

Anne Arundel County
Office of Administrative Hearings
PO Box 2700
Annapolis, MD 21404

June 12, 2023

PRO. EXHIBIT# 1
CASE: 2023-0234-V
DATE: 7/2/24

Dear Mr. Douglas Clark Hollmann,

As a contiguous property owner, I am writing to register my strong objection to the Blakaitis' plan to construct a private residential pier at 372 Forest Beach Road, Annapolis MD, 21409. The plan does not meet the requirements of Article 18-2-404 for residential piers, it will have a negative environmental impact, and it will materially reduce the value of my property.

As you well know, the County allows four methods to permit a pier; the Blakaitis' plan meets none of them:

Methods to permit a pier in Anne Arundel County¹:

- 1. From the side property line at a ninety-degree right angle to the shoreline.
- 2. From the extension of the last course of the said property line into the water.
- 3. From the side property line to the center of cove.
- 4. From the side property lines generally parallel with existing piers located on the adjacent properties.

Further, the plan requires a boat lift pile and platform beyond the quarter distance line and two piles inside the 15' setback. I also believe that they do not have riparian rights, as the structure will be built along another neighbor's property (Anne Arundel County Parcel #114).

In addition, the plan will have a negative environmental impact by covering 1,172 square feet of the Bay. It calls for a 6' x 162' pier that ends at a 200 square foot platform with a boat lift. The finished structure will block sunlight from reaching 1,172 square feet of vegetated wetland – 972 square feet more than the 200 allowed by the Code of Maryland Regulations². I grew up in Maryland and served in the Maryland Governor's office for four years; I take the health of the Bay seriously.

Finally, the Blakaitis's plan will materially reduce the value of my property by a.) making navigation to my pier unsafe (if not impossible), b.) blocking my view of public space, and c.) negatively impacting the environment.

- a) The plan proposes installing a 20,000 lbs. lift, the second largest available from Boat Lifts Unlimited³. A lift of that size could support a 40'+ long boat, making it impossible to pass between the lifted boat and my mooring piers. Also, the lift piling will be 46' from the neighboring Mill Creek Marina dock. The plan does not consider whether a boat will be moored there, which would further narrow the already tight passage.
- b) The proposed structure will run parallel to my property line for 172 linear feet ending with a 40'+ boat in the middle of my view. A close analogy would be if I owned a house opposite a public park, and another party wanted to pave a 172' driveway across the park to store their Winnebago in front of my house.
- c) Lastly as previously noted, it will have a negative environmental impact affecting my immediate environment and beyond.

For these reasons, I object to these variances being granted and I ask that they be denied.

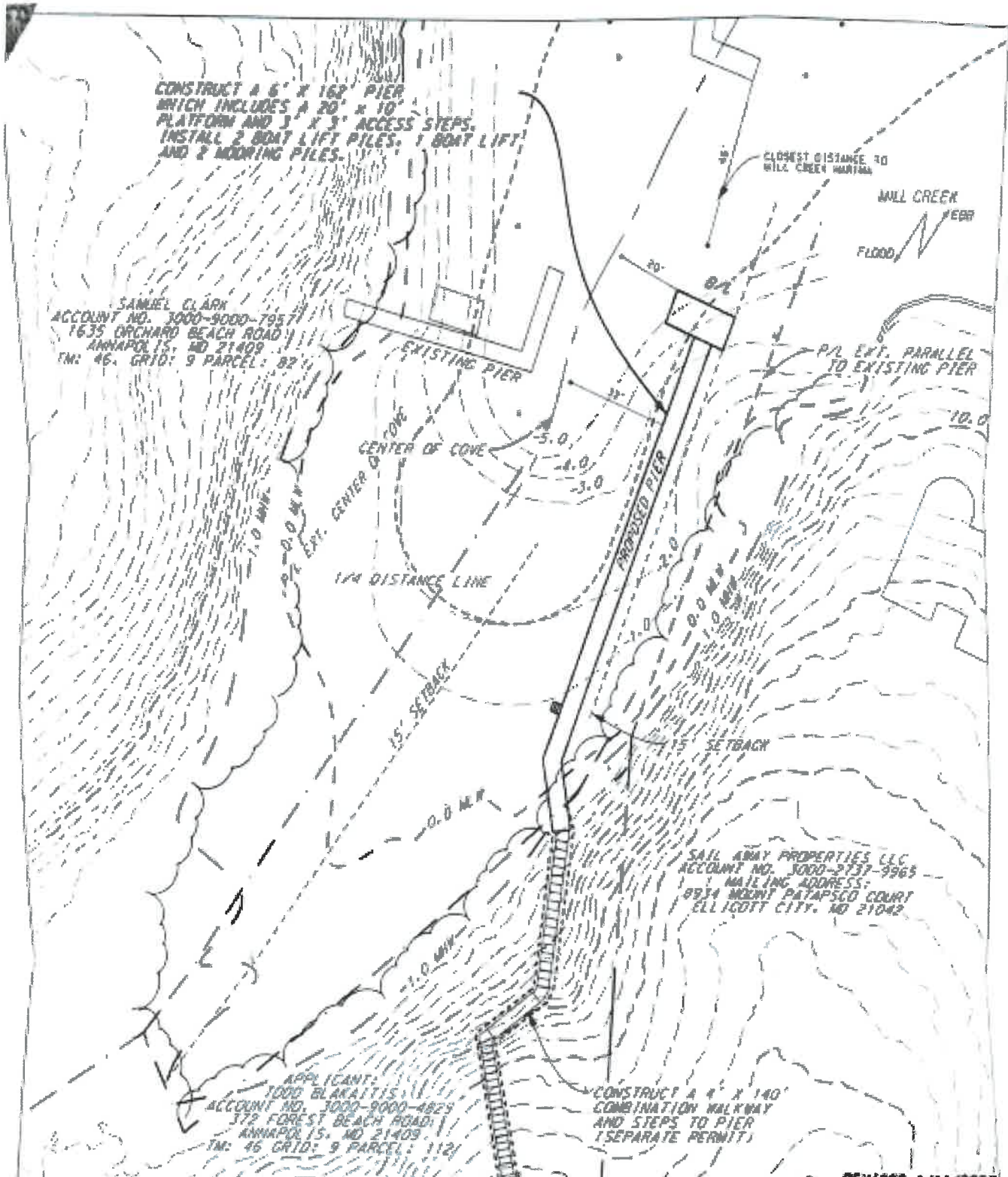
Sincerely,

Sam Clark
1635 Orchard Beach Road, Annapolis, MD 21409

¹ <https://www.aacounty.org/departments/inspections-and-permits/forms-and-publications/ResPierChecklist.pdf>

² [COMAR Sec. 26.24.04.02. Piers and Boathouses](#)

³ <https://www.magnumlift.com/manuals>



Tax Account No.:
3000-9000-4829
Tax Map: 46
Parcel: 112
Deed Ref: 37224/ 00008
Lot: N/A
Zoning: R1
Lot Size: 5.30 AC

PROPOSED SITE PLAN
SCALE: 1" = 40'
Waterfront Engineering,
Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
waterfrontdesign@verizon.net

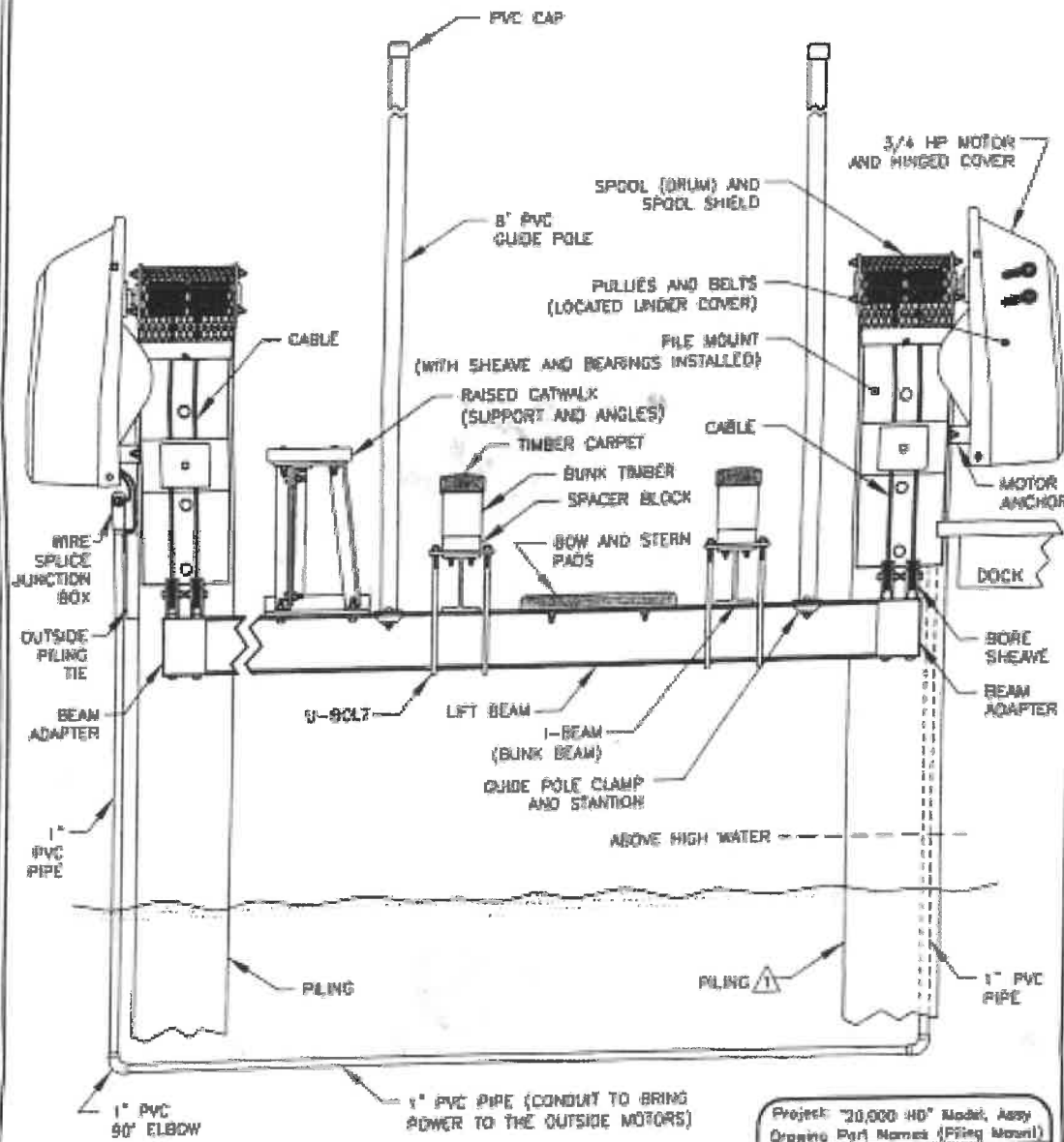
PROPOSED:
Pier Construction.
in: Mill Creek
co: Anne Arundel
Application by: Todd Blakaitis
Sheet 3 of 7 Date: May 9, 2023
State: Maryland
at: Browns Woods

REVISED 1/11/2023
LON: -76.46406°
LAT: 39.00654°

NOTE: All dimensions and measurements shall be field verified by contractor.

GENERAL NOTES:

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



Project: "20,000 LB" Model, Assy		
Drawing Part Name: (Piling Mount)		
No.:	Revision Date:	
001		
Scale:	Date:	Sheet:
None	05-20-01	1 of 1

BOAT LIFT DETAIL

Tax Account No.:
3000-9000-4829
Tax Map: 46
Parcel: 112
Deed Ref: RCNT. PURCH.
Lot: N/A
Zoning: R1
Lot Size: 5.30 AC

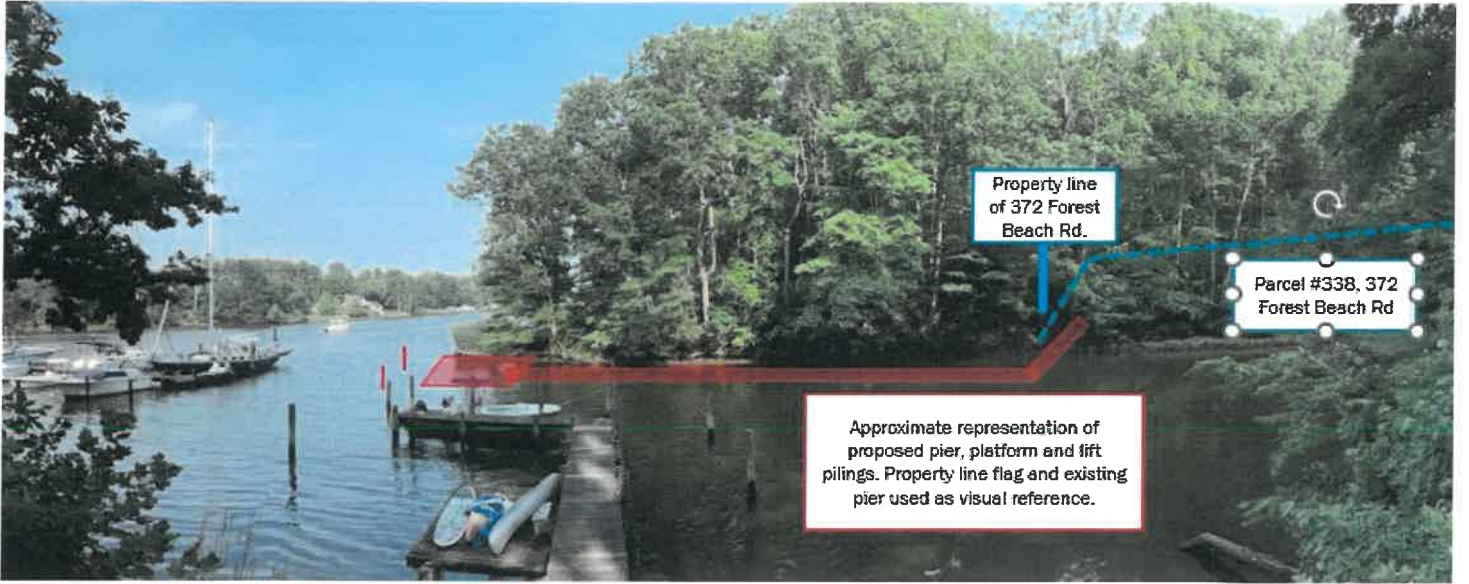
BOAT LIFT DETAIL

Waterfront Engineering,
Design and Construction, Inc.
8348 Ritchie Hwy.
Pasadena, MD 21122
(410) 798-1494
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PROPOSED:
Pier Construction.

in: Mill Creek
co: Anne Arundel
Application by: Todd Blakaitis
Sheet 6 of 10 Date: August 24, 2022

State: Maryland
at: Browns Woods



Property line
of 372 Forest
Beach Rd.

Parcel #338, 372
Forest Beach Rd

Approximate representation of
proposed pier, platform and lift
pilings. Property line flag and existing
pier used as visual reference.