

APP. EXHIBIT# 1
CASE: 2024-0024-V
DATE: 4/11/24

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO
ALLOW PILING WITH LESS SETBACKS THAN
REQUIRED.

LOCATION 217 RIVERSIDE ROAD EDGEWATER
CASE NO: 2024-0024-V
MICHAEL ALESSANDRINI
PENDING A PUBLIC HEARING. FOR INFO CONTACT THE
ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO
ALLOW PILING WITH LESS SETBACKS THAN
REQUIRED.

LOCATION: 212 RIVERSIDE ROAD EDGEWATER

CASE NO: 2024-0024-V

MICHAEL ALESANDRINI

PENDING A PUBLIC HEARING. FOR INFO CONTACT THE
ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
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Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

March 21, 2024

Michael Alesandrini
c/o Renee Norris
RKN Marine Permits & Services
1160 Indian Landing Rd
Millersville, MD 21108

APP. EXHIBIT# 2
CASE: 2024-0024-V
DATE: 4/11/24

Via email: renee.norris@comcast.net

Re: Agency Interest Number: 128180
Tracking Number: 202460188
Tidal Authorization Number: 24-PR-0119

Dear Michael Alesandrini:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (**GP6**) **A3**. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Mel Throckmorton at Mel.Throckmorton@maryland.gov or 410-537-3559 with any questions.

Sincerely,

Heather Hepburn, Chief
Western Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **24-PR-0119**
EFFECTIVE DATE: **March 21, 2024**
EXPIRATION DATE: **March 20, 2027**
LICENSEE: **Michael Alesandrini**
ADDRESS: **212 Riverside Road**
Edgewater, MD 21037
PROJECT LOCATION: **212 Riverside Road**
Edgewater, MD 21037
Warehouse Creek in Anne Arundel County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Michael Alesandrini** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **March 21, 2024**, PREPARED BY **RKN Marine Permits and Services**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **March 21, 2024**, AND INCORPORATED HEREIN:

- 1. Remove existing 20-foot long by 10-foot wide fixed platform; and*
- 2. Construct a boat lift with associated piles within a maximum of 40 feet channelward of the mean high water line.*

SPECIAL CONDITIONS

- A. The existing or authorized pier shall not comprise more than a maximum of 6 slips, lifts, or hoists inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
- B. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.
- C. The Licensee shall obtain a variance from Anne Arundel county prior to commencement of construction. This License is not valid unless the variance is obtained.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.

- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.
- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.

- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 537-3510.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 537-3510.

By authority of the Secretary of the Environment:



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

Mar 26, 2024

Date

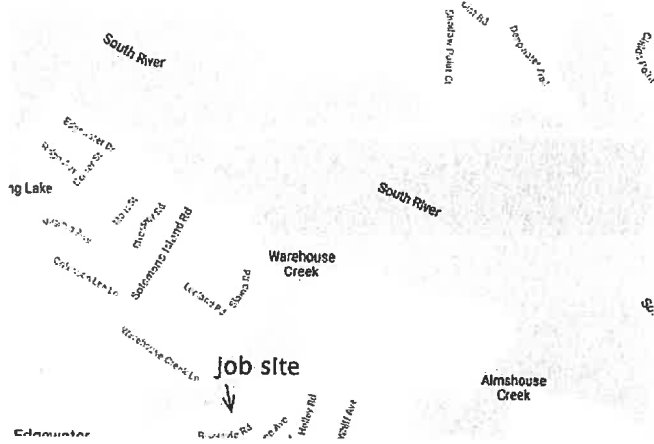
Tidal Wetland Reviewer: *MPZ*

Supervisor Concurrence: *AA*

Tracking Number: 202460188
Agency Interest Number: 128180

Enclosure: Plans dated March 31, 2024
cc: WSA Inspection & Compliance Program

VICINITY MAP AND AERIAL PHOTO



PROPERTY OWNERS WITHIN 300'

David Bernetti
216 Riverside Rd
Edgewater, MD 21037

Clarence E Dawson
204 Riverside Rd
Edgewater, MD 21037

Bryon H Krane
220 Riverside Rd
Edgewater, MD 21037


Douglas B Dawson
206 Riverside Rd
Edgewater, MD 21037

James P McAleer
222 Riverside Rd
Edgewater, MD 21037

Mayo Rodge Properties
LLC
200 Riverside Rd
Edgewater, MD 21037

William Cassidy
152 Riverside Rd
Edgewater, MD 21037

Robert L Mairs, Trustee
224 Riverside Road
Edgewater, MD 21037

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
 <p>REN 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</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>24-PR-0119 202460188 128180 3/21/24 MT 1 of 6</p> </div> <p style="text-align: right; margin-top: 10px;">10' x 15' boat</p>

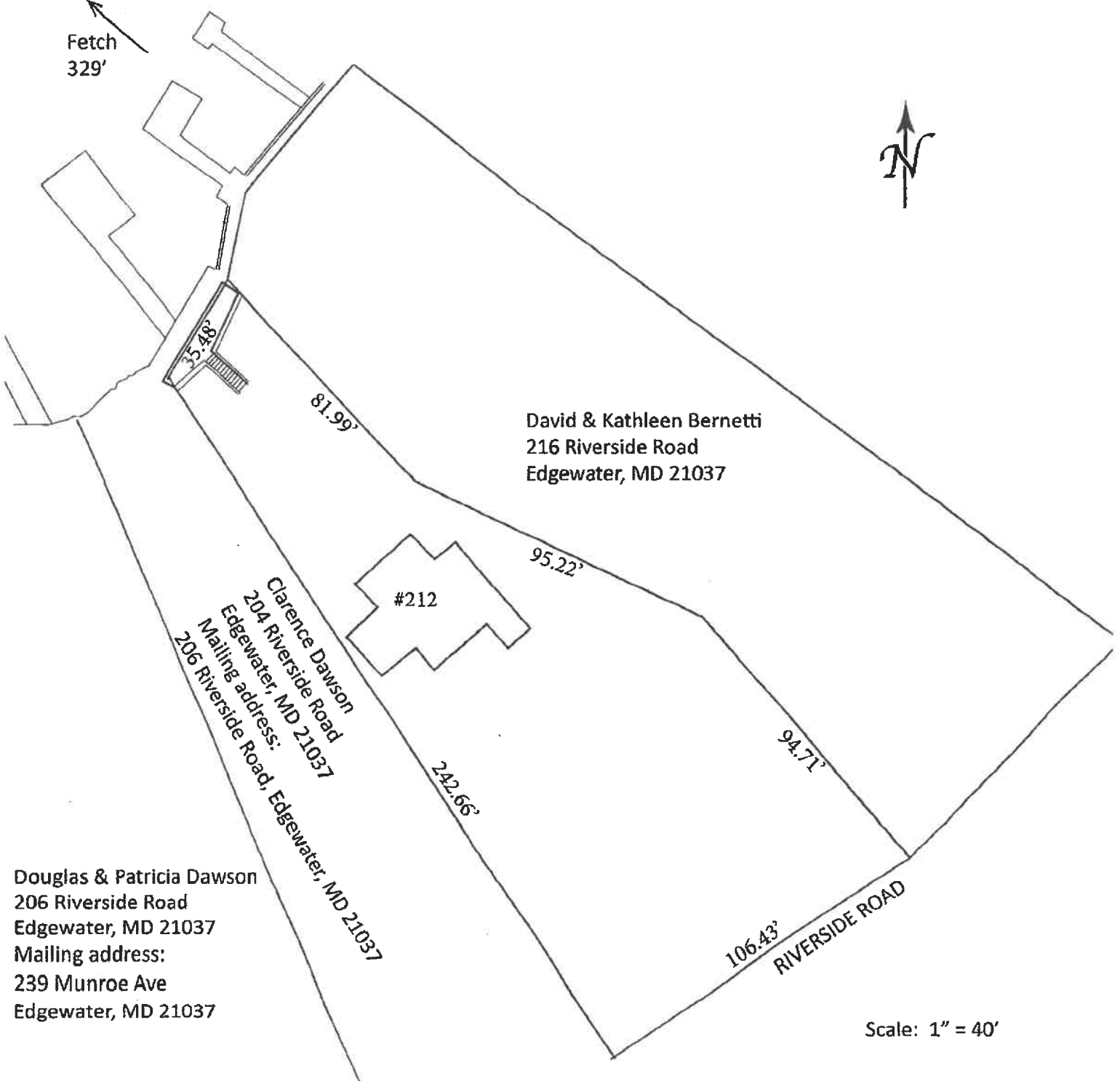
All construction water access.

All measurements shall be field verified by contractor.

WAREHOUSE CREEK

EXISTING CONDITIONS

Fetch
329'



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

Clarence Dawson
 204 Riverside Road
 Edgewater, MD 21037
 Mailing address:
 206 Riverside Road, Edgewater, MD 21037

David & Kathleen Bernetti
 216 Riverside Road
 Edgewater, MD 21037

Scale: 1" = 40'

FOR PERMIT USE ONLY

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 3/21/24
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OWNER

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

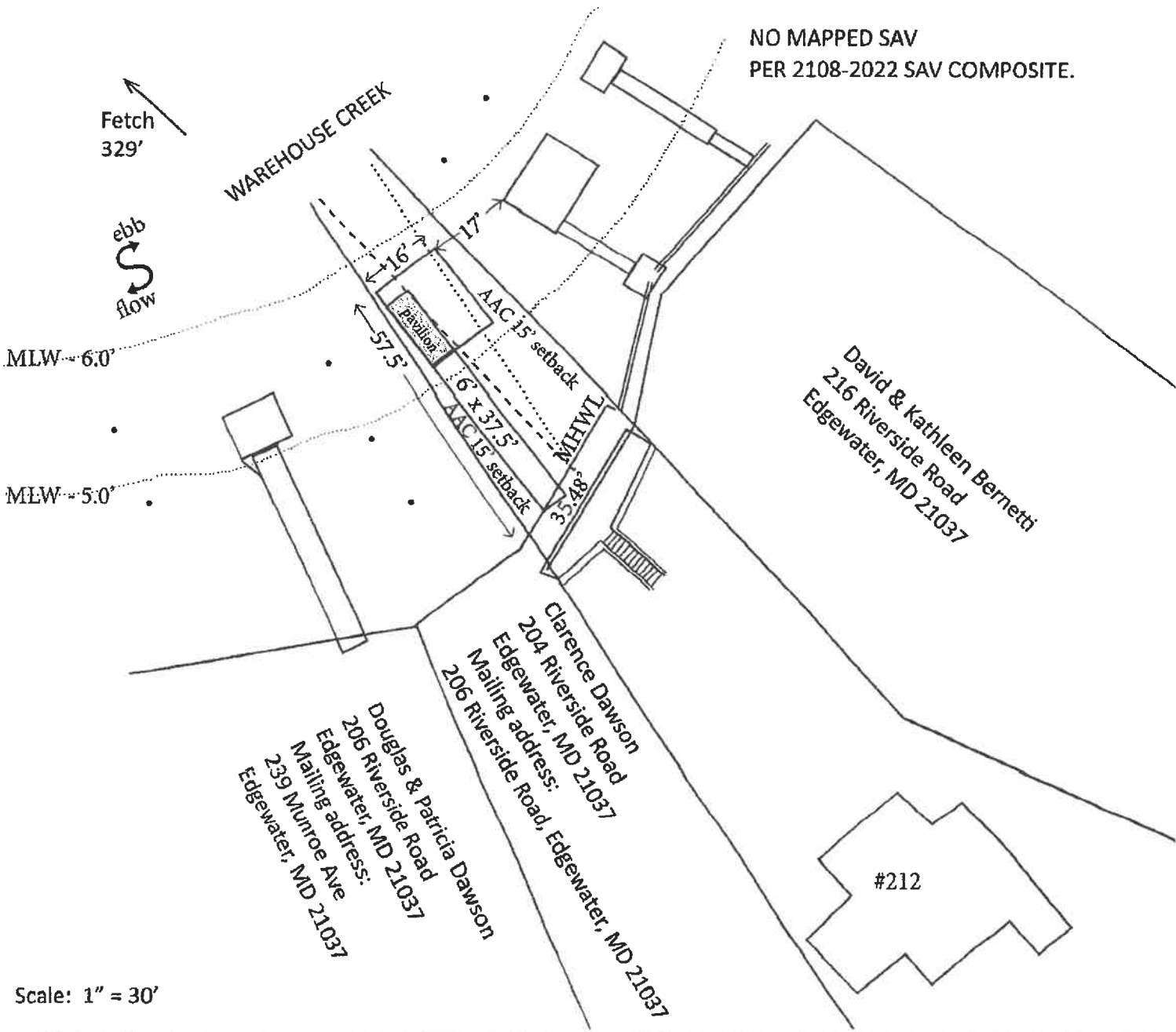
PROPOSED CONSTRUCTION

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

All construction water access.

All measurements shall be field verified by contractor.

EXISTING CONDITIONS - DETAIL

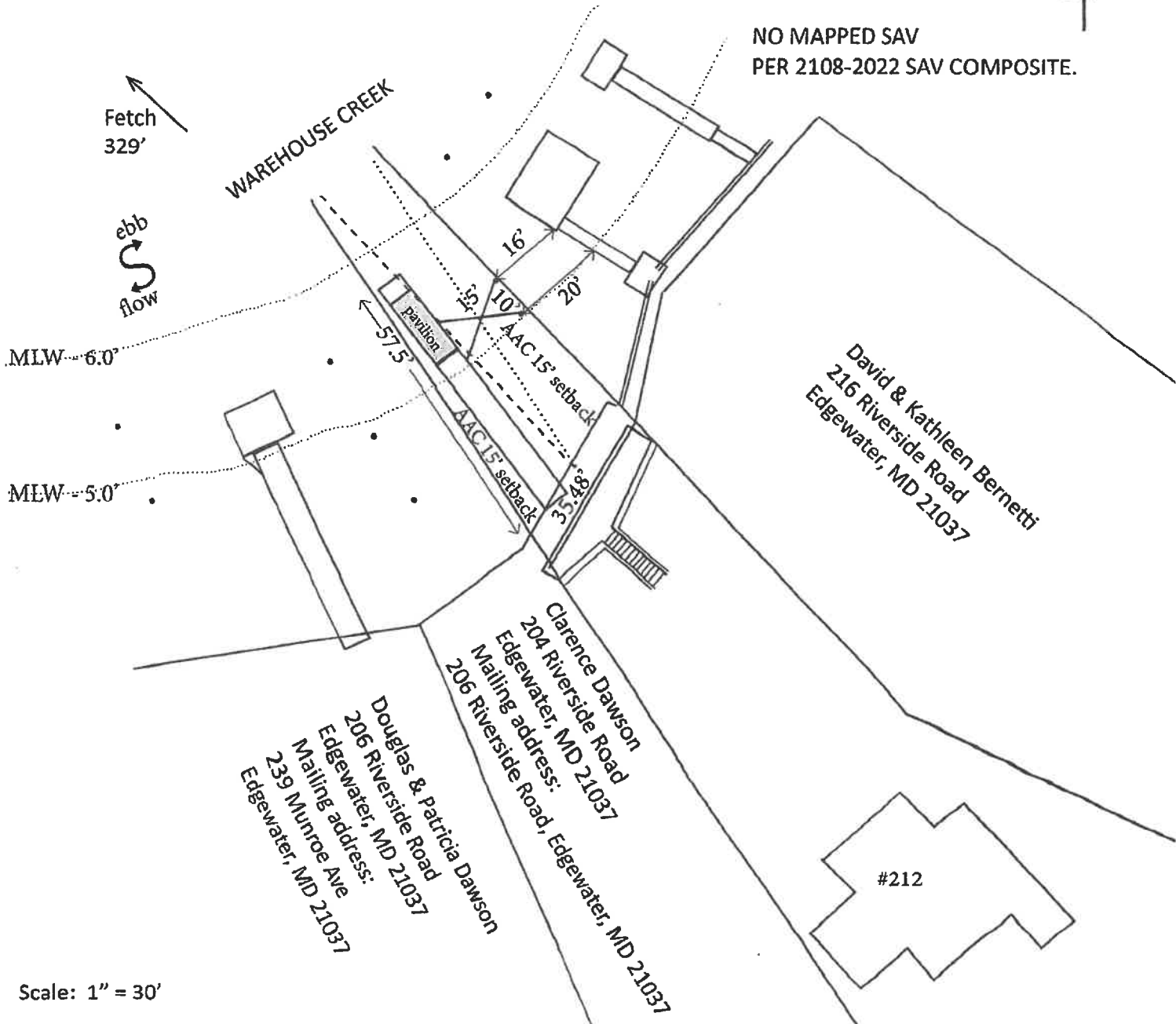


NO MAPPED SAV
PER 2108-2022 SAV COMPOSITE.

Scale: 1" = 30'

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
<p>24-PR-0119 202460188 128180 3/21/24 MT 3 of 6</p>	<p>Michael Alesandrini 212 Riverside Road Edgewater, MD 21037 AAC/1746-0114-9700 Warehouse Creek/South River</p>	<p>Remove 10' x 20' section of pier. Install two boat lift piles for one 10' x 15' boat lift.</p>
	<p>All construction water access.</p>	<p>All measurements shall be field verified by contractor.</p>

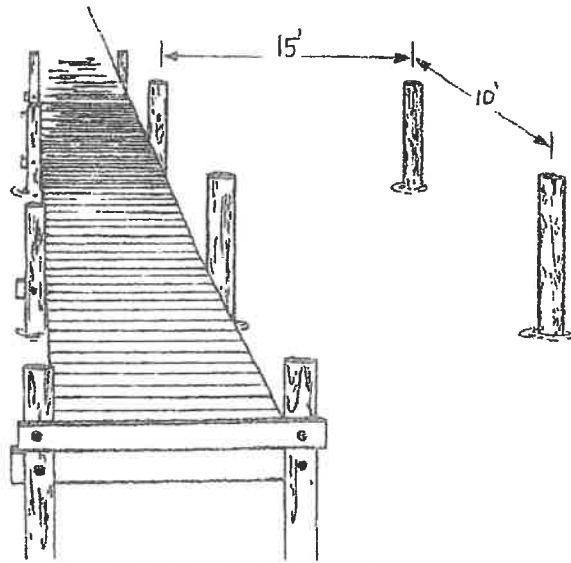
PROPOSED CONSTRUCTION



Scale: 1" = 30'

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
<p>24-PR-0119 202460188 128180 3/21/24 MT 4 of 6</p>	<p>Michael Alesandrini 212 Riverside Road Edgewater, MD 21037 AAC/1746-0114-9700 Warehouse Creek/South River</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>All construction water access.</p>	<p>All measurements shall be field verified by contractor.</p>

MAGNUM BOAT LIFTS



ALL MEASUREMENTS ARE CENTER TO CENTER

MAGNUM 20,000 LB. GENERAL SPECS

Piling size	4ea. 8" or larger dia
Piling Height Requirements	24" above the deck, minimum
Power Requirements	220volt 30amp minimum / 2 x 110 volts, 30 amps
Motor Specs	4 - 3/4 HP 1750 RPM
Switching Gear	4 Independent Manual Bremas Switches OPTIONAL: Wireless Remote Control with or without Auto Shut-Off
Cable Size	7x19 Stainless Steel, 5/16 diameter 10' travel standard, Longer Cable available on request
Cradle Beams	2ea. W8" x 4" x 18.4 lb. per foot Galvanized Steel I Beam, class 50
Bunks	HD : 2 ea. Galvanized Steel I Beam Reinforced 4x6x16' Timbers
Drive Units	2 ea. AMS 3000 Worm Gear Drives with Galvanized Backing Plates OPTIONAL: E-Gear Drives
Boat Positioning	4 ea. 8' PVC Guide Stations with Caps HD : Elevated Outboard Walkway

FOR PERMIT USE ONLY

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OWNER

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

PROPOSED CONSTRUCTION

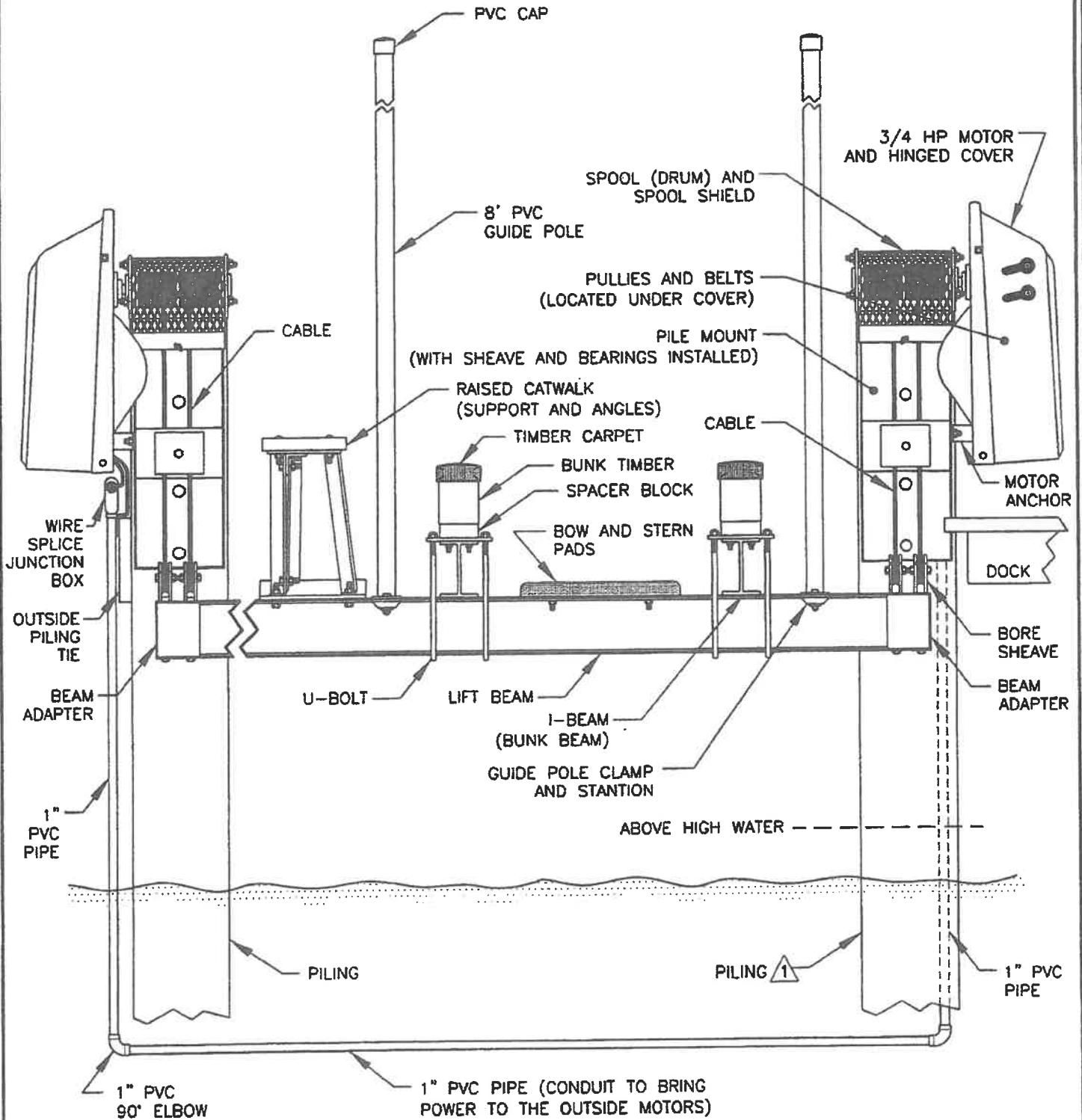
Remove 10' x 20' section of pier.
Install two boat lift piles for one 10' x 15' boat lift.

All construction water access.

All measurements shall be field verified by contractor.

GENERAL NOTES:

⚠ IMPORTANT—PILINGS SHOULD BE SECURELY ANCHORED TO A SEAWALL OR INTEGRATED INTO A DOCK.



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 128180
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24-PR-0119 lic

Final Audit Report

2024-03-26

Created:	2024-03-25
By:	Mel Throckmorton (mel.throckmorton@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaGY0zbJTg2JSZOyU6iW8zqNiKbu0uOSe

"24-PR-0119 lic" History

-  Document created by Mel Throckmorton (mel.throckmorton@maryland.gov)
2024-03-25 - 4:13:21 PM GMT
-  Document emailed to twdwestpermit.mde@maryland.gov for signature
2024-03-25 - 4:14:17 PM GMT
-  Email viewed by twdwestpermit.mde@maryland.gov
2024-03-25 - 7:53:20 PM GMT
-  Signer twdwestpermit.mde@maryland.gov entered name at signing as HH
2024-03-25 - 7:53:41 PM GMT
-  Document e-signed by HH (twdwestpermit.mde@maryland.gov)
Signature Date: 2024-03-25 - 7:53:43 PM GMT - Time Source: server
-  Document emailed to wwppepermits.mde@maryland.gov for signature
2024-03-25 - 7:53:45 PM GMT
-  Email viewed by wwppepermits.mde@maryland.gov
2024-03-26 - 7:56:15 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson
2024-03-26 - 7:56:27 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)
Signature Date: 2024-03-26 - 7:56:29 PM GMT - Time Source: server
-  Agreement completed.
2024-03-26 - 7:56:29 PM GMT

