

**Chesapeake Bay Environmental
2818 Solomons Island Rd
Edgewater, MD 21037**

April 15, 2024
Office of Planning & Zoning
2664 Riva Road
Annapolis, MD 21401
Re: 2024-0003-P
Daniel Harris, Applicant
3934 Cove Rd (Lot 4)
Edgewater, MD 21037

Revised Variance Information

The enclosed information is being provided as a result of a request of additional information by Anne Arundel County Planning and Zoning per pre-file 2024-0003-P.

I. Proposed Variances

- 1) 6' Variance to the 15' side yard setback, code section 18-2-404 (b)
- 2) 12' Variance Channelward of the required one half distance from the MHW to the center line of the body of water line to construct a 6' wide by 12' long pier extension per code section 18-2-404 (c) (1)

II. Letter of Explanation: The applicant Daniel Harris request a variance in order to store his boat at his pier without impeding adjacent property owners from safely docking and undocking their boats. If Harris variance is approved, it will reduce negative impacts to shallow water habitat.

The proposed variance should be approved for the following reasons:

- 1) This variance request originated with two adjacent property owners' objections to a conforming pier permit approved as B02410546. The two adjacent property owners are Sean Shannon (Lot 6) located at 3932 Cove Rd & Etta Wandres (Lot 4) located at 3936 Cove Rd. Both protested that 18 feet (as shown on Exhibit 5) was not enough clearance to safely navigate the distance between the applicant (Harris) boat (which was to be stored on an approved but not constructed boat lift) and both neighbors boats stored at their existing lifts. (See Exhibit 5). To accommodate his neighbors (Harris) agreed to apply for a variance. Approval of the variance solves the navigational (safety) issue and reduces impacts to shallow water habitat.

- 2) Both Shannon and Wandres requested Harris store his boat parallel to Harris' own pier (perpendicular to the shoreline). Doing so avoids potential damage to Harris, Shannon's, and Wandres' Pier(s) and/or Boat(s). Correcting this navigational defect requires a Variance to avoid a hazard. Because of the narrow lot widths of all three properties, there is just not enough room to safely navigate docking and undocking from all piers (See Exhibit 5).
- 3) Harris did not create the condition that requires his proposed variance. Harris does not object to the granting of a permit and/or variance for both Shannon and Wandres existing structures. However, Harris should not be denied a variance because of both adjacent owners constructing allegedly unpermitted structures. Also, waiting for both neighbors to obtain their variances/permits to construct Harris pier should does not solve the navigation issues and is not a fair and reasonable option. Harris should be entitled to his variance independent of his neighbor(s) "need or requirement" to obtain a variance.
- 4) Additionally, a denial of the Harris variance request would deny Harris from the same riparian rights and privileges enjoyed by both adjacent owners – that being - safe navigation - (docking and undocking) of a similarly sized vessels currently existing at both neighbors existing piers. Harris is simply following the correct regulatory "steps" to meet his own needs by seeking proper and reasonable relief.
- 5) Harris proposed variance decreases his existing encroachment into Harris' Northern side yard setback by one foot from 7 feet to 6 feet (See Exhibit 1 & 7). The extra 1' of clearance creates additional navigating "room" for Shannon's smaller lift kept boat. More importantly Harris "permitted" pier should not be constructed because Harris cannot back out of the permitted boat slip without damaging Shannon's boat. The permitted 18' does not allow safe enough operating distance (See Exhibit 5).
- 6) On Harris Southern side of his property, if Harris' approved pier were constructed the space between Harris Boat and Wandres Pier is also unacceptable 18' (See Exhibit 5). Alternatively, if Harris Variance was approved, the distance between Wandres existing pier and Harris pier (after removal of a portion of Harris platform) is an acceptable navigating distance of 35' (See Exhibit 1).

- 7) Granting Harris a variance is environmentally preferred over any other reasonable scenario. Additionally, Harris existing approve pier permit is not navigable to Harris or to his neighbors. Additionally, not granting the 12' pier extension variance will result in disturbing 90 sq ft of Shallow Water Habitat (SWH) on an ongoing basis. CBE believes the environmental impact was unforeseen by County Critical Area Team (CAT).

If Anne Arundel County does not grant Harris a variance to extend the pier 12', Harris will have choice other than to replace the existing lift "in kind", (which he is entitled to do so under the Current MDE and County regulations) which will unfortunately result in the following environmental harm:

- A. Shade/Disturb shallow water habitat.
 - B. Prevents the establishment & growth of Submerged Aquatic Vegetation in shallow water.
 - C. Results in prop wash stirring up the bottom while undocking at lower tides degrading water quality.
- 8) As a condition of variance approval, the applicant will obtain a revised MDE permit matching all conditions of the approved variance.

For all these reasons Harris desires Anne Arundel County Staff support of the proposed variance request.

III. The pier design submitted with this variance application is the minimum necessary for relief because :

- o It does Not extending beyond a line between the existing most Channelward structure of both adjacent neighbors. (See Exhibit1)
- o Is not a denial similar rights enjoyed by adjacent properties and other is consistent with pier lengths and designs of other Piers on the Creek.
- o Poses no navigational hazards to neighbors.
- o Poses no navigational hazard to any vessel navigating the head waters of the waterway.
- o Harris vessel would be permanently stored in preferred deeper water.
- o It Does not, on an ongoing basis, disturb shallow water habitat or potential submerged aquatic vegetation growth areas.
- o Prevents prop wash degrading water quality.

IV. Answers to Critical Area Team Comments:

Critical Area Comment (CAT) Comment 1&2: 1) It should be noted that the applicant currently has an issued pier replacement permit that cannot be constructed due to unpermitted work on the adjacent properties. 2) Pilings installed without permits at 3936 Cove Road and improvements at 3932 expanded both piers beyond current regulations for length

CBE Answer to CAT Comment 1 & 2 Combined: *Approving the Harris Variance makes common sense and is environmentally preferred. Although the County's perception that the applicant's pier cannot be constructed because of the existing adjacent structures is accurate, it is especially important to understand "why" they were constructed in their existing location in the first place. **With the combined area of 3 narrow lots and the existing water depth there not enough safe operating area for the applicant and his neighbors to safely navigate docking their vessels other than what is existing and what is requested with the proposed two variances. Nor is there a better alternative that would provide a greater benefit to the environment than the location of the existing adjacent piers and approving the two requested Harris variances.***

CAT Comment 3: The applicant should provide a clear site plan, showing the proposed work with all dimensions, and distances between the closest structures of each adjacent pier with the variance application.

CBE Answer to CAT Comment 3: *See enclosed site plans with distances.*

3A - Detail Answer Given Regarding Issued Permit B02410546: The closest distance of the stern of the Harris boat (to be kept on the "approved & permitted" lift parallel to the shoreline (and perpendicular to the end of the "approved" pier per B02410546) and the closest distance Lot 6 (Shannon's) nearest pile to North is 18'. The distance between the bow of the same Harris boat on the same permit to the Wandres Pier on Lot 4 to the South is also 18'. These narrow distances are clearly a hazard to safe navigation. (See Exhibit 5).

3B - Detail Answer with Proposed Variance Request:

- At the North Side of Harris Property - The closest distance from Harris proposed lift with the requested variance to Shannon's Boat is 24' (an increase of 6' over the 18' that was permitted) See Exhibit 1 & Exhibit 5. Furthermore, with approval of the Harris variance, Harris can safely back his boat out toward open water rather than backing into Shannon's dock or boat which would have been the case if the permitted dock were constructed.
- At the South Side of Harris Property - The closest distance between the South side of the Harris Pier (per the variance request) to the closest point on Wandres pier on Lot 4 to the South is 35' (See Exhibit 1). This is clearly safer than the permitted 18' shown on Exhibit 5. The variance increases the operating distance between Harris and Wandres by 17' from 18 feet to 35 feet.

With Harris approved variance, all Harris and both of his neighbors must do to safely navigate their docks is simply back their boats straight out of their boat slips.

- The Exhibit 1 pier design (subject to variance approval) results in safely navigating 3 piers.
- The Exhibit 5 pier design per approved permit B02410546 is not navigable to anyone.

CAT Comment 4: A variance to the 15' side setback would be preferable to a variance to the maximum allowed length with the boat lift reoriented perpendicular to the shoreline (parallel to the main pier).

CBE Answer to CAT Comment 4: As aforementioned, the variance to the side yard setback, with no pier extension, with a boat perpendicular to the shoreline as preferred by CAT, (with basically no change to the existing permitted pier) is not preferable because it would result in negative environmental impacts on Shallow water Habitat (Exhibit 6).

- Granting a 12' pier extension variance has no negative practical and environmental impacts and is safe to navigate (Exhibit 1).
- Not granting the variance would result in constructing a permitted pier that is hazardous (Exhibit 5).

V. MDE Preference to Avoid Shallow Water Habitat

The MDE indicated to Harris that replacing his existing boat lift “in kind” negatively impacted shallow water habitat and was not preferable environmentally. The MDE requested that Harris relocate his boat lift to deeper water at the Channelward end (and parallel) to his proposed pier platform. Harris agreed, applied for, and was issued an MDE permit 22-PR-0913. Unfortunately, (and unbeknownst at the time of permit issuance), the “approved” pier design created severe and unforeseen navigational issues resulting in Both neighbor’s objection to the pier design. It should be no surprise that both neighbors threatened to appeal Harris’ approved permits. To accommodate his neighbors, Harris offered to change the design. CBE determined that in order to meet MDE requirements, and not create a navigational hazard, nor harm the environment, Harris needed to increase the distance his proposed pier and lift was from both neighboring structures and extend the existing pier 12’ in order to access deeper water outside of shallow water habitat. The final design is the Variance plan per Exhibit 4. The proposed variance design is the minimum necessary for relief.

VI. Conclusions:

The appropriate pier and boat lift design for all properties that result in no navigation hazards and no environmental impact is shown on Exhibit 1 and has following characteristics:

- *A boat lift parallel to the Harris pier (perpendicular to the shoreline) with 12’ pier extension.*
- *Perpendicular boats being stored at the end of both adjacent piers & parallel to the shoreline (as existing).*
- *All piers’ boat lifts being in the deepest available water (as existing on adjacent properties and as proposed with Harris 12’ pier extension).*
- *Removal of 42 sq ft of platform in shading shallower water and adding 72 sq (from a 6’ by 12’ pier extension) in deeper water where there is no impact on shallow water habitat.*
- *Most importantly, if the variance is approved, it avoids approximately 90 sq ft of Harris’ vessel being stored over shallow water habitat in an area between -2.5’ to 3.5’ depth of water.*
- *If the Harris Variance is denied, Harris will have no choice other than to replace the existing boat lift “in kind.” At almost all tides, a portion of the boat and/or the lift beams will rest on the bottom. This will require a*

- significant amount of thrust to remove the boat from the lift (prop washing a great area of shallow water habitat) degrading water quality.
- Granting the variance, grants Harris the same rights as his neighbors, is environmentally preferred and is the minimum necessary for relief.
 - Granting the variance will result in removal of 90 sq. ft. area impacting shallow water habitat, will result in removal of 42 sq. ft. of platform shading shallower water, create harmony among the neighbors by creating safe navigational distances for a Harris and his neighbors.

V. Standards for granting a variance.

Anne Arundel County Code allows for Practical difficulties or unnecessary hardships to prevent carrying out the strict letter of the County Code, provided the spirit of law shall be observed, public safety secured, and substantial justice done.

CBE believes the Harris has demonstrated in this application that Harris meets these conditions.

CBE has demonstrated affirmatively that:

1. The existing and adjacent lots are narrow.
2. There is no reasonable possibility of avoiding practical difficulties or developing the lot in strict conformance of this Code without causing or creating a navigational hazard or harming the environment. There is simply no other way for Harris (and for Harris neighbors) to safely store their vessel(s) on their properties.
3. Financial considerations are not a reason for this variance request.
4. The variance prevents impacts to shallow water habitat.

The County can grant the variance based in an affirmative written finding that:

1. Because of certain unique physical conditions, such as exceptional topographical conditions peculiar to and inherent in the lot, or irregularity, narrowness, or shallowness of lot size and shape, strict implementation of the County critical area program would result in an unwarranted hardship.
2. The granting of a variance will not confer on an applicant any special privilege that would be denied by COMAR or the County critical area program to other lands or structures within the County critical area.

CBE demonstrated that the applicant meets these requirements.

1. Granting the variance makes common sense.
2. The applicant should not be penalized for doing the right thing and seeking a variance. Harris, for now, is the only property owner among 3 that is doing “the right thing” by adhering to the County Code and requesting this variance.

CBE has demonstrated that the applicant meets the spirit and intent of COMAR and Anne Arundel County Provisions for granting of the variance request. The variance request is not based on conditions or circumstances that are the result of actions by the applicant, because there has been no commencement of development activity. The applicant’s situation does not arise from a condition relating to land or building use. This application arises from a waterway based navigational needs and the desire to not cause environmental harm. CBE has affirmed that the granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Count Critical Area or a Bog Protection Area and is in harmony with the general spirit and intent of the County critical area program or bog protection program. There are no violations on site.

CBE is confident the County will find:

- (1) the variance is the minimum variance necessary to afford relief.
- (2) the granting of the variance will not:

- Alter the essential character of the neighborhood or district in which the lot is located.
- Substantially impair the appropriate use or development of adjacent property.
- Reduce forest cover in the limited and resource conservation areas of the critical area.
- Be contrary to acceptable clearing and replanting practices required for development in the critical area or bog protection area; or
- Be detrimental to the public welfare.
- There is no proposed additional lot coverage.
- There is no removal of vegetation.
- There is no impact to vegetation.
- There is a reduction of impacts in shallow water areas.
- Is at the request of both adjacent owners.

VI. Zoning Administration Section:

County Comment 5 - When submitting the documents for the variance request, each document type must be submitted separately:

VII. See Enclosed:

1. Current Deed
2. List of Property Owners within 300 ft of the subject property (copies of SDAT sheets will not be acceptable)
3. Critical Area Project Notification Application Form (available to download at aacounty.org)
4. Critical Area Report Narrative and Topographic Map
5. The neighbors' statements.
6. Aerial Photos

For all the aforementioned reasons this variance request should be granted.

David T. Phipps has been providing environmental and permitting consulting services as Chesapeake Bay Environmental (CBE) since 1991 (33 years) and has processed and obtained over 2500 Federal, State and Local permits. David T. Phipps has been qualified as an expert witness, in zoning and environmental matters before the Army Corps of Engineers, Maryland Department of the Environment, Anne Arundel County, Calvert County, St. Mary's County, Talbott County, Baltimore County, Dorchester County, Somerset County, Worcester County, and multiple waterfront Municipalities throughout the state of Maryland.

If anyone has any questions, comments, or requests additional information, please contact me at dtphipps@gmail.com, on my cell at 443-852-1047, or via mail at Chesapeake Bay Environmental, 2818 Solomons Island Rd, Edgewater, MD 2103

David T. Phipps, CBE

Chesapeake Bay Environmental
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I. Critical Area Report : For property in the Chesapeake Bay Critical Area (property 1,000 feet from all tidal waters)

1. Describe the proposed use of the subject property and include if the project is residential, commercial, industrial, or maritime.

Response: The existing proposed use is R2 residential waterfront lot with an existing residential pier.

2. Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

Response: The Existing Coverage Trees +/-165 sq. ft – The existing coverage of Shrubs +/- 486 sq ft. There is no proposed disturbed area and no proposed additional lot coverage. There is no proposed mitigation as the lot conforms to the lot coverage standards of Anne Arundel County

3. Describe the methods to minimize impacts on water quality and habitat from proposed construction (i.e. stormwater management, sediment control, and silt fence).

Response: There are no negative impacts to water quality. The proposed variance if granted will prevent a 90 sq. ft. area permitted will result in less potential disturbance of Shallow water habitat as the result of the vessel being stored in deeper water over what is currently approved by the issued building

permit. Federal and state regulations prefer pier extensions over dredging shallow habit for deep water access.

4. Calculate the impervious surface before and after construction, including all structures, gravel areas, driveways, and concrete areas.

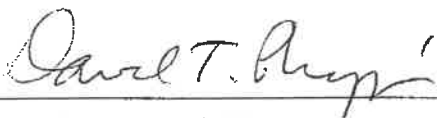
Response: The lot conforms to the existing impervious area requirements. There is no proposed additional lot coverage.

5. If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

Response: There are no habitat protection areas on site, there are no expanded buffers, no steep slopes, no waterbird nesting sites, no historical waterfowl staging area, no riparian forests, no natural heritage area, and no plant and wildlife habitats of local significance, and there is no wetland vegetation to be removed.

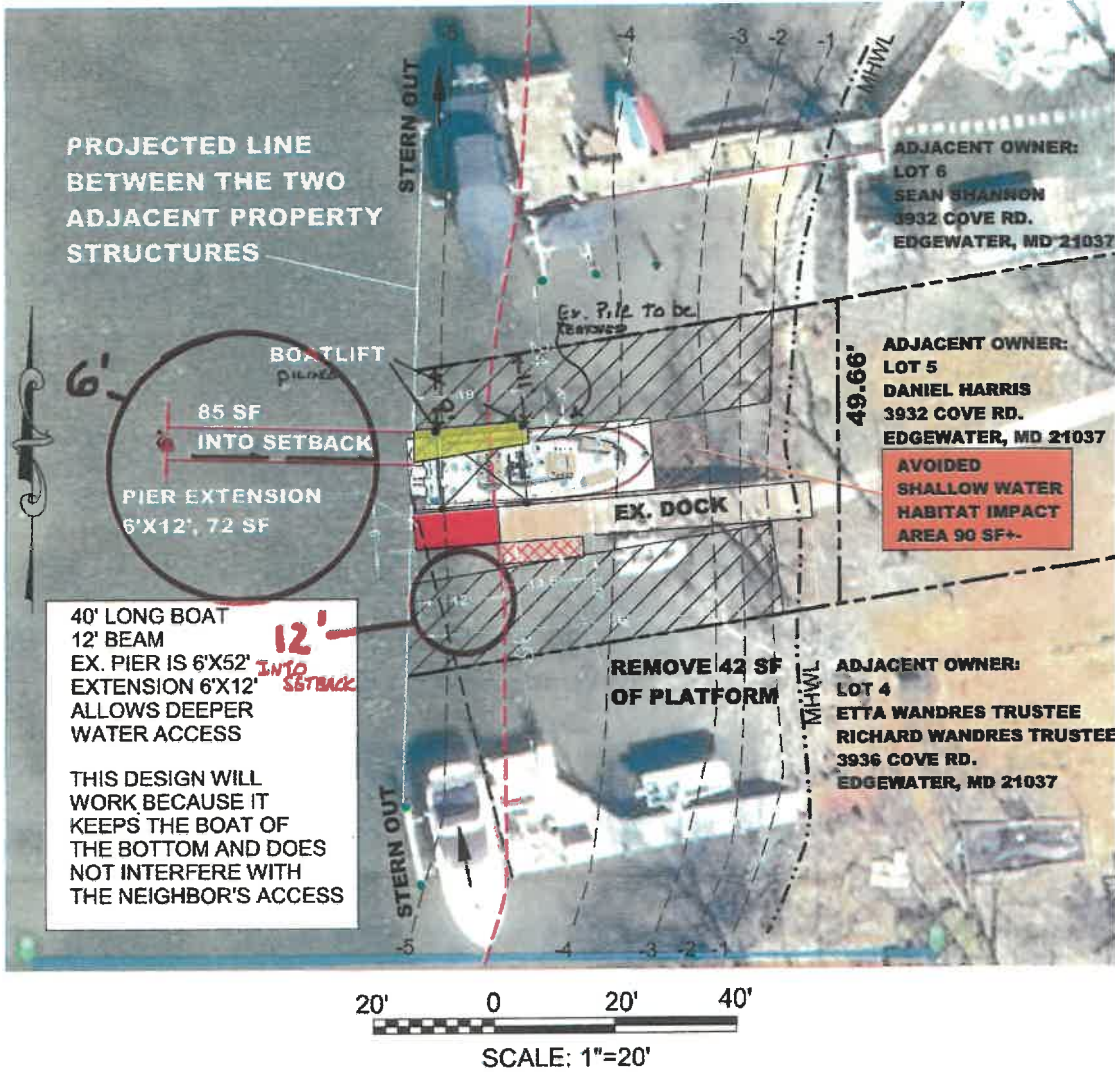
6. See Enclosed Topographical Map

Respectfully Submitted,



David T. Phipps, CBE

SITE PLAN FOR SAFE NAVIGATION FOR ALL 3 PARCELS




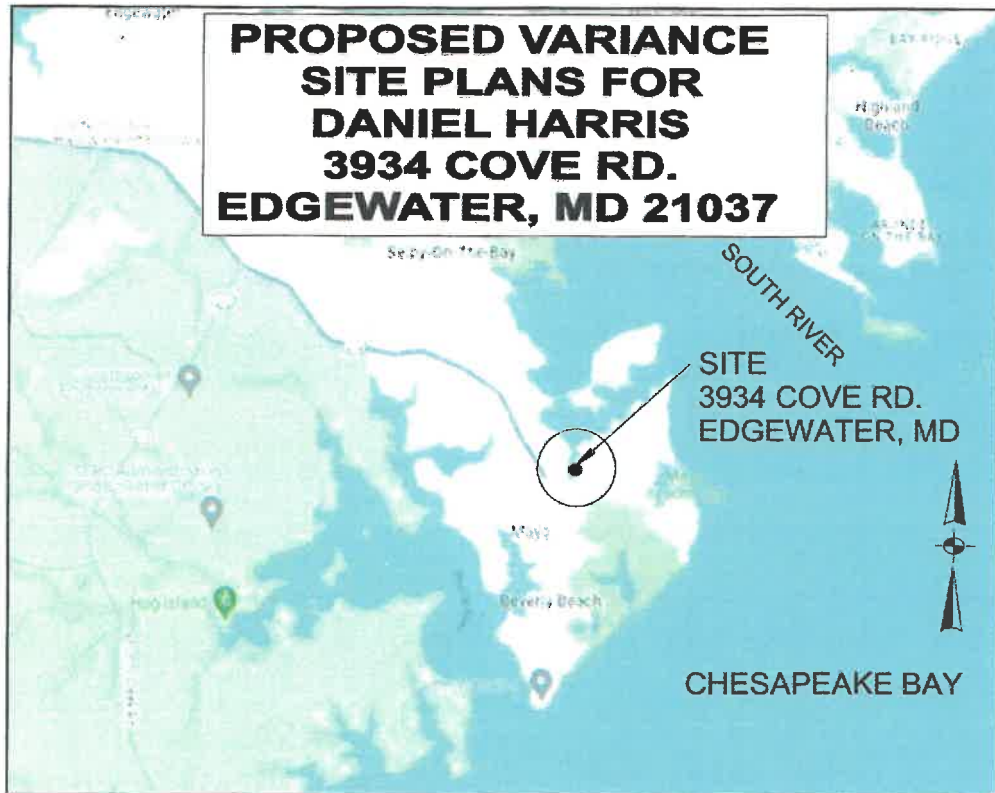
VARIANCE PROPOSED: 6' PROJECTION INTO THE SIDE YARD SETBACK, CODE SECTION 18-2-404 (b)
 VARIANCE PROPOSED: 6' X 12' PIER EXTENSION, CODE SECTION 18-2-404 (c.1)

EXISTING PIER ENCROACHMENT INTO THE 15' SIDE YARD SETBACK IS 7', SEE EXHIBIT 7
 PROPOSED PIER / BOATLIFT ENCROACHMENT INTO THE SIDE YARD SETBACK IS 6'
 AVOIDS 90 SF +- DISTURBANCE TO SHALLOW WATER HABITAT (SWH)

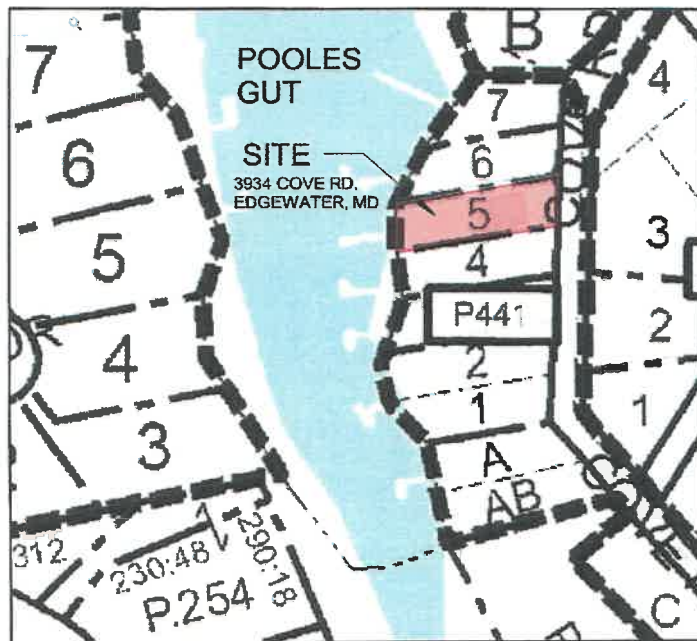
PROPOSED VARIANCE SITE PLAN

EXHIBIT # 1

 <p>CHESAPEAKE BAY ENVIRONMENTAL <small>ENVIRONMENTAL CONSULTANTS - PERMIT FACILITATORS</small> 2818 SOLOMONS ISLAND RD. EDGEWATER, MD 21037 443-852-1047 DTPHIPPS@GMAIL.COM</p>	<p>OWNER : DANIEL HARRIS MAILING ADDRESS: 3934 COVE RD. EDGEWATER, MD 21037 SITE ADDRESS: 3934 COVE RD. EDGEWATER, MD 21037 MAP: 60 GRID: 23 PARCEL: 441 SECTION 1 BLKA LOT 5 DEED REFERENCE: 38895 / 00418 DISTRICT - 01 TAX# - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>IN: POOLES GUT TOWN: EDGEWATER COUNTY: ANNE ARUNDEL STATE: MARYLAND APPL. BY: DANIEL HARRIS DATE: 3934 COVE RD. 4/15/24 EDGEWATER, MD 21037</p>
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VICINITY MAP



TAX MAP

EXHIBIT # 2

PROPERTY LOCATION

CHESAPEAKE BAY ENVIRONMENTAL
ENVIRONMENTAL CONSULTANTS - PERMIT FACILITATORS
 2818 SOLOMONS ISLAND RD.
 EDGEWATER, MD 21037
 443-852-1047
 DTPHIPPS@GMAIL.COM

OWNER : DANIEL HARRIS
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 EDGEWATER, MD 21037
 SITE ADDRESS: 3934 COVE RD.
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 MAP: 60 GRID: 23 PARCEL: 441 SECTION 1 BLK A LOT 5
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 DISTRICT - 01 TAX# - 00357000
 ZONING: R2 CRITICAL AREA - LDA

IN: POOLES GUT
 TOWN: EDGEWATER
 COUNTY: ANNE ARUNDEL
 STATE: MARYLAND
 APPL. BY: DANIEL HARRIS
 3934 COVE RD.
 EDGEWATER, MD 21037
 DATE: 4/15/24

Mid-Maryland Title Company, Inc.

200 Westgate Circle, Suite 102
Annapolis, Maryland 21401

www.midmdtitle.com



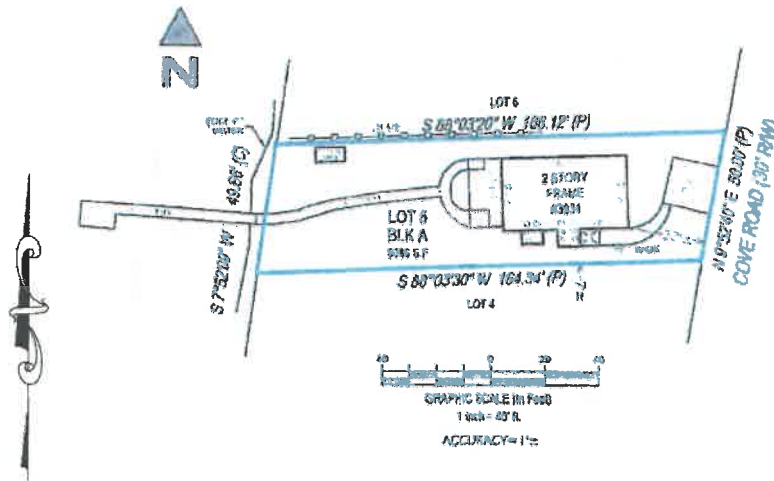
PROPERTY ADDRESS: 3934 COVE ROAD, EDGEWATER, MARYLAND 21037

SURVEY NUMBER: 2111.1810

2111.1810
LOCATION DRAWING
ANNE ARUNDEL COUNTY

PLEASE NOTE

This is a location drawing only for informational purposes only. For Maryland State Code it may not be relied upon to determine property boundaries and may not be used for pending projects or transactions.






  WILLIAM R. HEBERT State of Maryland Registered Professional Surveyor License Number 4021 Expires 11/15/2025	SURVEYORS CERTIFICATION: A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 09 13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.	POINTS OF INTEREST: NONE VISIBLE
	 EXACTA Land Services LLC 1700 E. Chestnut St., Suite 100 Baltimore, MD 21202 Phone: 410.959.2600	
DATE SIGNED: 11/12/21 FIELD WORK DATE: 11/11/2021 REVISION DATE(S): (NONE) 11/13/2021		SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

EXHIBIT # 3

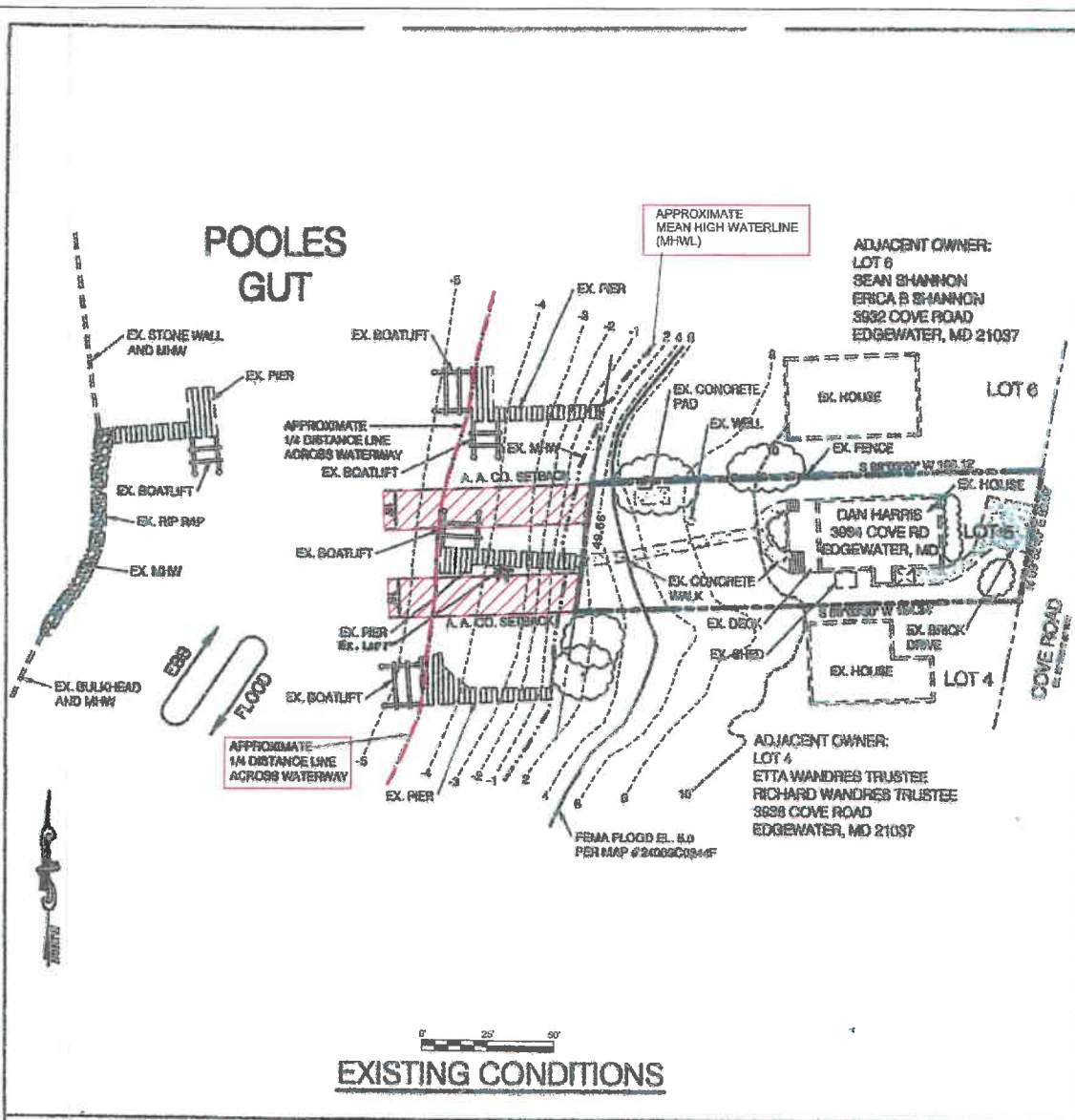
PROPERTY SURVEY



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DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12918 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 36216/00048 DISTRICT: 1 ACCOUNT NUMBER - 00507000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>EX. CONDITIONS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 18' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p>

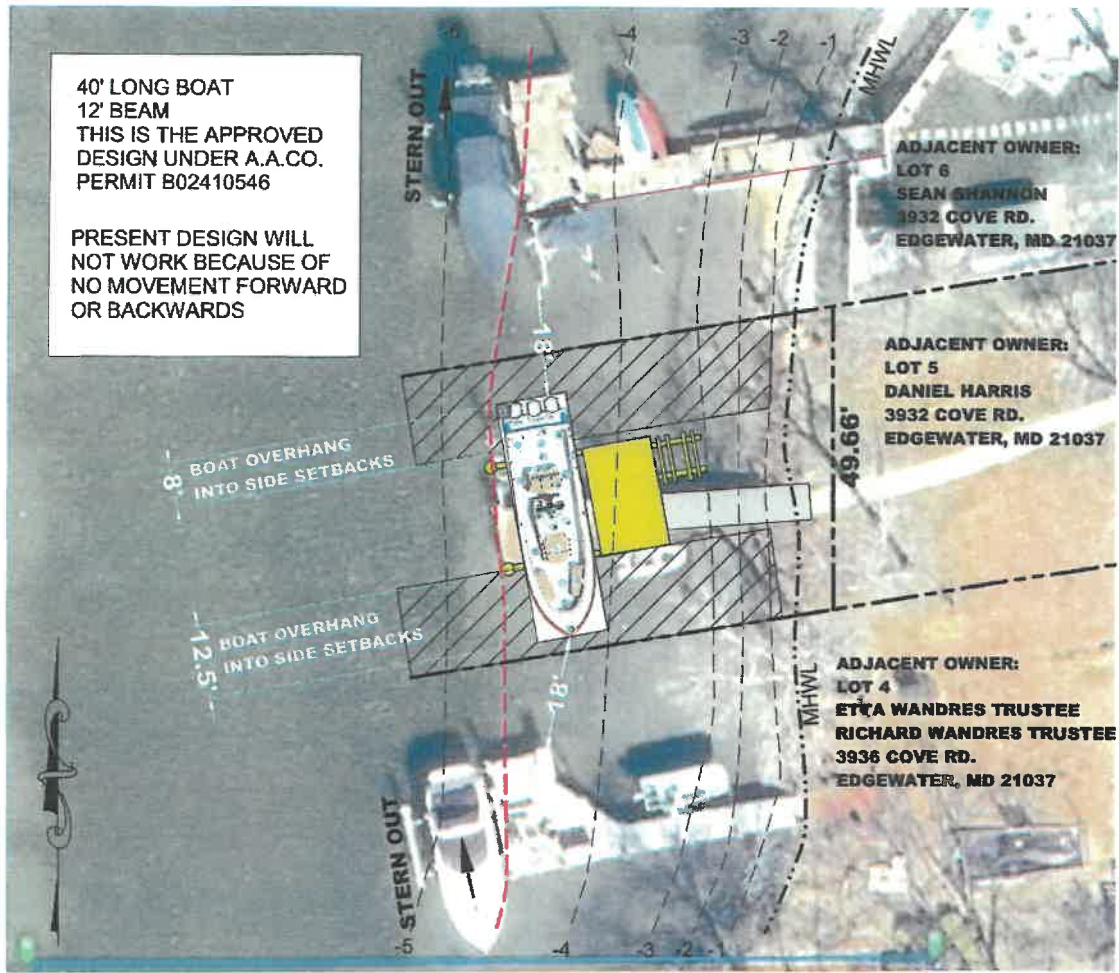
EXHIBIT # 4

EXISTING SITE CONDITIONS

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40' LONG BOAT
 12' BEAM
 THIS IS THE APPROVED
 DESIGN UNDER A.A.CO.
 PERMIT B02410546

PRESENT DESIGN WILL
 NOT WORK BECAUSE OF
 NO MOVEMENT FORWARD
 OR BACKWARDS

ADJACENT OWNER:
 LOT 6
 SEAN SHANNON
 3932 COVE RD.
 EDGEWATER, MD 21037

ADJACENT OWNER:
 LOT 5
 DANIEL HARRIS
 3932 COVE RD.
 EDGEWATER, MD 21037

ADJACENT OWNER:
 LOT 4
 ETTA WANDRES TRUSTEE
 RICHARD WANDRES TRUSTEE
 3936 COVE RD.
 EDGEWATER, MD 21037



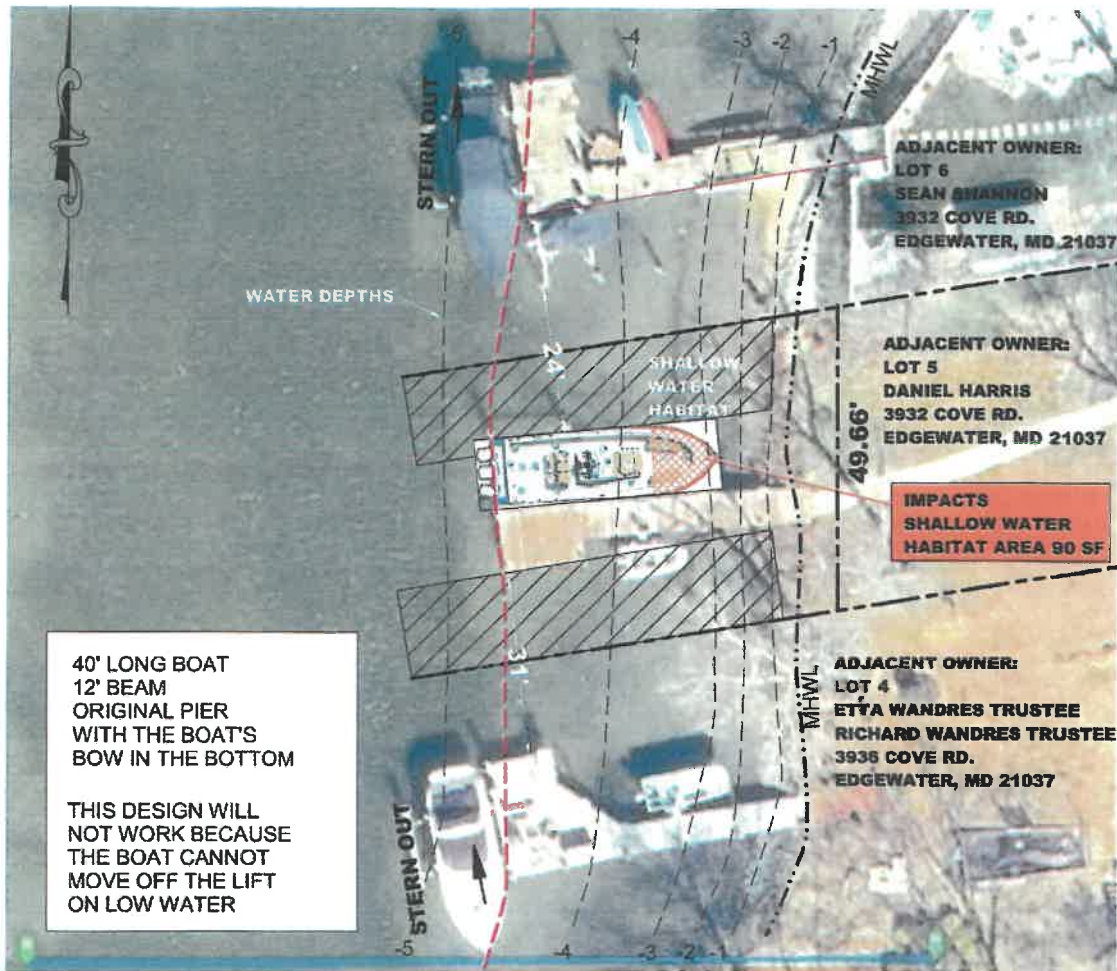
MDE APPROVAL # 22-PR-0913
 AA COUNTY PERMIT # B02410546
 THIS DESIGN IS HAZARDOUS TO NAVIGATION

EXHIBIT # 5 **APPROVED DESIGN WITH OWNERS 40' BOAT IN THE LIFT**

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SHALLOW WATER HABITAT COVERAGE 90 SF
NOT ENVIRONMENTALLY PREFERRED

EXISTING CONDITIONS

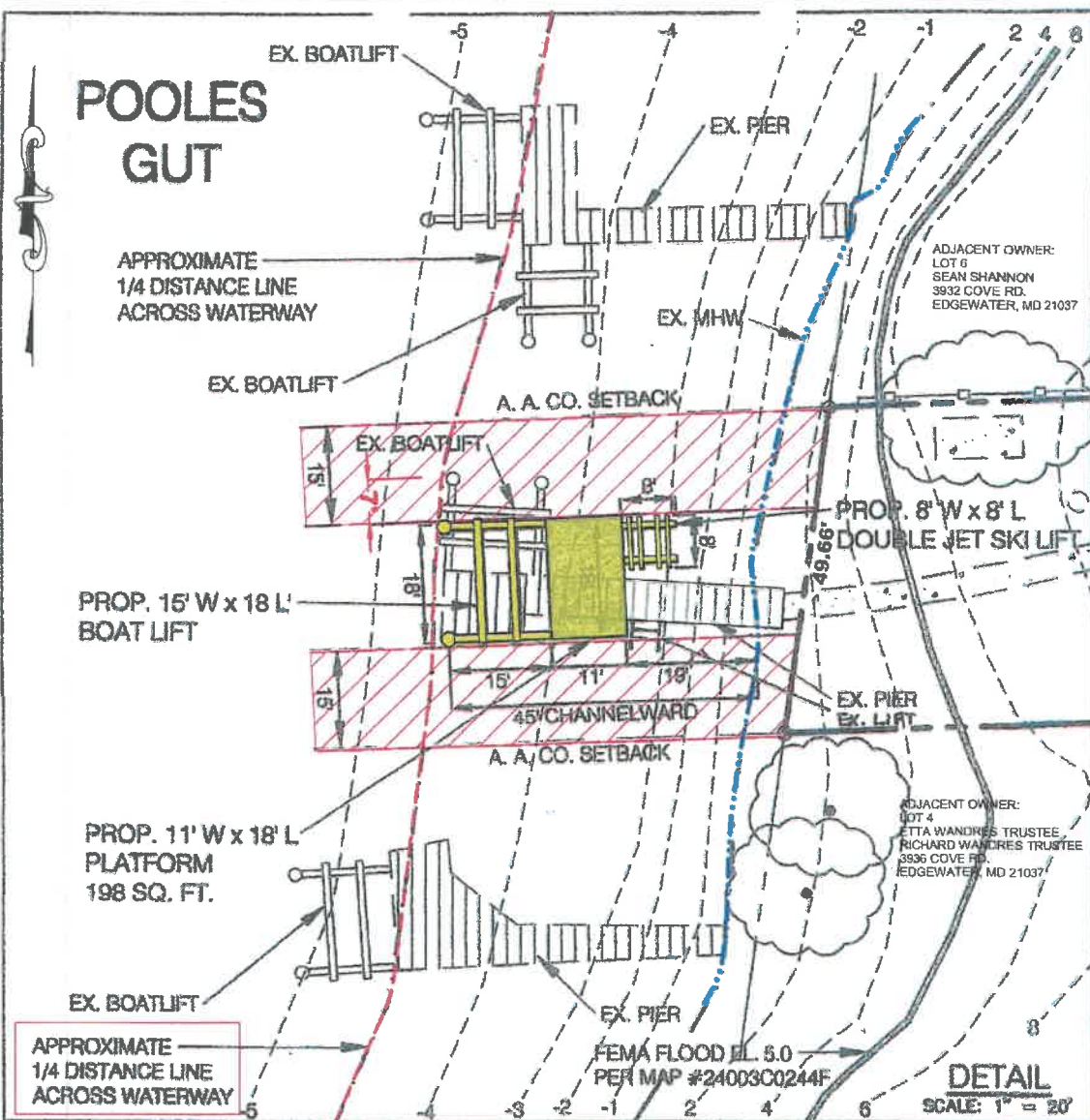
BOAT AT EXISTING
PIER IMPACTS
SHALLOW FISH
HABITAT

EXHIBIT # 6

**CHESAPEAKE BAY
ENVIRONMENTAL**
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MAP: 60 GRID: 23 PARCEL: 441 SECTION 1 BLK A LOT 5
DEED REFERENCE: 38895 / 00418
DISTRICT - 01 TAX# - 00357000
ZONING: R2 CRITICAL AREA - LDA

IN: POOLES GUT
TOWN: EDGEWATER
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: DANIEL HARRIS
DATE: 3934 COVE RD.
4/15/24 EDGEWATER, MD 21037



DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12918 BSWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 6 SUBDIVISION: 654 DEED REFERENCE: 38216/00048 DISTRICT: 1 ACCOUNT NUMBER - 00967000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>EX. CONDITIONS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAMO T. PHIPPS PHONE: 443-852-1047 EMAIL: dthipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p> <p>SHEET 5 OF 9</p>

**PROPOSED WORK
 APPROVED 8/12/22
 PERMIT B02410546
 MDE APPROVAL #
 22-PR-0913**

EXHIBIT # 7

<p>CHESAPEAKE BAY ENVIRONMENTAL ENVIRONMENTAL CONSULTANTS - PERMIT FACILITATORS 2818 SOLOMONS ISLAND RD. EDGEWATER, MD 21037 443-852-1047 DTHIPPS@GMAIL.COM</p>	<p>OWNER : DANIEL HARRIS MAILING ADDRESS: 3934 COVE RD. EDGEWATER, MD 21037 SITE ADDRESS: 3934 COVE RD. EDGEWATER, MD 21037 MAP: 60 GRID: 23 PARCEL: 441 SECTION 1 BLK A LOT 5 DEED REFERENCE: 38895 / 00418 DISTRICT - 01 TAX# - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>IN: POOLES GUT TOWN: EDGEWATER COUNTY: ANNE ARUNDEL STATE: MARYLAND APPL. BY: DANIEL HARRIS DATE: 3934 COVE RD. 4/15/24 EDGEWATER, MD 21037</p>
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EXHIBIT 16
SHANNON
PIER
3932 Cove Rd

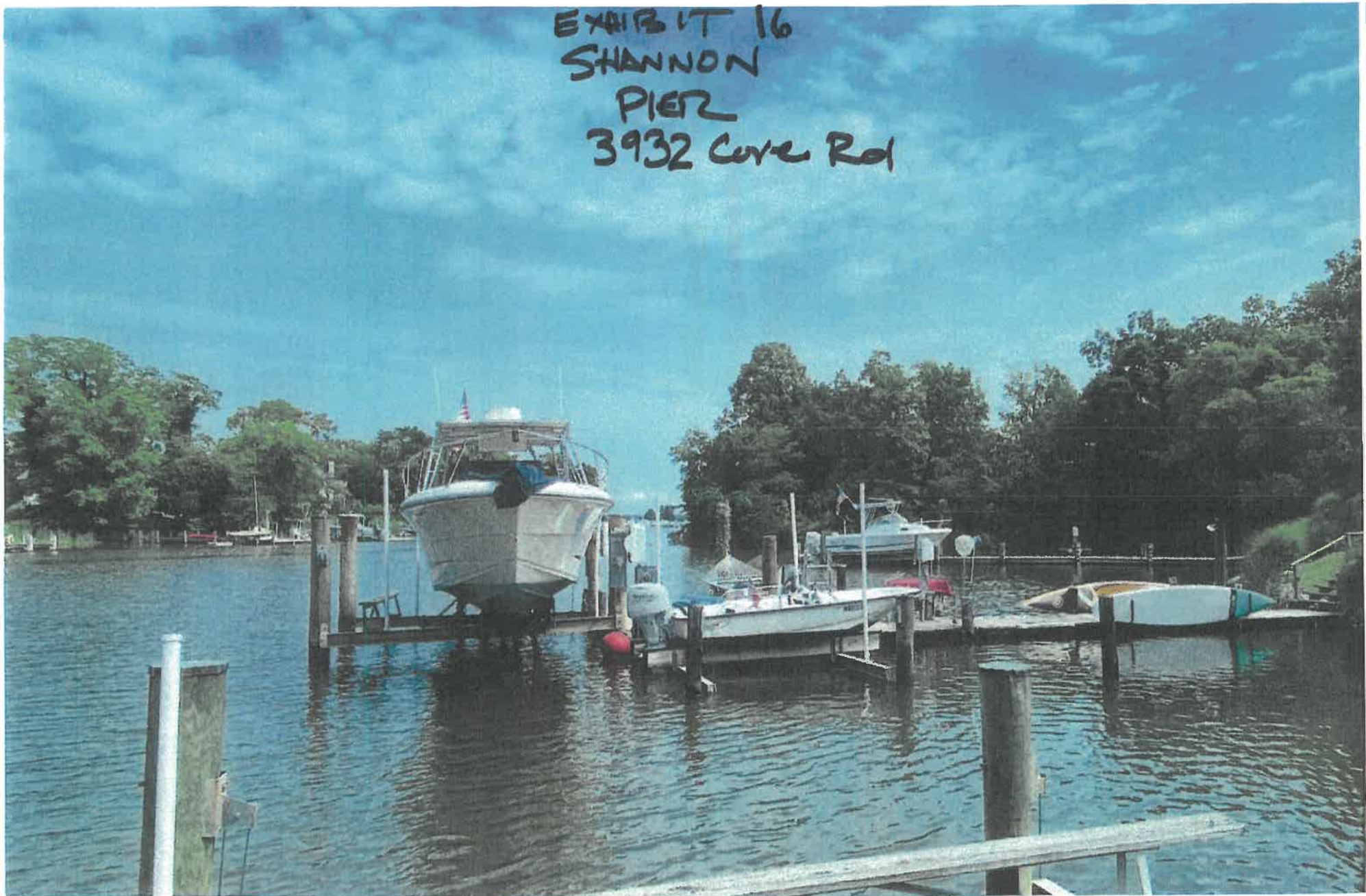
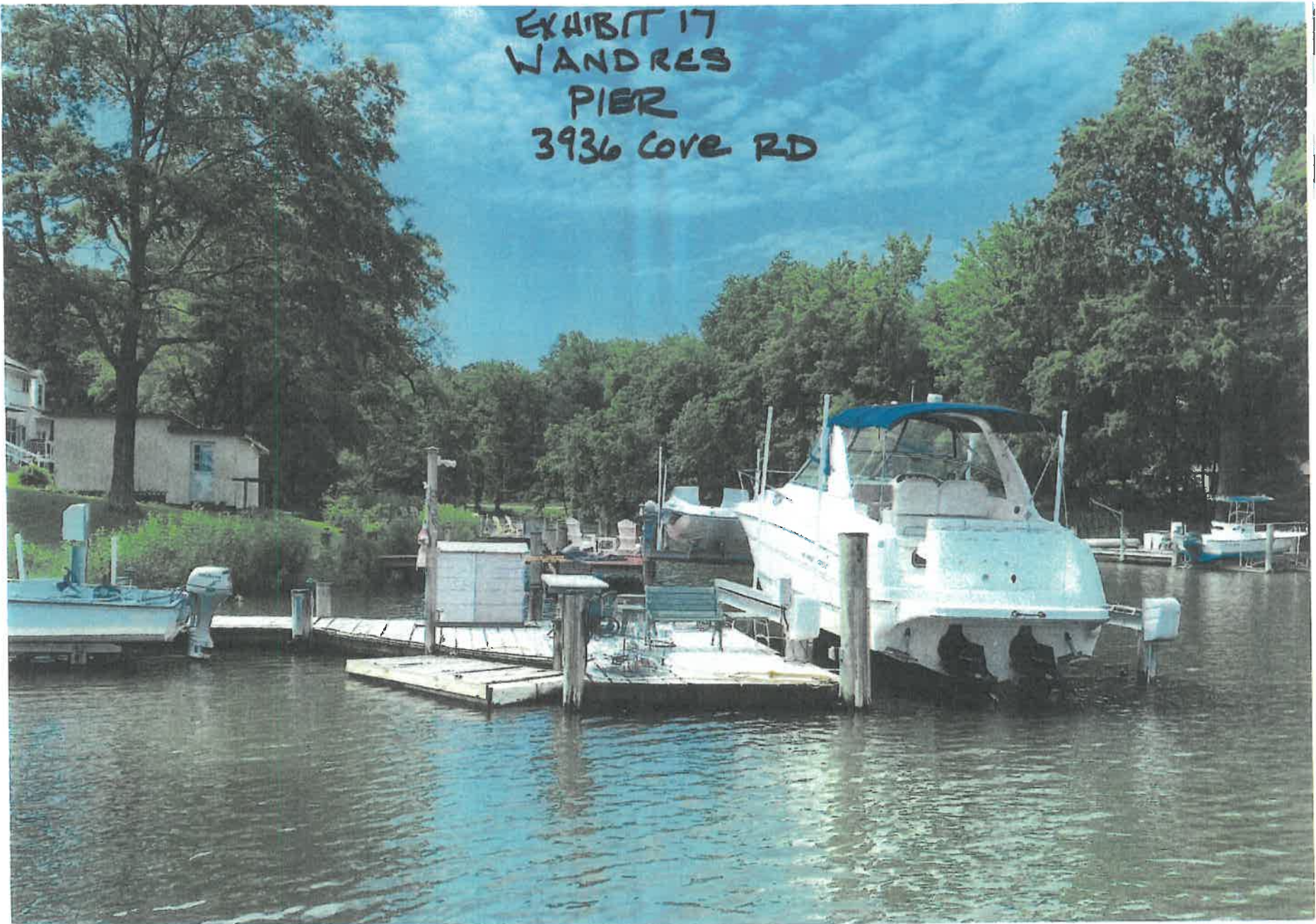


EXHIBIT 17
WANDRES
PIER
3936 COVE RD



From:

**Etta Wandres
Richard Wandres
3936 Cove Rd
Edgewater, MD 21037**

To:

**Dan Harris
3934 Cove Rd
Edgewater, MD 21037**

January 24th, 2023

Dear Mr. Harris,

I reviewed your proposed permit and noticed that you are proposing to keep a 40' boat on a lift at the end of your dock. Please be advised that the bow of the boat will encroach into the 15' setback between our properties by almost 14'. This is not acceptable to us. How did the county approve this?

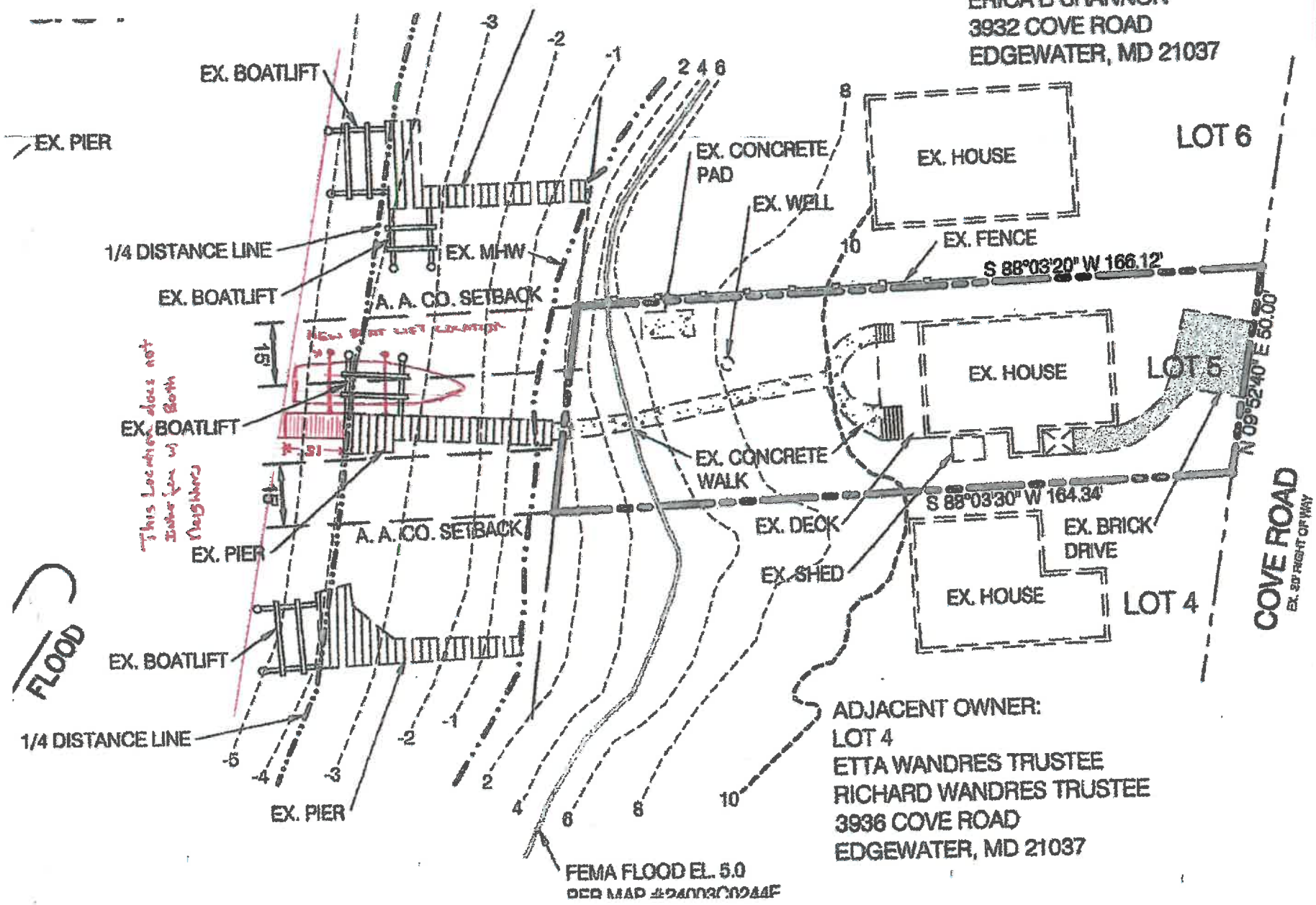
We are asking that you reconsider your design and place your boat where the current lift is located. Why did Chesapeake Bay Environmental not consider extending the pier? That would be a better option. Also, if it helps, we do not mind if you extend your pier provided it is not any longer than our pier. If you can make this change it would be greatly appreciated. Please let us know how we can help resolve this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Etta & Richard Wandres", written over a horizontal line.

Etta & Richard Wandres

ETTA B STANNON
3932 COVE ROAD
EDGEWATER, MD 21037



FEMA FLOOD EL. 5.0
DCR MAP #2400301044F

Sean Shannon
3932 Cove Rd
Edgewater, MD 21037

January 22, 2023
Dan Harris
3934 Cove Rd
Edgewater, MD 21037

VIA Email Delivery: archclub@aol.com

Dear Dan,

I had a chance to review your recently approved pier permit. I am not sure why your engineer designed the relocation of the boat lift the way they did but keeping your boat perpendicular to your pier is not a good design. You cannot possibly back out your 40' boat from the proposed lift location without hitting one or both my boats and also damaging your boat. The stern of your 40' boat will be approximately 15' from my boats. How did this receive approval? This is not acceptable.

Please consider revising the design and keeping your boat parallel to your existing dock. I also don't mind if you need to extend your pier to do so. I have enclosed what I think is a better design. Please let me know if you would consider this. I am not usually objectionable, and I believe you will agree that what I am proposing is better for both of us. Please give me a call as soon as possible.

My cell is 240-695-3934 and my email is sean@cmsplastic.com.

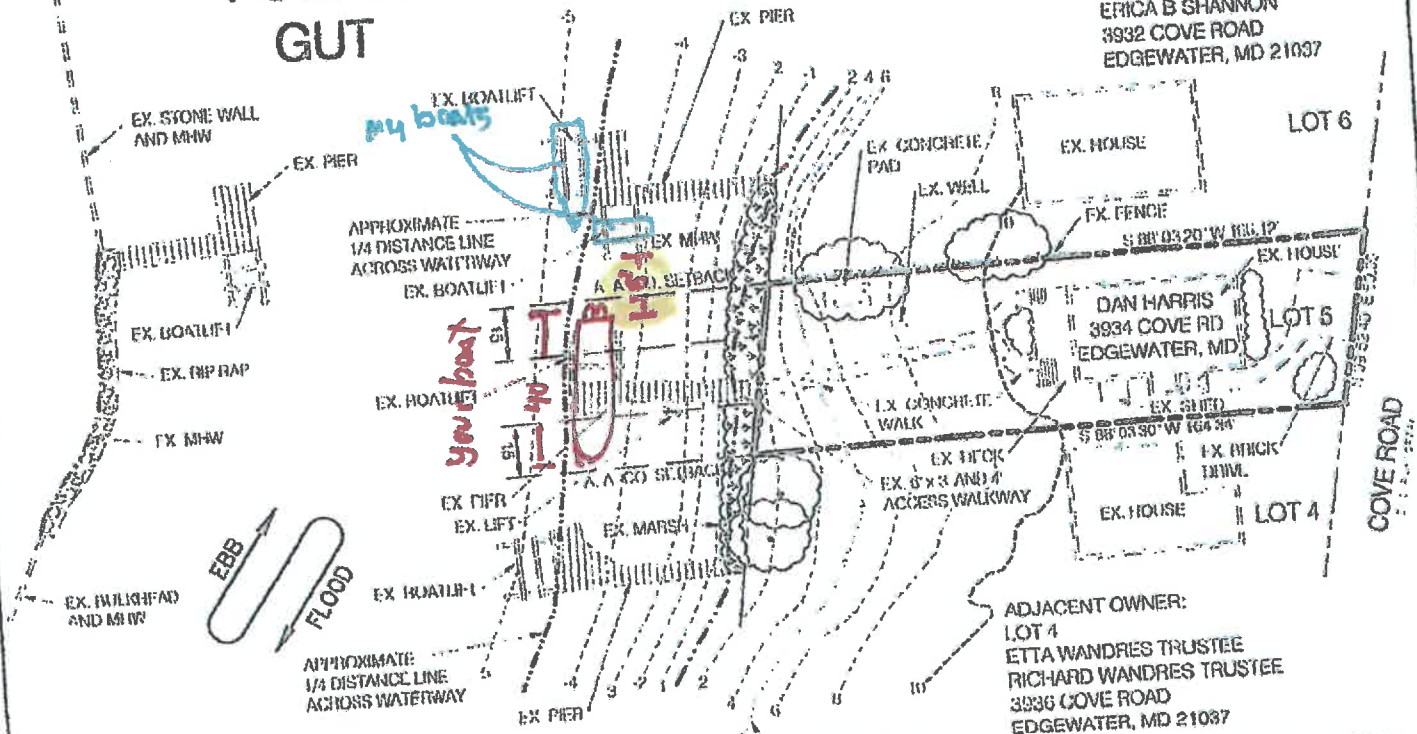
Sincerely,


Sean Shannon

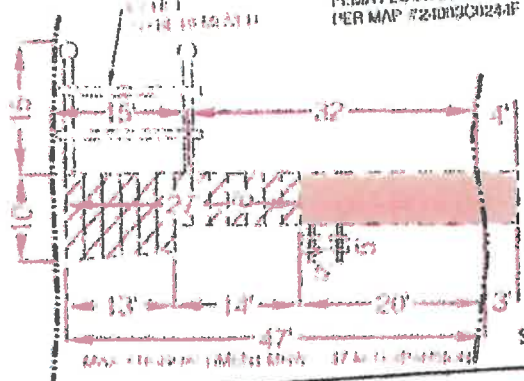
22-PR-0913
 202261434
 12/19/2022
 Sheet 3 of 9

Dan, you can NOT
 BACK A 40' BOAT
 FROM YOU "NEW" BOAT LIFT w/ 15' SPACE
**POOLES
 GUT**

ADJACENT OWNER:
 LOT 6
 SEAN SHANNON
 ERICA B SHANNON
 3932 COVE ROAD
 EDGEWATER, MD 21037



EXISTING CONDITIONS
 SCALE: 1" = 50'



DETAIL
 SCALE: 1" = 20'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 30216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>EX. CONDITIONS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1. PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2. PROPOSED 16' W x 18' L BOATLIFT 3. PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 3 OF 1</p>

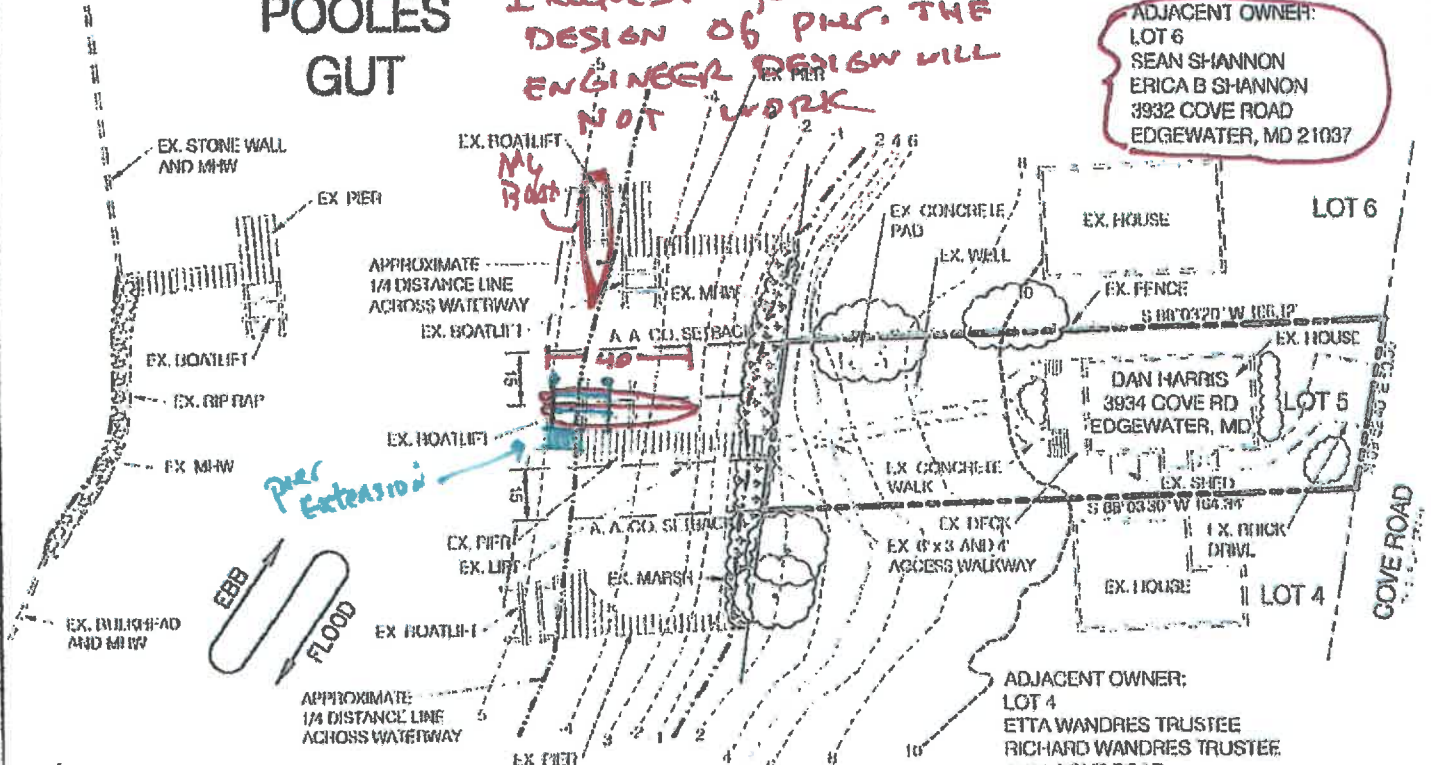
**REQUESTED
CHANGE
OF DESIGN**

22-PR-0913
202261434
12/19/2022
Sheet 3 of 9

**POOLES
GUT**

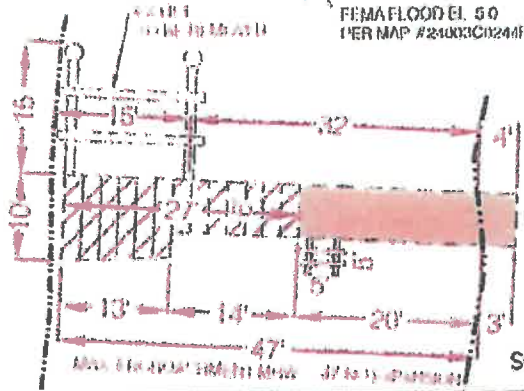
**I REQUEST YOU TO CHANGE
DESIGN OF PIERS. THE
ENGINEER DESIGN WILL
NOT WORK**

ADJACENT OWNER:
LOT 6
SEAN SHANNON
ERICA B SHANNON
3932 COVE ROAD
EDGEWATER, MD 21037



EXISTING CONDITIONS

SCALE: 1" = 50'



DETAIL

SCALE: 1" = 20'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID; 28 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: J0216/00042 DISTRICT: 1 ACCOUNT NUMBER - 01937000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>EX. CONDITIONS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipp@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 16' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 3 OF 9</p>



2664 Riva Road
Annapolis,
MD 21401

BUILDING PERMIT

BUILDING ADDRESS

3934 COVE RD
EDGEWATER 21037
TAX ACC NBR: 165400357000
SUBDIVISION: RAMSEY BAY
TAX MAP: 60
BLOCK: 23 **LOTS: 5**
PARCEL: 0441 **SECTION: 1**
BLOCK(ST): **AREA: 8100.00**

DEED:
PROP DESC:

APPLICANT: CHESAPEAKE BAY ENVIRONMENTAL

TENANT:
LOCATION:

===== **CONTRACTOR** =====

RESTRICTION:
COUNTY LICENSE:
STATE LICENSE:
LICENSEE:
PHONE:

===== **OWNER** =====

FINNIN ROBERT S (Harris)
3934 COVE RD

PHONE:

Application Date: 2022-08-08
Issue Date: 2022-08-12

B02410546

TYPE RESIDENTIAL ACCESSORY STRUCTURE (DETACHED GARAGE/CARPORT, SHED, POOL, GAZEBO)
IMPROVEMENT TYPE PROPOSED WORK CONSTRUCT 11X18 PLATFORM, RECONFIGURE EXISTING PIER

==== **FLOOD ZONE** ====

FLOODPLAIN YES
ZONE
ELEV
FLOOD MAP PARTIAL

==== **CONSTRUCTION DETAILS** =====

AREA	LEN	WIDTH	HT
2ND FLOOR			
BARN			
BULKHEAD			
DECK			
DET. GARAGE			
FENCE			
GAZEBO			
HOT TUB			
OTHER			
PIER	45	18	0
POOL			
PH/STUDIO/WKSHOP			
PORCH			
RETAINING WALL			
REVTMENT			
SHED			
HT. PRINCIPLE STR.			
TOTAL AREA SQ. FT			

==== **PROPERTY DETAILS** =====

ZONING R2
CORNER LOT NO
WATER FRONT LOT YES
CRITICAL AREA DESIGNATION LDA
BOG AREA NO
STORMWATER MGMT

==== **SETBACKS** =====

PRINC ACCY

FRONT 30
REAR 25
SIDE (MIN) 7 15
SIDE (COMB)
SIDE ST 20
MAJ ARTERY

==== **UTILITY DETAILS** =====

SEWAGE DISPOSAL TYPE PUBLIC
WATER SUPPLY TYPE WELL
P.W. AGREEMENT NBR
UTILITY AGREEMENT NBR

A PERMIT UNDER WHICH NO INSPECTION HAS BEEN REQUESTED WITHIN ONE YEAR AFTER ISSUANCE SHALL EXPIRE. A PERMIT UNDER WHICH WORK COMMENCES WITHIN ONE YEAR SHALL BE CONSIDERED VALID IF CONSTRUCTION IS CONTINUOUS AND AT LEAST 33% IS COMPLETED EACH CONSECUTIVE YEAR FROM DATE OF ISSUANCE. INSPECTIONS ARE REQUIRED FOR FOOTING TRENCHES, FOUNDATION (WATERPROOFING-DRAIN TILE-BACKFILL), FRAMING, INSULATION AND FINAL. 24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTION REQUESTS.

IF A CERTIFICATE OF OCCUPANCY IS REQUIRED TO BE ISSUED BY THE BUILDING OFFICIAL, ALL REQUIRED BUILDING, TRADE, HEALTH AND FIRE (if required) INSPECTIONS MUST BE MADE AND APPROVED PRIOR TO ISSUANCE.

NOTE: SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS MAY BE REQUIRED.

Director of Inspections and Permits

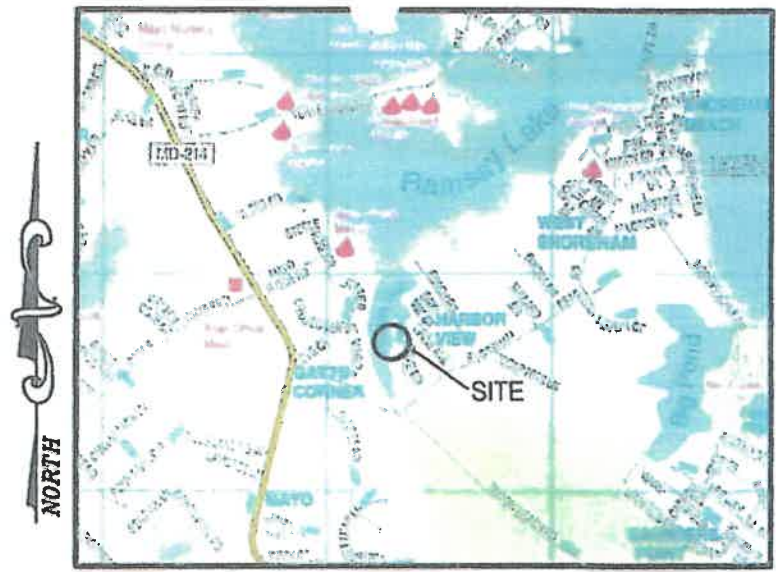
Application Date: 2022-08-08
Issue Date: 8/12/2022

BUILDING PERMIT NUMBER
B02410546

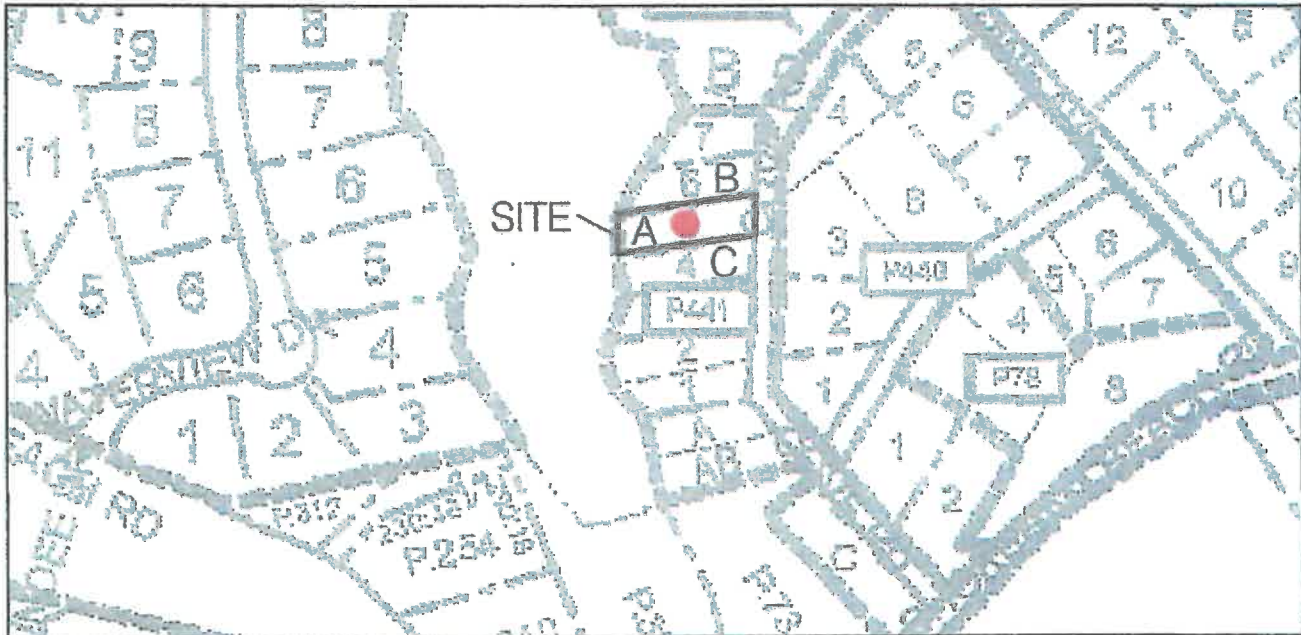
A APPLICANT = LOT 5
 DAN HARRIS
 MAILING ADDRESS:
 12913 ESWORTHY ROAD
 POTOMAC, MD 20878
 SITE ADDRESS:
 3934 COVE ROAD
 EDGEWATER, MD 21037

B ADJACENT OWNER: LOT 6
 SEAN SHANNON
 ERICA B SHANNON
 3932 COVE ROAD
 EDGEWATER, MD 21037

C ADJACENT OWNER: LOT 4
 ETTA WANDRES TRUSTEE
 RICHARD WANDRES TRUSTEE
 3936 COVE ROAD
 EDGEWATER, D 21037



VICINITY MAP
 SCALE: 1" = 2666'



TAX MAP
 SCALE: 1" = 300'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 054 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>MAPS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2. PROPOSED 15' W x 18' L BOATLIFT 3. PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOL'S GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p>



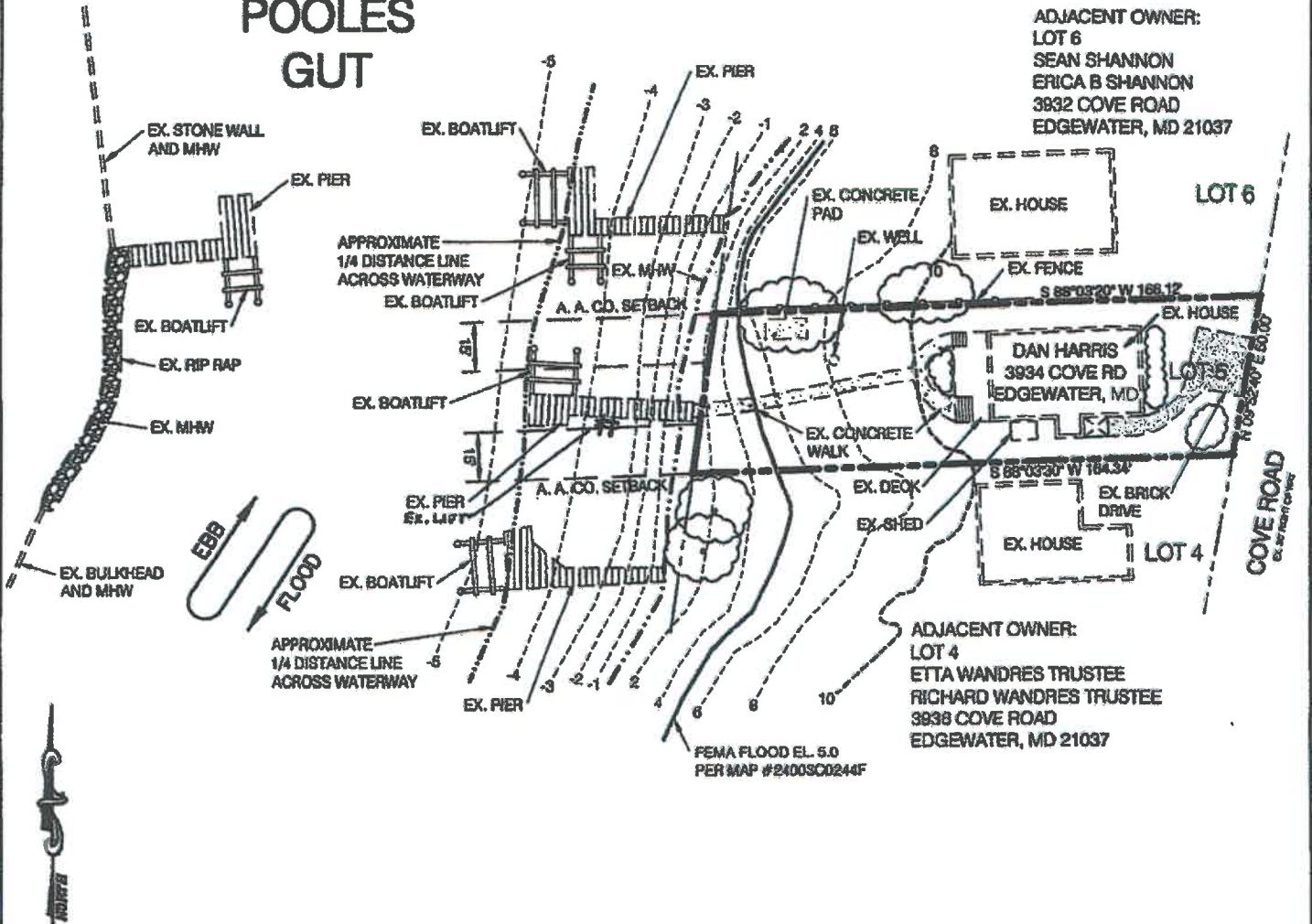
AERIAL MAP

SCALE: 1" = 100'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>MAPS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLER'S GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p>

POOLES GUT



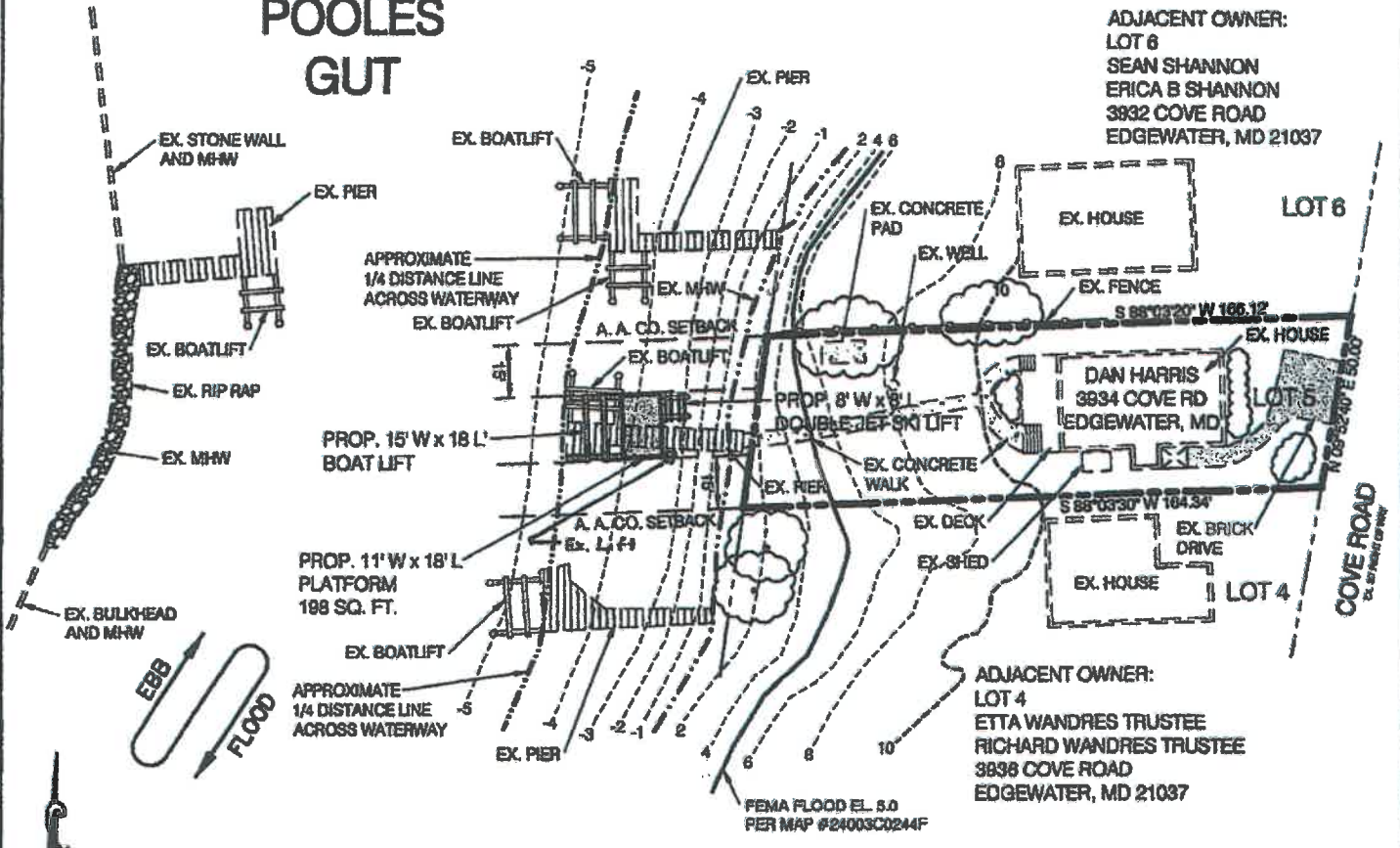
EXISTING CONDITIONS

SCALE: 1" = 50'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3834 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<h2>EX. CONDITIONS</h2>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p> <p style="text-align: right;">SHEET 3 OF 9</p>

POOLES GUT



ADJACENT OWNER:
 LOT 6
 SEAN SHANNON
 ERICA B SHANNON
 3832 COVE ROAD
 EDGEWATER, MD 21037

ADJACENT OWNER:
 LOT 4
 ETTA WANDRES TRUSTEE
 RICHARD WANDRES TRUSTEE
 3838 COVE ROAD
 EDGEWATER, MD 21037

APPROVED

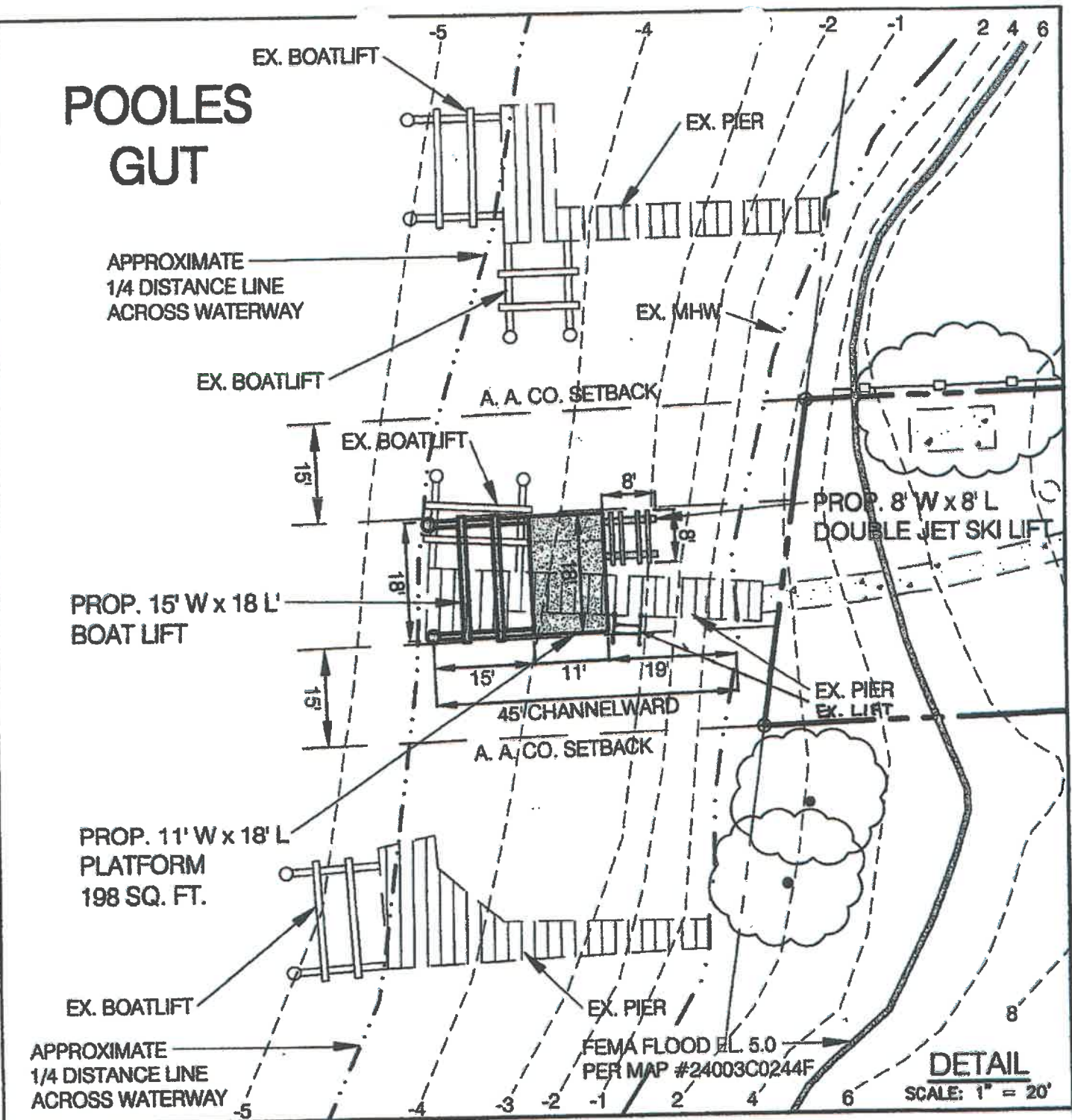
PROPOSED CONDITIONS

SCALE: 1" = 50'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3834 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 854 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00657000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>PROP. CONDITIONS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-862-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 SHEET 4 OF 9</p>

POOLES GUT



DETAIL
SCALE: 1" = 20'

DRAWING FOR PERMIT PURPOSES ONLY

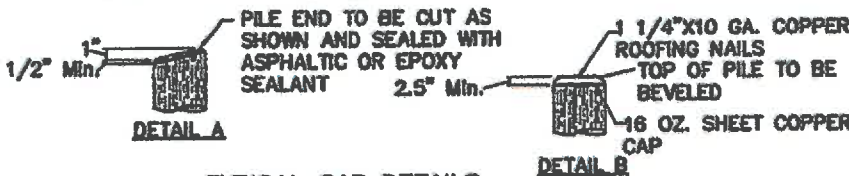
<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3834 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>EX. CONDITIONS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphippe@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 SHEET 5 OF 9</p>

NOTES:

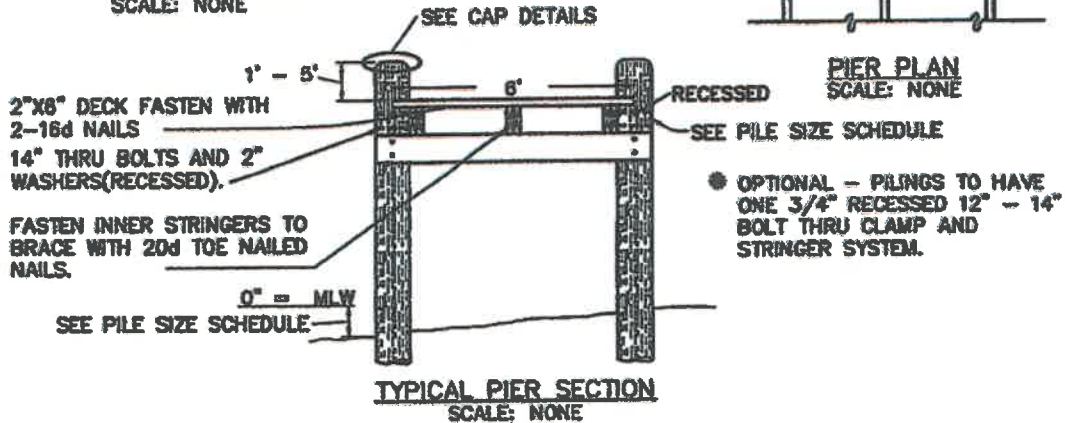
1. Wood shall be grade #2 or better per S.P.I.R Standards. Treatment shall be per AWPA Standards; (1) Piles - 1.5 lb/ft CCA Type C. For areas of severe marine infestation 2.5 lb/ft CCA is recommended; (2) Decking and stringers - 0.5 lb/ft Penta or 0.4 lb/ft CCA Type C.
2. All steel hardware shall be hot dip galvanized after fabrication.
3. For pier widths of 4' or less a center stringer is not required.
4. For piles extending more than 5 ft. above mean low water, the pile length must be increased accordingly.
5. Where this standard calls for a pair of 1/2" x 6" lag bolts, a single 3/4" bolt with 2" washer and a square nut may be substituted.
6. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ the structure shall be designed and sealed by a Professional Engineer registered to practice in the State of Maryland.
7. The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant to determine if conditions require design modifications. Chesapeake Bay Environmental and the Engineer assume no responsibility or liability for performance of the structure on this drawing.
8. All bolts to be thru bolted and recessed on outboard side.

PILE SIZE SCHEDULE

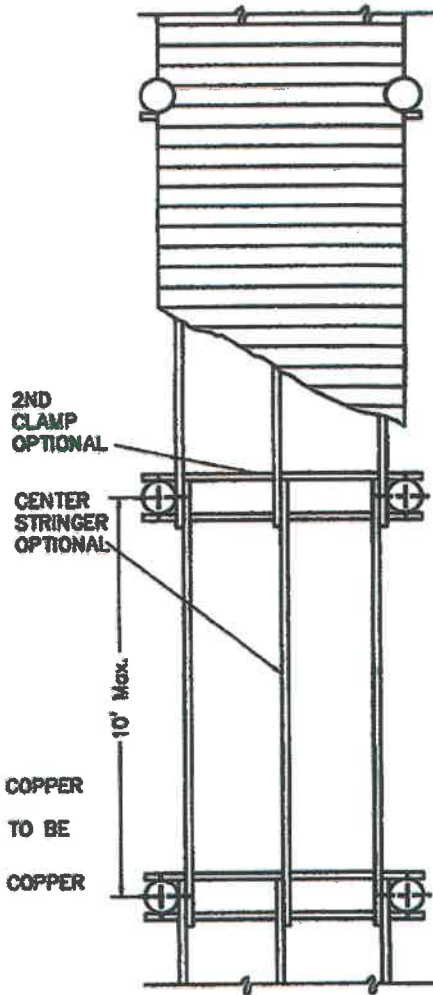
Water Depth (MLW)	Min. Pile Butt	Min. Pile Length
0'-3"	8" dia.	16'
3'-8"	10" dia.	22'



TYPICAL CAP DETAILS
SCALE: NONE



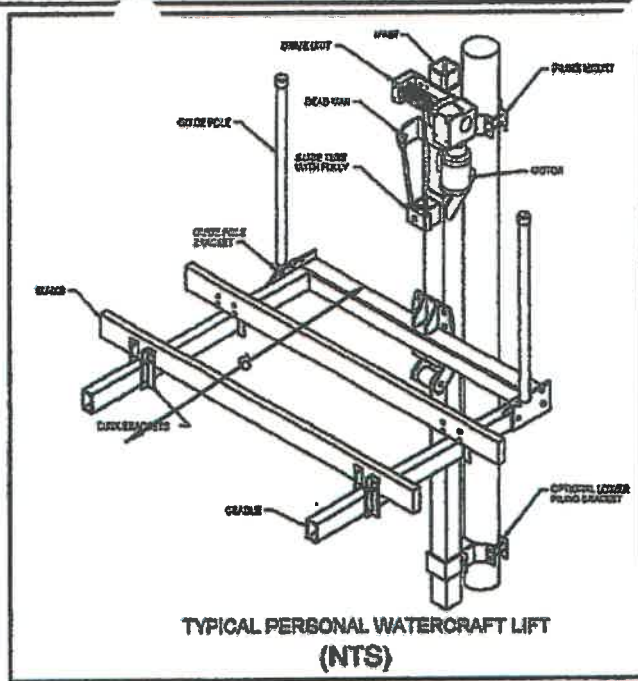
TYPICAL PIER SECTION
SCALE: NONE



PIER PLAN
SCALE: NONE

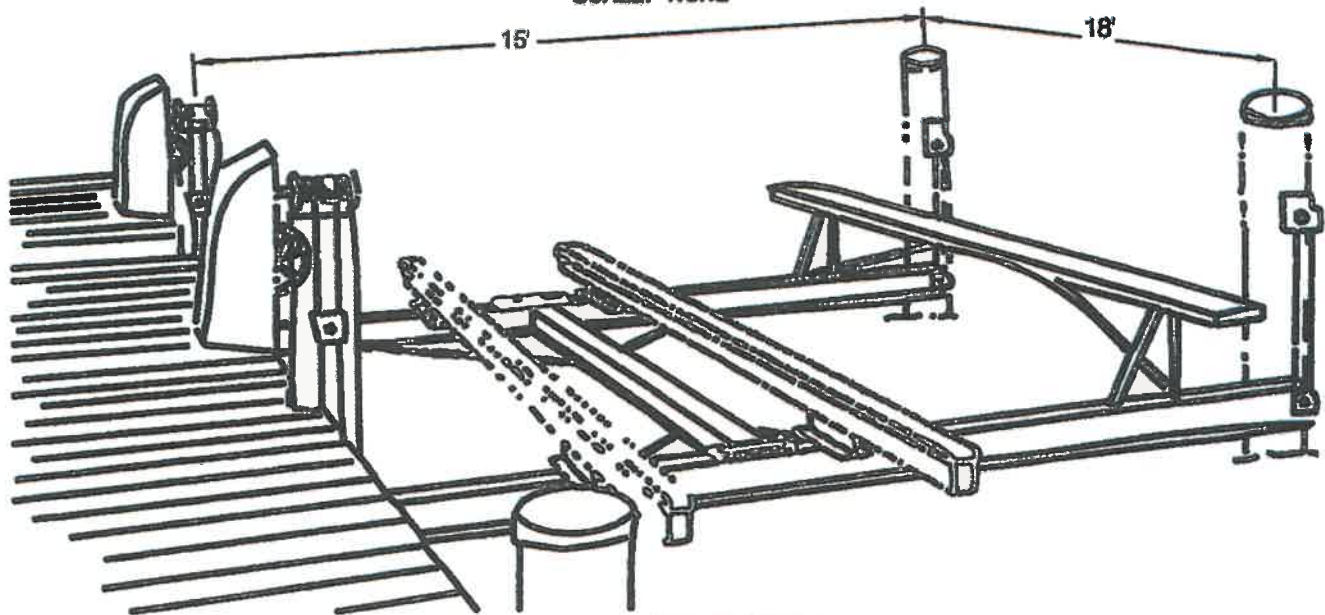
DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12919 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 6 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00957000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>PIER DETAILS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOL'S GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p> <p style="text-align: right;">SHEET 6 OF 9</p>



JET SKI LIFT DETAIL

SCALE: NONE



BOATLIFT DETAIL

SCALE: NONE

DRAWING FOR PERMIT PURPOSES ONLY

OWNER: DAN HARRIS
MAILING ADDRESS: 12913 ESWORTHY ROAD
POTOMAC, MD 20878
SITE ADDRESS: 3934 COVE ROAD
EDGEWATER, MD 21037

MAP: 60 GRID: 23 PARCEL: 441
LOT 5 SUBDIVISION: 654
DEED REFERENCE: 39216/000/42
DISTRICT: 1 ACCOUNT NUMBER - 00357000
ZONING: R2 CRITICAL AREA - LDA

**BOATLIFT AND
JET SKI DETAIL**

CHESAPEAKE BAY ENVIRONMENTAL

2818 SOLOMONS ISLAND ROAD
EDGEWATER, MD 21037

CONTACT: DAVID T. PHIPPS
PHONE: 443-852-1047
EMAIL: dtphipps@gmail.com

PROPOSED WORK:

- 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT.
2. PROPOSED 16' W x 18' L BOATLIFT
3. PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT

LOCATION

IN: POOL'S GUT
TOWN: PASADENA
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
DATE: 7/3/22



SITE PIER



VIEW ACROSS THE WATER

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>PICTURES</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p>



NORTH PIER



SOUTH PIER

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>PICTURES</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2. PROPOSED 15' W x 18' L BOATLIFT 3. PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22</p> <p style="text-align: right;">SHEET 9 OF 9</p>



Valhalla Boatworks

V 37 Specifications

Length Overall – 36' 9"

Beam – 10' 0"

Draft (Engines Down) – 41"

Max Engine HP – 130 HP

Fuel Capacity – 470 gals.

Weight (Full Load) – 16,623 lbs.

Fresh Water – 39 gals.

Class Weight – 27 lbs.



Maryland
Department of
the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Horacio Tablada, Secretary
Suzanne E. Dorsey, Deputy Secretary

December 19, 2022

Dan Harris
c/o Chesapeake Bay Environmental Enterprises Inc
Attention: David Phipps
2818 Solomons Island Rd
Edgewater, MD 21037

Via email: dtphipps@gmail.com

Re: Agency Interest Number: 80153
Tracking Number: 202261434
Tidal Authorization Number: 22-PR-0913

Dear Dan Harris:

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: **a (3)**. 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 Melissa McCanna at melissa.mccanna@maryland.gov or 410-537-4053 with any questions.

Sincerely,

Jonathan Stewart, Chief
Eastern 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: **22-PR-0913**
EFFECTIVE DATE: **December 19, 2022**
EXPIRATION DATE: **September 21, 2025**
LICENSEE: **Dan Harris**
ADDRESS: **3934 Cove Rd**
Edgewater, MD 21037
PROJECT LOCATION: **3934 Cove Rd**
Edgewater, MD 21037
Pooles Gut 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, **Dan Harris** ("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: **December 19, 2022**, PREPARED BY **Chesapeake Bay Environmental Enterprises Inc.**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **December 19, 2022**, AND INCORPORATED HEREIN:


- 1. To remove a 14-foot long by 6-foot wide pier section and a 13-foot long by 10-foot wide platform and boatlift; and*
- 2. To construct a 11-foot long by 18-foot wide platform, one boat lift and one double PWC lift with associated piles, all extending a maximum of 47 feet channelward of the mean high water line.*

SPECIAL CONDITIONS

- A. The total platform area shall not exceed 200 square feet.
- B. The existing or authorized pier 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 Licensee shall not attach accessory platforms to any existing or proposed boatlifts/PWC lifts.
- D. 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.

- 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 Program

12/22/2022

Date

Tidal Wetland Reviewer: 

Supervisor Concurrence: 

Tracking Number: 202261434
Agency Interest Number: 80153

Enclosure: Plans dated December 19, 2022
cc: WSA Inspection & Compliance Program

GENERAL CONDITIONS

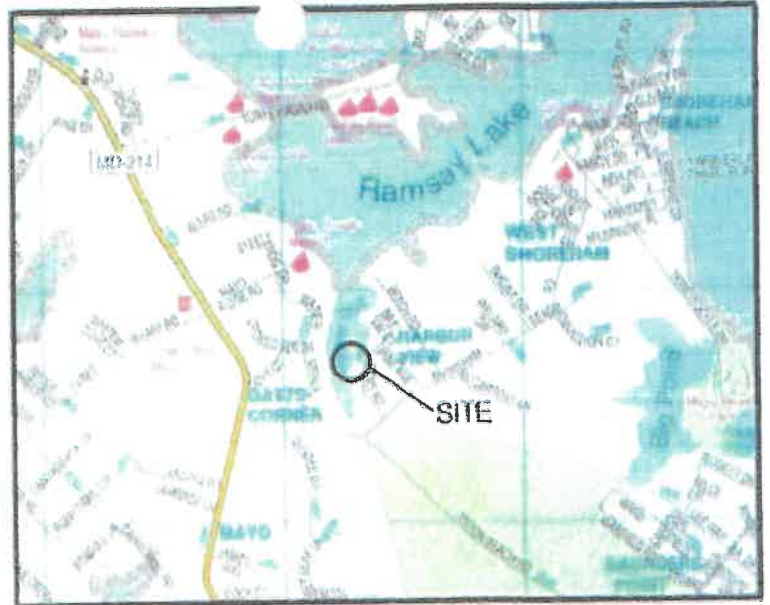
- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee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

A APPLICANT = LOT 5
 DAN HARRIS
 MAILING ADDRESS:
 12913 ESORTHY ROAD
 POTOMAC, MD 20878
 SITE ADDRESS:
 3934 COVE ROAD
 EDGEWATER, MD 21037

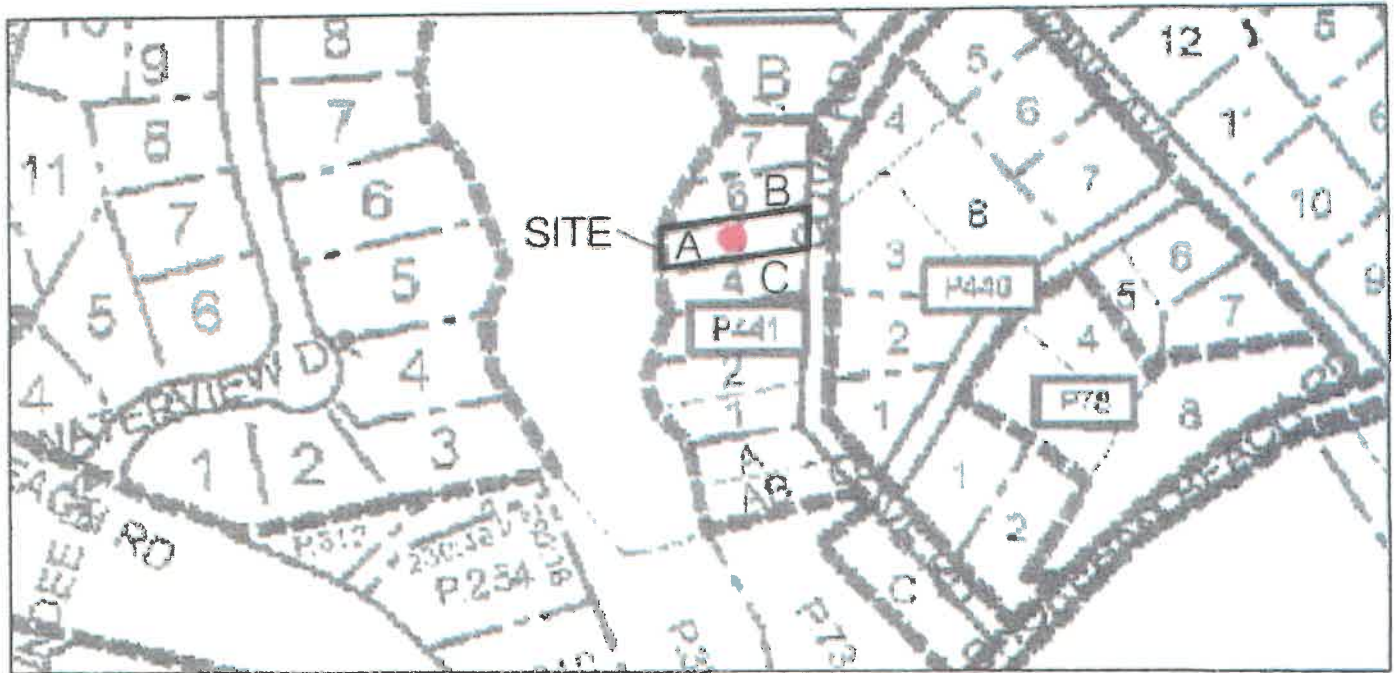
22-PR-0913
202261434
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Sheet 1 of 9

B ADJACENT OWNER: LOT 6
 SEAN SHANNON
 ERICA B SHANNON
 3932 COVE ROAD
 EDGEWATER, MD 21037

C ADJACENT OWNER: LOT 4
 ETTA WANDRES TRUSTEE
 RICHARD WANDRES TRUSTEE
 3936 COVE ROAD
 EDGEWATER, D 21037



VICINITY MAP
 SCALE: 1" = 2666'



TAX MAP
 SCALE: 1" = 300'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP (6) GRID: 23 PARCEL 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER: 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>MAPS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT 2) PROPOSED 16' W x 18' L BOATLIFT 3) PROPOSED 18' W x 11' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 1 OF 9</p>

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POOLES
 GUT

SITE

AERIAL MAP

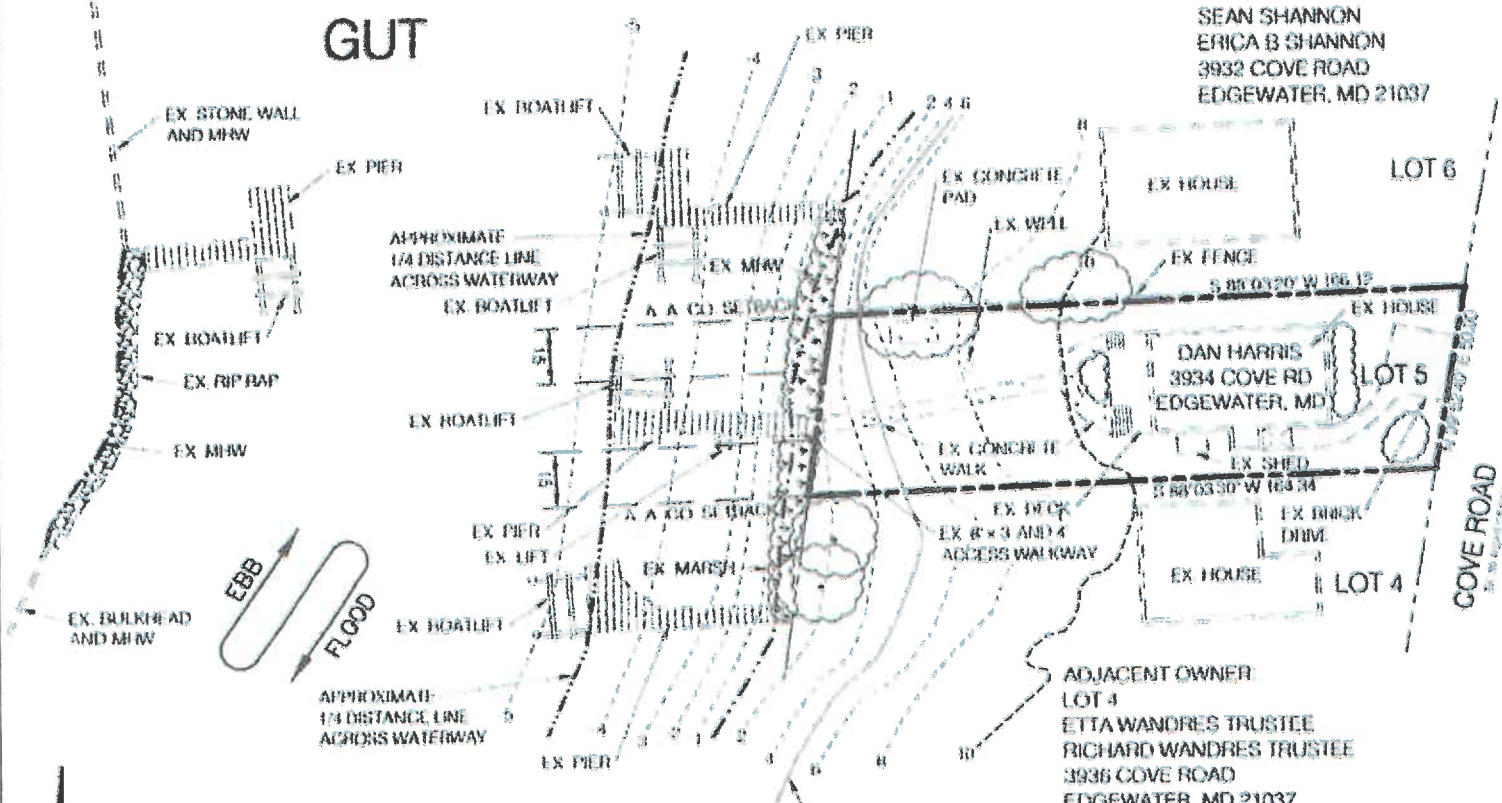
SCALE: 1" = 100'

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12013 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3034 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP 80 GRID 23 PARCEL 441 LOT 5 SUBDIVISION 654 DEED REFERENCE: 3R216/XX042 DISTRICT: 1 ACCOUNT NUMBER - 00057000 ZONING: R2 CRITICAL AREA - LOA</p>	<p>MAPS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphippa@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT 2) PROPOSED 16' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 2 OF 9</p>

POOLES GUT

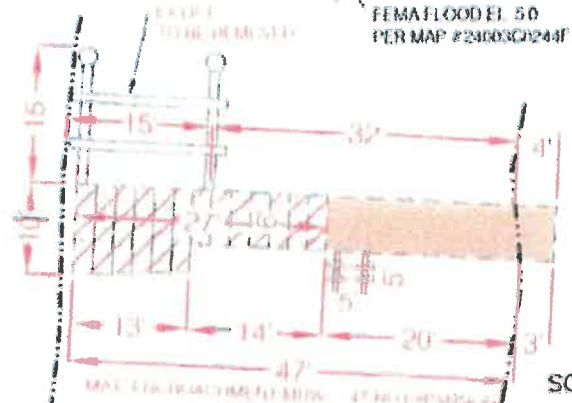
ADJACENT OWNER:
 LOT 6
 SEAN SHANNON
 ERICA B SHANNON
 3932 COVE ROAD
 EDGEWATER, MD 21037



EXISTING CONDITIONS

SCALE: 1" = 50'

13x11 = 143
 14x6 = 84
 20x6 = 120
 4x6 = 24



DETAIL

SCALE: 1" = 20'

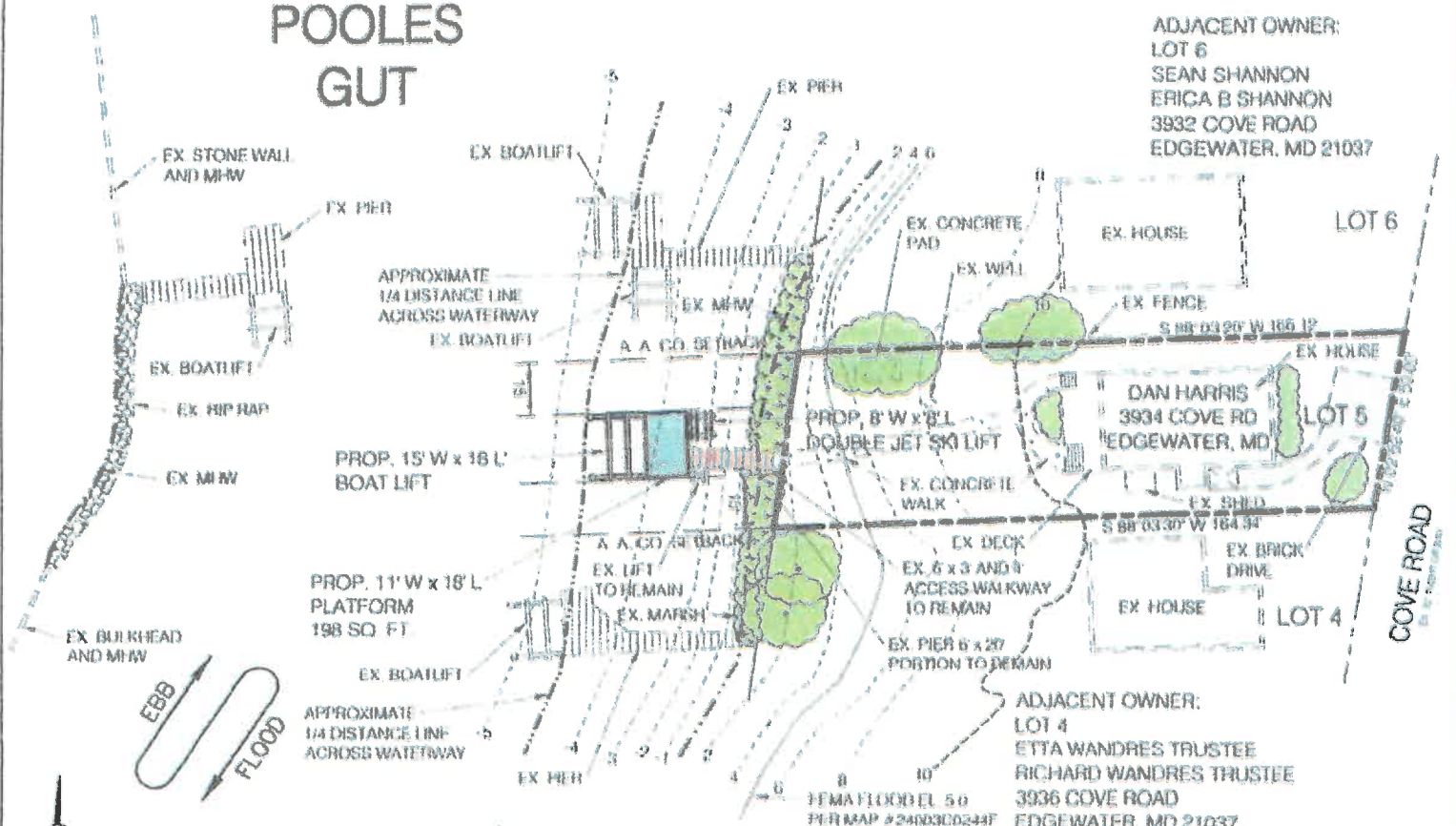
DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 30216400042 DISTRICT: 1 ACCOUNT NUMBER: 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<h3>EX. CONDITIONS</h3>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK:</p> <ol style="list-style-type: none"> 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ FT 2) PROPOSED 16' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT 	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 3 OF 9</p>

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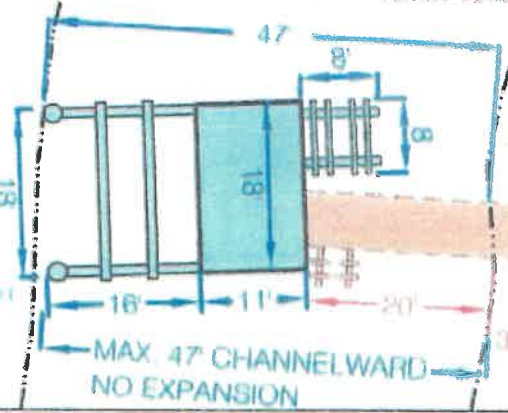
POOLES GUT

ADJACENT OWNER:
 LOT 6
 SEAN SHANNON
 ERICA B SHANNON
 3932 COVE ROAD
 EDGEWATER, MD 21037



ADJACENT OWNER:
 LOT 4
 ETTA WANDRES TRUSTEE
 RICHARD WANDRES TRUSTEE
 3936 COVE ROAD
 EDGEWATER, MD 21037

6 x 24 - 144
 18 x 11 - 198
 342



PROPOSED CONDITIONS

SCALE: 1" = 50'



DETAIL

SCALE: 1" = 20'

NOTE:
 47' EX. ENCROACHMENT
 47' PROP. ENCROACHMENT

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP 60 GRID 20 PARCEL 441 LOT 5 SUBDIVISION 054 DEED REFERENCE 30210/00042 DISTRICT 1 ACCOUNT NUMBER - 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<h2>PROP. CONDITIONS</h2>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK:</p> <ol style="list-style-type: none"> 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT. 2) PROPOSED 15' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT 	<p>LOCATION IN: POOLES GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 4 OF 9</p>

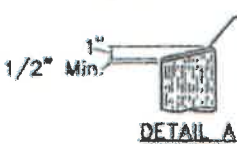
NOTES:

1. Wood shall be grade #2 or better per S.P.I.R Standards. Treatment shall be per AWPAs Standards; (1) Piles - 1.5 lb/ft CCA Type C. For areas of severe marine infestation 2.5 lb/ft CCA is recommended; (2) Decking and stringers - 0.5 lb/ft Penta or 0.4 lb/ft CCA Type C.
2. All steel hardware shall be hot dip galvanized after fabrication.
3. For pier widths of 4' or less a center stringer is not required.
4. For piles extending more than 5 ft. above mean low water, the pile length must be increased accordingly.
5. Where this standard calls for a pair of 1/2" x 6" lag bolts, a single 3/4" bolt with 2" washer and a square nut may be substituted.
6. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ the structure shall be designed and sealed by a Professional Engineer registered to practice in the State of Maryland.
7. The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant to determine if conditions require design modifications. Chesapeake Bay Environmental and the Engineer assume no responsibility or liability for performance of the structure on this drawing.
8. All bolts to be thru bolted and recessed on outboard side.

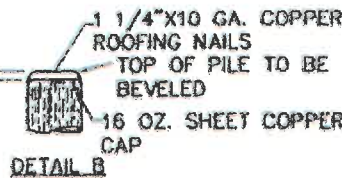
22-PR-0913
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PILE SIZE SCHEDULE

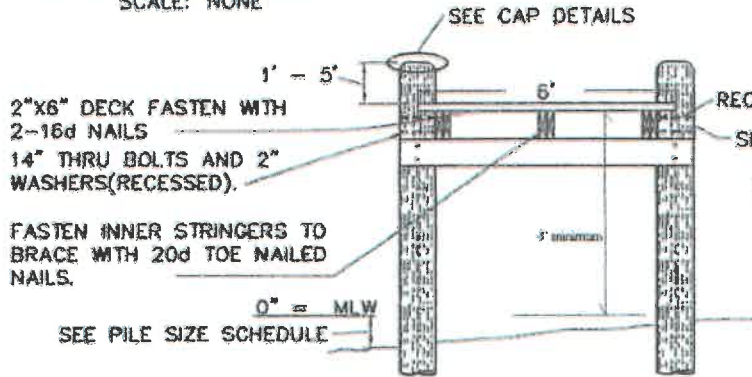
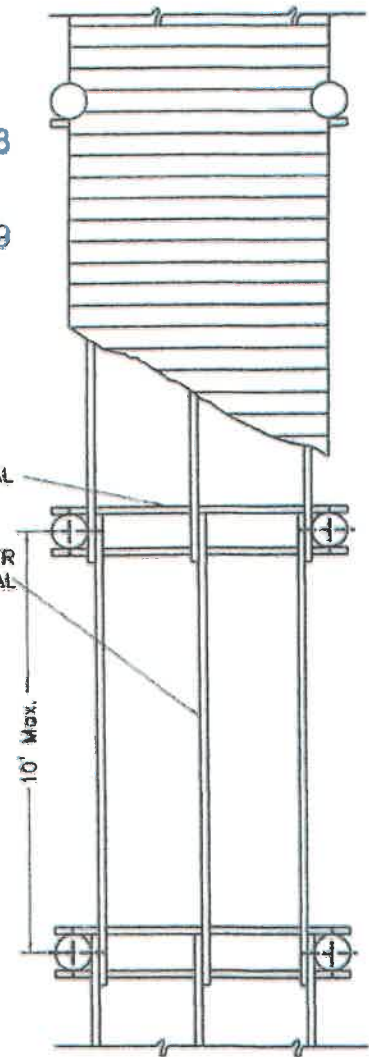
Water Depth (MLW)	Min. Pile Butt	Min. Pile Length
0'-3'	8" dia.	16'
3'-6'	10" dia.	22'



PILE END TO BE CUT AS SHOWN AND SEALED WITH ASPHALTIC OR EPOXY SEALANT



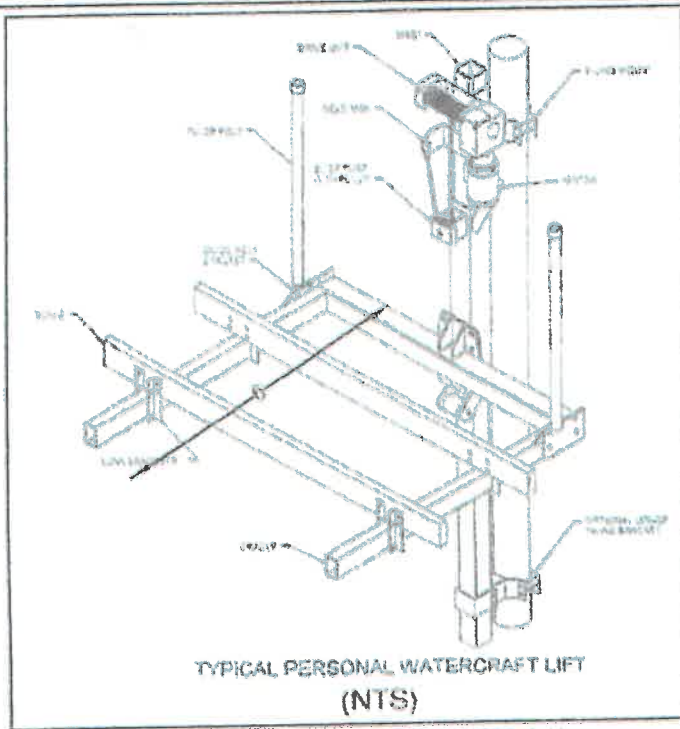
TYPICAL CAP DETAILS
SCALE: NONE



OPTIONAL - PILING TO HAVE ONE 3/4" RECESSED 12" - 14" BOLT THRU CLAMP AND STRINGER SYSTEM.

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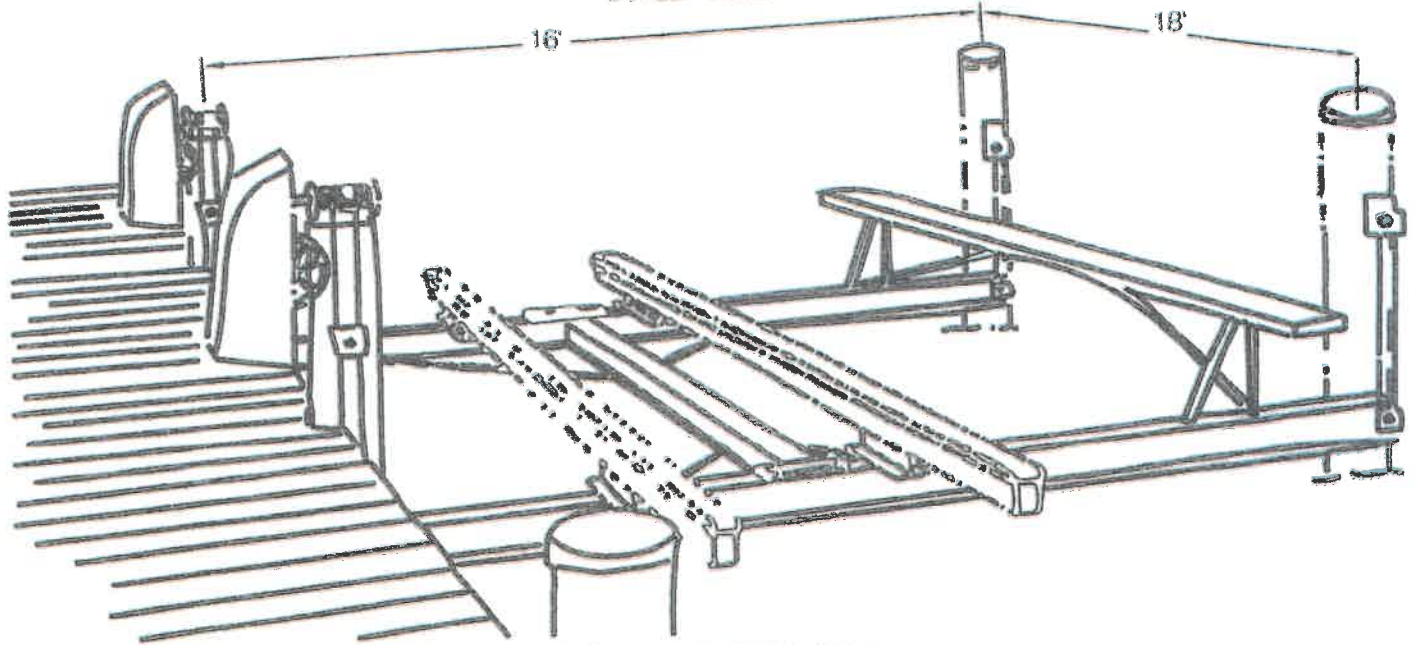
<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3834 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT: 1 ACCOUNT NUMBER: 00357000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>PIER DETAILS</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 108 SQ. FT. 2) PROPOSED 16' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOL'S GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 5 OF 9</p>



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TYPICAL PERSONAL WATERCRAFT LIFT
 (NTS)

JET SKI LIFT DETAIL
 SCALE: NONE



BOATLIFT DETAIL
 SCALE: NONE

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<p>OWNER: DAN HARRIS MAILING ADDRESS: 12913 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION 854 DEED REFERENCE: 3B216AX042 DISTRICT: 1 ACCOUNT NUMBER: 00057000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>BOATLIFT AND JET SKI DETAIL</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 198 SQ. FT 2) PROPOSED 16' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOL'S GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 6 OF 9</p>



SITE PIER



VIEW ACROSS THE WATER

22-PR-0913
 202261434
 12/19/2022
 Sheet 7 of 9

DRAWING FOR PERMIT PURPOSES ONLY

<p>OWNER: DAN HARRIS MAILING ADDRESS: 12013 ESWORTHY ROAD POTOMAC, MD 20878 SITE ADDRESS: 3934 COVE ROAD EDGEWATER, MD 21037</p>	<p>MAP: 60 GRID: 23 PARCEL: 441 LOT 5 SUBDIVISION: 654 DEED REFERENCE: 38216/00042 DISTRICT 1 ACCOUNT NUMBER - 003257000 ZONING: R2 CRITICAL AREA - LDA</p>	<p>PICTURES</p>
<p>CHESAPEAKE BAY ENVIRONMENTAL 2818 SOLOMONS ISLAND ROAD EDGEWATER, MD 21037 CONTACT: DAVID T. PHIPPS PHONE: 443-852-1047 EMAIL: dtphipps@gmail.com</p>	<p>PROPOSED WORK: 1) PROPOSED 11' W x 18' L PLATFORM 108 SQ. FT. 2) PROPOSED 18' W x 18' L BOATLIFT 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT</p>	<p>LOCATION IN: POOL'S GUT TOWN: PASADENA COUNTY: ANNE ARUNDEL STATE: MARYLAND DATE: 7/3/22 REV: 11/25/22 SHEET 7 OF 9</p>



Valhalla Boatworks V-17 Specifications

Length Overall - 40' 9"

Beam - 11' 0"

Depth (Engines Down) - 4'

Max Engine HP - 140 HP

Fuel Capacity - 170 gals.

Weight (Full Load) - 16,000 lbs.

22-PR-0913
202261434
12/19/2022
Sheet 9 of 9

DRAWING FOR PERMIT PURPOSES ONLY

OWNER: DAN HARRIS
MAILING ADDRESS: 12913 ESWORTHY ROAD
POTOMAC, MD 20878
SITE ADDRESS: 3934 COVE ROAD
EDGEWATER, MD 21037

MAP, 60 GRID 23 PARCEL: 441
LOT 5 SUBDIVISION 654
DEED REFERENCE: 30216/00042
DISTRICT: 1 ACCOUNT NUMBER: 00357100
ZONING: H2 CRITICAL AREA - LDA

PICTURES

CHESAPEAKE BAY ENVIRONMENTAL
2818 SOLOMONS ISLAND ROAD
EDGEWATER, MD 21037

CONTACT: DAVID T. PHIPPS
PHONE: 443-852-1047
EMAIL: dtphipps@gmail.com

PROPOSED WORK:

- 1) PROPOSED 11' W x 18' L PLATFORM 148 SQ. FT.
- 2) PROPOSED 18' W x 18' L BOATLIFT
- 3) PROPOSED 8' W x 8' L DOUBLE JET SKI LIFT

LOCATION

IN: POOLES GUT
TOWN: PASADENA
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
DATE: 7/3/22
REV: 11/25/22 SHEET 9 OF 9



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0003-P
DATE: 1/24/2024
OPZ STAFF: Jennifer Lechner
Melanie Matthews

APPLICANT/REPRESENTATIVE: Daniel Harris / Chesapeake Bay Environmental

EMAIL: DTPHIPPS@GMAIL.COM

SITE LOCATION: 3934 Cove Road, Edgewater

LOT SIZE: 8,100 square feet

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** YES **BUFFER:** NO **APPLICATION TYPE:** Variance

The applicant is proposing to alter the reconfiguration of the existing pier which had been approved under B02410546 to accommodate their neighbors' concerns. The building permit, to construct an 11 x 18 platform and reconfigure the existing pier, was issued on 08/12/2022, without need of a variance.

As noted on the site plan, the new design will project further west, past the $\frac{1}{4}$ distance line, and will encroach the extended lot line setback to the north; whereas, the approved design (under the building permit) was in compliance with the Code.

Variances are required to:

- § 18-2-404 (c) Length. A pier or mooring piling may not extend into the water any further than the lesser of the following:
 - (1) one-half the distance from the mean high-water line to the center line of the body of water on which it is situated;
 - (2) one-half the distance from the mean high-water line to the center point of a cove;
- § 18-2-404 (b) Setbacks. A pier or mooring piling shall be located at least 15 feet from a lot line extended for a private pier.

COMMENTS

Critical Area Team:

It should be noted that the applicant currently has an issued pier replacement permit that cannot be constructed due to unpermitted work on the adjacent properties.

Pilings installed without permits at 3936 Cove Road and improvements at 3932 expanded both piers beyond current regulations for length.

The applicant should provide a clear site plan, showing the proposed work with all dimensions, and distances between the closest structures of each adjacent pier with the variance application.

A variance to the 15' side setback would be preferable to a variance to the maximum allowed length with the boat lift reoriented perpendicular to the shoreline.

Zoning Administration Section:

When submitting the documents for the variance request, each document type must be submitted separately:

- Pre-file (copy of this memo)
- Letter of Explanation
- Administrative Site Plan (clearly showing existing and proposed conditions; may add B02410546 approved site plan as reference only)
- Current Deed
- List of Property Owners within 300 ft of the subject property (copies of SDAT sheets will not be acceptable)
- Critical Area Project Notification Application Form (available to download at aacounty.org)
- Critical Area Report Narrative and Topographic Map

The neighbors' statements may be submitted as "Affidavits".

Aerial photos may be submitted as "Other Support Documents".

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.