



Anne Arundel County Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Date: December 7, 2023

Client: Milton Craig
Site Address: 8170 Forest Glen Drive, Pasadena, MD 21122
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The homeowner, Milton Craig, is requesting authorization to install two pilings within the northern setback of the property for a boat lift. The homeowner has two boats with only one boat slip currently. A boat lift is required for the homeowner’s second boat to provide protection, security, and maintenance. As the side of the existing pier that does not currently have a boat slip/boat lift runs along the northern setback line, there is no alternative option to avoid requiring a variance to install a new boat lift with its associated pilings. The variance is the minimum variance necessary to allow the homeowner to keep both of their boats on their property.

There is 50 feet of waterfront property in total. The existing pier is approximately 65 feet by 5.5 feet, and there are currently two mooring pilings on the southern side of the pier making up one boat slip. It is important to note that many of the neighboring piers have multiple boat slips and boat lifts allowing for several boats.

The new pilings will be installed 12.5 feet from the north side of the pier, and they will be installed at approximately 50 feet and 60 feet channelward from the existing bulkhead/MHWL. The boat lift will be 10 feet by 12.5 feet.

If you have any questions, please contact me at 443-883-6598/ upandoutservices@gmail.com.

Sincerely,

Joshua Jacobs
Chief Executive Officer

Homeowner: Milton Craig Signature: Milton Craig



Headquartered in Pasadena, MD
AnchoredMC.com
(443) 883-6598
upandoutservices@gmail.com

Topographic Map



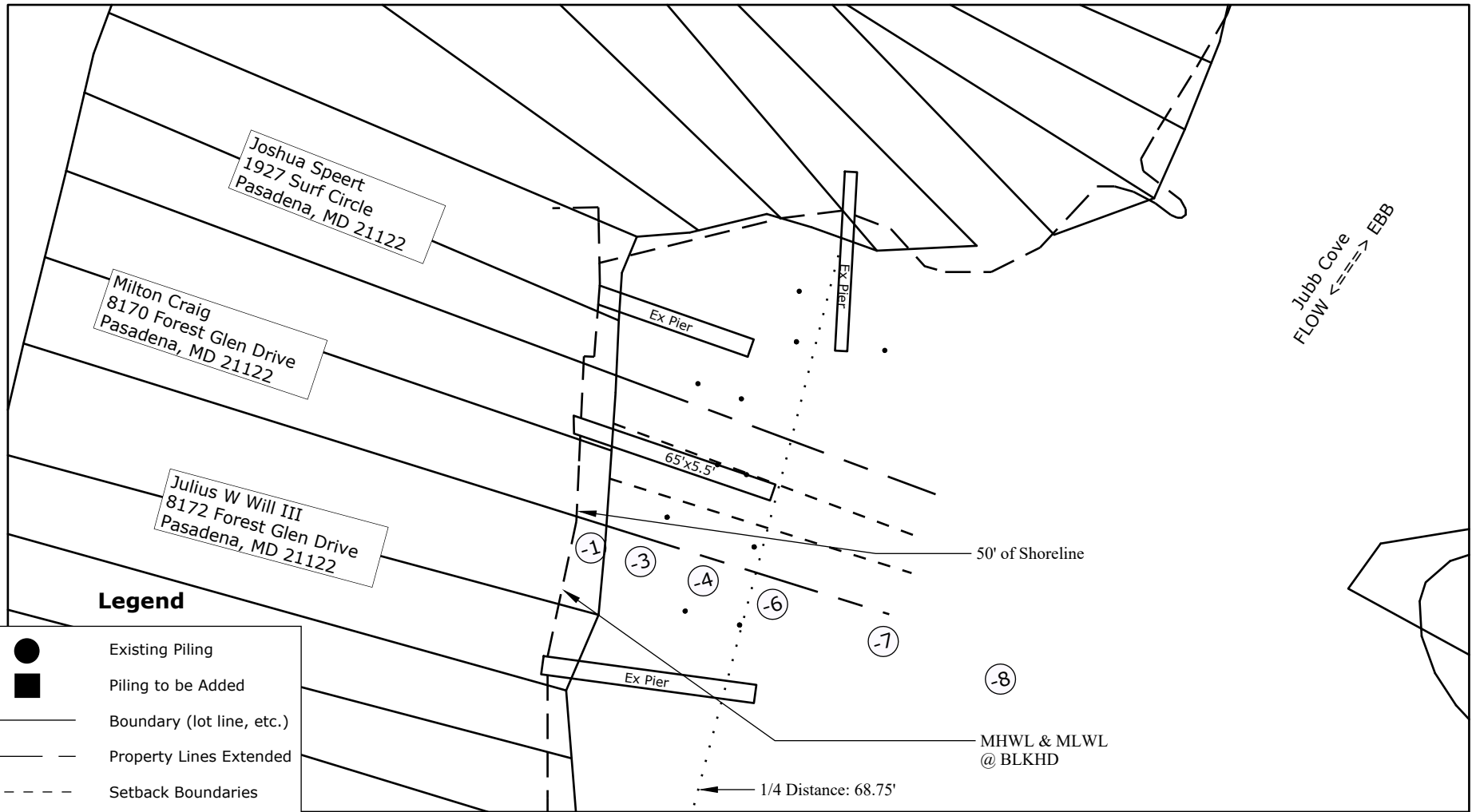
Applicant: Milton Craig
Property Address: 8170 Forest Glen Drive, Pasadena, MD 21122
Tax-ID: 03-295-13864000
Project Description: Install 2 pilings within the northern setback for a boat lift.

Scale: 1"=50'

Date: 1/8/2024

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Existing Detail Condition - Entire Site



Legend

●	Existing Piling
■	Piling to be Added
—	Boundary (lot line, etc.)
- - -	Property Lines Extended
· · · · ·	Setback Boundaries
- - - - -	Bulkhead/MHWL
⊖	Water Depth (ft.)
· · · · ·	Distance Line

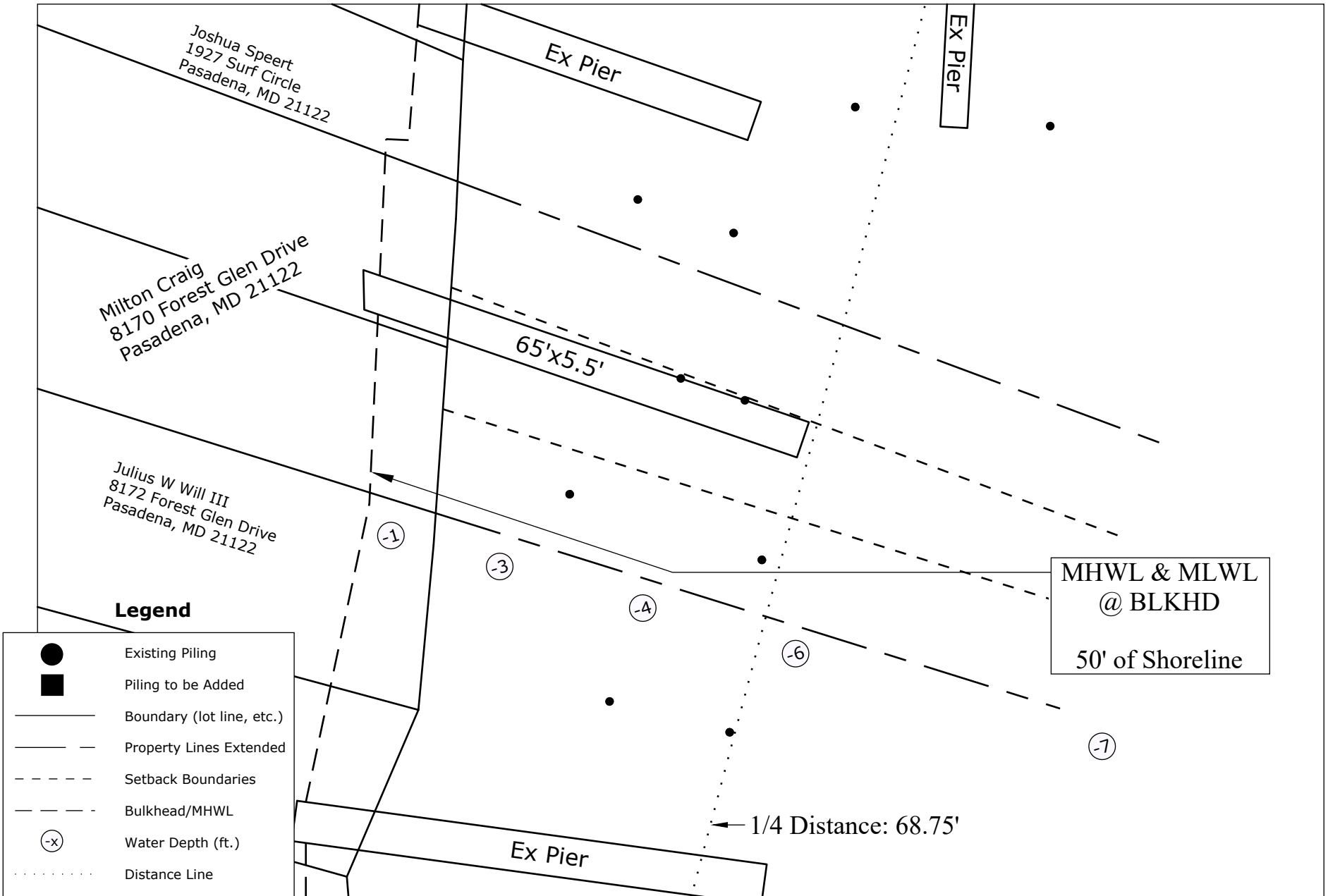
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Existing Detail Condition



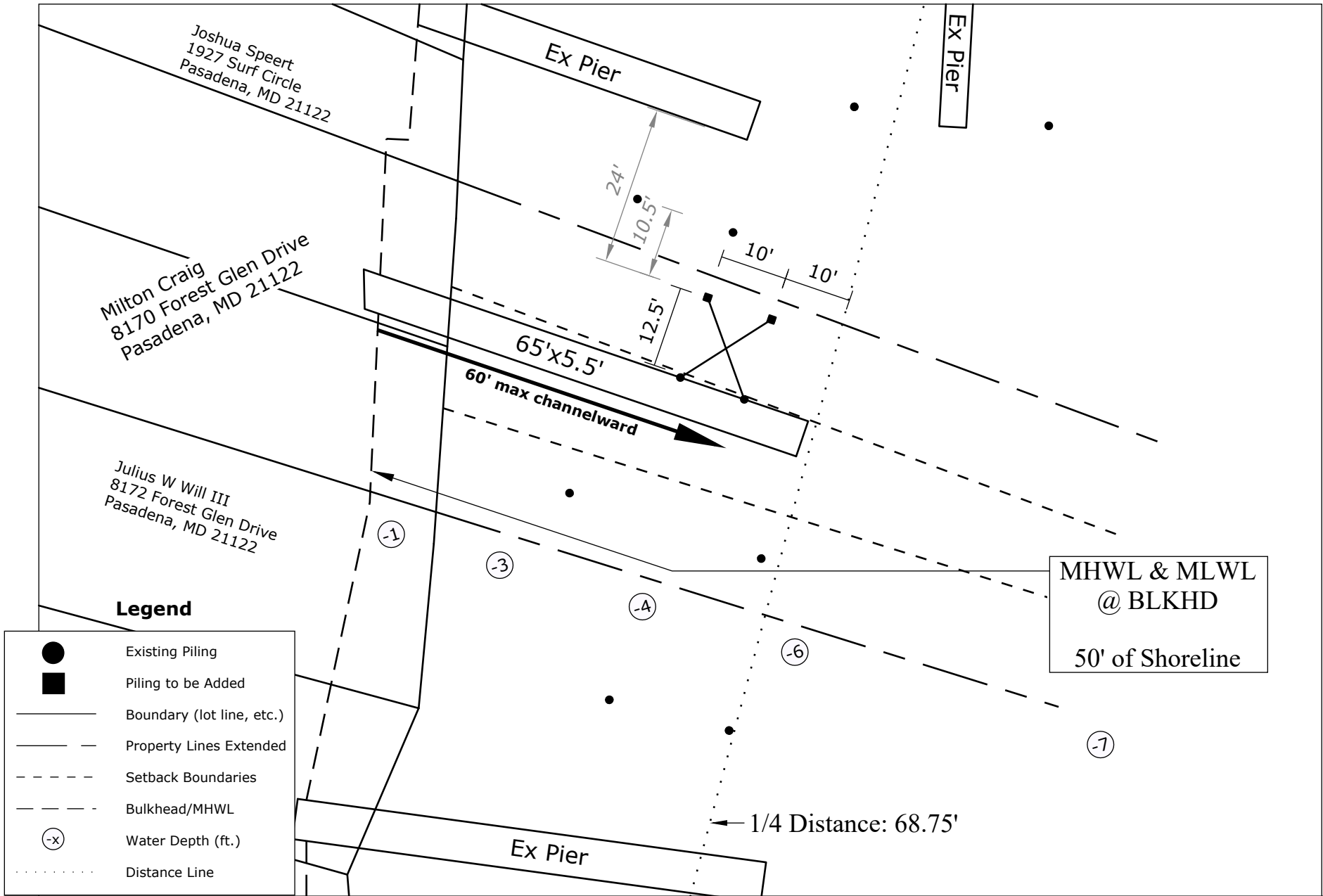
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Proposed Detail Condition

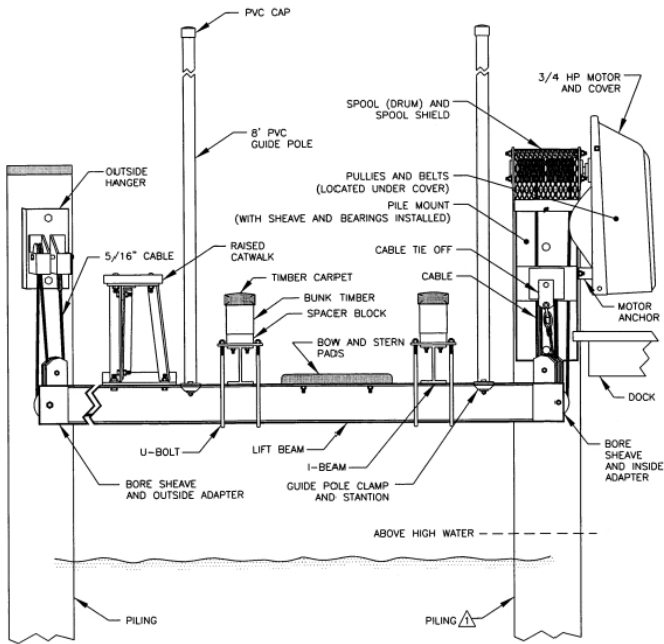


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1,500lbs. Single Piling Swinger PWC Lift



3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift

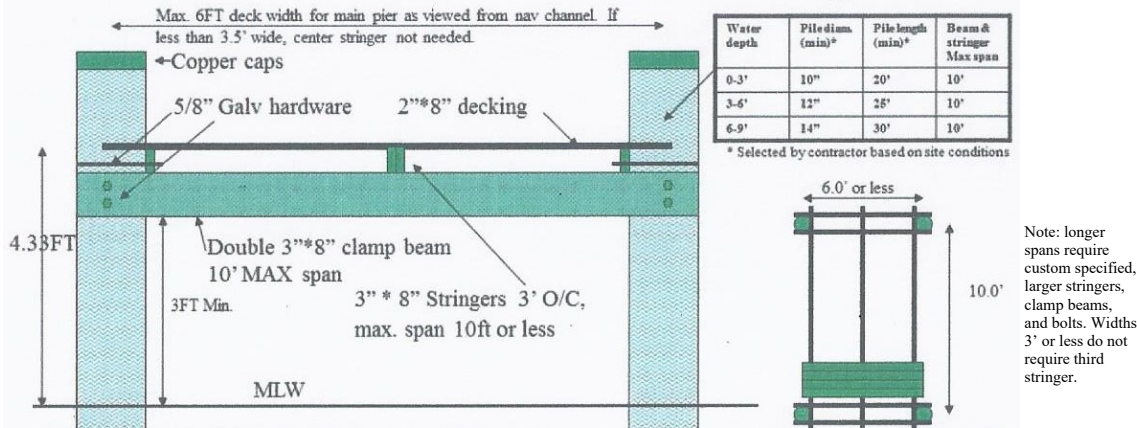


Stock Photos

Applicant: Milton Craig
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Scale: 1" = NTS
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Pier Construction Drawing



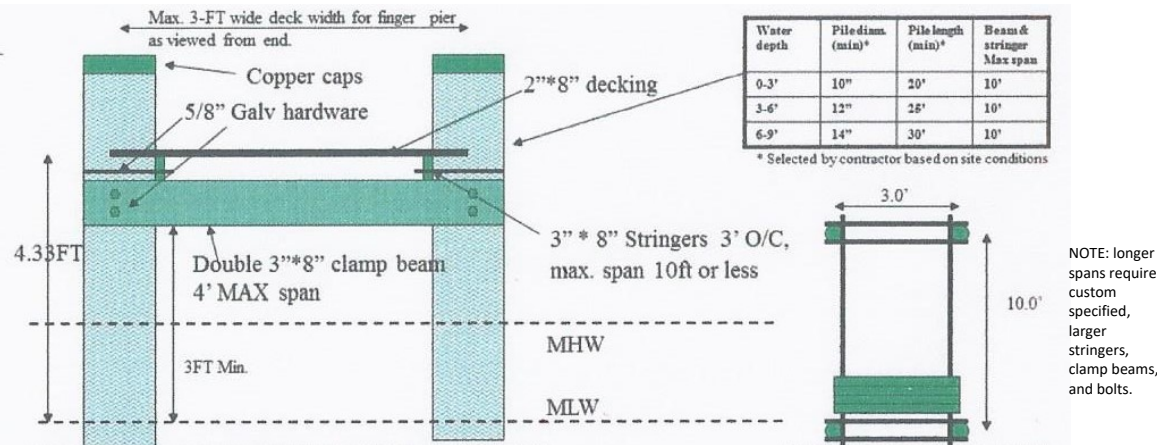
- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

Scale: NTS

NOTE: BAY-FRONT PIERS TYPICALLY ELEVATED AN ADDITIONAL 2 FT+/- TO ACCOMMODATE STORM/WAVE CONDITIONS. NO MINIMUM PILING HEIGHT ABOVE STRINGERS.

Stock Photos

Finger Pier Construction Drawing



- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

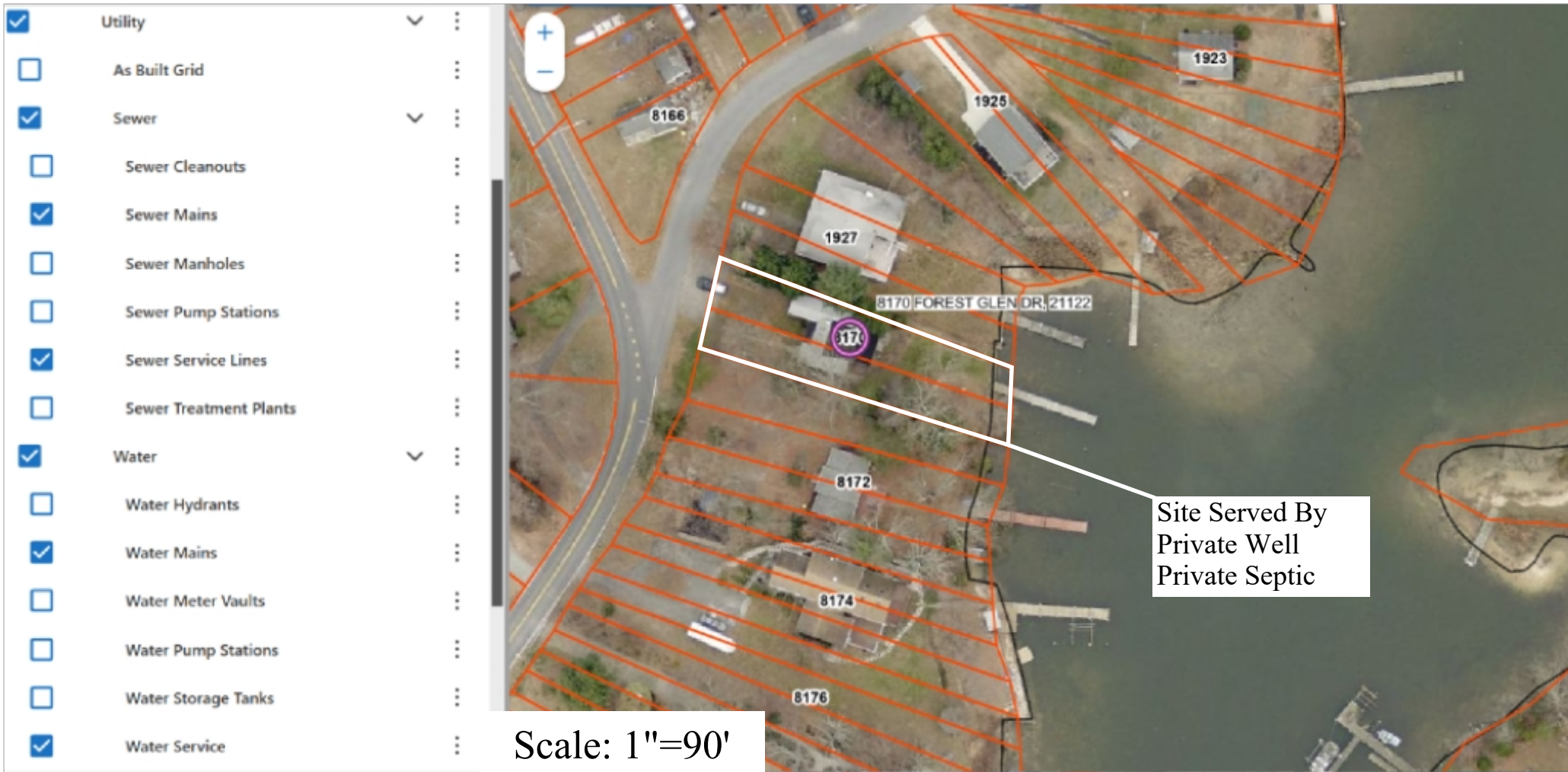
Scale: NTS

NOTE: longer spans require custom specified, larger stringers, clamp beams, and bolts.

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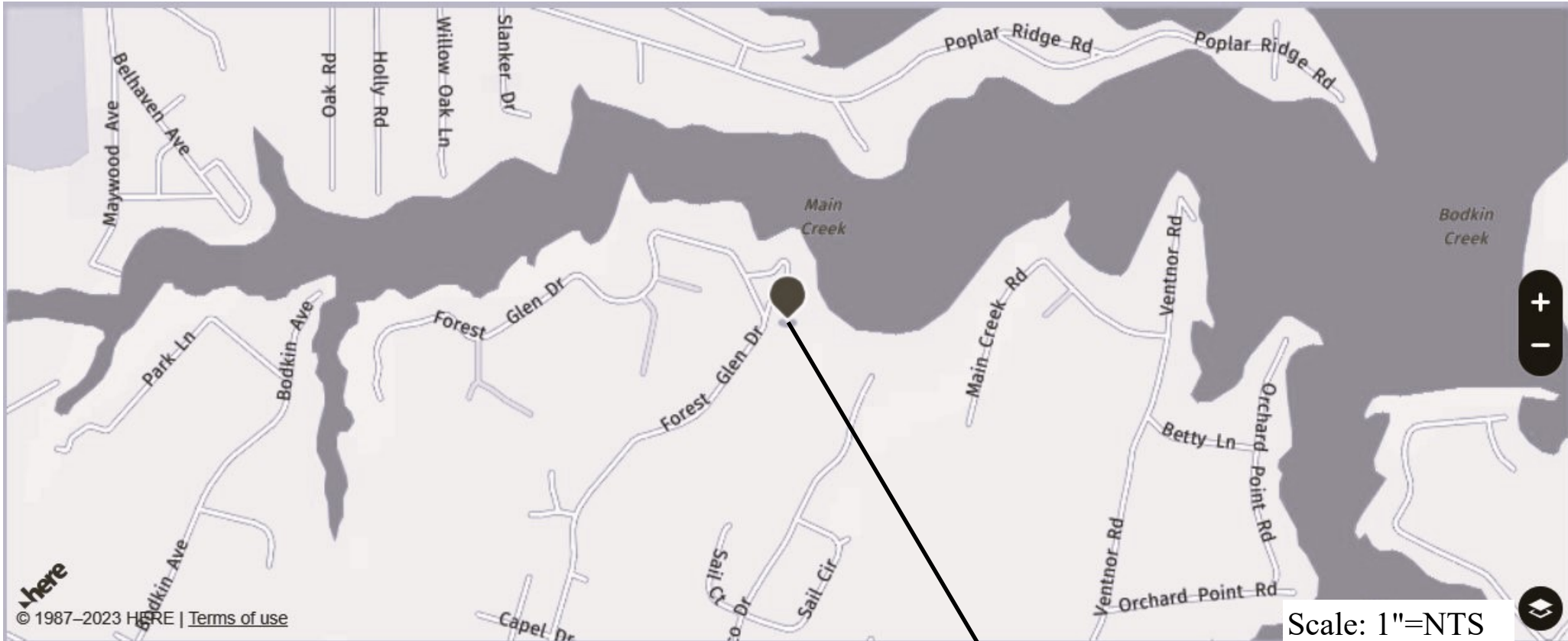
Utilities Map



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Vicinity Map



SITE

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CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: December 7, 2023

Tax Map #	Parcel #	Block #	Lot #	Section
18	79		93-94	

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
 General Project Information

Tax ID: 03-295-13864000

Project Name (site name, subdivision name, or other) Forest Glen

Project location/Address 8170 Forest Glen Drive

City Pasadena, MD Zip 21122

Local case number

Applicant: Last name Craig First name Milton

Company

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Install 2 pilings for a boat lift.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/> _____	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		0
LDA Area		9,875 SF			
RCA Area			# of Lots Created	0	
Total Area		9,875 SF			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		0
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		0

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input checked="" type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/> _____	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>2 Pilings for a boat lift</u>
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Critical Area Report Narrative

The proposed project is residential/maritime, and we are requesting to install two pilings within the homeowner's northern setback for a boat lift. The homeowner has two boats with only one slip currently. A boat lift is required for the homeowner's second boat. As the side of the existing pier that does not currently have a slip/boat lift on it runs along the setback line, there is no way to avoid requiring a variance to install a new boat lift with its associated pilings.

None of the property or trees/shrubs will be disturbed by the proposed development, and therefore will not need mitigation. All work will be conducted from water only.

No methods such as stormwater management, sediment control, or silt fence will be utilized since there will be no impact on water quality or habitat from the proposed construction.

The impervious coverage after project completion will be 1 square foot for each piling. As we are requesting to install two pilings, the total impervious coverage will be 2 square feet. The boat lift itself is not an impervious surface.

There are no habitat protection areas on the subject property such as expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, or plant and wildlife habitats of local significance.