

Letter of Explanation

1848 Leslie Rd. Annapolis, MD. 21409

Arnold Residence

Project Description

We are requesting approval for the installation of 4 boat lift pole with less setbacks than required and greater length than allowed. Install a 13'w x 12'l boat lift with poles in the eastern setback of, 2,5, and 12 feet into the eastern setback or 13,10, and 3 feet off the eastern extended property line. The 4 boat lift pilings also require a variance for being over the ½ distance to the point of cove, we are requesting approval for the placement of boat lift poles of 37', 43', 49', and 53' from the point of cove. All work a max of 68 feet channel ward of the mean high-water line.

Hardship

The pier where the proposed work is shown on the attached site plan is a shared pier between 1848 Leslie Rd. & 1846 Leslie Rd. shown on the attached agreement, labeled Declaration of Joint Use and Ownership of Pier found in the county records, Book 3753 Page- 770-774. The eastern side of the pier belongs to the Arnold residence and the western side of the pier belongs to the Smokovich residence. The extended property lines have been drawn with the point of cove method as required by Anne Arundel County. Due to the angle of the extended property lines, the Arnold's only option to accommodate a boat lift/slip with the adequate water depth is by requesting this variance. Additionally, the boat lift pilings have to be placed past the ½ distance to the center of the cove to achieve the water depth to accommodate a boat lift, the lift on the western side of the pier belonging to the Smokovich's is proof of the need to place the poles past the ½ distance to achieve a proper water depth for the boat lift. Due to these hardships, it would be impossible to propose a design for a boat lift/slip that would not involve a variance. We believe this design is the least impactful to afford relief and the Smokovich residence has no objection to the work. The approval of this application does not change the characteristics of the community as numerous adjacent property owners have boat lifts or slips to moor their boats.

Please contact the number or email below with any information or questions.

Best,

Tim Glaser – 240-695-4930

tim@magnumlift.com

Boat Lifts Unlimited Inc.

1901 Betson Ct.

Odenton, MD. 21113

Shub
1859 Burley Rd.
Annapolis, MD.
21409

Smolovich
1846
Leslie Rd.
Annapolis, MD.
21409

Arnold
1848 Leslie Rd.
Annapolis, MD. 21409

Van
637 Truxton Rd.
Annapolis, MD.
21409

Shared Pier
see attach deed

116'
Shoreline
to
Point of
Cove

Point of cove

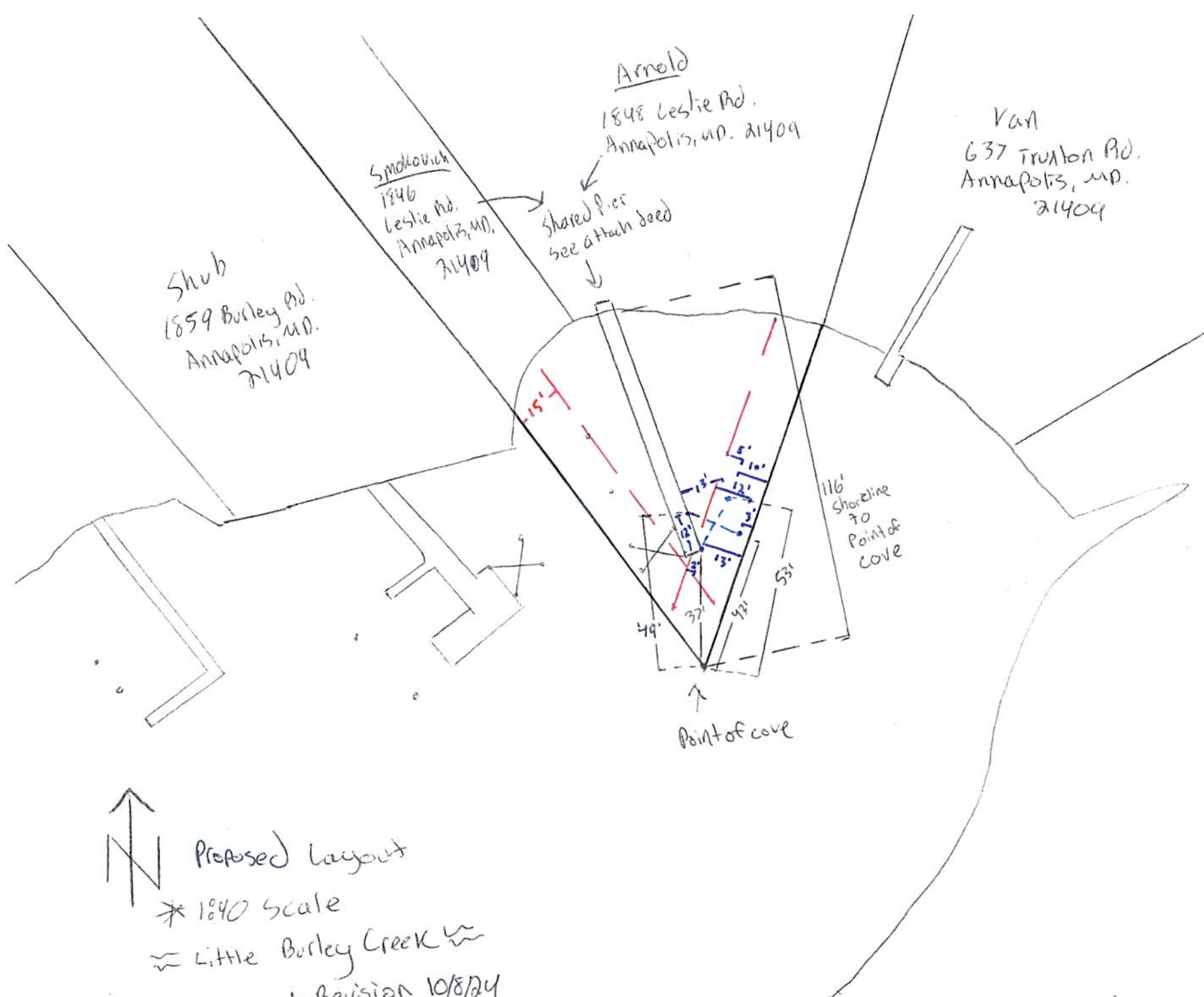


Proposed layout

* 1/8" scale

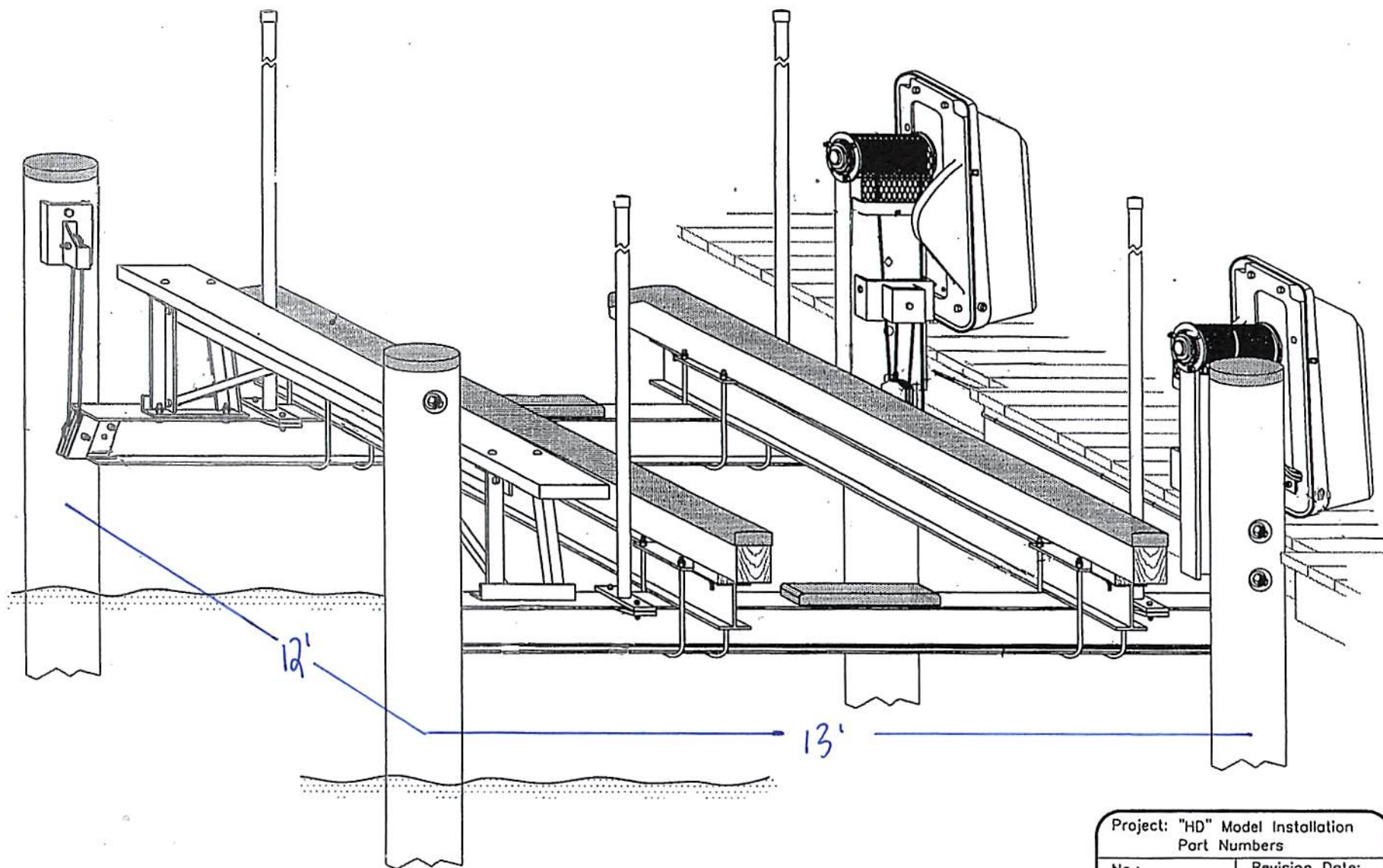
Little Burley Creek

* Revision 10/8/24



GENERAL NOTES:

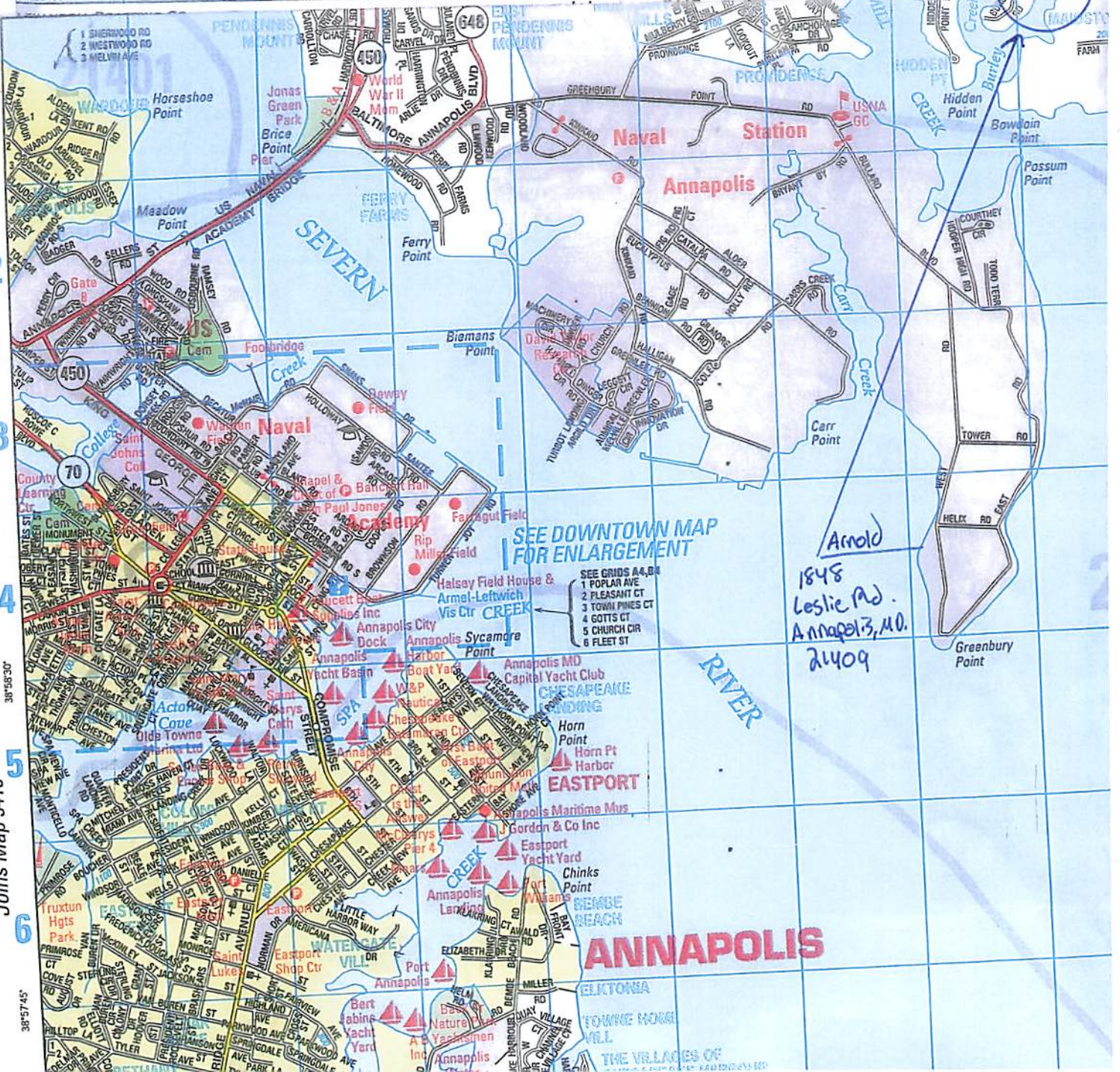
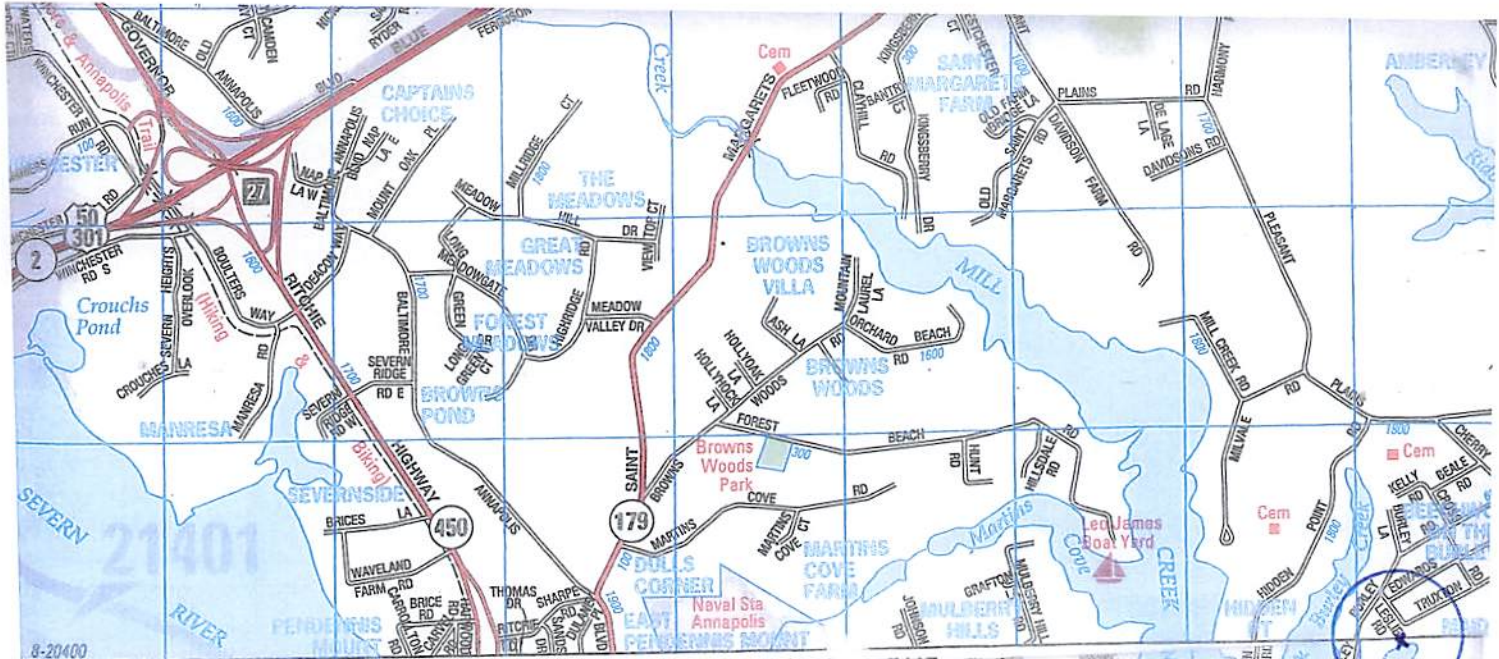
1. FOR LIST OF MATERIALS RELATED TO PART NUMBERS, SEE PARTS LIST.



Project: "HD" Model Installation Part Numbers		
No.: 002	Revision Date:	
Scale: None	Date: 02-22-01	Sheet: 1 of 1

MAP 5417

1
2
3
4
5
6
Joins Map 5416



1848
Leslie Rd.
Annapolis, MD.
21409

SEE DOWNTOWN MAP FOR ENLARGEMENT

- 1 POPLAR AVE
- 2 PLEASANT CT
- 3 TOWN PINES CT
- 4 GOTTS CT
- 5 CHURCH DR
- 6 FLEET ST

