



FIREFLY TECHNICAL SERVICES LLC, 3393 Littleton Way 1G, Pasadena MD 21122
410-844-1532 Joseph@firefly-technical-services.com

To

The Office of Planning and Zoning

2664 Riva Road

Annapolis, MD 21401

(410) 222-7450

Variance for a new boat lift

Applicant Property:

3327 SHORE DRIVE

ANNAPOLIS MD 21403

Lot 3, block 1 of Oyster Harbor

Description:

The applicant parcel owners wish to construct a new pier and install a boat lift. The new boat lift requires a variance to reduce the 15' setback by 11'-6" leaving a setback of 3'-6" to the Southerly property line.

The lot is 50' in width and the shoreline is slightly coved which reduces the buildable width at the location of a new boat lift requiring a variance. The reduction in the setback is the least possible to allow for the owners to have a boat slip at the residence with a lift. The owners have not purchased a boat yet but would be acquiring a 25' bay boat next summer.

There are no known previous variances or violation for the property and the property is contiguous to the Chesapeake Bay with riparian rights to access the navigable waterway.



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18-2-404. Piers and mooring pilings.

(a) Location. No variance is required for the location of the pier

(b) Setbacks. A variance is requested for a new boat lift reducing the 15' setback from the lateral line to 3'-6". A requested variance reduction of the 15' setback by 11'-6".

(1) from the side lot line at a 90-degree angle to the shoreline; VARIANCE IS REQUESTED

(2) from the extension of the last course of the lot line into the water; NO VARIANCE IS REQUESTED

(3) from the side lot lines to the center of cove; or THE LATERAL LINES HAVE BEEN ESTABLISHED TO THE PROJECTED COVE, NO VARIANCE IS REQUESTED FOR THE LATERAL LINES.

(4) from the side lot lines generally parallel with existing piers located on adjacent lots. NO VARIANCE IS REQUESTED

(c) Length. A pier or mooring piling may not extend into the water any further than the lesser of the following:

(1) one-half the distance from the mean high-water line to the center line of the body of water on which it is situated; NO VARIANCE IS REQUESTED

(2) one-half the distance from the mean high-water line to the center point of a cove; or NO VARIANCE IS REQUESTED

(3) 300 feet from the waterfront at mean high tide. NO VARIANCE IS REQUESTED

(d) Joint use of private pier. By agreement recorded among the land records, two contiguous waterfront property owners may agree to share the use of a private pier. Proposed pier is not a joint use pier. NO JOINT USE OF PIER IS PROPOSED AND NO VARIANCE IS REQUESTED.

County adopted ordinances for community piers

General recreational piers

1. Amended: 2/16/2021



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Passed: 3/1/2021

Legislative Session 2021, Legislative Day No. 2

Bill No. 8-2116

2. Recreational piers

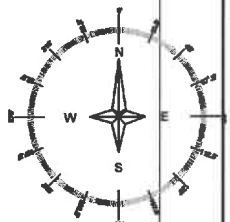
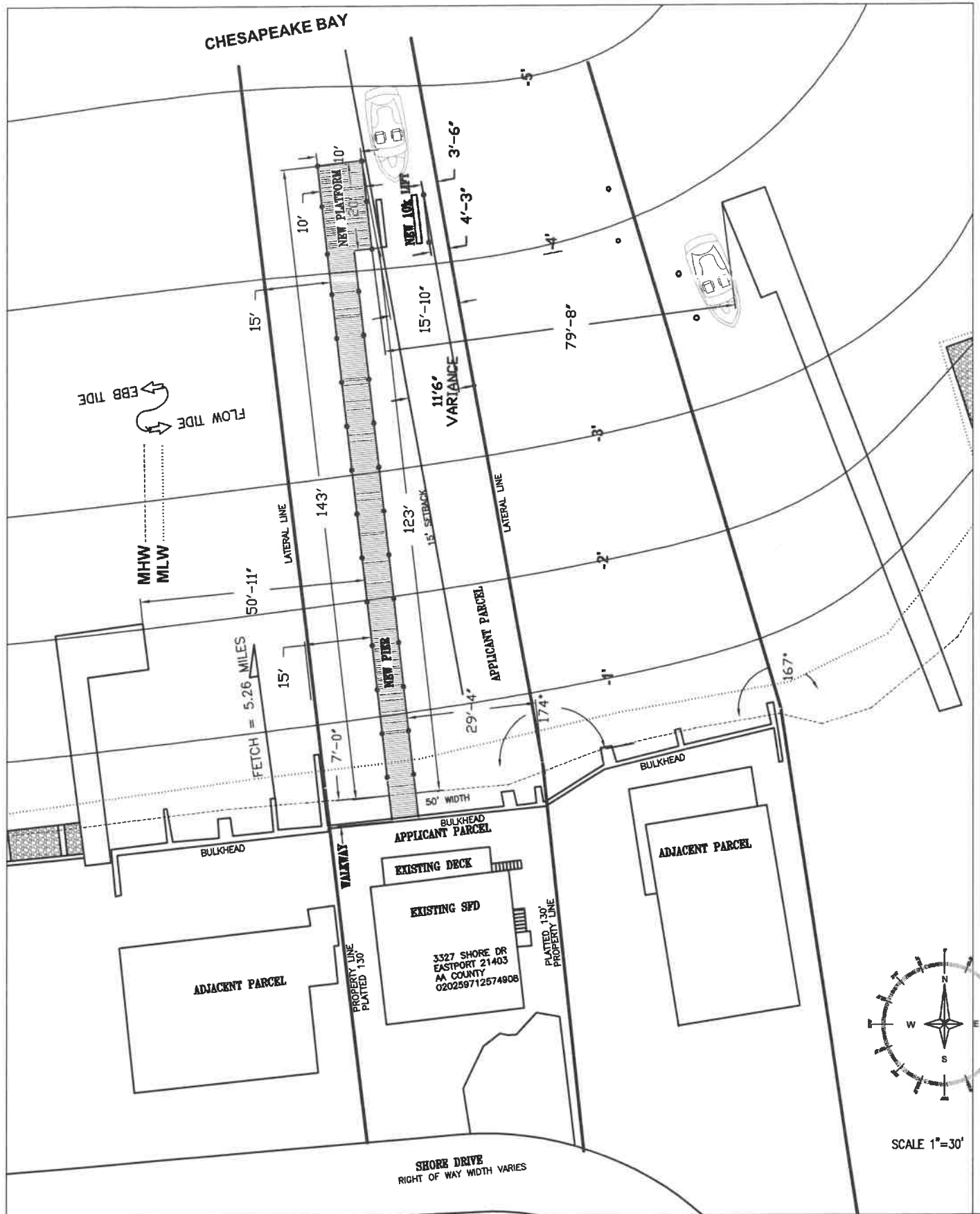
Bill No. 4-05; Bill No. 78-05; Bill No. 69-07; Bill No. 8-15; Bill No. 44-15; Bill No. 96-15; Bill No. 75-16; Bill No. 83-16; Bill No. 17-17; Bill No. 67-17; Bill No. 16-20

3. Community piers and launch ramps.

Bill No. 4-05; Bill No. 78-05; Bill No. 69-07; Bill No. 93-12; Bill No. 8-15; Bill No. 44-15; Bill No. 96-15; Bill No. 75-16; Bill No. 83-16; Bill No. 17-17; Bill No. 67-17; Bill No. 16-20

As noted in current ordinance.

CHESAPEAKE BAY



SCALE 1"=30'

NEW PIER BOAT LIFT
3327 SHORE DRIVE
ANNAPOLIS, MARYLAND



SMITH

SITE PLAN

FIRST ISSUE 10-7-21

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

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: AA COUNTY

Date: 1-20-24

Tax Map #	Parcel #	Block #	Lot #	Section
57	08	1	3	1

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 020259712574908

Project Name (site name, subdivision name, or other) NEW PIER AND PLATFORM

Project location/Address 3327 SHORE DR

City EASTPORT MD Zip 21403

Local case number

Applicant: Last name SMITH First name KEITH

Company PRIVATE OWNER

Application Type (check all that apply):

- | | |
|---|--|
| Building Permit <input checked="" 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 AA COUNTY First name

Phone # Response from Commission Required By

Fax # Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

PROJECT WILL CONSTRUCT A 123' x 6' PIER WITH A 10'x20' PLATFORM 143' CHANNEL WARD.
 PROJECT WILL CONSTRUCT A 7'x6' WALKWAY ONTO SHORE.

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> 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		35
LDA Area		6,513			
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		6133
Created Forest/Woodland/Trees		0	New Lot Coverage		1633
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		1633

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		35	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		35

<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 type="checkbox"/>
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NEW PIER

CRITICAL AREA REPORT WORKSHEET TO ACCOMPANY THE SITE PLAN

Permit Number _____

Total Site Area 6,513 Square Feet (1 Acre = 43,560 Square Feet)

Total Wooded Area 0 Square Feet- 'Wooded' MEANS A BIOLOGICAL COMMUNITY DOMINATED BY TREES AND OTHER WOODY PLANTS (SHRUBS AND UNDERGROWTH), INCLUDING FORESTS THAT HAVE BEEN CUT BUT NOT CLEARED.

* Please Indicate Square Footage of Woodland Removed for the following:

- 1. House 0 Sq. Ft.
- 2. Septic or sewer 0 Sq. Ft.
- 3. Well 0 Sq. Ft.
- 4. Driveway 0 Sq. Ft.
- 5. Accessory Structure 0 Sq. Ft.
- 6. Additions 0 Sq. Ft.
- 7. Storm Water Management 0 Sq. Ft.
- 8. Other Clearing: work area; access; stockpiles, etc. 0 Sq. Ft.

* Total Woodland Removed = 0 Sq. Ft.

"Impervious Coverage" IS ANY SURFACE THAT WILL NOT ABSORB LIQUID. THIS INCLUDES ROOFS, SIDEWALKS, DRIVEWAYS, AND ANY TYPE OF PAVEMENT. COMPACTED GRAVAEL IS CONSIDERED AN IMPERVIOUS SURFACE.

* Please Indicate Square Footage of Impervious Coverage for the following:

<u>Existing Impervious</u>	<u>Proposed Impervious</u>
1. House (roof area) <u>1153</u> Sq. Ft.	1. House (roof area) <u>0</u> Sq. Ft.
2. Driveway + Sidewalks <u>540</u> Sq. Ft.	2. Driveway + Sidewalks <u>0</u> Sq. Ft.
3. Accessory Structures <u>0</u> Sq. Ft.	3. Accessory Structures <u>0</u> Sq. Ft.
	4. Additions <u>0</u> Sq. Ft.

* Total Existing and Proposed Impervious Coverage 1693 Sq. Ft.

Ⓢ PLEASE INCLUDE ALL EXISTING AND PROPOSED SQUARE FOOTAGE.

I JOSEPH LOUIS AGENT _____, (property owner and contract purchaser, if applicable) hereby certify that the above critical area worksheet is true and correct based upon personal knowledge. I further declare that a copy of the foregoing document will be transferred to any purchaser of this property from me (or corporation, if applicable) at the time of settlement. I hereby understand that these computations shall be a binding part of issuance of a building permit for lot # 3, block # 1 of Subdivision OYSTER HARBOR.

I hereby certify that I have seen and read the record plat (if approved after 1986 and subject to Critical Area requirements) and have indicated on the attached site plan any easements, buffers, or other restrictions declared on said plat.

JOSEPH LOUIS (Signature) JOSEPH LOUIS (Date) 1-15-24

AGENT (Title)

____ (Signature) _____ (Date)

____ (Title)



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Horacio Tablada, Secretary
Suzanne E. Dorsey, Deputy Secretary

December 16, 2022

Joseph Louis
Firefly Technical Services
11805 Lisborough Rd
Bowie, Maryland 20720

Project Name: Keith & Amy Smith
Project Address: 3327 Shore Dr
Annapolis, MD 21403

Tracking Number: 202261990
Permit Number: 22-PR-1270
AI Number: 177084
Application Received: December 07, 2022
County: Anne Arundel

The Regulatory Services Coordination Office of the Maryland Department of the Environment's Wetlands and Waterways Program (WWP) has received your Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland (or buffer) in Maryland. Based on the information in your application your project is considered a Minor project for fee purposes and anticipated processing time, and is considered a Category A project under the Army Corps of Engineers (USACE) Maryland State Programmatic General Permit-6 (MDSPGP-6). An application categorized as 'A' under the MDSPGP-6 may be granted federal approval by WWP, without separate USACE review. Our goal at MDE is to complete the MDE review of your application within 90 days of the date of receipt. If your project is a nontidal stream or wetland restoration/ rehabilitation project, the Department's goal is to complete the State review of your application within 90 days from the date of receipt. The following WWPP project managers have been assigned to review your application:

Tidal Wetlands Division: Mel Throckmorton at Mel.Throckmorton@maryland.gov or 410-537-3559

If available, please forward an electronic copy of the Joint Permit Application and supporting documentation to the email address listed for your WWPP project manager.

Joint Application Acknowledgement Letter

December 16, 2022

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Your application has been forwarded to the following groups for review:

Tidal Wetlands Division

Nontidal Wetlands Division

Waterway Construction Division

Dam Safety Permits Division
(410) 537-3552

U.S. Army Corps of Engineers
(410) 962-3670

Compliance Division
(410) 537-3510

You will be contacted individually or jointly by the groups that have been checked above within 45 days to advise you as to whether WWPP has all the information it needs to complete its review and what, if any, additional information is needed. In order to continue to process your application in a timely manner, it is important that you or your agent respond to such information requests promptly. Many delays in processing applications can be attributed to delays in MDE receiving the necessary requested information.

A primary function of wetlands and waterways is to convey and store flood waters and buffer adjacent land and water from related impacts. With climate change increasing precipitation, sea level rise and flooding in Maryland, the hydrology of wetland and waterway systems are also expected to change, possibly increasing flood risks to projects in or near wetlands, waterways, or their regulated buffers. The Department is incorporating the best available flooding information and science into wetlands and waterways application decisions. However, as an applicant proposing regulated activities in a possible flood prone area, you are also responsible for considering your project's flood vulnerability and risks, and including such considerations in your project's design, location, and scope.

Please note that if the proposed project changes during the course of processing, or if WWPP determines that other regulated resources may be impacted, your application may be recategorized and/or forwarded to other entities for their review and input (for example, Maryland Historical Trust, Tribal nations, Maryland Department of Natural Resources, U.S. Environmental Protection Agency, National Marine Fisheries Service, U.S. Fish and Wildlife Service, and/or U.S. Coast Guard). Reviews by these other groups may add additional time to the review period. Your WWPP reviewer will let you know if your application has been forwarded to other groups for their review. If the Compliance box is checked, this application has been identified to contain after-the-fact work or is subject to a pending or ongoing compliance or enforcement action and has been forwarded to the Water and Science Administration, Compliance Program, for review and comment. Prior to issuance of the authorization, WWPP will consult with the Compliance Program. If a Tidal Wetlands License issued by the State Board of Public Works is required for your project, you will be advised by that agency regarding any additional required license fee.

Obtaining the authorizations checked above will satisfy the requirements of WWPP and the federal permit requirements from USACE. We suggest that you retain this letter for future reference.

When multiple permits are required for a particular project, WWPP may consolidate all permit reviews into one process. You should not proceed with any work on your project until you have received the required written authorizations. You are still obligated to obtain any other required authorizations including any other federal and state approvals as well as local grading and building permits.

For information on the status of your application, you may call the Regulatory Services Coordination Office at (410)537-3752 (Baltimore/Annapolis). Please reference your tracking number listed above for all written and telephone correspondence. You may also contact the individual review groups that are processing your application at the listed telephone numbers to obtain or provide specific information relating to this application.

Sincerely,

Regulatory Services
Coordination Staff