

Michael and Brenda Larsen (the “**Applicant’s**”) propose to modify an existing private residential pier at their waterfront home, 1624 Concordia Dr., Pasadena, Maryland, 21122 (the “**Property**”), which has approximately ± 67 linear feet of frontage on Cornfield Creek. The Applicant’s Property is approximately ± 71,457 SF and is zoned R2. Pursuant to the Anne Arundel County Code (the “**Code**”), §18-4-106, “Piers, private residential, if accessory to a dwelling unit” is permitted by right in the R2 zoning district.

The Applicant’s proposed pier modification will consist of the installation of 2 mooring piles and 2 boat lifts that includes 4 supporting pilings. Due to the narrow channel width within this portion of Cattail Creek and the limited shoreline frontage, the mooring pilings and boat lift with associated pilings require variances to the required 15-foot setbacks and ¼ channel line. The Applicant’s proposed mooring piles, boat lifts, and boat lift piles are the minimum necessary to allow the Applicant reasonable access to navigable water at a depth of -3.0 at mean low water (0.0 feet).

The location, setbacks, and length requirements for piers and mooring pilings are spelled out in Code, §18-2-404, “Piers and mooring pilings.” Subsection (b) of said Code provision reads, in pertinent part, as follows:

“(b) **Setbacks.** A pier or mooring piling shall be located at least 15 feet from a lot line extended for a private pier [...]. The Office of Planning and Zoning determines the method of the lot line extension in accordance with one or more of the following methods:

- (1) From the side lot line at a 90 – degree angle to the shoreline;
- (2) From the extension of the last course of the lot line into the waterway;
- (3) From the side lot lines to the center of cove; or
- (4) From the side lot lines generally parallel with existing piers located on adjacent lots.

In the Applicant's case, method (2) is being utilized on the Western property line extensions, and method (1) is being utilized on the Eastern property line extensions because of the unique shape of the shoreline and surrounding piers. Strict compliance with the provisions of the Code results in practical difficulties for the Applicant due to the unique physical conditions of the Applicant's Property. Accordingly, the Applicant is requesting four (4) variances to Code, **§18-2-404(b)**. The variances requested are:

1. 4.5 feet to the $\frac{1}{4}$ channel line and 7.5 feet from the Western property line setback to allow the installation of 1 boat lift pile.
2. 18.5 feet to the $\frac{1}{4}$ channel line and 7.5 feet from the Western property line setback to allow the installation of 1 boat lift pile.
3. 26 feet to the $\frac{1}{4}$ channel line and 7.5 feet from the Western property line setback to allow the installation of 1 mooring pile.
4. 18.25 feet to the $\frac{1}{4}$ channel line to allow the installation of 1 mooring pile.

The requested variances satisfy the general variance requirements of Code, **§18-6-305(a) and (c)**. The Applicants cannot retain the existing boat lift and boat lift pilings without the requested variances, which are the minimum variance necessary to afford the Applicant's relief. Additionally, the requested variances for the two mooring piles are.

The requested variances will not substantially impair the appropriate use or development of adjacent properties. Access to and from the neighboring piers will remain unaffected by the construction and use of the Applicant's proposed platform and boat lift pilings.

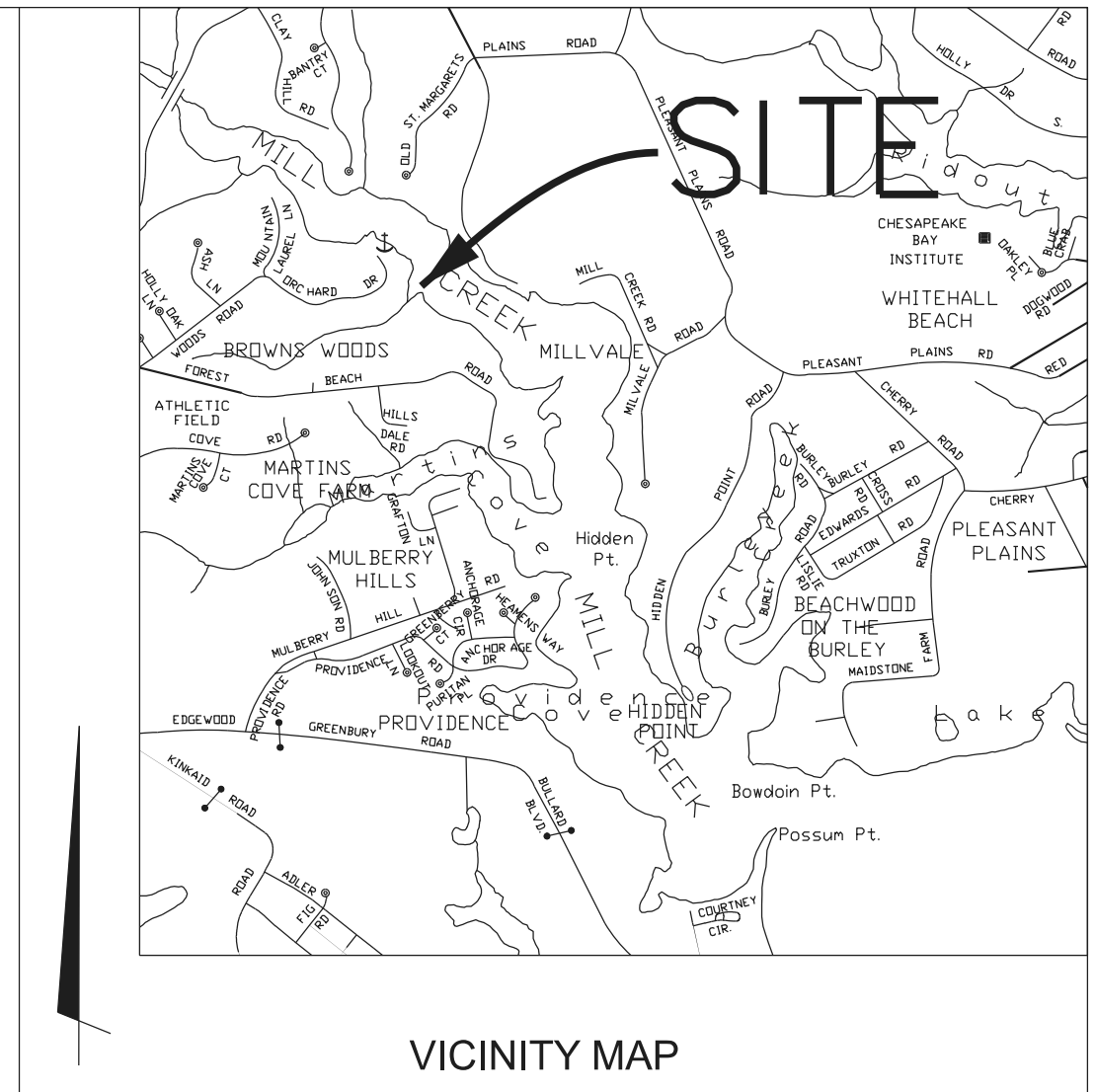
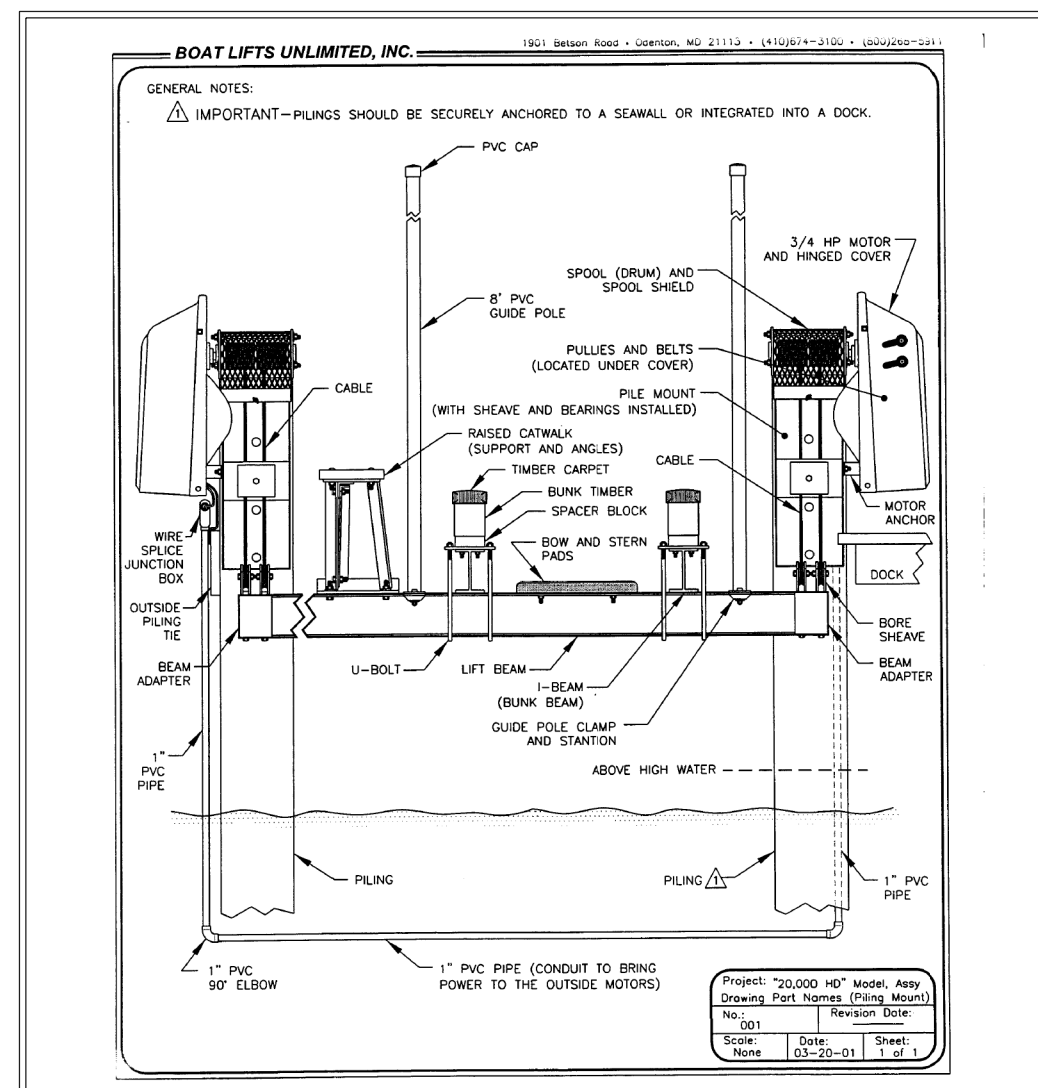
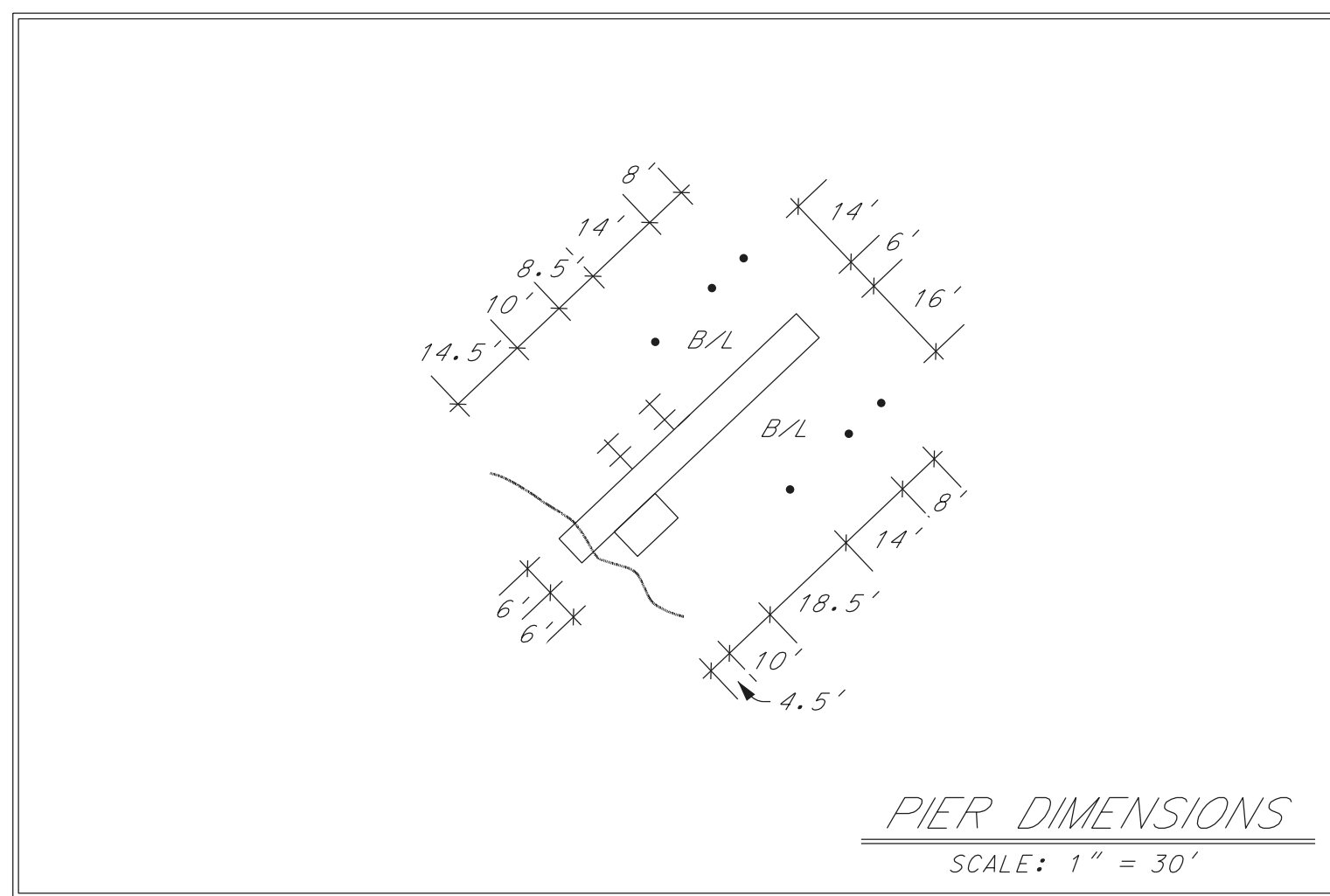
The variances requested by the Applicants will have no impact on the forest cover in the Critical Area, and there will not be any clearing or replanting in the Critical Area or bog protection area.

The requested variances will help ensure safe boating practices to and from the Applicant's pier and will not be detrimental to the public welfare.

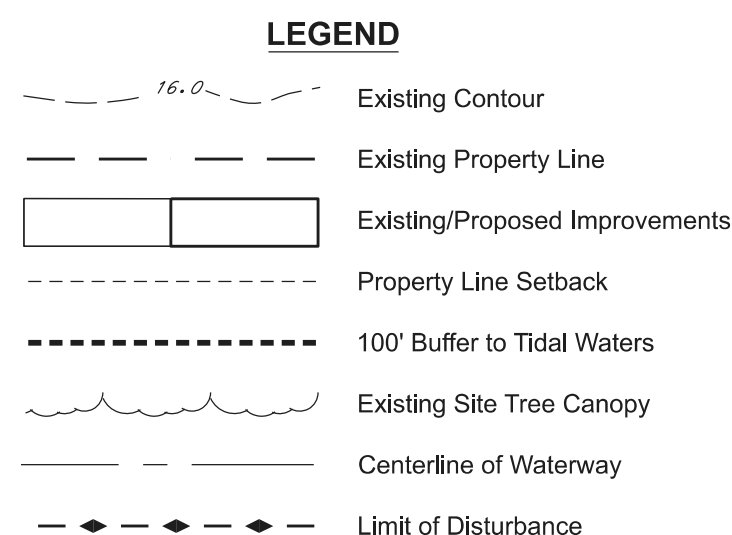
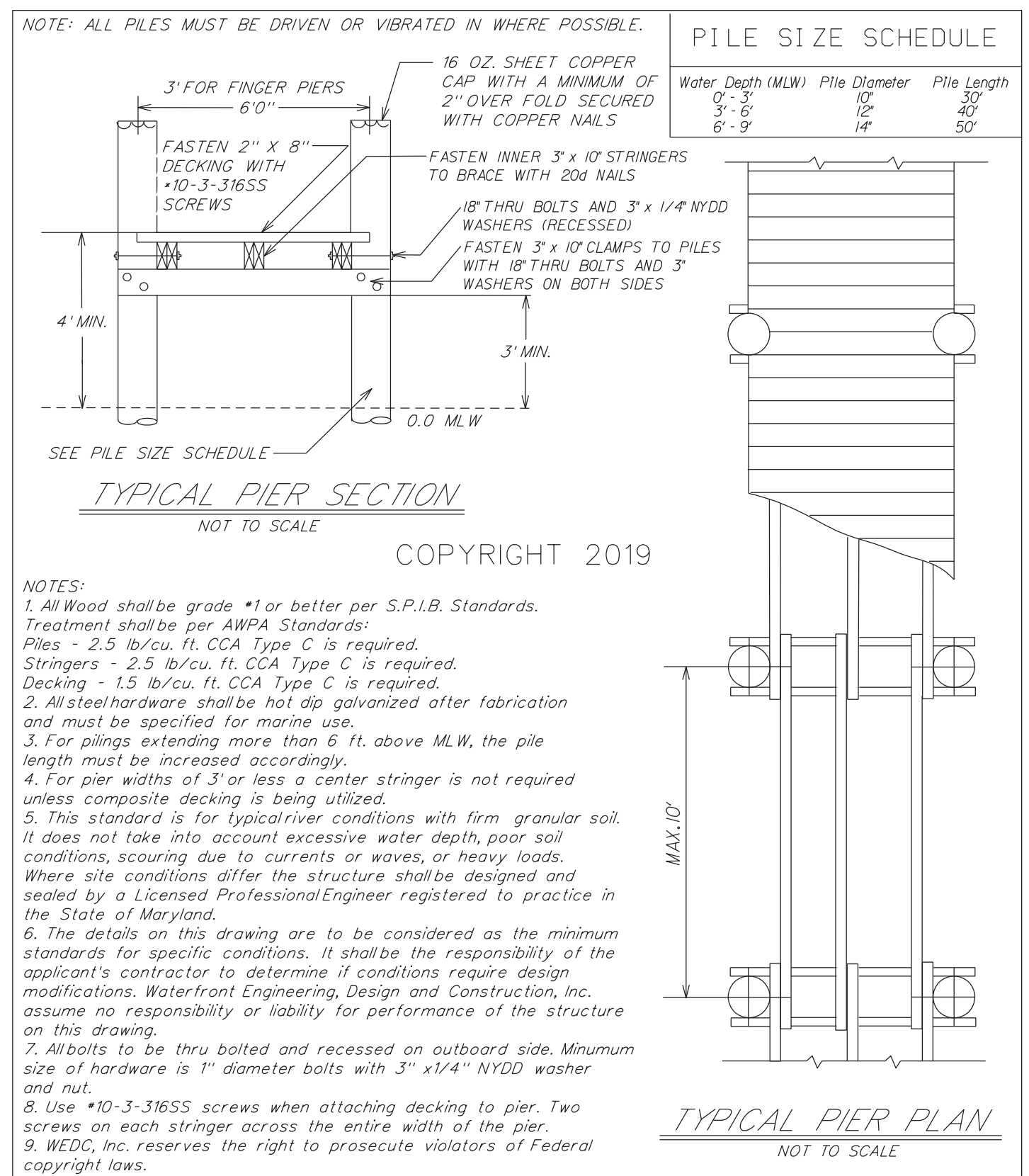
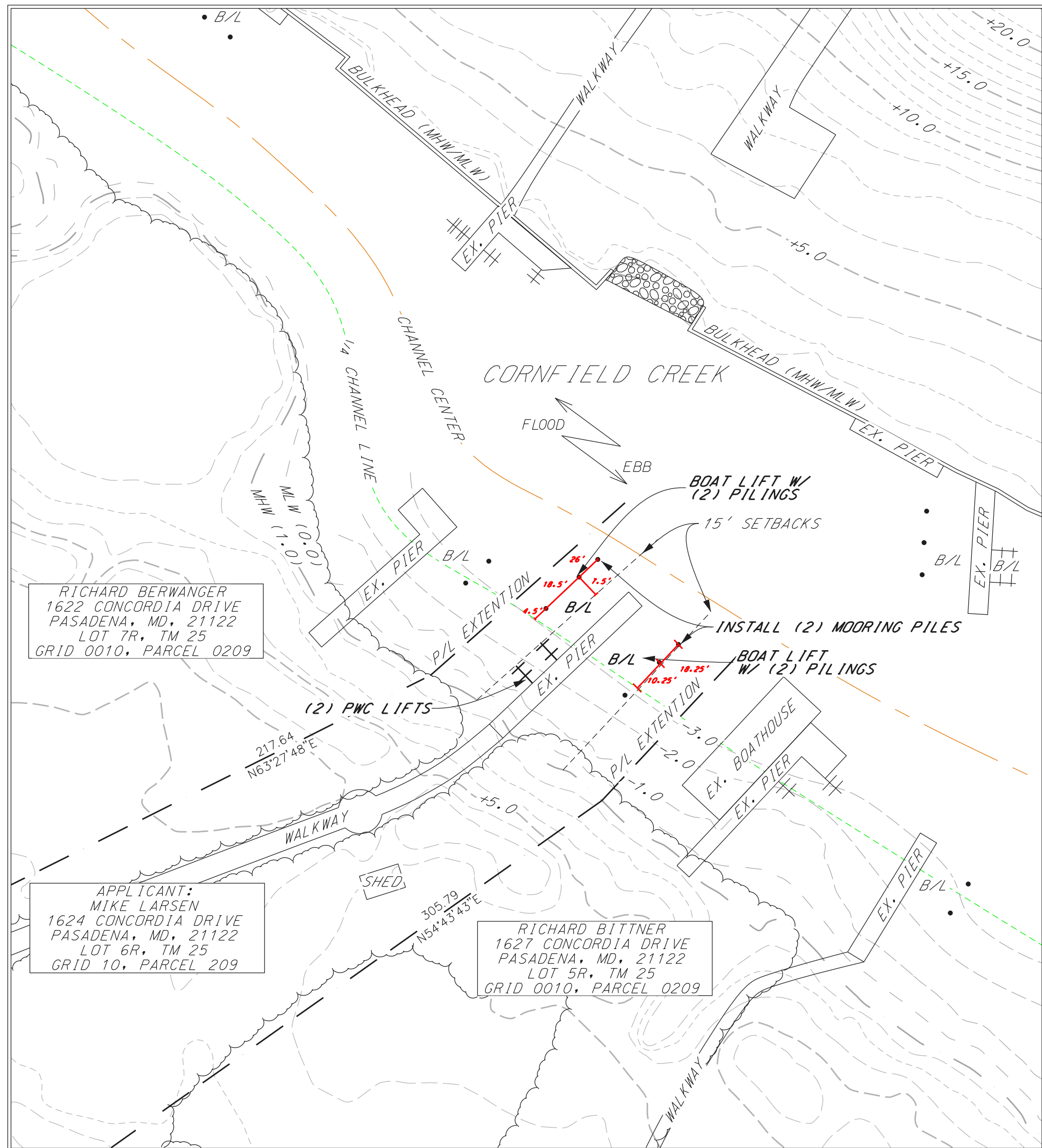
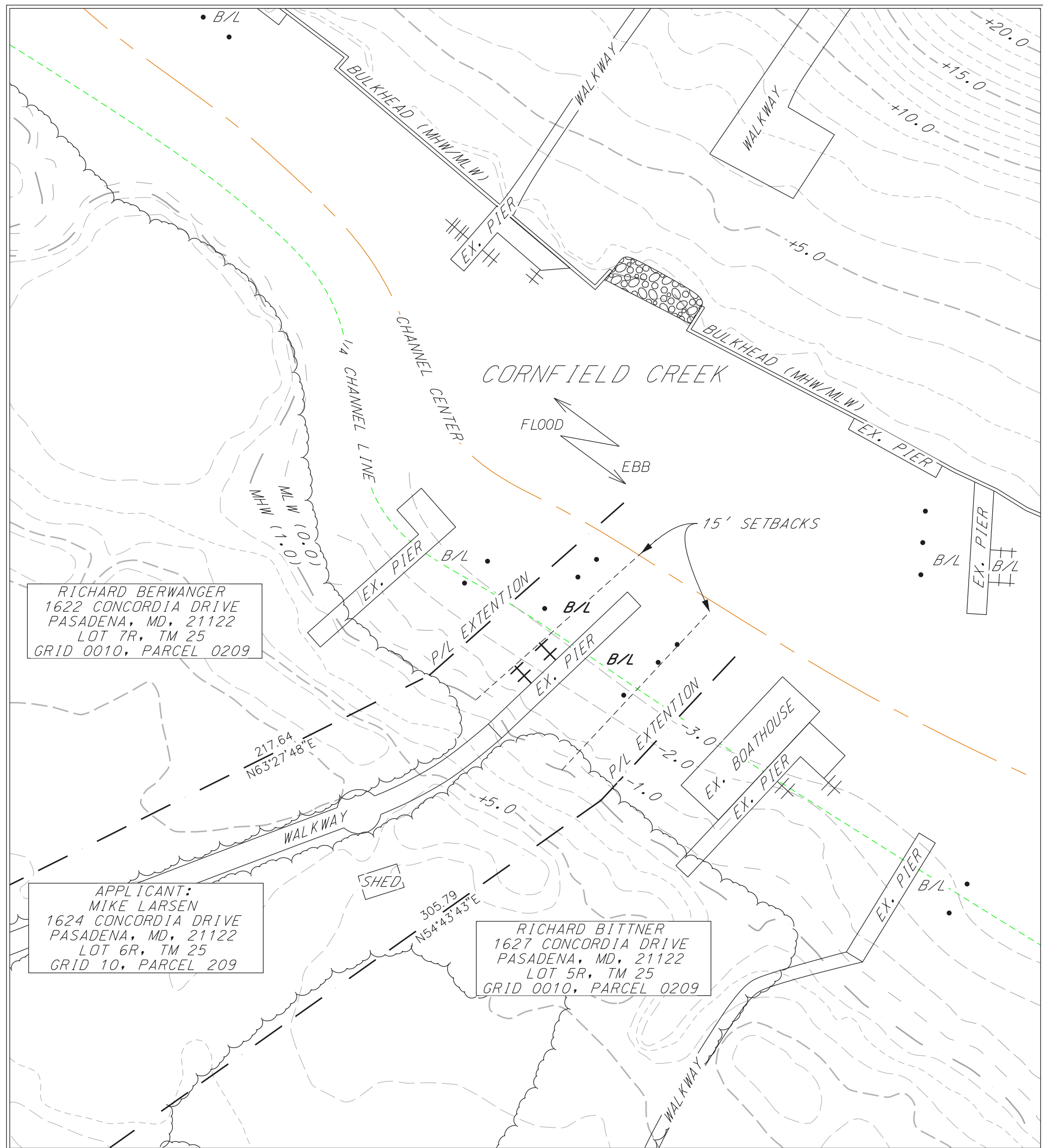
For all the foregoing reasons, the variances requested by the Applicants are necessary to avoid practical difficulties. Granting the variances maintains the intent and spirit of the law, secures public safety, and ensures that substantial justice is done.

REQUESTED VARIANCES:

1. A VARIANCE OF 4.5' TO THE 1/4 CHANNEL LINE AND 7.5' FROM THE PROPERTY LINE SETBACK TO ALLOW THE INSTALLATION OF 1 BOAT LIFT PILE. (AFTER THE FACT)
2. A VARIANCE OF 18.5' TO THE 1/4 CHANNEL LINE AND 7.5' FROM THE PROPERTY LINE SETBACK TO ALLOW THE INSTALLATION OF 1 BOAT LIFT PILE. (AFTER THE FACT)
3. A VARIANCE OF 26' TO THE 1/4 CHANNEL LINE AND 7.5' FROM THE PROPERTY LINE SETBACK TO ALLOW THE INSTALLATION OF 1 MOORING PILE.
4. A VARIANCE OF 18.25' TO 1/4 CHANNEL LINE THE TO ALLOW THE INSTALLATION OF 1 MOORING PILE.
5. A VARIANCE OF 10.25' TO 1/4 CHANNEL LINE THE TO ALLOW THE INSTALLATION OF 1 MOORING PILE. (AFTER THE FACT)



- NOTE:**
- Entire site lies within R1 zoning
 - Entire site lies within the Chesapeake Bay Critical Area (LDA)
 - Entire site lies within a Private Service Area with a private septic system
 - Entire site lies within a Public Service Area with public water service
 - Entire site lies within the Chesapeake Bay Watershed



DESIGNED: SCM	DRAWN: CRS
ORIG. DATE: 8/2/2023	
MODIFIED BY/DATE:	
CAD DWG #: Larsen, Mike.dgn	
WEDC PROJECT #: 2023-8-2	

REVISIONS TO APPROVED PLANS			
No.	DATE	BY	DESCRIPTION



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Email: Waterfrontdesign@verizon.net
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PROPERTY OWNER(S):
MICHAEL LARSEN & BRENDA LARSEN
1624 CONCORDIA DRIVE
PASADENA, MD 21122
410-365-3844
MLARSEN@WINDSORELECTRIC.COM

ADMINISTRATIVE SITE PLAN
PROPOSED PIER IMPROVEMENTS
LONGVIST MANOR
1624 CONCORDIA DR, PASADENA, MD 21122
TAX ACCT. NO. 3508-9006-1738
TAX MAP: 25 GRID: 0010 PARCEL: 209 DISTRICT: 3RD
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 30' DATE: March 28, 2024 PROJ. NO: 2023-8-2 SHEET 1 OF 1