



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

July 25, 2024

Property Owner: Edmund Broderick
Site Address: 1831 Cremen Road, Pasadena, MD 21122
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The property owner, Edmund Broderick, is requesting authorization to construct a 90 feet by 6 feet pier with a 10 feet by 10 feet platform and two additional pilings for a boat lift. A portion of the pier, the platform, and the boat lift pilings will be installed within the property's eastern and western setbacks. Mr. Broderick is trying to achieve riparian access, as the property does not currently have a pier, as well as adequate water depth for his 2023 Sea Hunt Ultra 234 boat.

Due to the angle of the adjacent pier to the east, Mr. Broderick's available water space for pier construction is restricted, leaving him with a buildable area that resembles a pie slice. Resultantly, Mr. Broderick has no alternative but to request a variance for the pier, platform, and boat lift with its associated pilings. The variance is the minimum necessary to achieve riparian access and the required water depth for his boat.

There are 62.11 feet of waterfront property in total, and the property does not currently have a pier. As the property's buildable area is limited, the proposed pier, platform, and boat lift with its associated pilings will utilize the full 15 feet eastern and western setbacks. The boat lift pilings will be installed 12 feet from the western edge of the pier, positioned 80 feet and 90 feet channelward from the existing bulkhead/ MHWL. The dimensions of the new boat lift will be 10 feet by 12 feet. The pier and platform will extend 100 feet in total channelward from the bulkhead/MHWL.

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

Sincerely,

A handwritten signature in cursive script that reads "Joshua Jacobs".

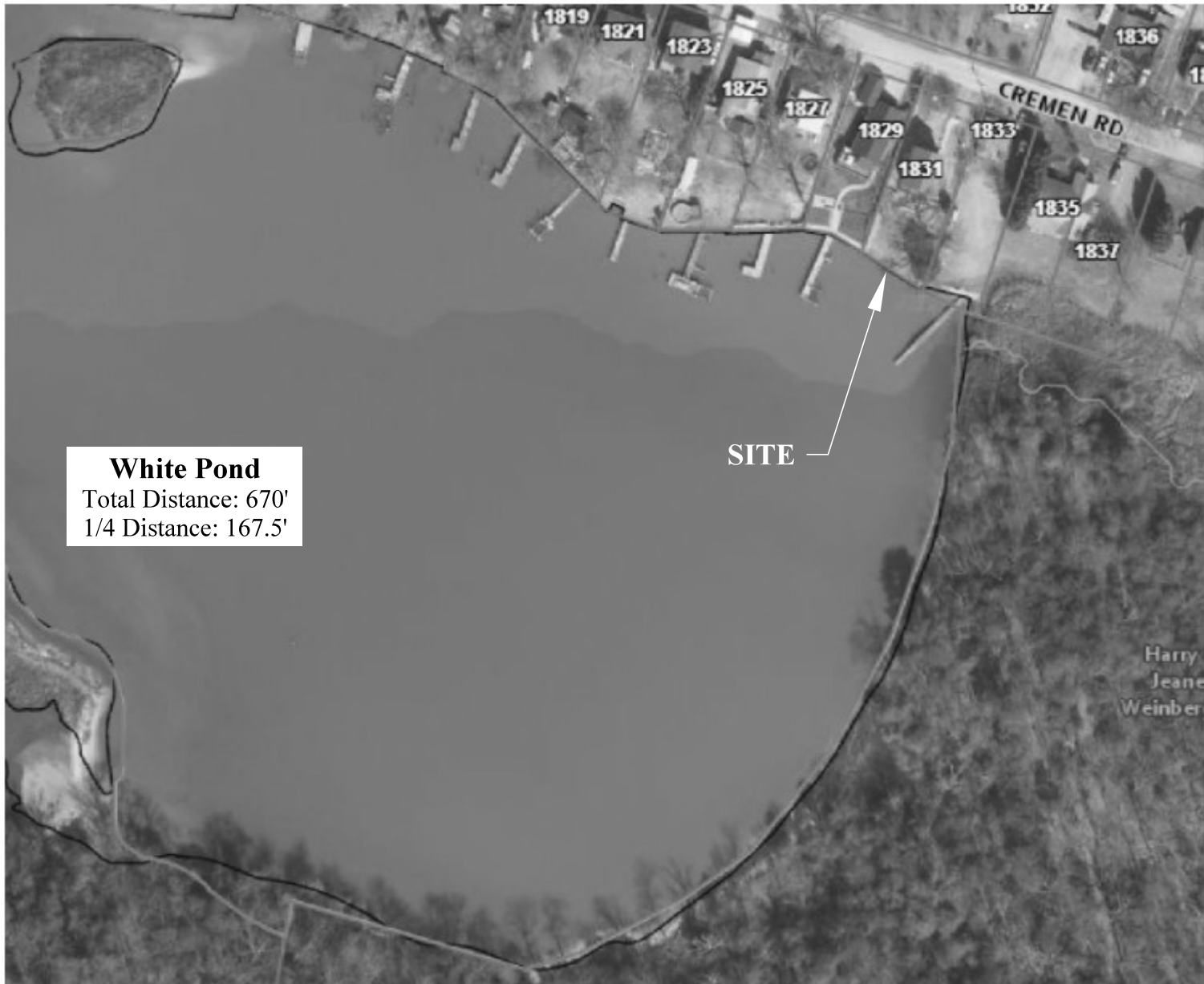
Joshua Jacobs
Chief Executive Officer

Signature:

A handwritten signature in cursive script that reads "Edmund Broderick".

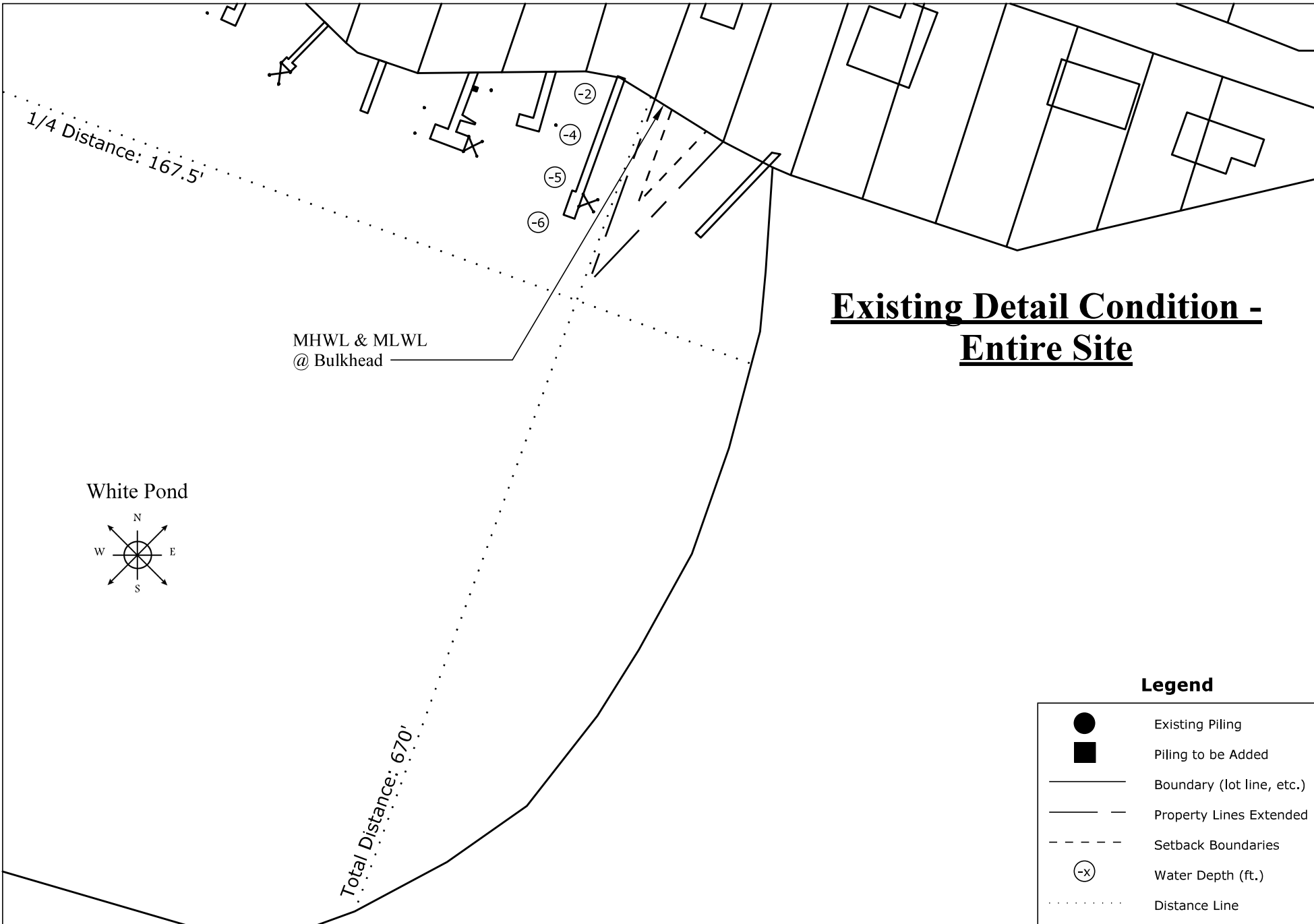
Edmund Broderick (Property Owner)

Topographic Map



Applicant: Edmund Broderick
Property Address: 1831 Cremen Road, Pasadena, MD 21122
Tax-ID: 03-701-29580405
Project Description: Construct a 90'x6' pier with a 10'x10' platform and 2 boat lift pilings.

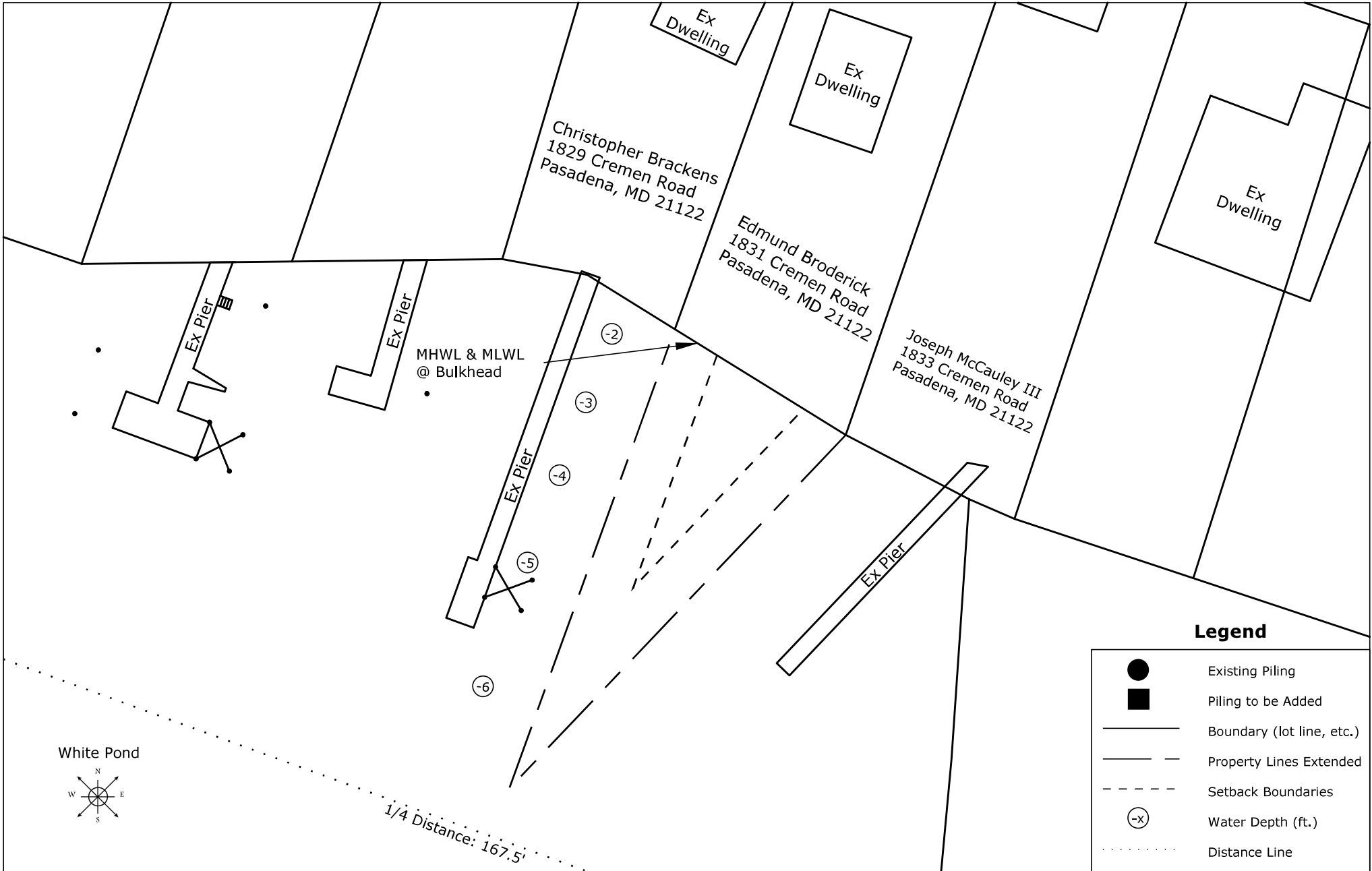
Scale: 1"=140'
Date: July 25, 2024
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Scale: 1"=100'
 Date: July 25, 2024
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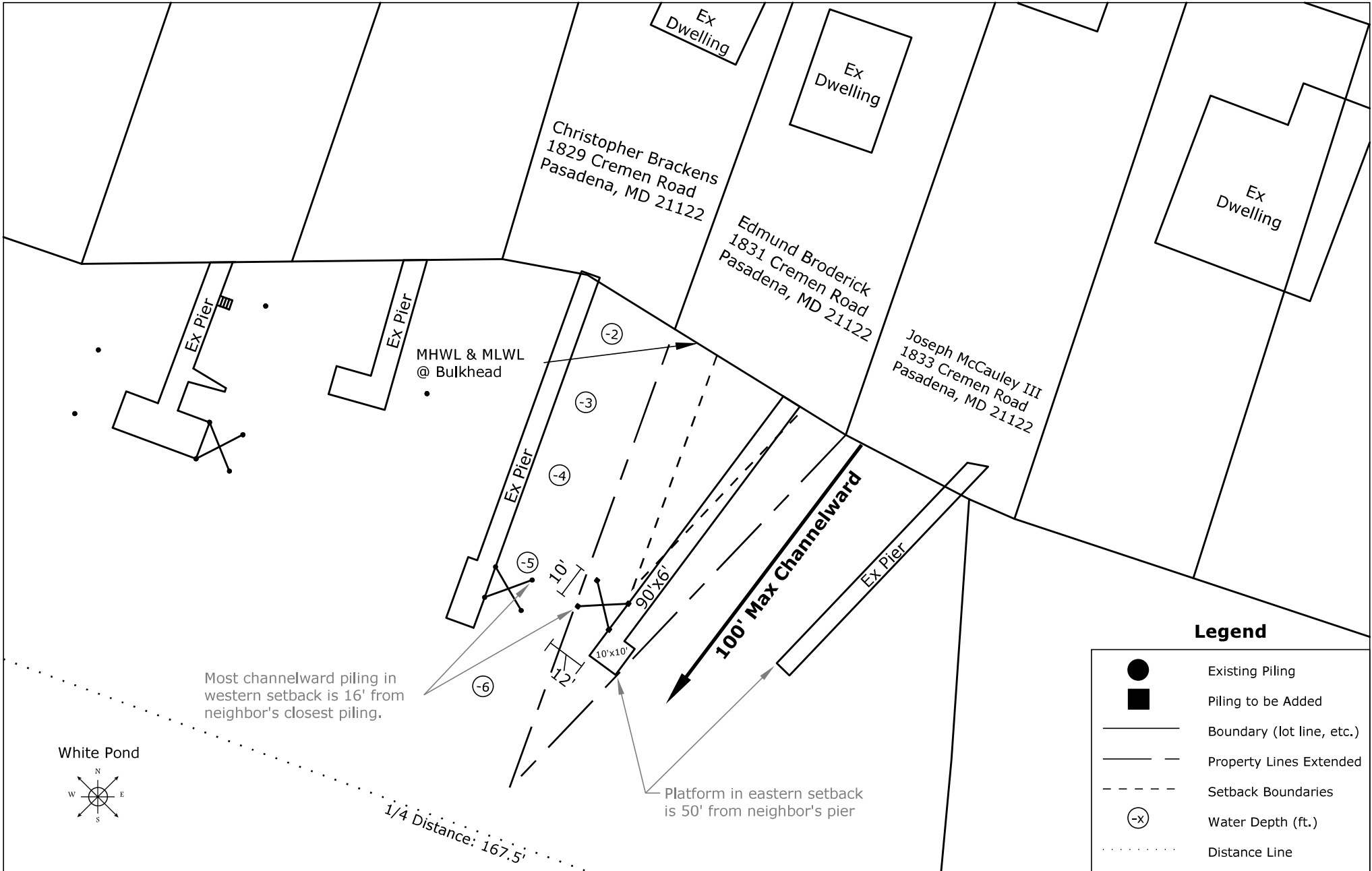
Existing Detail Condition



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Scale: 1"=40'
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Proposed Detail Condition

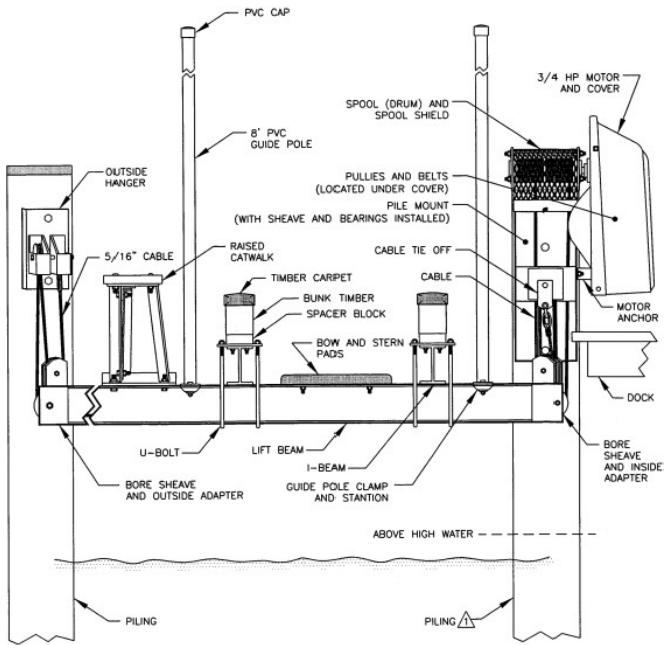


Legend

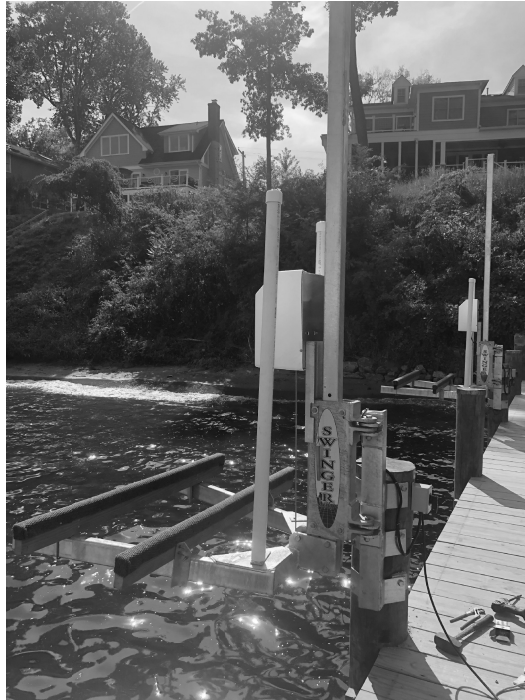
●	Existing Piling
■	Piling to be Added
—	Boundary (lot line, etc.)
- - -	Property Lines Extended
- - - -	Setback Boundaries
⊙-x	Water Depth (ft.)
⋯	Distance Line

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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

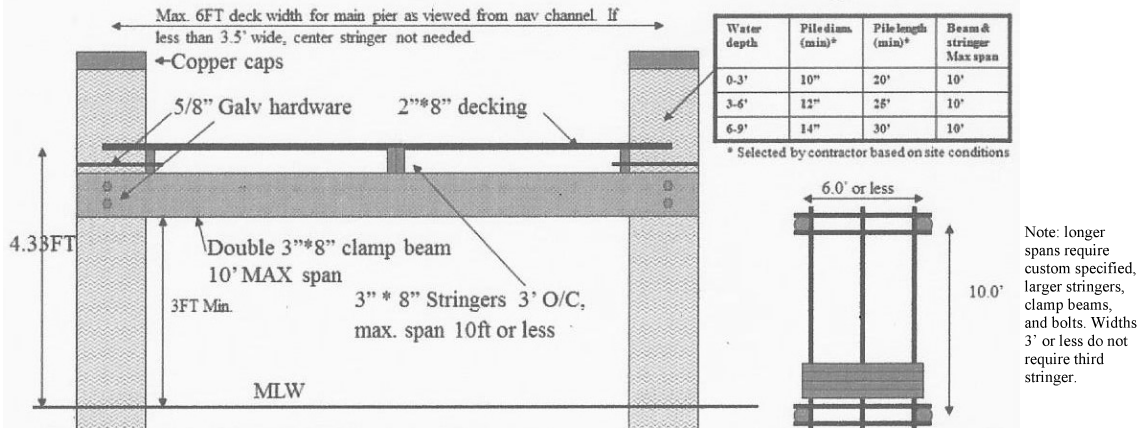


Stock Photos

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Scale: 1" = NTS
 Date: July 25, 2024
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Pier Construction Drawing



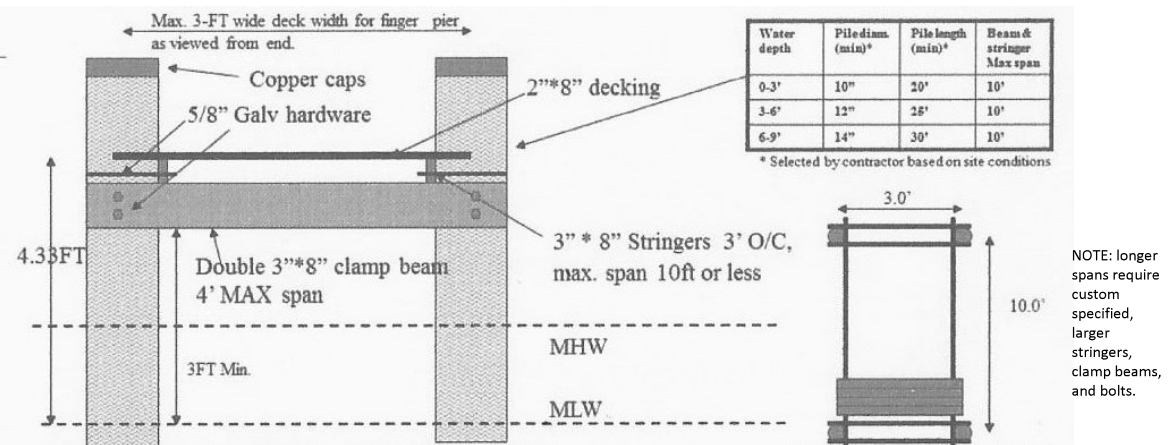
- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d 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
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Scale: NTS

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

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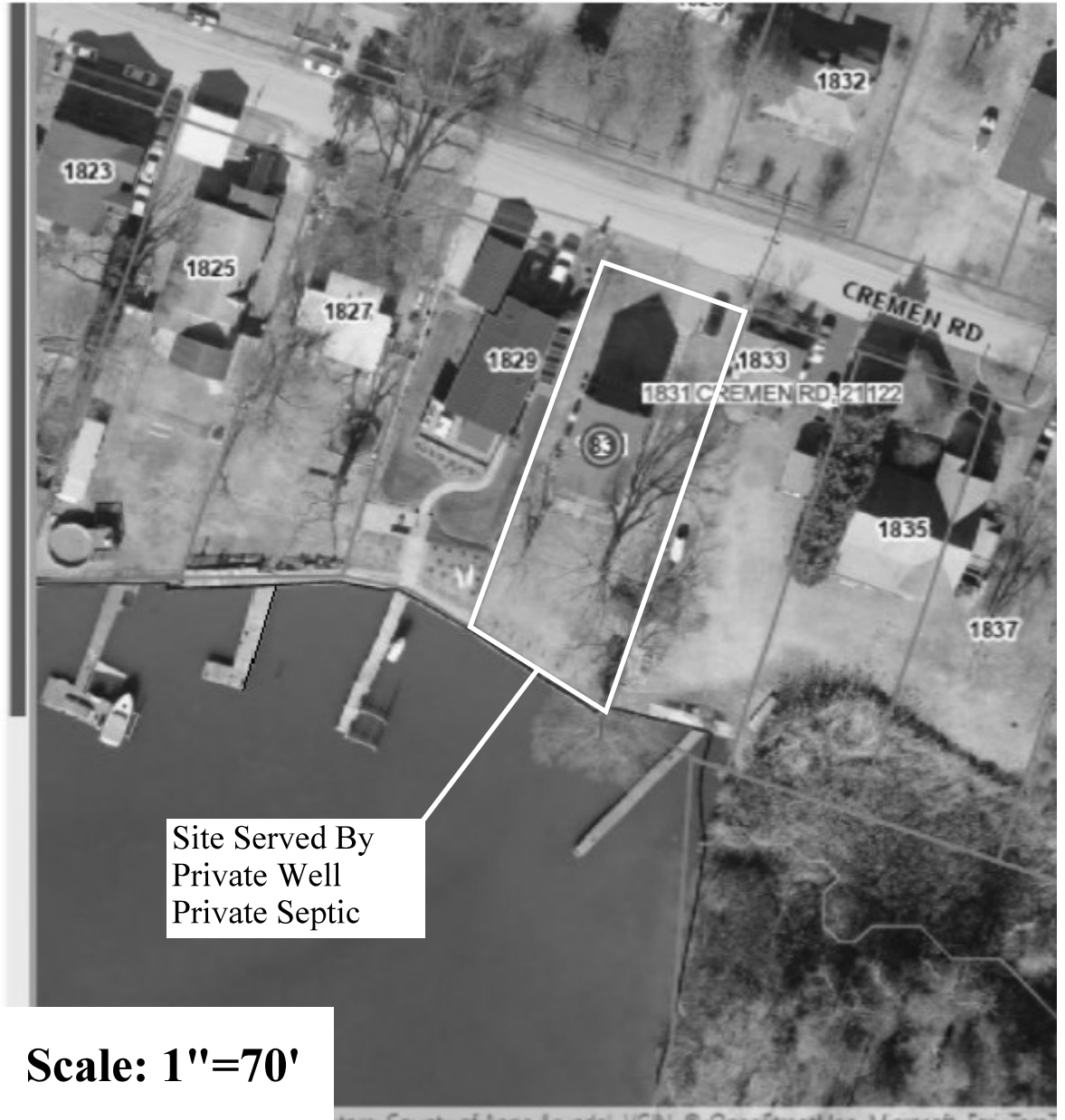
Scale: 1" = NTS

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Utilities Map

- Utility
- Sewer
 - Grinder Pumps
 - Sewer Cleanouts
 - Sewer Mains
 - Sewer Manholes
 - Sewer Pump Stations
 - Sewer Service Lines
 - Sewer Treatment Plants
- Water
 - Water Hydrants
 - Water Mains
 - Water Meter Vaults
 - Water Pump Stations
 - Water Storage Tanks
 - Water Service



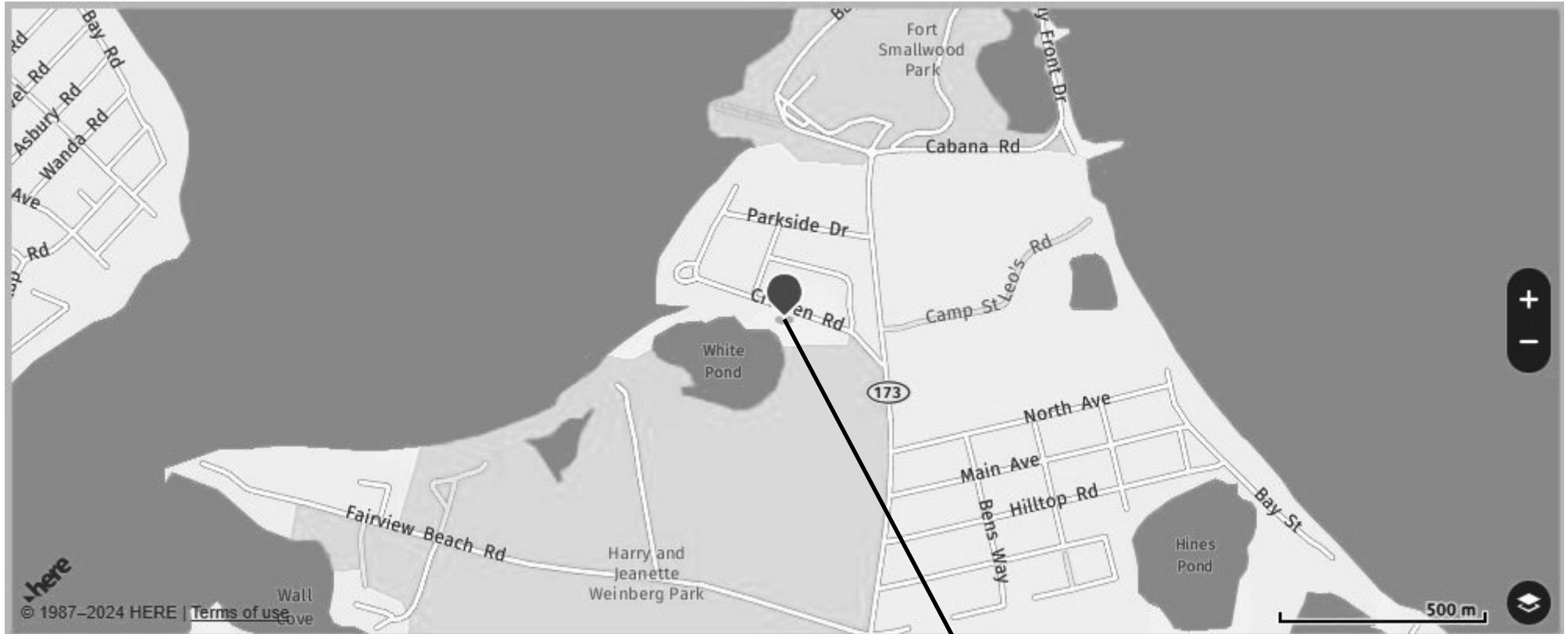
Site Served By
Private Well
Private Septic

Scale: 1"=70'

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Vicinity Map



SITE

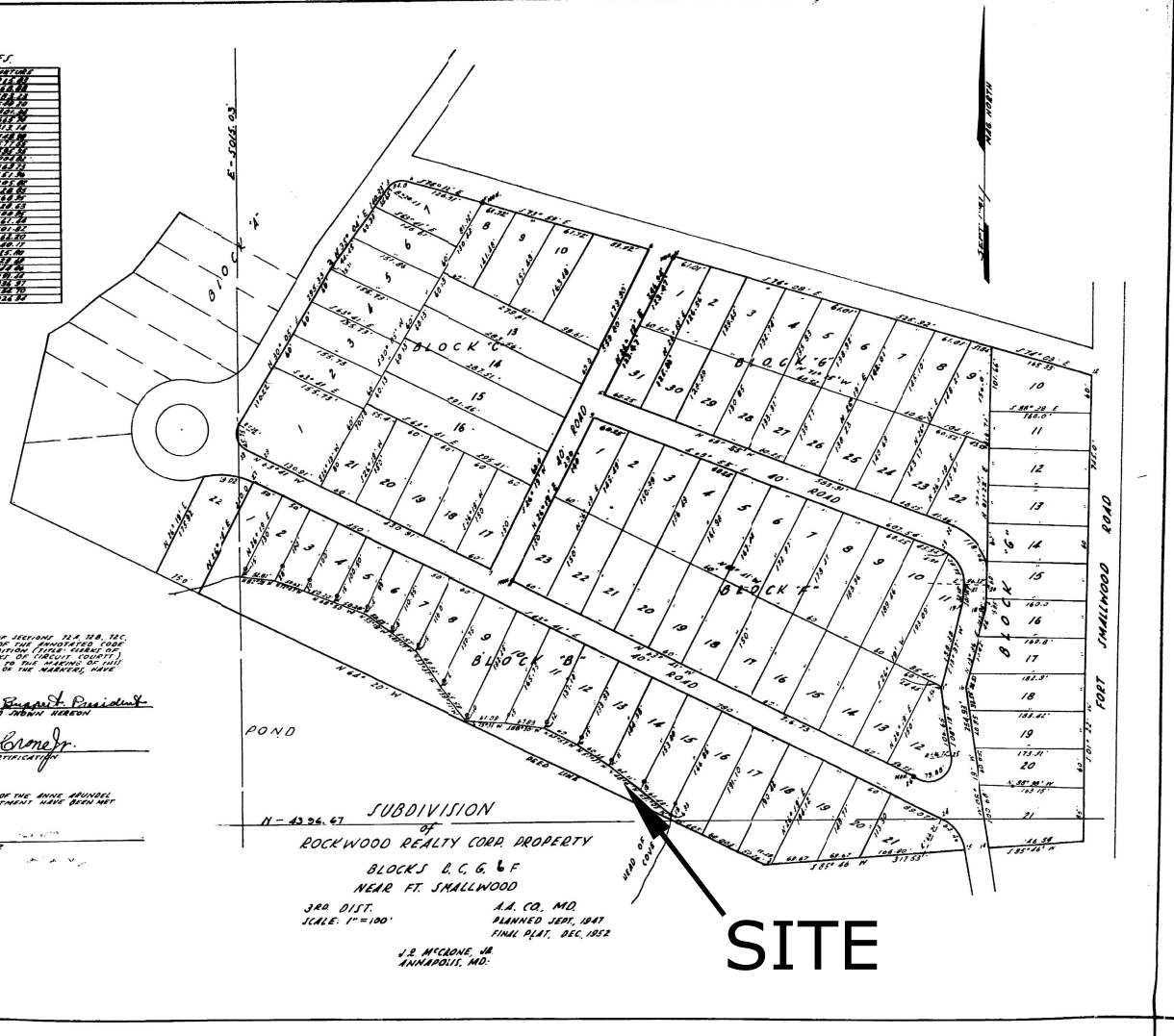
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Plat

PLAT NO. 1135 BOOK NO. 23 FOLIO 45 SPEED 22

COORDINATES	
STATION	COORDINATES
1	1120.00
2	1120.00
3	1120.00
4	1120.00
5	1120.00
6	1120.00
7	1120.00
8	1120.00
9	1120.00
10	1120.00
11	1120.00
12	1120.00
13	1120.00
14	1120.00
15	1120.00
16	1120.00
17	1120.00
18	1120.00
19	1120.00
20	1120.00
21	1120.00
22	1120.00
23	1120.00
24	1120.00
25	1120.00
26	1120.00
27	1120.00



THE REQUIREMENTS OF SECTION 22.4 OF THE
 2001 ANNE ARUNDEL COUNTY ZONING ORDINANCE (CODE
 22.4) AND 2001 ANNE ARUNDEL COUNTY ZONING
 ORDINANCE (CODE 22.4) HAVE BEEN MET AND THE
 COUNTY ENGINEER HAS REVIEWED THE PLAT AND
 FOUND IT TO BE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE ZONING ORDINANCE AND
 THE ENGINEER HAS ISSUED THIS CERTIFICATE
 OF APPROVAL.

ROCKWOOD REALTY
 CO., INC. Edmund Broderick
 OWNER OF LAND THROUGH HERSON

J.R. McCarone, Jr.
 SURVEYOR CERTIFICATE

THE REQUIREMENTS OF THE ANNE ARUNDEL
 COUNTY HEALTH DEPARTMENT HAVE BEEN MET
 IN PREPARING THIS PLAT.

HEALTH OFFICER

11-4226-67
 SUBDIVISION
 OF
 ROCKWOOD REALTY CORP. PROPERTY
 BLOCKS D, C, G, & F
 NEAR FT. SMALLWOOD
 3RD DIST.
 SCALE: 1"=100'
 A.A. CO., MD.
 PLANNED SEPT. 1947
 FINAL PLAT, DEC. 1952
 J.R. McCarone, Jr.
 ANNAPOLIS, MD.

SITE

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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:

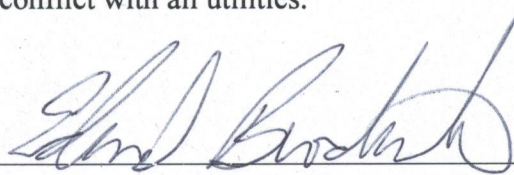
-The drawings provided in this package are for permit purposes only for the described homeowner, property, and improvement.

-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: _____



7/25/2024

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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 25, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
12	3	B	14	

Tax ID: 03-701-29580405

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) Rockwood

Project location/Address 1831 Cremen Road

City Pasadena, MD Zip 21122

Local case number _____

Applicant: Last name Broderick First name Edmund

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:

Construct a 90'x6' pier with a 10'x10' platform and 2 boat lift pilings.

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

Project Type (check all that apply)

Commercial <input type="checkbox"/>	Recreational <input type="checkbox"/>
Consistency Report <input type="checkbox"/>	Redevelopment <input type="checkbox"/>
Industrial <input type="checkbox"/>	Residential <input checked="" type="checkbox"/>
Institutional <input type="checkbox"/>	Shore Erosion Control <input type="checkbox"/>
Mixed Use <input type="checkbox"/>	Water-Dependent Facility <input type="checkbox"/>
Other <input type="checkbox"/>	

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		0	Total Disturbed Area		0
LDA Area		Approx. 9,820			
RCA Area		Approx. 580	# of Lots Created	0	
Total Area		10,400			

	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> <p>Buffer <input type="checkbox"/></p> <p>Forest Clearing <input type="checkbox"/></p> <p>HPA Impact <input type="checkbox"/></p> <p>Lot Coverage <input type="checkbox"/></p> <p>Expanded Buffer <input type="checkbox"/></p> <p>Nontidal Wetlands <input type="checkbox"/></p> <p>Setback <input checked="" type="checkbox"/></p> <p>Steep Slopes <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p><u>Structure</u></p> <p>Acc. Structure Addition <input type="checkbox"/></p> <p>Barn <input type="checkbox"/></p> <p>Deck <input type="checkbox"/></p> <p>Dwelling <input type="checkbox"/></p> <p>Dwelling Addition <input type="checkbox"/></p> <p>Garage <input type="checkbox"/></p> <p>Gazebo <input type="checkbox"/></p> <p>Patio <input type="checkbox"/></p> <p>Pool <input type="checkbox"/></p> <p>Shed <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>
--	--

Pier, Platform, and Boat Lift Pilings



Critical Area Report Narrative

The proposed project is residential/maritime, and the property owner is seeking authorization to construct a 90 feet by 6 feet pier with a 10 feet by 10 feet platform and two additional pilings for a boat lift. A portion of the pier, the platform, and the boat lift pilings will be built within the property's eastern and western setbacks. The property does not currently have a pier, and the proposed pier is the minimum necessary to achieve riparian access. The homeowner is under contract on a 2023 Sea Hunt Ultra 234 boat, for which the length of the proposed pier is necessary to ensure adequate water depth. Additionally, the proposed boat lift and associated pilings are crucial to secure and maintain the new boat. It's important to note that space for pier construction is restricted by the adjacent pier to the east, necessitating a variance to accommodate the proposed construction.

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 540 square feet for the pier, 100 square feet for the platform, 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 642 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.