

Topics of Discussion for Case No. 2024-00

APP. EXHIBIT# 1

CASE: 2024-0007-V

DATE: 3/21/24

Property Constraints and Piling Placement:

- Granting the variance to extend into the western property setback for installing new pilings for a boat lift is essential due to the unique geography of the homeowner's property. Despite having 50 feet of waterfront property, the property is situated in a cove, resulting in a limited buildable area due to converging property line extensions.
- There is an existing permitted boat lift in place. The customer has purchased a larger boat, so we are increasing the capacity of the existing lift. In doing so, we are replacing the pilings with taller and stronger pilings, along with reconfiguring them to ensure the boat does not extend past the end of the pier.
- The requested pilings will not encroach further into the setback than the existing pilings, ensuring no adverse impact on the neighboring property, as they maintain the same distance from the neighbor's pier and mooring pilings.

Homeowner's Right to Tie up Boat:

- Homeowners have the right to tie up their boats to their pier.
- Tying up a boat on the pier, however, has potential drawbacks such as blocking sunlight underneath the boat, contributing to algae growth, and impacting the aquatic environment negatively.

Advantages of Boat Lifts for the Environment:

- Boat lifts play a crucial role in preserving the aquatic environment by allowing sunlight to penetrate underneath, promoting the growth of aquatic life.
- Deposits from boats can alter water chemistry, introducing compounds like zinc and copper, and creating an environment that may be too alkaline or acidic.

Important to Note:

- The homeowners previously had a SeaRay 260, which was 26 feet in length. They traded that in and bought a SeaRay 320, which is 32.5 feet in length. Please see the title on the following page.
- As the closest proposed boat lift piling that is to be installed leaves approximately 18 feet between it and the neighbor's existing pilings, this allows enough room for a small barge to pass through for pier and boat lift repairs.

Posted Signs:

- 3 signs were posted at the property on March 6, 2024, according to the instructions provided by Anne Arundel County. One is posted facing Honeysuckle Lane, one is posted facing the intersection of West Drive and Shore Drive, and one is facing the water. All three signs are clearly visible and unobstructed from view.



STATE OF MARYLAND

KEEP IN A SAFE PLACE - ANY ALTERATION OR ERASURE VOIDS THIS TITLE

CERTIFICATE OF TITLE TO A VESSEL

(Any alteration or erasure voids this title.)

Owner(s) of Record

PELLA MID-ATLANTIC INC.
12100 BALTIMORE AVE STE 1
BELTSVILLE, MD 20705

Vessel #	Hull/Identification #	Title #	Original Title Date	Date of Issuance
MD 3900 CU	SERV2138C323	1607027	01/05/2024	01/05/2024

Year	Manufacturer	Length	Form of Ownership
2023	SEA RAY BOATS INC (SER)	32' 5"	Sole Owner

Primary Use	Vessel Type	Hull Material	Propulsion	Engine Drive	Fuel
Pleasure	Cabin Motorboat	Fiberglass	Propeller	Outboard	Gas

Branded Title

No

Pursuant to the provisions of the Natural Resources Article of the Annotated Code of Maryland, I hereby certify that an application for Certificate of Title has been made for the vessel described above, and that the owner(s) of record named on the face hereof has certified under penalty of perjury that the vessel is subject to the security interests shown hereon (if any). The Department of Natural Resources does not guarantee the statements as to the security interest.

Secretary of Natural Resources