

LETTER OF EXPLANATION
AAC Variance Application
OWNER: Michael Alesandrini
212 Riverside Road, Edgewater, MD 21037
1/19/2024

Property Information: Parcell 114, Block 07, Lot 19, Map 56, Subdivision – South River Park.
Zoned R5 Residential District. Waterfront lot located on Warehouse Creek/South River. Chesapeake Bay Critical Area - Intensely Developed Area (IDA).

Existing Conditions: The property boundaries narrow at the waterfront. The property is angled at the waterfront and using the Extension of the Last Course of the Lot Line for extending property lines, the lines converge and move closer together as they extend channelward. Therefore, the entire waterfront area falls inside the AAC 15' setbacks. The existing pier is 6' x 37.5' and 16' x 20' platform. Total length = 57.5' from MHWL. The existing pier and platform fall inside the AAC 15' setbacks. There is a 6' x 16' pavilion that has been in existence more than 20 years.

Proposed Construction: Remove 10' x 20' section of existing pier. Install two boat lift piles for one 10' x 15' boat lift.

Variance Requested: Two boat lift piles: 15' variance for lift pile to the North and 14' variance for lift pile to the South.

Adjacent Property Owners:

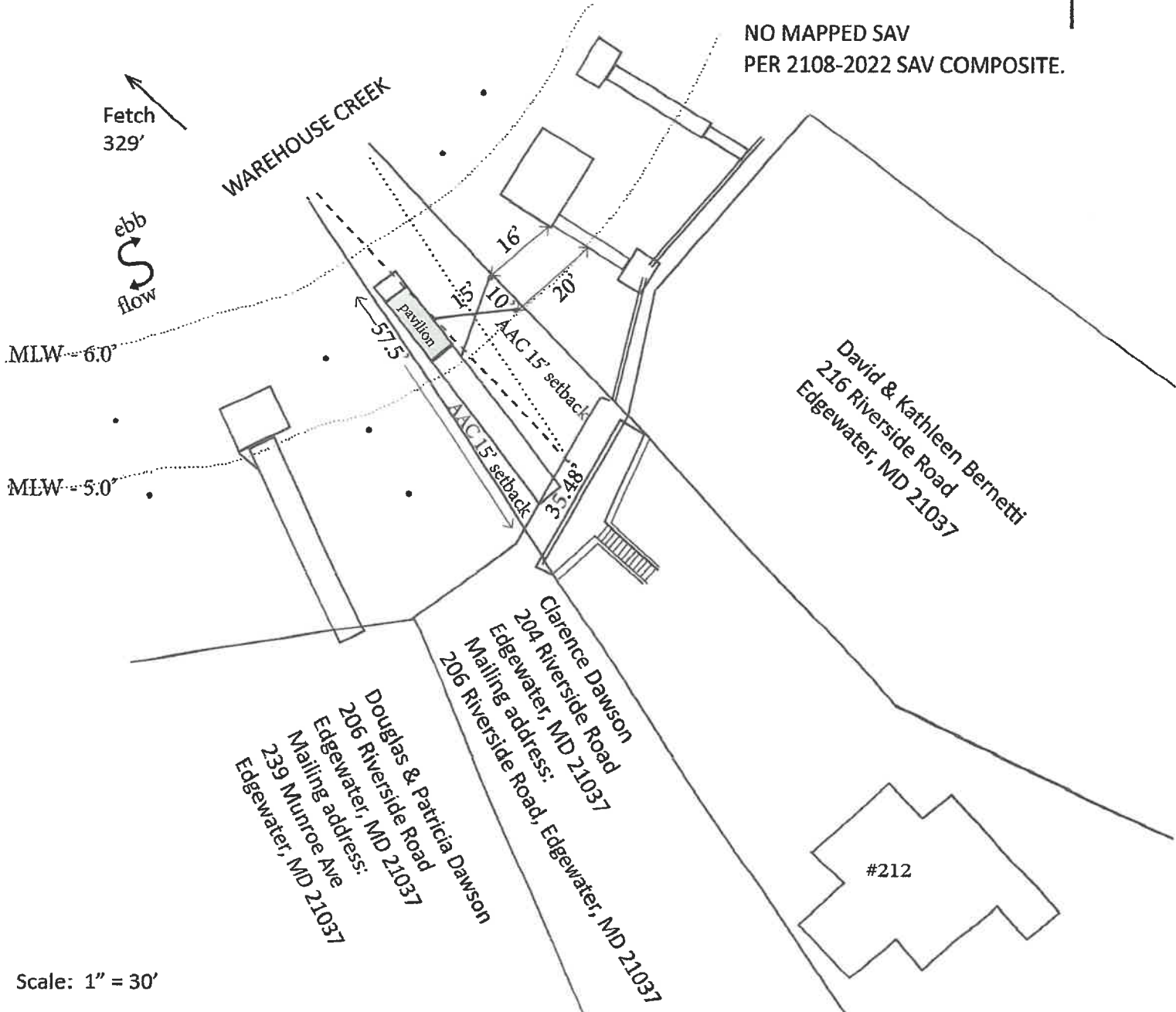
David & Kathleen Bernetti – 216 Riverside Road, Edgewater, MD 21037 (North)
Clarence Dawson – 204 Riverside Road, Edgewater, MD 21037 (South)

Justification :


- Due to the narrowing of the property lines at the waterfront, the entire pier sits inside the AAC 15' setbacks.
- The Bernetti's pier and piling angle inside the AAC 15' setback.
- Two piles are needed on the East side of the pier to accommodate a boat lift for a 32 foot chaparral.
- Currently 14 piers in the creek have at least one boat lift.
- Therefore, the homeowner is asking for the minimum necessary to afford relief – two lift piles for one boat lift.
- The homeowner is willing to remove a 10' x 20' platform to make room for the boat lift and piles.
- The existing pier is located 17' away from the Bernetti's pier to the North.
- The proposed lift piles will be located 16' and 20' from the Bernetti's pier.

Critical Area Report: This is residential property. All proposed construction will be channelward of MHWL. Therefore, no land disturbance will occur. Impact on water quality and habitat – N/A. Impervious surface before and after construction will be the same = ~7,520 SF. There are no wildlife habitats of local significance.

PROPOSED CONSTRUCTION



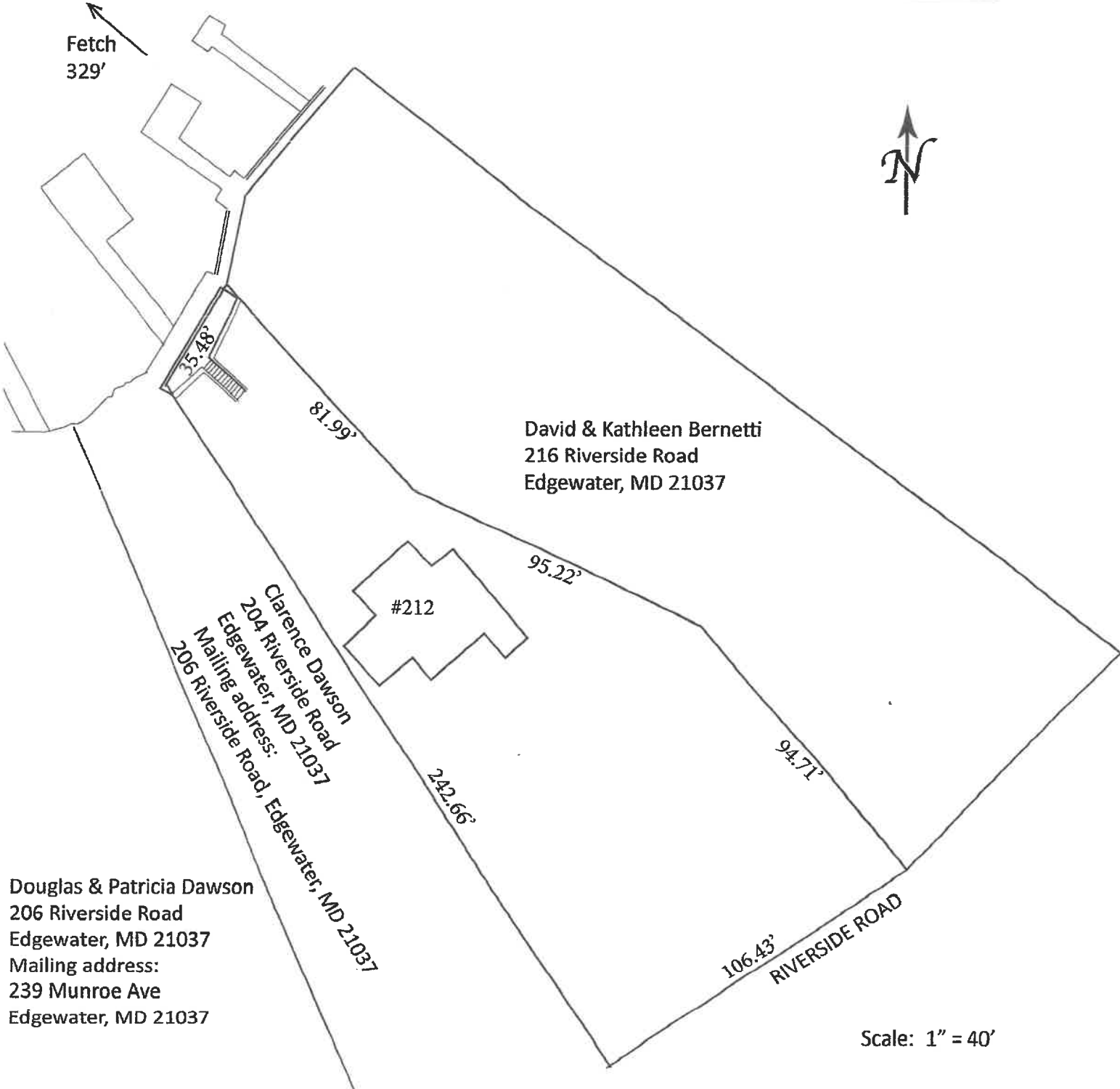
Scale: 1" = 30'

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
 <p>RKN Marine Permits & Services 1160 Indian Landing Road Millersville, MD 21108 renee.norris@comcast.net</p>	<p>Michael Alesandrini 212 Riverside Road Edgewater, MD 21037 AAC/1746-0114-9700 Warehouse Creek/South River 1/19/2024</p>	<p>Remove 10' x 20' section of pier. Install two boat lift piles for one 10' x 15' boat lift.</p> <p>Variance requested: 15' for lift pile to the North. 14' for lift pile to the South.</p>
<p>PAGE 4 OF 10</p>	<p>All construction water access.</p>	<p>All measurements shall be field verified by contractor.</p>

WAREHOUSE CREEK

EXISTING CONDITIONS

Fetch
329'



Douglas & Patricia Dawson
206 Riverside Road
Edgewater, MD 21037
Mailing address:
239 Munroe Ave
Edgewater, MD 21037

Scale: 1" = 40'

FOR PERMIT USE ONLY

OWNER

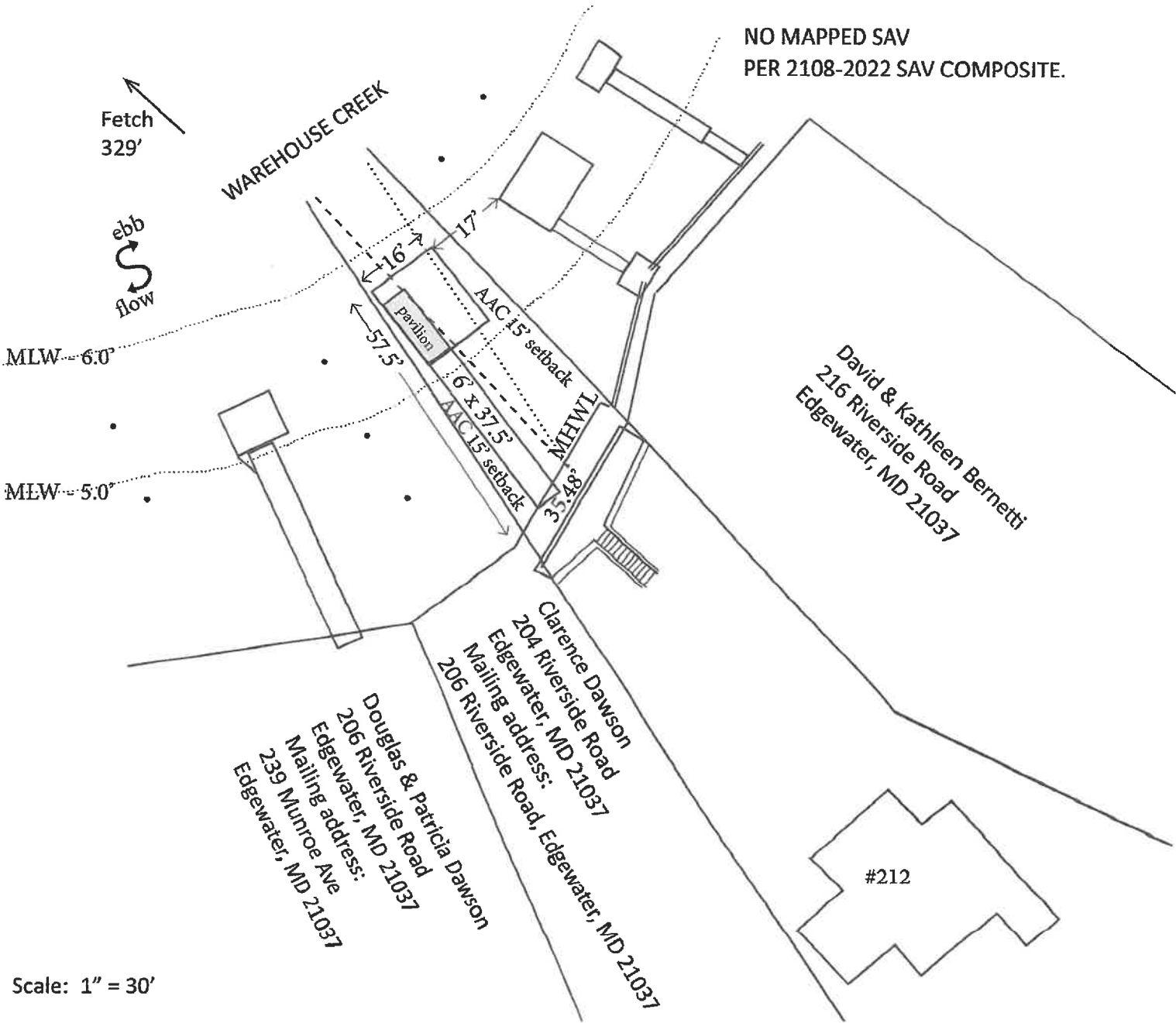
PROPOSED CONSTRUCTION

 **RKN**
Marine Permits & Services
1160 Indian Landing Road
Millersville, MD 21108
renee.norris@comcast.net


Michael Alesandrini
212 Riverside Road
Edgewater, MD 21037
AAC/1746-0114-9700
Warehouse Creek/South River
1/19/2024

Remove 10' x 20' section of pier.
Install two boat lift piles for one 10' x 15' boat lift.

EXISTING CONDITIONS - DETAIL



Scale: 1" = 30'

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
 <p>RKN Marine Permits & Services 1160 Indian Landing Road Millersville, MD 21108 renee.norris@comcast.net</p>	<p>Michael Alesandrini 212 Riverside Road Edgewater, MD 21037 AAC/1746-0114-9700 Warehouse Creek/South River 1/19/2024</p>	<p>Remove 10' x 20' section of pier. Install two boat lift piles for one 10' x 15' boat lift.</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: 1/19/2024

Tax Map #	Parcel #	Block #	Lot #	Section
56	114	07	19	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 1746-0114-9700

Project Name (site name, subdivision name, or other) Michael Alesandrini, South River Park

Project location/Address 212 Riverside Road

City Edgewater Zip 21037

Local case number

Applicant: Last name Alesandrini First name Michael

Company Application submitted by RKN Marine Permits & Services

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 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:

Residential

Intra-Family Transfer Yes
 Grandfathered Lot Yes

Growth Allocation Yes
 Buffer Exemption Area Yes

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		18,350
LDA Area		
RCA Area		
Total Area		18,350

Total Disturbed Area

Acres	
	0

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		unknown	Existing Lot Coverage Impervious		~ 7,520
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		~ 7,520

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		N/A

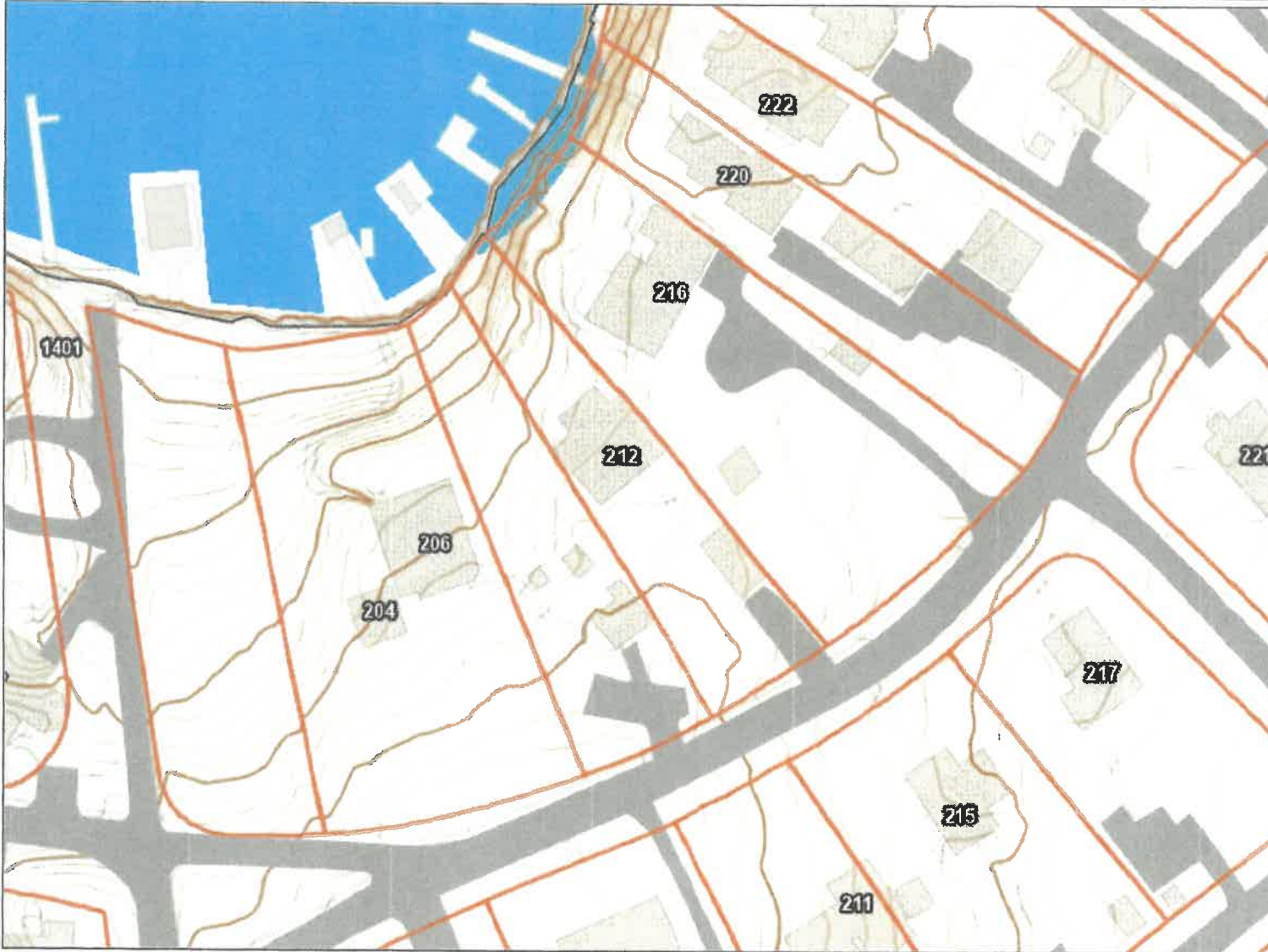
Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other 2 boat lift piles

212 Riverside topo 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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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes 1"=100'

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