

LETTER OF EXPLANATION  
AAC Variance Application  
OWNER: Barry Gosnell  
48 Poplar Point Road, Edgewater, MD 21037  
2/1/2024

Property Information: Parcell 151, Block 20, Lot 32, Map 51, Subdivision – Poplar Point.  
Zoned R1, Residential District. The waterfront lot is located on Church Creek on South River.  
Chesapeake Bay Critical Area – Resource Conservation Area (RCA) and mapped as a Modified Buffer Modification area.

Existing Conditions: Existing pier is 8' x 91' and 8' x 49'. Maximum distance channelward of MHWL = 91'. Four attached piles are located 5' inside the AAC 15' setback to the East. There is an existing, functional, bulkhead. There are three mooring piles channelward of the pier and two lift piles landward of the pier. There is one 10' x 13' boat lift on the West side of the pier and one PWC lift. There is shoaling in front of the existing storm water management easement.

Proposed Construction: Replace in-kind 6 pier piles. Remove 4 attached piles. Remove 3 mooring piles. Install 6 mooring piles.

Variance Requested: Owner requests a variance to allow 3 mooring piles to be installed inside the AAC 15' setback to the East: #1 – 14' variance, #2 – 13' variance, #3 – 12' variance.

Adjacent Property Owners:

John Jacobs & Colleen Busher – 49 Poplar Point Road, Edgewater, MD 21037 (East)  
Brian & Tanique Plaxen – 46 Poplar Point Road, Edgewater, MD 21037 (West)

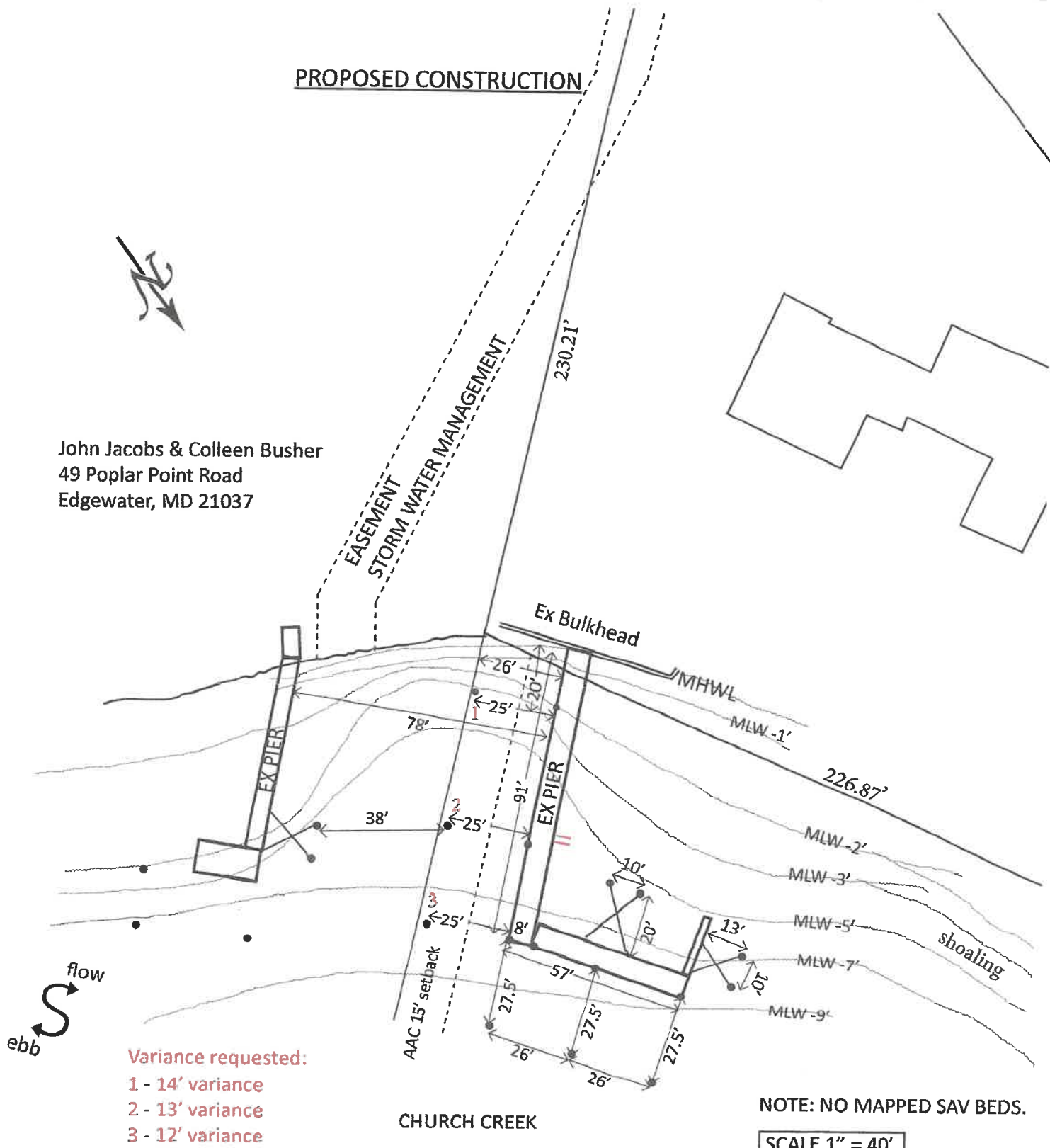
Justification:

- Mr. Gosnell owns two boats.
  - A center console boat currently sits on the boat lift.
  - He also owns a 70' Princess Motor Yacht.
- Docking the yacht on the parallel section of the pier is not a viable option for multiple reasons.
  - The center console boat extends past the boat lift on either side.
  - The yacht is 70' long and the parallel section of pier is 57' long.
  - The yacht would have to block the center console boat and/or extend close to the property line on the Jacobs' side, which would also block/make unusable the slip on the South side of the primary pier.
  - The parallel section of pier angles in such a way to make it difficult to navigate.
  - Wind and current can affect docking the 70' yacht due to the flybridge and added associated windage.
  - Entering or exiting from the Jacobs' side of the pier is not feasible without hitting their piling or boat lift.
- The safest and easiest position to dock the 70' yacht is alongside the perpendicular section of the pier.
- Currently, the distance between the Jacobs' boat lift pile and the Gosnell's pile is 44'. The proposed piling will be located 38' from the Jacobs' lift pile. This allows ample room to navigate a boat.

Critical Area Report: The property is used for residential purposes. The predominant trees are native, including Poplar, Maple, and Oak. Additional native shrubs were planted and approved by the county. There will be no disturbance as all construction will take place channelward of the MHWL. The impervious surface will remain the same – 7,474 SF. The property is zoned Resource Conservation Area. Some areas along the water have a slope greater than 15%. Approximately 7.5' of the stormwater easement extends on this property.

**PROPOSED CONSTRUCTION**


John Jacobs & Colleen Busher  
49 Poplar Point Road  
Edgewater, MD 21037



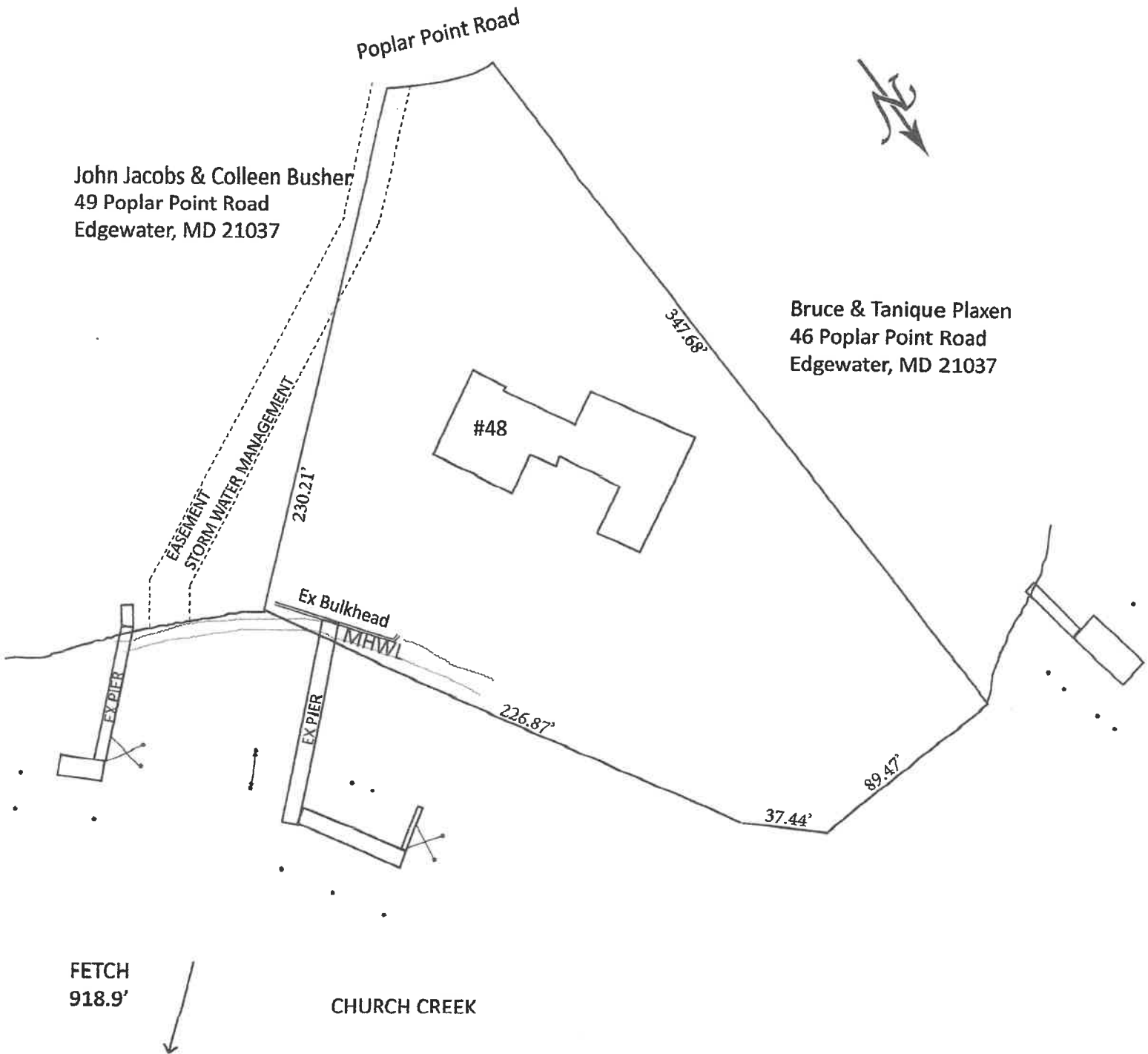
**Variance requested:**  
1 - 14' variance  
2 - 13' variance  
3 - 12' variance

NOTE: NO MAPPED SAV BEDS.

SCALE 1" = 40'

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
 <p><b>RKN</b> Marine Permits &amp; Services 1160 Indian Landing Road Millersville, MD 21108 renee.norris@comcast.net</p>	<p>Barry Gosnell 48 Poplar Point Road Edgewater, MD 21037 AAC/2624-9004-9139 Church Creek/South River 1/31/2024</p>	<p>Replace in-kind 6 pier piles. Remove 4 attached piles. Remove 3 mooring piles. Install 6 piles.</p> <p>NOTE: MDE application submitted for boat lift.</p>
<p>PAGE 3 OF 3</p>	<p>All construction water access.</p>	<p>All measurements shall be field verified by contractor.</p>

**EXISTING CONDITIONS**



John Jacobs & Colleen Busher  
49 Poplar Point Road  
Edgewater, MD 21037

Bruce & Tanique Plaxen  
46 Poplar Point Road  
Edgewater, MD 21037

#48

EASEMENT  
STORM WATER MANAGEMENT

230.21'

347.68'

226.87'

89.47'

37.44'

Ex Bulkhead

MHWL

EX PIER

EX PIER

FETCH  
918.9'

CHURCH CREEK

SCALE 1" = 60'

**FOR PERMIT USE ONLY**

**OWNER**

**PROPOSED CONSTRUCTION**

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

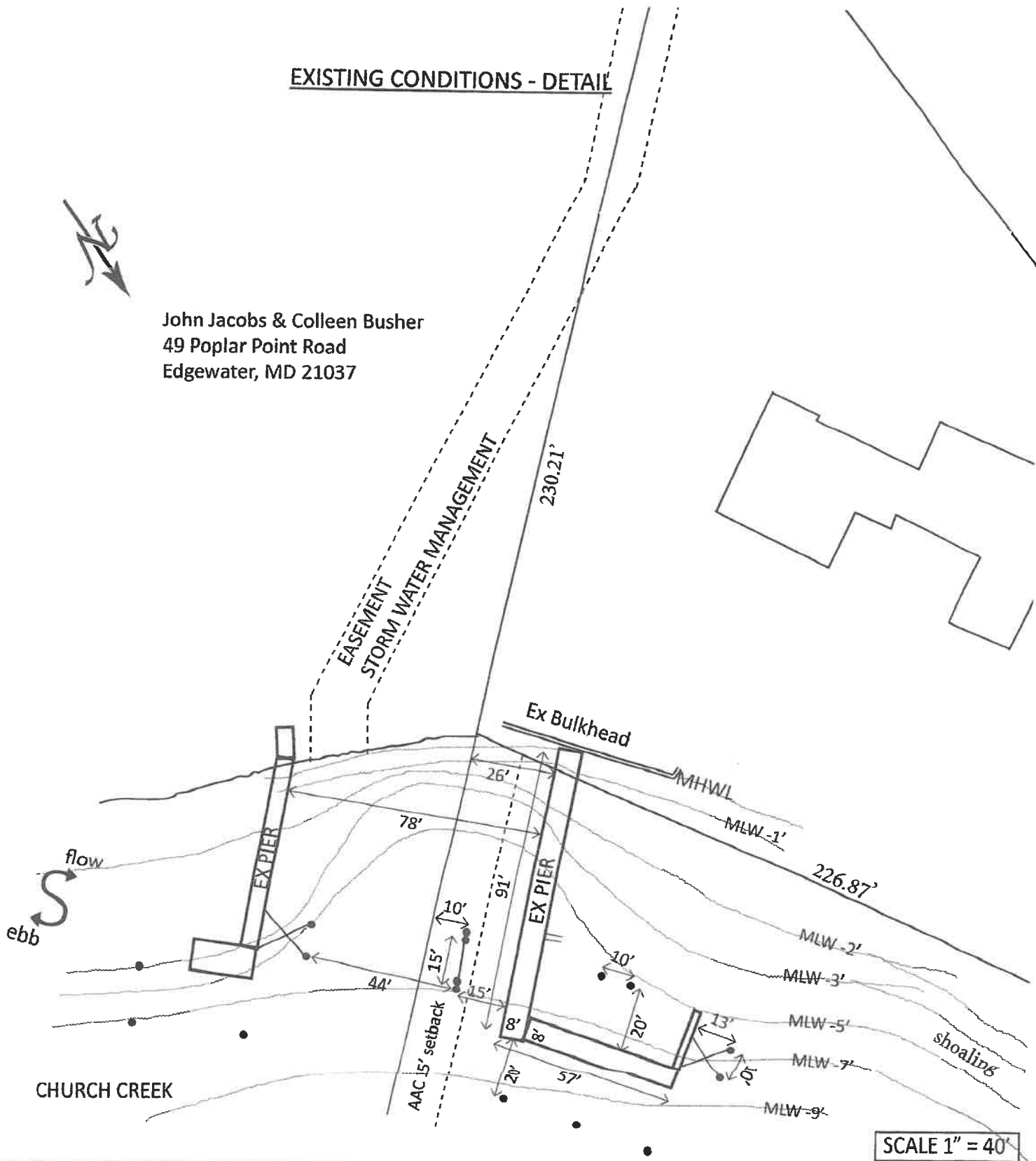
Barry Gosnell  
48 Poplar Point Road  
Edgewater, MD 21037  
AAC/2624-9004-9139  
Church Creek/South River  
1/31/2024

Replace in-kind 6 pier piles.  
Remove 4 attached piles.  
Remove 3 mooring piles.  
Install 6 piles.


**EXISTING CONDITIONS - DETAIL**



John Jacobs & Colleen Busher  
 49 Poplar Point Road  
 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	Barry Gosnell 48 Poplar Point Road Edgewater, MD 21037 AAC/2624-9004-9139 Church Creek/South River 1/31/2024	Replace in-kind 6 pier piles. Remove 4 attached piles. Remove 3 mooring piles. Install 6 piles.

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: 1/31/2024

Tax Map #	Parcel #	Block #	Lot #	Section
51	151	20	32	

Tax ID: \_\_\_\_\_

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other) Barry Gosnell, Poplar Point

Project location/Address 48 Poplar Point Road

City Edgewater Zip 21037

Local case number \_\_\_\_\_

Applicant: Last name Gosnell First name Barry

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

Revised 12/14/2006

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Residential
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Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	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		
LDA Area					
RCA Area	1.25		# of Lots Created		
Total Area	1.25				

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		unknown	Existing Lot Coverage - Impervious		~7,474
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		~7,474

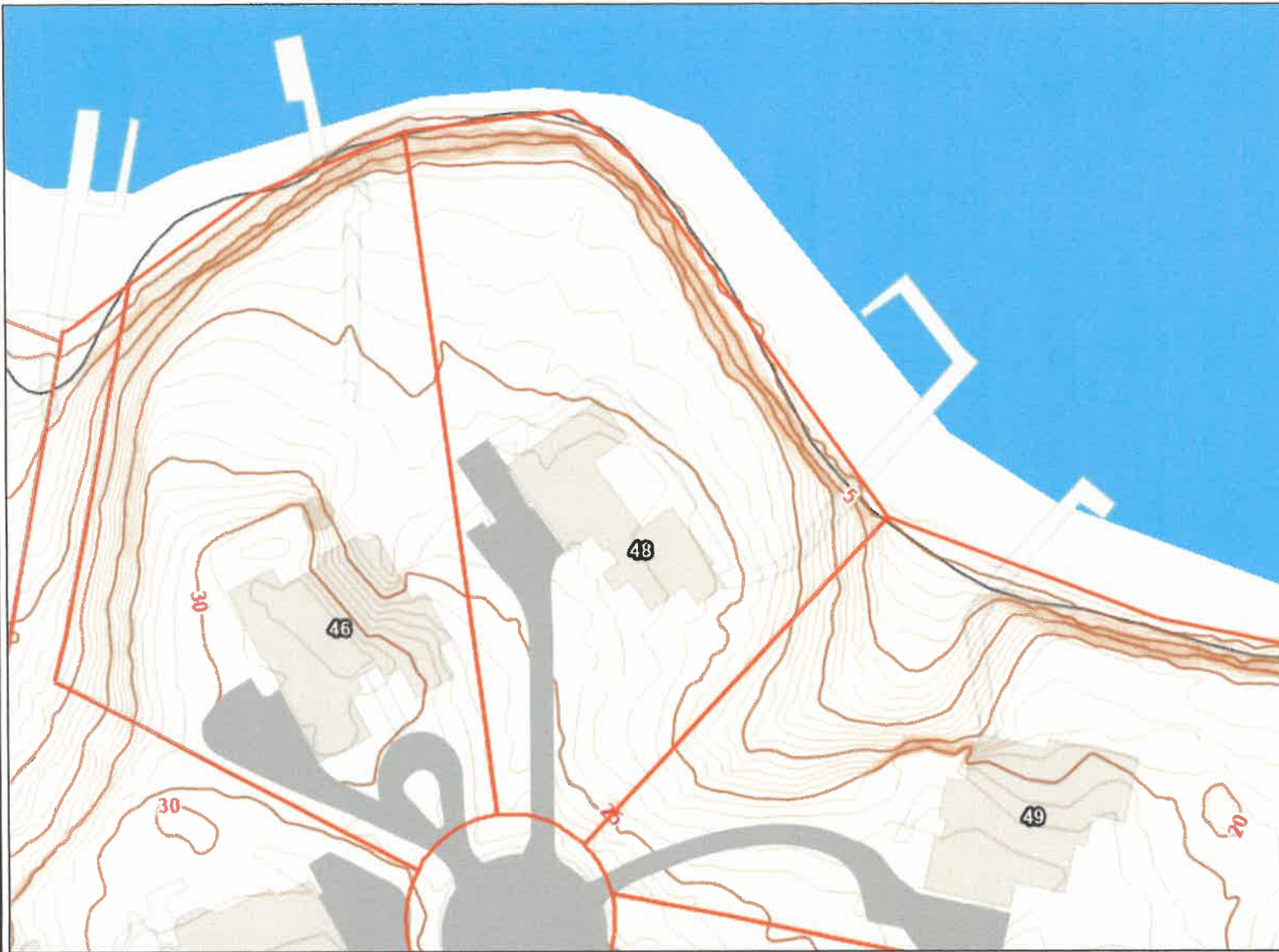
**VARIANCE INFORMATION (Check all that apply)**

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

<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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Install 3 piles in the setback.

# 48 Poplar Point 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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Notes 1"=100'

