

PETER D. SCHELLIE, ESQUIRE
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1524 SEVERNCROFT ROAD
ANNAPOLIS, MD 21409-5811

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December 20, 2023

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

RE: Letter of Explanation,
Request For Special Exception To
Rebuild Bancroft Community Pier

ATTN: Jennifer Lechner

Dear Ms. Lechner:

This is a request for a Special Exception, or, in the alternative, an amendment to an existing Special Exception, to rebuild a long-existing community pier located on the Severn River in the Bancroft on the Severn community ("Bancroft"). Bancroft is a nine-lot subdivision comprised of approximately 26 acres and is located on the Broadneck Peninsula on the Eastern side of the Severn River, approximately one mile north of Route 50.

Bancroft was platted as a subdivision in 1987 and is governed by a home owners association, Bancroft Association, Inc., a Maryland corporation (the "Association"). A copy of the plat is attached as Attachment A to this letter. As contemplated by the plat and required by Maryland law, in 1988 a recreational area was transferred from the developer, Severn River Limited Partnership, to the Association. A copy of the deed from Severn River Limited Partnership to the Association is attached as Attachment B.

In connection with the development of Bancroft, a community pier was constructed in the late 1980s, extending out from the recreation area. Although the Association does not have records from that period, it is strongly believed that the community pier when constructed was done with the proper permits and was permitted when it was

built. In fact, we believe that, at least at that time, there was a strong public policy in favor of community piers. It is our understanding that in the late 1980s, a variance and a Special Exception were sought and granted to construct a community pier at Bancroft. Those were filed as 1989-0284-V and 1989-0285-S (the "Prior Approvals"). Please accept this application as being either for a Special Exception or as an amendment to the Special Exception granted in 1989.

We have been advised that, sometime in the late 1990s, the portion of the pier extended from the shore was shifted slightly southerly, such that that the pier no longer intersected the slips pier making an "L" shape, instead producing the current "T" shape. No one currently in the community was aware of that change or the rationale behind it. However, we believe that the section of the pier with slips, which is generally parallel to the shoreline, has been in the same location since its initial construction and certainly since at least the early 1990s. Since at least 2000, the community pier has been comprised of a main pier extending from the shoreline out to a "T" pier that has nine slips, one slip for each lot owner in Bancroft. The Bancroft community pier is owned by the Association and is operated only for the benefit of the nine lot owners in Bancroft. A copy of the site plan is attached as Attachment C to this letter of explanation.

The community pier extends out from the Association's undeveloped recreational area. The property with respect to which the Special Exception is sought is the community pier. Except for the pier and a related shore platform, there are no other improvements involved in the property for which the designation is being sought. The property is adjacent to the Association's recreation area, which is comprised of 1.139 acres or 49,608 square feet and has a nine-space paved parking lot (involving approximately 5,100 square feet), and a minimal disturbance access foot path from the parking lot to the base of the pier. The recreational area has some scattered vegetation, comprised of some trees and shrubs, which will not be affected or disturbed by the pier replacement. As noted elsewhere, the pier reconstruction will be done from the water and there will be no disturbance or impact on the land comprising Bancroft's recreation area or the vegetation. Except for the pier and related platform, there are no structures or other improvements on or extending from the recreational area. There are no enforcement actions related to the pier or recreational area.

The existing community pier and the proposed replacement will not be detrimental to the public health, safety or welfare. In fact, replacing the existing, and increasingly challenged, community pier with a current, sound structure will enhance those factors. The proposed replacement, as a replacement, is wholly consistent with the operation of the property. As a pier, the work will be done over the water and will not disturb or affect the land or landscaping. The pier reconstruction will be undertaken from the water side and not from the land side. The proposed pier will not generate

noise, fumes, vibration or, except for conventional pier safety lighting, light. There will be no adverse effects beyond those of any pier, which we view as being minimal if not non-existent, and no public aspect is affected and so there could not be a conflict. There will be no change in the impervious surface before and after rebuilding of the pier.

All nine lot owners and members of the Association support the replacement of the community pier. That includes those owners who are within 300 feet of the proposed replacement, whose names and mailing addresses are contained on Attachment D to this letter. Included are Andi Gendell, who is the President of the Association, and Alex Nunez, who is the Secretary of the Association


Both the existing and the proposed replacement community pier extend from land that is in the Critical Area. Although the form does not seem to contemplate piers, we have completed a Critical Area Project Notification Application with such information as we could determine would apply to a pier. It is attached as Attachment E. In addition, attached as Attachment F is a topographic map of the property from which the community pier does, and the replacement is proposed to, extend, as provided by the Anne Arundel County Planning and Zoning Map Room.

The community pier has been in existence and in continuous use since, at least, the mid-1990s, as demonstrated in previous filings with the County. In addition, we believe that Anne Arundel County has aerial photographs showing the community pier, both in existence and in use, from at least the mid-1990s. No commercial activities are conducted on or from the community pier or recreational area, including no slip rentals, no food or beverage service, and no fuel or other goods or services are offered for sale, and sanitation facilities will be as addressed in the Prior Approvals.

Subject to receiving a Special Exception from Anne Arundel County, the Association is now in the process of replacing the current community pier with a new pier. The existing pier, while still serviceable, has deteriorated, in part due to age and the substantial increase in large boat traffic on the Severn River. In addition, the existing pier is, basically, at too low an elevation, which results in increasing instances of flooding, introducing significant safety issues. The increased water level produces frequent over-topping of the pier, even outside of coastal flood conditions. The new replacement pier will comply with all governmental safety requirements, including those imposed by Anne Arundel County, using equipment with appropriate United States Coast Guard approvals. That equipment will include boarding ladders at prescribed intervals and locations and personal floatation devices at prescribed intervals and locations.

We believe that the foregoing and the related attachments satisfy the requirements to obtain a Special Exception for the Bancroft Association community pier. Please let us know if further information is required or would be helpful. Thank you for your assistance.

Respectfully yours,



Peter D. Schellie

Cc: Andi Gendell, President
Charles M. Ruland, M.D., Vice President

ATTACHMENTS

- A. Plat of Bancroft Subdivision
- B. Deed from Severn River Limited Partnership to Bancroft Association, Inc.
- C. Site Plan of Community Pier
- D. List of Owners within 300 feet, and their Mailing Addresses
- E. Critical Area Project Notification Application Form
- F. Topographic map provided by the Anne Arundel County Map Room

**Supplement to Bancroft Association, Inc.
Request for Special Exception**

§ 18-16-304. Special exceptions.

(a) **Requirements.** A special exception use may be granted only if the Administrative Hearing Officer makes each of the following affirmative findings:

(1) The use will not be detrimental to the public health, safety, or welfare;
The proposed community pier replacement will improve public health, safety and welfare by replacing a failing structure with a sound one. It will not be detrimental.

(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;

The proposed community pier replacement will not affect structures or landscaping or affect the intensity of use and is consistent with orderly development.

(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;

The proposed community pier will not generate noise, fumes, vibration or, except for conventional pier safety lighting, light.

(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;

There will be no adverse effects beyond those of any pier, which we view as being minimal if not non-existent.

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

The proposed community pier does not affect any public aspect.

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

We have not sought these but assumed they are part of the review process.

(7) The proposed use is consistent with the County General Development Plan; We believe that, as a continuing use over decades, this use is consistent with the Plan.

(8) The applicant has presented sufficient evidence of public need for the use; The need is to replace a deteriorating community pier and we believe is consistent with a policy that favors community piers.

(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 explanation letter describes the agreed adherence to the criteria set forth in Section 18-11-142.

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

The proposed replacement will be done from the water and so there will be no critical area land impacts.

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

No land disturbance is involved in replacing the community pier and no trees, shrubs, or other landscaping will be affected.

§ 18-11-142. Piers and launching ramps, community.

A community pier or launching ramp shall comply with all of the following requirements.

(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 Bancroft owned recreational area that is contiguous to the current and proposed community pier is 1.139 acres or 49,608 square feet.

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

The work will be performed from the water and efforts will be made to avoid adverse impacts on water quality and fish, plant and wildlife habitat.

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

There will be no such operations and the pier replacement will be done from the water.

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

There is and will continue to be only a single point of access to the water, which will be retained.

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

No food, fuel, or other goods or services will be offered for sale and sanitary facilities will be addressed as in the previously approved Special Exception referred to in the Explanation Letter.

(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 replacement pier will have boarding ladders in accordance with these requirements and a site plan showing locations has been provided to Planning and Zoning.

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

The proposed pier will have personal floatation devices in accordance with this requirement and a site plan showing locations has been provided to Planning and Zoning

(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 requirement does not apply since we are seeking a community pier.

(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

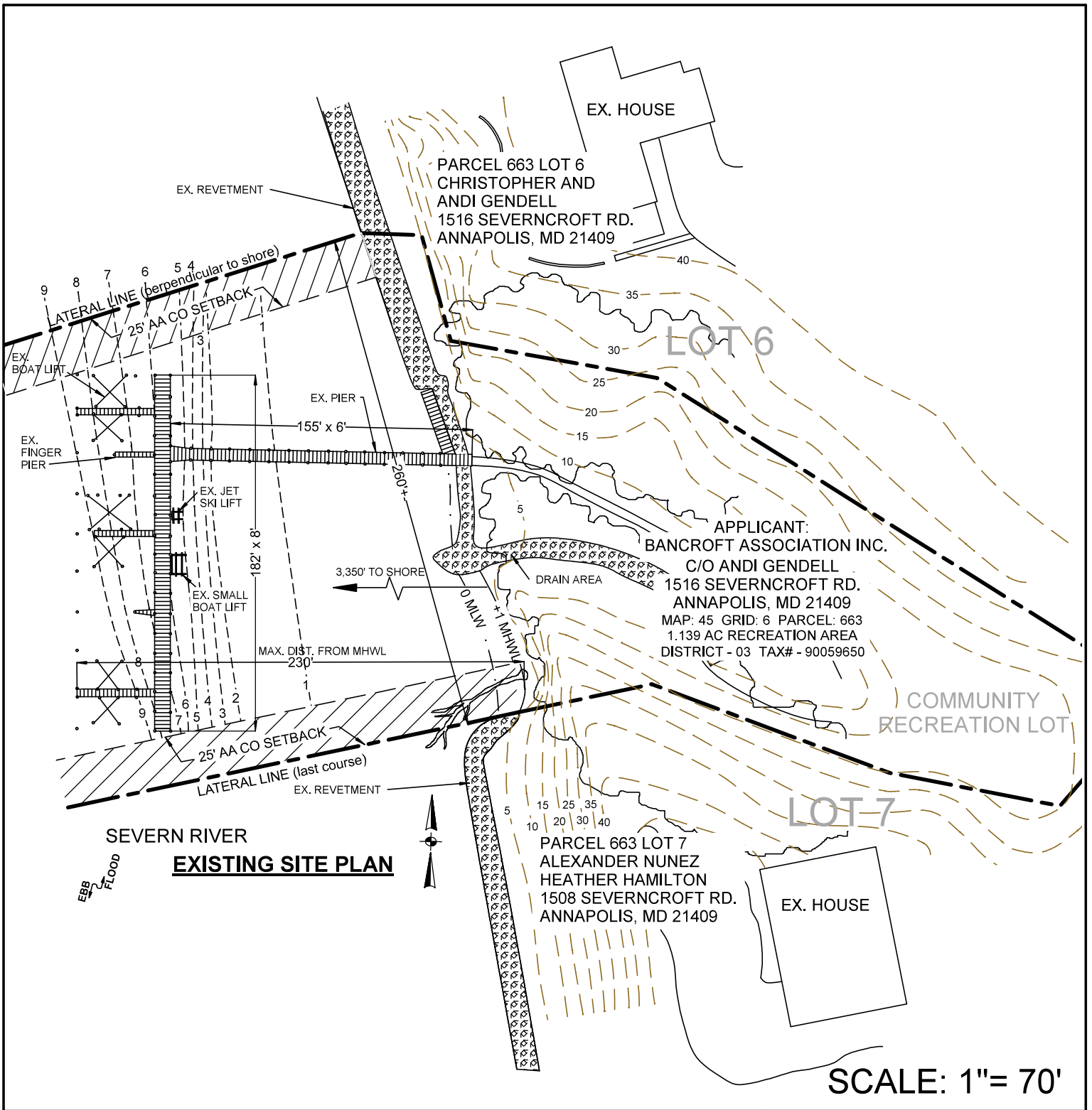
(ii) a density of slips to platted lots or dwellings in the critical area in accordance with the following chart:

Platted Lots or Dwellings in the Critical Area	Slips
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

There are nine (9) platted lots in Bancroft and we will be building nine (9) slips.

(9) 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 § 18-10-144, 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 provision does not apply to the Bancroft application.



OWNER : BANCROFT ASSOC. INC.
MAILING : C/O ANDI GENDELL
1516 SEVERN CROFT RD.
ANNAPOLIS, MD 21409
SITE : RECREATION AREA
BANCROFT COMM.
ANNAPOLIS, MD 21409

MAP: 45 GRID: 6 PARCEL: 663 1.139 AC RECREATION AREA
DEED REFERENCE: 04608 / 00772
DISTRICT - 03 TAX# - 90059650
ZONING: R2 CRITICAL AREA - LDA

EXISTING SITE PLAN

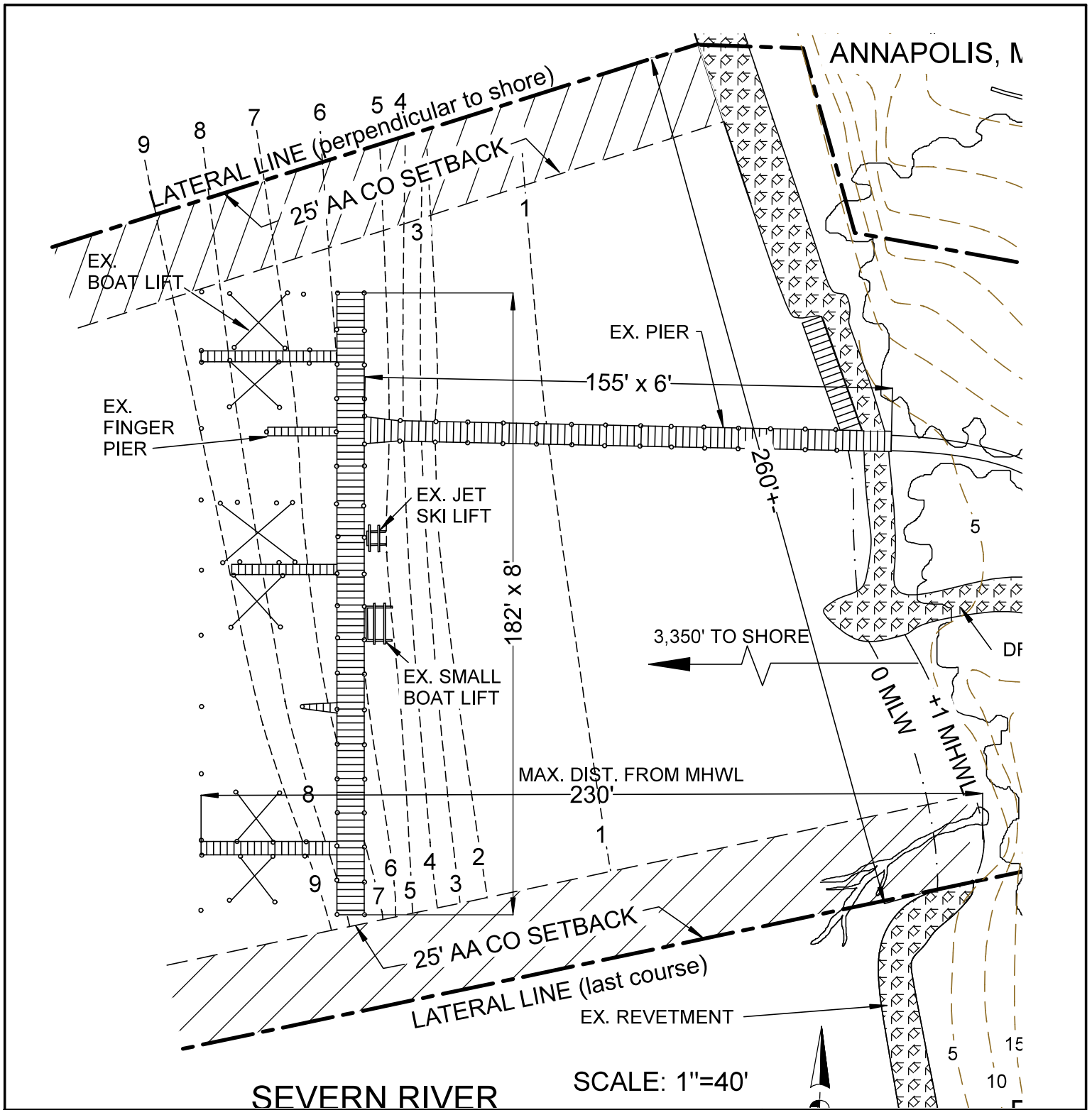
Civil Engineer/Marine Contractor

DAN LERIAN
10555 Lake Road
Easton, MD 21601

410-822-7777 MHIC# 101234
Maryland Marine Contractor # 020E

- NOTES:**
1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 230' +-
 2. ELEVATIONS BASED ON 0 MLW, USING THE NOAA TIDE GAUGE ANNAPOLIS
 3. PROPOSED WORK: REMOVE & RESET 1 JET SKI LIFT, 1 SMALL BOAT LIFT. REMOVE & RESET THE BOAT LIFT IN SLIP #8, REMOVE AND REPLACE "IN-KIND" EX. "T" HEAD 8'X182'. REMOVE AND REPLACE "IN-KIND" 5 FINGER PIERS. REPLACE DECKING ON THE MAIN PIER 6' X 145' AND REPAIR SELECTED FRAMING AS NEEDED.
 4. ALL ACCESS IS BY WATER AND THE ADJACENT PROPERTY.
 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: SEVERN RIVER
TOWN: ANNAPOLIS
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: BANCROFT ASSOC. INC.
C/O ANDI GENDELL
1516 SEVERN CROFT RD.
ANNAPOLIS, MD 21409
DATE: REV 1-25-24 DRAWING 3



OWNER: BANCROFT ASSOC. INC.
 MAILING: C/O ANDI GENDELL
 1516 SEVERN CROFT RD.
 ANNAPOLIS, MD 21409
 SITE: RECREATION AREA
 BANCROFT COMM.
 ANNAPOLIS, MD 21409

MAP: 45 GRID: 6 PARCEL: 663 1.139 AC RECREATION AREA
 DEED REFERENCE: 04608 / 00772
 DISTRICT - 03 TAX# - 90059650
 ZONING: R2 CRITICAL AREA - LDA

**EXISTING SITE
 ZOOMED IN**

Civil Engineer/Marine Contractor

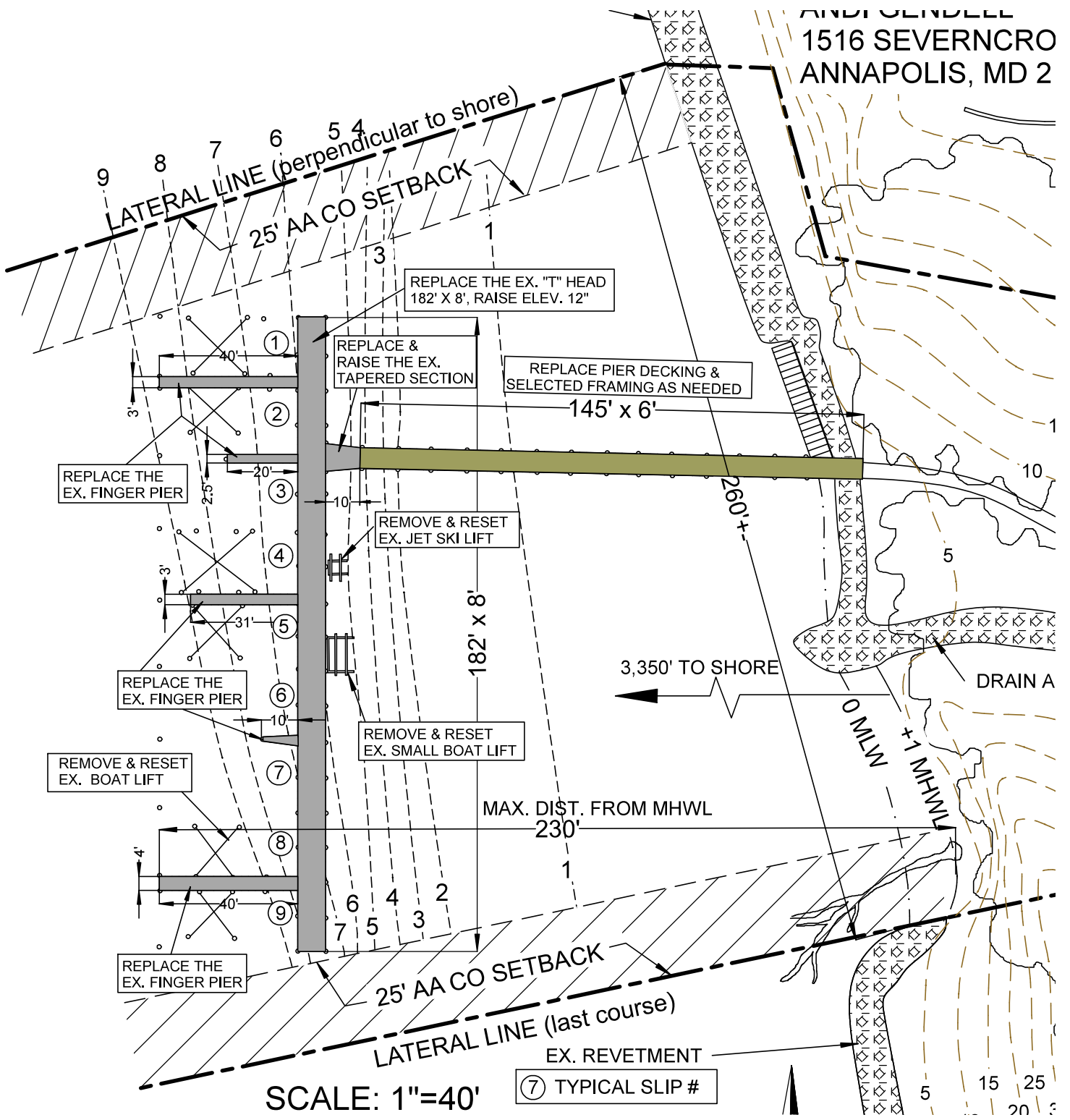
DAN LERIAN
 10555 Lake Road
 Easton, MD 21601

410-822-7777 MHIC# 101234
 Maryland Marine Contractor # 020E

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 TOWN: ANNAPOLIS
 COUNTY: ANNE ARUNDEL
 STATE: MARYLAND
 APPL. BY: BANCROFT ASSOC. INC.
 C/O ANDI GENDELL
 1516 SEVERN CROFT RD.
 ANNAPOLIS, MD 21409
 DATE: REV 1-25-24 DRAWING 4

ANDI GENDELL
1516 SEVERN CROFT RD.
ANNAPOLIS, MD 21409



OWNER : BANCROFT ASSOC. INC.
MAILING : C/O ANDI GENDELL
1516 SEVERN CROFT RD.
ANNAPOLIS, MD 21409
SITE : RECREATION AREA
BANCROFT COMM.
ANNAPOLIS, MD 21409

MAP: 45 GRID: 6 PARCEL: 663 1.139 AC RECREATION AREA
DEED REFERENCE: 04608 / 00772
DISTRICT - 03 TAX# - 90059650
ZONING: R2 CRITICAL AREA - LDA

PROPOSED WORK

Civil Engineer/Marine Contractor

DAN LERIAN
10555 Lake Road
Easton, MD 21601

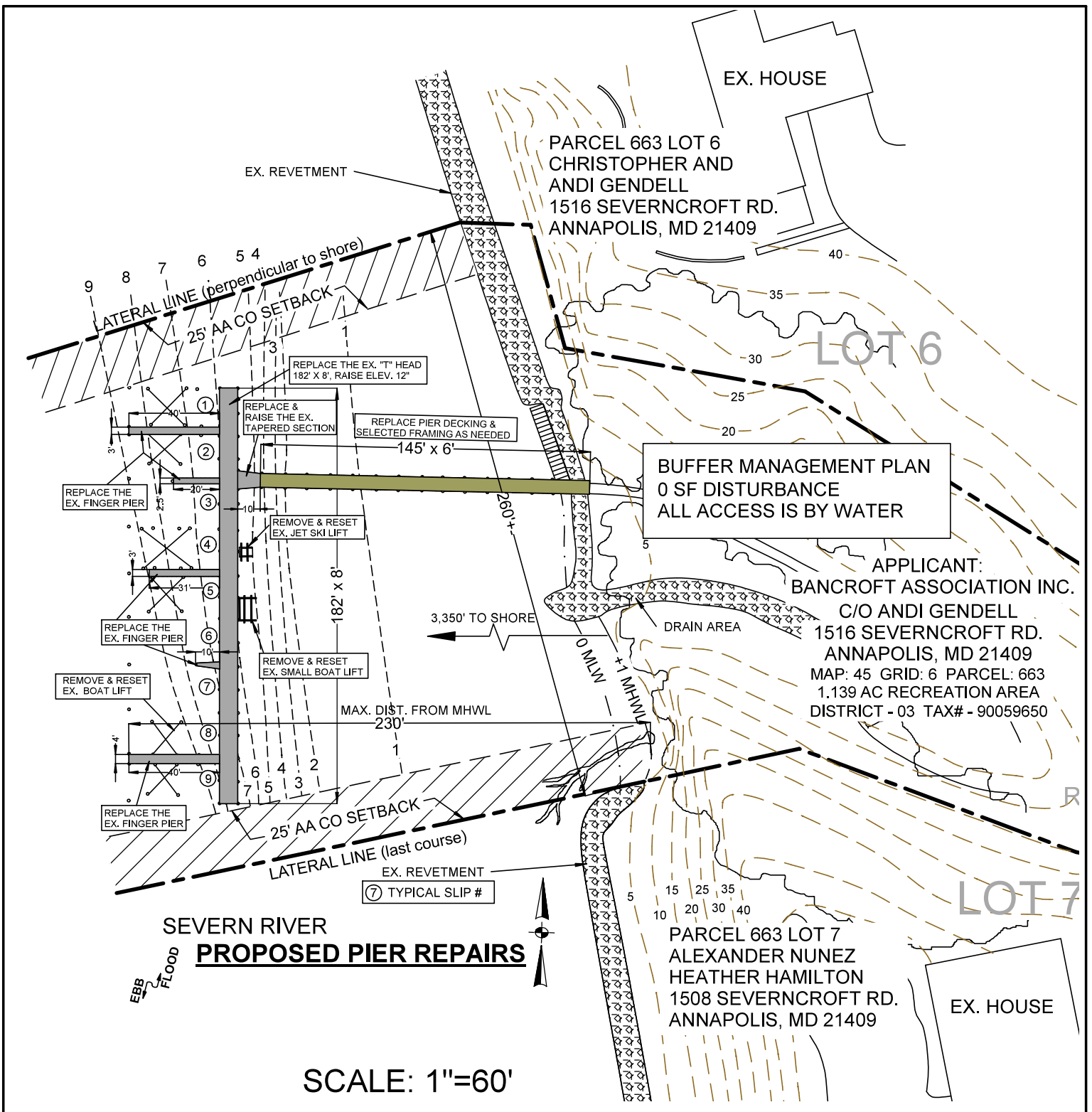
410-822-7777 MHIC# 101234
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TOWN: ANNAPOLIS
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: BANCROFT ASSOC. INC.
C/O ANDI GENDELL
1516 SEVERN CROFT RD.
ANNAPOLIS, MD 21409

DATE: REV 1-25-24 DRAWING 5



<p>OWNER : BANCROFT ASSOC. INC. MAILING : C/O ANDI GENDELL 1516 SEVERNCROFT RD. ANNAPOLIS, MD 21409 SITE : RECREATION AREA BANCROFT COMM. ANNAPOLIS, MD 21409</p>	<p>MAP: 45 GRID: 6 PARCEL: 663 1.139 AC RECREATION AREA DEED REFERENCE: 04608 / 00772 DISTRICT - 03 TAX# - 90059650 ZONING: R2 CRITICAL AREA - LDA</p>	<p><i>BUFFER MANAGEMENT PLAN</i></p>
<p>Civil Engineer/Marine Contractor DAN LERIAN 10555 Lake Road Easton, MD 21601 410-822-7777 MHIC# 101234 Maryland Marine Contractor # 020E</p>	<p>NOTES:</p> <ol style="list-style-type: none"> 1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 230' +/- 2. ELEVATIONS BASED ON 0 MLW, USING THE NOAA TIDE GAUGE ANNAPOLIS 3. PROPOSED WORK: REMOVE & RESET 1 JET SKI LIFT, 1 SMALL BOAT LIFT. REMOVE & RESET THE BOAT LIFT IN SLIP #8, REMOVE AND REPLACE "IN-KIND" EX. "T" HEAD 8'X182'. REMOVE AND REPLACE "IN-KIND" 5 FINGER PIERS. REPLACE DECKING ON THE MAIN PIER 6' X 145' AND REPAIR SELECTED FRAMING AS NEEDED. 4. ALL ACCESS IS BY WATER AND THE ADJACENT PROPERTY. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY. 	<p>IN: SEVERN RIVER TOWN: ANNAPOLIS COUNTY: ANNE ARUNDEL STATE: MARYLAND APPL. BY: BANCROFT ASSOC. INC. C/O ANDI GENDELL 1516 SEVERNCROFT RD. ANNAPOLIS, MD 21409 DATE: REV 1-25-24 DRAWING 7</p>

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:

Tax Map #	Parcel #	Block #	Lot #	Section
45	Y	4		

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID:

→ 3058 - 9005 - 9650

Project Name (site name, subdivision name, or other) Bancroft

Project location/Address 1510 Severncroft Road

City Annapolis Zip 21409

Local case number

Applicant: Last name First name

Company Bancroft Association, Inc.

Application Type (check all that apply):

- | | |
|-----------------------------------------------------|----------------------------------------------------------------------------------|
| Building Permit <input checked="" type="checkbox"/> | Variance <input 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 checked="" type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input checked="" type="checkbox"/> <u>Replace existing community pier</u> |

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:

Replacement of existing community pier with in-kind community pier

	Yes		Yes
Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/> <i>Community pier replacement</i>		

SITE INVENTORY (Enter acres or square feet) - Pier will be replaced from water

	Acres	Sq Ft	Total Disturbed Area	Acres	Sq Ft
IDA Area				<i>None</i>	
LDA Area					
RCA Area					
Total Area					

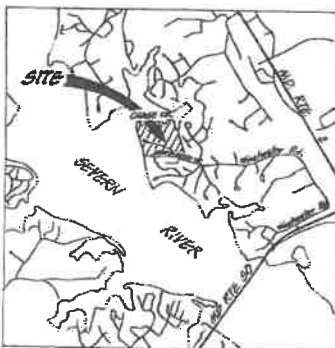
of Lots Created

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

VARIANCE INFORMATION (Check all that apply)

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

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Lot Coverage	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
Other	<input type="checkbox"/>	Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>
		Other	<input type="checkbox"/>



LOT #	ACRES
Lot 1	0.08Ac
Lot 2	0.08Ac
Lot 3	0.21Ac
Lot 4	0.24Ac
Lot 5	0.19Ac
Lot 6	0.08Ac
Lot 7	0.05Ac
Lot 8	0.25Ac
Lot 9	0.24Ac
Open area, stream stream	1.17Ac
Total % of waste to be cleared from site (max) = 17.0 %	

* All work clearing adjacent to water or a buffer management plan approved by the Anne Arundel County Office of Planning and Zoning.

VICINITY MAP
Scale: 1" = 200'

GENERAL NOTES

1. Contours as shown herein are based on the Maryland State Grid system as projected by the Anne Arundel County, Maryland Planning and Zoning Department.
2. A temporary construction easement is reserved on all lots shown herein between the right-of-way line and the building restriction line for the purpose of construction of the roads shown herein. Only that work necessary for the erection of the proposed road construction shall be performed within this easement. Said easement will cease to exist upon completion of these roads and any maintenance land held by Anne Arundel Co, Maryland.
3. In compliance with the Public Service Commission of Maryland Order #60016-04-01 dated June, 1970, Severn River Limited Partnership shall provide ground and canopy under the Chesapeake Gas and Electric Co and the Chesapeake and Electric Telephone Co of Maryland, a duly certified hereafter called contractors, their associated and utility companies, and their respective successors, assigns and licensees, a right of way easement for construct, operate, maintain, enlarge, replace and restore telecommunication, electric and gas systems, conduit, pipes, conduits, cables, wires and fixtures under and over the property described by these plans.
4. The Protection of Restrictions pertaining to the Bancroft subdivision are retained among the Land Records of Anne Arundel County, MD in Liber 4630 Folio 616.
5. This plot has been approved for recording subject to an agreement with Chesapeake Gas and Electric Company and the CFP Telephone Co dated April 1984, Sept 2, 1986, recorded among the Land Records of Anne Arundel County, Maryland in Liber 4552 Folio 483 and Liber 4550 Folio 441, respectively.
6. These plots are approved for subdivision subject to a 2 acre acreage/acre minimum lot size. Any further subdivisions shall comply with this provision or a waiver to lot size shall be sought.

PRIVATE NON-COUNTY ROAD STATEMENT

The private lot size in common rights-of-way shown herein was established for ingress and egress for the owners of the property abutting thereon. The rights-of-way shall not be acceptable for inclusion into the County road system, and are a maintenance responsibility of the owner of abutting property and shall be approved by Anne Arundel County Public Road Standards with any further establishment of the property abutting thereon.

Other County services may not be able to be provided under a private road situation.

RONALD W. JOHNSON ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS, AND LAND SURVEYORS

11 Chesapeake Rowland Road
Annapolis, Maryland 21401
(410) 263-1242

NOTICE TO TITLE EXAMINERS

1. This plot has been approved for recording only and shall become null and void unless:
 - I. An inspection agreement or a Public Works agreement has been executed and recorded within 6 years after these plans are approved.
 - II. If required, a Utility Agreement has been executed and recorded within 2 years after these plans are approved, and
 - III. Construction under each of these agreements has been continuous without interruption for more than 1 year at all times.
2. A date or contract of sale of any lots shown herein may not be made until necessary improvements have been:
 - I. A. satisfactorily completed under an inspection agreement and the subdivision has provided the County with a notice of the files from all the contractors and subcontractors;
 - B. satisfactorily guaranteed by a Public Works Agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or such other security authorized by law; and
 - II. If required, satisfactorily guaranteed by a Utility Agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or such other security authorized by law.
3. A building permit other than a single permit may not be issued for any construction in this development until the requirements of paragraph 2 above have been complied with. No certificate of use and occupancy shall be issued for any building or structure in the subdivision unless improvements required in a Utility Agreement have been completed and basic improvements required under a Public Works Agreement by Art. 23, Sect. 2-101 of the Anne Arundel County Code have been completed.

SURVEYORS CERTIFICATE

I hereby certify that the public shown herein are correct; that they are a subdivision of all of the lands surveyed by National Survey Co., a Maryland corporation, upon the Severn River Limited Partnership, in Maryland divided into lots by deed dated January 16, 1986 and recorded among the Land Records of Anne Arundel County, Maryland in Liber E.L.C. 4010 Folio 284.

[Signature]
Surveyor

PLAT SUMMARY

Total Plot Area	0.186Ac
Public Road Area	0.082Ac
Private Road Area	0.028Ac
Recreation Area	1.130Ac
Total No. of Single-Family Lots	3
Total Acres in Lots	0.395Ac
Area of 0.07 Acreage Strip Zoning	0.0

CRITICAL AREA NOTES

1. The 'Limit of Disturbance' line shall not encroach into the Building Restriction Line as shown on Plat 2 of 2.
2. No construction activities or disturbances shall take place within the non-tidal wetlands.
3. There shall be no clearing of vegetation within the buffers.
4. Runoff shall not be permitted to sheet flow untreated into the wetlands on Chasse Creek and the Severn River.
5. There shall be no discharging to adjacent navigable streams for plots in Chasse Creek.

Anne Arundel County Office of Planning and Zoning
Approved by: *[Signature]* 12-20-87
Thomas L. Esberric, Planning/Zoning Officer/Title

Anne Arundel County Health Department
Approved by: *[Signature]* 12-20-87
J. Howard Paine, Health Officer/Title

PLAT NO. PLAT BOOK 110 PAGE NO. 4

OWNER'S DEDICATION

Severn River Limited Partnership owner of the property shown and also certain herein hereby dedicates to the public the easements, rights, and interests herein, including the right to use the same for the purposes of the public use, such as to be used in the State Highway Administration as may be appropriate, upon request. The dedication shall have effect as to the recreational use of the residents of the subdivision, and shall, in accordance with Article 265 3-104 (c) of the Anne Arundel County Code, be conveyed to Bancroft Association, Inc. immediately after completion of this plan.

There are no debts, claims, liens, mortgages, trusts, encumbrances, or rights of any kind affecting the property included in this plan of subdivision, except the dedications of easements shown with Harbert Goldman and William H. Bancroft, Jr., trustees dated January 16, 1986, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 4550 Folio 483, and all parties in interest thereto have heretofore affirmed their signatures indicating their assent and willingness to join in this plan of subdivision.

[Signatures]
Witness:
Herbert Goldman, Trustee
William H. Bancroft, Jr., Trustee

PERPETUAL RIGHT-TO-DRAINAGE NOTE
By these plans Severn River Limited Partnership, owner of the property shown herein, does hereby grant and convey the perpetual right to discharge the flow of stormwater from the Harbert Association property to the lots 401 individual, to adequately obtain the natural watershed and adjacent properties into existing waterways or natural drainage courses under upon existing ground. Such discharge points are indicated by the symbols \square or \square respectively, as shown graphically on this plan.

We also hereby grant and convey to Anne Arundel County, Maryland, the perpetual right-to-drainage the flow of storm water from such necessary drainage facilities and appurtenances to adequately obtain the natural watershed and adjacent properties into existing waterways or natural drainage courses and/or upon an ground. Such discharge points are indicated by the symbols \square and \square and respectively, as shown graphically on this plan.

SETBACKS

Front - 30'; rear lot width 80'; subject to zoning ordinance
Side - 7'; corner 20'
Rear - 25'
Side St. - 20'

CRITICAL AREA NOTES (cont.)

1. Any clearing shall be consistent with and undertaken only within those areas delineated on the Final Plan on file in the Anne Arundel County Office of Planning and Zoning, and shall follow the concept and intent of the plan.
2. Anne Arundel County grading permits will be required for Lots 1 through 2.
3. Erosion and Restriction pertaining to Critical Area development are recorded in Liber 4630 Folio 616.

PLAT 1 OF 2
BANCROFT
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION
SEVERN RIVER

Tract 33, Block 25, Parcel 175
Tax Map 45, Block 5, Parcel 653
353 York District Anne Arundel County, MD
Scale: As Shown October, 1987
Subdivision No. 84-04
Project No. 85-24

CURVE DATA

Table with columns: CURVE DATA, CURVE DATA, CURVE DATA. Contains coordinate data for North and East directions.

CURVE DATA

Table with columns: CURVE DATA, CURVE DATA, CURVE DATA. Contains curve data for various lots.

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Table with columns: CURVE DATA, CURVE DATA, CURVE DATA. Contains curve data for various lots.

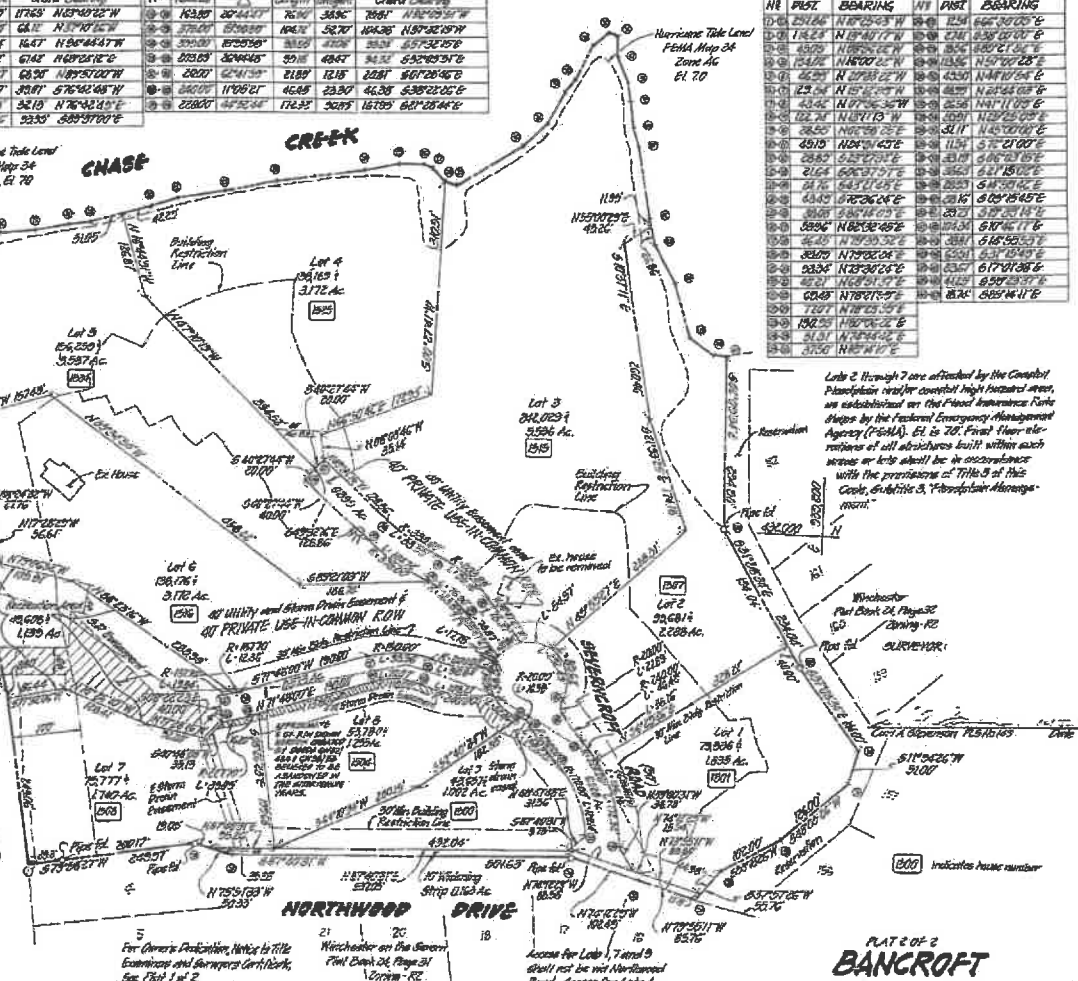
CURVE DATA

Table with columns: CURVE DATA, CURVE DATA, CURVE DATA. Contains curve data for various lots.

BOUNDARY DATA

Table with columns: BEARING, DIST, BEARING, DIST. Contains boundary data for various lots.

NOTICE TO THE PUBLIC... This subdivision contains private sewer easements...



RONALD W. JOHNSON ASSOCIATES, INC. CONSULTING ENGINEERS, PLANNERS, AND LAND SURVEYORS

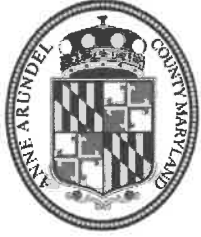
111 Chesapeake Round Road, Annapolis, Maryland 21401

For Owner's Protection, Notice is Hereby Given... No access to this plot of subdivision...

Anne Arundel County Office of Planning and Zoning... Approved by...

PLAT 2 OF 2 BANCROFT A SINGLE-FAMILY RESIDENTIAL SUBDIVISION SEVERN RIVER

3rd Tax District Scale: 1"=100' Anne Arundel County, MD



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2023-0068-P
DATE: 12/22/2023
OPZ STAFF: Jennifer Lechner
Melanie Matthews

APPLICANT/REPRESENTATIVE: Bancroft Association Inc / Peter D Schellie

EMAIL: peter.schellie@gmail.com

SITE LOCATION: 1510 Severncroft Road, Annapolis, 21409

LOT SIZE: 1.13 acres

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** NO **BUFFER:** YES **APPLICATION TYPE:** Special Except.

The applicants are proposing to expand a previously approved Special Exception for a community pier in the R2 in order to replace the existing T-shaped community pier.

Previous approvals:

1989-0284-V to provide off-site sanitary facilities

1989-0285-S to permit an L-shaped community pier in an R2 Zoning District

COMMENTS

Critical Area Team: Offers no objection.

§ 18-11-142(6) and (7) requirements (ladders and pfd) may be shown on the site plan for the building permit, B02411106, rather than the SE.

Zoning Administration Section:

The Letter of Explanation appears to address all Special Exception requirements and Community Pier use requirements as noted in 18-16-304 and 18-11-142.

INFORMATION FOR THE APPLICANT

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.

1510 Severncroft Road topographic map



Legend

Foundation

Addressing



Parcels



Structure

County Structure



Elevation

Topo 2020

Index

Intermediate



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes 1"=100'

