

LETTER OF EXPLANATION
AAC Variance Application
OWNER: John & Leslie Wallop (Doug & Ann)
213 Winchester Beach Drive, Annapolis, MD 21409
1/3/2025

Property Information: Parcel 01, Block 05, Lot 53R, Map 45, Subdivision – Winchester on the Severn. Zoned R2 Residential District. The waterfront lot is located on the Severn River. Chesapeake Bay Critical Area – Limited Development Area (LDA).

Existing Conditions: The property boundaries narrow at the waterfront. There is no existing pier. The existing boat lift and piles, owned by Rosemary Wallop, 215 Winchester Beach Drive, angle in front of this property. The extended property line to the East was drawn using the method, Extension of the Last Course of the Lot Line. The extended property line to the West was drawn using the method, Generally Parallel with Existing Piers (215 Winchester Beach Drive) and not running through existing structures.

Proposed Construction: Install 6' x 48' pier and 10' x 15' x 20' triangle platform (195 SF). Total length = 68'. Install 2 boat lift piles for a 10' x 13' boat lift (8K).

Variance Requested: A variance of 15' is requested on both sides of the property.

Adjacent Property Owners:

Rosemary Wallop – 215 Winchester Beach Drive, Annapolis, MD 21409 (West)
Chris & Melissa Kerr – 211 Winchester Beach Drive, Annapolis, MD 21409 (East)

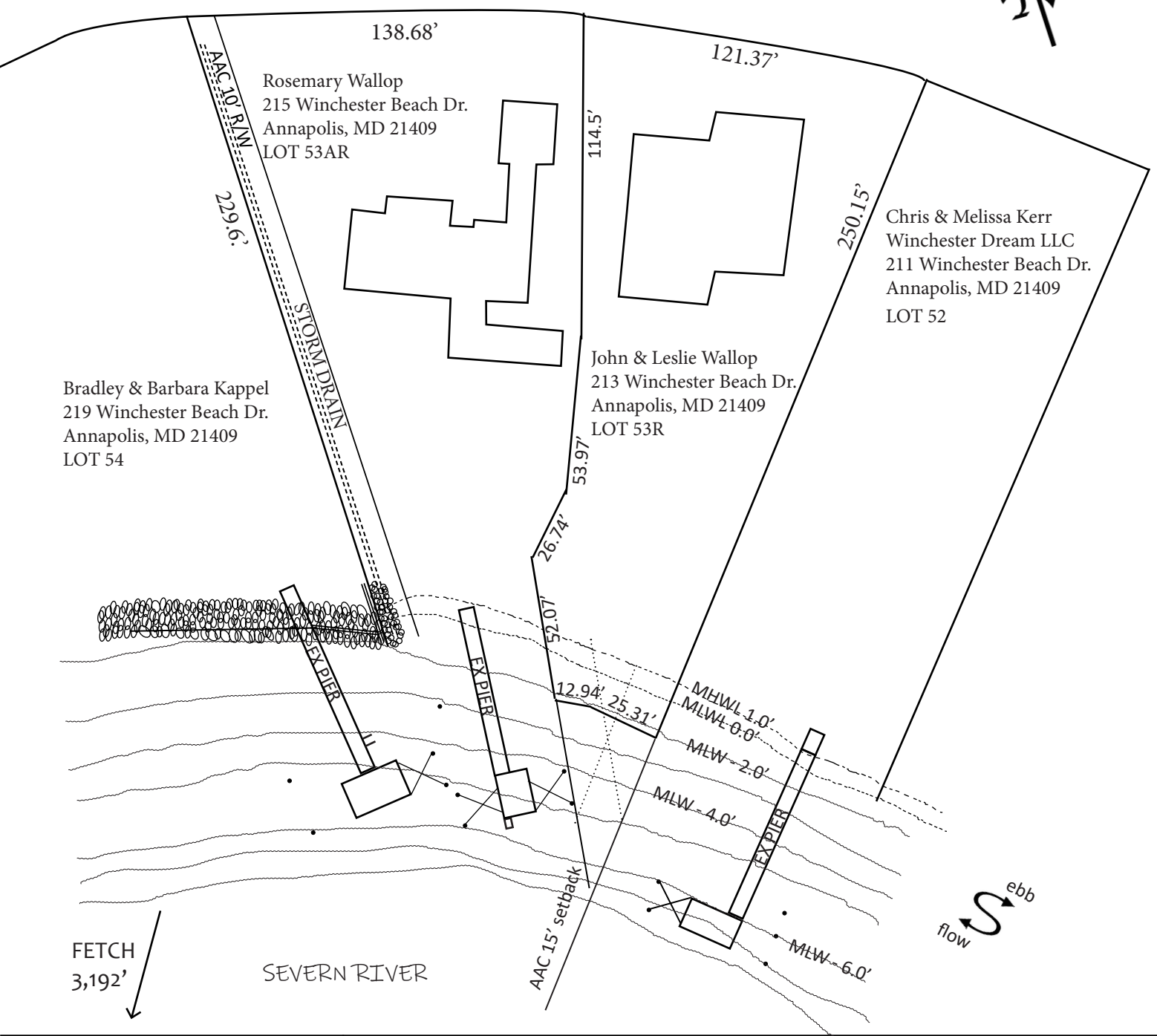
Justification:

- The extended property lines narrow at the waterfront, extending channelward.
- Rosemary Wallop's existing pier, pilings, and boat lift angle toward Doug & Ann Wallop's property, crossing in front of the property.
- Between the angled pier at 215 Winchester Beach Drive, and the approved extended property line between 213 Winchester Beach Drive and 211 Winchester Beach Drive, the buildable water area becomes a triangle, with limited space.
- Currently, most of the piers along the shoreline in both directions have at least one boat lift and/or a platform.
- Therefore, the homeowner is asking for the minimum necessary to afford relief – one 6' wide pier, 195 SF platform, and two boat lift piles. In fact, the platform will be 5 SF smaller than the maximum allowed.

Impact to Neighbors:

- The proposed pier will be located 1 foot away from the boat lift pile at 215 Winchester Beach Drive.
- The proposed channelward boat lift pile will be located 30 feet away from the existing boat lift at 211 Winchester Beach Drive.

Critical Area Report: This is a residential property. All but 10' of the proposed pier will be channelward of MHWL. Therefore, minimal land disturbance will occur. No trees or shrubs will be removed. Impact on water quality and habitat – N/A. The Impervious surface will increase by 60 SF after proposed construction. There are no wildlife habitats of local significance.



PAGE 9 OF 12

SCALE 1" = 50'

EXISTING CONDITIONS

NOTES: No mapped SAV are present.
 All construction is by water access.
 All pile measurements are center to center.

This plan is for permit use only by RKN Marine Permits & Services.
 All measurements, water depths, extended property lines, and setbacks are approximate.
 For precise property boundary measurements, owner should conduct a boundary survey.

FOR PERMIT USE ONLY BY:

 **RKN**
Marine Permits & Services

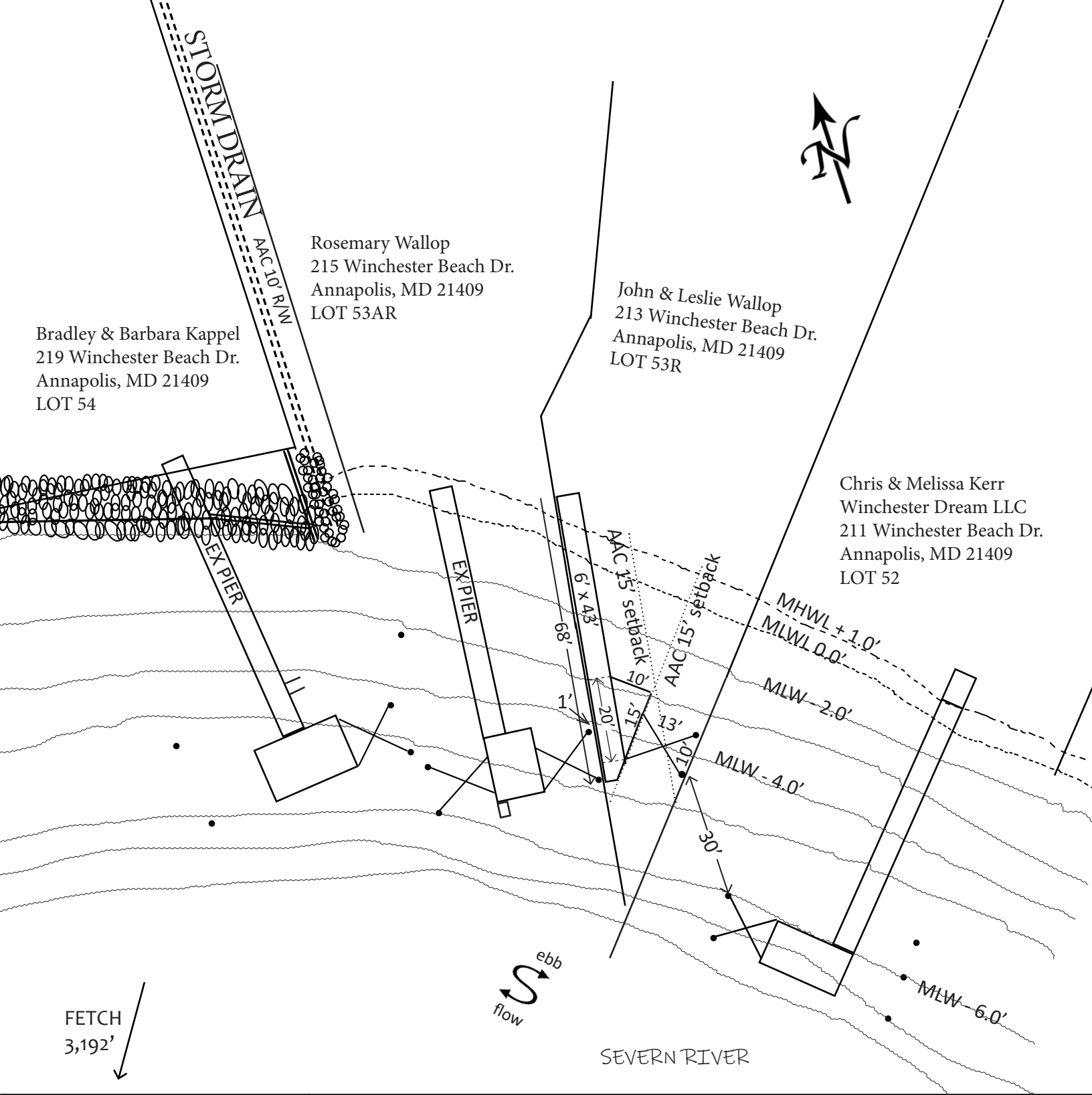
1160 Indian Landing Road
 Millersville, MD 21108
 renee.norris@comcast.net
 410-923-0262

OWNER/APPLICANT:

JOHN & LESLIE WALLOP
 213 Winchester Beach Drive
 Annapolis, MD 21409
 Severn River/AAC - B02414300
 REVISED 1/3/2025
 3909-3239-4460

PROPOSED CONSTRUCTION:

Install 6' x 48' pier and 10' x 15' x 20' triangle platform (195 SF). Total length = 68'.
 Install 2 boat lift piles for a 10' x 13' boat lift (8K).
 Variance requested:
 15' on both sides of the property



FETCH
3,192'

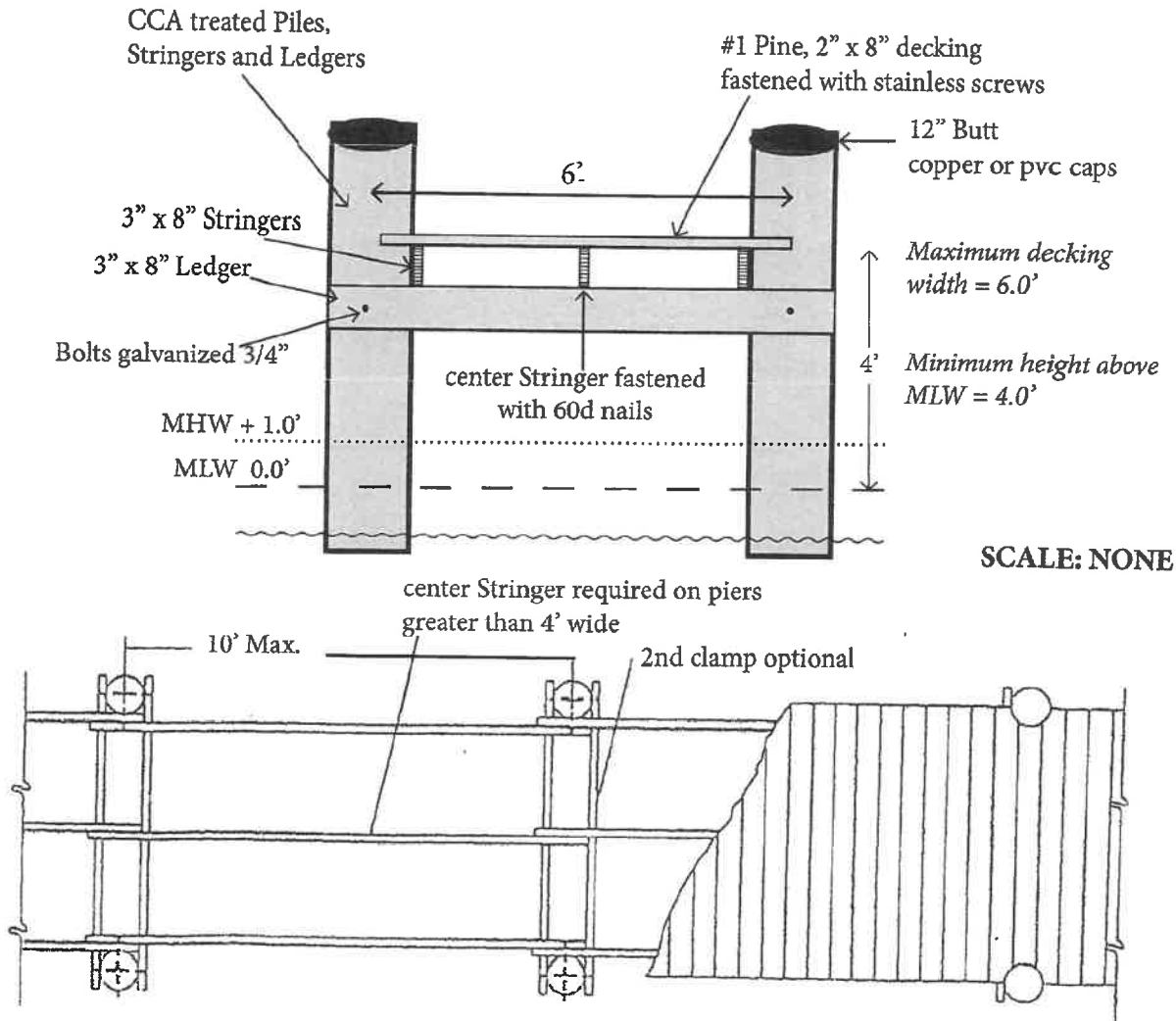
NOTES: No mapped SAV are present. This plan is for permit use only by RKN Marine Permits & Services.
 All construction is by water access. All measurements, water depths, extended property lines, and setbacks are approximate.
 All pile measurements are center to center. For precise property boundary measurements, owner should conduct a boundary survey.

FOR PERMIT USE ONLY BY:
 **RKN**
Marine Permits & Services
 1160 Indian Landing Road
 Millersville, MD 21108
 renee.norris@rknmarinepermits.com
 410-923-0262

OWNER/APPLICANT:
 JOHN & LESLIE WALLOP
 213 Winchester Beach Drive
 Annapolis, MD 21409
 Severn River/AAC - B02414300
 REVISED 1/3/2025
 3909-3239-4460

PROPOSED CONSTRUCTION:
 Install 6' x 48' pier and 10' x 15' x 20' triangle platform (195 SF). Total length = 68'.
 Install 2 boat lift piles for a 10' x 13' boat lift (8K).
 Variance requested:
 15' on both sides of the property

PIER CONSTRUCTION PLAN



DRAWING FOR PERMIT PURPOSES ONLY

1. Treatment shall be per AWPA Standards: (1) Piles - 1.5 lb/ft CCA Type C. For areas of severe marine infestations 2.5 lb/ft CCA is recommended: (2) Decking and Stringers - 0.5 lb/ft Penta or 0.4 lb/ft CCA Type C.
2. All steel hardware shall be hot dip galvanized after fabrication.
3. For pier widths of 4' or less a center stringer is not required.
4. For piles extending more than 5 ft. above mean low water, the pile length must be increased accordingly.
5. Where this standard calls for a pair of 1/2" x 6" lag bolts, a single 3/4" bolt with 2" washer and a square Nut may be substituted.
6. All bolts to be thru bolted and recessed on the outboard side.
7. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ, the structure shall be designed and sealed by a professional Engineer registered to practice in the State of Maryland.
8. The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant to determine if conditions require design modifications. RKN Marine Permits & Services and the Engineer assume no responsibility or liability for performance of the structure on this drawing.

FOR PERMIT USE ONLY

RKN
Marine Permits & Services
 1160 Indian Landing Road
 Millersville, MD 21108
 renee.norris@comcast.net

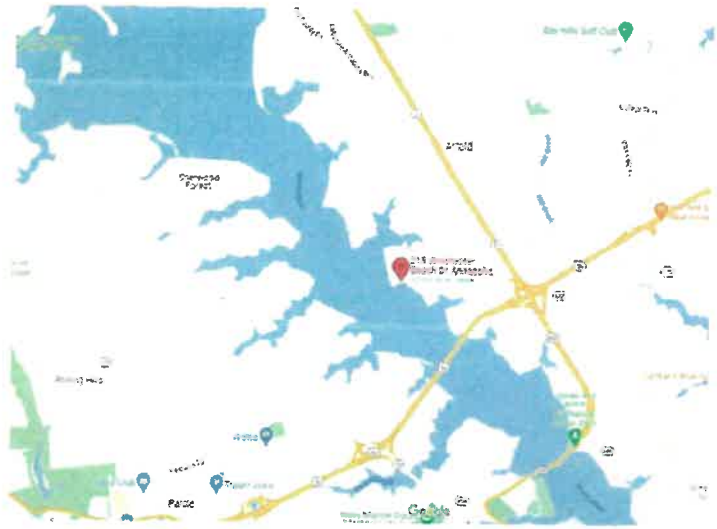
OWNER

JOHN & LESLIE WALLOP
 213 Winchester Beach Drive
 Annapolis, MD 21409
 Severn River/AAC - B02414300
 REVISED 10/29/2024
 3909-3239-4460

PROPOSED CONSTRUCTION

Install 6' x 90' pier.
 Variance requested: 1' to 7'

VICINITY MAP AND AERIAL PHOTOS



PROPERTY OWNERS WITHIN 175'


Owner: KAPPEL BRADLEY R TRUSTEE
 Address: 219 WINCHESTER BEACH DR, ANNAPOLIS 21409
 Tax Account: 390928311300

Owner: WALLOP ROSEMARY N
 Address: 215 WINCHESTER BEACH DR, ANNAPOLIS 21409
 Tax Account: 390932394400

Owner: WINCHESTER DREAM LLC
 Address: 211 WINCHESTER BEACH DR, ANNAPOLIS 21409
 Tax Account: 390919513300

Owner: YAVALAR DERLYA
 Address: 209 WINCHESTER BEACH DR, ANNAPOLIS 21409
 Tax Account: 390933510480

NOTE: No SAV per 2016-2020 SAV Composite

FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
 1160 Indian Landing Road Millersville, MD 21108 renee.norris@comcast.net	JOHN & LESLIE WALLOP 213 Winchester Beach Drive Annapolis, MD 21409 Severn River/AAC - B02414300 REVISED 10/29/2024 3909-3239-4460	Install 6' x 90' pier. Variance requested: 1' to 7'
PAGE 12 OF 12	All construction water access.	All measurements shall be field verified by contractor.

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: 9/25/2024

Tax Map #	Parcel #	Block #	Lot #	Section
45	01	05	53R	

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

**Complete Only Page 1
General Project Information*

Tax ID: 3909-3239-4460

Project Name (site name, subdivision name, or other) John and Leslie Wallop

Project location/Address 213 Winchester Beach Drive

City Annapolis Zip 21409

Local case number B02414300

Applicant: Last name Wallop First name John

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:

Residential

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

Project Type (check all that apply)

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

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area		60
LDA Area		19,558			
RCA Area			# of Lots Created		
Total Area		19,558			

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		60
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		

VARIANCE INFORMATION (Check all that apply)

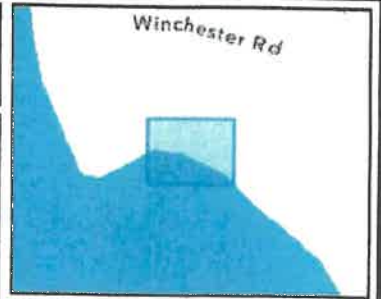
	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		60	Buffer Forest Clearing		0
Non-Buffer Disturbance			Mitigation		

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

Revised 12/14/2006



213 Winchester Beach Drive TOPO



Legend

Foundation
 Addressing
 Parcels
 Elevation
 Topo 2020
 Index
 Intermediate

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USBA, USFWS



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

Notes

1" = 50'
 Page 8 of 12