



Anne Arundel County Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

November 27, 2024

Property Owners: Robert Holden and Cynthia Fletcher Holden
Site Address: 834 Riverside Drive, Pasadena, MD 21122
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The property owners, who recently purchased the property, are requesting authorization to relocate the existing boat lift and associated pilings to the eastern side of the pier and to construct a 20-foot by 6-foot pier extension with three additional mooring pilings for their sailboat. The boat lift and pilings will be relocated within the property's eastern setback, while the three mooring pilings will be installed within the property's western setback.

Relocating the boat lift and pilings to the eastern side of the pier will provide protection and security for the property owners' smaller boat, while the pier extension and the installation of three mooring pilings will ensure sufficient water depth for the sailboat. Given its proximity to the eastern property line extension, the eastern side of the pier does not offer enough space for the required clearance for the new mooring pilings. Therefore, relocating the boat lift and pilings to the eastern side will free up adequate space on the western side of the pier, allowing the new mooring pilings to be installed 16.5 feet from the pier, ensuring proper accommodation for the sailboat.

The pier extension and new mooring pilings are essential to provide the required water depth for the sailboat. Given the location of the pier in relation to the property lines and the angle at which it was originally constructed, relocating the boat lift to the eastern side and installing the mooring pilings on the western side is the only viable solution. As such, the property owners are requesting variances for both the relocation of the boat lift and pilings to the eastern side of the pier, and for the installation of three mooring pilings on the western side. These variances

represent the minimum necessary adjustments to achieve the required depth for the sailboat while maintaining space and security for the smaller boat on the property.

The property has 50 feet of waterfront, and the current pier measures approximately 61 feet by 6 feet. Two pilings on the west side of the pier currently support the boat lift, which will be relocated. The three proposed mooring pilings will be located 16.5 feet from the western edge of the pier, at 41 feet, 61 feet, and 81 feet channelward from the existing bulkhead/MHWL. These pilings will extend approximately 2 feet, 3.5 feet, and 4.5 feet into the western setback. The pilings supporting the boat lift, which will be relocated to the eastern side of the pier, will be situated at approximately 39 feet and 49 feet channelward of the bulkhead/MHWL. The boat lift piling closest to land will extend 15 feet into the eastern setback, and the further channelward boat lift piling will extend approximately 14.5 feet into the eastern setback.

If you have any questions, please contact me at 443-883-6598/ upandoutservices@gmail.com.

Sincerely,



Joshua Jacobs
Chief Executive Officer

Property Owners:

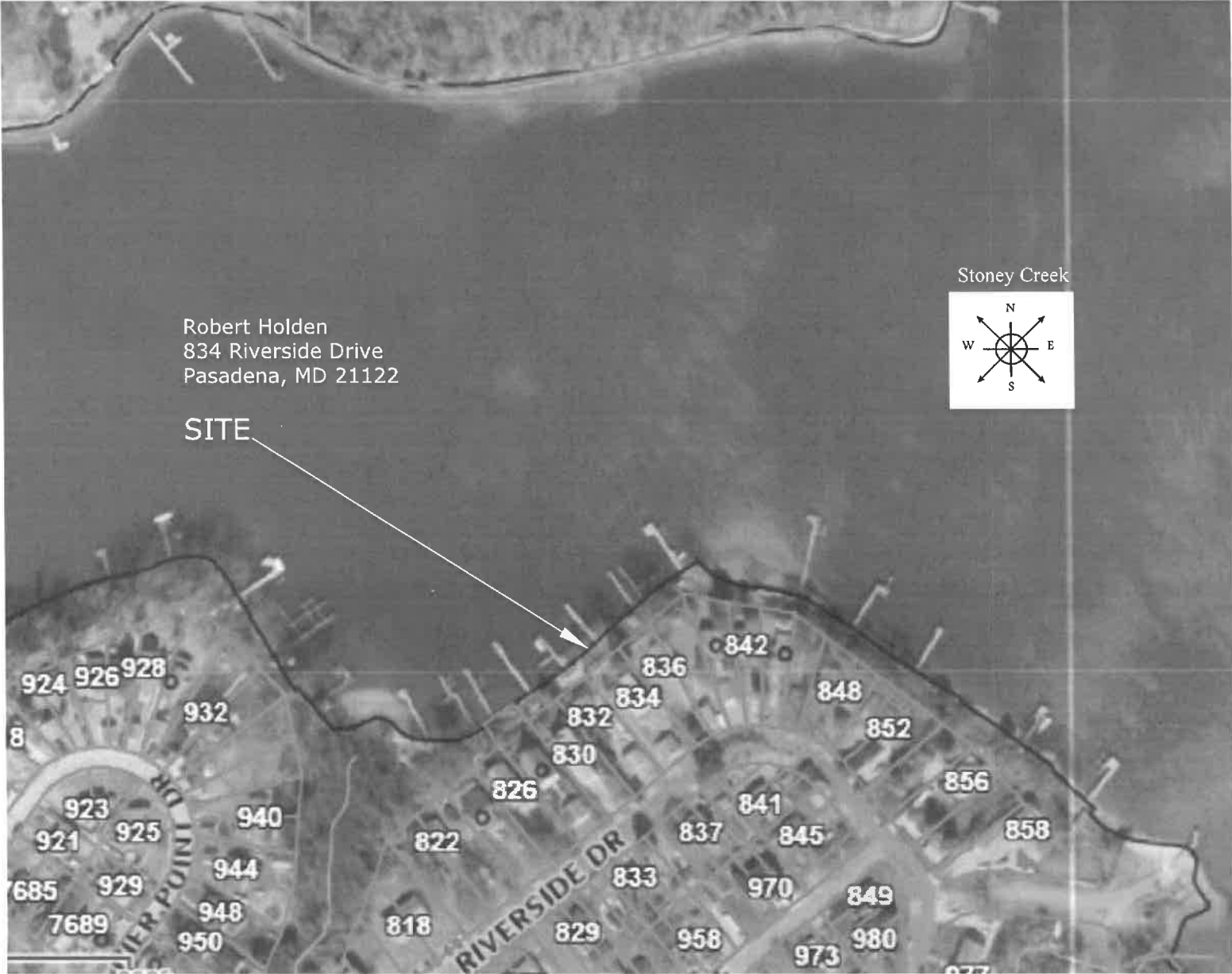
Robert Holden

Signature:  _____

Cynthia Fletcher Holden

Signature:  _____

Topographic Map



Applicant: Robert Holden
Property Address: 834 Riverside Drive, Pasadena, MD 21122
Tax-ID: 03-388-00687500
Project Description: Relocate the boat lift and two pilings to the eastern side of the pier,
and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1"=200'
Date: December 5, 2024
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Existing Detail Condition










Distance Across Channel

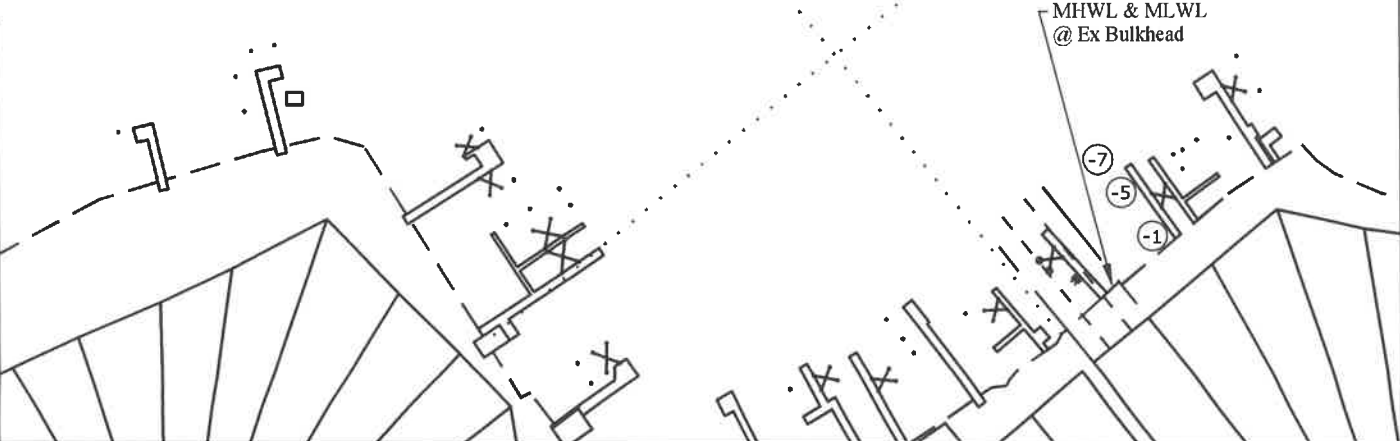


Total Distance: 1,010'

1/4 Distance: 252.5'

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
-  Distance Line

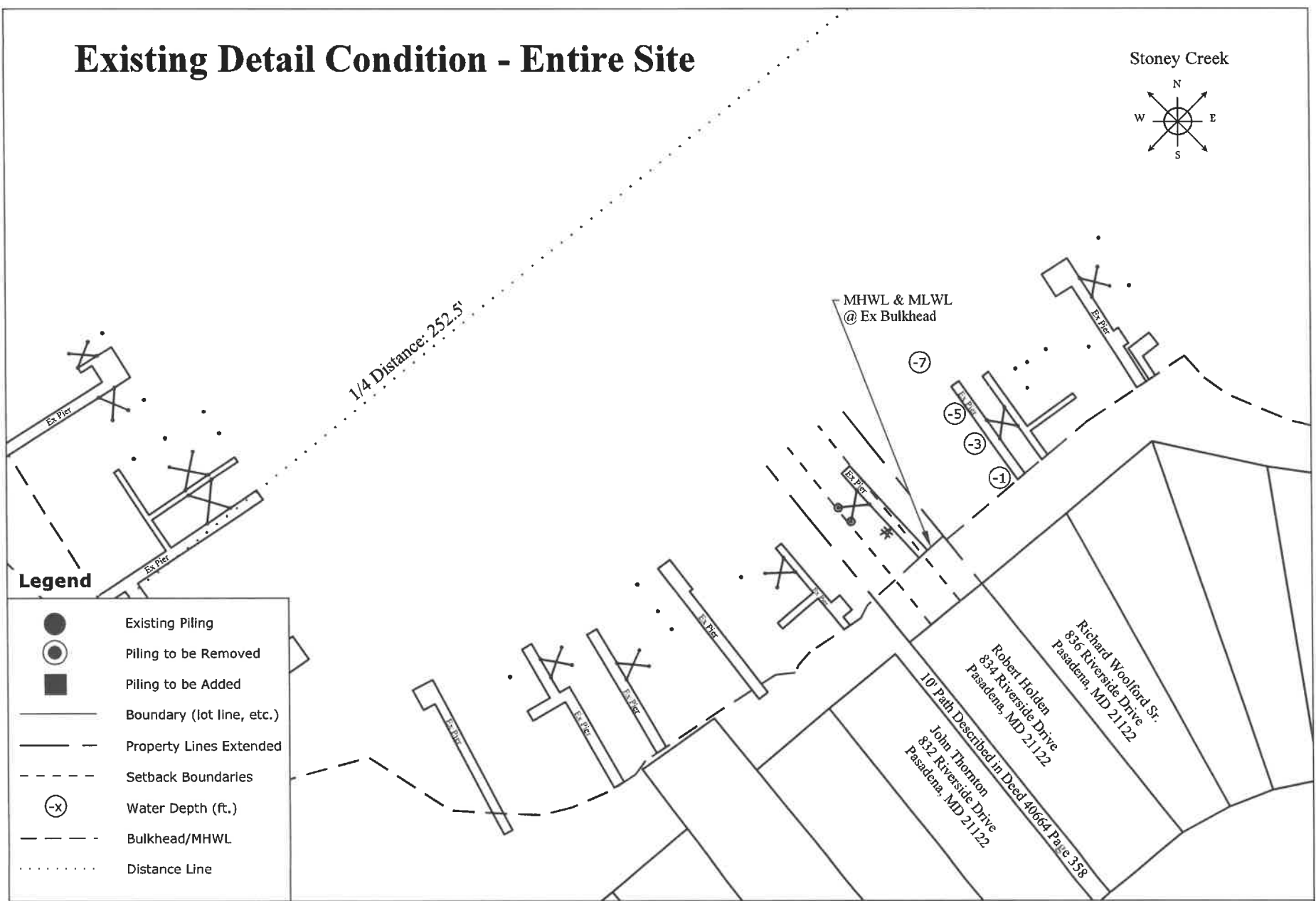


MHWL & MLWL
@ Ex Bulkhead

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Scale: 1"=130'
 Date: December 5, 2024
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Existing Detail Condition - Entire Site



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

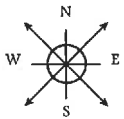
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 Tax-ID: 03-388-00687500
 Project Description: Relocate the boat lift and two pilings to the eastern side of the pier,
 and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1"=70'
 Date: December 5, 2024
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Existing Detail Condition

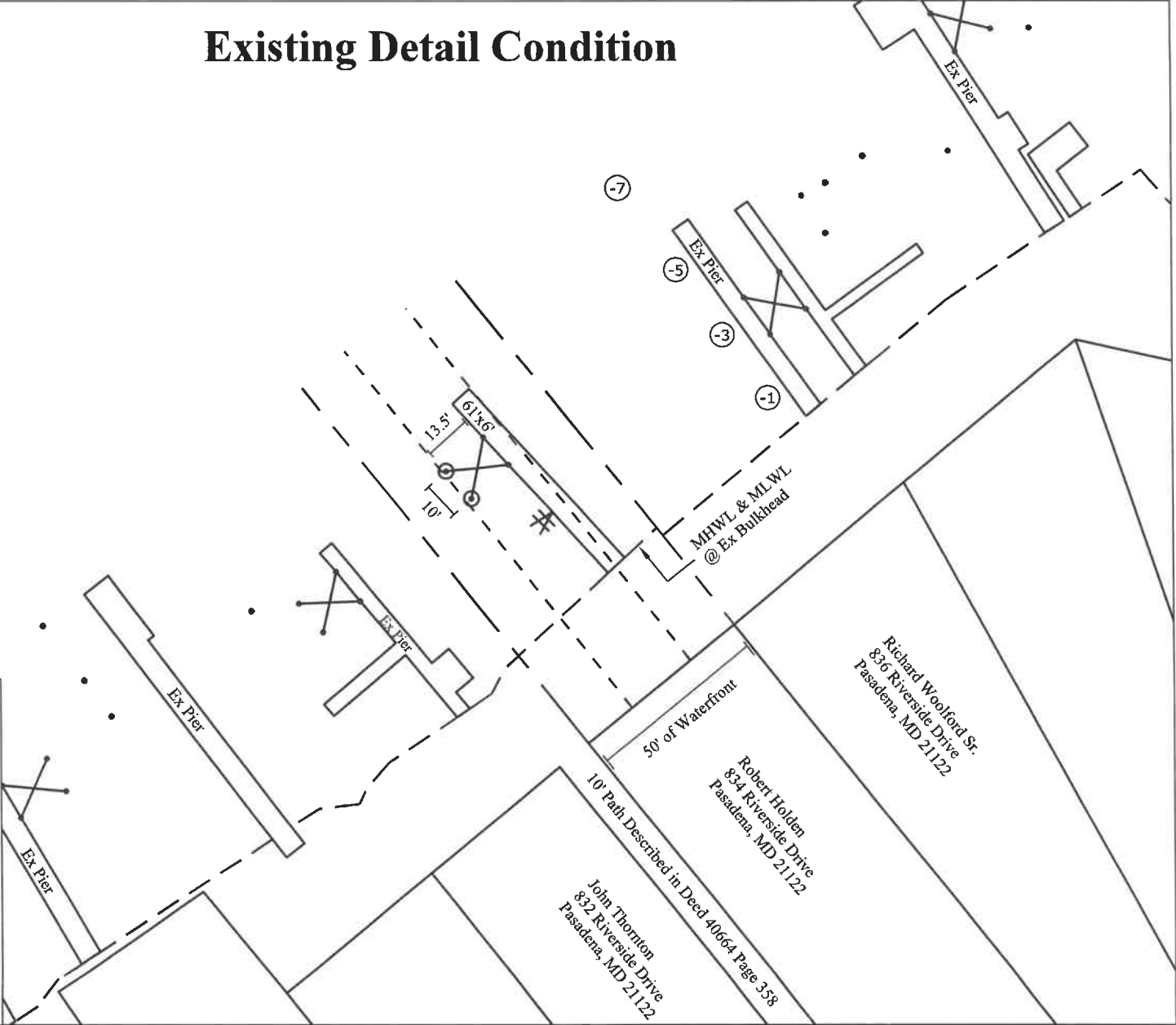
1/4 Distance: 252.5'

Stoney Creek



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
	Distance Line



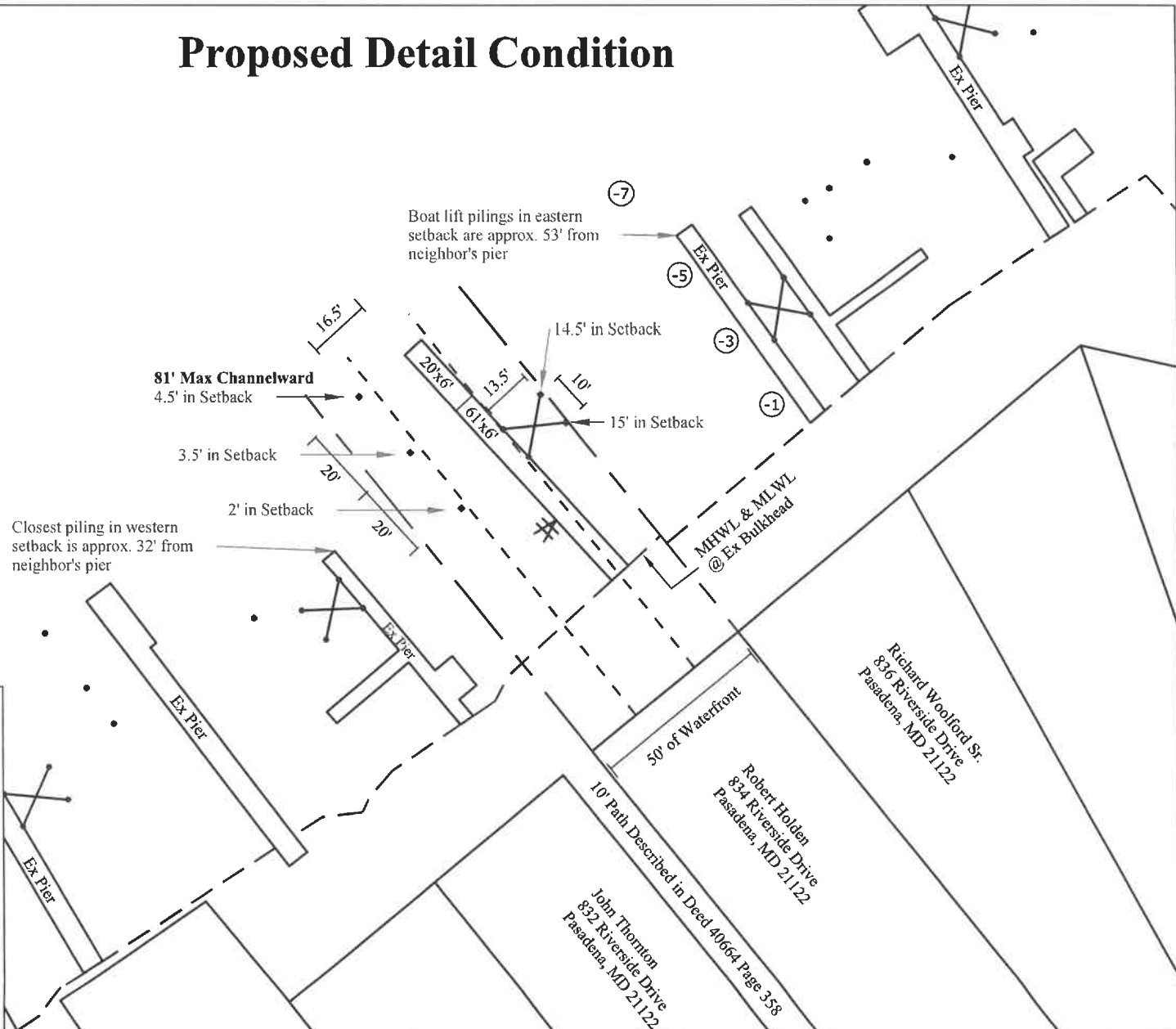
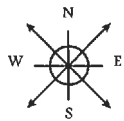
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 Property Address: 834 Riverside Drive, Pasadena, MD 21122
 Tax-ID: 03-388-00687500
 Project Description: Relocate the boat lift and two pilings to the eastern side of the pier,
 and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1"=40'
 Date: December 5, 2024
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Proposed Detail Condition

1/4 Distance: 252.5

Stoney Creek



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
- Distance Line

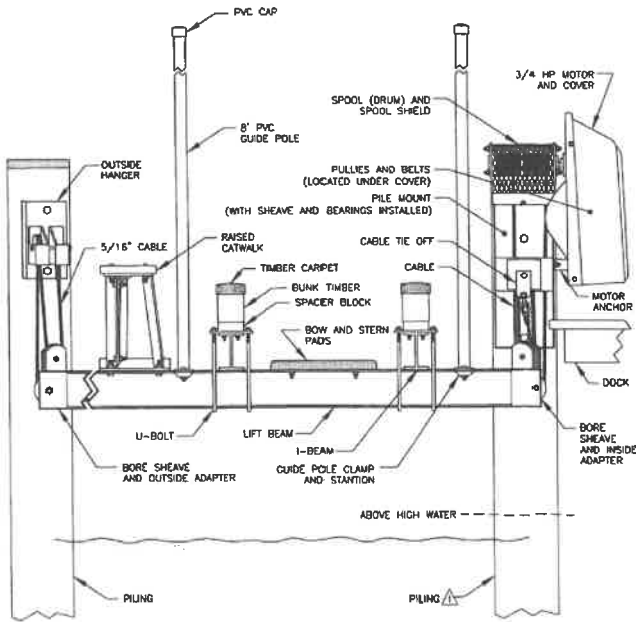
Applicant: Robert Holden
Property Address: 834 Riverside Drive, Pasadena, MD 21122
Tax-ID: 03-388-00687500

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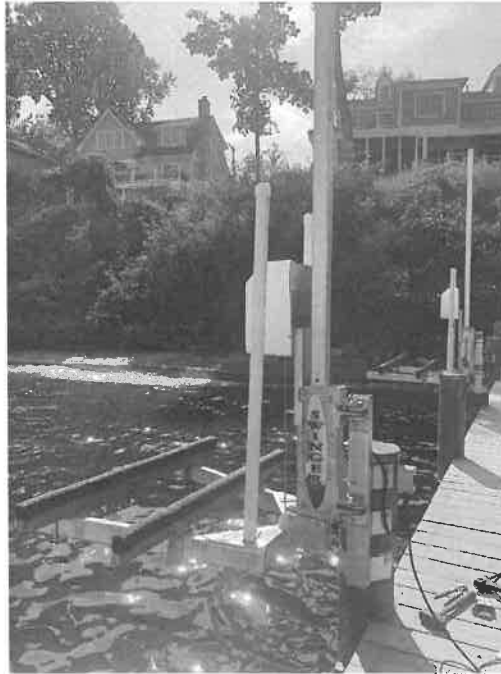
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Date: December 5, 2024

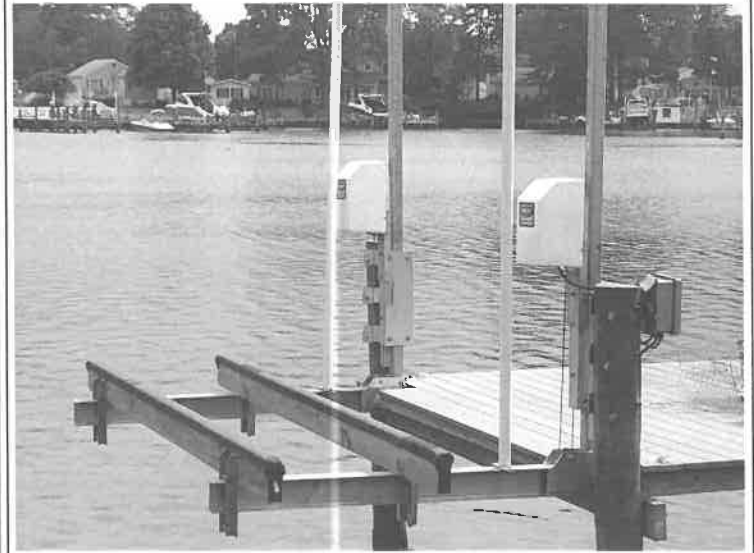
Page 5 of 11



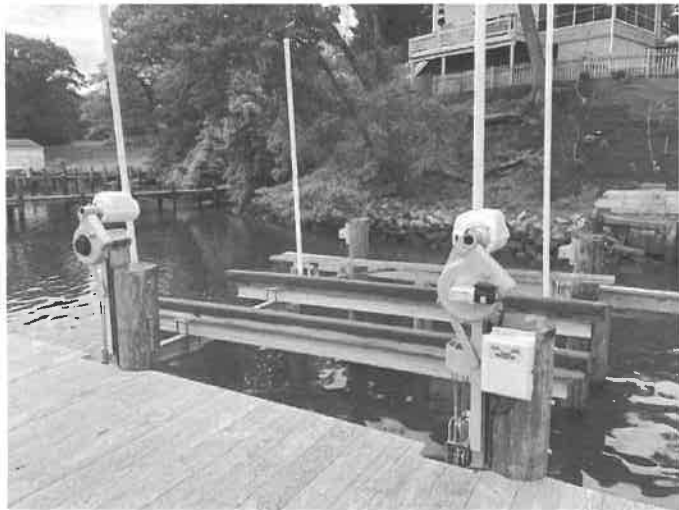
1,500lbs. Single Piling Swinger PWC Lift



3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift



Stock Photos

Applicant: Robert Holden

Property Address: 834 Riverside Drive, Pasadena, MD 21122

Tax-ID: 03-388-00687500

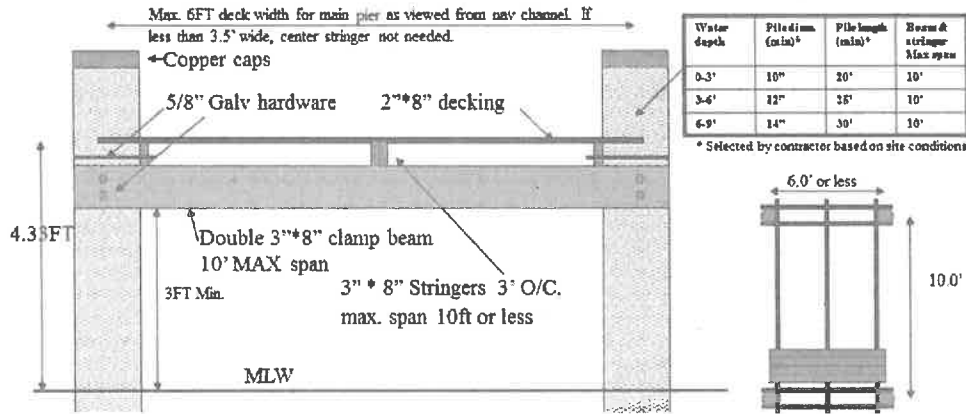
Project Description: Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1" = NTS

Date: December 5, 2024

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Pier Construction Drawing



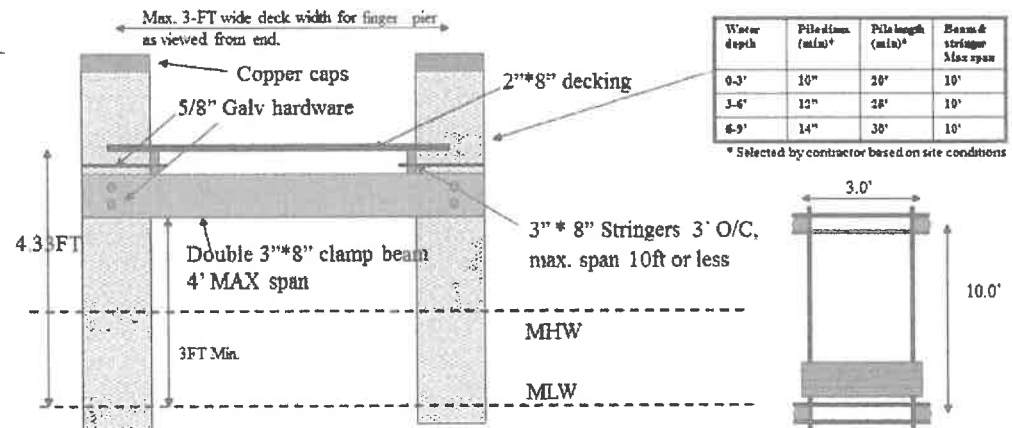
- Pilings, marine grade pressure treated AWPA STD. 1.5lb cu/ft CCA or better type C
- Pilings driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d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

Applicant: Robert Holden

Property Address: 834 Riverside Drive, Pasadena, MD 21122

Tax-ID: 03-388-00687500

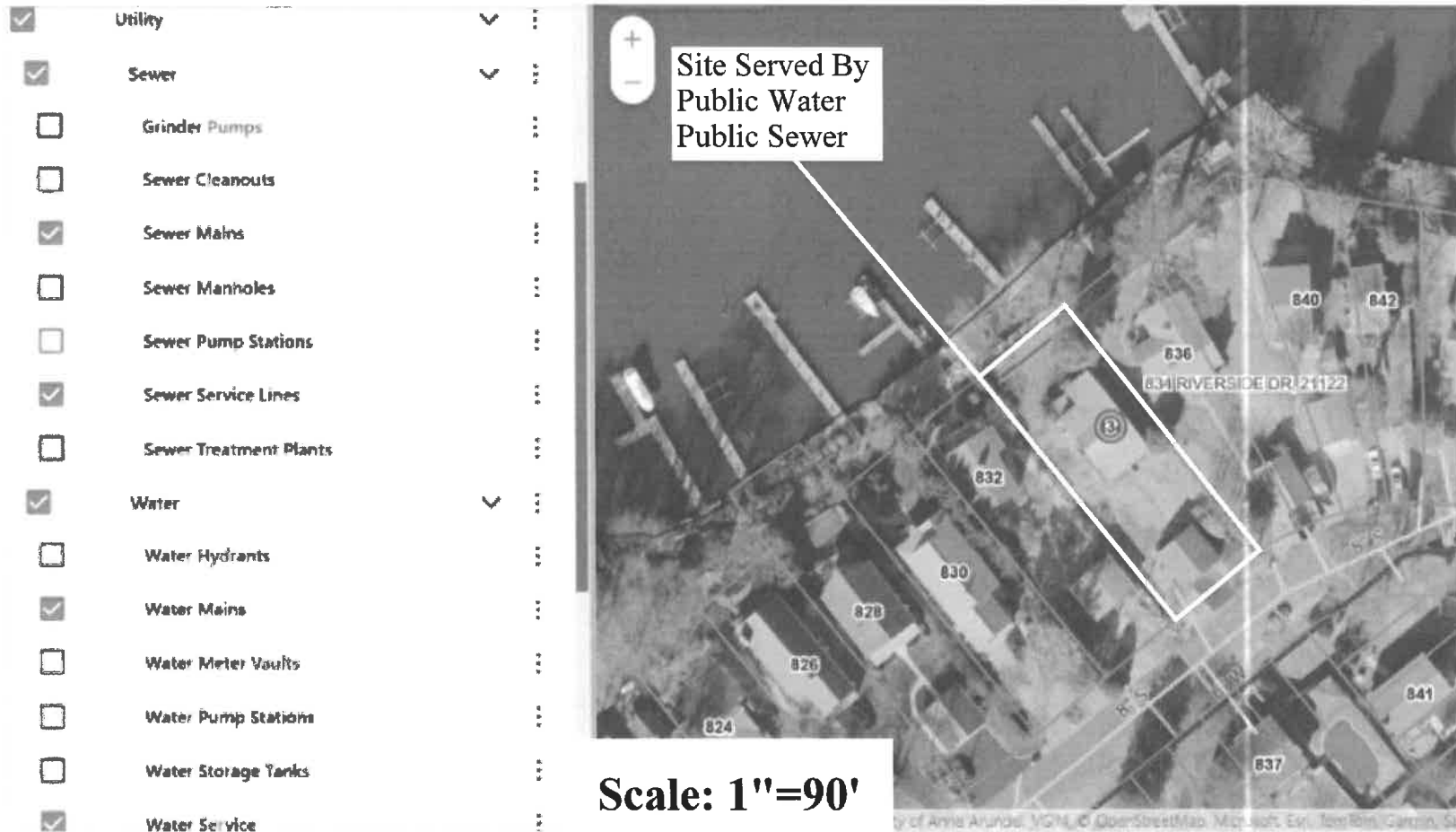
Project Description: Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1" = NTS

Date: December 5, 2024

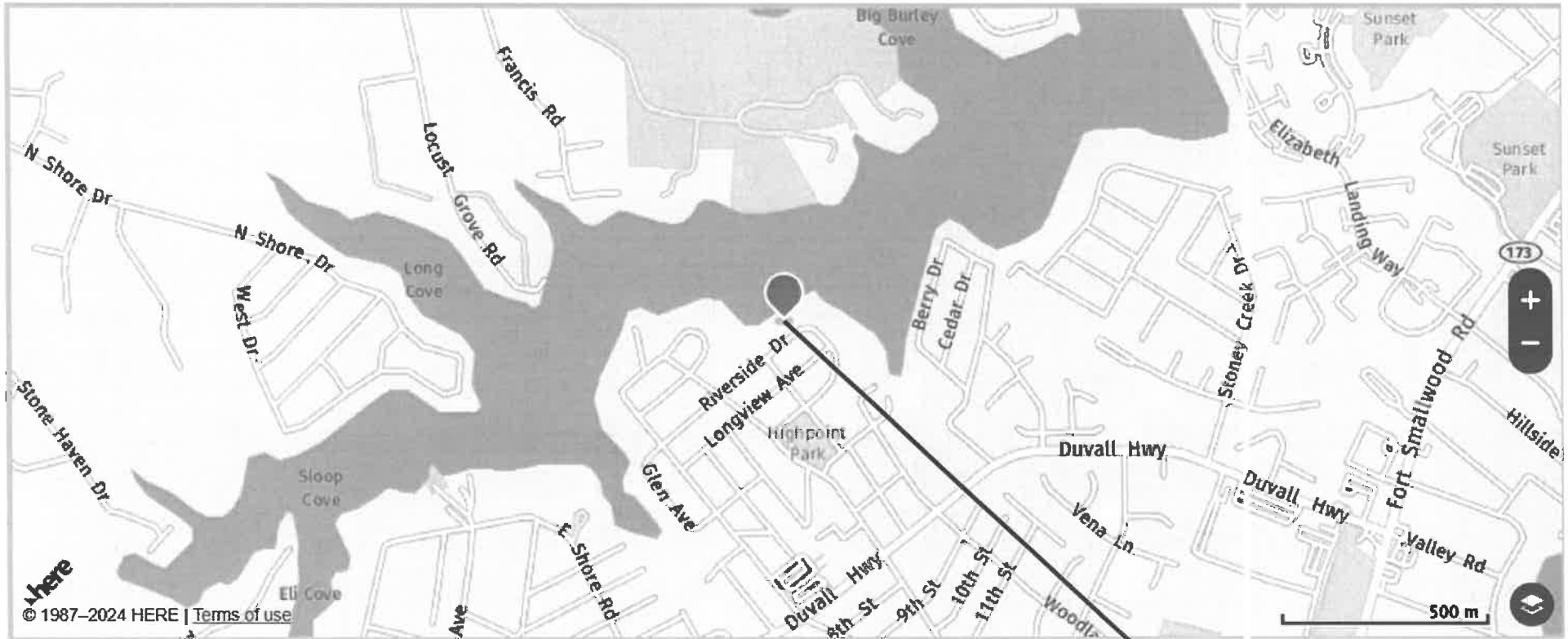
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Utilities Map



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Vicinity Map



SITE

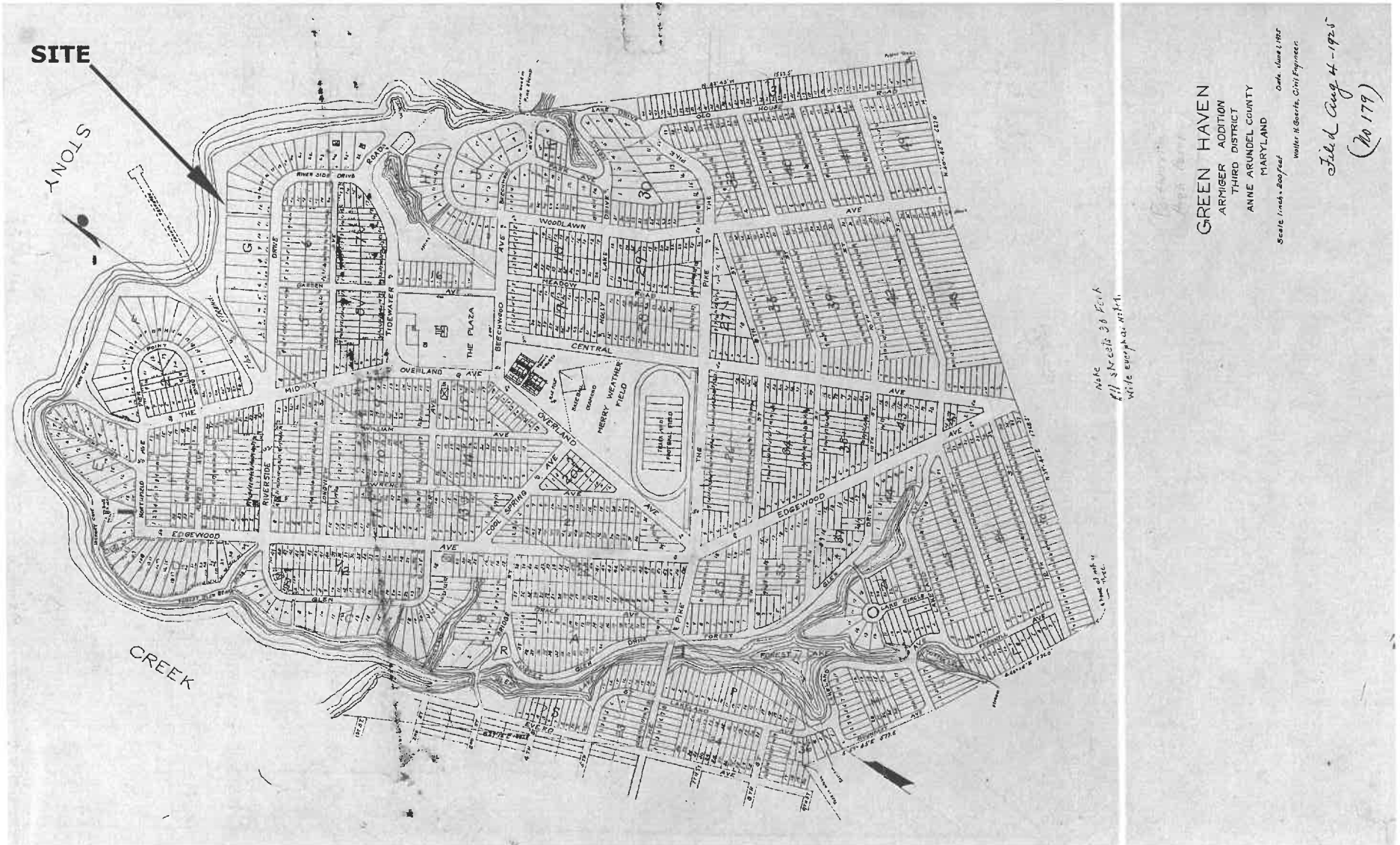
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Scale: 1"=NTS

Date: December 5, 2024

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Plat



Applicant: Robert Holden
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Scale: 1"=NTS
Date: December 5, 2024
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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.

Applicant Signature and Date: Robert Holden
Robert Holden (Dec 5, 2024 11:51 EST)

05/12/2024

Applicant: Robert Holden

Property Address: 834 Riverside Drive, Pasadena, MD 21122

Tax-ID: 03-388-00687500

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Date: December 5, 2024

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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: November 27, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
17	394		12	G

Tax ID: 03-388-00687500

FOR RESUBMITTAL ONLY	
Corrections	<input type="checkbox"/>
Redesign	<input type="checkbox"/>
No Change	<input type="checkbox"/>
Non-Critical Area	<input type="checkbox"/>
*Complete Only Page 1 General Project Information	

Project Name (site name, subdivision name, or other)	Green Haven		
Project location/Address	834 Riverside Drive		
City	Pasadena, MD	Zip	21122
Local case number			
Applicant: Last name	Holden	First name	Robert
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:

Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Yes Intra-Family Transfer <input type="checkbox"/> Grandfathered Lot <input type="checkbox"/>	Yes Growth Allocation <input type="checkbox"/> Buffer Exemption Area <input type="checkbox"/>
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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"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area		8,500 SF	Total Disturbed Area		0
LDA Area					
RCA Area			# of Lots Created	0	
Total Area		8,500 SF			

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

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

<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 Extension, Pilings, Boat Lift
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Critical Area Report Narrative

The proposed project is residential/maritime, and the property owners are seeking authorization to relocate the existing boat lift and associated pilings to the eastern side of the pier and to construct a 20-foot by 6-foot pier extension with three additional mooring pilings for their sailboat. The boat lift and pilings will be relocated within the property's eastern setback, while the three mooring pilings will be installed within the western setback.

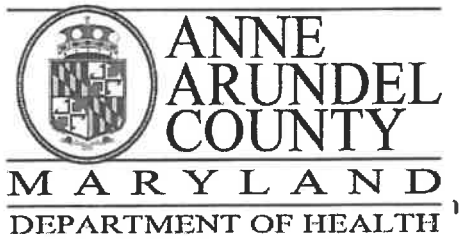
Relocating the boat lift and pilings to the eastern side of the pier will provide protection and security for the property owners' smaller boat, while the pier extension and three new mooring pilings on the western side will ensure adequate water depth for the sailboat. Due to the proximity of the eastern side of the pier to the eastern property line extension, there is insufficient room to provide the required clearance for the new mooring pilings. By relocating the boat lift and pilings to the eastern side, the necessary space will be freed up on the western side to install the mooring pilings 16.5 feet from the pier, properly accommodating the sailboat.

None of the property or trees/shrubs will be disturbed by the proposed development, and therefore will not need mitigation. All work will be conducted from water only.

No methods such as stormwater management, sediment control, or silt fence will be utilized since there will be no impact on water quality or habitat from the proposed construction.

The impervious coverage after project completion will consist of 120 square feet for the pier extension, 3 square feet for the installation of three additional mooring pilings, and 2 square feet for the relocation of the two boat lift pilings. The boat lift itself is not considered impervious. Therefore, the total impervious coverage will be 125 square feet.

There are no habitat protection areas on the subject property such as expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, or plant and wildlife habitats of local significance.




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: December 3, 2024

RE: Robert F. Holden
834 Riverside Drive
Pasadena, MD 21122

NUMBER: 2024-0219-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pier extension 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