

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Michael Joseph Gerard Larsen &
Brenda Arlene Larsen, Trustees

ASSESSMENT DISTRICT: 7

CASE NUMBER: 2024-0022-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: April 9, 2024

PREPARED BY: Joan A. Jenkins 
Planner II

REQUEST

The applicant is requesting variances to perfect boatlift pilings (4) and allow mooring pilings (2) with less setbacks than required and greater distance than allowed on property located at 1624 Concordia Drive in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 71,457 square feet of land, more or less, and is located with approximately 321 feet of frontage on the north side of Concordia Drive, east of Circle Road. The property is identified as Lot 6R on Parcel 209, in Grid 10 on Tax Map 25 in the Longvist Manor subdivision. The property has been zoned R2-Residential District since the adoption of comprehensive rezoning for the Third Council District January 29, 2012.

This lot is platted to Cornfield Creek, is within the Chesapeake Bay Critical Area designated as LDA - Limited Development Area, and is not mapped within a buffer modification area.

The site is developed with a dwelling. The property is served by a private well and public sewer.

APPLICANTS' PROPOSAL

The applicants propose to construct two mooring pilings and seek to perfect the location of four boatlift piles.

REQUESTED VARIANCES

§ 18-2-404 (b) of the Code requires a pier or mooring piling be set back a minimum of fifteen feet from a lot line extended. The two existing boatlift pilings and one proposed mooring piling on the northwest side of the pier are all located 7.5 feet from the property line extended requiring variances of eight feet to the 15-foot required setback. These pilings are 4.5 feet, 18.5 feet, and 26 feet farther into the channel than allowed, requiring variances of 5 feet, 19 feet and 26 feet, respectively to the allowed $\frac{1}{4}$ distance.

There are two existing boatlift pilings and one proposed mooring piling on the southeast side of the pier. These pilings do not require setback variances but the outermost boatlift piling is located 10.25 feet and the mooring piling is proposed to be located 18.25 feet farther into the channel than allowed, requiring variances of 11 feet and 19 feet to the allowed distance.

FINDINGS

This Office finds that the subject property has approximately 66 feet of frontage at the water's edge. The applicants enjoy the use of a pier with two boat slips, each including boat lifts, and two personal watercraft slips. Denial of a variance would not prevent use of the waterfront for a pier.

A review of the County aerial photo from 2023 shows piers are common along this shoreline. The site plan shows the pier on the subject property and the proposed additional pilings and an adjacent pier to the west and two piers to the east. All of these piers are extending past the quarter distance line. The aerial photos for the subject property reveal no pilings in 2002, but four pilings in 2005 on the southeast side. The pilings on the northwest side appear in aerial photos between 2005 and 2007. No permits have been discovered for any of the pilings.

This Office received a letter in support of the proposal from Richard & Graciela Berwanger, neighbors at 1622 Concordia Drive.

The applicant's letter indicates that the additional pilings will allow reasonable access to navigable water at a depth of -3 feet at mean low water.

The **Anne Arundel County Department of Health** has reviewed the onsite sewage disposal and well water supply system for the property and has determined that the proposal does not affect the well water supply system therefore they have no objection to the request.

The **Development Division (Critical Area Team)** commented that the property line extensions are drawn correctly on the site plan as generally parallel to the adjacent piers. The variance request should include a variance to the maximum allowed length as well as to the 15' side setbacks. Based on the existing conditions of structures and the minimal volume of thru boat traffic upstream, the critical area section has no objection to the required variances for the proposed pilings.

Approval of the variances would not alter the essential character of the neighborhood nor impair the use of the neighboring properties as nearby properties are already developed with piers and associated slips. The variances would not be detrimental to the public welfare.

Given the longstanding nature of the existing boatlift pilings and the location of the proposed mooring pilings not any farther into the creek than other existing structures the requested variances for the pier and pilings are considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in Section 18-16-305 of the Anne Arundel County Code under which a variance may be granted, this Office recommends ***approval*** of variances of 8 feet to perfect two existing boatlift pilings and one proposed mooring piling on the northwest side of the pier all located 7.5 feet from the property line extended; and variances of 4.5 feet, 18.5 feet and 26 feet to perfect boatlift pilings located 4.5 and 18.5 feet from the one-quarter distance restriction and to allow a mooring piling 26 feet from the one-quarter distance restriction. This Office also recommends ***approval*** of a boatlift piling and a mooring piling on the southeast side of the pier both located 10.25 feet and 18.25 feet farther than the one-quarter distance restriction, all as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date
02/02/2024

Assigned to
Melanie Mathews

Current Status
Complete w/ Comments

Action By
Melanie Mathews

Comments
The property line extensions are drawn correctly on the site plan as generally parallel to the adjacent piers. The variance request should include a variance to the maximum allowed length as well as to the 15' side setbacks. Based on the existing conditions of structures and the minimal volume of thru boat traffic upstream, the critical area section has no objection to the required variances for the proposed pilings.

End Time

Due Date
02/23/2024

Assigned to Department
OPZ Critical Area

Status Date
02/06/2024

Overtime
No

Start Time

Hours Spent
0.0

Action by Department
OPZ Critical Area

Est. Completion Date
 Display E-mail Address in ACA
 Display Comment in ACA

Billable
No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours
0.0

Comment Display in ACA
 All ACA Users
 Record Creator
 Licensed Professional
 Contact
 Owner

Task Specific Information

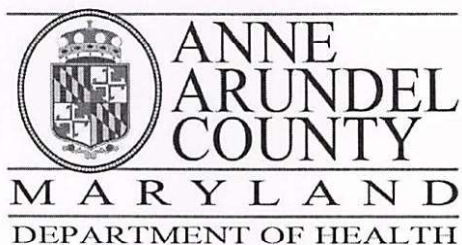
Expiration Date

Reviewer Name
MELANIE MATHEWS

Review Notes

Reviewer Email
PZMATH20@aacounty.org

Reviewer Phone Number
410-222-7960




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3 Harry S. Truman Parkway
Annapolis, Maryland 21401
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Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: February 13, 2024

RE: Gerard Joseph, Michael Larsen, Trustee
1624 Concordia Drive
Pasadena, MD 21122

NUMBER: 2024-0022-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow mooring pilings (2) and boat lift pilings (2) with less setbacks than required and that extend into the water further than allowed.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

1624 Concordia Dr



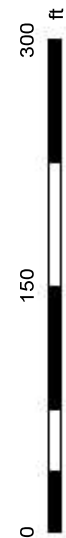
Legend

- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City
- Planning
- County Planning



Notes

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