



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

July 15, 2024

Homeowners: David and Eileen Hartzell
Site Address: 949 Lombardee Circle, Glen Burnie, MD 21060
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The homeowners, David and Eileen Hartzell, are requesting authorization to remove a 15 feet by 2 feet platform, five pilings, and a boat lift, and to construct a 20 feet by 6 feet pier extension with two additional pilings for a boat lift. A section of the pier extension will be constructed within the property's eastern setback, and two of the boat lift pilings will be installed within the property's western setback. This adjustment aims to extend the pier to relocate the new, larger boat lift further into the channel, ensuring sufficient water depth for their newly acquired Jeanneau NC895 boat, which requires deeper water.

Due to the existing pier encroaching into the eastern setback, and with the west side of the pier approximately 7 to 8 feet from the western setback, the homeowners have no alternative but to request a variance for the pier extension and the new boat lift with its associated pilings. The variance is the minimum necessary to achieve the required water depth for their new boat.

There is a total of 42.4 feet of waterfront property. The current pier measures approximately 45 feet by 6 feet and includes a 15 feet by 2 feet platform. Additionally, there are two pilings on the west side of the pier supporting a boat lift. The intention is to remove the existing platform, pilings, and boat lift.

The proposed 20 feet by 6 feet pier extension will start 1 foot 7 inches inside the eastern setback and taper to 6 inches within the setback by its end. New pilings will be installed 14 feet from the

western edge of the pier, positioned 45 feet and 55 feet channelward from the existing bulkhead/
MHWL. The dimensions of the new boat lift will be 10 feet by 14 feet.


If you have any questions, please contact me at 443-883-6598/ upandoutservices@gmail.com.

Sincerely,




Joshua Jacobs
Chief Executive Officer

Homeowners: David Hartzell

Signature: 

Eileen Hartzell

Signature: 

Topographic Map



Stony Creek

Total Distance: 694'

1/4 Distance: 173.5'

Applicant: Eileen Hartzell

Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060

Tax-ID: 03-500-01817200

Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Scale: 1"=130'

Date: September 10, 2024

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Existing Detail Condition Entire Site

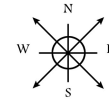
MHWL & MLWL
@ Ex Bulkhead

1/4 Distance: 173.5'

1/2 Distance: 347'

Total Distance: 694'

Stony Creek



Legend

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

Applicant: Eileen Hartzell

Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060

Tax-ID: 03-500-01817200

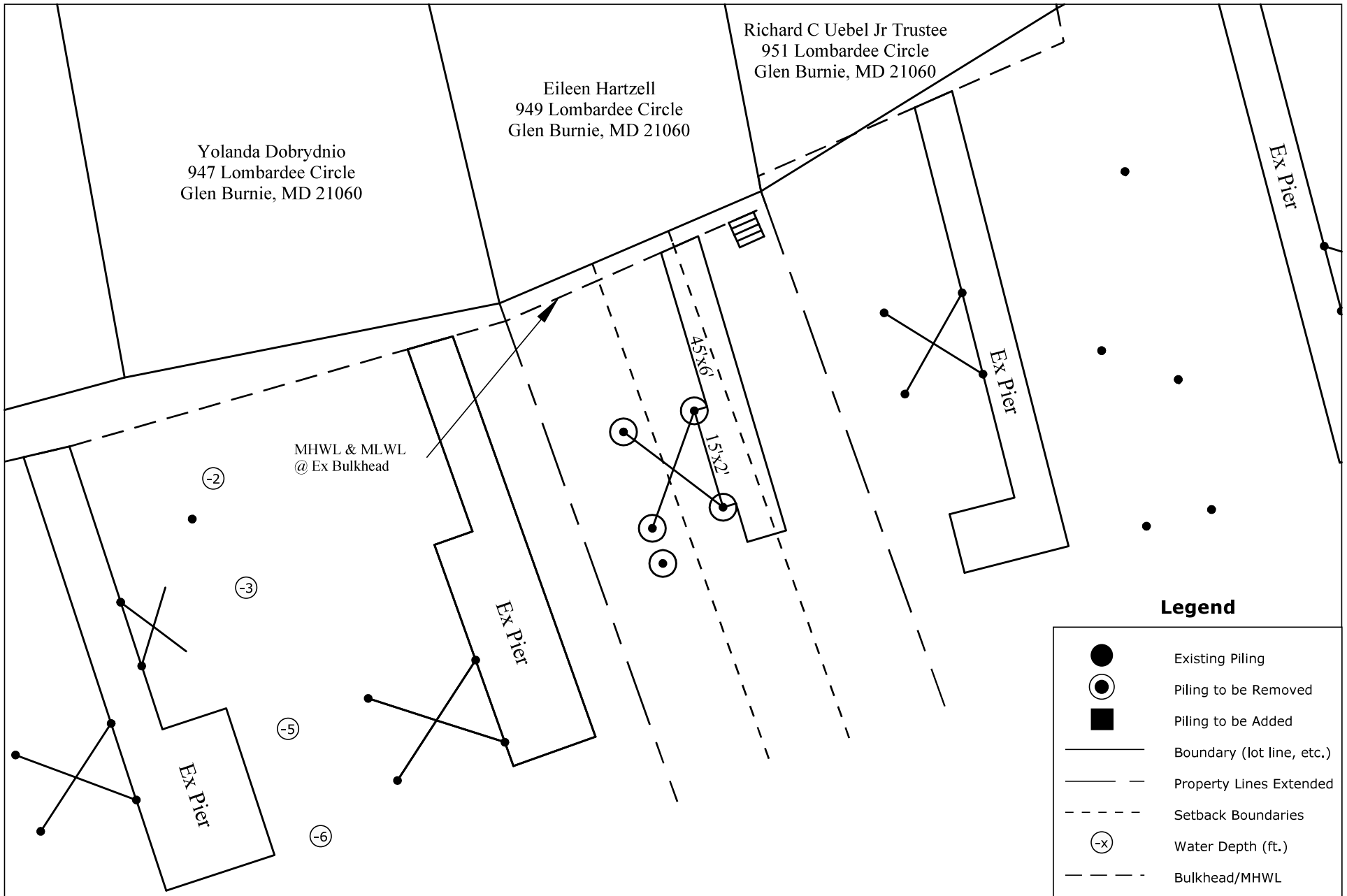
Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Scale: 1"=100'

Date: September 10, 2024

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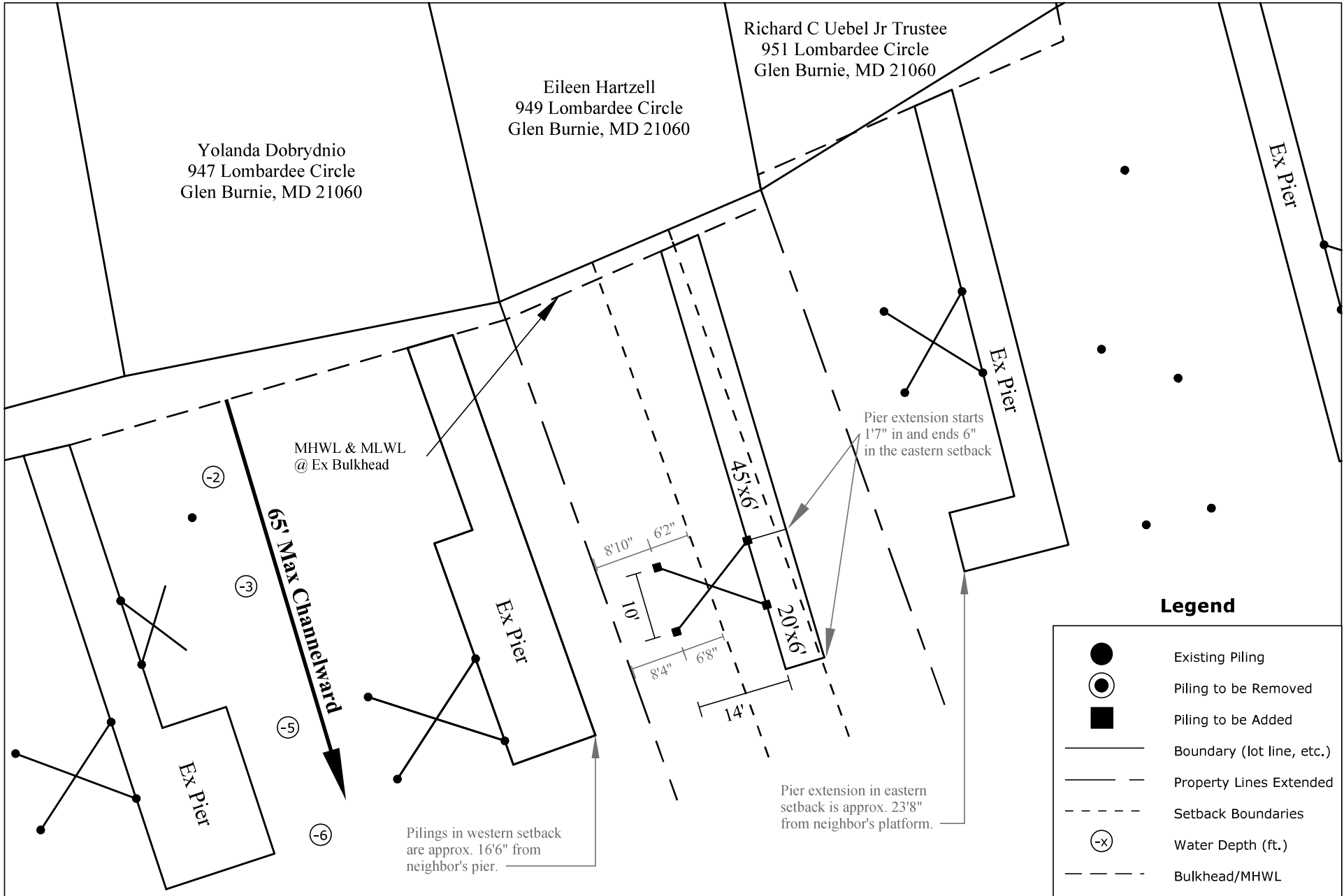
Existing Detail Condition



Applicant: Eileen Hartzell
 Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060
 Tax-ID: 03-500-01817200
 Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

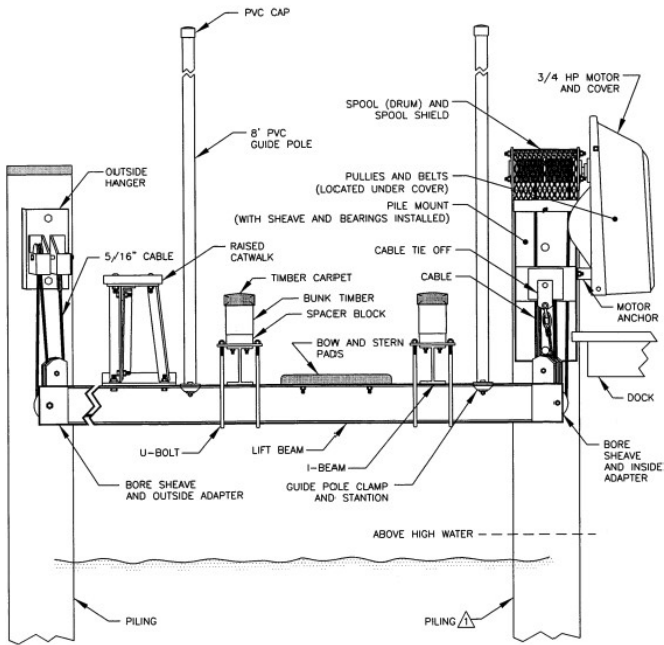
Scale: 1"=20'
 Date: September 10, 2024
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Proposed Detail Condition

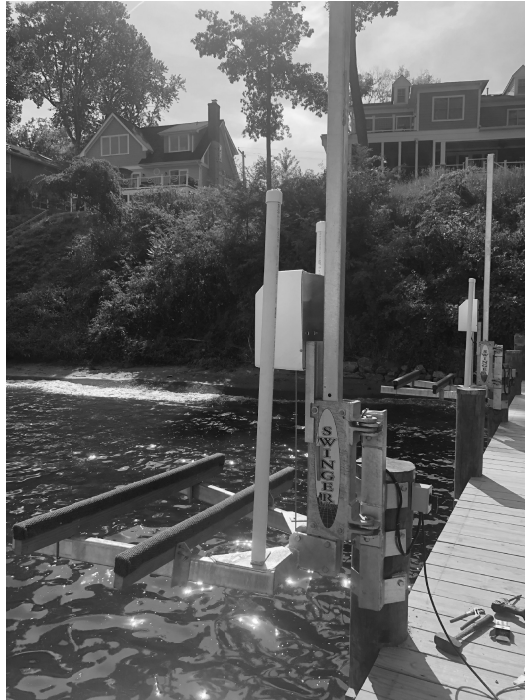


Applicant: Eileen Hartzell
 Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060
 Tax-ID: 03-500-01817200
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1,500lbs. Single Piling Swinger PWC Lift



3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift



Stock Photos

Applicant: Eileen Hartzell

Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060

Tax-ID: 03-500-01817200

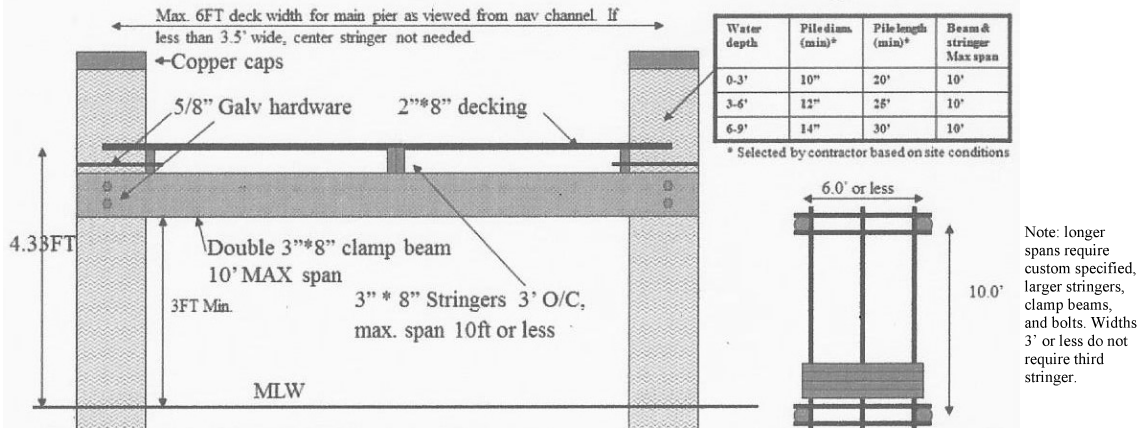
Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Scale: 1" = NTS

Date: September 10, 2024

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Pier Construction Drawing



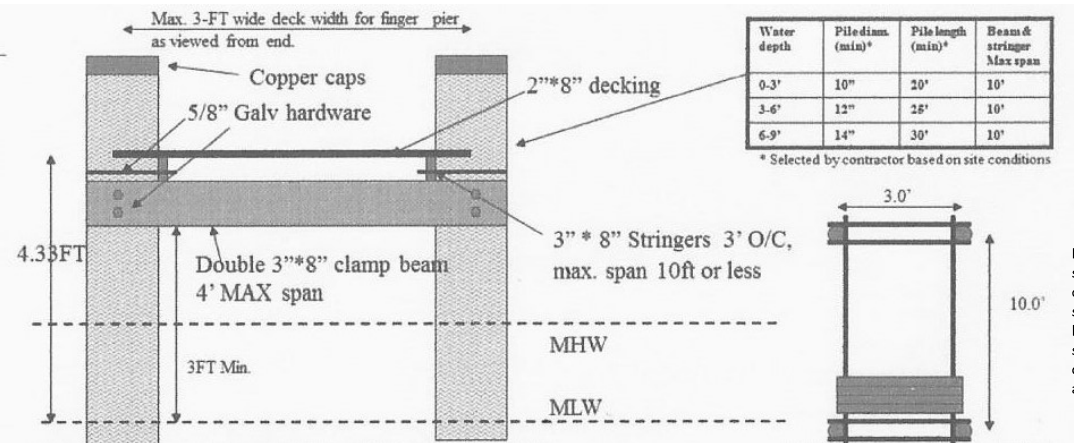
- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d 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
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

Scale: NTS

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

Applicant: Eileen Hartzell

Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060

Tax-ID: 03-500-01817200

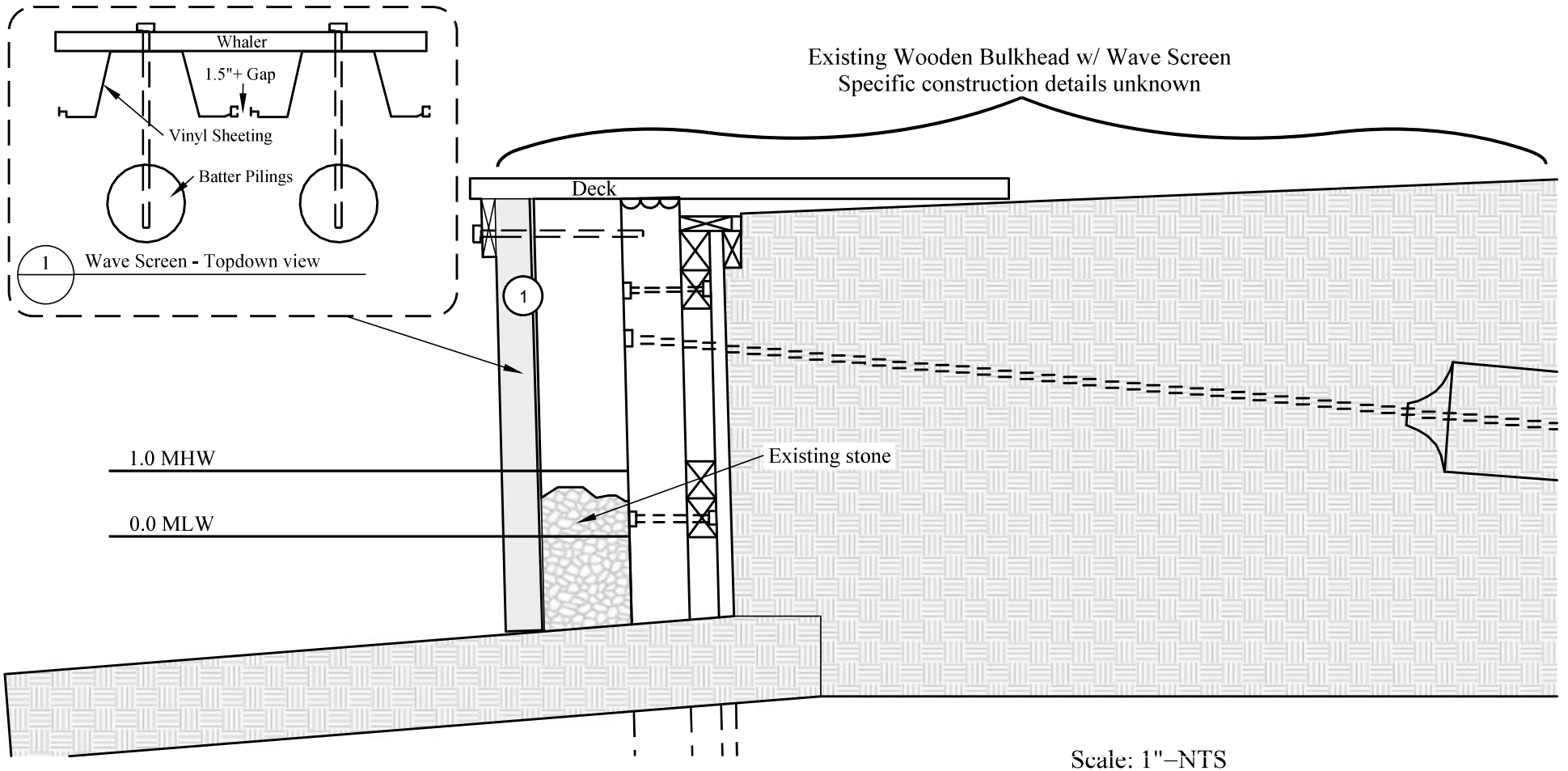
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Existing Wooden Bulkhead with Wave Screen

Based on drawings and photos from replacement in kind performed in 2018



Applicant: Eileen Hartzell

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Site Photos

Existing Bulkhead w/ Wave Screen



Scale: 1"=NTS

Applicant: Eileen Hartzell

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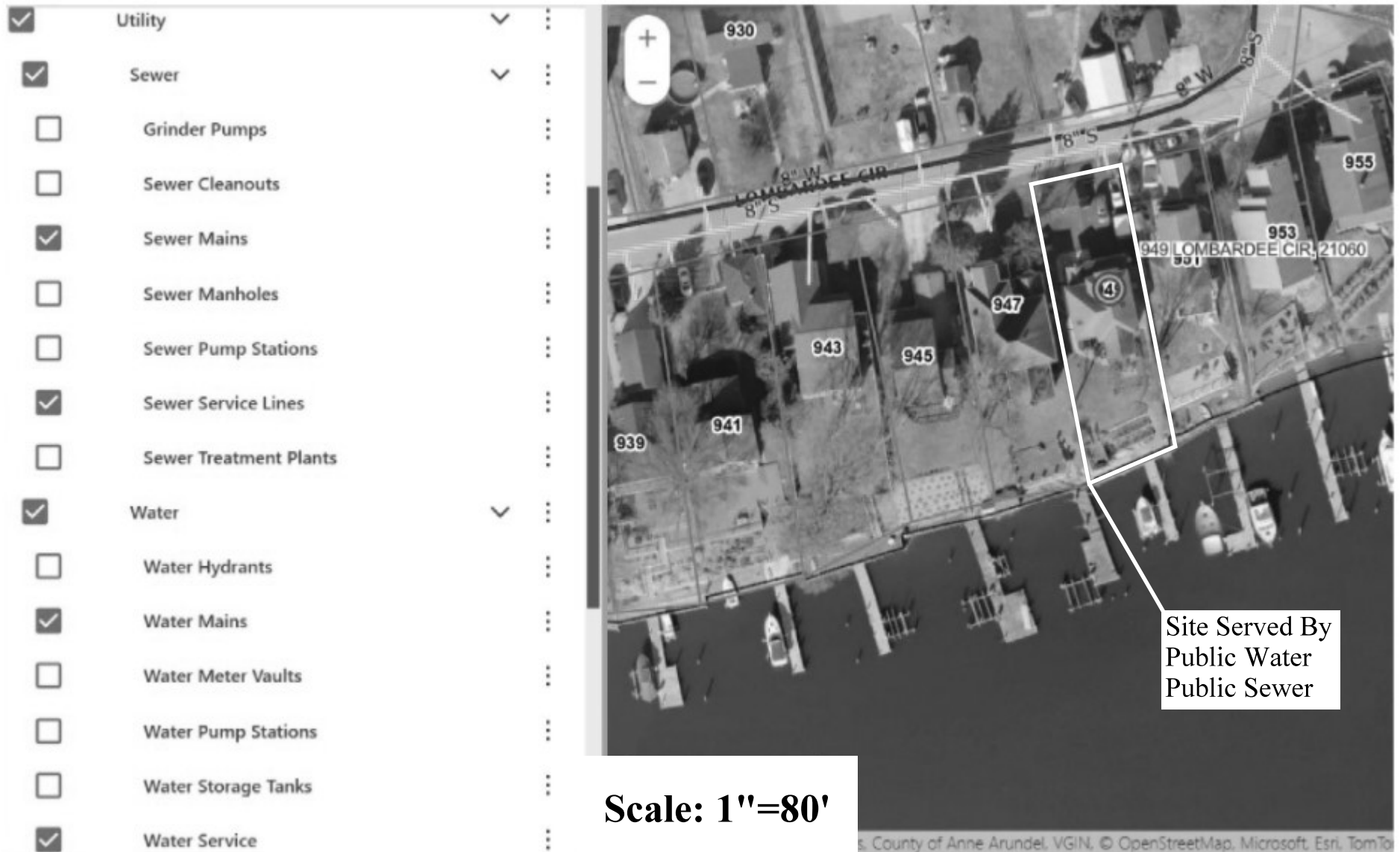
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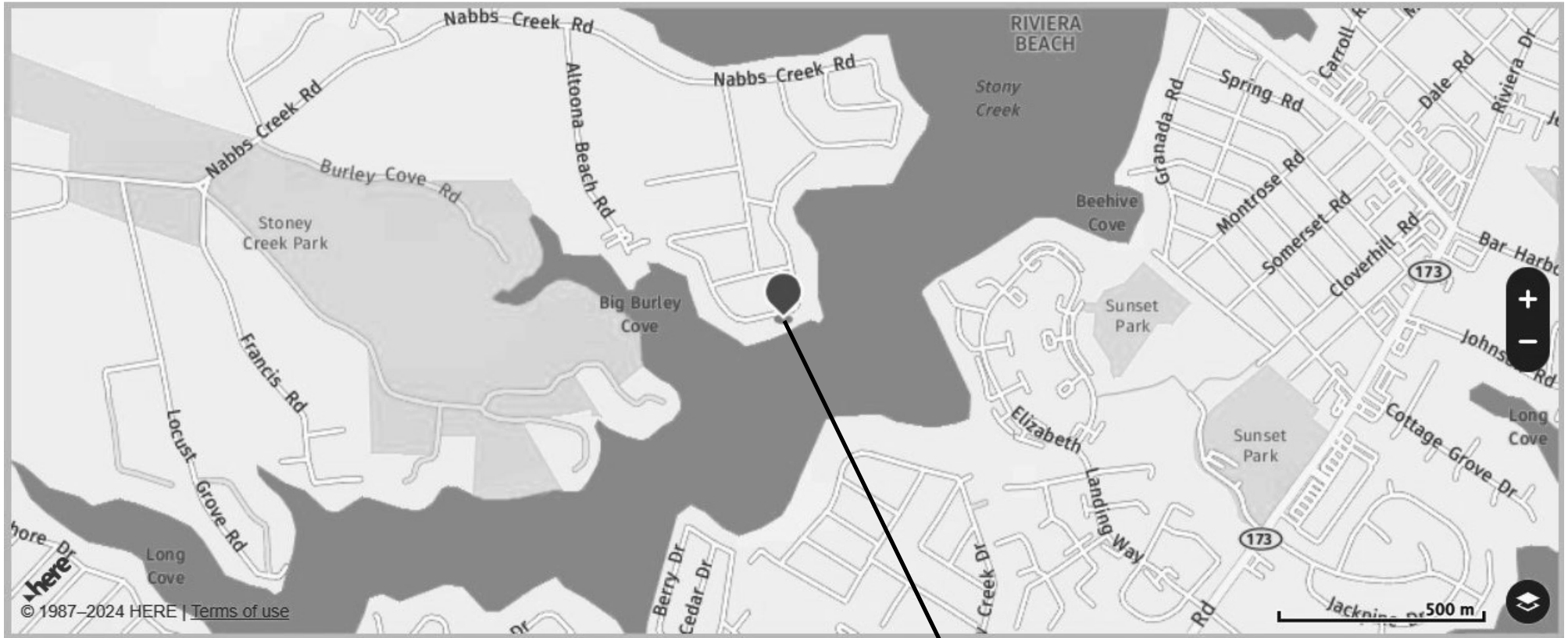
Utilities Map



Applicant: Eileen Hartzell
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Vicinity Map



SITE

Applicant: Eileen Hartzell

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Scale: 1"=NTS

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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.



9/10/24

Applicant Signature and Date: _____

Applicant: Eileen Hartzell

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Tax-ID: 03-500-01817200

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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 15, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
11	150		25	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
 General Project Information

Tax ID: 03-500-01817200

Project Name (site name, subdivision name, or other) Lombardee

Project location/Address 949 Lombardee Circle

City Glen Burnie, MD Zip 21060

Local case number _____

Applicant: Last name Hartzell First name Eileen

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:

Remove a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
--	--

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			Total Disturbed Area		0
LDA Area		7,273 SF			
RCA Area			# of Lots Created	0	
Total Area		7,273 SF			

	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"/> Pier extension and boat lift pilings
---	---



Critical Area Report Narrative

The proposed project is residential/maritime, and the homeowners are seeking authorization to remove a 15 feet by 2 feet platform, five pilings, and a boat lift, and to construct a 20 feet by 6 feet pier extension with two additional pilings for a boat lift. A portion of the pier extension will be built within the property's eastern setback, while two of the boat lift pilings will be installed within the western setback. The homeowners are requesting to extend the pier to accommodate their recently purchased, larger Jeanneau NC895 boat, which requires deeper water. This extension is necessary to relocate the new, larger boat lift further out into the channel, ensuring sufficient water depth. Given that the existing pier already extends into the eastern setback and the west side of the pier is approximately 7 to 8 feet from the property's western setback, a variance is required for both the pier extension and the installation of new boat lift 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 consist of 120 square feet for the pier extension and 2 square feet for the installation of two additional boat lift pilings. The boat lift itself is not considered impervious. Therefore, the total impervious coverage will be 122 square feet.

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.