

Pen Mar Environmental Services, LLC

for your environmental permit needs

P.O. Box 6809

Annapolis, MD 21401

443.875.3955

March 27, 2024

Anne Arundel County
Planning and Zoning Division
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

Re: LETTER OF EXPLANATION
Proposed Residential Pier Installation
Schaefer Property
422 Leitch Road
Tracy's Landing, MD 20779

Dear Zoning Analyst,

On behalf of the property owners, Robert Schaefer, James Schaefer and Kenneth Watts, we are respectfully requesting a Variance to allow a residential pier on a property with no residential structure. The 4.55 acre property known as 422 Leitch Road in Tracy's Landing is located on the shore of Tracy's Creek in southeast Anne Arundel County. Tracy's Creek is a direct tributary of the Chesapeake Bay and is a Federal Navigation Channel that is dredged regularly by the County under the supervision of the U.S. Army Corps of Engineers. It is split-zoned as Rural Agricultural (RA) and Light Commercial Marina District (MA2). Currently, there is an existing commercial marina with two commercial piers with 12 slips, a parking area and a commercial structure with a shed.

The proposed residential pier would be located within the RA portion of the 4.55 acre property. It meets the requirements for a residential pier in the State of Maryland. Upon extending the property lines into Tracy's Creek, the pier meets the 15-foot setback requirements for a residential pier in Anne Arundel County. No portion of the proposed residential pier extends into the MA2 zone. A building permit has been submitted to the County and is assigned Building Permit number B02422863. This proposed building permit request also includes a request to expand the commercial marina portion of the project. As designed, it is believed that the proposed commercial marina expansion does not require a variance and is not a part of this request.

The Variances being requested are for Article 18-2-204(c), Accessory Structures on a Different Lot, as well as Article 18-4-106, Permitted Uses - Private Residential Pier. The 4.55 acre Marina Property at 422 Leitch Road is owned 50% by James Schaefer, 25% by Robert Schaefer and 25% by Kenneth Watts. The immediately adjacent, 55.17 acre property known as 420 Leitch Road is owned jointly by Robert Schaefer, his wife Cynthia Schaefer, James Schaefer and his wife Rachael Schaefer. The 55.17 acre property supports two homes. Robert and Cynthia Schaefer live at 416 Leitch Road while James and Rachael Schaeffer live at 420 Leitch Road. Given the Schaefer Family's 75% ownership of the commercial Marina at 422 Leitch Road and the support/approval by their partner Mr. Watts, it is felt this is a viable request for a Variance to Articles 8-2-204 and 18-4-206 as the Schaefer Family owns the adjacent 55.17 acre property.

Schaefer Property
Page Two
March 27, 2024

The proposed 6' wide x 100' long residential pier would have a 4' wide x 20' long platform, two boat lifts, 4 mooring piles, a 3' wide x 16' long catwalk and a 3' wide x 20' long catwalk. All improvements fit within the buildable area without the need for a variance to side setbacks from the extended property lines. As the Schaefer family could enjoy the use of the commercial marina, using the commercial use for their private use is not a financially prudent way to operate a commercial business. Additionally, the children and grandchildren of the Schaefer family would be better served from a safety stand-point by being away from the commercial business for their personal activities. Including activities that can be enjoyed from a private residential pier, such as fishing and crabbing. Relocating personally owned vessels to the private pier is a desired feature that is not uncommon in this waterfront area. As the family grows and the children age, there will be room for the family to dock their vessels and enjoy a private pier, as opposed to taking away docking slips from their commercial marina.

The proposed residential pier would not alter the character of this waterfront area. Nor will it impair the use or development of adjacent properties. Outside of an allowable set of access steps to the pier, no forest cover will be removed in a Limited Development Area or Resources Conservation Area of the Chesapeake Bay Critical Area as a result of the construction of the pier. It is believed that the proposed pier would not be detrimental to the environment or public welfare.

Previously granted variances that may bear on this case include Case numbers 2018-0140-V and 2020-0084-V. They can be found online at the Anne Arundel County website. Please review the attached plans and call me at 443.875.3955 if you have any questions or need any additional information.

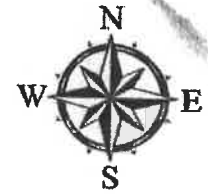
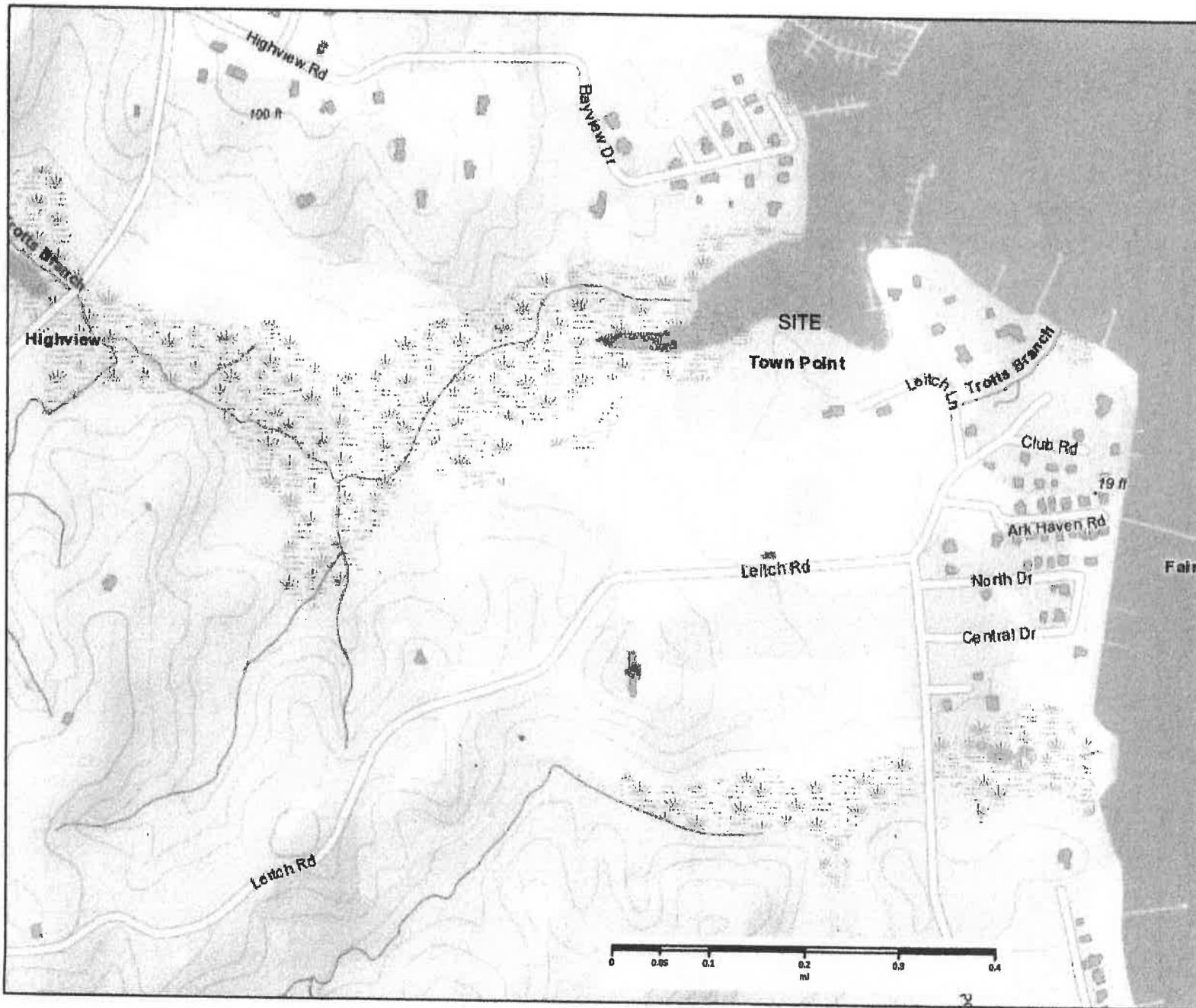
Sincerely,



Doug Musser
Environmental Consultant
FPO#11373

Attachments

CC: Robert and Cynthia Schaefer, Owners
James and Rachael Schaefer, Owners
Kenneth Watts, Owner



Features

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Vicinity Map- 422 Leitch Road

Anne Arundel County Critical Area Map

Legend

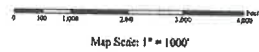
-  Road Edge
-  Building Foot Print
-  Water

Critical Areas

-  RCA - Resource Conservation Area
-  LDA - Limited Development Area
-  IDA - Intensely Developed Area

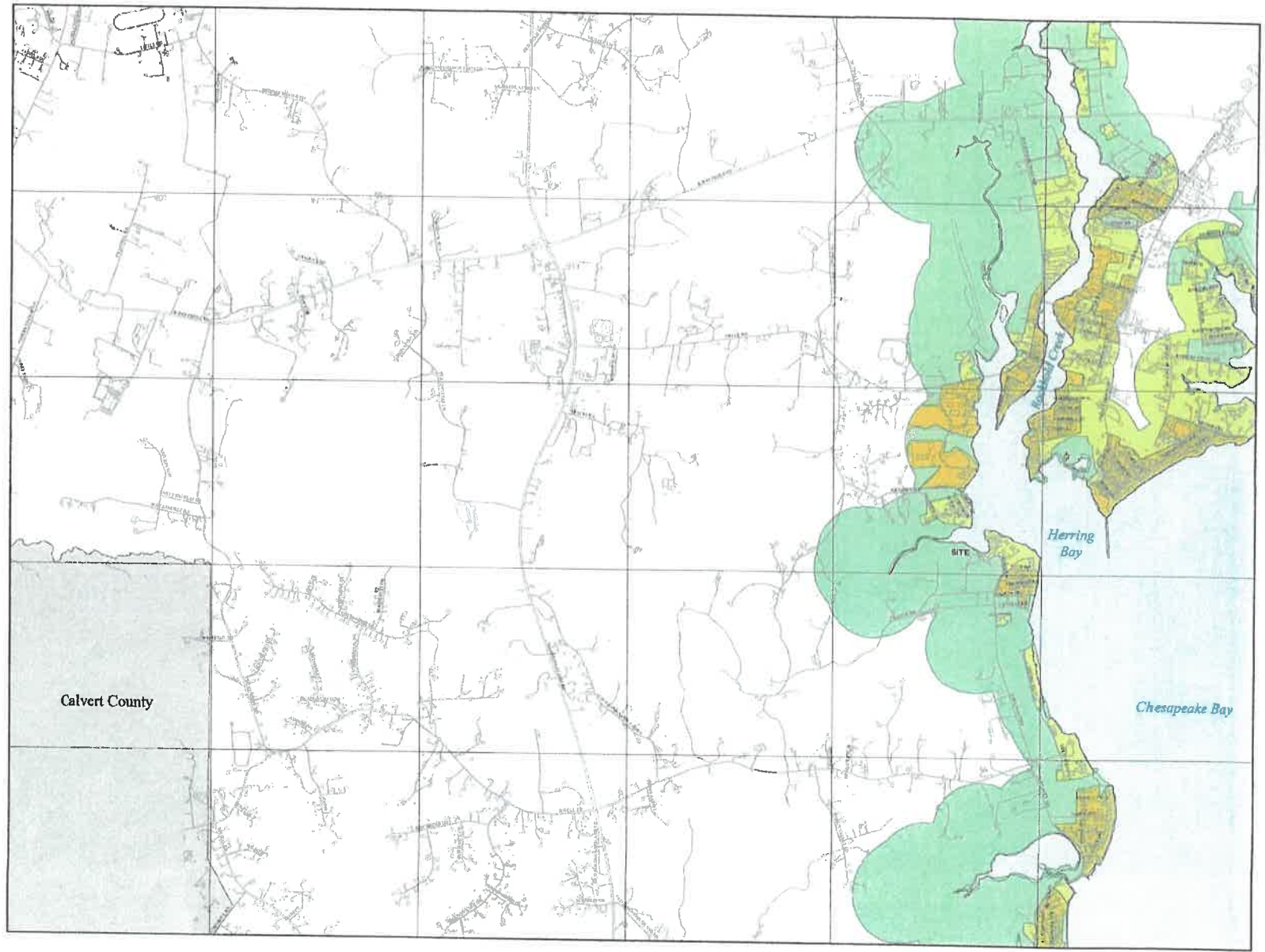
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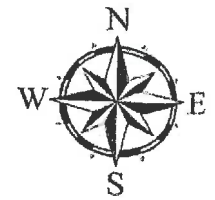
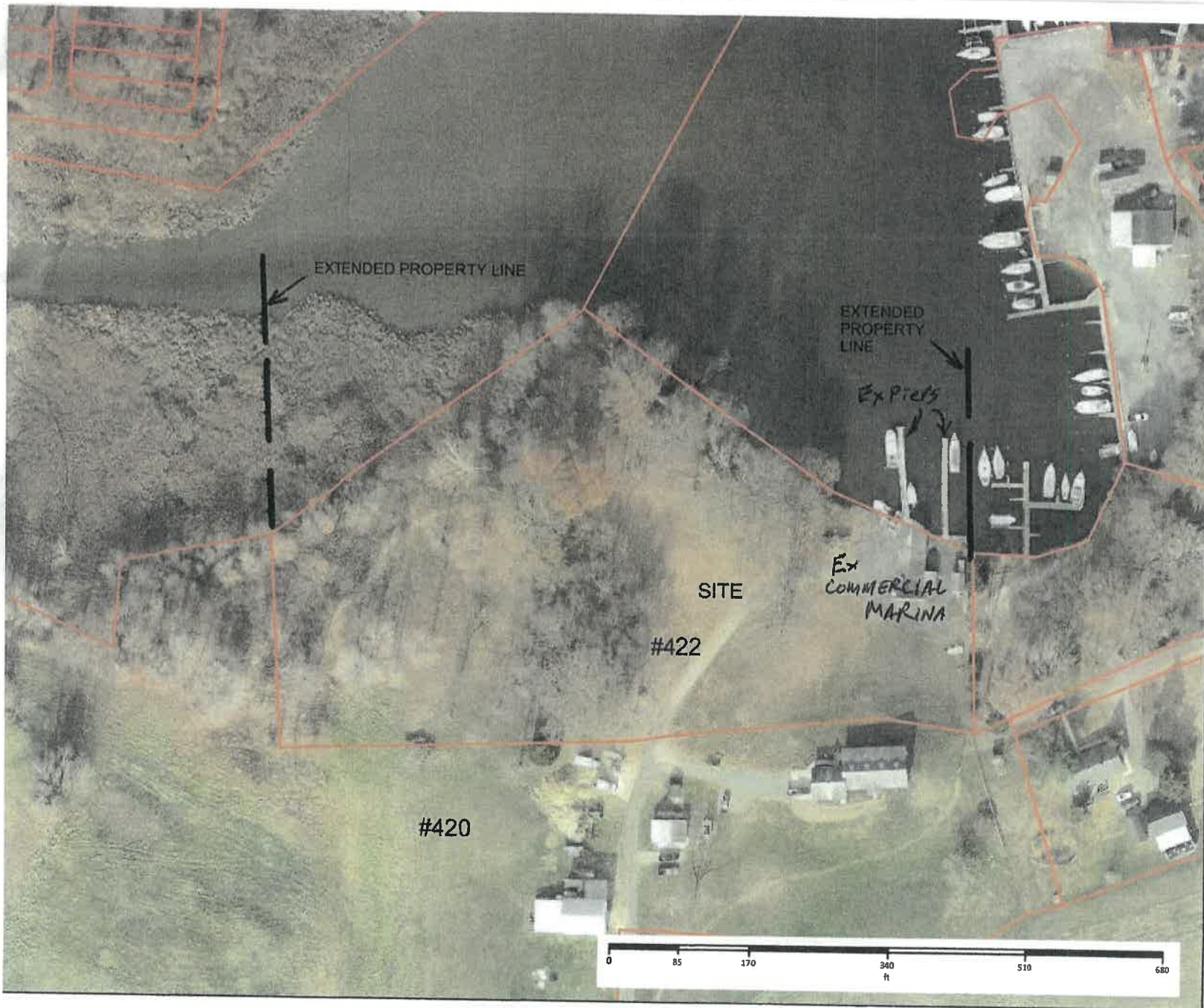
Sheet No. 32



Date: December 28, 2011
 File: N:\Map_Plan\GIS\Public\Map Documents\Public\Critical Area\Public\Sheet32.mxd
 Map Production: Office of Planning and Zoning
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2001 Massenaire derived from 2000 aerial-photos using February 21, 2002
 *Digital Aerials available in ESRI shapefile format through the Office of Planning and Zoning.





Features

Ortho 2021

- Red: Red Red: Red
- Green: Green Green: Green
- Blue: Blue Blue: Blue
- Parcels

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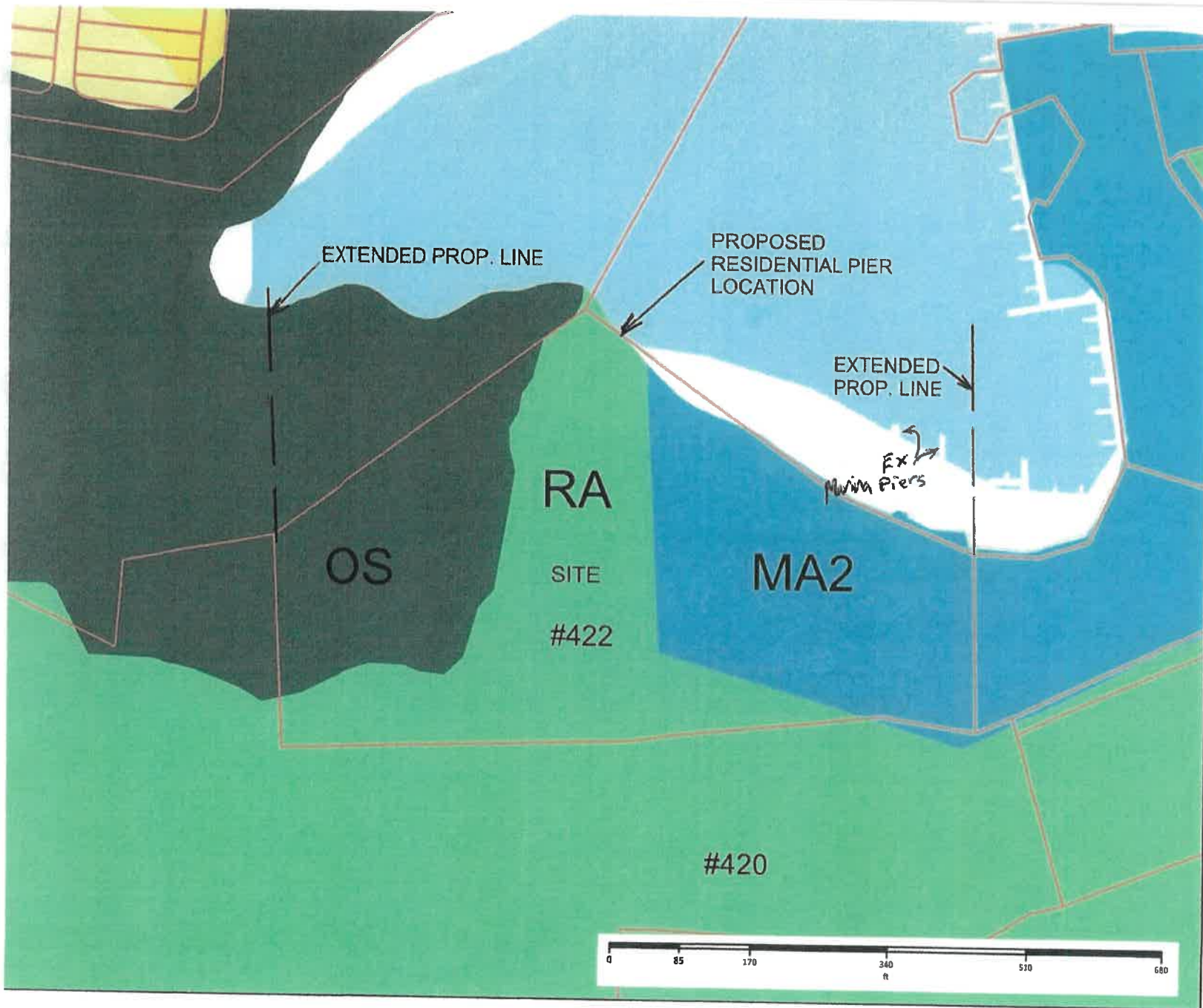
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Aerial Photo - 422 Leitch Rd

Date: 5/30/2024

Time: 8:13 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



- Features**
- Parcels**
- C1 Commercial - Local
 - C2 Commercial - Office
 - C3 Commercial - General
 - C4 Commercial - Highway
 - City of Annapolis
 - MA1 Community Marina
 - MA1-B Neighborhood Marina
 - MA2 Light Commercial Marina
 - MA3 Yacht Club
 - MB General Commercial Marina
 - MC Heavy Commercial Marina
 - MXD-C Mixed Use Commercial
 - MXD-E Mixed Use Employment
 - MXD-R Mixed Use Residential
 - MXD-T Mixed Use Transit
 - OS Open Space
 - OTC-C Odenton Town Center Core
 - OTC-E Odenton Town Center East Odenton Village Mix
 - OTC-FM Odenton Town Center Fort Meade Business Mix
 - OTC-H Odenton Town Center Historic
 - OTC-I Odenton Town Center Industrial
 - OTC-T Odenton Town Center Historic
 - R1 Residential
 - R10 Residential
 - R15 Residential
 - R2 Residential
 - R22 Residential
 - R5 Residential
 - RA Rural Agricultural
 - RLD Residential Low Density
 - SB Small Business District
 - TC Town Center
 - W1 Industrial Park
 - W2 Industrial - Light
 - W3 Industrial - Heavy
 - Water

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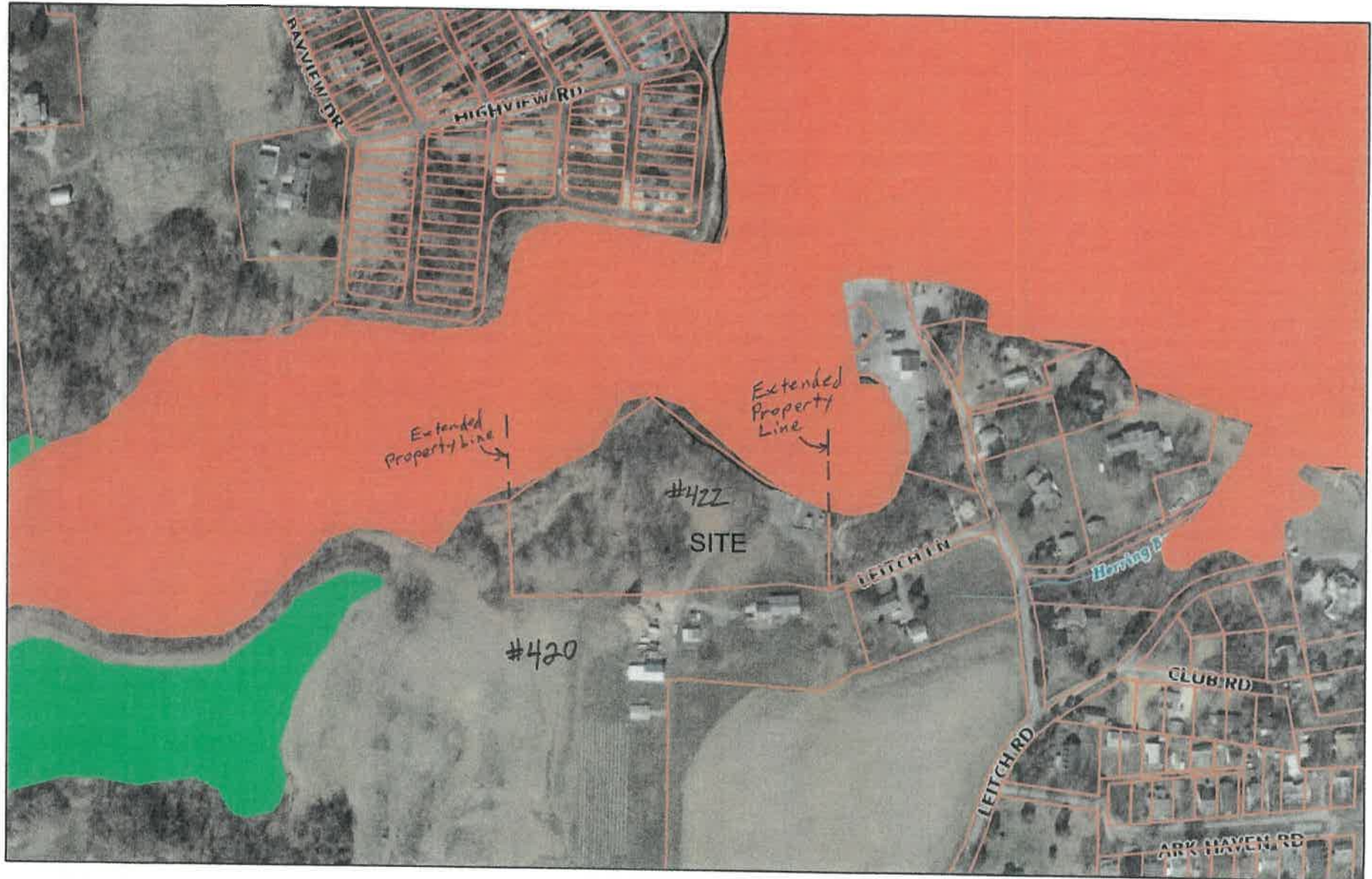
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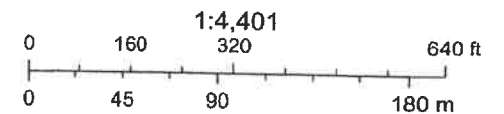
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Zoning Map - 422 Leitch Rd

Tidal Wetland Map - 422 Leitch Rd

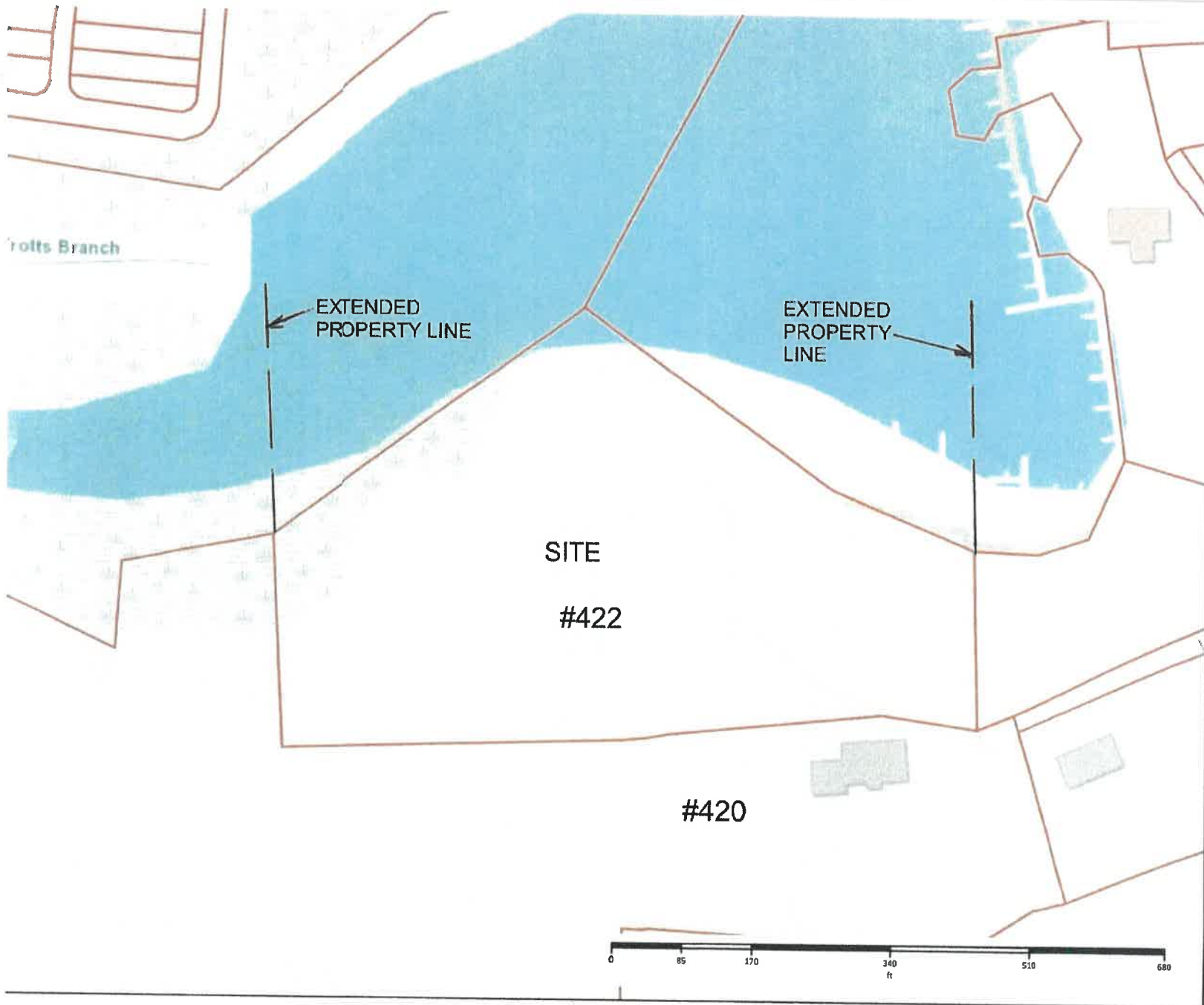


5/30/2024, 8:01:32 AM



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Trolts Branch

EXTENDED PROPERTY LINE

EXTENDED PROPERTY LINE

SITE #422

#420



Features

Parcels

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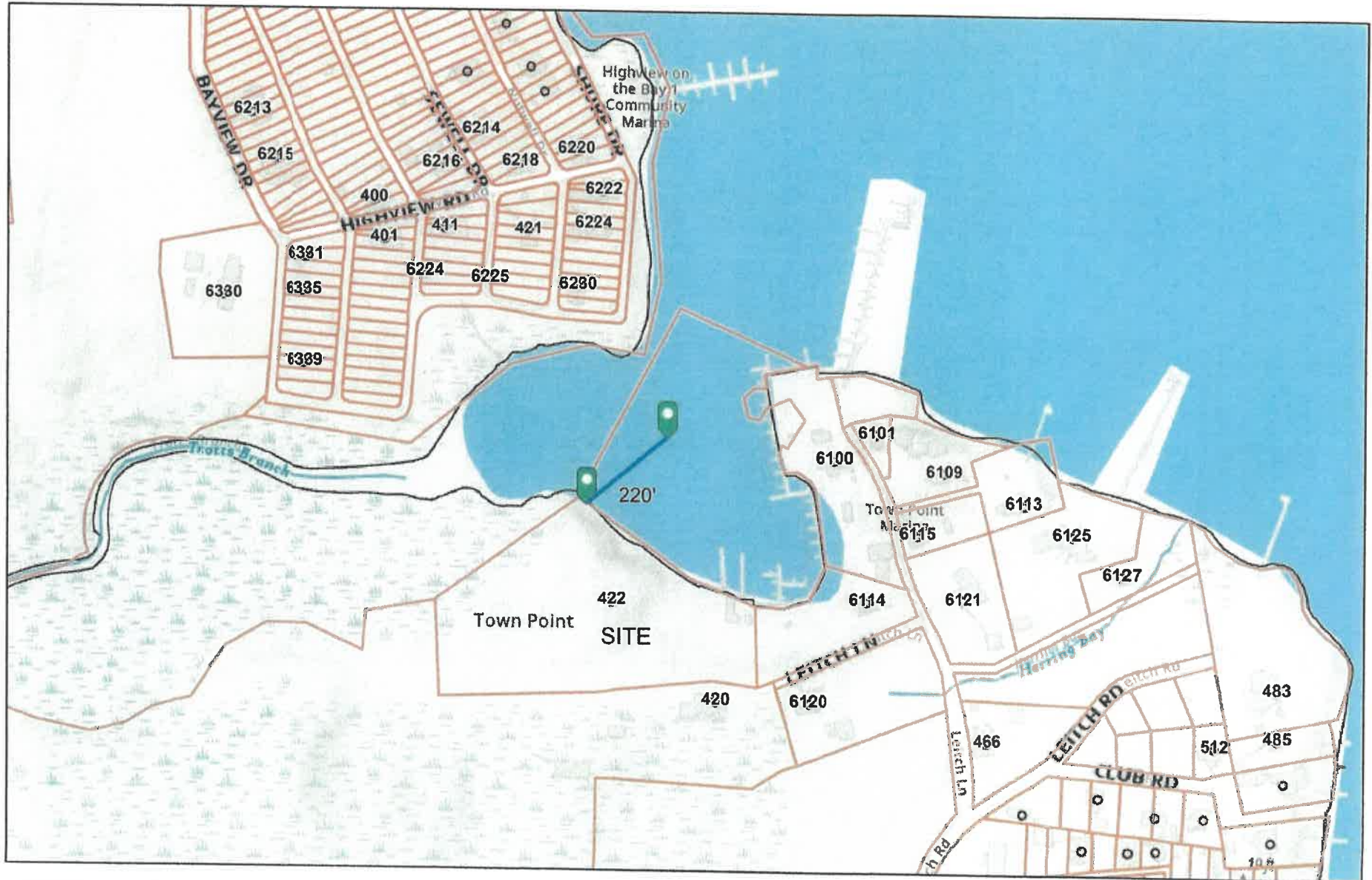
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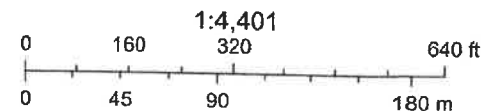
Extended Property Line Map - 422 Leitch Rd

Center of Cove Map - 422 Leitch Rd



5/30/2024, 11:41:22 AM

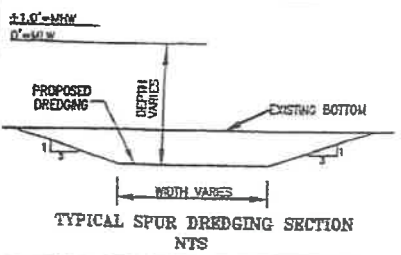
- Local Road Label County Boundary o Structure Address
- Streams Label Override 1 Parcels



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ROCKHOLD CREEK



TOWN POINT MARINA PREVIOUSLY PERMITTED AND DREDGED UNDER IVABOP-RW (CRANDELL EDWIN) 84-0732-1, 84-WL-580

APPLICATION BY:
EDWIN CRANDELL
6115 LEITCH LANE
TRACYS LANDING, MD 20778

NO SAV OBSERVED
2003, 2004, 2005

portable sewage pumpout available

HARVEY LEET
6113 LEITCH LANE
TRACYS LANDING, MD 20778

EDWIN CRANDELL
6115 LEITCH LANE
TRACYS LANDING, MD 20778

JAMES SMITH
6114 LEITCH LANE
TRACYS LANDING, MD 20778

SITE

TOWN POINT COVE

COUNTY CHANNEL TO -6.0' MLW

PROP. DREDGING TO -6.0' MLW

PROP. DREDGING TO -6.0' MLW

EX. TIMBER BULKHEAD

3

EX. PIERS

MLW

MRW

APPROVED MDE DREDGING PLAN

LEGEND

3.0 = EXISTING DEPTH
O = PILING

SPUR DATA

AREA = 146355 S.F.
VOLUME = 13551 C.Y.



1 Inch = 200 Feet

07-WL-0672
RAMS# 200667329

DATE: JULY 2006

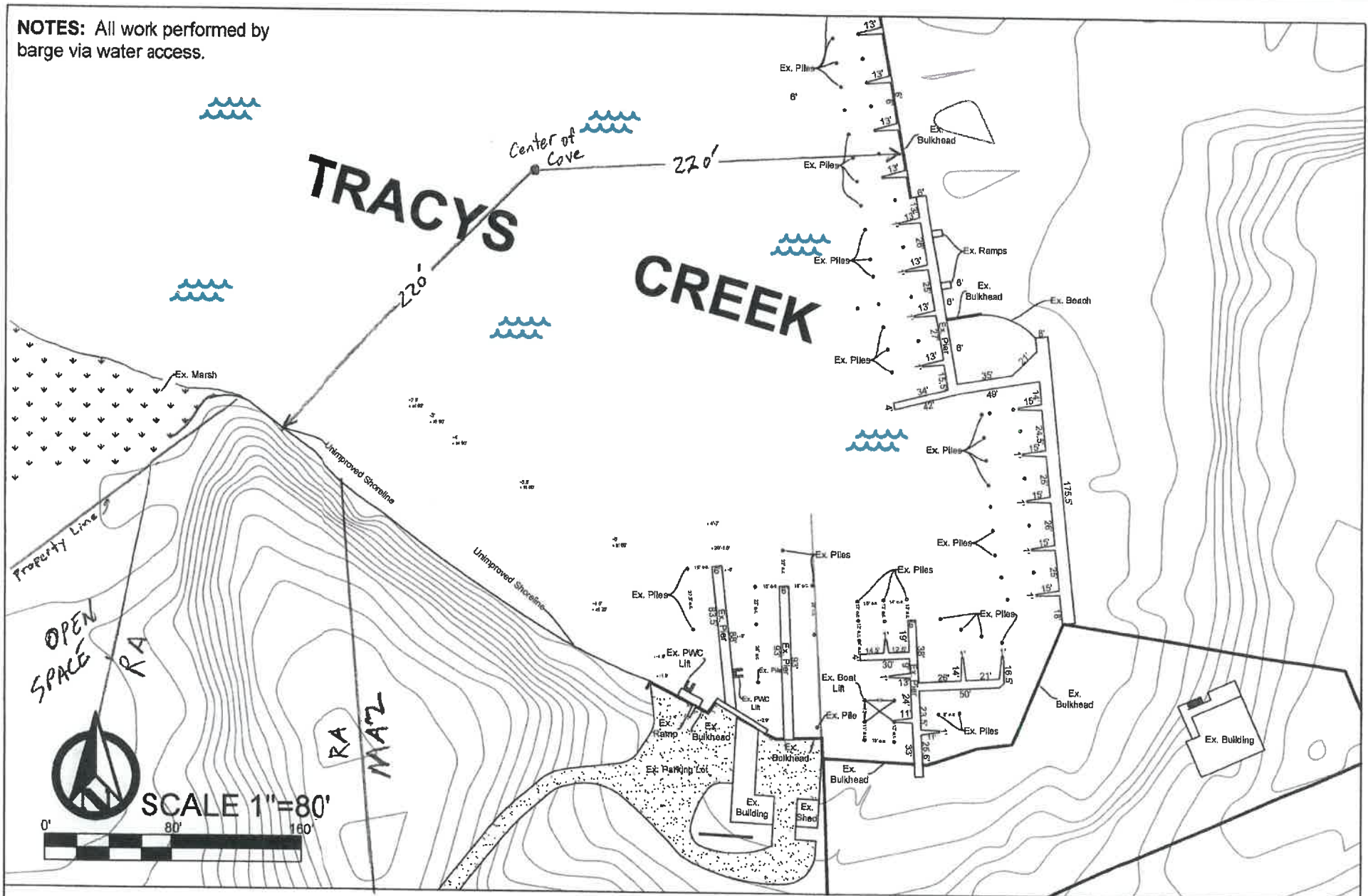
NOTES:

1. TIDAL RANGE IS 1.0 FEET.
2. SOUNDINGS ARE IN FEET AND REFER TO MLW.
3. MATERIAL WILL BE PLACED AT THE TOWN POINT DMP SITE.
4. THESE ARE PERMIT DRAWINGS ONLY. DESIGN DRAWINGS WILL BE PREPARED SEPERATELY.
5. QUANTITIES SHOULD NOT BE USED FOR BIDDING.

Bayland
Consultants & Designers, Inc.
Integrating Engineering and Environment
1321 Mercedes Drive, Suite C Phone: (410) 694-5403
Hanover, Maryland 21076 Fax: (410) 694-5405

TOWN POINT COVE
SPUR 3
EDWIN CRANDELL
TOWN POINT MARINA
6115 LEITCH LANE

NOTES: All work performed by barge via water access.



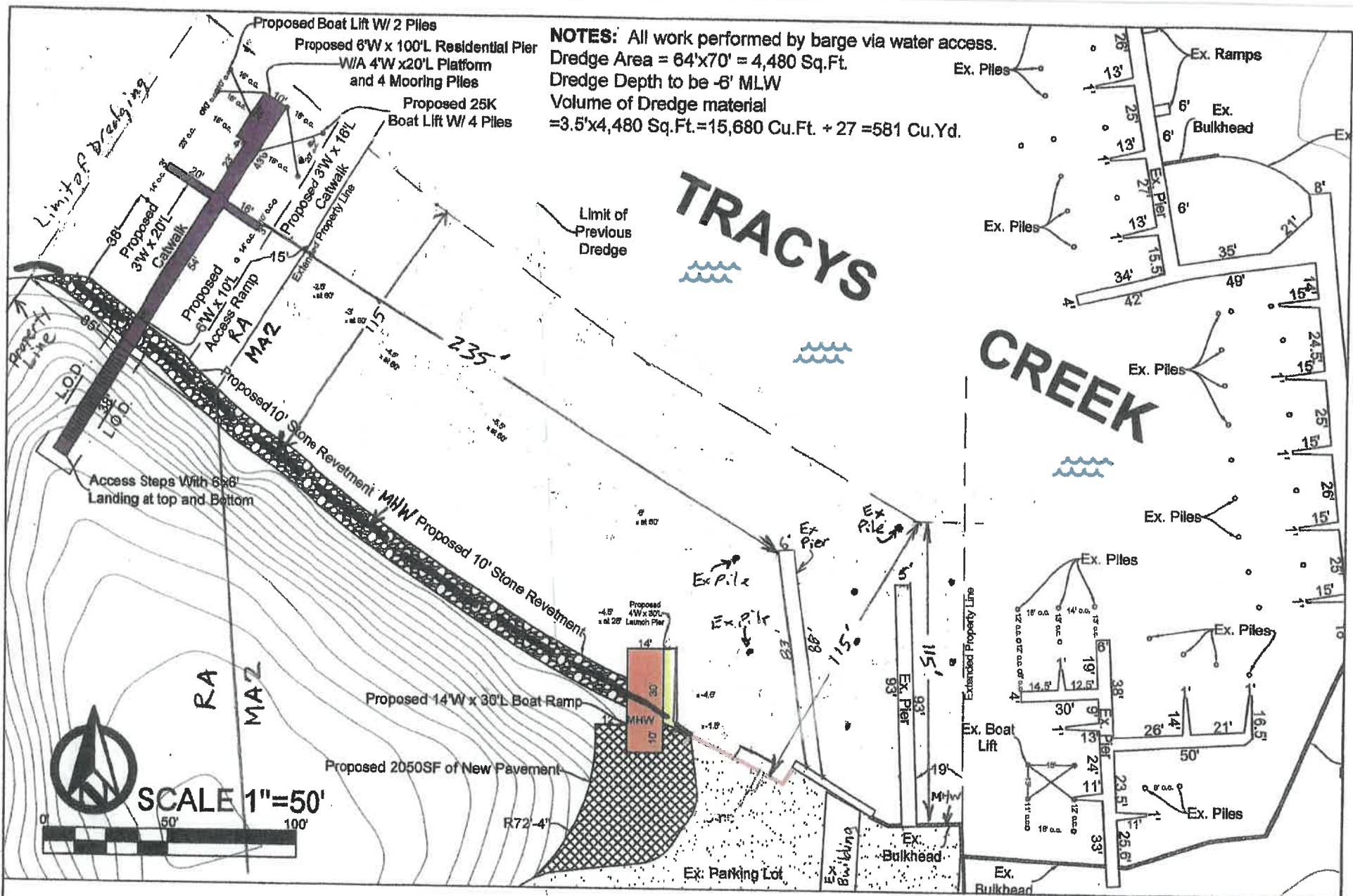
EXISTING CONDITIONS SITE PLAN

Proposed: New Marina
County: Anne Arundel
Waterway: Tracys Creek
Date: 05/18/2023

422 Leitch Rd
Tracys Landing, Maryland

Owner: James Schaeffer
420 Leitch Rd
Tracys Landing, MD 20779

Fig. of ____



PROPOSED CONDITIONS SITE PLAN

422 Leitch Rd
 Tracys Landing, Maryland

Owner: James Schaeffer
 420 Leitch Rd
 Tracys Landing, MD20779

Proposed: Residential Pier
 County: Anne Arundel
 Waterway: Tracy's Creek
 Date: 05/17/2024

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:

Tax Map #	Parcel #	Block #	Lot #	Section
77	135	18		

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 8000-9022-1803

Project Name (site name, subdivision name, or other) Schaefer Property

Project location/Address 422 Leitch Rd

City Tracy's Landing Zip 20779

Local case number _____

Applicant: Last name Schaefer First name James

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:

New Residential Pier

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		
RCA Area	4.55	
Total Area		

Total Disturbed Area

Acres	0
Sq Ft	0

of Lots Created

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

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

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

No Residential Structure

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other

Pier



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2024-0107-V

DATE: September 9, 2024

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File