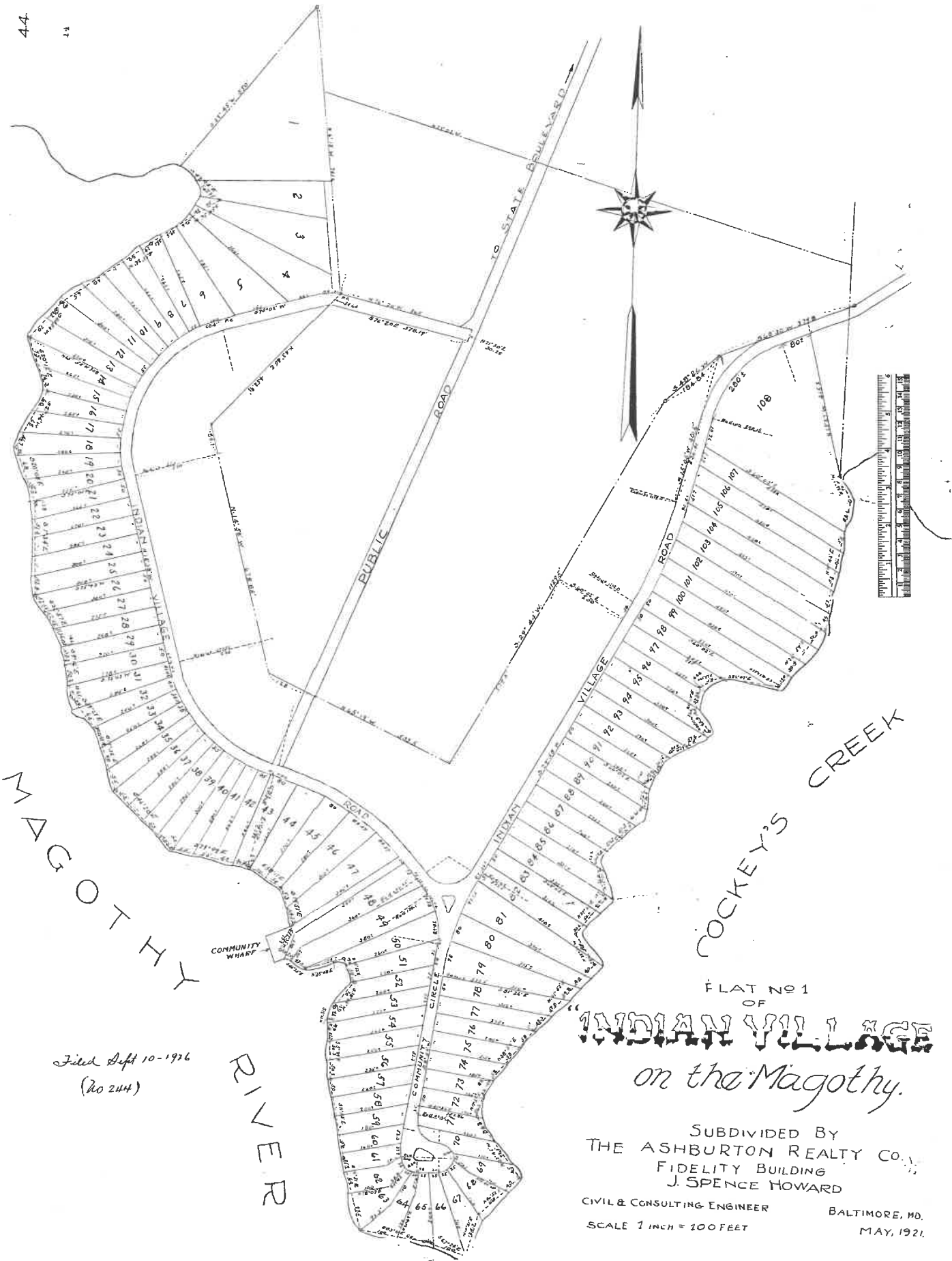
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Date: 10/12/2023 Sheet: ___ of ___







MAGOTHY RIVER

ROCKEY'S CREEK

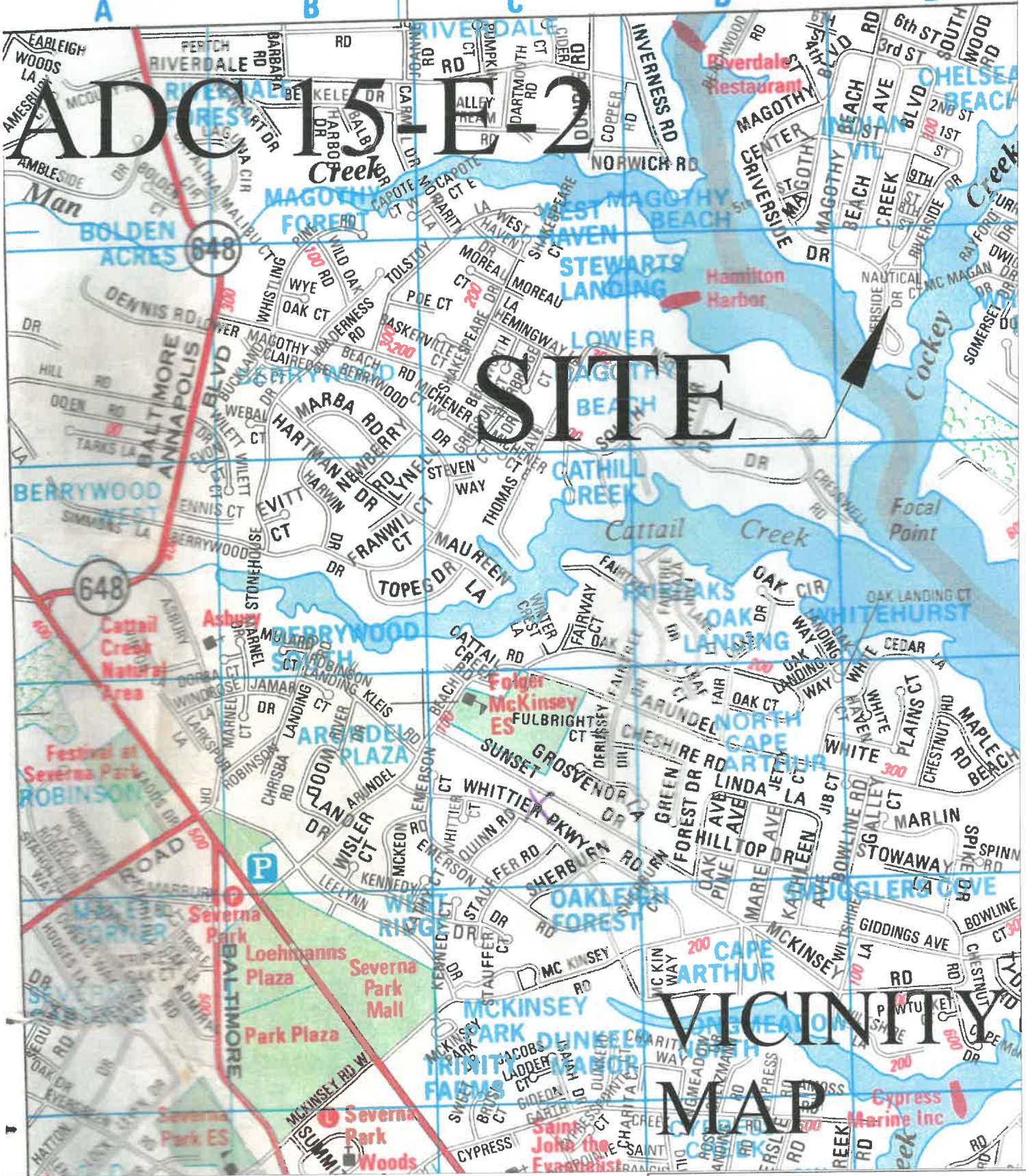
FLAT NO 1
OF
INDIAN VILLAGE
on the Magothy.

SUBDIVIDED BY
THE ASHBURTON REALTY CO.,
FIDELITY BUILDING
J. SPENCE HOWARD
CIVIL & CONSULTING ENGINEER
BALTIMORE, MD.
SCALE 1 INCH = 100 FEET
MAY, 1921.

Filed Sept 10-1926
(No 244)

ANNE ARUNDEL COUNTY CIRCUIT COURT (P&C Book, Converse Copy Plat Book 1, p. 41; P&C 244, MSA_C2313_03, Desc available 10/06/09/10, Printed 10/12/2023.

930,000 FT 76°32'30"



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SCALE
1" = 1000'

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