



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

Date: January 9, 2024

Homeowner(s): George Ballman Jr and Kiersten Ballman
Site Address: 641 Honeysuckle Lane, Severna Park, MD 21146
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The homeowners are requesting authorization to replace 1 piling, remove 2 pilings, and install 4 boat lift pilings. Two of the boat lift pilings and the piling being replaced are to be installed within the western setback of the property. The homeowners purchased a larger boat that requires the existing pilings to be replaced with taller and stronger pilings to accommodate a larger boat lift. Additionally, the new boat lift needs to be inset 5 feet from the end of the pier to allow the homeowners to embark and disembark from the boat. As the subject property has 50 feet of waterfront width and is located in a cove, there is very limited space for alterations to the existing pier without the need for a variance. The variance is the minimum variance necessary to allow for a boat lift to provide protection, security, and maintenance for the new boat.

There is 50 feet of waterfront property in total. The existing pier is approximately 50 feet by 6 feet with a 10 feet by 14 feet platform (60 feet total pier length), a triangulation to the platform, and a pier roof over the platform. There are currently four boat lift pilings with a boat lift and two mooring pilings on the western side of the pier, and the eastern side of the pier currently contains two mooring pilings.

The new pilings will be installed 15 feet from the west side of the pier, and they will be installed at approximately 35 feet, 50 feet, and 55 feet channelward from mean high water. The boat lift will be 15 feet by 15 feet. The furthest the new pilings will extend into the western setback is 12 feet. Please note that the piling reconfiguration that is being requested will not extend any further channelward or into the western setback than the existing pilings currently do.

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

Sincerely,

Joshua Jacobs
Chief Executive Officer

George Ballman Jr

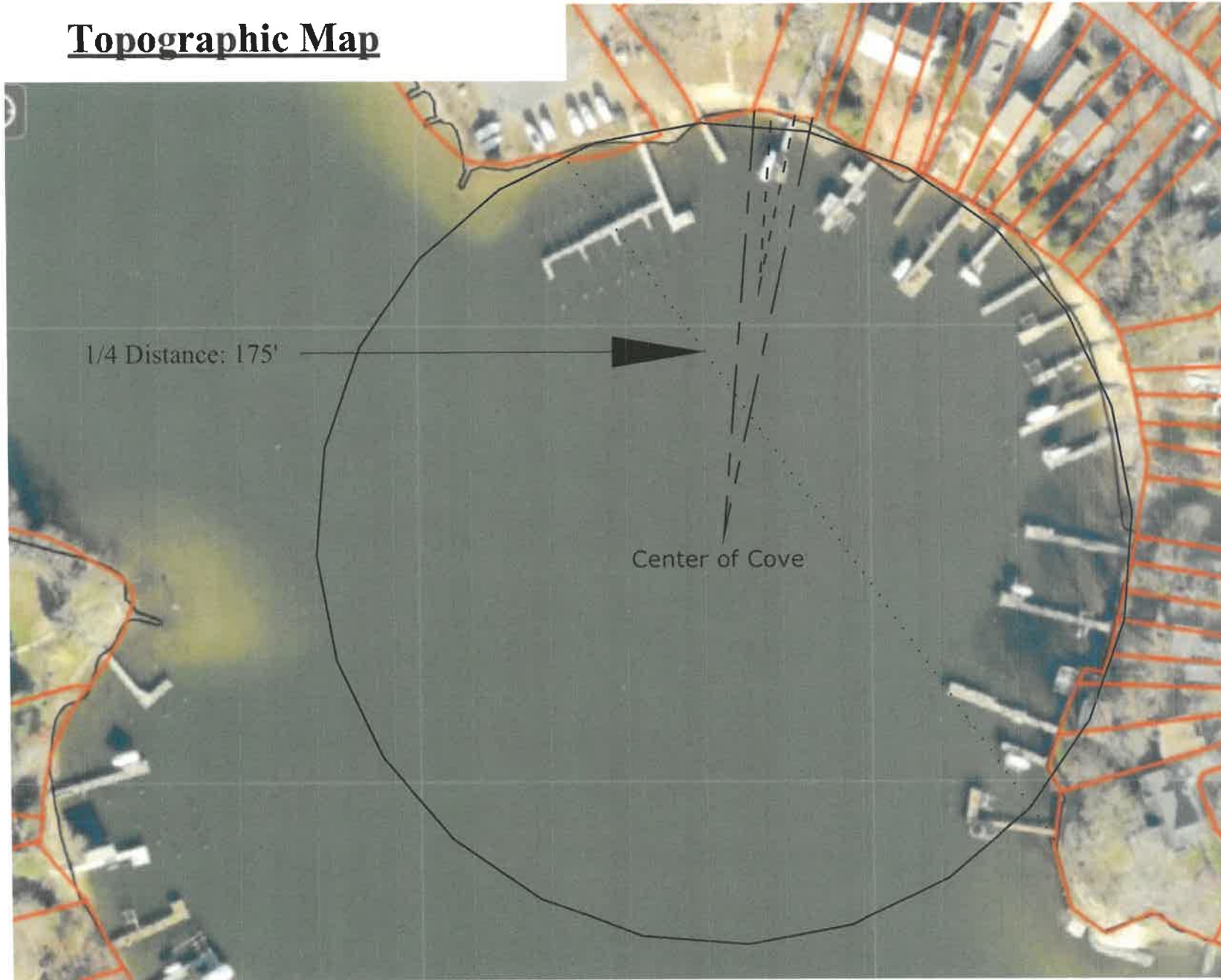
Signature:

Kiersten Ballman

Signature:

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

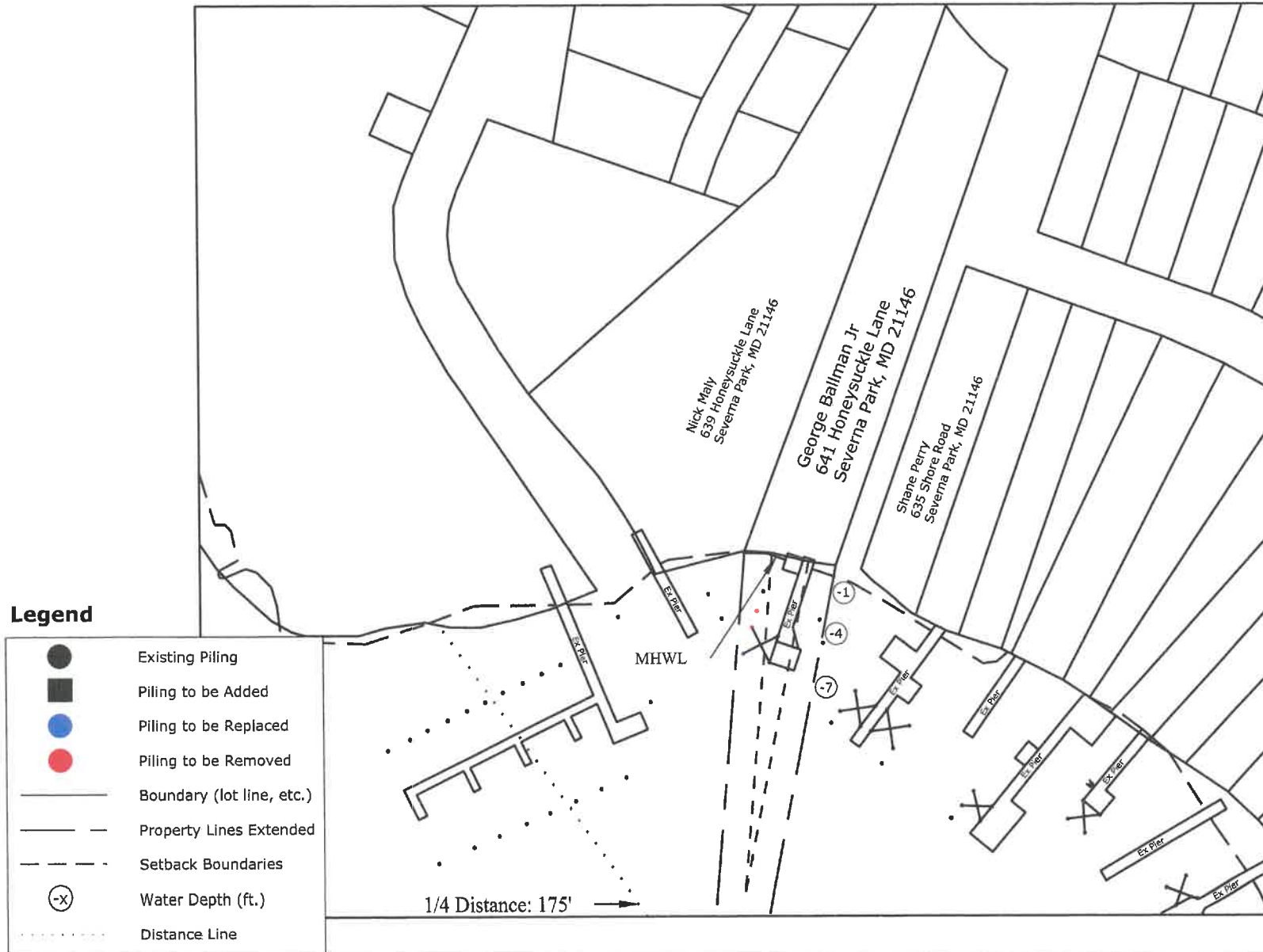
Topographic Map



Applicant: George Ballman Jr and Kiersten Ballman
Property Address: 641 Honeysuckle Lane, Severna Park, MD 21146
Tax-ID: 03-905-29024802
Project Description: Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

Scale: 1"=120'
Date: January 9, 2024
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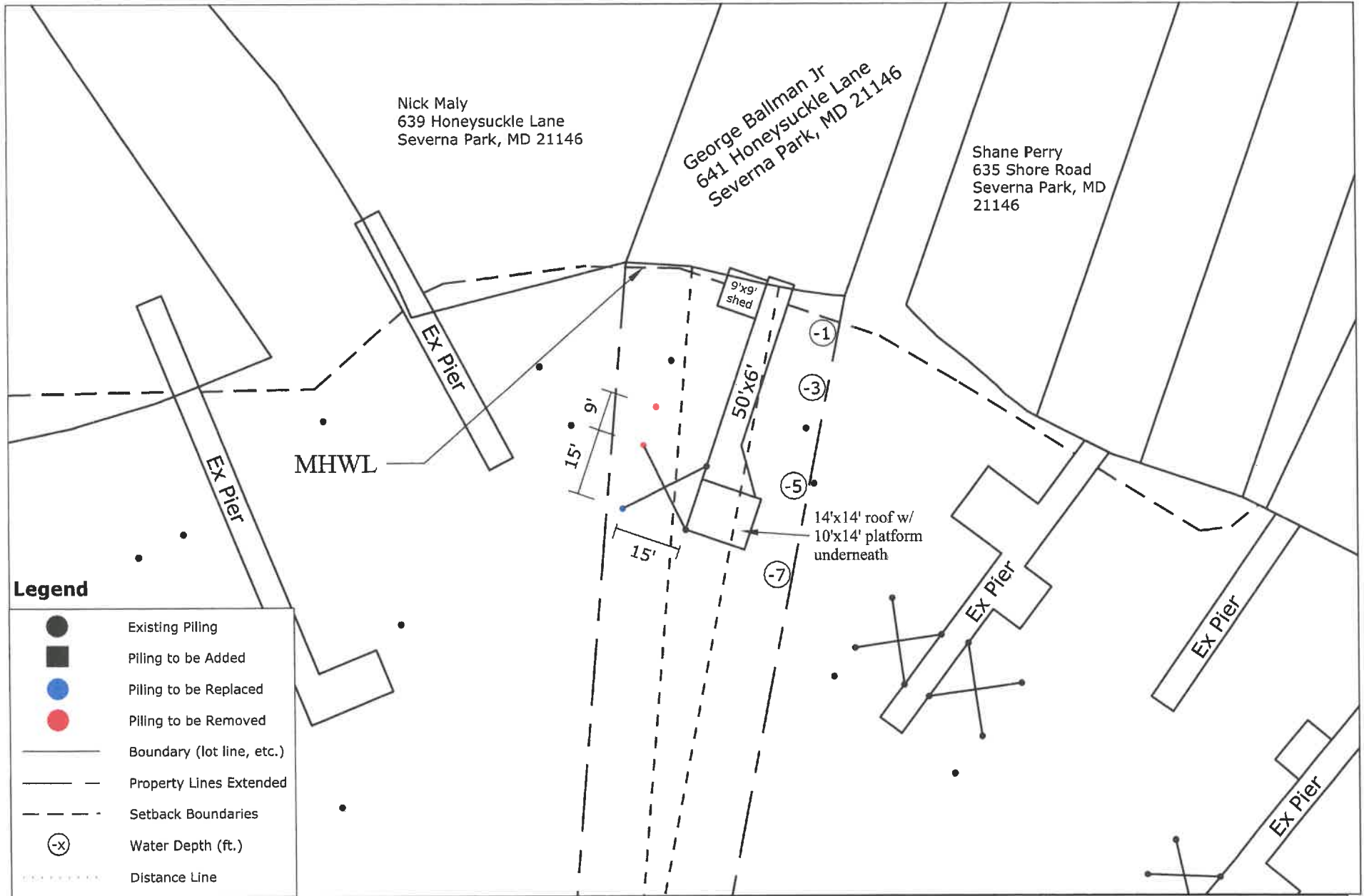
Existing Detail Condition - Entire Site



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Scale: 1"=80'
 Date: January 9, 2024
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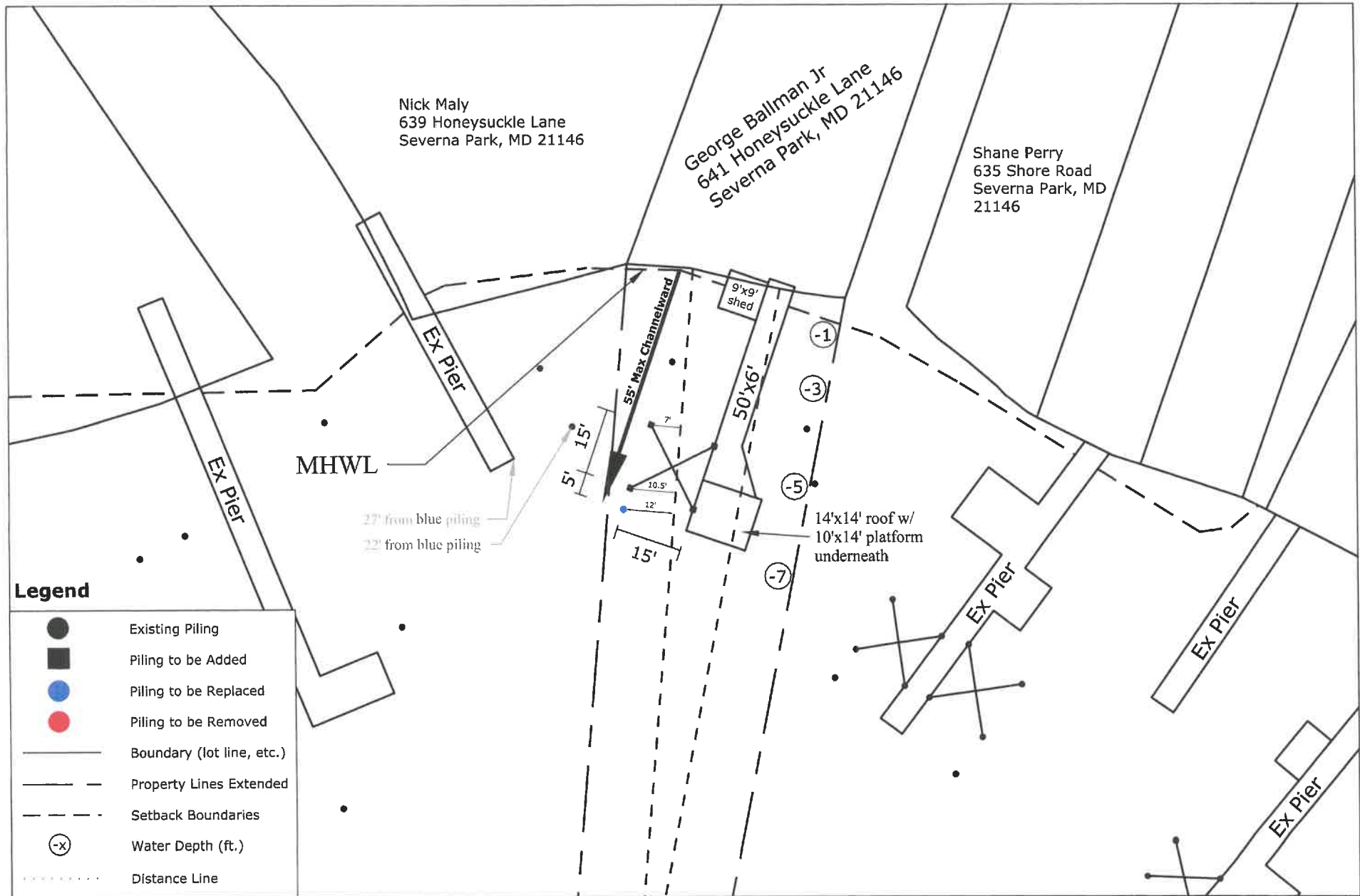
Existing Detail Condition



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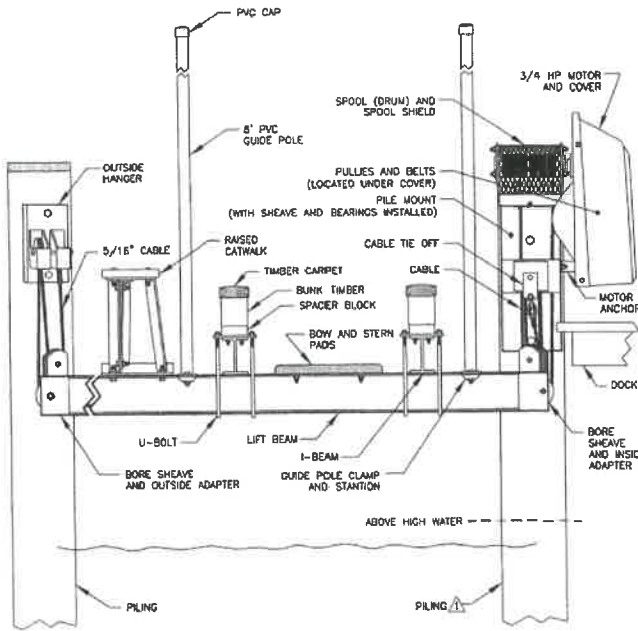
Scale: 1"=30'
 Date: January 9, 2024
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Proposed Detail Condition



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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

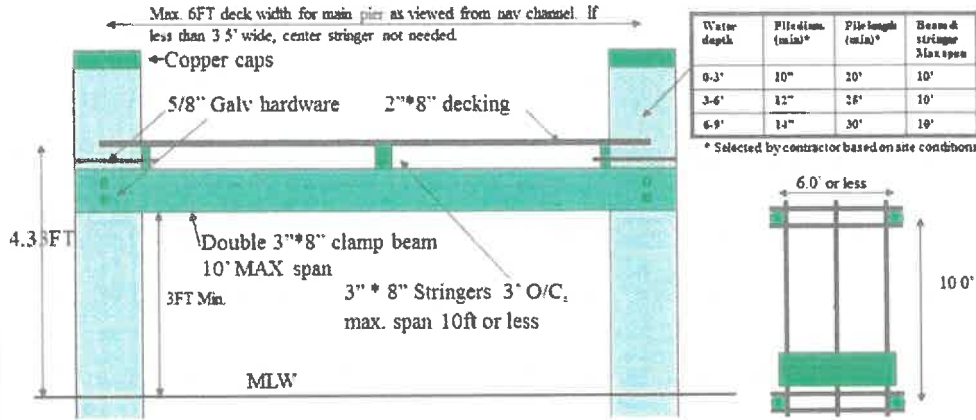


Stock Photos

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Scale: 1" = NTS
 Date: January 9, 2024
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Pier Construction Drawing



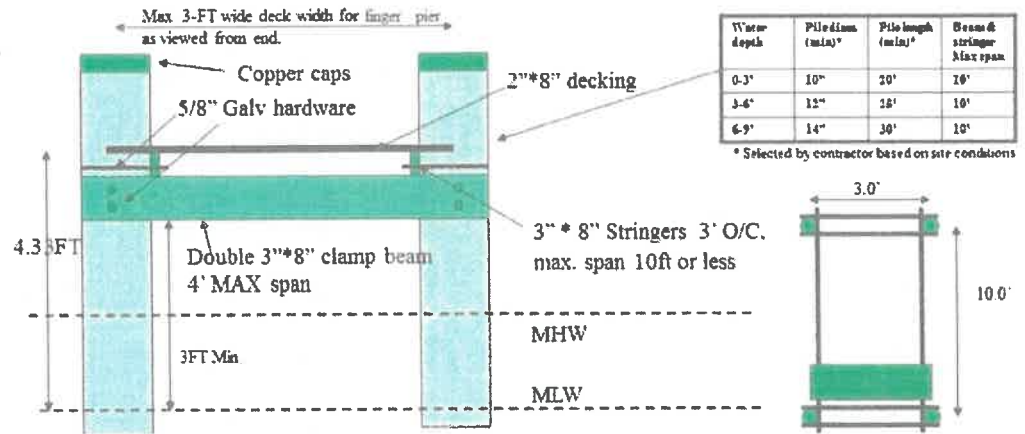
- Pilings, marine grade pressure treated AWPA STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d 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 AWPA 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

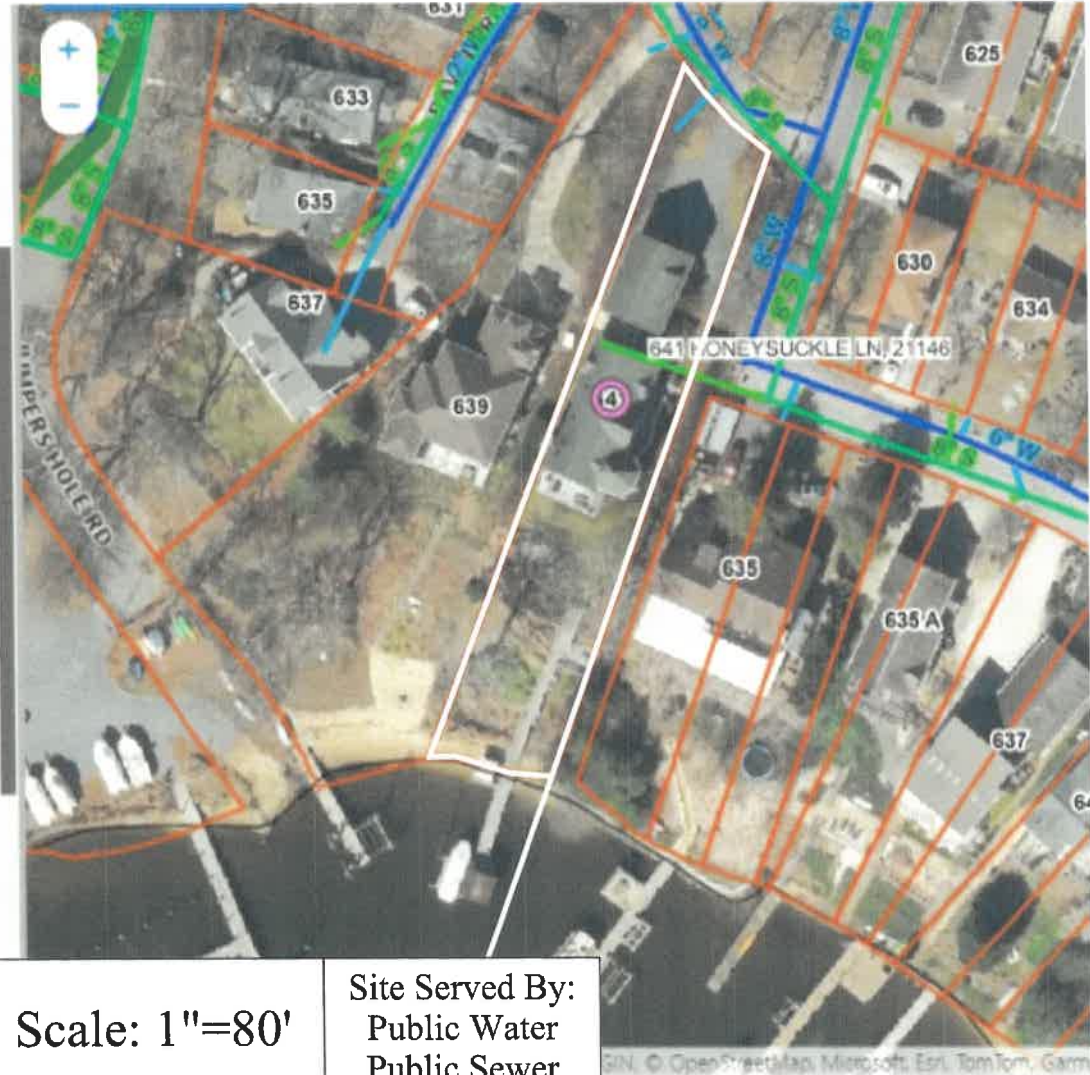
NOTE: longer spans require custom specified, larger stringers, clamp beams, and bolts.

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Utilities Map

- Utility
- As Built Grid
- Sewer
 - Sewer Cleanouts
 - Sewer Mains
 - Sewer Manholes
 - Sewer Pump Stations
 - Sewer Service Lines
 - Sewer Treatment Plants
- Water
 - Water Hydrants
 - Water Mains
 - Water Meter Vaults
 - Water Pump Stations
 - Water Storage Tanks
 - Water Service



Scale: 1"=80'	Site Served By: Public Water Public Sewer
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Vicinity Map



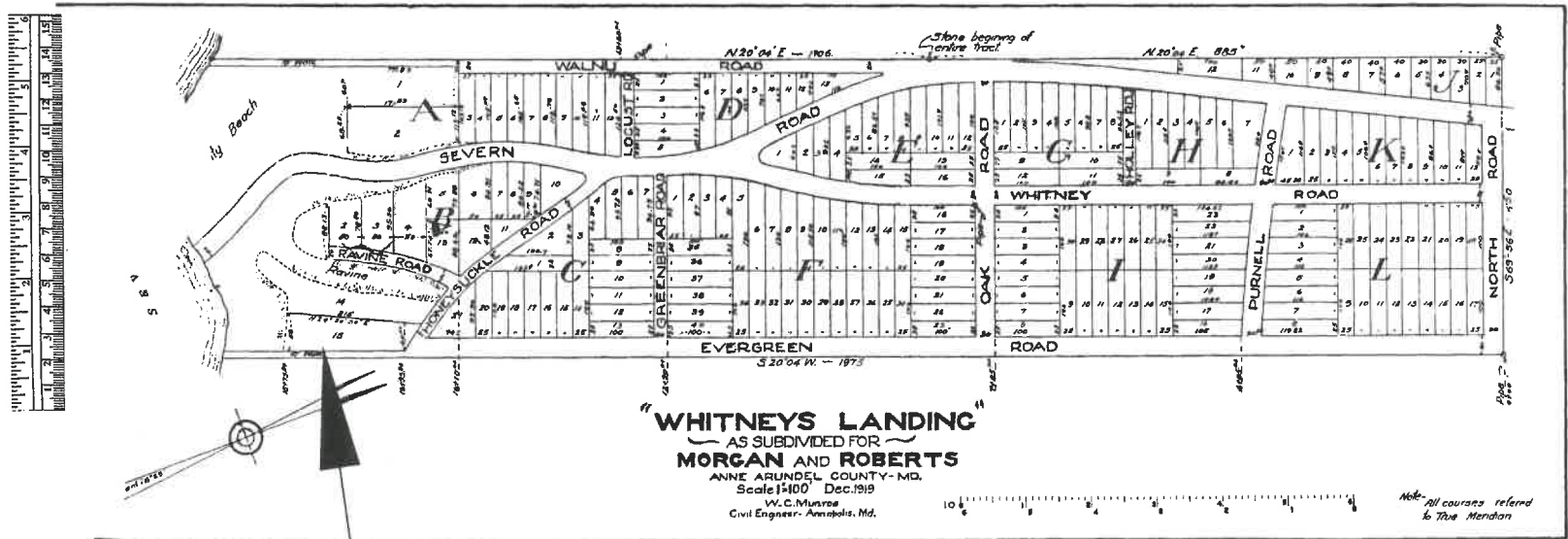
SITE

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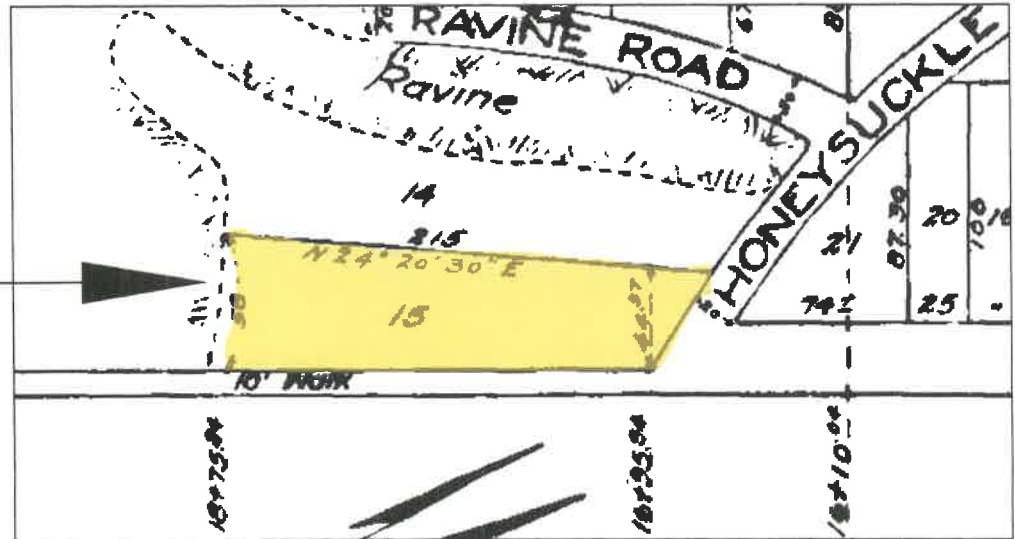
Plat

PLAT NO. B-227 BOOK NO. 16 FOLIO 11 SPEED 22



MSA SSU/13E-4141

SITE



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Applicant Certification

I hereby certify that I have reviewed this permit package in its entirety, and the information and drawings provided in this package are true and correct to the best of my knowledge and belief.

Additionally, I certify that I understand the following:

-The drawings provided in this package are for permit purposes only for the described homeowner, property, and improvement.

-All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application.

-I am 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.

-I am responsible for contacting MISS UTILITY and having all utilities marked/located prior to the start of work and confirming no danger/conflict with all utilities.

Applicant Signature and Date: _____



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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: January 9, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
31	465	B	15	

FOR RESUBMITTAL ONLY

Corrections
Redesign
No Change
Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 03-905-29024802

Project Name (site name, subdivision name, or other) Whitneys Landing

Project location/Address 641 Honeysuckle Lane

City Severna Park, MD Zip 21146

Local case number _____

Applicant: Last name Ballman Jr First name George

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:

Replace 1 piling, remove 2 pilings, and install 4 boat lift pilings.

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		18,769 SF	Total Disturbed Area		0
LDA Area					
RCA Area			# of Lots Created		0
Total Area		18,769 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"/> 4 boat lift pilings and 1 mooring piling
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Critical Area Report Narrative

The proposed project is residential/maritime, and the homeowners are requesting to replace one piling, remove two pilings, and install four boat lift pilings. Two of the boat lift pilings and the piling being replaced are to be installed within the homeowner's western setback. As the subject property has 50 feet of waterfront width and is located in a cove, there is very limited space for alterations to the existing pier without the need for a variance. The piling reconfiguration that is being requested will not extend any further channelward or into the western setback than the existing pilings currently do.

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 5 pilings, the total impervious coverage will be 5 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.