

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

**APPLICANTS:** Michele Wiseman and  
Ross William Hohman Jr.

**ASSESSMENT DISTRICT:** 3

**CASE NUMBER:** 2024-0068-V

**COUNCILMANIC DISTRICT:** 5

**HEARING DATE:** November 12, 2024

**PREPARED BY:** Joan A. Jenkins   
Planner III

**REQUEST**

The applicants are requesting a variance to allow boatlift pilings (2) with less setbacks than required on property located at 260 Cypress Creek Road in Severna Park.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 12,196 square feet of land, more or less, and is located with approximately 60 feet of frontage on the north side of Cypress Creek Road directly across from Creek Road. The property is identified as Lot 2 of Parcel 394, in Grid 3 on Tax Map 32E in the Cypress Creek subdivision. The property is zoned R5-Residential District. This lot is platted to Cypress Creek, is within the Chesapeake Bay Critical Area designated as LDA - Limited Development Area, and is mapped within a buffer modification area.

The site is developed with a dwelling, a detached garage, a pool, a waterfront shed<sup>1</sup>, and a pier with four mooring pilings. The property is served by a public water and sewer.

**APPLICANTS' PROPOSAL**

The applicants propose to remove the existing 40' by 5' pier and the two mooring pilings west of the existing pier and construct a new pier 40' by 6' with two boatlift pilings on the west side and a 10' by 20' platform on the east side. There are two existing pilings on the east side that will remain.

**REQUESTED VARIANCES**

§ 18-2-404 (b) of the Code requires a pier or mooring piling be set back a minimum of fifteen feet from a lot line extended. The two proposed boatlift pilings will be located 4 feet from the property line extended, requiring variances of 11 feet to the 15-foot required setback.

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<sup>1</sup> This waterfront shed is referred to as a boathouse in the applicants' letter.

## **FINDINGS**

This Office finds that the subject property has approximately 57 feet of frontage at the water's edge. The applicant enjoys the use of a pier with two boat slips. The applicant is rebuilding an existing pier that is 5 feet wide to one that is 6 feet wide, which is the typical width for safety for piers. Two existing pilings will remain and will be incorporated into the design of the new pier. The two proposed boatlift pilings will be located 4 feet farther from the property line extension where there are currently two existing mooring pilings that are to be removed. This property has been under the same ownership as the neighboring property to the west since 2022.

A review of the County aerial photo from 2024 shows piers are common along this shoreline. The site plan shows the proposed pier on the subject property with the described improvements and an adjacent pier to the west and two piers to the east.

The applicant's letter indicates that the location of the new pilings will allow for more water access between pilings.

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

The **Development Division (Critical Area Team)** commented that the proposed project has been reviewed under building permit B02423720. The property lines are drawn correctly as a direct extension channelward from the platted property lines. A MDE license has been issued for the proposed work. The Critical Area Section of Planning and Zoning has no objection to the requested variance.

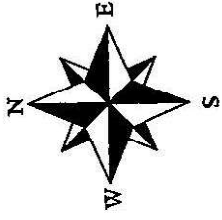
Approval of the variances would not alter the essential character of the neighborhood nor impair the use of the neighboring properties as nearby properties are already developed with piers and associated slips and relocating the two existing pilings to the proposed location creates more waterway between the subject property and the property to the west. The variances would not be detrimental to the public welfare.

Given the longstanding nature of the existing mooring pilings and the location of the proposed boatlift pilings farther from the neighboring property the requested variances for the two pilings are considered to be the minimum necessary to afford relief.

## **RECOMMENDATION**

Based upon the standards set forth in Section 18-16-305 of the Anne Arundel County Code under which a variance may be granted, this Office recommends ***approval*** of variances of 11 feet to allow two boatlift pilings on the west side of the pier located 4 feet from the property line extended 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.



**CYPRESS CREEK**

AA COUNTY  
15 FT SETBACKS

Red dot = Existing Piling (2 total)  
Blue dot = Relocating Piling (2 total) - These two are 4 feet from Property Line and will need the variance

Orange circles are the two current pilings that will be removed and replaced with the 2 blue dots

EXISTING PILING TO REMAIN

12 FOOT RIGHT OF WAY  
FOR USE BY 258 AND 260 CYPRESS CREEK ROAD

MHW & MLW  
AT BULKHEAD

LOCATION OF ORIGINAL PIER

PROPOSED CONDITIONS  
EXPANDED VIEW

SHEET NO: 4 OF 5

SCALE: 1"=30'

DATE: 10/26/2023

REVISION:

**PIER CONSTRUCTION**  
**MICHELLE WISEMAN AND WILLIAM HOHMAN**  
260 CYPRESS CREEK ROAD  
SEVERNA PARK, MD 21146

Michele Wiseman  
Ross William Hohman Jr.  
260 Cypress Creek Rd  
Severna Park, MD 21146

June 27, 2024

Attn: Anne Arundel County of Zoning  
RE: Variance Letter of Explanation

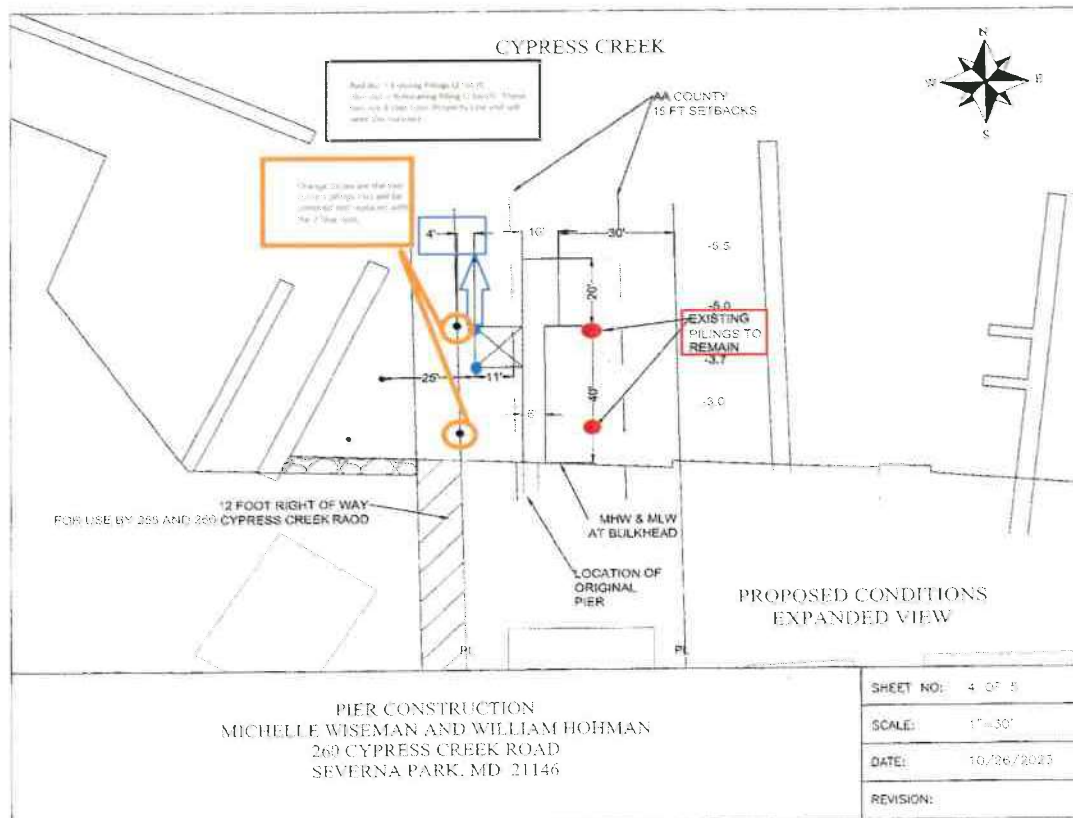
To whom it may concern:

This variance request is to relocate the current 2 current pilings on the western side of 260 Cypress Creek Rd from the current property line to 4 feet to the east of the property line for the proposed boat lift.

The full project includes replacing all pilings and widening the current pier to 6 feet wide as well as increasing the length from 40 feet to 60 feet with a 10 foot wide by 20 foot long platform. On the western side of the proposed pier is where the proposed boat lift is expected to be placed.

The image below shows the current pilings are shown as being on the property line (shown in orange circles) between the 256 Cypress Creek Road and 260 Cypress Creek Road which are to be removed and relocated with two pilings (shown in blue on the plan below) closer to the new pier for the proposed boat lift.

The request is for a variance of 11 feet on the Western side of 260 Cypress Creek Road.



The following paragraphs are in response to some questions that may be asked during the variance hearing:

Allowing this variance to go through to move the two pilings 4 feet east will give 256 more water access in between pilings. The existing pilings are in line with the property line.

The existing pier is in line with the steps going up to the house next to the boat house. The boat house is a structure that has been built into the hill and has been on the property since before 1970.

The variance is for the two pilings on the western side of the property, closest to 256 Cypress Creek property. There is a 12-foot strip of land between 256 and 260 Cypress Creek Road that is the requested area for the variance. When looking at the property from the water, the bulkhead on the 260 Cypress Creek Property includes this 12 foot strip of land. This was done by the previous owner of 260 who maintained and preserved it for over 30 years.

If we put the lift on the eastern side of the pier, the entranceway would be too narrow for a boat to fit. The boat lift is requested on the western side due to pilings on the eastern side creating too narrow of an entrance way for a boat to park on a lift. By relocating the existing pilings, the neighboring property will benefit from the additional 4 feet and therefore allow additional water access.

By relocating the pilings that already exist, we will allow for a larger distance between poles in the water from the neighboring property. In addition, doing the full reconstruction of the pier and the pilings at one time will reduce the amount of disturbance to our waterways habitat as well as the disrupting neighbors.

Relocating the pier would require redoing the entire waterfront side of the property versus just the pier. This property has a unique and antique boat house built on the side of the hill creating an "old time" look and feel to the waterfront property. Relocating the pier into the middle of the property would throw off the aesthetic and uniqueness of this property. The pier is in line with the existing concrete steps that are also built into the hill. Relocating the pier would be a tremendous project and need a lot of additional funds to rework the waterfront to try and preserve the current historical look.

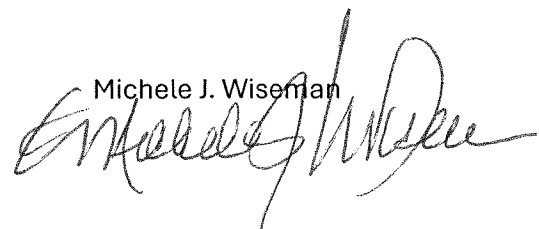
The lot size is rectangular from the road down to the water on about 1/3 acre of land. The neighbors on the west side of the property are the owners of the proposed property.

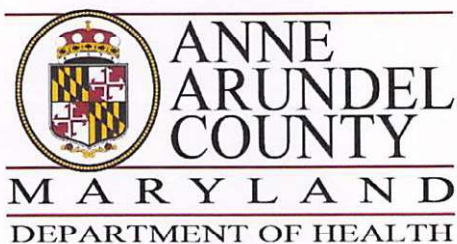
Sincerely,

Ross William Hohman Jr.



Michele J. Wiseman






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: August 27, 2024

RE: Michele Wisemand & Ross William Hohman Jr.  
260 Cypress Creek Road  
Severna Park, MD 21146

NUMBER: 2024-0068-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow 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

# 2024-0068-V

Menu Cancel Help

Task Details OPZ Critical Area Team

**Assigned Date**

08/26/2024

**Assigned to**

Melanie Mathews

**Current Status**

Complete w/ Comments

**Action By**

Melanie Mathews

**Comments**

The proposed project has been reviewed under building permit B02423720. The property lines are drawn correctly as a direct extension channelward from the platted property lines. An MDE license has been issued for the proposed work. The critical area section of Planning and Zoning 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**

09/16/2024

**Assigned to Department**

OPZ Critical Area

**Status Date**

10/03/2024

**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**

Melanie Mathews

**Reviewer Phone Number**

410-222-6136

**Reviewer Email**

PZMATH20@aacounty.org



**Maryland**  
Department of  
the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

January 04, 2024

William Hohman  
c/o Richard J Ayella  
Heatherwood Consulting  
9879 Fox Hill Court  
Ellicott City, MD 21042

Via email: heatherwoodec@gmail.com

Re: Agency Interest Number: 180286  
Tracking Number: 202361787  
Tidal Authorization Number: 23-PR-1144

Dear William Hohman:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at [https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6\\_conditions.aspx](https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx). You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) **A3**. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Alaina Esposito at [Alaina.esposito@maryland.gov](mailto:Alaina.esposito@maryland.gov) or 410-537-4272 with any questions.

Sincerely,

Heather Hepburn, Chief  
Western Region  
Tidal Wetlands Division





STATE OF MARYLAND  
DEPARTMENT OF THE ENVIRONMENT  
WATER AND SCIENCE ADMINISTRATION  
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **23-PR-1144**  
EFFECTIVE DATE: **January 04, 2024**  
EXPIRATION DATE: **January 03, 2027**  
LICENSEE: **William Hohman**  
ADDRESS: **260 Cypress Creek Rd**  
**Severna Park, MD 21146-1047**  
PROJECT LOCATION: **260 Cypress Creek Rd**  
**Severna Park, MD 21146-1047**  
**Cypress Creek in Anne Arundel County**

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **William Hohman** (“LICENSEE”) IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION (“ADMINISTRATION”) TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **October 26, 2023**, PREPARED BY **Heatherwood Consulting**, AND APPROVED BY THE ADMINISTRATION’S TIDAL WETLANDS DIVISION ON **January 04, 2024**, AND INCORPORATED HEREIN:

1. *Remove existing pier and associated structures; and*
2. *Construct a 40-foot long by 6-foot wide pier with a 10-foot wide by 20-foot long platform, one pile, and one boat lift with associated piles, all work extending a maximum of 60-feet channelward of the mean high water line.*

## SPECIAL CONDITIONS

- A. The Licensee shall obtain a variance from Anne Arundel County prior to commencement of construction. This License is not valid unless the variance is obtained.
- B. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.
- C. The existing or authorized pier shall not comprise more than a maximum of 6 slips, lifts, or hoists inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
- D. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.

# GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at [MDE.MCLB@maryland.gov](mailto:MDE.MCLB@maryland.gov) or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.

- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 537-3510.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 537-3510.

By authority of the Secretary of the Environment:



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Heather L. Nelson, Program Manager  
Wetlands and Waterways Protection Program

Jan 9, 2024

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Date

Tidal Wetland Reviewer: *ACE*

Supervisor Concurrence: *AA*

Tracking Number: 202361787  
Agency Interest Number: 180286

Enclosure: Plans dated **October 26, 2023**  
cc: WSA Inspection & Compliance Program

23-PR-1144  
202361787  
180286  
10/26/2023  
ACE

# APPLICATION FOR AUTHORIZATIONS

to

## CONSTRUCT A NEW PIER

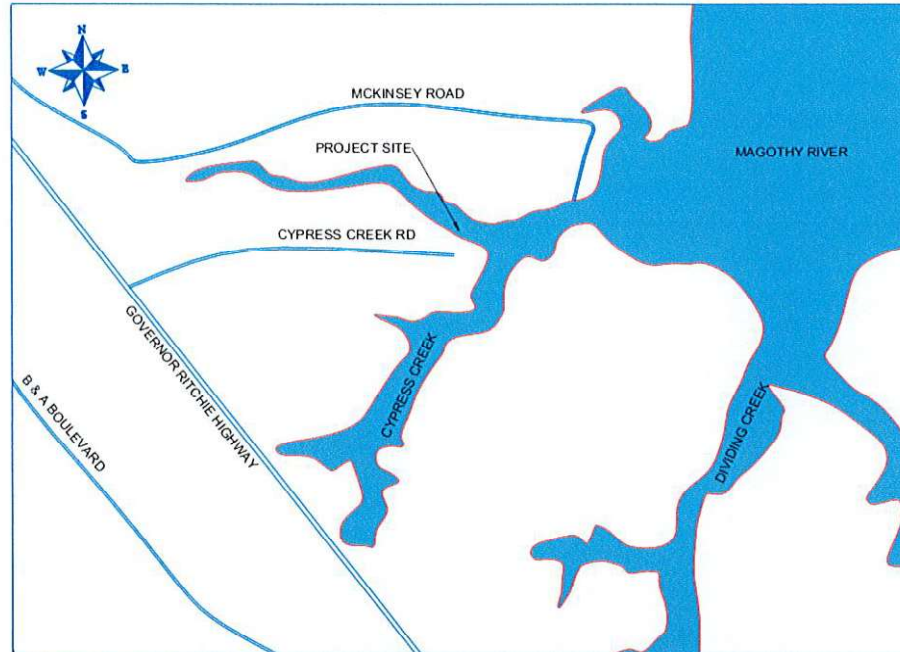
on

### CYPRESS CREEK

#### ANNE ARUNDEL COUNTY MARYLAND

39° 4'23.46"N 76°31'39.45"W

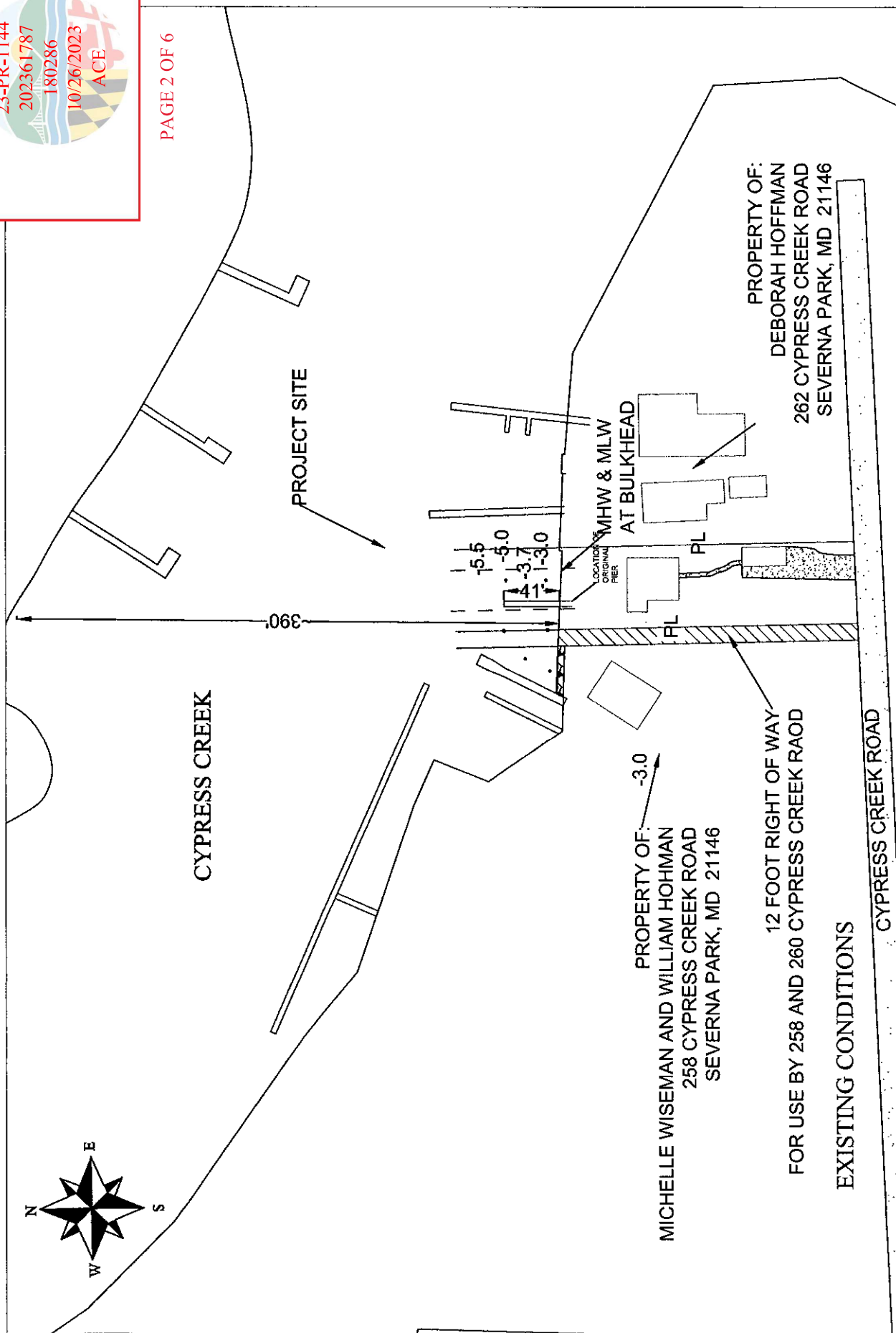
PAGE 1 OF 6



MICHELLE WISEMAN AND WILLIAM HOHMAN  
260 CYPRESS CREEK ROAD  
SEVERNA PARK, MD 21146

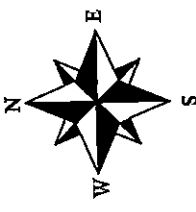
23-PR-1144  
 202361787  
 180286  
 10/26/2023  
 ACE

PAGE 2 OF 6



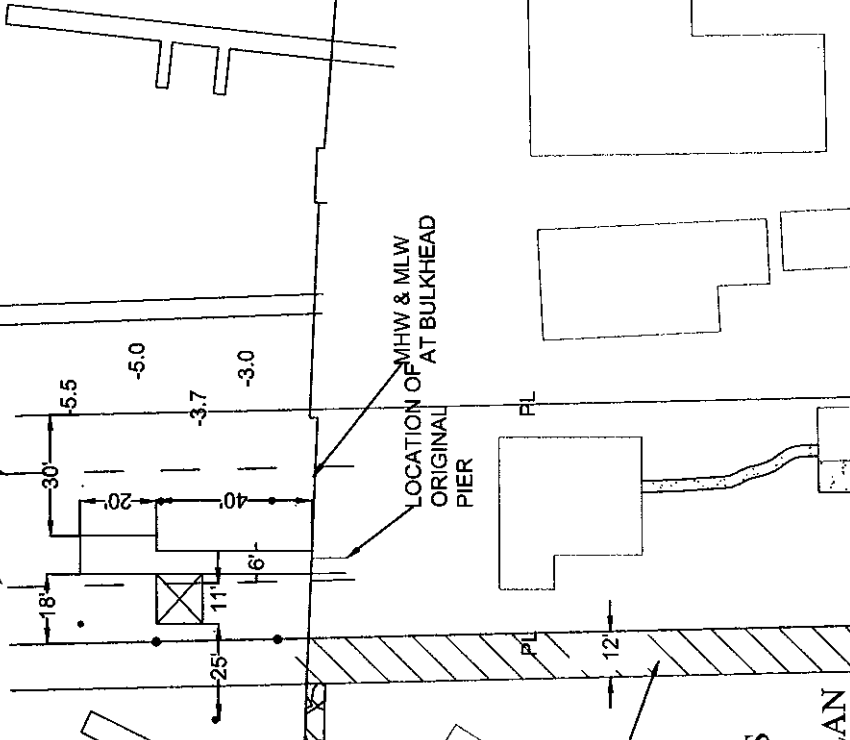
SHEET NO:	2 OF 5
SCALE:	1" = 100'
DATE:	10/26/2023
REVISION:	

PIER CONSTRUCTION  
 MICHELLE WISEMAN AND WILLIAM HOHMAN  
 260 CYPRESS CREEK ROAD  
 SEVERNA PARK, MD 21146



CYPRESS CREEK

AAA COUNTY  
15 FT SETBACKS

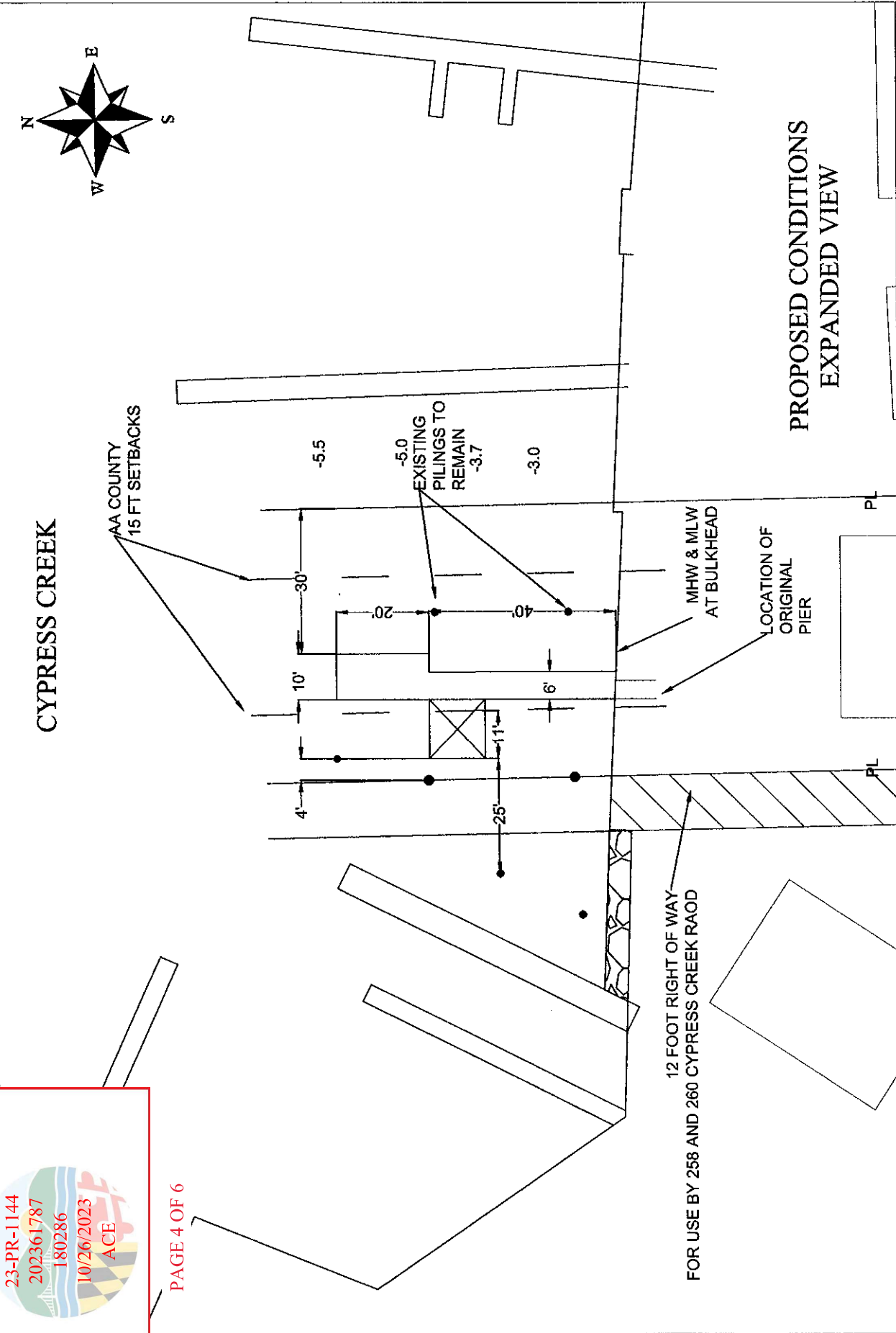


**PROPOSED CONDITIONS  
AND  
BUFFER MANAGEMENT PLAN**

**PIER CONSTRUCTION**  
**MICHELLE WISEMAN AND WILLIAM HOHMAN**  
260 CYPRESS CREEK ROAD  
SEVERNA PARK, MD 21146

SHEET NO:	3 OF 5
SCALE:	1"=50'
DATE:	10/26/2023
REVISION:	

23-PR-1144  
202361787  
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10/26/2023  
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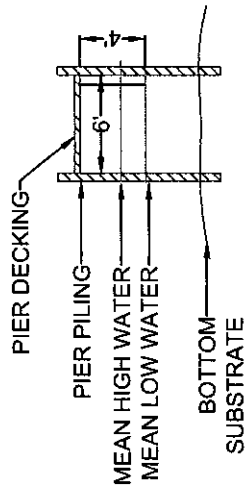
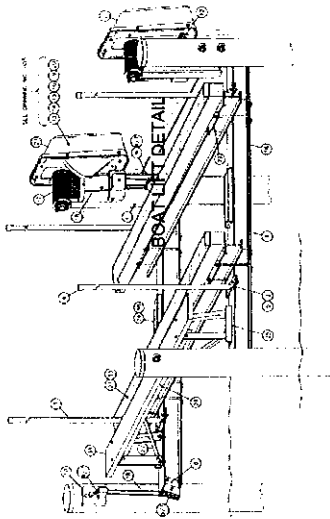


**PROPOSED CONDITIONS  
EXPANDED VIEW**

SHEET NO:	4 OF 5
SCALE:	1"=30'
DATE:	10/26/2023
REVISION:	

**PIER CONSTRUCTION**  
**MICHELLE WISEMAN AND WILLIAM HOHMAN**  
 260 CYPRESS CREEK ROAD  
 SEVERNA PARK, MD 21146

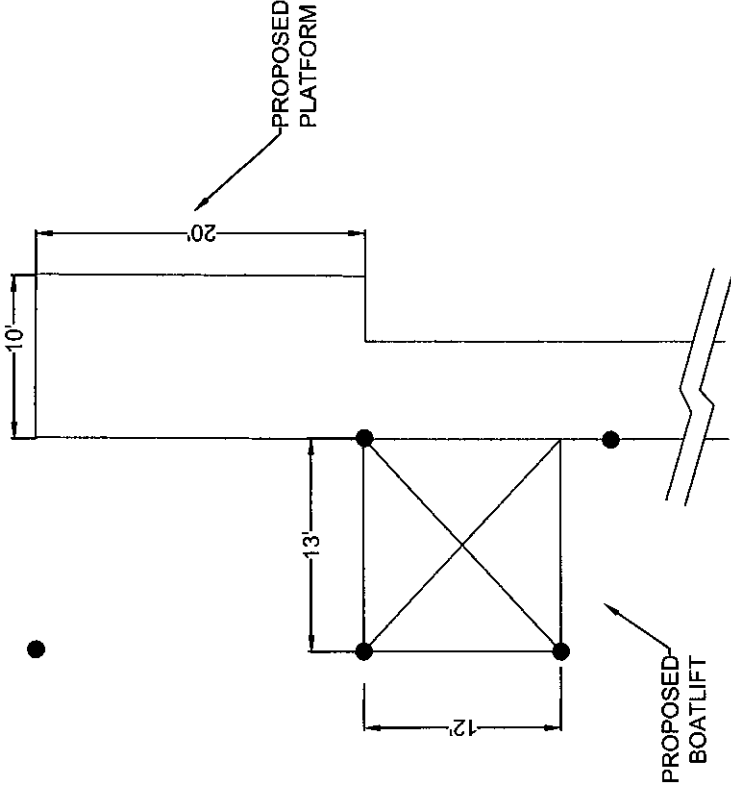
23-PR-1144  
 202361787  
 180286  
 10/26/2023  
 ACE



PIER OVER OPEN WATER CROSS SECTION

NOTES:

1. DIMENSIONS AND SPECIFICATIONS OF ALL MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT ARE TO BE DETERMINED BY THE PROJECT CONTRACTOR AND PROPERTY OWNER.
2. EXTENDED PROPERTY LINES ARE FOR PERMIT PURPOSES AND ARE NOT INTENDED TO CONVEY ANY PROPERTY RIGHTS. LOCATION OF PROPERTY LINES ARE FROM COUNTY IMAGERY AND SHOULD BE VERIFIED BY PROPERTY OWNER.
3. THESE PLANS ARE FOR PERMIT PURPOSES ONLY.
4. ANY DISTURBANCE TO THE BUFFER WILL BE RESTORED UPON PROJECT COMPLETION.
5. PIER DECKING IS TO BE A MINIMUM OF 4 FEET ABOVE MLW OVER OPEN WATER.



TYPICAL PLAN VIEW OF PIER AND PROPOSED BOAT LIFT

For the protection of listed species, a pile driving method will be utilized to maintain noise levels at a threshold not to exceed 150 dB re 1 µPaRMS or 206 dB peak re 1µPa and will meet one of the following conditions:

- (1) Plastic or concrete piles will be less than 12 inches when a cushioned impact hammer or vibratory hammer is utilized for installation.
- (2) Timber piles will be 10 inches or less when a vibratory hammer is utilized for installation.
- (3) Vinyl or timber sheet piles will be 24 inches or less in width, as measured from the outer edge of corrugation to the inner edge of corrugation, when a cushioned impact hammer or vibratory hammer is used.
- (4) Pile driving activities will be located within tidal or nontidal wetlands.
- (5) Piles of any size/type with any hammer method will be installed behind diversion structures or in the dry when the tide is out in the intertidal zone.



PIER CONSTRUCTION  
 MICHELLE WISEMAN AND WILLIAM HOHMAN  
 260 CYPRESS CREEK ROAD  
 SEVERNA PARK, MD 21146

SHEET NO: 5 OF 5

SCALE: NONE

DATE: 10/26/2023

REVISION:



23-PR-1144  
202361787  
180286  
10/26/2023  
ACE

PAGE 6 OF 6



MICHELLE WISEMAN AND WILLIAM HOHMAN  
260 CYPRESS CREEK ROAD  
SEVERNA PARK, MD 21146











# 23-PR-1144\_License and Plans

Final Audit Report

2024-01-09

Created:	2024-01-05
By:	Alaina Esposito (alaina.esposito@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsKBHIZBZ7Ck4BLTILz4KH_SGz2DLZAI3

## "23-PR-1144\_License and Plans" History

-  Document created by Alaina Esposito (alaina.esposito@maryland.gov)  
2024-01-05 - 2:31:11 PM GMT
-  Document emailed to twdwestpermit.mde@maryland.gov for signature  
2024-01-05 - 2:33:50 PM GMT
-  Email viewed by twdwestpermit.mde@maryland.gov  
2024-01-05 - 8:30:06 PM GMT
-  Signer twdwestpermit.mde@maryland.gov entered name at signing as HH  
2024-01-05 - 8:30:34 PM GMT
-  Document e-signed by HH (twdwestpermit.mde@maryland.gov)  
Signature Date: 2024-01-05 - 8:30:36 PM GMT - Time Source: server
-  Document emailed to wwppepermits.mde@maryland.gov for signature  
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2024-01-09 - 5:01:07 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson  
2024-01-09 - 5:01:19 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)  
Signature Date: 2024-01-09 - 5:01:21 PM GMT - Time Source: server
-  Agreement completed.  
2024-01-09 - 5:01:21 PM GMT

**JOHN J. DOWLING**  
ATTORNEY AT LAW  
150 SOUTH STREET  
P.O. BOX 226  
ANNAPOLIS, MARYLAND 21404  
269-1053

October 10, 1988

Ms. Shirley Plank  
260 Cypress Creek Road  
Severna Park, MD 21146

RE: 12 Foot Right-of-Way

Dear Ms. Plank:

Enclosed please find:

- a. photocopy of part of Tax Map 32E
- b. summary of title Plank Property and Hohman Property
- c. photocopy of part of the plat of Cypress Creek Plat Book 11 Folio 45
- d. copy of plat, part of Lots 2 and 3, to be conveyed to R. W. Hambleton
- e. photocopy of Deed HES 4452-210

The right-of-way in question is only valid between you and Mr. and Mrs. Hohman, who own the adjoining property. It was not created for the benefit of the community at large, and there is no evidence that anyone other than the adjoining lot/parcel owners has a right to the use of said right-of-way.

The fee or absolute ownership is in Mr. and Mrs. Hohman, subject to your right to use twelve (12) feet. It was created to serve two lots in 1928, which lots are now part of the Hohman property (see Hohman Deed-Item E).

It would be necessary for you to have a survey of your property to determine the exact location of the right-of-way, but whatever the case, the community association cannot use the right-of-way unless you or the Hohmans grant them that right. Look over the material and give me a call.

Very truly yours,

  
John J. Dowling

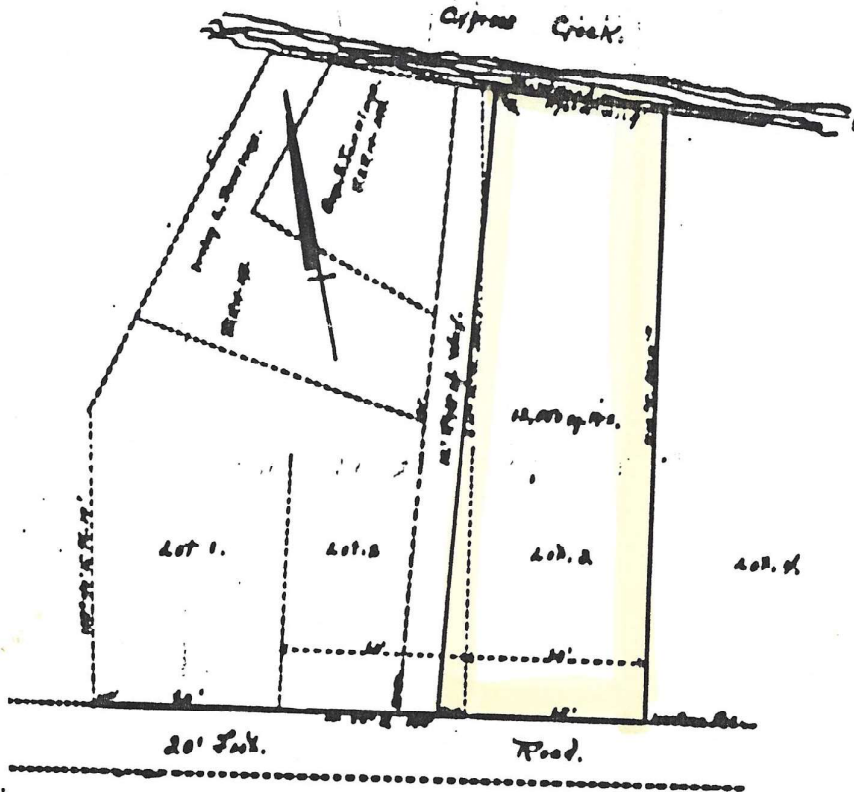
JJD:clq  
Attachment

conveying land to be their act.  
WITNESSE my hand and Notarial Seal.

(Notarial Seal)

May 6, 1900.  
Notary Public.

Recorded March 20, 1900, 8 P.M.



Part of lot  $\frac{2 \frac{1}{2}}{10}$  to be conveyed.

A. W. Handlert.

See Plat Book. C. W. 1-20.

See 1750.

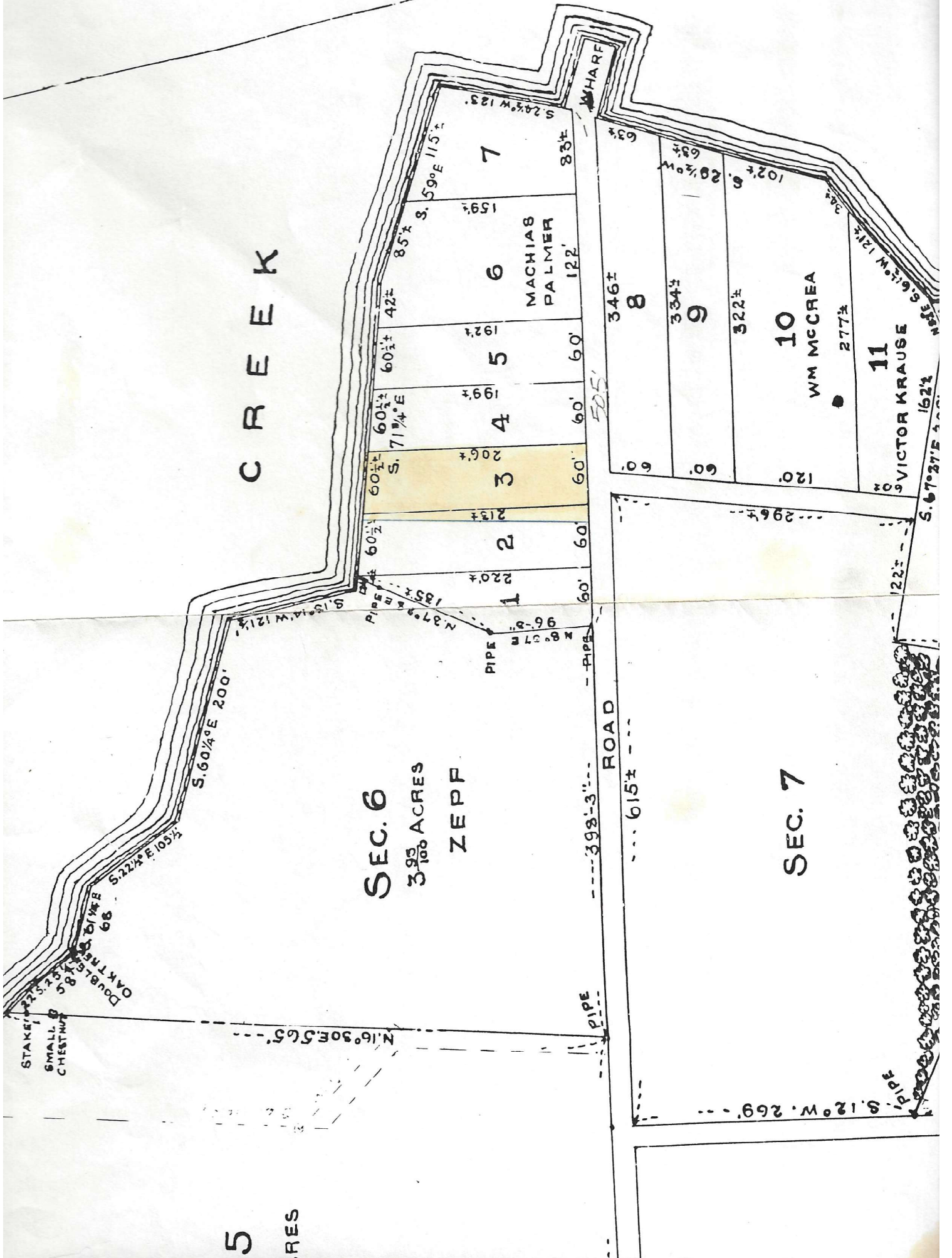
Edward H. H. H.  
Notary Public.

SEC 5  
ACRES

SEC. 6  
3<sup>95</sup>/<sub>100</sub> ACRES  
ZEPF

SEC. 7

C R E E K



STAKE  
SMALL  
CHESTNUT  
DOUBLE  
OAK  
PIPE  
68  
5.22 $\frac{1}{2}$  E 105 $\frac{1}{2}$   
5.60 $\frac{1}{4}$  E 200'

N. 16 $\circ$  30' E. 56.5'  
PIPE  
N. 27 $\circ$  30' E. 185'  
PIPE  
N. 8 $\circ$  07' E. 96.5'  
PIPE  
S. 15 $\circ$  14' W. 121'  
S. 20 $\frac{1}{2}$  W. 68'  
S. 20 $\frac{1}{2}$  W. 68'  
S. 67 $\circ$  27' E. 162'

SEC. 7  
S. 12 $\circ$  W. 269'  
PIPE  
S. 67 $\circ$  27' E. 162'  
S. 61 $\circ$  12' W. 121'  
S. 61 $\circ$  12' W. 121'  
S. 20 $\frac{1}{2}$  W. 68'  
S. 20 $\frac{1}{2}$  W. 68'  
S. 24 $\circ$  W. 123'  
S. 24 $\circ$  W. 123'  
S. 24 $\circ$  W. 123'  
S. 24 $\circ$  W. 123'



**Legend**

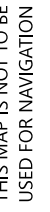
- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City
- Planning
- County Planning



Notes

none

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.



THIS MAP IS NOT TO BE USED FOR NAVIGATION