



Anne Arundel County Planning and Zoning  
2664 Riva Road  
Annapolis, MD 21401

July 9, 2024

Client: Ronald Heacock  
Site Address: 721 Dividing Road, Severna Park, MD 21146  
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The homeowner, Ronald Heacock, is requesting authorization to install four pilings for a boat lift. Two of the pilings are to be installed within the northern setback of the property. The homeowner has two boats with only one boat slip currently. A boat lift is required for the homeowner's second boat to provide protection, security, and maintenance. As the side of the existing pier that does not currently have a boat lift is roughly five feet from the northern setback line, there is no alternative option to avoid requiring a variance to install a new boat lift with its associated pilings. The variance is the minimum variance necessary to allow the homeowner to keep both of their boats on their property.

There is a total of 50 feet of waterfront property. The existing pier measures approximately 22 feet by 6 feet, with a 25 feet by 13 feet platform. Currently, there are two mooring pilings on the southern side of the pier, which create one boat slip. Additionally, there is one mooring piling located approximately 33 feet channelward of the platform.

The new pilings will be installed 13.5 feet from the north side of the pier, and they will be installed at approximately 32 feet and 42 feet channelward from the existing bulkhead/MHWL. The boat lift will measure 10 feet by 13.5 feet.

Mr. Heacock's primary reason for requesting a boat lift is to mitigate potential damage to his pier and Grady White 215 Freedom. Previous incidents involving high winds and tides have caused significant fiberglass damage to his boat. Several factors contribute to the necessity for enhanced protection:

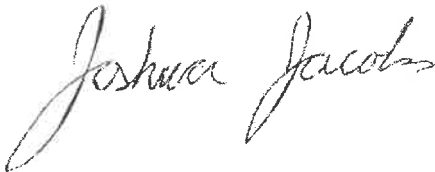
- Increased boat traffic near the entrance of Mill and Dividing Creek, likely due to The Point Restaurant.
- Despite being designated as a 6 mph zone, boats frequently exceed speed limits, causing significant wave action that threatens docked boats.
- Storms originating from the northeast often drive boats into pier pilings, posing a serious risk of damage.

- Climate change has led to more frequent tidal fluctuations and stronger storms, increasing the likelihood of pier flooding and placing boats at greater risk.

Many neighboring properties along the creek have installed boat lifts due to similar concerns, with several having obtained variances. Mr. Heacock currently docks his Catalina 30 sailboat in the slip on the southern side of his pier and intends to utilize the boat lift for his Grady White 215 Freedom. It's important to note that even with the addition of a boat lift, sufficient space will remain to access the shoreline with a medium-sized boat. Installing a boat lift would also eliminate the need for annual bottom painting of the boat, contributing positively to environmental conservation efforts.

If you have any questions, please contact me at 443-883-6598/ [upandoutservices@gmail.com](mailto:upandoutservices@gmail.com).

Sincerely,



Joshua Jacobs  
Chief Executive Officer

Homeowner: Ronald Heacock

Signature: 

# Topographic Map

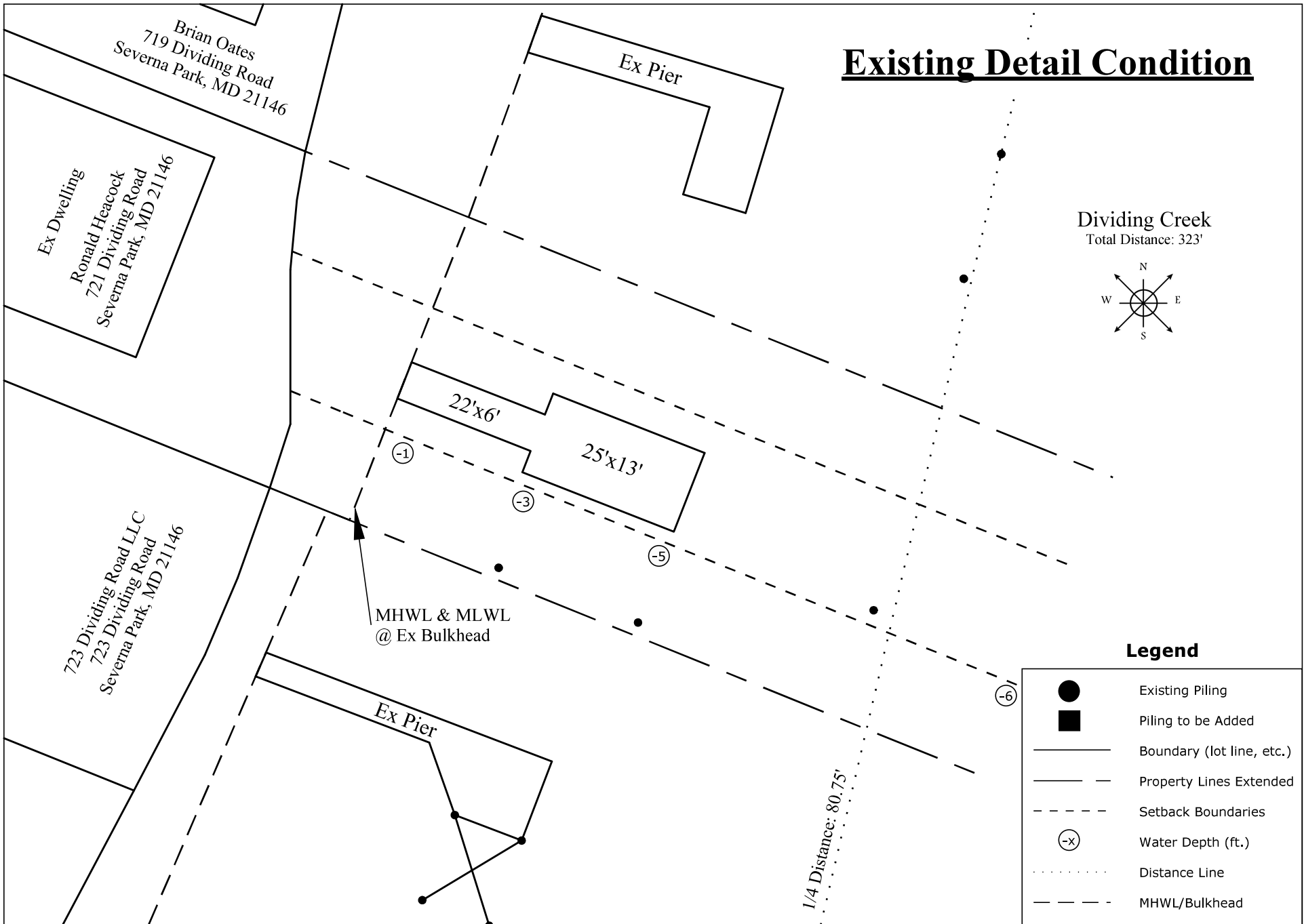


Applicant: Ronald Heacock  
Property Address: 721 Dividing Road, Severna Park, MD 21146  
Tax-ID: 03-530-28019600  
Project Description: Install 4 pilings for a boat lift.

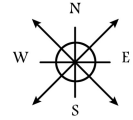
Scale: 1"=70'  
Date: July 9, 2024  
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# Existing Detail Condition



Dividing Creek  
Total Distance: 323'



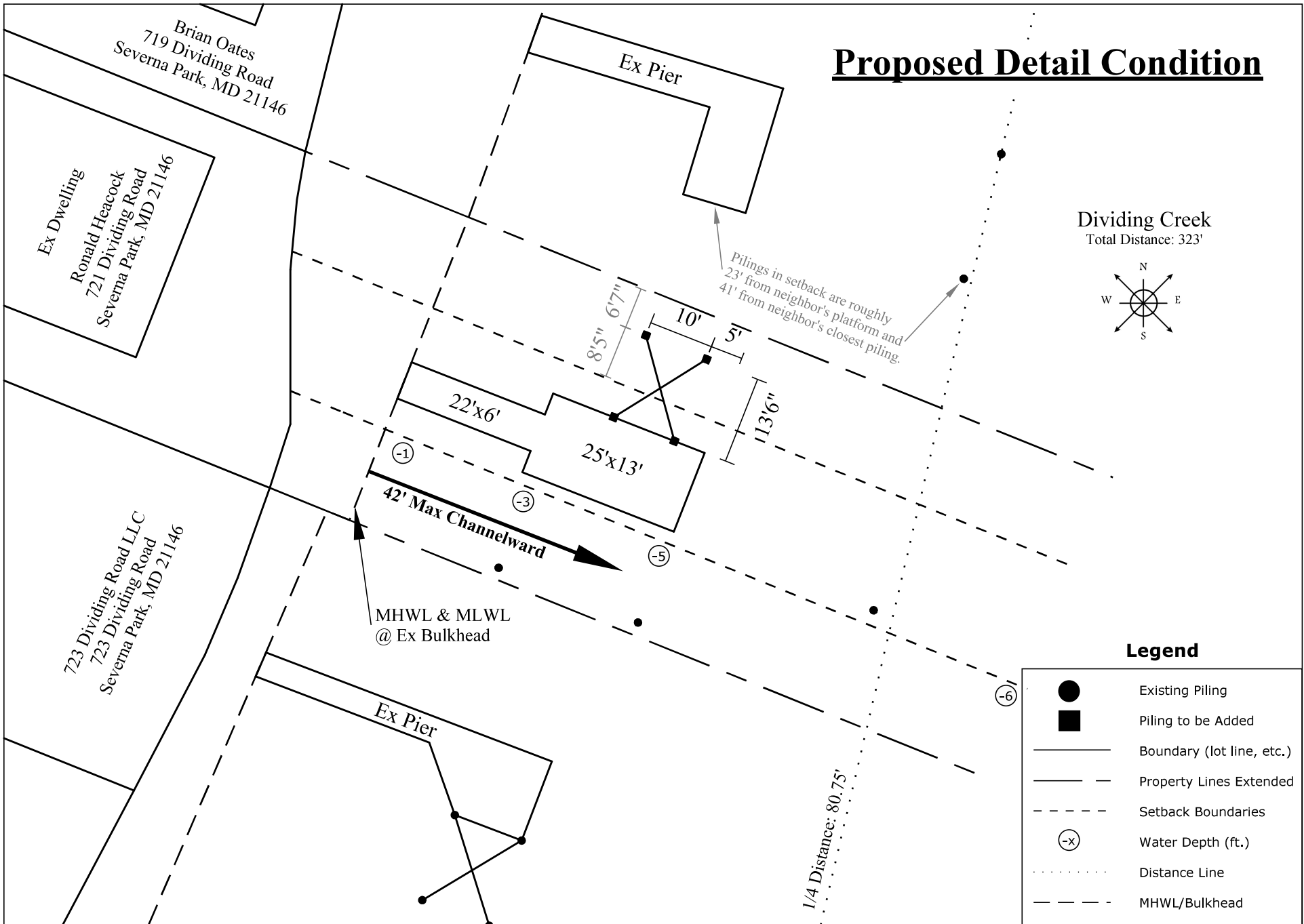
## Legend

●	Existing Piling
■	Piling to be Added
—	Boundary (lot line, etc.)
- - -	Property Lines Extended
- - - - -	Setback Boundaries
⊙-x	Water Depth (ft.)
⋯	Distance Line
- - - - -	MHWL/Bulkhead

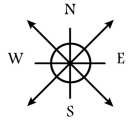
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 Tax-ID: 03-530-28019600  
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Scale: 1"=20'  
 Date: July 9, 2024  
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# Proposed Detail Condition



Dividing Creek  
Total Distance: 323'

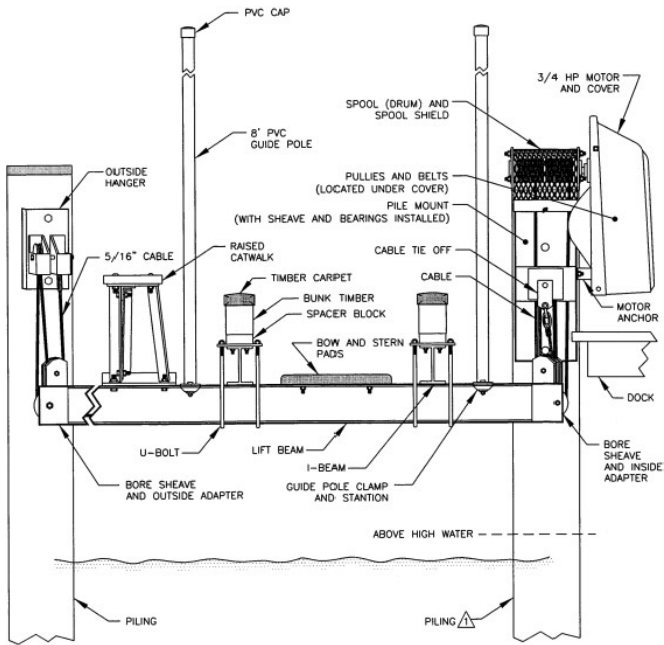


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■	Piling to be Added
—	Boundary (lot line, etc.)
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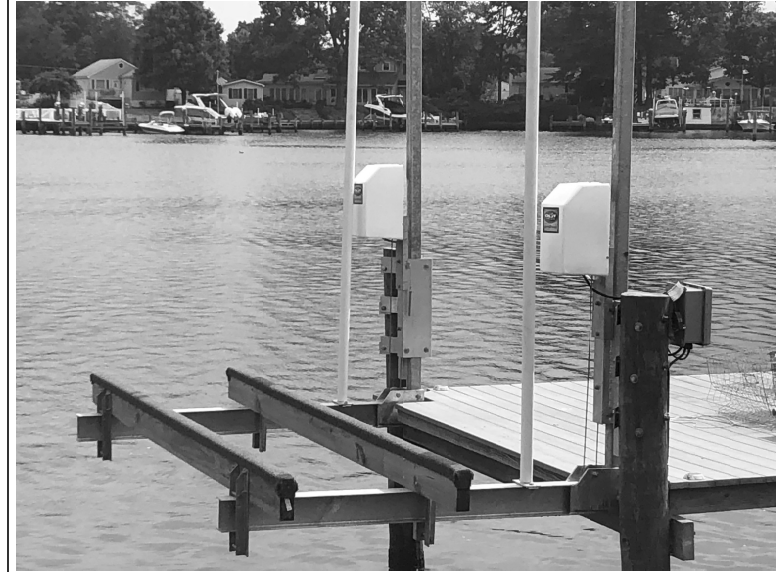
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1,500lbs. Single Piling Swinger PWC Lift



3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift

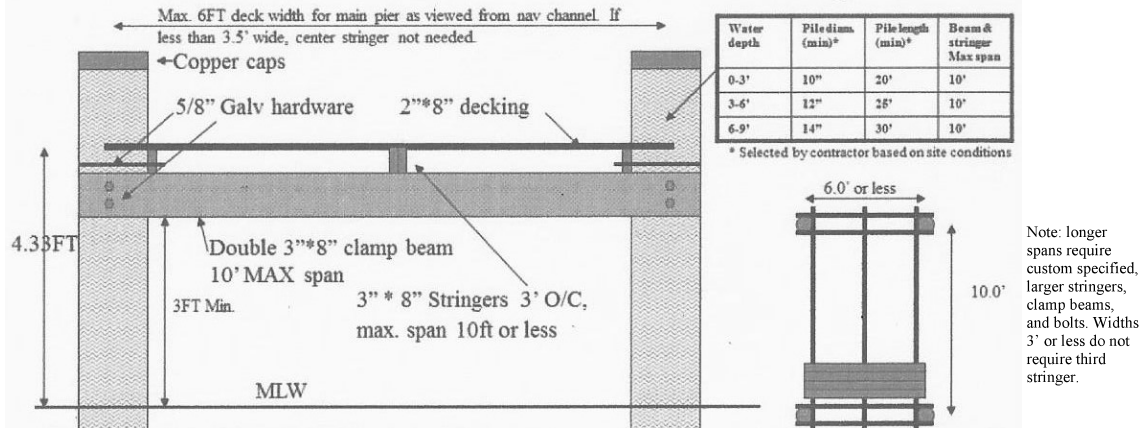


**Stock Photos**

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Scale: 1" = NTS  
 Date: July 9, 2024  
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# Pier Construction Drawing



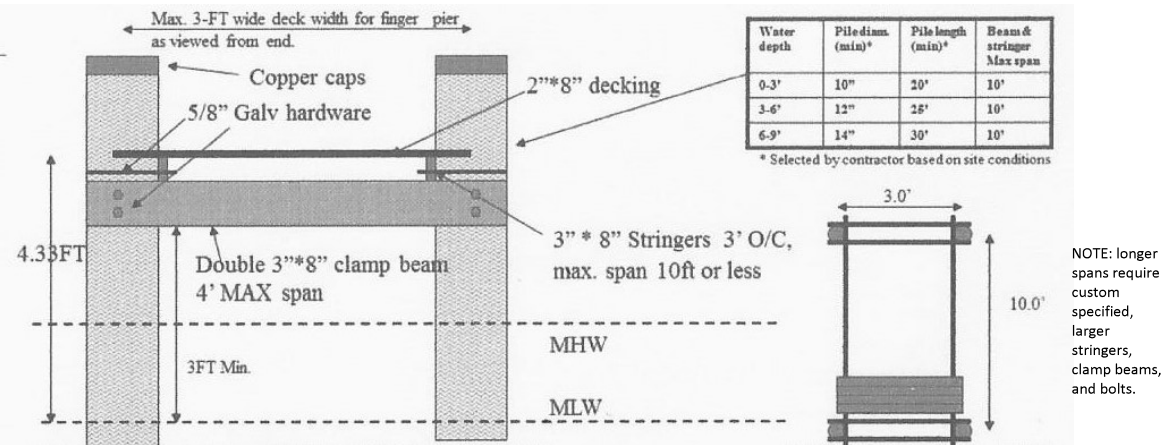
- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

Scale: NTS

NOTE: BAY-FRONT PIERS TYPICALLY ELEVATED AN ADDITIONAL 2 FT+/- TO ACCOMMODATE STORM/WAVE CONDITIONS. NO MINIMUM PILING HEIGHT ABOVE STRINGERS.

# Stock Photos

# Finger Pier Construction Drawing



- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
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Scale: NTS

NOTE: longer spans require custom specified, larger stringers, clamp beams, and bolts.

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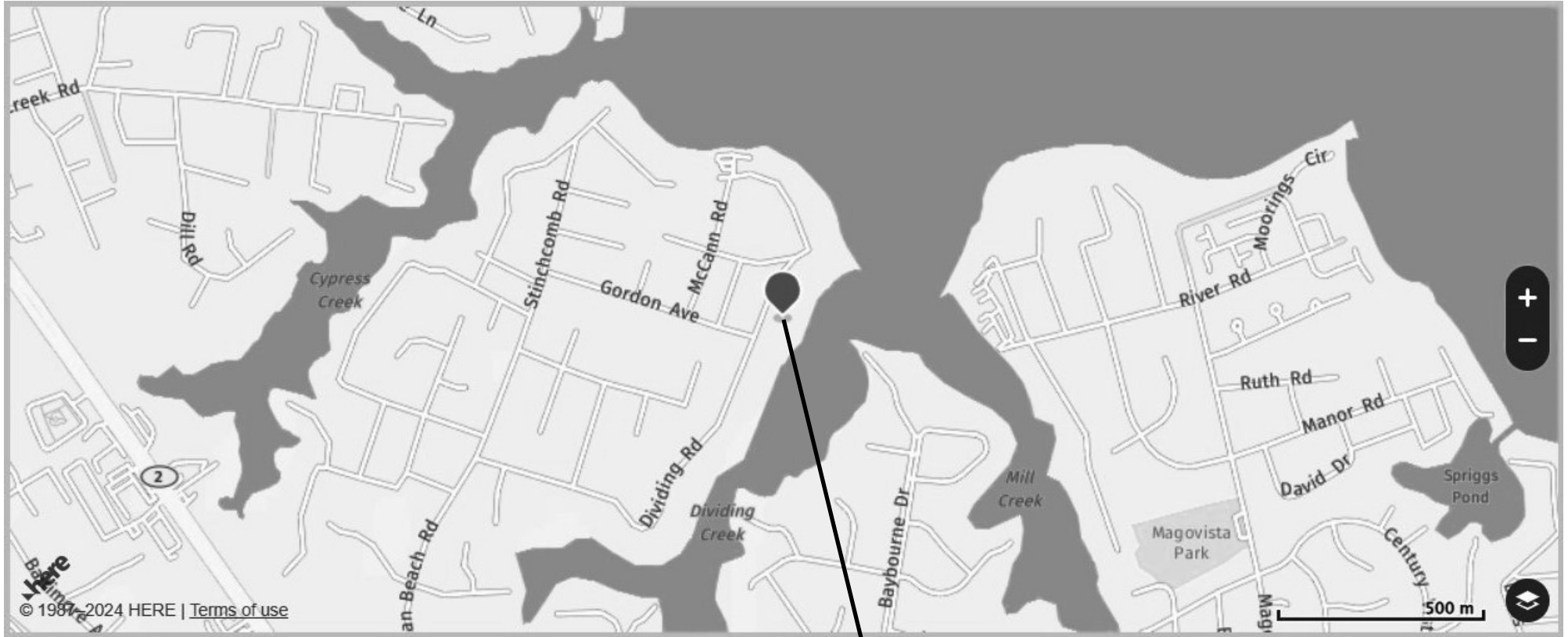
# Utilities Map



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# Vicinity Map

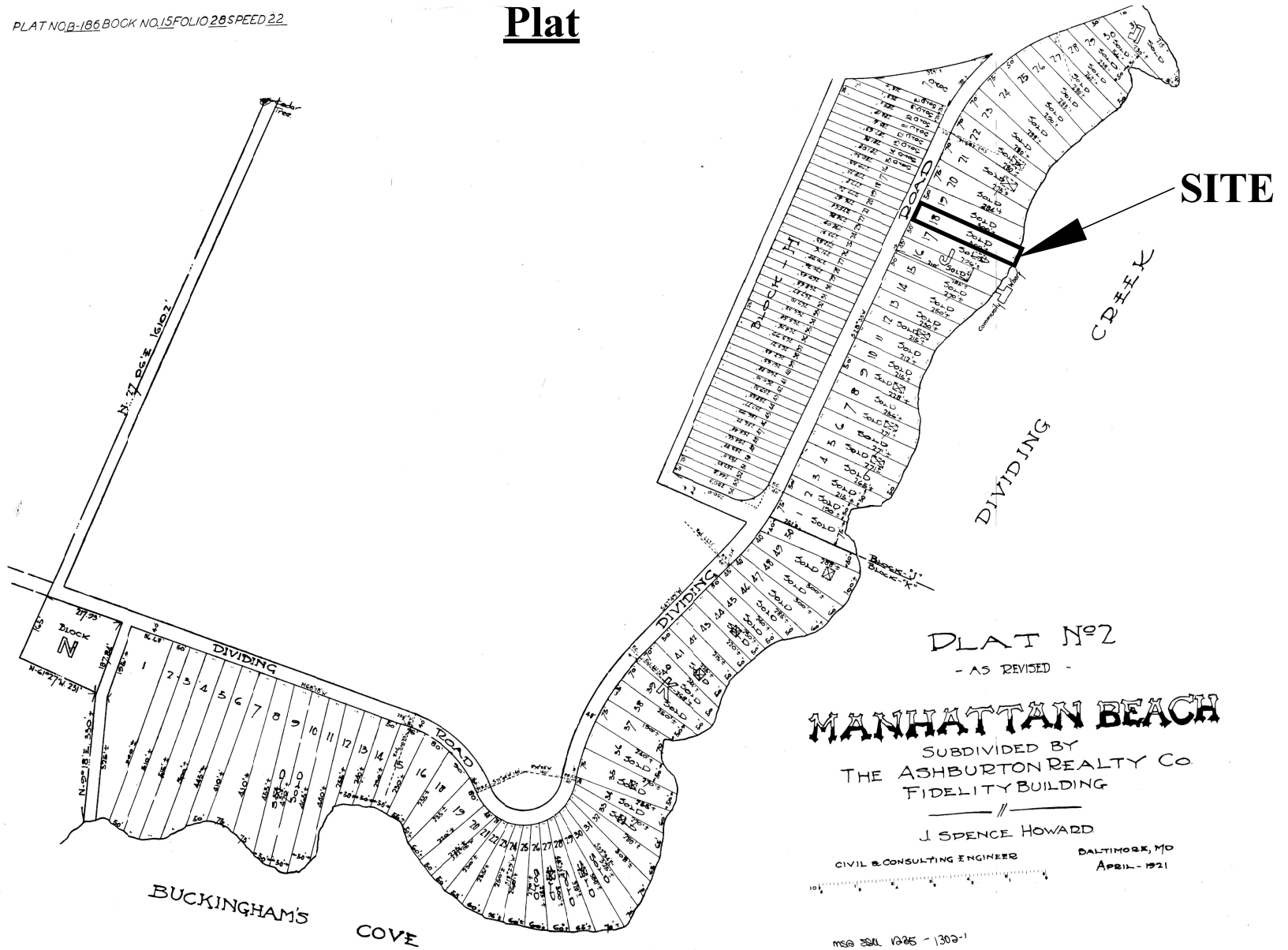
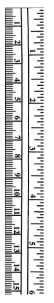


SITE

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# Plat



ANNAPOLIS COUNTY CREDIT COURT (ANNAPOLIS, MD) 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 254-255, 256-257, 258-259, 260-261, 262-263, 264-265, 266-267, 268-269, 270-271, 272-273, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 288-289, 290-291, 292-293, 294-295, 296-297, 298-299, 300-301, 302-303, 304-305, 306-307, 308-309, 310-311, 312-313, 314-315, 316-317, 318-319, 320-321, 322-323, 324-325, 326-327, 328-329, 330-331, 332-333, 334-335, 336-337, 338-339, 340-341, 342-343, 344-345, 346-347, 348-349, 350-351, 352-353, 354-355, 356-357, 358-359, 360-361, 362-363, 364-365, 366-367, 368-369, 370-371, 372-373, 374-375, 376-377, 378-379, 380-381, 382-383, 384-385, 386-387, 388-389, 390-391, 392-393, 394-395, 396-397, 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# Applicant Certification

I hereby certify that I have reviewed this permit package in its entirety, and the information and drawings provided in this package are true and correct to the best of my knowledge and belief.

Additionally, I certify that I understand the following:

-The drawings provided in this package are for permit purposes only for the described homeowner, property, and improvement.

-All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application.

-I am solely responsible for all work that occurs at the site, inspections, and any surveys necessary to properly locate improvements, maintain required setbacks, confirm and/or perfect all locations, dimensions, measurements, and relative relationships.

-I am responsible for contacting MISS UTILITY and having all utilities marked/located prior to the start of work and confirming no danger/conflict with all utilities.

Applicant Signature and Date: Ronald Heacock July 9, 2024

Applicant: Ronald Heacock  
Property Address: 721 Dividing Road, Severna Park, MD 21146  
Tax-ID: 03-530-28019600  
Project Description: Install 4 pilings for a boat lift.

Date: July 9, 2024  
Page 10 of 10

CRITICAL AREA COMMISSION  
 CHESAPEAKE AND ATLANTIC COASTAL BAYS  
 1804 WEST STREET, SUITE 100  
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date: July 9, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
32E	285	J	18	

Tax ID: 03-530-28019600

**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
- Non-Critical Area

\*Complete Only Page 1  
 General Project Information

Project Name (site name, subdivision name, or other) Manhattan Beach

Project location/Address 721 Dividing Road

City Severna Park, MD Zip 21146

Local case number \_\_\_\_\_

Applicant: Last name Heacock First name Ronald

Company \_\_\_\_\_

**Application Type (check all that apply):**

- |  |  |
|--|--|
| Building Permit <input type="checkbox"/>           | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/>    | Rezoning <input type="checkbox"/>            |
| Conditional Use <input type="checkbox"/>           | Site Plan <input type="checkbox"/>           |
| Consistency Report <input type="checkbox"/>        | Special Exception <input type="checkbox"/>   |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/>         |
| Grading Permit <input type="checkbox"/>            | Other <input type="checkbox"/>               |

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name \_\_\_\_\_

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # \_\_\_\_\_ Hearing date TBD

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Install 4 pilings for a boat lift. 2 of the pilings are to be installed within the northern setback.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
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**Project Type (check all that apply)**

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		15,000 Sq Ft	Total Disturbed Area		0
LDA Area					
RCA Area			# of Lots Created	0	
Total Area		15,000 Sq Ft			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		0
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		0

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

<p><u>Variance Type</u></p> Buffer <input type="checkbox"/> Forest Clearing <input type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input checked="" type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>Pilings for a boat lift</u>
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## Critical Area Report Narrative

The proposed project is residential/maritime, and we are requesting to install four pilings for a boat lift. Two of the pilings are to be installed within the homeowner's northern setback. The homeowner has two boats with only one slip currently. A boat lift is required for the homeowner's second boat. As the side of the existing pier that does not currently have a boat lift is roughly five feet from the northern setback line, there is no alternative option to avoid requiring a variance to install a new boat lift with its associated pilings.

None of the property or trees/shrubs will be disturbed by the proposed development, and therefore will not need mitigation. All work will be conducted from water only.

No methods such as stormwater management, sediment control, or silt fence will be utilized since there will be no impact on water quality or habitat from the proposed construction.

The impervious coverage after project completion will be 1 square foot for each piling. As we are requesting to install four pilings, the total impervious coverage will be 4 square feet. The boat lift itself is not an impervious surface.

There are no habitat protection areas on the subject property such as 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, or plant and wildlife habitats of local significance.