

Bryan & Rebecca Jenkins (the “Applicants”) propose to construct a replacement private residential pier at their waterfront home, 1642 Cornfield Road, Pasadena, MD, 21122 (the “Property”), which has approximately ± 80 linear feet of frontage on Cornfield Creek. The Applicant’s Property is approximately ± 20,200 SF and is zoned R2. Pursuant to the Anne Arundel County Code (the “Code”), §18-4-106, “Piers, private residential, if accessory to a dwelling unit” is permitted by right in the R2 zoning district.

The Applicants proposed to replace the existing 90’ pier with associate boat lift pilings and add a platform to the end, install 2 boat lift piles, 1 boat lift, and 2 mooring piles to the southeast side of the main pier. There are no variances needed for the replacement pier, but a variance is required for the 20’ x 10’ platform associate pilings at the end of the pier (southeast side of the pier) and the 2 mooring piles. The proposed platform will maintain a minimum of 16.75’ distance between itself and the pier located to the south at 1646 Cornfield Road. Currently, the Applicant can only tie off their boat by using an existing boatlift within the 15’ setback. Given the nature of this narrow shoreline, any proposed platform would require the need for a variance. The variance of 12.5’ on the Southern Property Line extension is being requested to provide the Applicants relief for the proposed platform in Cornfield Creek. A variance of 10.5 on the Southern Property Line Extension is also being requested for the 1 mooring pile. A variance of 9.5 on the Southern Property Line Extension is also being requested for the 1 mooring pile.

The location, setbacks, and length requirements for piers and mooring pilings are spelled out in Code, §18-2-404, “Piers and mooring pilings.” Subsection (b) of said Code provision reads, in pertinent part, as follows:

“(b) **Setbacks.** A pier or mooring piling shall be located at least 15 feet from a lot line extended for a private pier [...]. The Office of Planning and Zoning determines the method of the lot line extension in accordance with one or more of the following methods:

- (1) From the side lot line at a 90 – degree angle to the shoreline;
- (2) From the extension of the last course of the lot line into the waterway;
- (3) From the side lot lines to the center of cove; or
- (4) From the side lot lines generally parallel with existing piers located on adjacent lots.

In the Applicant's case, method (4) is being utilized on the Northern property line extension and method(1) is being utilized on the Southern property line extension.

Strict compliance with the provisions of the Code results in practical difficulties for the Applicant due to the unique physical conditions of the Applicant’s Property. Accordingly, the Applicant is requesting three (3) variances. The variances requested are:

1. Ten feet and six inches (10.5’) to the required 15-foot side yard setback on the Southern side of the proposed pier to allow the installation of a mooring pile.

2. Nine feet and six inches (9.5') to the required 15-foot side yard setback on the Southern side of the proposed pier to allow the installation of a mooring pile.
3. Twelve feet and six inches (12.5') to the required 15-foot side yard setback on the southern side of the proposed pier to install a 20' x 10' platform and associated pilings.

The requested variances satisfy the general variance requirements of Code, **§18-6-305(a) and (c)**. The Applicants cannot install the 20' x 10' platform with pilings or the 2 mooring piles without the requested variances, which are the minimum variance necessary to afford the Applicant's relief.

The requested variances will not substantially impair the appropriate use or development of adjacent properties. Several of the surrounding properties have existing piers, boat lifts, and platforms. In addition, the Applicants have received letters of support from both adjacent neighbors. Access to and from the neighboring piers will remain unaffected by the construction and use of the Applicant's proposed platform and pilings.

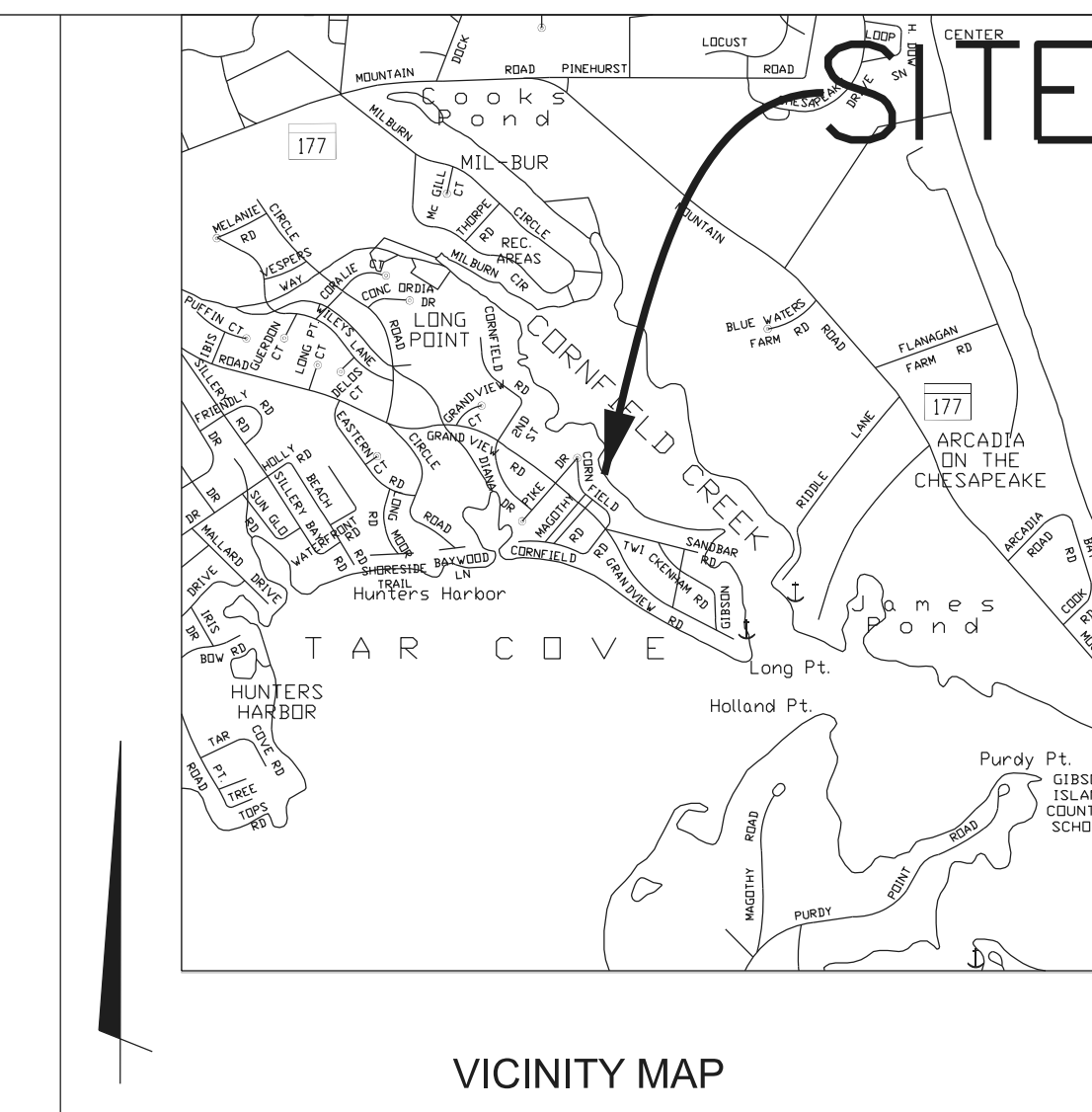
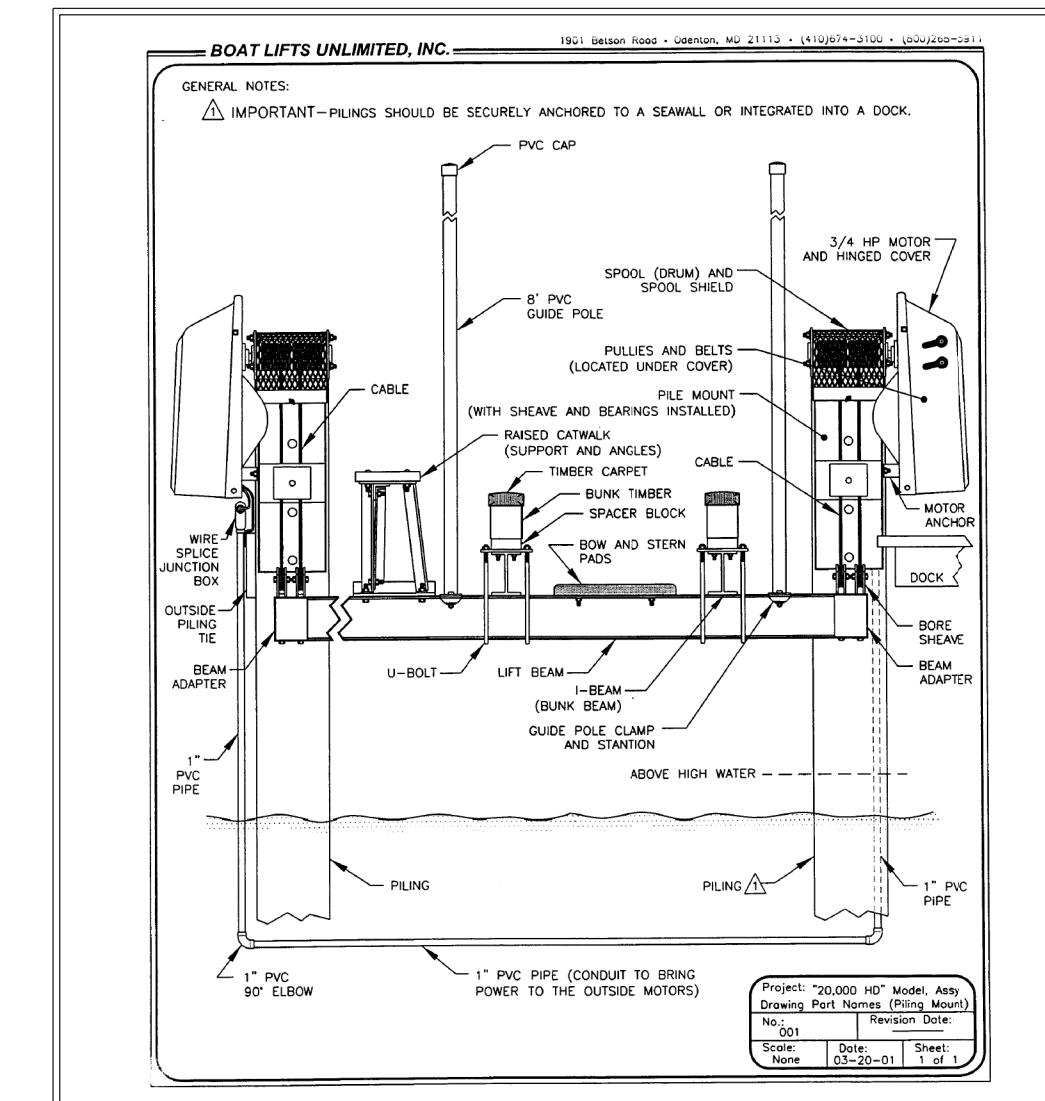
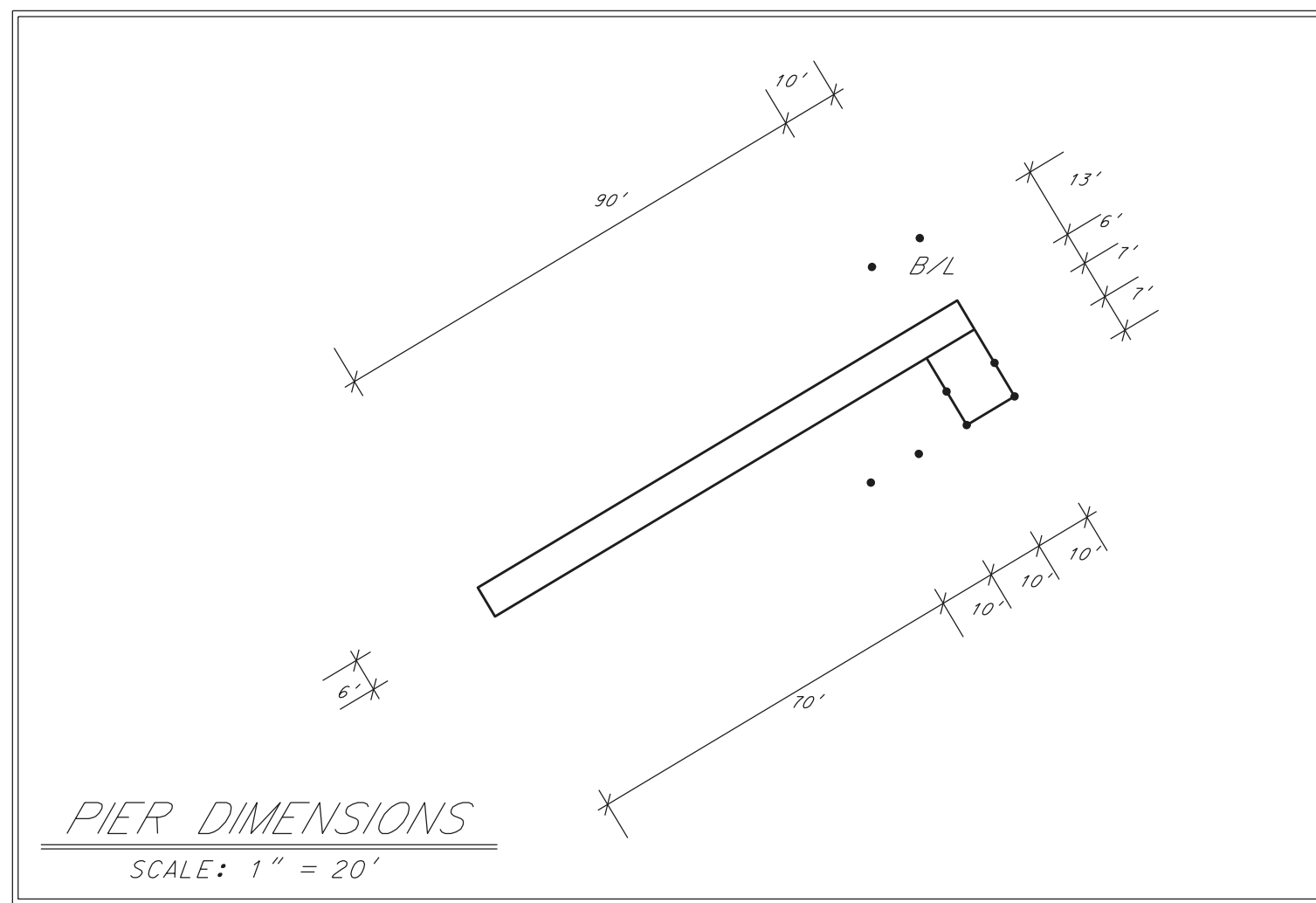
The requested variances will help ensure safe boating practices to and from the Applicant's replacement pier and will not be detrimental to the public welfare.

For all the foregoing reasons, the variances requested by the Applicants are necessary to avoid practical difficulties. Granting the variances maintains the intent and spirit of the law, secures public safety, and ensures that substantial justice is done.

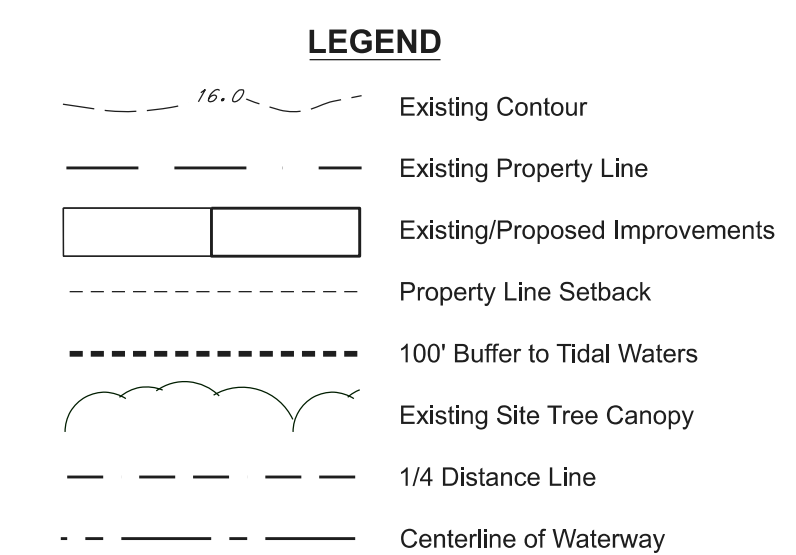
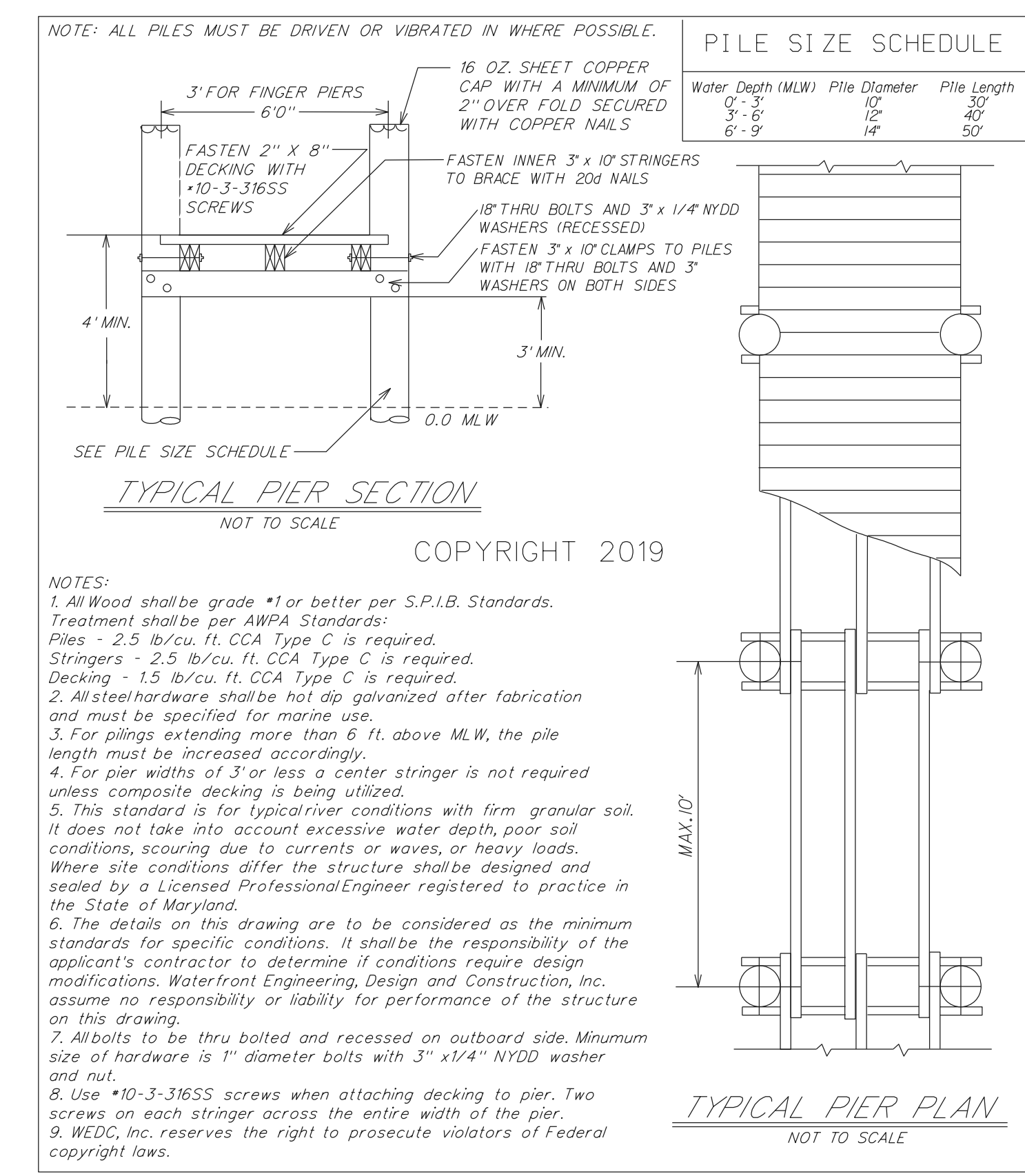
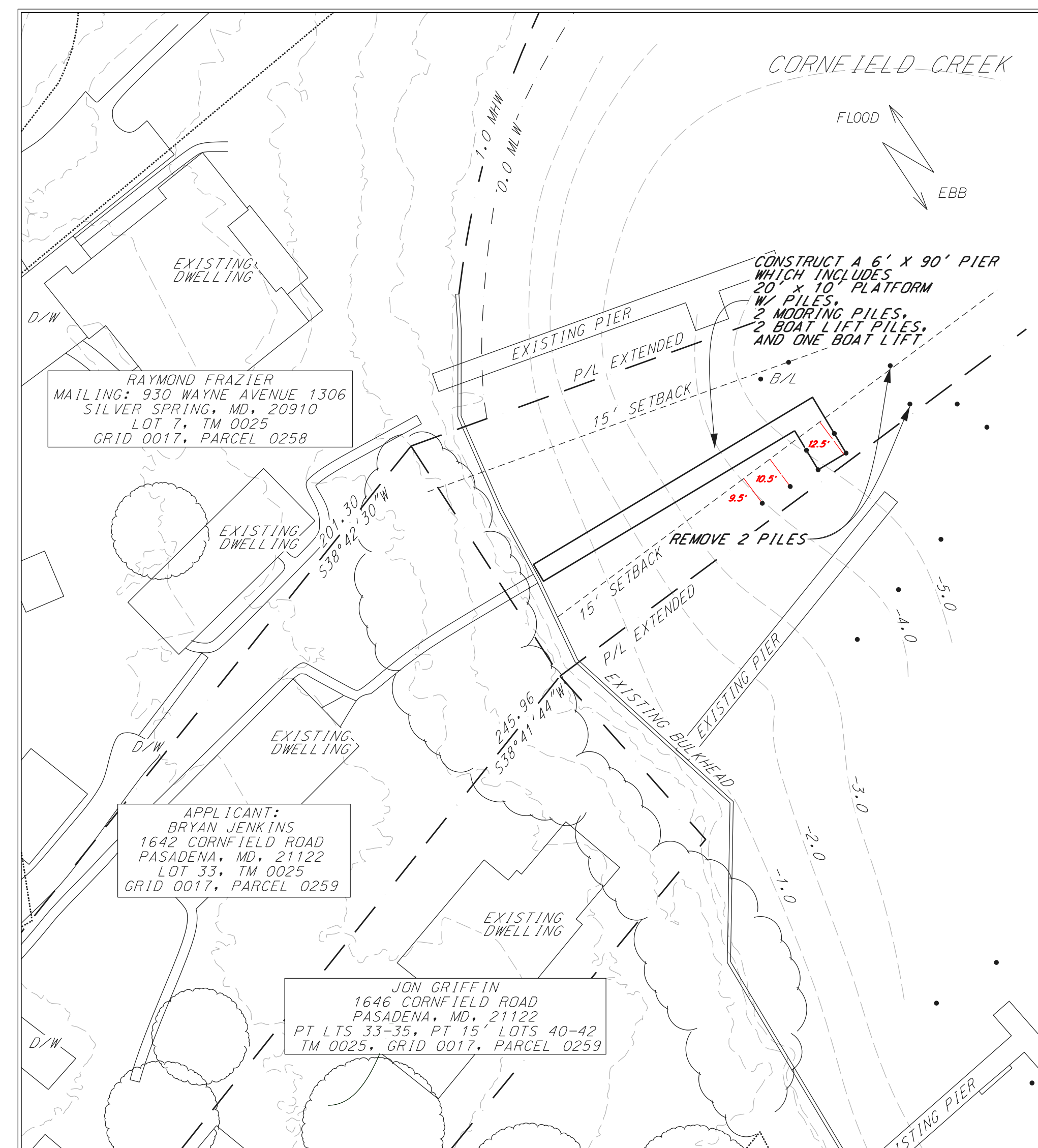
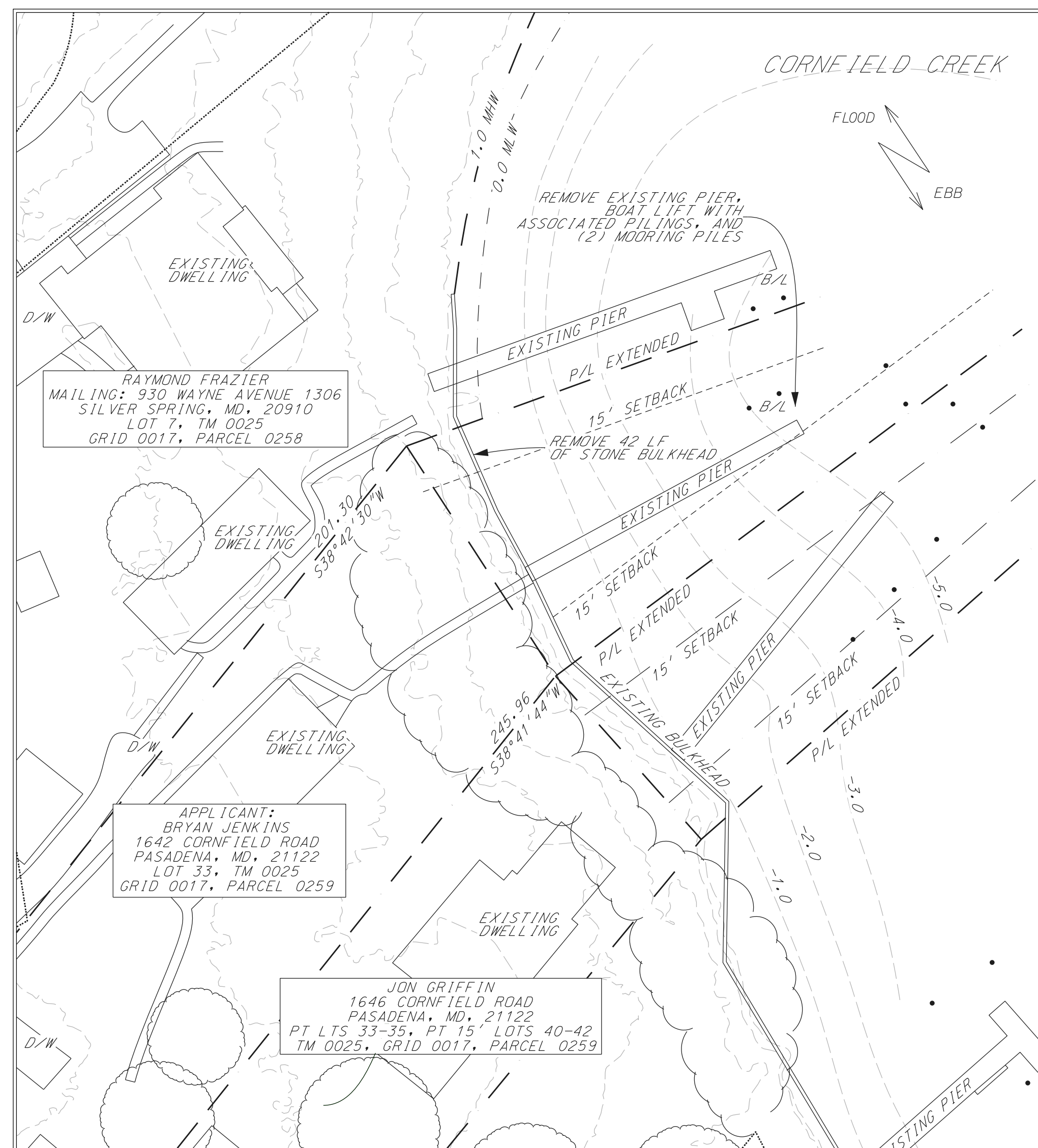


**REQUESTED VARIANCES:**

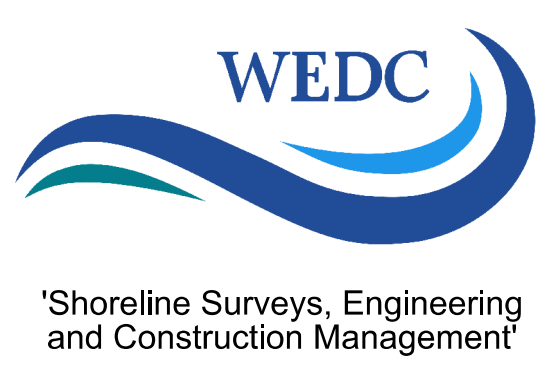
1. A VARIANCE OF 10.5 TO THE SOUTHERN PROPERTY LINE EXTENSION TO ALLOW THE INSTALLATION OF A MOORING PILE.
3. A VARIANCE OF 9.5 TO THE SOUTHERN PROPERTY LINE EXTENSION TO ALLOW THE INSTALLATION OF A MOORING PILE.
2. A VARIANCE OF 12.5 TO THE SOUTHERN PROPERTY LINE EXTENSION TO ALLOW THE INSTALLATION OF A 20' X 10' PLATFORM AND ASSOCIATED PILING.



- NOTE:**
- Entire site lies within R2 zoning
  - Entire site lies within the Chesapeake Bay Critical Area (IDA)
  - Entire site lies within a Public Service Area with public sewer access
  - Entire site lies within a Private Service Area with well water service
  - Entire site lies within the Chesapeake Bay Watershed



DESIGNED: SCM	DRAWN: CRS	REVISIONS TO APPROVED PLANS			
ORIG. DATE: 10/25/2023		No.	DATE	BY	DESCRIPTION
MODIFIED BY/DATE:					
CAD DWG #: Jenkins, Bryan_Drawings					
WEDC PROJECT #: 2023-10-25					
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"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.  
License no. 23128  
expiration date: 6-10-21"

**PROPERTY OWNER(S):**  
Bryan Jenkins  
1642 Cornfield Road  
Pasadena, MD 21122  
410-375-1054  
Bjenkins@princecorp.com

**ADMINISTRATIVE SITE PLAN  
PROPOSED PIER IMPROVEMENTS  
LONG POINT ~ LOT 33**  
1642 CORNFIELD ROAD, PASADENA, MARYLAND, 21122  
TAX ACT. NO. 3503-0217-1400  
GRID: 0017 PARCEL: 0259 DISTRICT: 3RD  
ANNE ARUNDEL COUNTY, MARYLAND

To whom it may concern,

My name is Ray Frazier. I am a neighbor of Bryan and Rebecca Jenkins. I have been advised that I have an opportunity to comment regarding the proposed Jenkins project.

I am wholeheartedly in favor of it and support the project moving forward.

If I can provide any further information, feel free to contact me.



Ray Frazier

207 Cornfield Road, Pasadena MD, 21122

443-803-4646




To whom it may concern,

My name is Jon Griffin. I am a neighbor of Bryan and Rebecca Jenkins. I have been advised that I have an opportunity to comment regarding the proposed Jenkins project.

I am wholeheartedly in favor of it and support the project moving forward.

If I can provide any further information, feel free to contact me.

Jon Griffin

A handwritten signature in black ink, appearing to read 'Jon Griffin', with a long horizontal flourish extending to the right.

8/31/2023

1646 Cornfield Road, Pasadena MD, 21122

301-657-1916