



ANNE  
ARUNDEL  
COUNTY

MARYLAND

OFFICE OF ADMINISTRATIVE HEARINGS  
ARUNDEL CENTER, P.O. BOX 2700  
ANNAPOLIS, MARYLAND 21404-2700  
410-222-1266 FAX 410-222-1268  
DOUGLAS CLARK HOLLMANN, Esq.  
Administrative Hearing Officer

PRO. EXHIBIT# 1  
CASE: 2024-0021-V  
DATE: 6/25/24

May 14, 2024

**NOTICE OF HEARING**

To: Property Owners Within 300 feet

**For: MARGUERITE LAURENT AND MARC LAURENT – 2024-0021-V (AD 7, CD 7)**

variance to perfect an accessory structure (shed) without a principal structure and with less setbacks and buffer than required.

Tax ID: 7850-0506-3800

**Property Address:** 1208 Griner Lane, Shady Side, MD 20764

**Date of Hearing:** Tuesday, June 25, 2024 at 11:00 a.m.

The Office of Administrative Hearings will conduct the hearing on the above referenced case via a Zoom meeting that will take place on the internet. This will allow people to participate in the hearing without physically coming to the Arundel Center. **To join the Zoom hearing visit the Administrative Hearing website calendar.** Each case will have a separate link and phone number. The website can be accessed at <https://www.aacounty.org/admin-hearings>. You can view the application, site plan and documents submitted by going to our website at <https://www.aacounty.org/admin-hearings/hearing-calendar>.

The applicant/public has the right to object to an internet-based hearing. The objection must be submitted to the Administrative Hearing Officer in writing, stating the reason for the objection. The Administrative Hearing Officer will review and, if good cause is shown that the hearing should not be held, the hearing will be rescheduled to a time when in-person hearings are able to resume.

Documents submitted for use at the hearing should be mailed to the address posted above or emailed to Holly Colby at [zhcolb22@aacounty.org](mailto:zhcolb22@aacounty.org). Documents must be sent **one week** prior to the **hearing date**.

Anyone who needs special accommodation should communicate with Holly Colby at least seven working days prior to the hearing at 410-222-1266 or by e-mail to [zhcolb22@aacounty.org](mailto:zhcolb22@aacounty.org) or through the Maryland Relay Service at 711.

All other inquiries should be directed to a zoning analyst with the Office of Planning and Zoning, Heritage Office Center, 2664 Riva Road, Third Floor, Annapolis - Telephone No. 410-222-7437 with reference to the above case number(s).

Real Property Data Search ( )  
 Search Result for ANNE ARUNDEL COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 07 Subdivision - 850 Account Number - 05063800

**Owner Information**

Owner Name:

LAURENT MARGUERITE

Use:

RESIDENTIAL

LAURENT MARC

Principal Residence:

NO

Mailing Address:

1220 EVARTS ST

Deed Reference:

/34863/ 00211

NE WASHINGTON DC 20018-

**Location & Structure Information**

Premises Address:

1208 GRINER LN  
 SHADY SIDE 20764-0000  
 Waterfront

Legal Description:

LT 3  
 1208 GRINER LN  
 WAGNERS POINT

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0003	0607	7020050.02	850		3	3	2021	

Town: None

Primary Structure Built

1934

Above Grade Living Area

2,352 SF

Finished Basement Area

Property Land Area

6,534 SF

County Use

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	SIDING/	4	3 full/ 1 half		

**Value Information**

	Base Value	Value	Phase-in Assessments	
			As of	As of
Land:	341,500	374,700	01/01/2021	07/01/2022
Improvements	134,100	153,200		07/01/2023
<b>Total:</b>	<b>475,600</b>	<b>527,900</b>		
Preferential Land:	0	0	510,467	527,900

**Transfer Information**

Seller: WALLACE FRANK H

Type: ARMS LENGTH IMPROVED

Date: 07/07/2020

Deed1: /34863/ 00211

Price: \$389,000

Deed2:

Seller: WALLACE, FRANK H

Type: NON-ARMS LENGTH OTHER

Date: 12/27/1994

Deed1: /06882/ 00666

Price: \$0

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

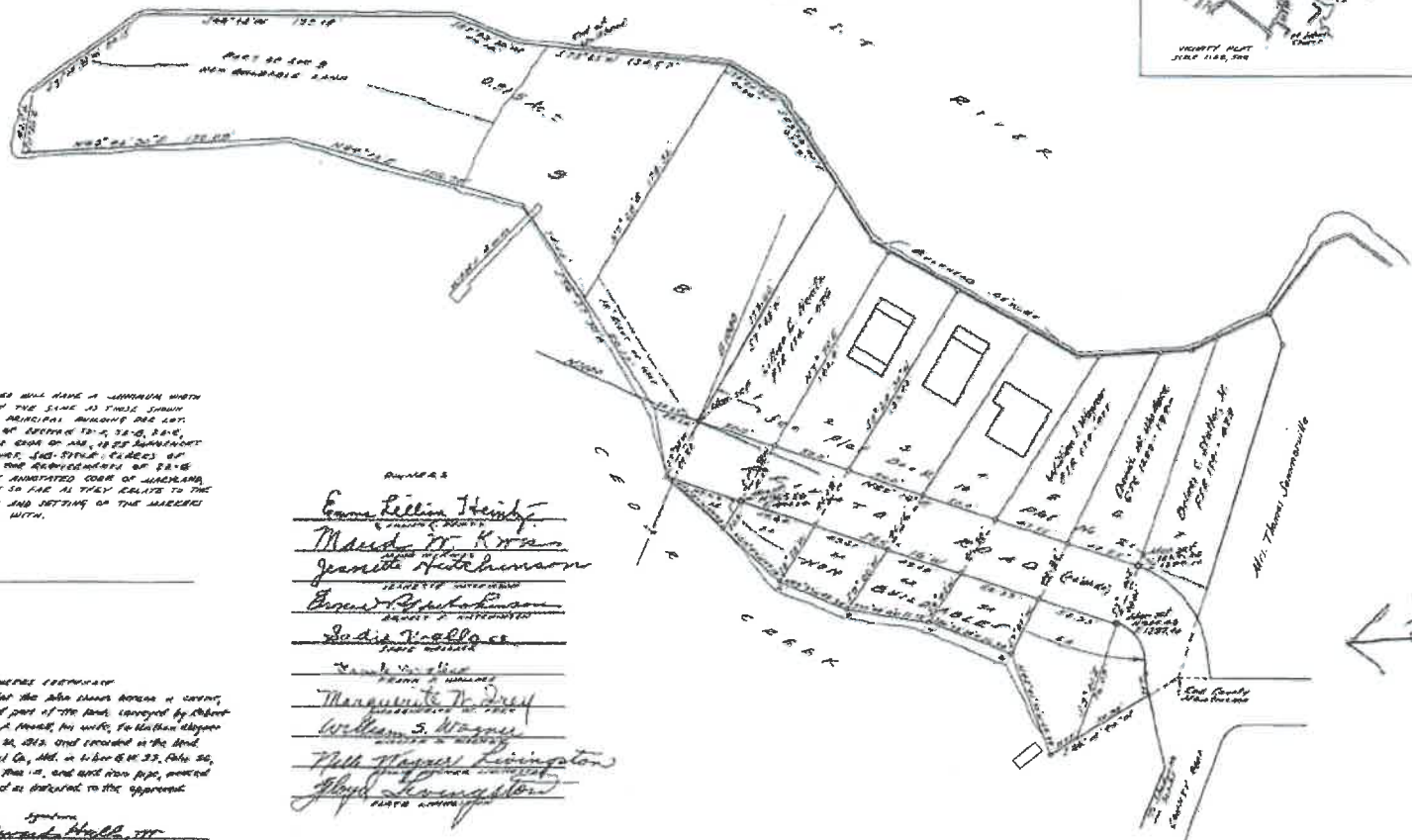
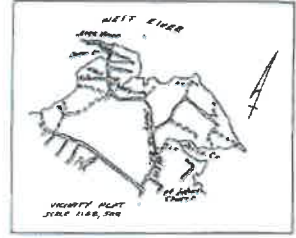
Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:

34863/211



ANY LOT TRANSFERRED WILL HAVE A SURVEY WITH AND BEES INDISTINGUISHABLE THE SAME AS THESE SURVEY HEREIN AND ONLY THE ORIGINAL SURVEYING JOB 287, THE CORNERMARKS OF SURVEY 10-2, 12-2, 24-2, 24-2 OF THE AMENDED COAR OF 1883, 1883 AMENDMENT OFFICE, OFFICE OF COMMISSIONER, OFFICES OF COUNTY CLERK, AND THE RE-DEVELOPMENT OF 12-12 OF ARTICLE 17 OF THE AMENDED COAR OF MARYLAND 1883 SUPPLEMENT, IN SO FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

- OWNERS
- Emma Lillian Heintz
  - Maudie M. Kraus
  - Jeanette Hutchinson
  - Edward Hutchinson
  - Sadie Wallace
  - Marquette M. Drey
  - William S. Wazny
  - Hill Huggins Livingston
  - Glyph Livingston

**GENERAL CERTIFICATE**  
I hereby certify that the above shown herein is correct, that it is a subdivision of part of the land conveyed by Robert A. Adams and Sarah A. Adams to their wife, F. Kathleen Elgner by deed dated August 24, 1912, and recorded in the land records of Anne Arundel Co., Md. in Liber B.M. 23, Page 20, and that plans marked this is, and well iron pipe, marked this is, have been placed as indicated on the approved final grade.

Signature  
Nov 23, 1958 Edwin A. Wall, S.W.  
Registered Surveyor

Approved by virtue of The Last Will and Testament of William Elgner recorded in the Office of Register of Wills of A. D. in Will Docket 0804-766 and also by virtue of a Special Exemption granted by The Planning & Zoning Commission August 2, 1958 as to Road Dedication and Improvements.  
R. E. [Signature] 6-26-59

Approved by A. A. Co. North Office  
E-20-59 J. Howard Paul

ALL STAYS NON-BUILDABLE

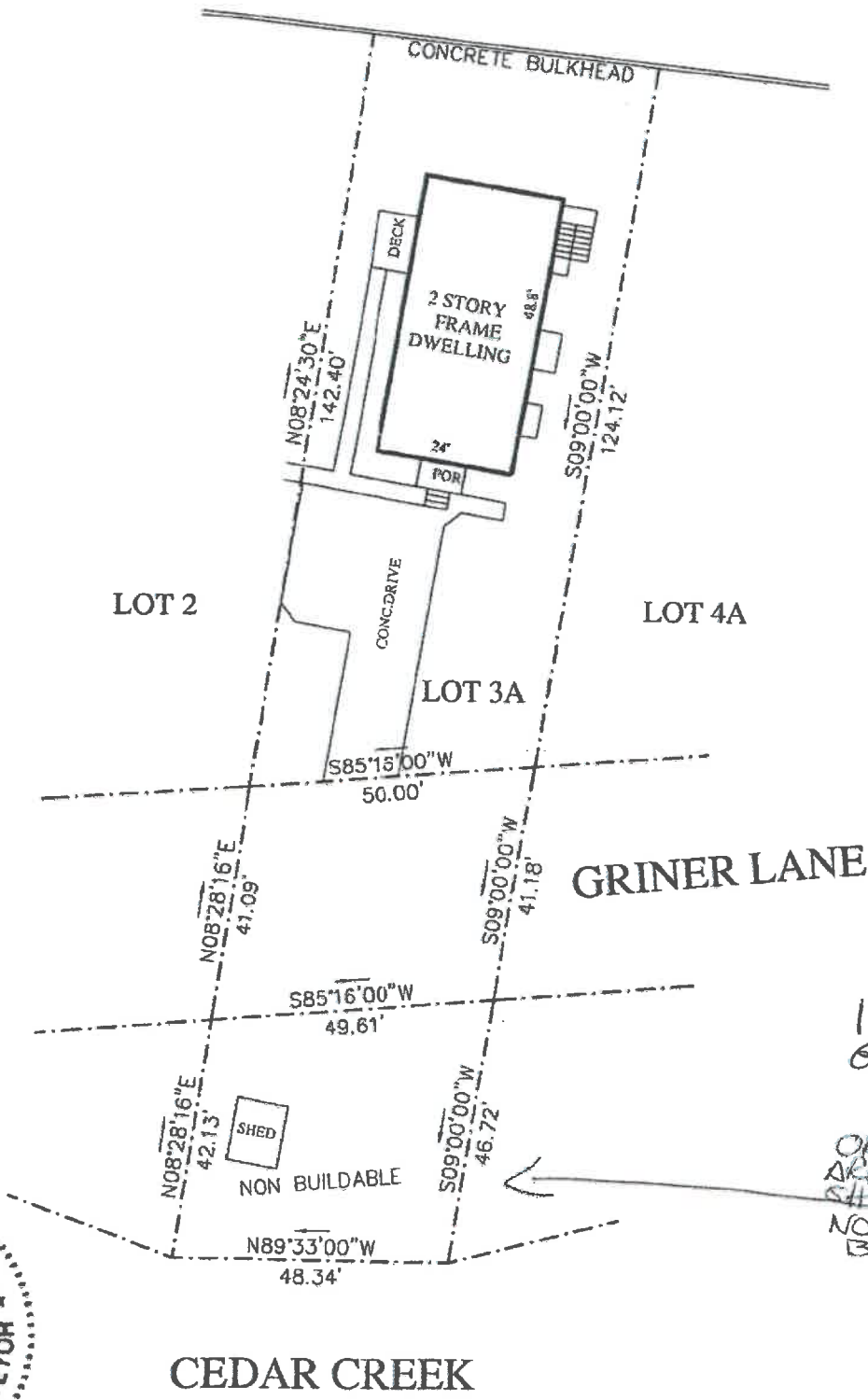
AMENDED PLAT  
WAGNERS POINT  
7<sup>TH</sup> DIST. ANNE ARUNDEL CO., MD  
Plat 1167 through 1169 and 1171, 10 and 21  
SCALE 1" = 50'  
OCTOBER 1958  
Edward H. III, Registered Surveyor  
Annapolis, Maryland



ANNE ARUNDEL COUNTY COURSE COURSE ESTABLISHED 1784, 1784, 1784

1208 Griner Lane  
 Plat supplied by Marc Lauriat

WEST RIVER



PROPERTY LINE SURVEY IS RECOMMENDED

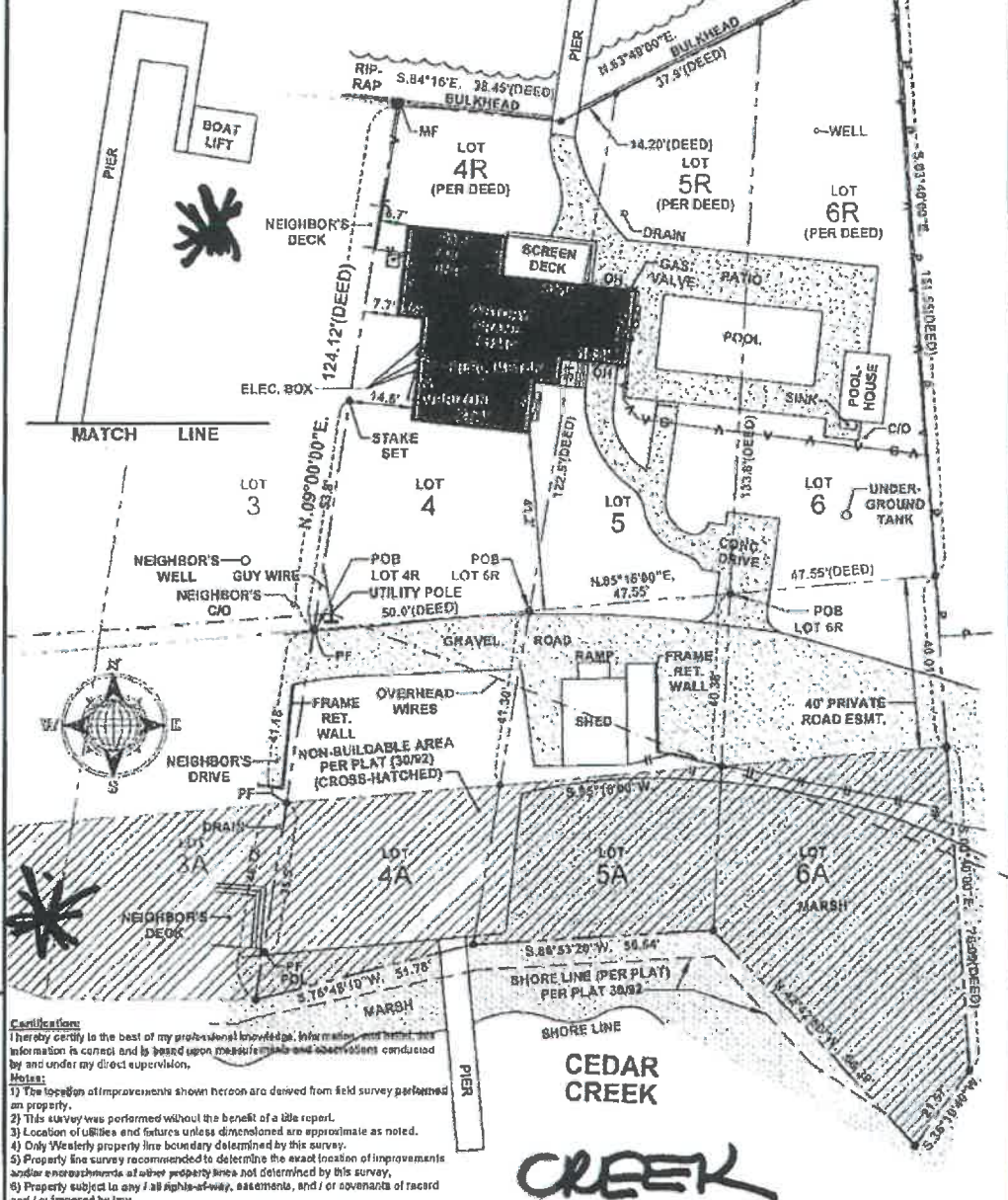
LOCATION DRAWING FOR: 1208 GRINER LANE

1. This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title, securing financing, or refinancing.
4. A property line survey is necessary to determine the exact location of improvements and encroachments, if any.

LIBER	22164	FOLIO	119
LOT	3A	BLOCK	
SECT.		PLAT	
SUBD.	WAGNERS POINT - AMENDED		

# RIVER

**LandTek**  
**Landtek Partners LLC**  
 8841 Broken Land Parkway, Suite 118  
 Columbia, MD, 21046 Phone: 410-240-8099  
 Email: survey@landteksurvey.com Web: landteksurvey.com



LOT 3 & 4A  
 IS 1208  
 GRINER LN

SHOWS  
 NO SET  
 BACK  
 FROM  
 CURB  
 DECK BUILT

2022  
 SURVEY  
 OBTAINED  
 FOL FENCE  
 PERMIT  
 SHOWING  
 1208  
 DECK TO  
 PROPERTY  
 LINE  
 OF  
 1210 GRINER

**Certification:**  
 I hereby certify to the best of my professional knowledge, information, and belief, the information is correct and is based upon measurements and observations conducted by and under my direct supervision.  
**Notes:**  
 1) The location of improvements shown hereon are derived from field survey performed on property.  
 2) This survey was performed without the benefit of a title report.  
 3) Location of utilities and features unless dimensioned are approximate as noted.  
 4) Only Western property line boundary determined by this survey.  
 5) Property line survey recommended to determine the exact location of improvements and/or encroachments of other property lines not determined by this survey.  
 6) Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.



LEGEND		
IBF - IRON BAR FOUND	PF - PIPE FOUND	MF - MONUMENT FOUND
IBS - IRON BAR SET	PK - PK FOUND	NF - NAIL FOUND
FOL - POINT ON LINE	PKS - PK SET	SF - STONE FOUND
CAP - CAPPED PIPE	RW - RIGHT-OF-WAY	RET - RETAINING
CONG. - CONCRETE	OH - OVERHANG	G - GATE

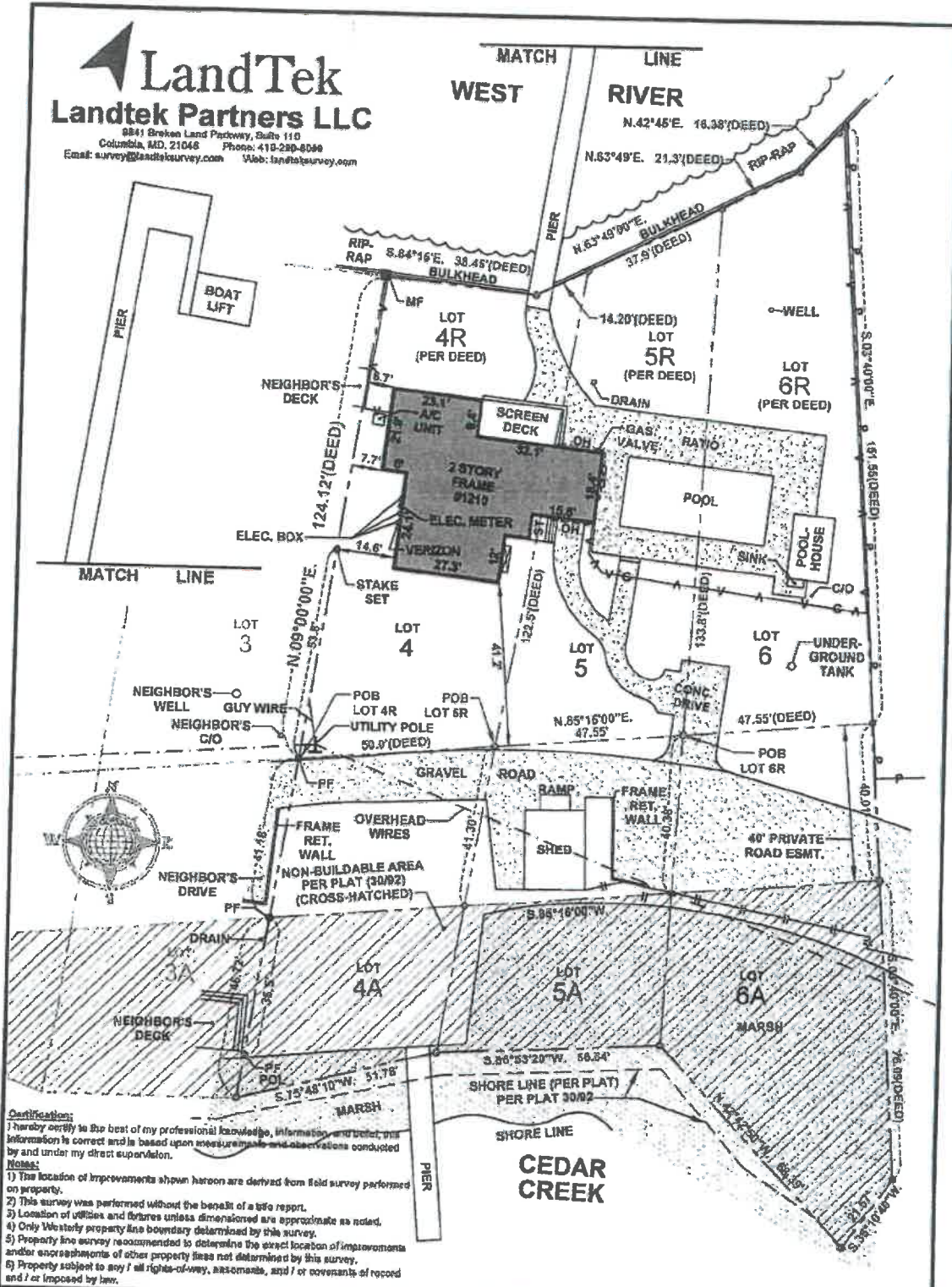
**SITE PLAN**  
**1210 Griner Lane**  
 Anne Arundel County, Maryland  
 LOT: 4, 4A, 5, 5A, 6, 6A & Private Road  
 LIBER: 25168 FOLIO: 27

#  
 2  
 BOTH  
 LOTS  
 4A + 4R

PATRICK J. SWEENEY - Professional Engineer - MD, License No. 16941

SCALE: 1"=30' DATE: 8/3/2022 JOB NO.: LK2220650

AUG 2022



**Certification:**  
 I hereby certify to the best of my professional knowledge, information, and belief, the information is correct and is based upon measurements and observations conducted by and under my direct supervision.

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LEGEND		
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IBS - IRON BAR SET	PK - PK FOUND	NF - NAIL FOUND
POL - POINT ON LINE	PKS - PK SET	SF - STONE FOUND
CAP - CAPPED PIPE	RAW - RIGHT-OF-WAY	RET - RETAINING
CONC. - CONCRETE	OH - OVERHANG	G - GATE

**SITE PLAN**  
**1210 Griner Lane**  
 Anne Arundel County, Maryland  
 LOT: 4, 4A, 5, 5A, 6, 6A & Private Road  
 LIBER: 25168 FOLIO: 27

SCALE: 1"=30'      DATE: 8/3/2022      JOB NO.: LK2220650

1210 WTs 4/5+6 = 30,492 SF  
1208 LOT 3 6,534  
1206 LOT 1+2 = 14,809 SF  
1204 LOT 8+9 33,105 SF

January 30, 2024

To whom it may concern:

We are writing in support of the variance we are seeking to maintain the shed structure we rebuilt on our property at 1208 Griner Lane in Shady Side, MD. The zoning variance is in regard to increased lot coverage in a buffer zone.

Please see **Exhibit A** to this letter for the factors relevant to this application that demonstrate compliance with § 18-16-305 relating to Variances.

Our reason for seeking this variance is we have a hardship caused by an irregular lot that has a street going through the middle of the property which greatly reduces the buildable area of the lot. In addition, there is precedent for this structure with each of the adjoining properties. The property sits on Wagners Point in Shady Side; there are three other properties on the Point. Every other property on Wagners Point has a structure that is larger than the one we reconstructed and each of them sit within the buffer zone. Please see attached pictures at **Exhibit C**.

After constructing the structure and an adjoining deck we were informed that it is sitting in a buffer area on the property and that we needed to seek a variance to build it in the manner we did, among other permitting concerns. We have sought permits for the trades-related work and this letter is purely in relation to the variance to maintain the structure in the size it was reconstructed in the buffer and no other matters.

The reason we believe we should be able to maintain the structure is that we sought guidance on the Anne Arundel County permitting website in advance of commencing the reconstruction project.

On the "Do I Need a Permit" page it states:

**Shed (Detached)**

A simple, one level roofed structure used for outside storage that is not attached to the primary structure. Sheds measuring 15'x10' (150 square feet) do not require a building permit. Sheds greater than 150 square feet require a building permit before starting work. Electrical and plumbing permits may also be required.<sup>1</sup>

We rebuilt an existing shed slightly larger than its prior footprint but within the 15'x10' threshold noted above. The website does not include any caveats specific to buffer zones. It mentions that other permits may be necessary, but nothing about limitations resulting from buffer or protected areas. Accordingly we relied upon this guidance when building the shed and it would be very detrimental to now retrofit the shed in **SOME** Please see **Exhibit B** which reflects the webpage referenced.

manner to fit within whatever parameters link to that limitation as it is complete. It may be beneficial for the county to clarify this further limitation for future residents who seek guidance on this point if it intends to apply this additional limitation.

We are willing to remove the attached deck as we recognize this is additional covered property on the buffer zone and it would not be detrimental to us to do so.

Sincerely,  
Marc and Marguerite Laurent



✱ Per Marc Laurent ✱

Exhibit A

§ 18-16-305 relating to Variances

(b) **Requirements for critical or bog protection area variances.** For a property located in the critical area or a bog protection area, a variance to the requirements of the County's critical area program or the bog protection program may be granted if the Administrative Hearing Officer makes the following affirmative findings:

(1) Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the particular lot or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County's critical area program or bog protection program would result in an unwarranted hardship, as that term is defined in the Natural Resources Article, § 8-1808, of the State Code, to the applicant;

- **As noted within our letter, the lot size is particularly narrow and there is a road that runs through the middle of the lot which requires parking off of the road. The shed was reconstructed in its original position which is the only spot on the property to locate a storage structure.**

(2) (i) A literal interpretation of COMAR, Title 27, Criteria for Local Critical Area Program Development or the County's critical area program and related ordinances will deprive the applicant of rights commonly enjoyed by other properties in similar areas as permitted in accordance with the provisions of the critical area program within the critical area of the County;

or

- **As noted within our letter, each of the properties in the immediate area have a structure that is larger than the structure we reconstructed. This is the only storage on the property which is necessary in light of the close proximity to the water and the necessary storage for the equipment necessary to maintain and enjoy the property.**

(ii) The County's bog protection program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the bog protection area of the County;

(3) The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR, Title 27, the County's critical area program to other lands or structures within the County critical area, or the County's bog protection program to other lands or structures within a bog protection area;

- **As noted within our letter, the structure is smaller than similar structures in the area that are also within the critical area. Accordingly, this does not appear to be a special privilege relative to neighboring properties.**

(4) The variance request is not based on conditions or circumstances that are the result of actions by the applicant, including the commencement of development before an application for a variance was filed, and does not arise from any condition relating to land or building use on any neighboring property;

- **As noted, we relied upon a county website for guidance and were unaware of this condition.**

(5) The granting of a variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's critical area or a bog protection area and will be in harmony with the general spirit and intent of the County's critical area program or bog protection program;

- We have not encroached on the coastal area of the property in any way. The area that was covered with the reconstructed shed was previously covered by grass and part of the property lawn. Accordingly, the granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat.

(6) The applicant for a variance to allow development in the 100-foot upland buffer has maximized the distance between the bog and each structure, taking into account natural features and the replacement of utilities, and has met the requirements of § 17-9-208 of this Code;

- MARC – please add, is this applicable to us – here is the provision:
  - (a) **Development allowed if requirements met.** Development is allowed in the contributing drainage area if the requirements of this section are met.
  - (b) **Stormwater management.** All development within the contributing drainage area shall comply with the following storm water requirements.
    - (1) Nonstructural storm water management practices, such as infiltration and retention of forest, wetlands and associated buffers, undisturbed floodplains, open space, and slopes of 15% or greater, shall be used to the extent practical.
    - (2) Structural storm water management shall be used only when use of nonstructural storm water management practices is not practical.
    - (3) Runoff shall be managed in a manner that does not permit direct discharge of storm water into a bog, contributing stream, or 100-foot upland buffer.
  - (c) **Impervious surface limitations.** Impervious surface on lots in existence on December 3, 2001 shall be limited to 15% of a lot unless one of the following exceptions applies.
    - (1) On a lot of one-half acre or less that existed on or before December 3, 2001, impervious surface may be increased to 25%.
    - (2) On a lot between one-half acre and one acre that existed on or before December 3, 2001, impervious surface on the lot shall be minimized and the total impervious surface may not exceed the greater of 15% or 5,445 square feet.
- (Bill No. 3-05; Bill No. 19-05)

(7) The applicant, by competent and substantial evidence, has overcome the presumption contained in the Natural Resources Article, § 8-1808, of the State Code; and

- The proposed variance for the reconstructed shed does not conform conflict with the general purpose and intent of the Maryland Natural Resources Code for the reasons identified in our letter including that the shed was only slightly increased in size, is smaller than similar buildings in the area, and was built upon grass lawn in the property and not coastal area.

(8) The applicant has evaluated and implemented site planning alternatives in accordance with § 18-16-201(c).

- (c) **Requirements for all variances.** A variance may not be granted unless it is found that:

(1) the variance is the minimum variance necessary to afford relief; and

- **As noted in our letter, we are willing to remove the permanent deck that was built next to the shed. The variance is only requested the slightly increased size of the shed.**

(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located;

- **As noted in our letter, there are larger buildings in the neighboring properties that serve this same purpose.**

(ii) substantially impair the appropriate use or development of adjacent property;

- **The shed is in the same position as a prior building and does not impair the appropriate use or development of adjacent property.**

(iii) reduce forest cover in the limited development and resource conservation areas of the critical area;

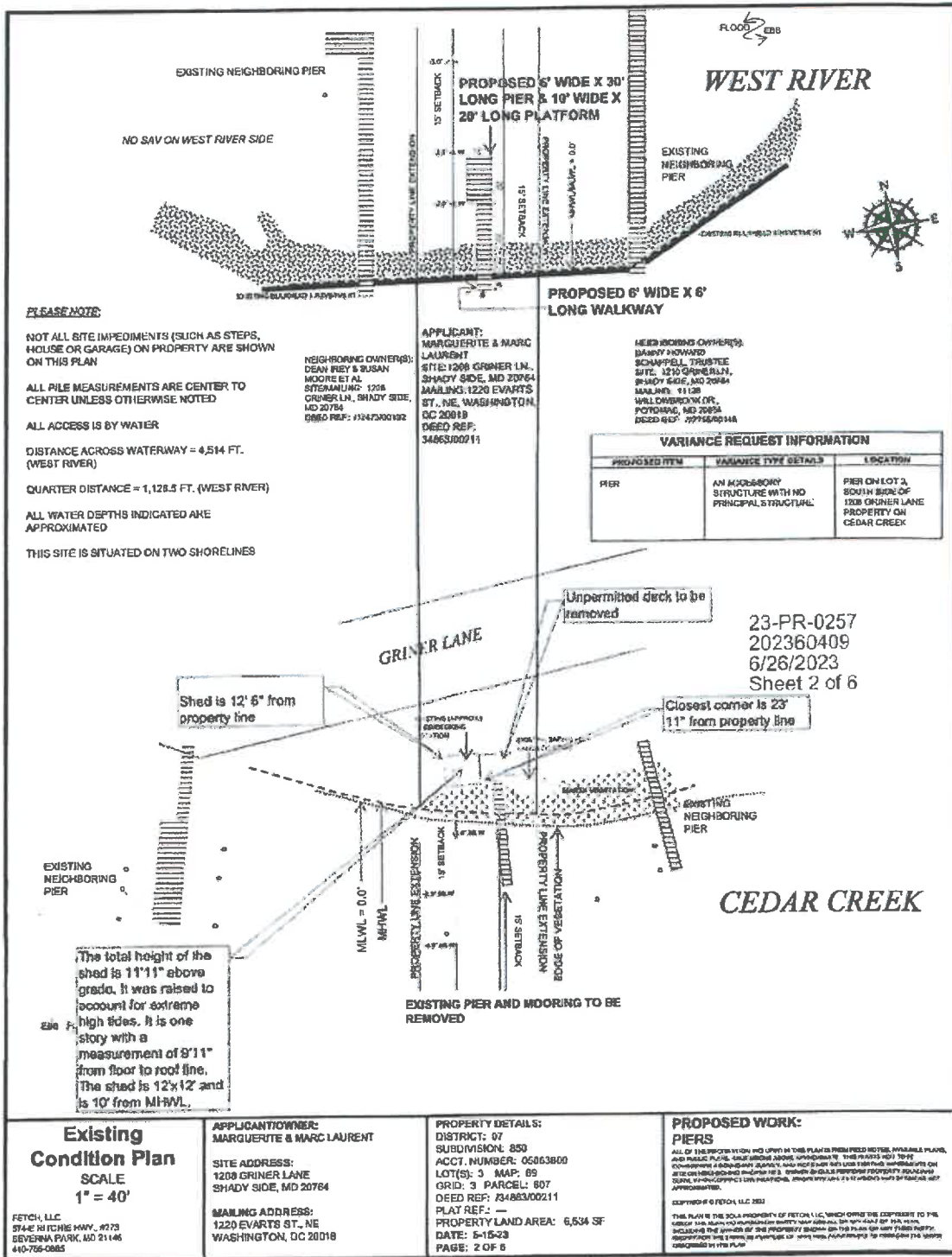
- **No forest area was impacted by the reconstructed shed.**

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor

- **Only grass lawn was removed to reconstruct this shed; no coastal grasses were impacted by this project.**

(v) be detrimental to the public welfare.

- **This is not applicable as it is a storage shed that has no bearing on the public welfare.**



**PLEASE NOTE:**

NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE OR GARAGE) ON PROPERTY ARE SHOWN ON THIS PLAN

ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED

ALL ACCESS IS BY WATER

DISTANCE ACROSS WATERWAY = 4,514 FT. (WEST RIVER)

QUARTER DISTANCE = 1,128.5 FT. (WEST RIVER)

ALL WATER DEPTHS INDICATED ARE APPROXIMATED

THIS SITE IS SITUATED ON TWO SHORELINES

NEIGHBORING OWNER(S):  
DEAN REY & SUSAN  
MOORE ET AL  
STEMMUNG, 1208  
GRINER LN, SHADY SIDE,  
MD 20764  
GMSO PLS: #1247300132

APPLICANT:  
MARGUERITE & MARC  
LAURENT  
SITE: 1208 GRINER LN.,  
SHADY SIDE, MD 20764  
MAILING: 1220 EVARTS  
ST., NE, WASHINGTON,  
DC 20018  
DEED REF:  
34863100211

NEIGHBORING OWNER(S):  
MARRY HOWARD  
SCHWIFFEL TRUSTEE  
SITE: 1210 GRINER LN.,  
SHADY SIDE, MD 20764  
MAILING: 11128  
WALLDORF DR.,  
POTOMAC, MD 20854  
DEED #437-777568P14A

**VARIANCE REQUEST INFORMATION**

PROPOSED ITEM	VARIANCE TYPE (DETAILS)	LOCATION
PIER	AN ACCESSORY STRUCTURE WITH NO PRINCIPAL STRUCTURE	PIER ON LOT 2, SOUTH SIDE OF 1208 GRINER LANE PROPERTY ON CEDAR CREEK

23-PR-0257  
202360409  
6/26/2023  
Sheet 2 of 6

The total height of the shed is 11'11" above grade. It was raised to account for extreme high tides. It is one story with a measurement of 8'11" from floor to roof line. The shed is 12'x12' and is 10' from MHWL.

**Existing Condition Plan**  
SCALE  
1" = 40'

FETCH, LLC  
574-E RITCHIE HWY., #273  
SEVERNA PARK, MD 21146  
410-755-0885

APPLICANT/OWNER:  
MARGUERITE & MARC LAURENT

SITE ADDRESS:  
1208 GRINER LANE  
SHADY SIDE, MD 20764

MAILING ADDRESS:  
1220 EVARTS ST., NE  
WASHINGTON, DC 20018

PROPERTY DETAILS:  
DISTRICT: 07  
SUBDIVISION: 850  
ACCT. NUMBER: 05063800  
LOT(S): 3 MAP: 09  
GRID: 3 PARCEL: 807  
DEED REF: 34863100211

PLAY REF: —  
PROPERTY LAND AREA: 6,534 SF  
DATE: 5-15-23  
PAGE: 2 OF 6

**PROPOSED WORK:**

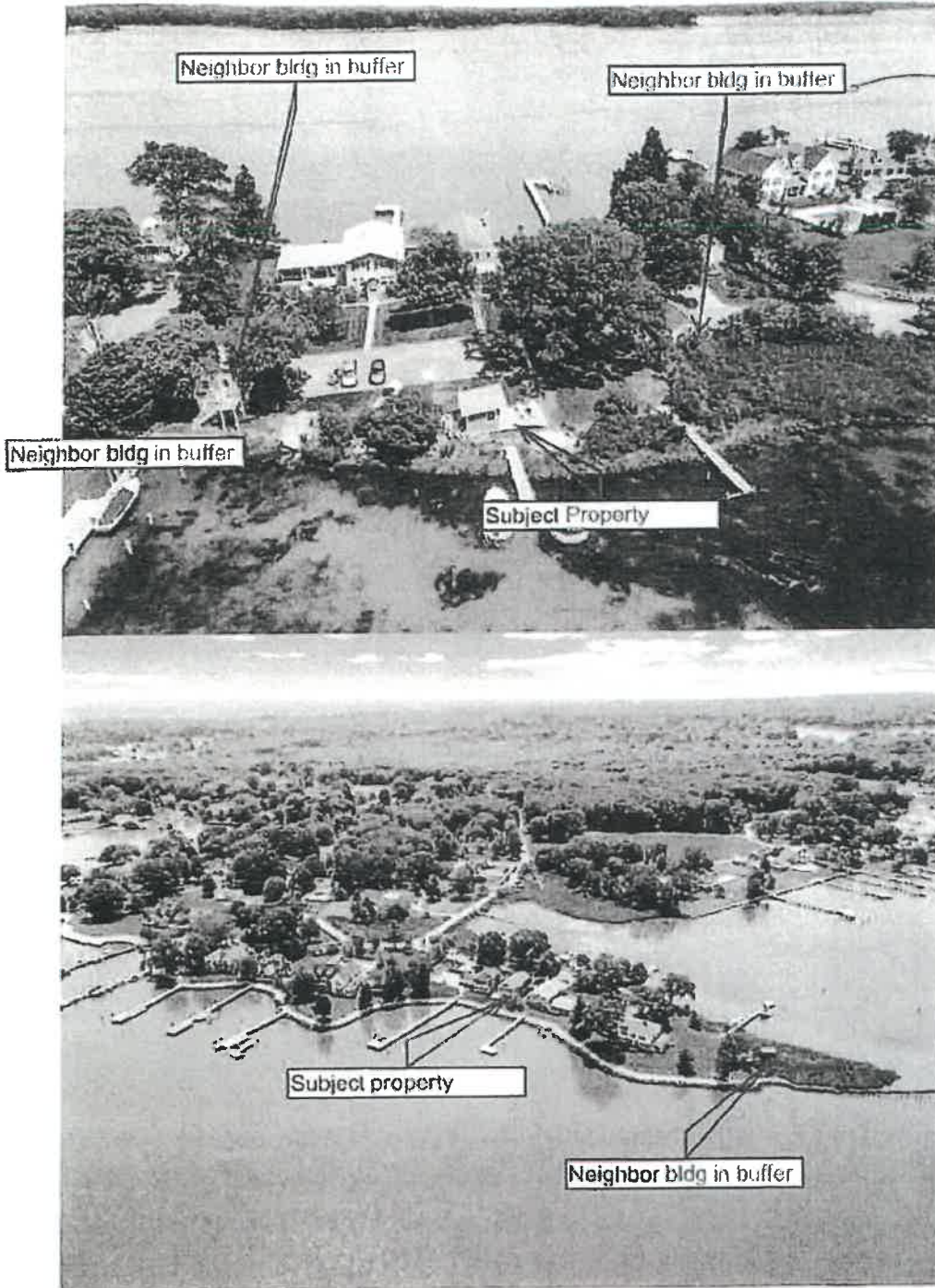
**PIERS**

ALL OF THE INFORMATION AND DATA ON THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC RECORDS. THESE SOURCES MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

©2023 FETCH, LLC 2831

THIS PLAN IS THE SOLE PROPERTY OF FETCH, LLC. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF FETCH, LLC.

Exhibit C



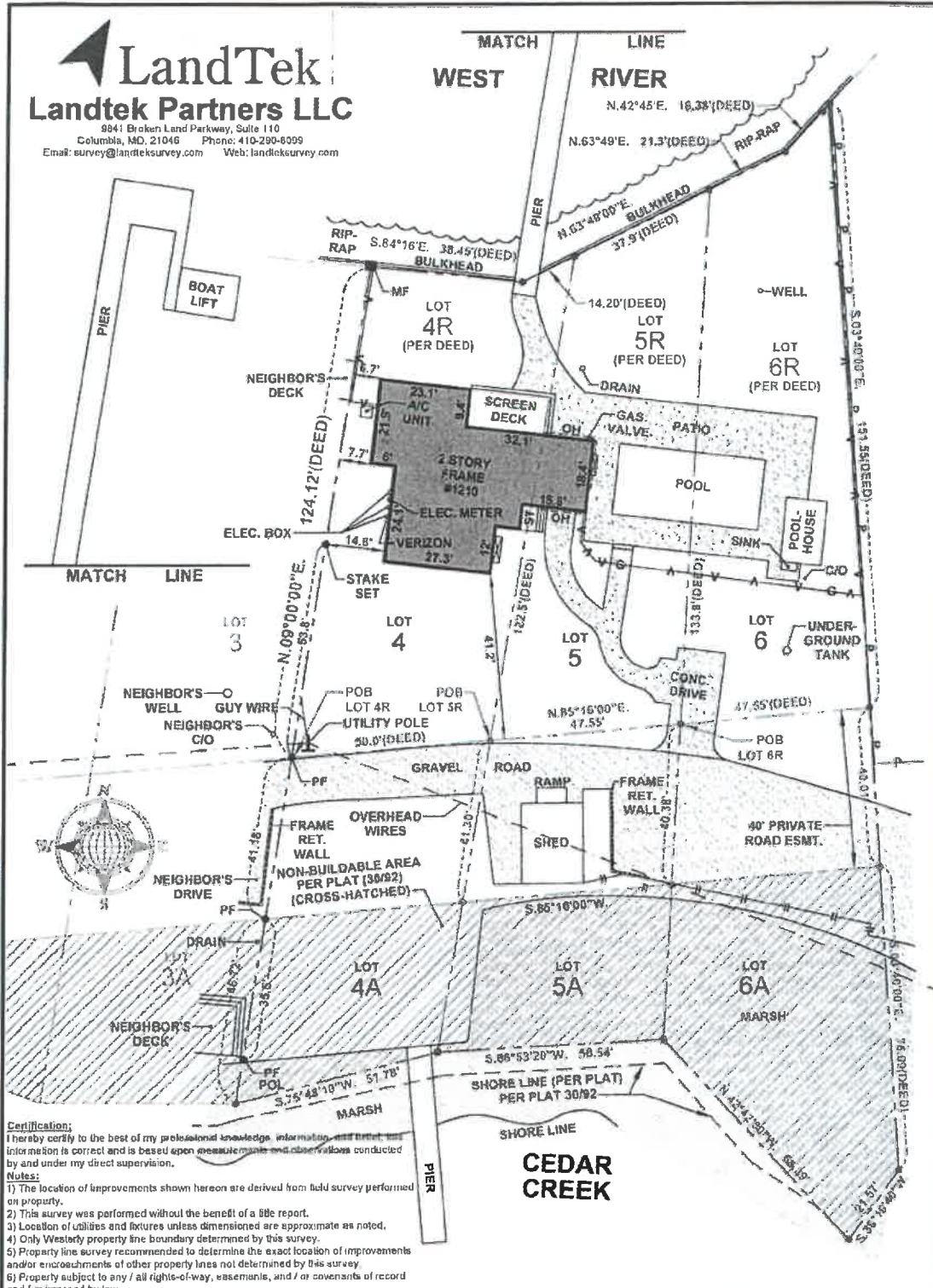
SEE SURVEY!

1210 GRUNER  
SHED IS NOT  
BUILT IN BUFFER

# LandTek

## Landtek Partners LLC

8841 Broken Land Parkway, Suite 110  
 Columbia, MD, 21046 Phone: 410-290-0999  
 Email: survey@landteksurvey.com Web: landteksurvey.com



**Certification:**  
 I hereby certify to the best of my professional knowledge, information, and belief, and information is correct and is based upon measurements and observations conducted by and under my direct supervision.

**Notes:**  
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**PATRICK J. SWEENEY**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 18941

LEGEND		
IBF - IRON BAR FOUND	PF - PIPE FOUND	MF - MONUMENT FOUND
IBS - IRON BAR SET	PK - PK FOUND	NF - NAIL FOUND
POL - POINT ON LINE	PKS - PK SET	SF - STONE FOUND
CAP - CAPPED PIPE	RWW - RIGHT-OF-WAY	RET - RETAINING
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**SITE PLAN**  
**1210 Griner Lane**  
 Anne Arundel County, Maryland  
 LOT: 4, 4A, 5, 5A, 6, 6A & Private Road  
 LIBER: 25168 FOLIO: 27

SCALE: 1"=30'      DATE: 8/3/2022      JOB NO.: LK2220650

BLOWN BY WIND  
 →

2016 Aerial



Legend

I hereby certify that the attached photo is  
 truly taken and copied from the official aerial  
 photographs of Anne Arundel Co., Maryland,  
 year 2016 No. 92001 Scale 1:50,000  
 [Signature] Recorder/Inspector (or Agent)  
 Office of Planning and Zoning  
 Anne Arundel County, Annapolis, Maryland

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 Pictometry International Corp.,  
 Rochester, New York



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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 OpenStreetMap, Microsoft, Esri,  
 HERE, Garmin, SafeGraph,  
 GeoTechnologies, Inc, METI/NASA,

THIS MAP IS NOT TO BE  
 USED FOR NAVIGATION

Notes 1" = 40 ft

[Handwritten mark]

# 2018 Aerial



## Legend

I hereby certify that the attached photo is  
 true, taken and copied from the official aerial  
 photographs of Anne Arundel Co., Maryland.  
 Date: 2018 No. 9 and scale 1:50,000  
 [Signature]  
 Recorder (or Agent)  
 Office of Planning and Zoning  
 Anne Arundel County, Annapolis, Maryland

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 OpenStreetMap, Microsoft, Esri,  
 HERE, Garmin, SafeGraph,  
 GeoTechnologies, Inc, METI/NASA.



THIS MAP IS NOT TO BE  
 USED FOR NAVIGATION

Notes 1" = 40 ft



2020 Aerial



Legend

I hereby certify that the attached photo is a true and correct copy of the aerial photograph taken and copied from the official aerial photographs of Anne Arundel Co., Maryland.

2020 No. 9000 Scale 1:5,000 Approximate

Billie J. Jalko  
 Recorder (or Agent)  
 Office of Planning and Zoning  
 Anne Arundel County, Annapolis, Maryland

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 Rochester, New York

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 GeoTechnologies, Inc, METI/NASA.



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Notes 1" = 40 ft

# 2021 Aerial



## Legend

I hereby certify that the attached photo is truly taken and copied from the official aerial photographs of Anne Arundel Co., Maryland.

*Year 2021 No repeats Scale 1:50,000*

*[Signature]*  
 Recorder (of Agent)  
 Office of Planning and Zoning  
 Anne Arundel County, Annapolis, Maryland

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 GeoTechnologies, Inc, METI/NASA.

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 USED FOR NAVIGATION

Notes 1" = 40 ft

**SUBTITLE 6. R2 – RESIDENTIAL DISTRICTS**

**§ 18-4-601. Bulk regulations.**

Except as provided otherwise in this article, the following bulk regulations are applicable in an R2 District:

Minimum lot size:	
If not served by public sewer	20,000 square feet
If served by public sewer	15,000 square feet ✓
Maximum coverage by structures	30% of gross area
Minimum width at front building restriction line; for waterfront lots the building restriction line is measured from the rear lot line	80 feet ✓
Minimum setbacks for principal structures:	
Front lot line	30 feet
Rear lot line	25 feet
Side lot line	7 feet
Corner side lot line	20 feet
Principal arterial or higher classification road	40 feet
Minimum setbacks for accessory structures other than sheds that do not exceed 64 square feet in area and eight feet in height:	
Front lot line	40 feet
Side and rear lot lines	7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet
Corner side lot line	20 feet

Maximum height limitations:	
Principal structures	35 feet
Accessory structures	25 feet or the height of the principal structure, whichever is less
Maximum net density:	
If not served by public sewer	One dwelling unit per 20,000 square feet
If served by public sewer	2.5 dwelling units per acre
Maximum net density for adult independent dwelling units served by public sewer and located within a two-mile radius of an assisted living facility or a County owned and operated library or community center	Five dwelling units per acre
Cluster development:	
Maximum individual lot coverage by structures	Determined by setbacks and constraints imposed by characteristics of lot, coverage not to exceed 60%
Minimum width at front building restriction line	50 feet
Minimum setbacks for principal structures:	
Front lot line	5 feet, but if parking is located in the front yard, 18 feet
Rear lot line	10 feet
Side lot lines	7 feet
Boundary line of the cluster development site	50 feet from adjacent residentially zoned and developed property, except that the setback may be reduced by the Planning and Zoning Officer to preserve environmental features and the setback may be reduced to 25 feet if the adjoining lot is an open space lot created under § 17-6-111 of this Code
Minimum setbacks from side and rear lot lines for accessory structures other than sheds that do not exceed 64 square feet in area and eight feet in height	7 feet or, for structures less than 8 feet in height (other than swimming pools, tennis courts, basketball courts, and similar private recreational facilities accessory to single-family detached, duplex, or semi-detached dwellings), 5 feet

(Bill No. 4-05; Bill No. 78-05; Bill No. 60-10; Bill No. 93-12; Bill No. 63-22)







**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

June 28, 2023

Mark Thomas  
410 991 0939  
Email address: yachtcaptain@comcast.net

Re: Applicant: Marc M. Laurent  
Property Address: 1208 Griner Lane  
AI Number: 111194  
Tracking Number: 202360409  
Tidal Wetlands License Application Number: 23-PR-0257

Dear Mark Thomas,

The Maryland Department of the Environment (“MDE” or “the Department”) received your comments regarding Marc Laurent’s Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland in Maryland (“Application”) received on March 17, 2023. The application proposed a pier on the Cedar Creek shoreline and a pier on the West River shoreline.

Your comments were greatly appreciated and considered during the review process. Please allow me to address each of your comments:

1. *An accessory dwelling unit, described as a tiki bar, built to replace a shed:* This structure is present above the Mean High Water Line and therefore, is not in the Department’s jurisdiction. The information was passed along to the County as this structure is within the County’s jurisdiction.
2. *There is some marsh filling to create a sand beach:* The Department did observe sand fill on existing marsh vegetation. The Department’s Compliance and Inspections Division was notified and is investigating the alleged violation.

After reviewing the proposed activities, the Department determined that **Marc M. Laurent** is within their riparian rights to access the water with the proposed piers and the Department has decided to authorize these activities. Enclosed is a copy of Mr. Laurent’s signed authorization and the approved plans. If you would like to appeal this decision, you may petition the Anne Arundel County Circuit Court within 30 days after receiving the decision. Thank you again for your comments. If you have any questions or if I can assist you in any way, please do not hesitate to contact me Melissa McCanna by telephone at melissa.mccanna@maryland.gov or 410-537-4053.

Sincerely,

Melissa McCanna  
Natural Resources Planner  
Tidal Wetlands Division  
Wetlands and Waterways Protection Program

Enclosures: (1) Copy of Maryland General Tidal Wetlands License 23-PR-0257 with plans



**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

June 26, 2023

Marc M Laurent  
c/o Lauren Heinsohn  
Fetch Consulting Group  
574-E Ritchie Highway, Ste #273  
Severna Park, MD 21146

Via email: marc.m.laurent@gmail.com  
lauren@fetchconsultinggroup.com

Re: Agency Interest Number: 111194  
Tracking Number: 202360409  
Tidal Authorization Number: 23-PR-0257

Dear Marc Laurent:

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](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.

Please find enclosed a copy of the State wetlands license or permit authorizing work in tidal wetlands. **In order to activate your authorization, you must sign both the original and copy of the authorization in the space provided and return the signed copy to the Maryland Department of the Environment, Tidal Wetlands Division.** Failure to comply with this requirement may result in an enforcement action by the Department.

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 Melissa McCanna at [melissa.mccanna@maryland.gov](mailto:melissa.mccanna@maryland.gov) or 410-537-4053 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: **23-PR-0257**  
EFFECTIVE DATE: **June 26, 2023**  
EXPIRATION DATE: **June 25, 2026**  
LICENSEE: **Marc M. Laurent**  
ADDRESS: **1220 Evarts St, NE**  
**Washington, DC 20018**  
PROJECT LOCATION: **1208 Griner Lane**  
**Shady Side, MD 20764**  
**West River 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, **Marc M. Laurent** ("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 **June 26, 2023**, PREPARED BY **Fetch Consulting Group**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **June 26, 2023**, AND INCORPORATED HEREIN:

*Cedar Creek*

1. *Remove an existing pier and associated structures; and*
2. *Construct a 4.5-foot long by 3-foot wide walkway over existing marsh vegetation, a 16.74-foot long by 6-foot wide pier with a 17-foot by 11.76-foot platform, one boat lift with two support piles, all extending a maximum of 47.5 feet channelward of the mean high water line.*

*West River*

1. *Construct a 30-foot long by 6-foot wide pier with a 20-foot by 10-foot platform, extending a maximum of 50 feet channelward of the mean high water line at an existing bulkhead.*

## SPECIAL CONDITIONS

- A. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.
- B. Each of the authorized piers shall not comprise more than a maximum of 6 slips, lifts, or hoist inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
- C. The total platform area of each pier shall not exceed 200 square feet.
- D. The Licensee shall not attach accessory platforms to any existing or proposed boatlifts.

- E. The Licensee shall have all work proposed above the mean high water line reviewed and authorized by the Anne Arundel County Department of Inspections and Permits.

## 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](mailto: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

Jun 29, 2023

Date

Tidal Wetland Reviewer: *MM*

Supervisor Concurrence: *AA*

Tracking Number: 202360409

Agency Interest Number: 111194

Enclosure: Plans dated June 26, 2023

cc: WSA Inspection & Compliance Program

ACCEPTANCE OF LICENSE

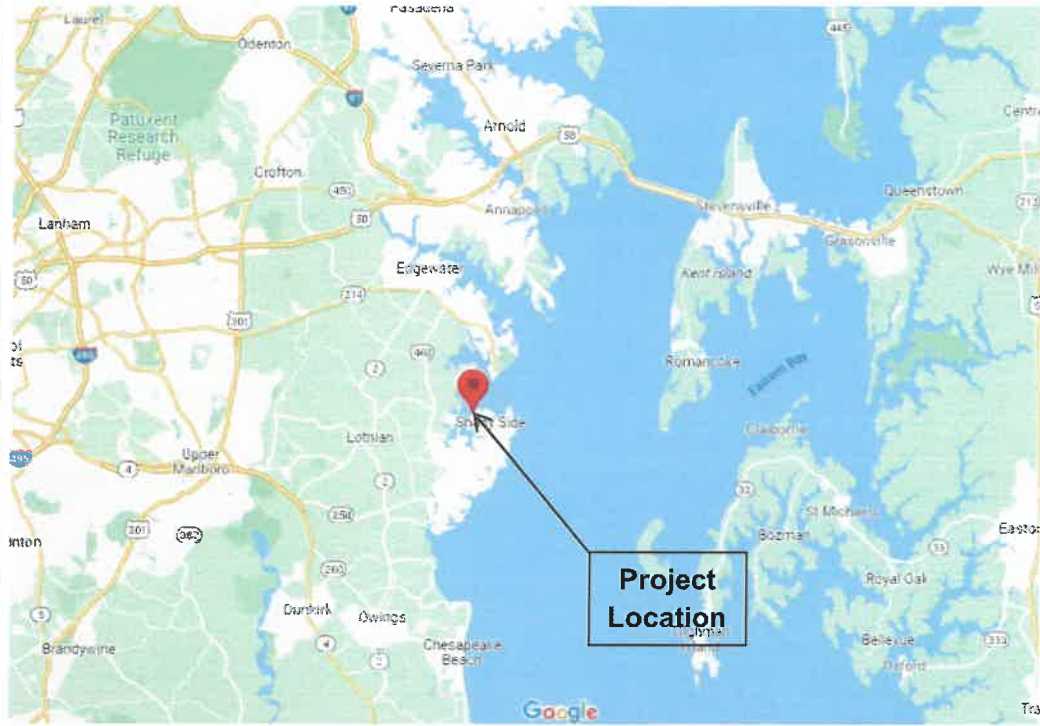
By applying for and receiving this General License the licensee shall be considered to have knowledge of and to have accepted the special and general conditions of this license. Licensee agrees that all work shall be performed in compliance with these conditions. **PRIOR TO THE COMMENCEMENT OF ANY WORK AUTHORIZED BY THIS LICENSE, THE LICENSEE SHALL SIGN THE ACKNOWLEDGEMENT AND RETURN TO THE DEPARTMENT OF THE ENVIRONMENT.**

I have read and accept the terms and conditions of this license.

\_\_\_\_\_  
Signature of Licensee

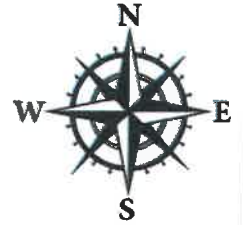
Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Licensee



**VICINITY  
MAP**  
GOOGLE MAPS  
2022

23-PR-0257  
202360409  
6/26/2023  
Sheet 1 of 6



**AERIAL  
MAP**  
ANNE ARUNDEL  
COUNTY  
ENGINEERING  
RECORD DRAWING  
& MONUMENTS

**MAPS**

**SCALE**  
As Specified on Map

BY: FETCH, LLC  
574-E RITCHIE HWY., #273,  
SEVERNA PARK, MD 21146

**APPLICANT/OWNER:**  
MARGUERITE & MARC  
LAURENT

**SITE ADDRESS:**  
1208 GRINER LANE  
SHADY SIDE, MD 20764

**MAILING ADDRESS:**  
1220 EVARTS ST., NE  
WASHINGTON, DC 20018

**PROPERTY DETAILS:**  
DISTRICT: 07  
SUBDIVISION: 850  
ACCT. NUMBER: 05063800  
LOT(S): 3 MAP: 69  
GRID: 3 PARCEL: 607  
DEED REF: /34863/00211  
PLAT REF.: ---

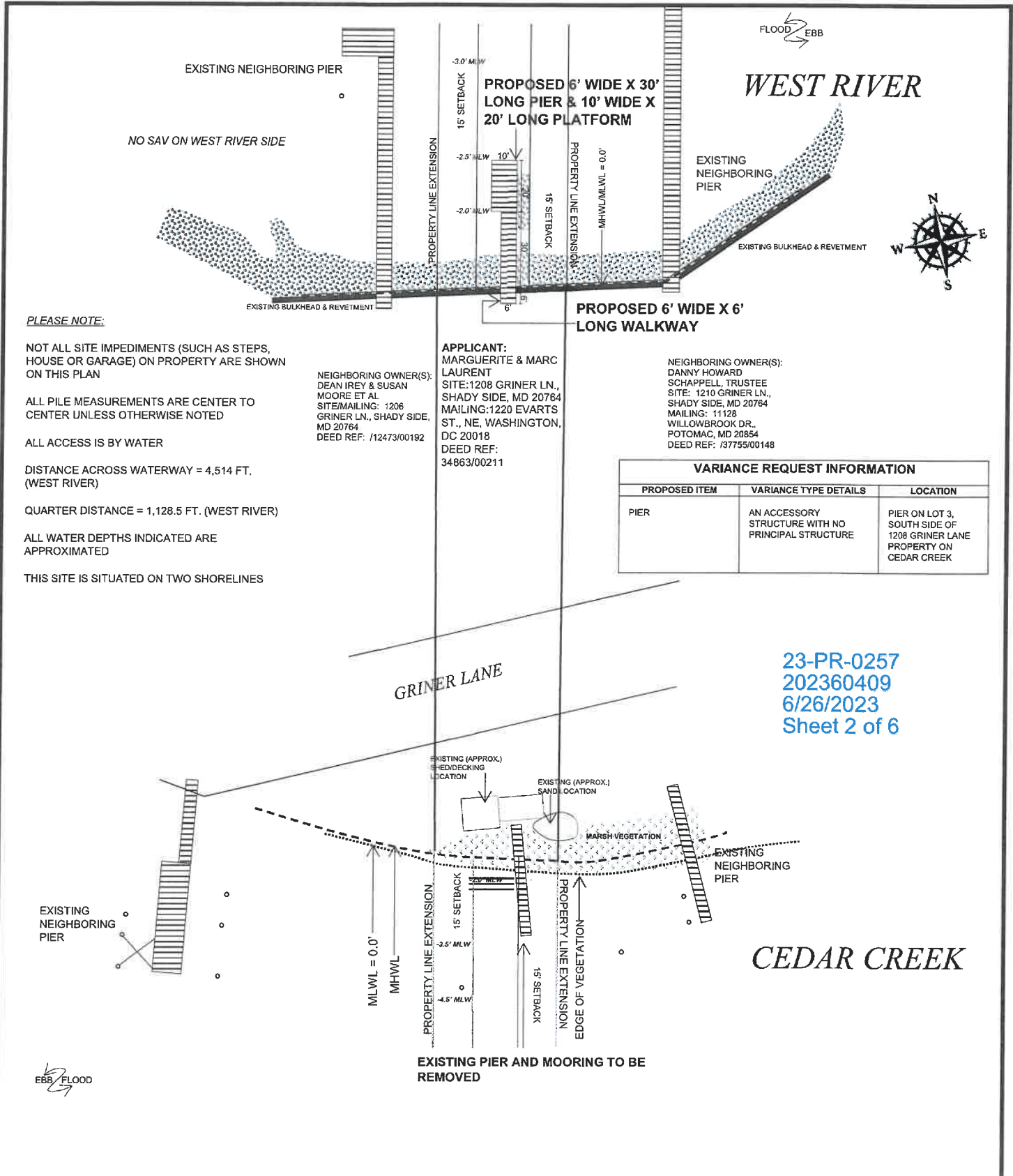
**PROPERTY LAND AREA:** 6,534 SF  
**DATE:** 5-15-23  
**PAGE 1 OF 6**

**PROPOSED WORK:**  
PIERS

ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPROVEMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS, PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.

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**WEST RIVER**

FLOOD  
EBB



**PLEASE NOTE:**

- NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE OR GARAGE) ON PROPERTY ARE SHOWN ON THIS PLAN
- ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED
- ALL ACCESS IS BY WATER
- DISTANCE ACROSS WATERWAY = 4,514 FT. (WEST RIVER)
- QUARTER DISTANCE = 1,128.5 FT. (WEST RIVER)
- ALL WATER DEPTHS INDICATED ARE APPROXIMATED
- THIS SITE IS SITUATED ON TWO SHORELINES

**APPLICANT:**  
MARGUERITE & MARC LAURENT  
SITE: 1208 GRINER LN., SHADY SIDE, MD 20764  
MAILING: 1220 EVARTS ST., NE, WASHINGTON, DC 20018  
DEED REF: 34863/00211

**NEIGHBORING OWNER(S):**  
DANNY HOWARD  
SCHAPPELL, TRUSTEE  
SITE: 1210 GRINER LN., SHADY SIDE, MD 20764  
MAILING: 11128 WILLOWBROOK DR., POTOMAC, MD 20854  
DEED REF: /37755/00148

VARIANCE REQUEST INFORMATION		
PROPOSED ITEM	VARIANCE TYPE DETAILS	LOCATION
PIER	AN ACCESSORY STRUCTURE WITH NO PRINCIPAL STRUCTURE	PIER ON LOT 3, SOUTH SIDE OF 1208 GRINER LANE PROPERTY ON CEDAR CREEK

23-PR-0257  
202360409  
6/26/2023  
Sheet 2 of 6

**CEDAR CREEK**

EBB  
FLOOD

**Existing Condition Plan**  
SCALE  
1" = 50'

FETCH, LLC  
574-E RITCHIE HWY., #273  
SEVERNA PARK, MD 21146  
410-756-0885

**APPLICANT/OWNER:**  
MARGUERITE & MARC LAURENT

**SITE ADDRESS:**  
1208 GRINER LANE  
SHADY SIDE, MD 20764

**MAILING ADDRESS:**  
1220 EVARTS ST., NE  
WASHINGTON, DC 20018

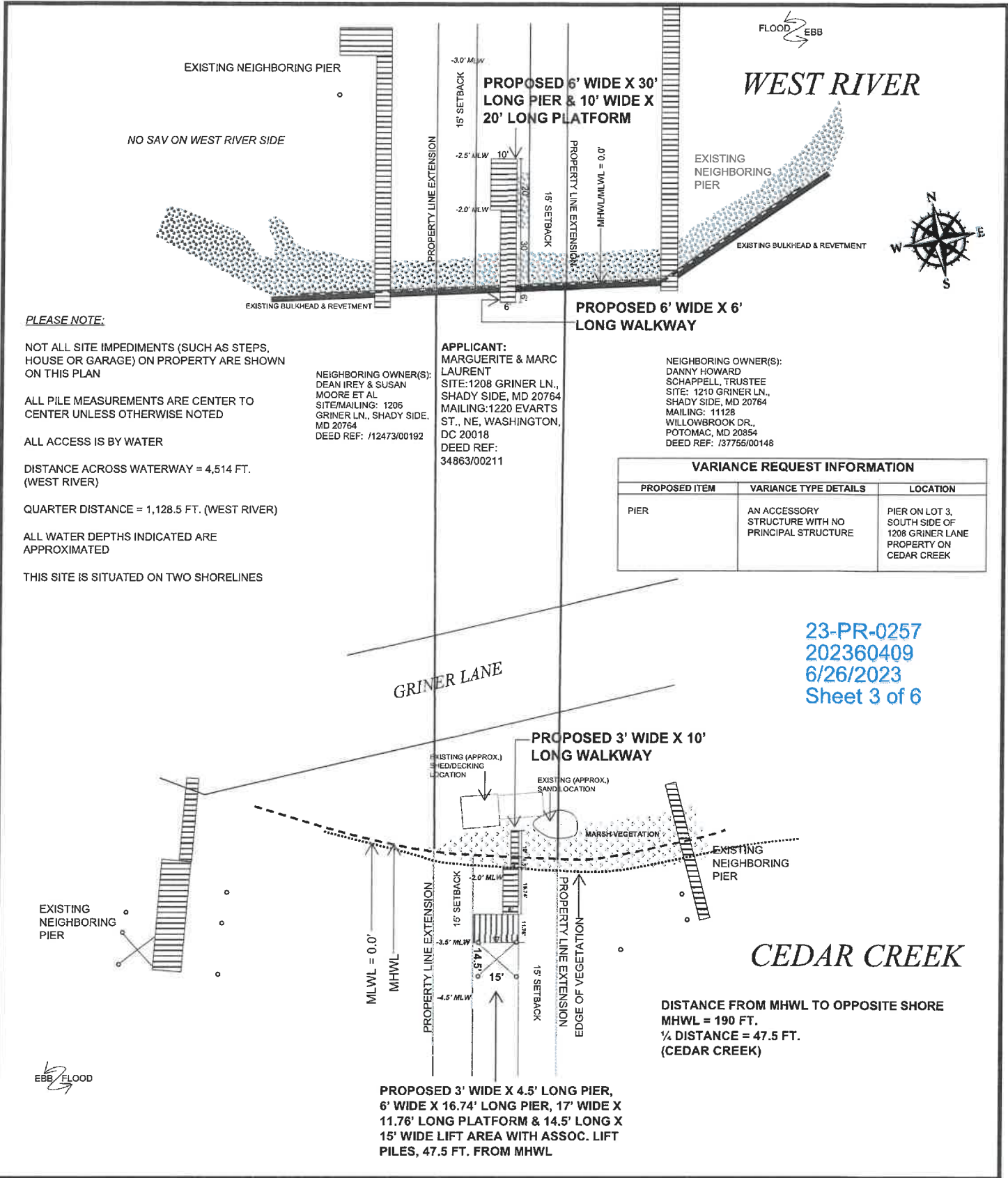
**PROPERTY DETAILS:**  
DISTRICT: 07  
SUBDIVISION: 850  
ACCT. NUMBER: 05063800  
LOT(S): 3 MAP: 69  
GRID: 3 PARCEL: 607  
DEED REF: /34863/00211  
PLAT REF.: —  
PROPERTY LAND AREA: 6,534 SF  
DATE: 5-15-23  
PAGE: 2 OF 6

**PROPOSED WORK:**  
**PIERS**

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**WEST RIVER**

**CEDAR CREEK**



**PLEASE NOTE:**

NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE OR GARAGE) ON PROPERTY ARE SHOWN ON THIS PLAN

ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED

ALL ACCESS IS BY WATER

DISTANCE ACROSS WATERWAY = 4,514 FT. (WEST RIVER)

QUARTER DISTANCE = 1,128.5 FT. (WEST RIVER)

ALL WATER DEPTHS INDICATED ARE APPROXIMATED

THIS SITE IS SITUATED ON TWO SHORELINES

NEIGHBORING OWNER(S):  
DEAN IREY & SUSAN  
MOORE ET AL  
SITE/MAILING: 1206  
GRINER LN., SHADY SIDE,  
MD 20764  
DEED REF: /12473/00192

APPLICANT:  
MARGUERITE & MARC  
LAURENT  
SITE: 1208 GRINER LN.,  
SHADY SIDE, MD 20764  
MAILING: 1220 EVARTS  
ST., NE, WASHINGTON,  
DC 20018  
DEED REF:  
34863/00211

NEIGHBORING OWNER(S):  
DANNY HOWARD  
SCHAPPELL, TRUSTEE  
SITE: 1210 GRINER LN.,  
SHADY SIDE, MD 20764  
MAILING: 11128  
WILLOWBROOK DR.,  
POTOMAC, MD 20854  
DEED REF: /37755/00148

**VARIANCE REQUEST INFORMATION**

PROPOSED ITEM	VARIANCE TYPE DETAILS	LOCATION
PIER	AN ACCESSORY STRUCTURE WITH NO PRINCIPAL STRUCTURE	PIER ON LOT 3, SOUTH SIDE OF 1208 GRINER LANE PROPERTY ON CEDAR CREEK

23-PR-0257  
202360409  
6/26/2023  
Sheet 3 of 6

DISTANCE FROM MHWL TO OPPOSITE SHORE  
MHWL = 190 FT.  
1/4 DISTANCE = 47.5 FT.  
(CEDAR CREEK)

PROPOSED 3' WIDE X 4.5' LONG PIER,  
6' WIDE X 16.74' LONG PIER, 17' WIDE X  
11.76' LONG PLATFORM & 14.5' LONG X  
15' WIDE LIFT AREA WITH ASSOC. LIFT  
PILES, 47.5 FT. FROM MHWL

**Proposed  
Condition Plan**  
SCALE  
1" = 50'

APPLICANT/OWNER:  
MARGUERITE & MARC LAURENT

SITE ADDRESS:  
1208 GRINER LANE  
SHADY SIDE, MD 20764

MAILING ADDRESS:  
1220 EVARTS ST., NE  
WASHINGTON, DC 20018

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PLAT REF.: ---  
PROPERTY LAND AREA: 6,534 SF  
DATE: 5-17-23  
PAGE 3 OF 6

**PROPOSED WORK:  
PIERS**

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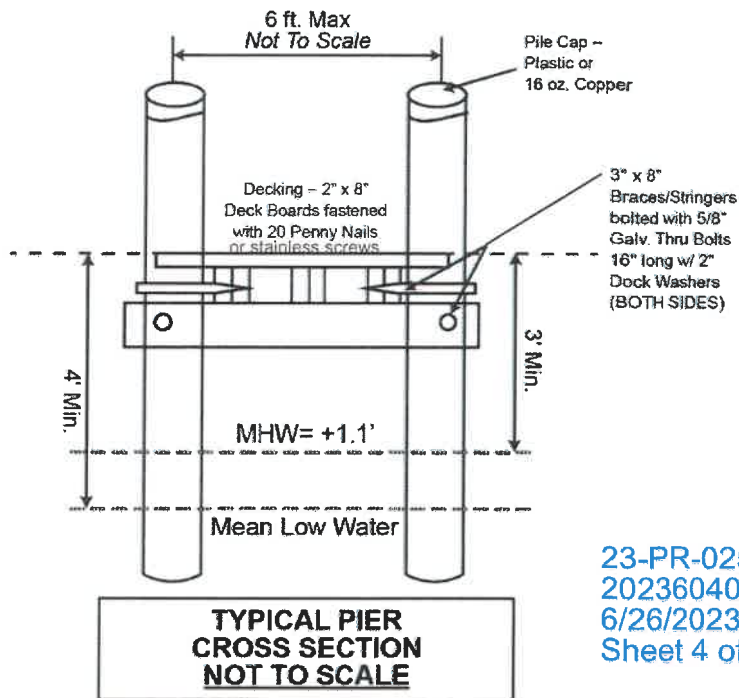
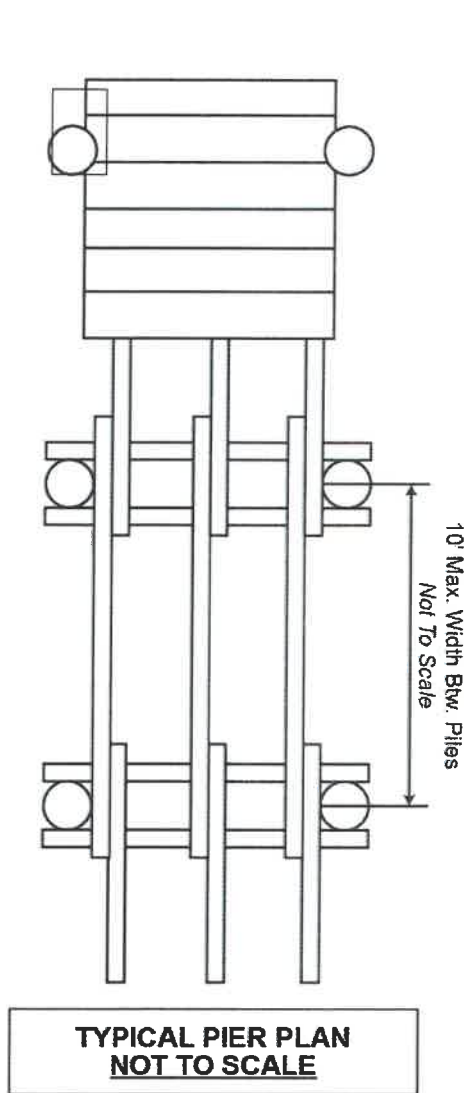
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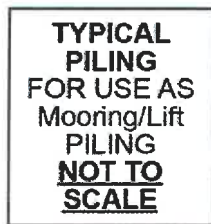
FETCH, LLC  
574-E RITCHIE HWY., #273  
SEVERNA PARK, MD 21146  
410-756-0885

# CONSTRUCTION PLAN

## TYPICAL FIXED PIER & PILE SPECS – NTS



23-PR-0257  
202360409  
6/26/2023  
Sheet 4 of 6



Piles will be capped Plastic or 16 oz. Copper

10" BUTT PILES (TYP.) Diameter Timber, Straight & Rounded Treatment Minimum 1.5 lb/ C.C.A. per Cubic Ft., 2.5 lb. in Worm infested Areas

Minimum of 10 ft. embedment into river bottom

PLEASE NOTE:

ALL SPECS SHOWN HEREIN ARE TYPICAL AND FOR PERMITTING PURPOSES ONLY. OWNER MUST CONFIRM SPECS WITH CONTRACTOR INCLUDING PILE LENGTHS, DIA. & HEIGHTS. THIS SPEC. IS TO BE USED AS A GUIDE ONLY AND IS NOT AN ENGINEERED DRAWING. AS BUILT DEVIATIONS MAY EXIST.

<p><b>PIER SPECS</b> SCALE As Specified</p> <p>BY: FETCH, LLC 574-E RITCHIE HWY., #273 SEVERNA PARK, MD 21146</p>	<p><b>APPLICANT/OWNER:</b> MARGUERITE &amp; MARC LAURENT</p> <p><b>SITE ADDRESS:</b> 1208 GRINER LANE SHADY SIDE, MD 20764</p> <p><b>MAILING ADDRESS:</b> 1220 EVARTS ST., NE WASHINGTON, DC 20018</p>	<p><b>PROPERTY DETAILS:</b> DISTRICT: 07 SUBDIVISION: 850 ACCT. NUMBER: 05063800 LOT(S): 3 MAP: 69 GRID: 3 PARCEL: 607 DEED REF: /34863/00211 PLAT REF.: --- PROPERTY LAND AREA: 6,534 SF DATE: 5-15-23 PAGE 4 OF 6</p>	<p><b>PROPOSED WORK:</b> PIERS</p> <p><small>ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.</small></p> <p><small>COPYRIGHT © FETCH, LLC 2023</small></p> <p><small>THIS PLAN IS THE SOLE PROPERTY OF FETCH, LLC, WHICH OWNS THE COPYRIGHT TO THE USE OF THE PLAN. NO PERSON OR ENTITY MAY USE ALL OR ANY PART OF THIS PLAN, INCLUDING THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, OR ANY THIRD PARTY, EXCEPT FOR THE EXPRESS PURPOSE OF APPLYING FOR PERMITS TO PERFORM THE WORK DESCRIBED IN THE PLAN.</small></p>
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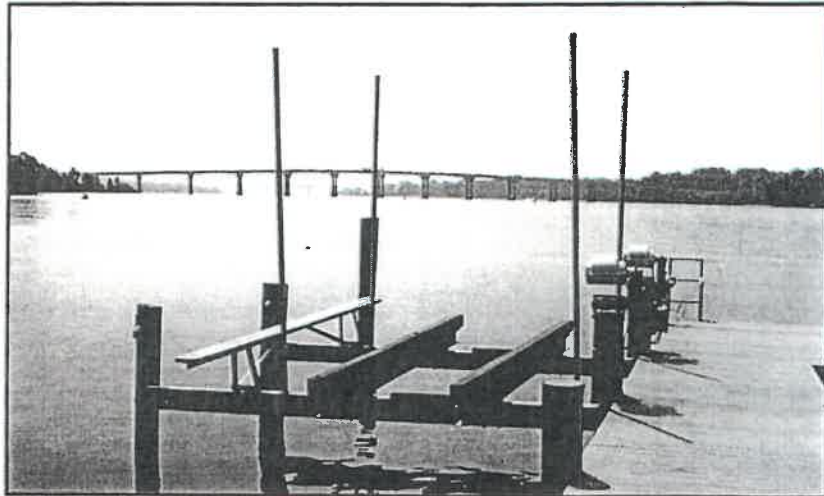
# CONSTRUCTION PLAN

## TYPICAL LIFT SPECS – HD BOAT LIFT

COPYRIGHT: MAGNUM BOAT LIFTS- NOT TO SCALE

### HD Model Features

- GFCI protected motors
- Molded UHMW drive enclosures
- Complete guide pole package
- Elevated outside walkway
  - Galvanized steel construction
  - 2/3/5 year warranty
  - Stainless steel cables
- Worm gear driven winches
- Optional remote controls
- Optional E gear drives



\*Shown with optional E-Gears

The 'HD' model is designed to afford maximum hull support while keeping a low profile appearance. This design allows for easy access to your vessel because it is positioned inches away from your dock. Standard to the 'HD' model is a fully adjustable "I" beam bunking system to gently cradle your boat. The worm gear driven winches are located on the dock\*, allowing for quick and easy maintenance. An elevated outside walkway allows access to both sides of your vessel for easy cleaning and maintenance.

\*For capacities 15,000 lbs and less

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### HD MODEL SPECS

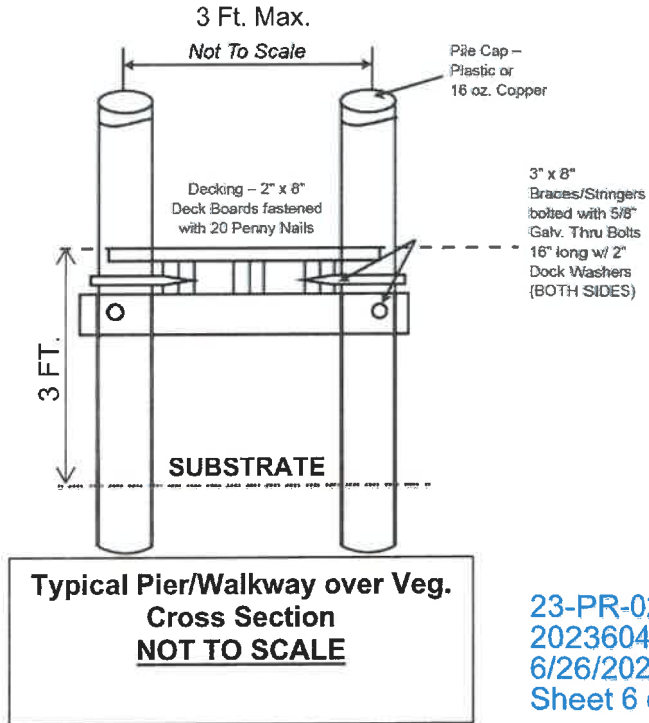
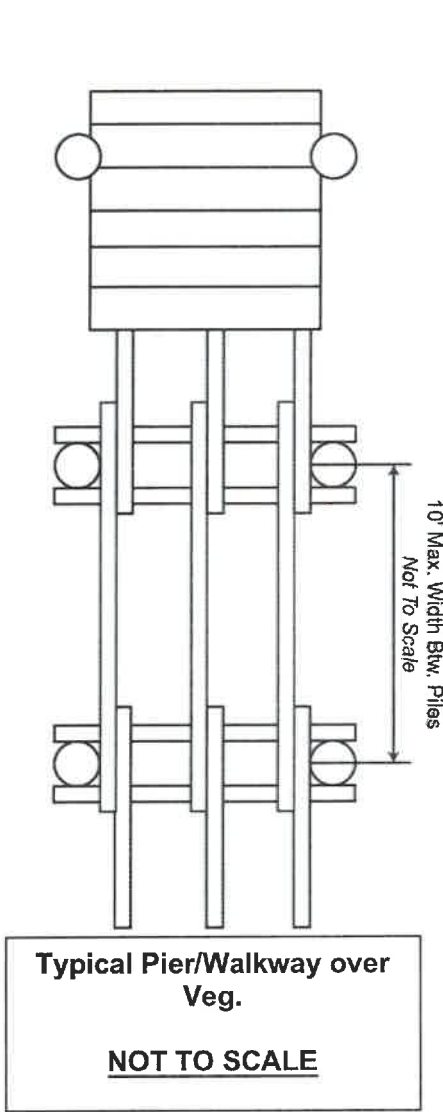
WEIGHT CAPACITIES:.....8,000 lbs, 10,000 lbs, 12,500 lbs, 15,000 lbs, 20,000 lbs  
 CRADLE TRAVEL:.....9' standard, optional to 16'  
 POWER REQUIREMENTS:..... 110 volt/30 amp-220volt/15 amp  
 PILING SIZE REQUIREMENTS:.....8' diameter minimum  
 PILING HEIGHT ABOVE DECK:.....18" minimum  
 PILING SPACING:..... SEE PLAN

<p><b>LIFT SPECS</b> SCALE As Specified by Designer (Magnum)</p> <p>PREP BY: FETCH, LLC 574-E RITCHIE HWY., #273 SEVERNA PARK, MD 21146</p>	<p><b>APPLICANT/OWNER:</b> MARGUERITE &amp; MARC LAURENT</p> <p><b>SITE ADDRESS:</b> 1208 GRINER LANE SHADY SIDE, MD 20764</p> <p><b>MAILING ADDRESS:</b> 1220 EVARTS ST., NE WASHINGTON, DC 20018</p>	<p><b>PROPERTY DETAILS:</b> DISTRICT: 07 SUBDIVISION: 850 ACCT. NUMBER: 05063800 LOT(S): 3 MAP: 69 GRID: 3 PARCEL: 607 DEED REF: /34863/00211 PLAT REF.: --- PROPERTY LAND AREA: 6,534 SF <b>DATE: 5-15-23</b> <b>PAGE 5 OF 6</b></p>	<p><b>PROPOSED WORK:</b> PIERS</p> <p><small>ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.</small></p> <p><small>COPYRIGHT © FETCH, LLC 2023</small></p> <p><small>THIS PLAN IS THE SOLE PROPERTY OF FETCH, LLC, WHICH OWNS THE COPYRIGHT TO THE USE OF THE PLAN. NO PERSON OR ENTITY MAY USE ALL OR ANY PART OF THE PLAN, INCLUDING THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, OR ANY THIRD PARTY, EXCEPT FOR THE EXPRESS PURPOSE OF APPLYING FOR PERMITS TO PERFORM THE WORK DESCRIBED IN THE PLAN</small></p>
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# CONSTRUCTION PLAN

## TYPICAL PIER/WALKWAY SPECS OVER VEG. – NTS

Pier or walkway over vegetated tidal wetlands shall be constructed a minimum of 3 feet above the substrate and shall be a maximum of 3 feet wide



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<p><b>WALKWAY SPECS</b> SCALE As Specified</p> <p>FETCH, LLC 574-E RITCHIE HWY., #273 SEVERNA PARK, MD 21146 410-756-0885</p>	<p><b>APPLICANT/OWNER:</b> MARGUERITE &amp; MARC LAURENT</p> <p><b>SITE ADDRESS:</b> 1208 GRINER LANE SHADY SIDE, MD 20764</p> <p><b>MAILING ADDRESS:</b> 1220 EVARTS ST., NE WASHINGTON, DC 20018</p>	<p><b>PROPERTY DETAILS:</b> DISTRICT: 07 SUBDIVISION: 850 ACCT. NUMBER: 05063800 LOT(S): 3 MAP: 69 GRID: 3 PARCEL: 607 DEED REF: /34863/00211 PLAT REF.: --- PROPERTY LAND AREA: 6,534 SF DATE: 5-15-23 PAGE 6 OF 6</p>	<p><b>PROPOSED WORK:</b> PIERS</p> <p><small>ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNERS SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.</small></p> <p><small>COPYRIGHT © FETCH, LLC 2023</small></p> <p><small>THIS PLAN IS THE SOLE PROPERTY OF FETCH, LLC, WHICH OWNS THE COPYRIGHT TO THE USE OF THE PLAN. NO PERSON OR ENTITY MAY USE ALL OR ANY PART OF THE PLAN, INCLUDING THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, OR ANY THIRD PARTY, EXCEPT FOR THE EXPRESS PURPOSE OF APPLYING FOR PERMITS TO PERFORM THE WORK DESCRIBED IN THE PLAN</small></p>
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# 23-PR-0257(Lic&Plans)Laurent\_Neighbr\_comm\_resp\_lett

Final Audit Report

2023-06-29

Created:	2023-06-28
By:	Melissa Mccanna (melissa.mccanna@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAUsUAcg7LPm05qyISP7OsUoCK_wDUoc3y

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