

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**


APPLICANTS: David & Eileen Hartzell

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2024-0137-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: October 1, 2024

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicants are requesting a variance to allow a pier and pilings with less setbacks than required on property located at 949 Lombardee Circle in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The site consists of approximately 7,273 square feet of land and is identified as Lot 25 of Parcel 150 in Block 20 on Tax Map 11 in the Lombardee subdivision. The subject property has been zoned R5 - Residential District since the adoption of comprehensive zoning for Councilmanic District 3, effective January 29, 2012.

This is a waterfront property on Stoney Creek which lies entirely within the Chesapeake Bay Critical Area, and is designated as LDA - Limited Development Area. The site is mapped within a BMA - Buffer Modification Area, and is currently improved with a single-family detached dwelling with associated facilities, including an existing pier.

APPLICANT'S PROPOSAL

The applicants are proposing to remove an existing 2' X 15' section of the existing pier along with 3 mooring pilings and a boatlift and construct a pier extension measuring approximately 20' X 6' and 2 new mooring pilings for the installation of a new boatlift. Also being removed but not part of this application are steps on the existing bulkhead leading into the water.

REQUESTED VARIANCES

§ 18-2-404(b) of the Anne Arundel County Zoning Code stipulates that a private pier or mooring piling shall be located at least 15 feet from a lot line extended. The 2 proposed mooring pilings on the west side of the pier will be located as close as 8'10" and 8'4" from the westerly extended lot line, necessitating variances of 7 feet for each piling. The proposed pier extension will be located approximately 13'5" feet from the easterly extended lot line, necessitating a variance of 2 feet.

FINDINGS

The applicants describe that the proposal is to construct a new, larger boatlift further into the channel to provide sufficient water depth for a newly acquired boat.

The **Health Department** commented that the property is served by public water and sewer facilities and has no objection to the variance request.

The **Development Division (Critical Area Team)** commented that the west property line extension is drawn as generally parallel to the adjacent pier and the east property line extension is drawn as 90-degree to the shoreline. The CA Team has no objection to the variance request.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the property, strict implementation of the Code would result in an unwarranted hardship or practical difficulties. In this case the existing location of the pier and pilings within the setbacks and the narrow nature of the site combine to make improvements to the water area difficult without relief from the Code. As such, some relief is warranted. The existing pier is at an angle so that the farther the pier extends from shore, the further away it is from the easterly side lot line. This configuration means that the proposed extension, while still in the setback, will be further away from the easterly extended lot line than the section of the pier that is to remain. Additionally, the new pilings appear to be in the same general area as the pilings that are being removed and appear to leave adequate room for the pier to the west. As such, the variances are considered the minimum necessary to afford relief.

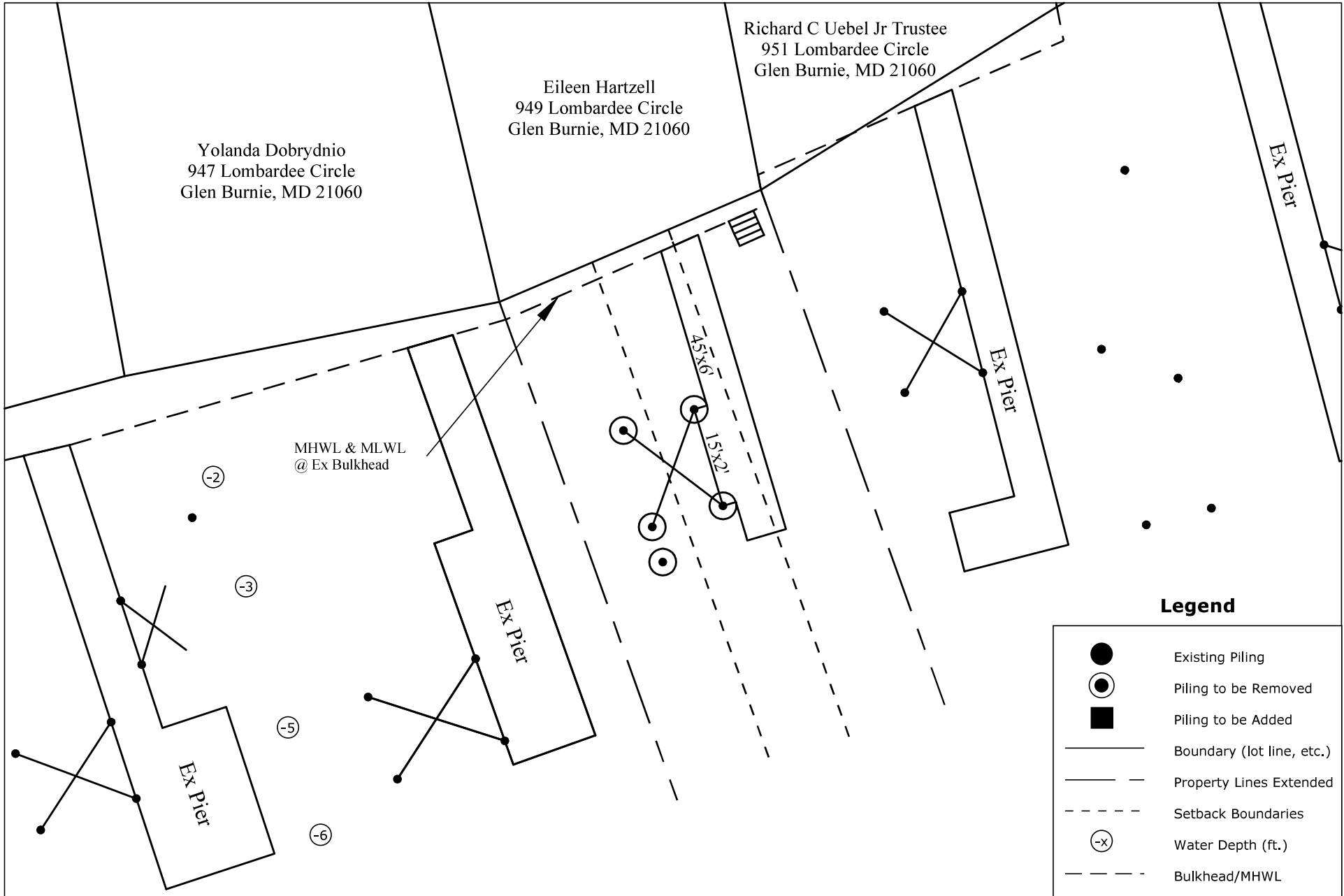
Piers with slips and associated mooring pilings are a common feature of waterfront properties and the neighborhood contains several piers in the area, some of which appear to be nonconforming with regard to setbacks. Therefore, the proposed variances will not alter the essential character of the neighborhood and will not be detrimental to the public welfare. There is no evidence that the proposal will impair the appropriate use or development of adjacent properties, as the proposal appears to provide adequate separation for navigability.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends ***approval*** of variances to §18-2-404 (b) for the construction of the pier extension and pilings as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

Existing Detail Condition



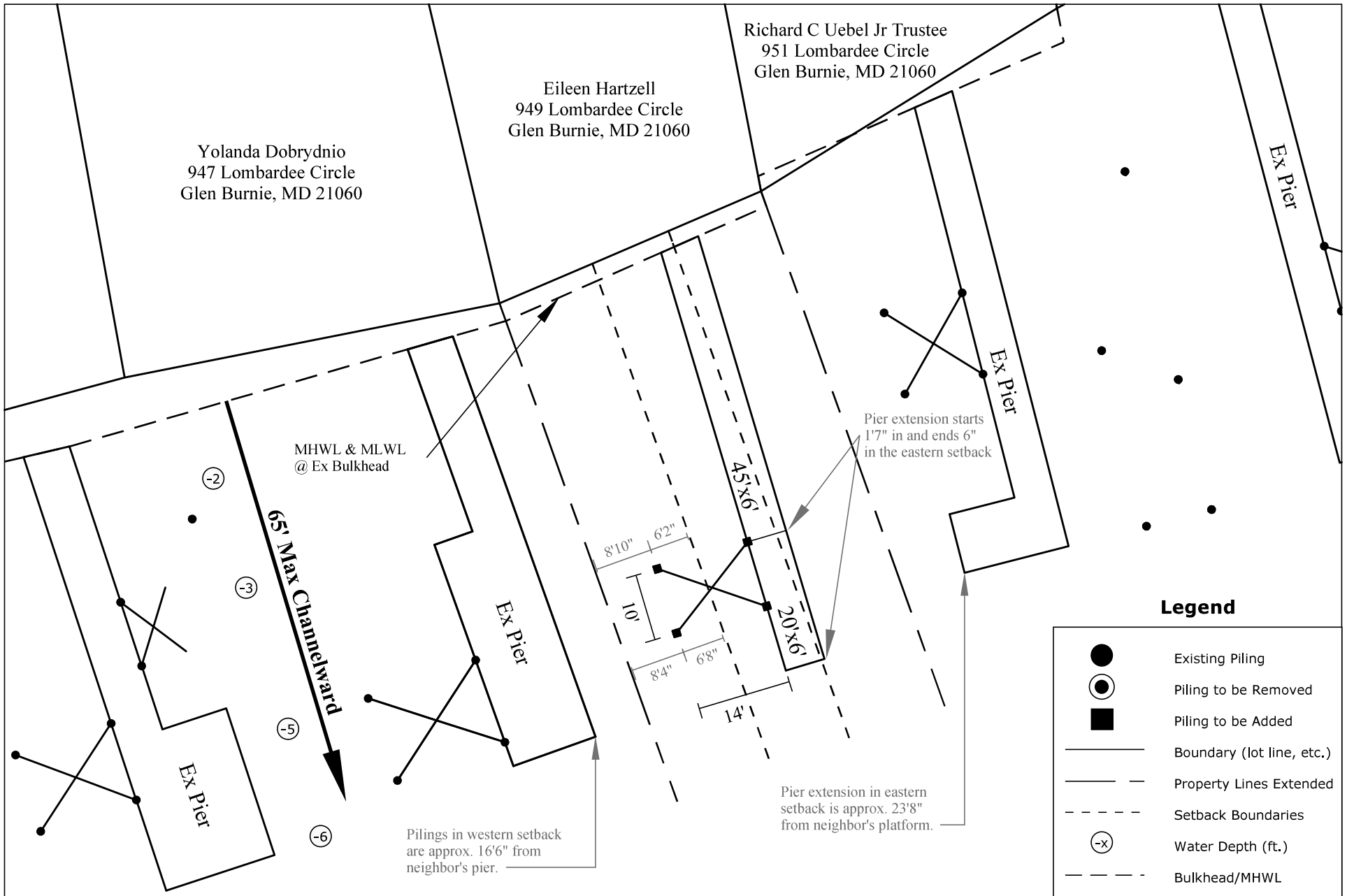
Legend

	Existing Piling
	Piling to be Removed
	Piling to be Added
	Boundary (lot line, etc.)
	Property Lines Extended
	Setback Boundaries
	Water Depth (ft.)
	Bulkhead/MHWL

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
 Page 3 of 12

Proposed 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
 Page 4 of 12



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:  _____

FEDERAL HOME LOAN MORTGAGE CORPORATION IS EXEMPT FROM TRANSFER & RECORDING TAXES PURSUANT TO 12 U.S.C § 1452(E)

Samuel I. White, P.C.

File No. 70-000208-14

CONSIDERATION: \$400,000.00

ASSESSED VALUE: \$

Tax ID No. 3-500-01817200

LI 270515

THIS DEED, made into this 12 day February, 2015, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, GRANTOR, and DAVID A. HARTZELL AND EILEEN M. HARTZELL, HUSBAND AND WIFE, GRANTEES whose mailing address is: 949 LOMBARDEE CIRCLE, GLEN BURNIE, MARYLAND 21060.

WITNESSETH:

That for and in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00) and other good and valuable considerations the receipt of which is hereby acknowledged, and which the Grantor certifies under penalty of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the Grantor hereby grants and convey unto DAVID A. HARTZELL AND EILEEN M. HARTZELL, husband and wife as tenants by the entirety with full rights of survivorship as at Common Law and not as tenants in common, in fee simple, all that property situate and located in the County of Anne Arundel, State of Maryland, more particularly described as:

LR - Deed (w Taxes)	
Recordation Fee	ST20.00
Grantor/Grantee Name:	FED HOME/HARTZELL
Reference/Control #:	
LR - Deed (with Taxes)	
Subtotal	40.00
LR - Deed State	
Maryland Tax	1,000.00
LR - Non-Resident Tax	
- linked	0.00
SubTotal:	1,060.00

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION

IT BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM LAURA D. HARRIS, SOLE ACTING SUBSTITUTE TRUSTEE, DATED FEBRUARY 3, 2014 AND RECORDED IN DEED BOOK 27259 AT PAGE 310 AMONG THE LAND RECORDS OF THE COUNTY OF ANNE ARUNDEL, MARYLAND.

Total:	1,180.00
DATE	02:28
CC02-LK	
#4176369 CC0501 - Anne	
County/CC05.01.10 -	
County/CC05.01.10 -	

POWER OF ATTORNEY FROM FANNIE MAE TO SAMUEL I. WHITE, P.C., DATED FEBRUARY 10, 2014 AND RECORDED MARCH 31, 2014 IN BOOK 27150 AT PAGE 480 AMONG THE LAND RECORDS OF THE COUNTY OF ANNE ARUNDEL, MARYLAND HAS NOT RESCINDED.

The improvements thereon being known as NO. 949 Lombardee Circle, Glen Burnie, Maryland 21060

TAX IDENTIFICATION NO. 3-500-01817200

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to, DAVID A. HARTZELL AND EILEEN M. HARTZELL, husband and wife, as tenants by the entirety with full rights of survivorship as at Common Law and not as tenants in common, in fee simple.

This deed is exempt from income tax withholding pursuant to Maryland Code Tax-General, Sections 10-912(a)(7)(ii)(1), 10-912(a)(7)(ii)(2) and 10-912(d)(3)(i), and COMAR 03-04-12.03B(5)(a). Federal Home Loan Mortgage Corporation is exempt from Real Property Taxation pursuant to Federal Code 12 U.S.C. § 1452(E).

LEGENDS TITLE GROUP
2200 Defense Freeway, Suite 309
Crofton, MD 21114
www.legendstitlegroup.com
(410)151-1514

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 28319, p. 0257, MSA_CE59_28760. Date available 05/15/2015. Printed 07/09/2024.
1000
RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY
2015 APR 29 P 3:21

ACC: 3500-0181-7200
ALL FEES ARE PAID AS
OF 3/9/15
BY: hut

350001817200
4/29/15
BY: RT

04/29/15 01:13 PM C 0002 R 0002
Val #: 0002-131437 \$2,800.00
Deed - Recordation Tax
Instrument Type: Deed

AND the said Grantor does hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the following signature and seal:

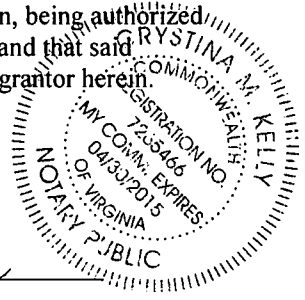
FEDERAL HOME LOAN MORTGAGE CORPORATION

By: [Signature] (SEAL)
Rosalie K. Doggett of Samuel I. White, P.C.
as Attorney in Fact for Federal Home Loan Mortgage Corporation

STATE OF Virginia
COUNTY OF Norfolk, to- wit:

Before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date, Rosalie K. Doggett of SAMUEL I. WHITE, P.C., Attorney in Fact for **FEDERAL HOME LOAN MORTGAGE CORPORATION**, the Grantor corporation herein, who, being by me first duly sworn, did acknowledge that she, as such authorized signatory of SAMUEL I. WHITE, P.C., Attorney in Fact for **FEDERAL HOME LOAN MORTGAGE CORPORATION**, the Grantor Corporation, being authorized so to do, executed the foregoing instrument for the uses and purposes therein contained and that said conveyance is not a conveyance of all or substantially all of the assets of said corporate grantor herein.

WITNESS my hand and official seal this 12 day of February, 2015.



[Signature]
Notary Public
previously known as
Crystina Kelly

My commission expires: 4/30/15

I hereby certify that the within instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

[Signature]
E. Edward Farnsworth, Jr., Esq.

AFTER RECORDING PLEASE RETURN TO:

Samuel I. White, P.C.
410 North Center Drive, Suite 200
Norfolk, VA 23502
File No. 70-000208-14

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2015

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor FEDERAL HOME LOAN MORTGAGE CORPORATION

2. Reasons for Exemption

Resident Status [] I, Transferor, am a resident of the State of Maryland.

[X] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest [Signature]

Name of Entity

[Signature]

By

Federal Home Loan Mortgage Corporation by Rosalie K. Doggett of Samuel I. White, P.C. as attorney-in-fact

Name

Title

OWNER OCCUPANCY AFFIDAVIT

David A. Hartzell and Eileen M. Hartzell, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied as our principal residence for at least 7 of the 12 months immediately following this conveyance.

WITNESS:

Victoria Jarboe
As to All

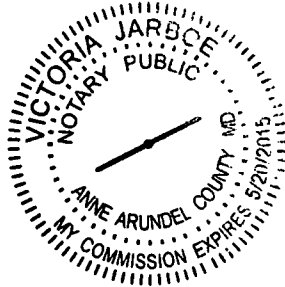
David A. Hartzell (SEAL)
David A. Hartzell

Eileen M. Hartzell (SEAL)
Eileen M. Hartzell

STATE OF MARYLAND, *Anne Arundel*, to wit:

I HEREBY CERTIFY, that on this 19th day of February, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared David A. Hartzell and Eileen M. Hartzell, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



Victoria Jarboe
Notary Public

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION FOR

949 LOMBARDEE CIRCLE, GLEN BURNIE, MARYLAND 21060

BEING KNOWN AND DESIGNATED AS LOT NO. 25, AS SHOWN ON THE PLAT ENTITLED "REVISED PLAT OF LOMBARDEE ON STONY CREEK", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK FSR NO. 4, FOLIO 48.

State of Maryland Land Instrument Intake Sheet

BK 28319PG262

Baltimore City County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments () Check Box if addendum Intake Form is Attached. 2 Conveyance Type Check Box X Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9] 3 Tax Exemptions (if applicable) Recordation FNMA EXEMPT State Transfer FNMA EXEMPT County Transfer FNMA EXEMPT

Space Reserved for Circuit Court Clerk Return

4 Consideration and Tax Calculations Consideration Amount Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees Amount of Fees Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)

8 Transferred To Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information Instrument Submitted By or Contact Person Name: Legends5 Firm: Legends Title Group, LLC Address: 2200 Defense Hwy, Suite 309 Crofton, MD 21114 Phone: () Return to Contact Person Hold for Pickup Return Address Provided

11 Assessment Information Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? If yes, identify: Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Year 20 20 Geo. Map Sub Block Land Zoning Grid Plat Lot Buildings Use Parcel Section Occ. Cd. Total Town Cd. Ex. St. Ex. Cd.

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 28319, p. 0262, MSA_CE59_28760. Date available 05/15/2015. Printed 07/09/2024.

**Addendum
State of Maryland Land Instrument Intake Sheet
County: Anne Arundel**

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

2 (Continued) Consideration and Fees	Consideration Amount/Recordation Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Consideration, Including Assumed Indebtedness	\$ 40000.00	\$	\$	\$
	Recording Charge	\$ 20.00	\$	\$	\$
	Surcharge	\$ 40.00	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax (if Applicable)	\$	\$	\$	\$
	Other	\$	\$	\$	\$
Total Fees	\$ 60.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
6 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)		
	Joseph D. Thomas Jr.				
	Brenda Jackson				
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)		Doc. 4 - Owner(s) of Record, if Different from Grantor(s)		
	Doc. 5 - Owner(s) of Record, if Different from Grantor(s)		Doc. 6 - Owner(s) of Record, if Different from Grantor(s)		
7 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)		
	Fairfax County Federal Credit Union				
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)		
8 (Continued) Other Names To Be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)		
	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)		
9 (Continued) Special Instructions	Special Recording Instructions (if any)				

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 28319, p. 0263, MSA_CE59_28760. Date available 05/15/2015. Printed 07/09/2024.

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

Page 1 of 12

Existing Detail Condition Entire Site

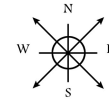
MHWL & MLWL
@ Ex Bulkhead

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

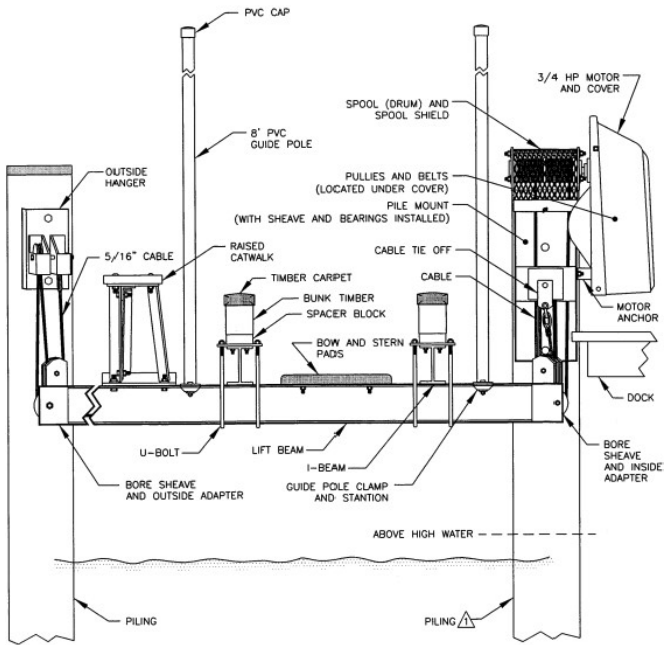
Tax-ID: 03-500-01817200

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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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

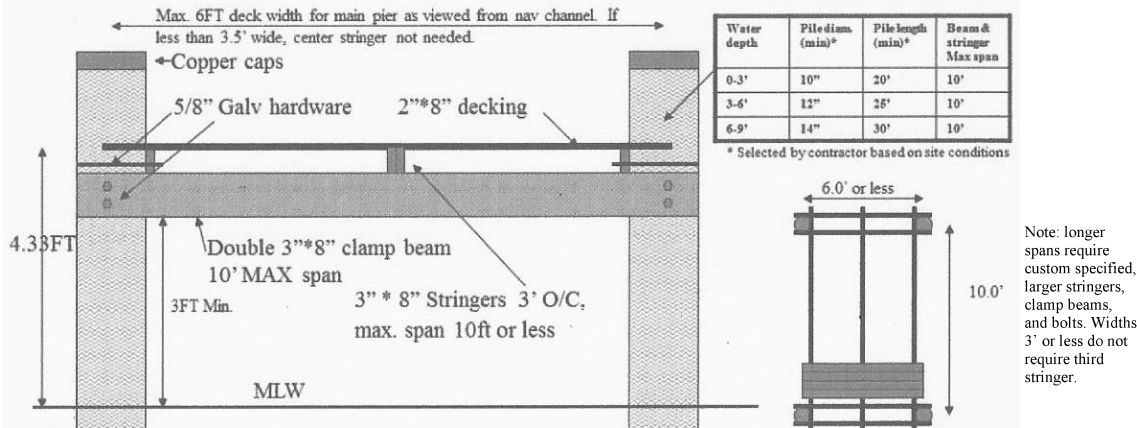
Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Scale: 1" = NTS

Date: September 10, 2024

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Pier Construction Drawing



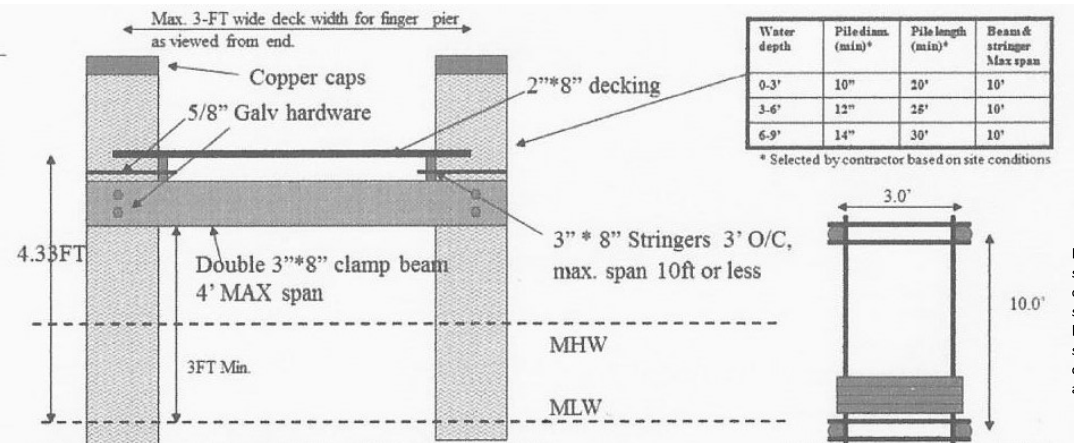
- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d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

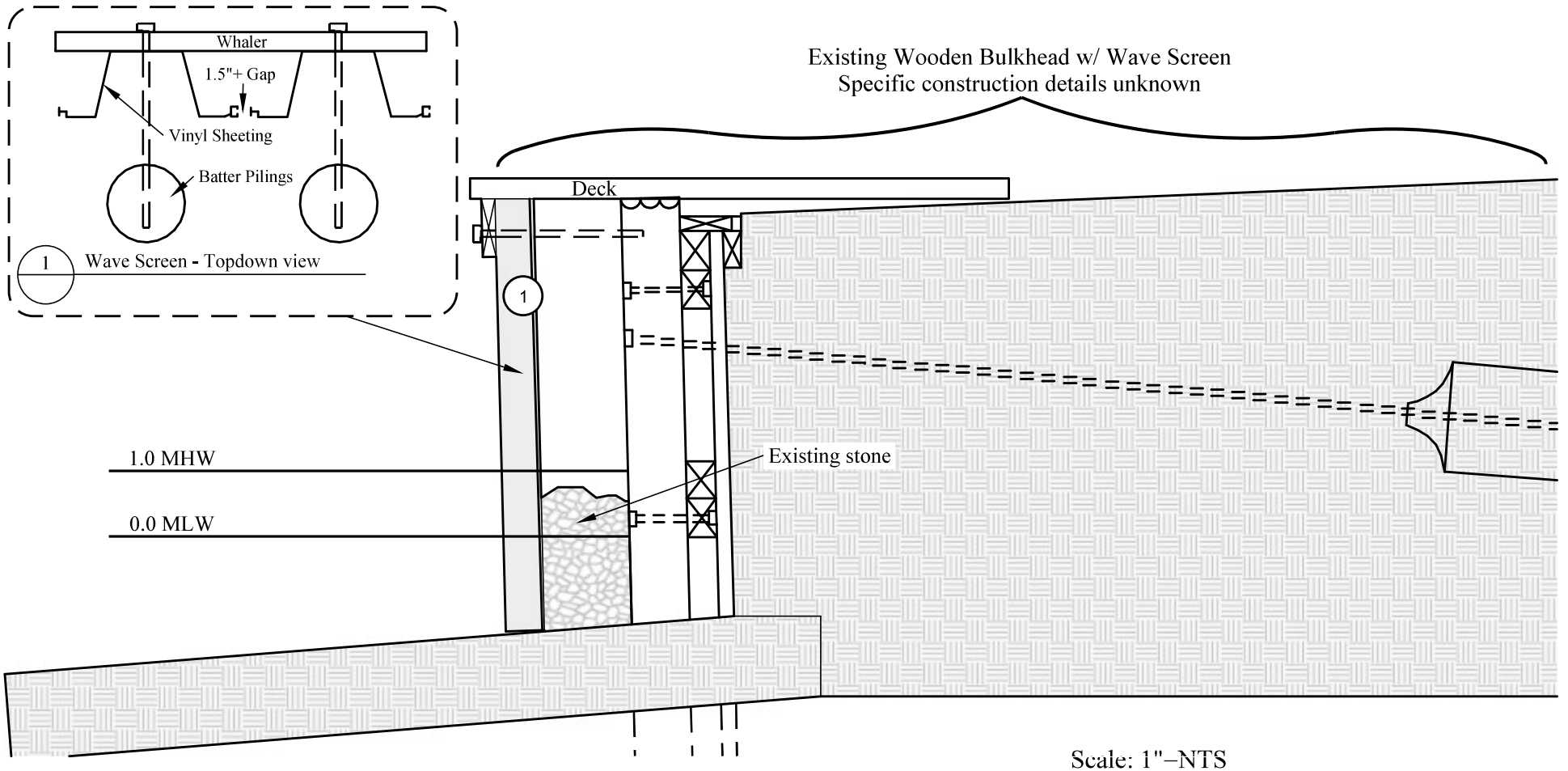
Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Scale: 1" = NTS
Date: September 10, 2024

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Existing Wooden Bulkhead with Wave Screen

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



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.

Date: September 10, 2024

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Site Photos

Existing Bulkhead w/ Wave Screen



Scale: 1"=NTS

Applicant: Eileen Hartzell

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

Tax-ID: 03-500-01817200

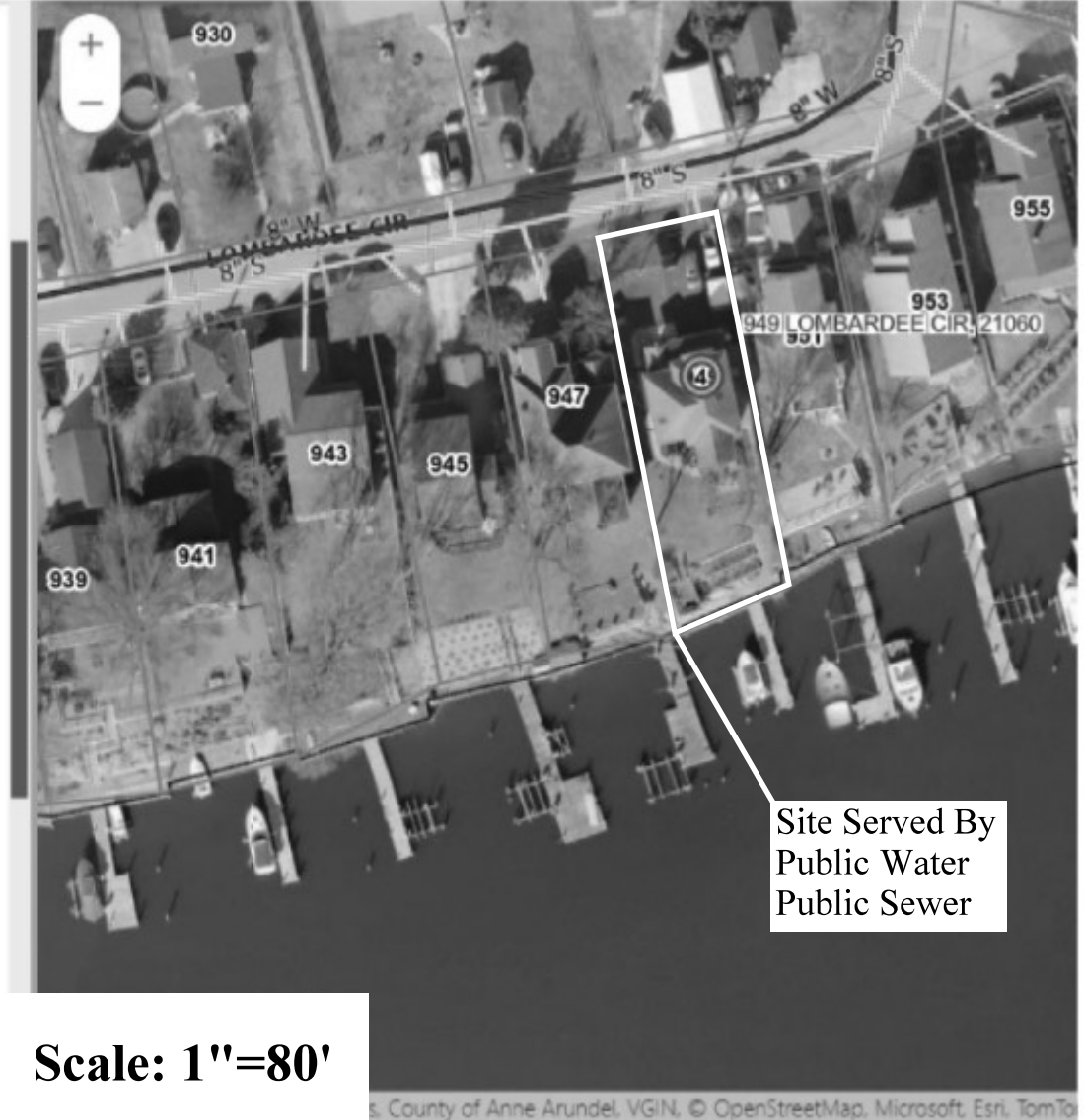
Project Description: Remove the steps coming from the bulkhead, a 15'x2' platform, 5 pilings, and a boat lift, and construct a 20'x6' pier extension with 2 additional pilings for a boat lift.

Date: September 10, 2024

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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

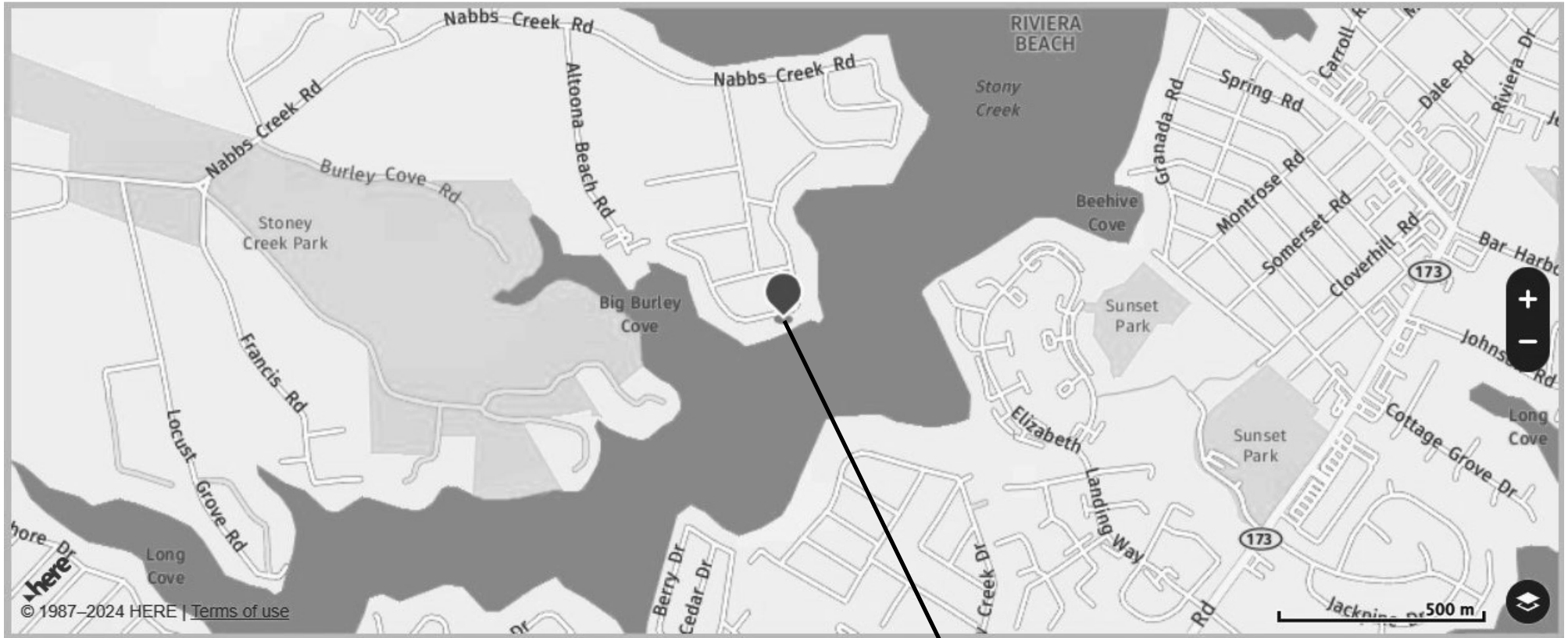


Scale: 1"=80'

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.

Date: September 10, 2024
Page 9 of 12

Vicinity Map



SITE

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.

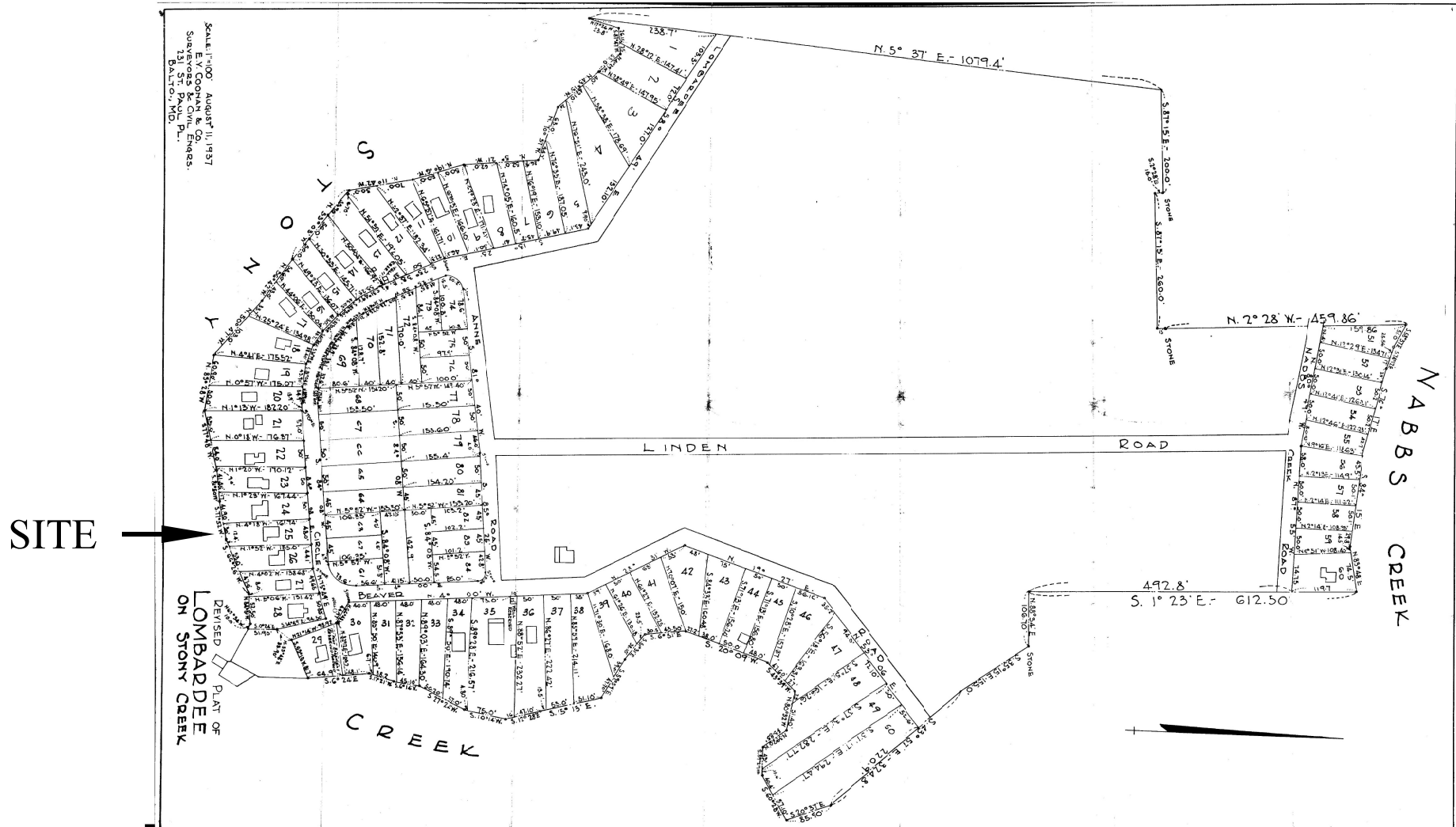
Scale: 1"=NTS

Date: September 10, 2024

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Plat

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, A4) Plat 565; Plat Book 10, p. 26, MSA_S1235_1472. Date available 1937/08/13. Printed 04/15/2024.



Applicant: Eileen Hartzell
Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060
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Scale: 1"=NTS
Date: September 10, 2024
Page 11 of 12

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

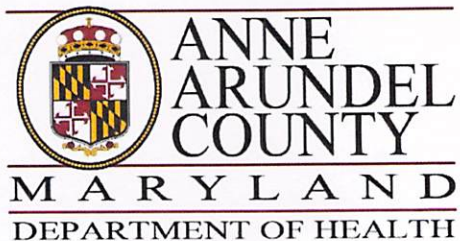
Property Address: 949 Lombardee Circle, Glen Burnie, MD 21060

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Date: September 10, 2024

Page 12 of 12




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: July 19, 2024

RE: David A. Hartzell
949 Lombardee Circle
Glen Burnie, MD 21060

NUMBER: 2024-0137-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pier and pilings with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

2024-0137-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

07/22/2024

Assigned to

Melanie Mathews

Current Status

Complete w/ Comments

Action By

Melanie Mathews

Comments

The proposed pier extension and property line extensions were reviewed under permit B02428664. The West PLE is drawn as generally parallel to the adjacent pier and the East PLE is drawn as 90-degree to shoreline. The Critical Area section of OPZ has no objection to the requested variance.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Task Specific Information

Due Date

08/09/2024

Assigned to Department

OPZ Critical Area

Status Date

09/18/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

- Display E-mail Address in ACA
- Display Comment in ACA

Expiration Date

Review Notes

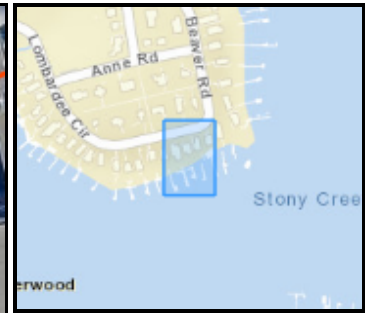
Reviewer Name

Reviewer Phone Number
410-222-6136

Reviewer Email
PZMATH20@aaco.org

Melanie Mathews

Map Title



Legend

- Foundation
- Addressing
 -
 -
- Parcels
 - ▭



0 45 90
ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
DO NOT USE FOR NAVIGATION.

none



Notes