

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

APPLICANT: Robert F. Holden

ASSESSMENT DISTRICT: 7

CASE NUMBER: 2024-0219-V

COUNCILMANIC DISTRICT: 7

HEARING DATE: February 6, 2025

PREPARED BY: Joan A. Jenkins
Planner III 

REQUEST

The applicant is requesting variances to allow boatlift pilings (2) and mooring pilings (3) with less setbacks than required on property located at 834 Riverside Drive in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 8,500 square feet of land, more or less, and is located with frontage on the northwest side of Riverside Drive, northeast of Garden Avenue. The property is identified as Lot 12 on Parcel 394, in Grid 2 on Tax Map 17 in the Green Haven subdivision. The property is zoned R5-Residential District.

This lot is platted to Stoney Creek, is within the Chesapeake Bay Critical Area designated as IDA - Intensely Developed Area, and is mapped within a buffer modification area.

The site is developed with a single-family detached dwelling and a 6-foot wide pier with a boat lift and a jet ski lift. The property is served by a public water and sewer.

APPLICANTS' PROPOSAL

The applicant proposes to relocate two boatlift pilings from the southwest side of the pier to the northeast side of the existing pier and emplace three new pilings on the southwest side to create a new slip. Also proposed is a 20' by 6' pier extension that does not require a variance.

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 boatlift pilings will be located zero feet and 0.5 foot (6") from the property line extension and the three mooring pilings will be located 13 feet, 11.5 feet, and 10.5 feet from the property line extension requiring variances of 15 feet, 15 feet, 2 feet, 4 feet, and 5 feet, respectively.

FINDINGS

This Office finds that the subject property has approximately 50 feet of frontage at the water's edge. The property is narrow for a lot in the R5 District, however, fifty feet of shoreline is typically adequate for a 6-foot pier and a slip. The applicant currently enjoys the use of a pier with a boat lift. A lot with only 50 feet of frontage on the water cannot be expected to support a boat lift and a slip on each side of the pier. As the property already enjoys the use of a boatlift, denial of the variances to accommodate a second boatlift would not cause hardship in the use of the property.

A review of the County aerial photo from 2024 shows piers with at least one slip, with or without a boat lift, are common along this waterfront.

The applicant's letter indicates that the pier extension and three pilings will ensure sufficient water depth for their sailboat.

Typically, a lot with at least 50 feet of water frontage can accommodate a six foot wide pier, a platform, and boat lift or mooring pilings within the required 15 foot setbacks. This lot has approximately 50 feet of shoreline and already enjoys a boat lift on the western side. Relocating the existing boat lift pilings and creating an additional large slip on the western side would be impossible without variance relief. Not all waterfront properties can accommodate every owner's desired pier configuration. There are certain innate limitations of a property with limited water area that should be expected by any purchaser, and the proposed second slip is considered to be excessive for this particular location.

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 scope of work has been reviewed under permit B02432206. The property line extensions are drawn correctly. Comments were made under the building permit to revise the site plan to show the 10' path to the West of the subject property as described in Deed 40664 Page 358 of the Maryland Land Record. The 50' shoreline shown in the original plans does not include the 10' path but the correction was requested for accuracy. The critical area section has no objection to the requested variances.

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 particular lot or because of exceptional circumstances, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

Approval of the variances would not alter the essential character of the shoreline in general, as piers are a common amenity for waterfront properties. The variance would not impair the appropriate use or development of the neighboring properties. The variances would not be detrimental to the public welfare.

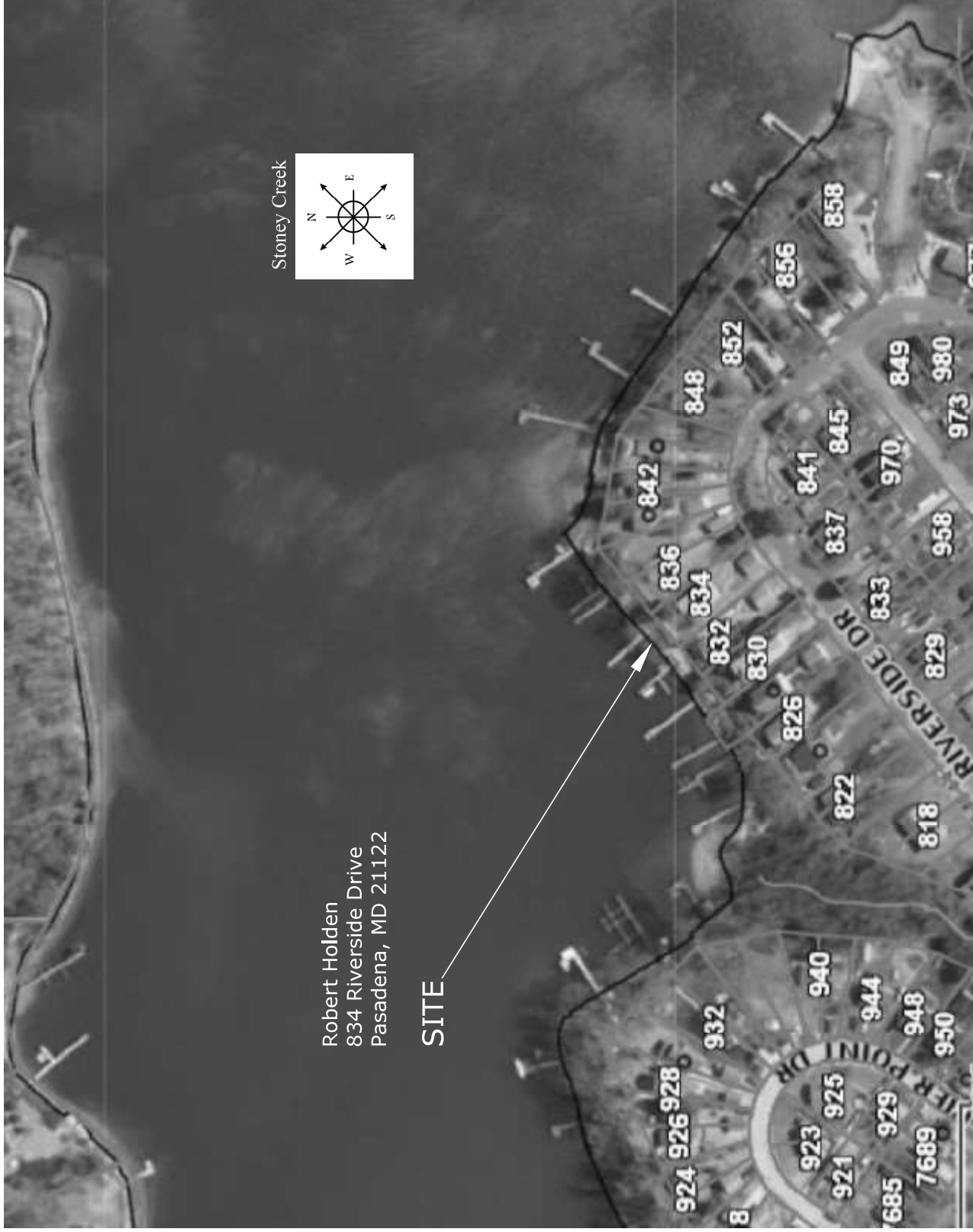
Since the variances are not warranted they cannot be considered the minimum necessary to afford relief.

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 ***denial*** of variances for boatlift pilings located zero feet and 0.5 foot (6") from the northeast property line extension and the three mooring pilings located 13 feet, 11.5 feet, and 10.5 feet from the southwest property line extension.

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.

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' x 6' pier extension with three additional mooring pilings for a sailboat.

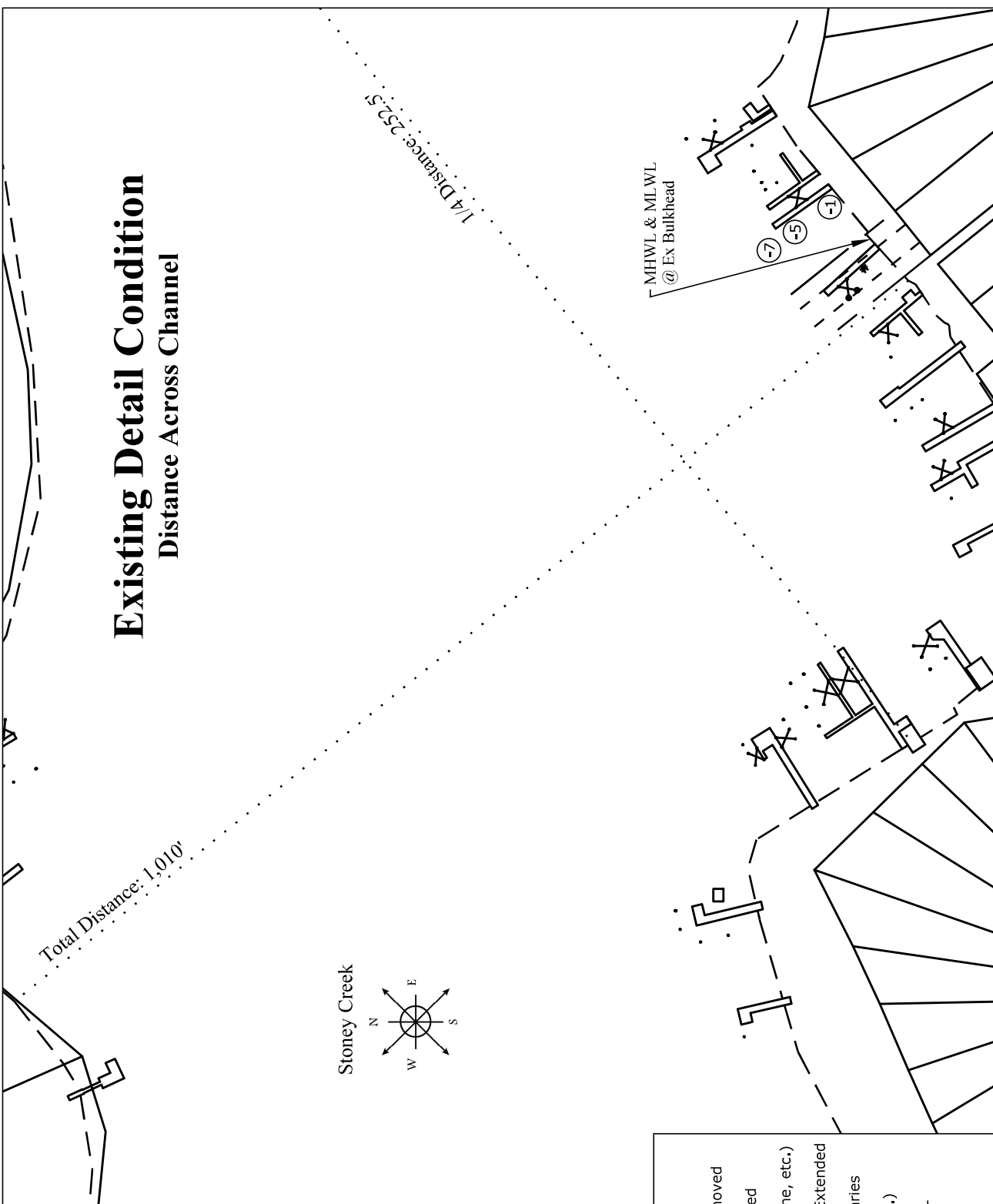
Scale: 1"=200'

Date: December 5, 2024

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Existing Detail Condition

Distance Across Channel



Legend

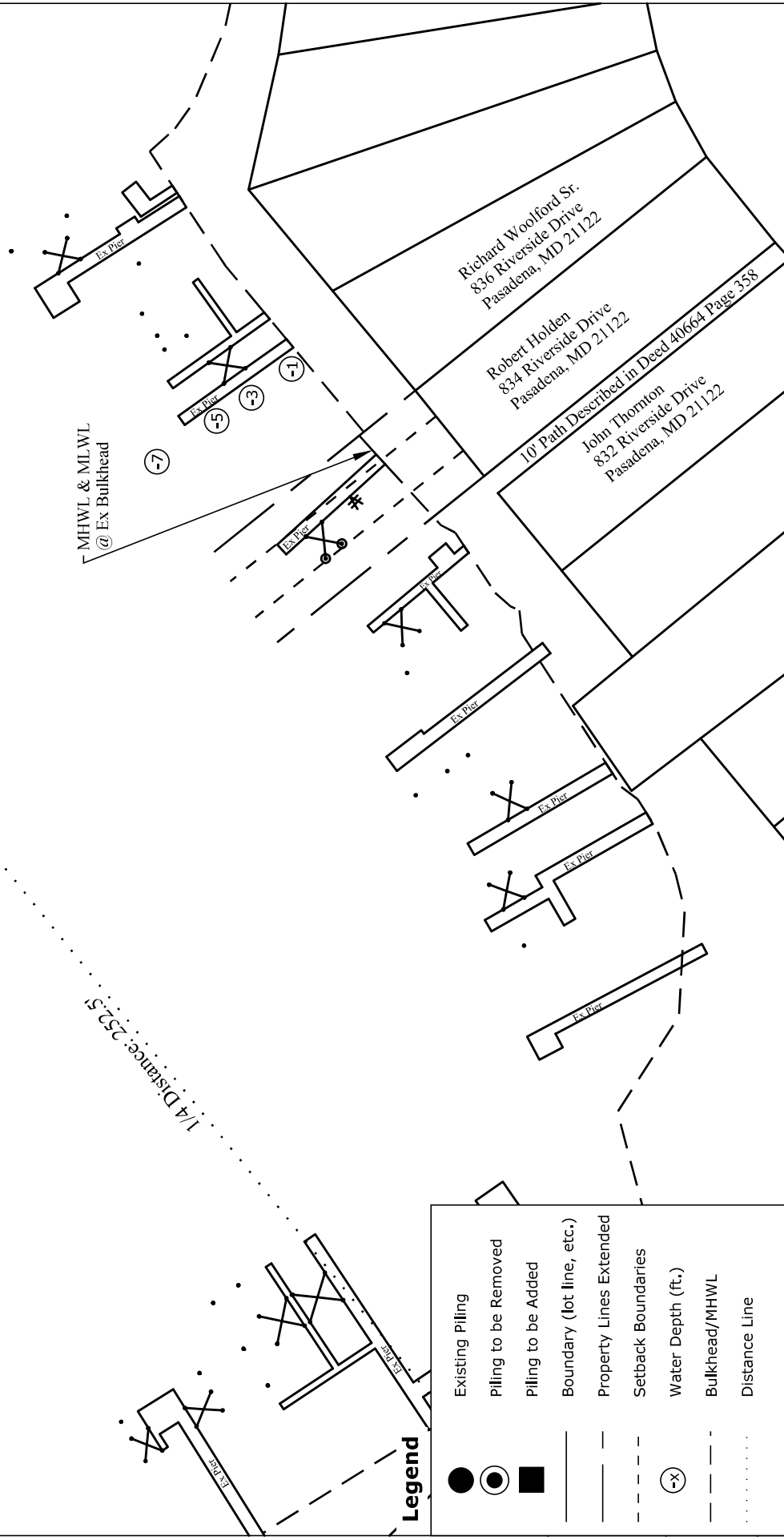
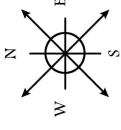
- Existing Piling
- Piling to be Removed
- Piling to be Added
- Boundary (lot line, etc.)
- Property Lines Extended
- - - Setback Boundaries
- ⊗ Water Depth (ft.)
- - - Bulkhead/MHWL
- Distance Line

Applicant: Robert Holden
 Property Address: 834 Riverside Drive, Pasadena, MD 21122
 Tax-ID: 03-388-00687500
 Project Description: Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20' x 6' pier extension with three additional mooring pilings for a sailboat.

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

Stoney Creek



Legend

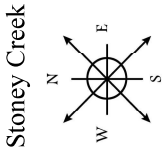
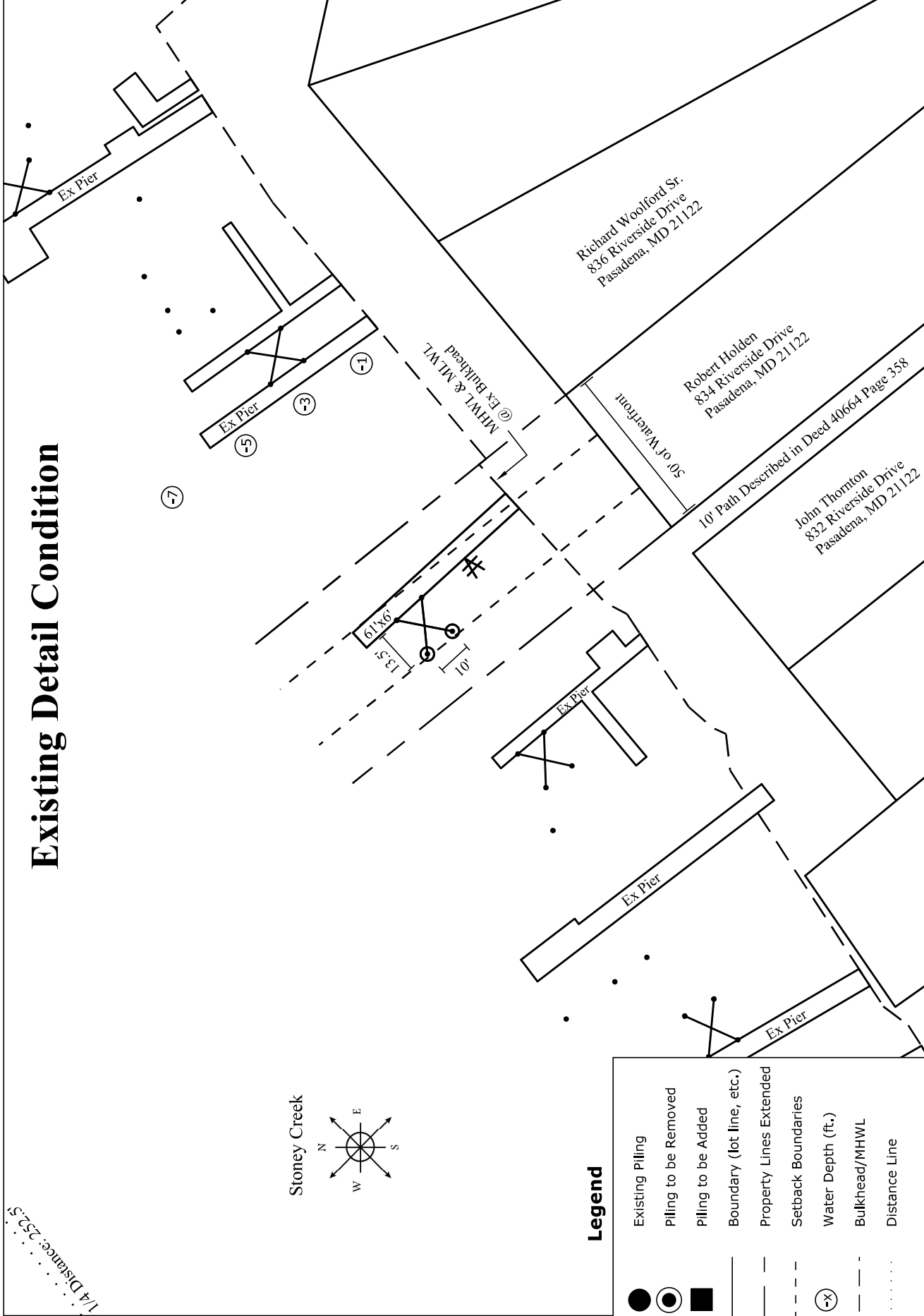
- Existing Piling
- Piling to be Removed
- Piling to be Added
- Boundary (lot line, etc.)
- - - Property Lines Extended
- - - Setback Boundaries
- ⊗ Water Depth (ft.)
- - - Bulkhead/MHWL
- ⋯ Distance Line

Applicant: Robert Holden
 Property Address: 834 Riverside Drive, Pasadena, MD 21122
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Project Description: Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20' x 6' pier extension with three additional mooring pilings for a sailboat.

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



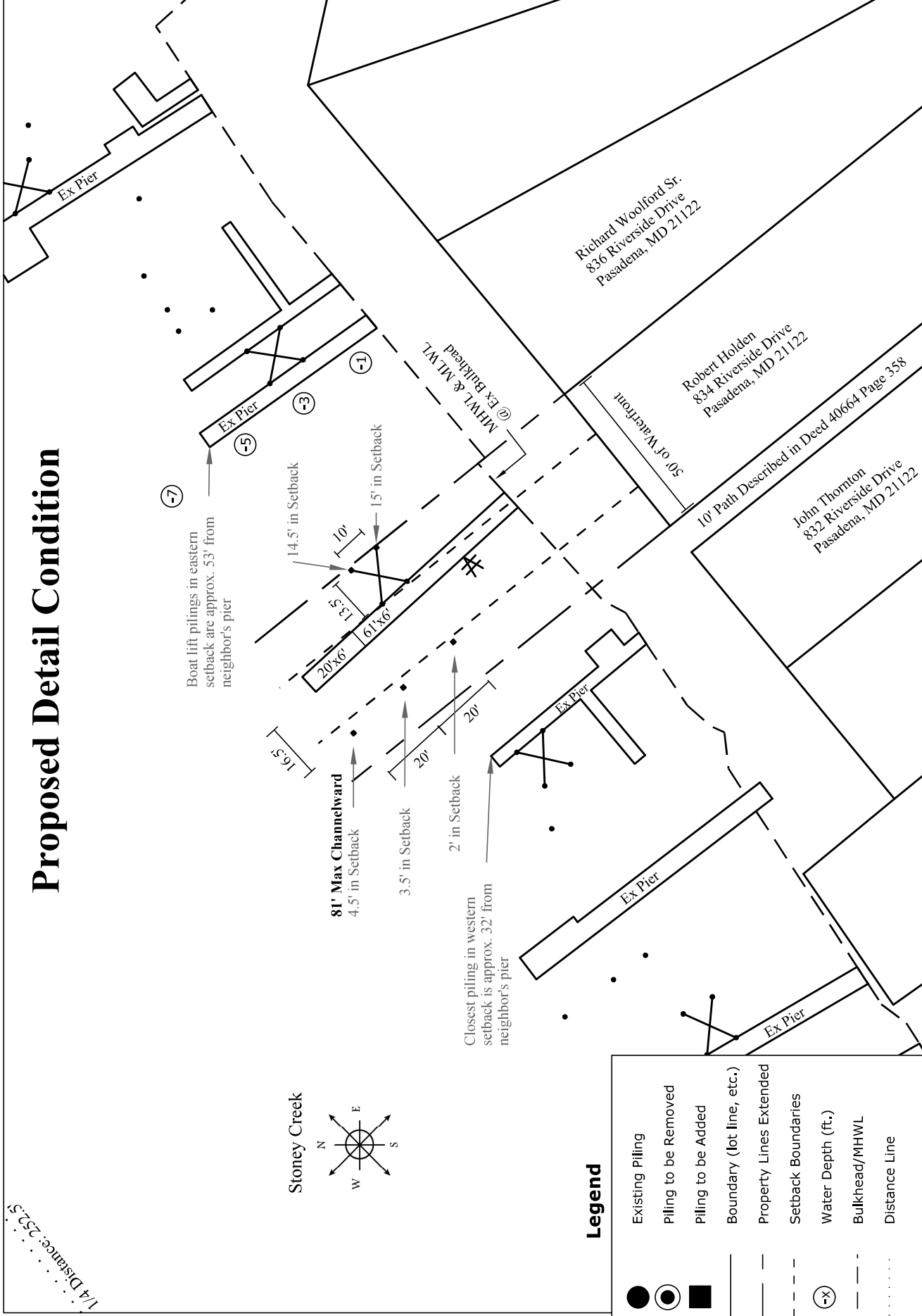
Legend

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

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' x 6' pier extension with three additional mooring pilings for a sailboat.

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



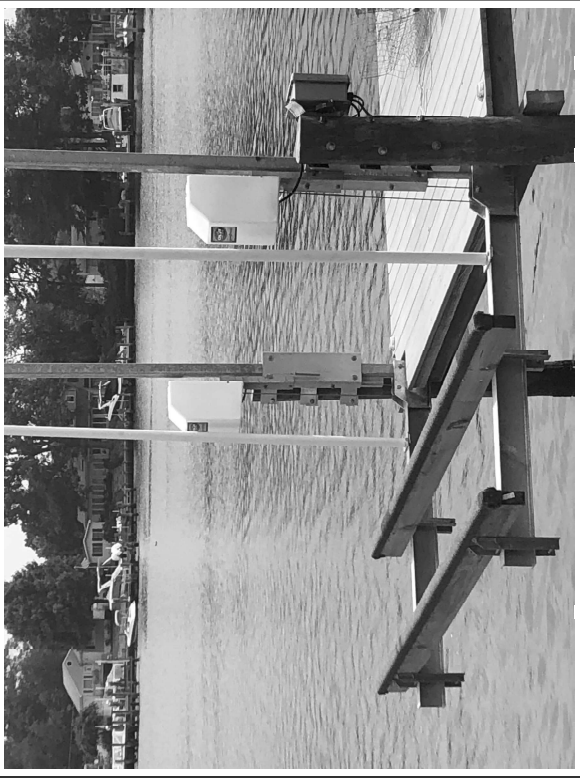
Applicant: Robert Holden
 Property Address: 834 Riverside Drive, Pasadena, MD 21122
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Scale: 1"=40'
 Date: December 5, 2024
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1,500lbs. Single Piling Swinger PWC Lift



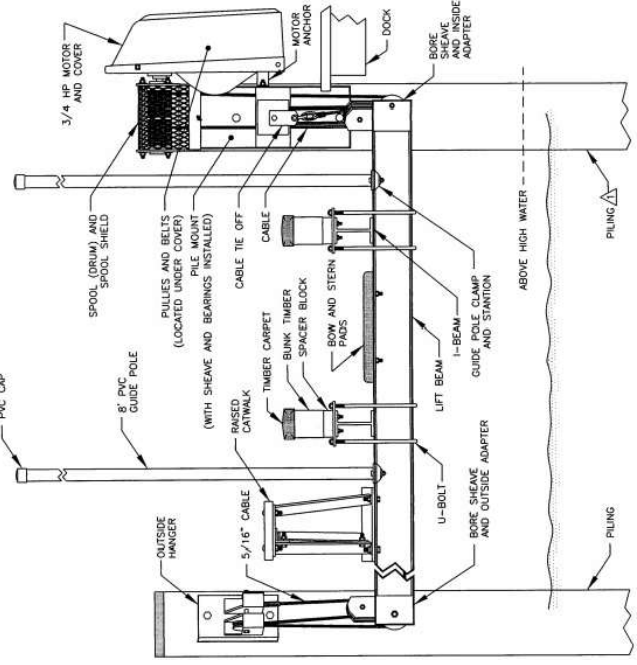
3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift



Stock Photos

Applicant: Robert Holden

Property Address: 834 Riverside Drive, Pasadena, MD 21122

Tax-ID: 03-388-00687500

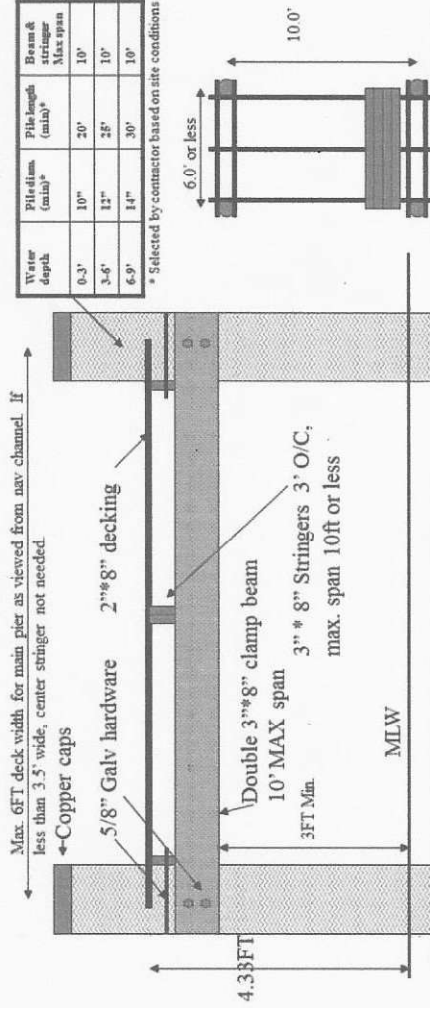
Project Description: Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20'x6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1" = NTS

Date: December 5, 2024

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Pier Construction Drawing



- Piling, marine grade pressure treated AWP/PA STD, 1.5lb cu/ft CCA or better type C
- Piling 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

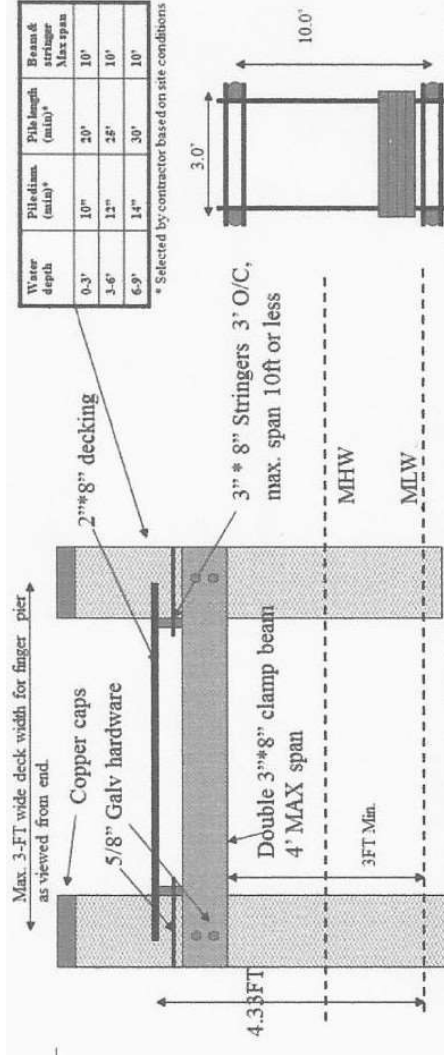
NOTE: BAY-FRONT PIERS TYPICALLY ELEVATED AN ADDITIONAL 2 FT +/- TO ACCOMMODATE STORM/WAVE CONDITIONS. NO MINIMUM PILING HEIGHT ABOVE STRINGERS.

Applicant: Robert Holden
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Project Description: Relocate the boat lift and two pilings to the eastern side of the pier, and construct a 20' x 6' pier extension with three additional mooring pilings for a sailboat.

Stock Photos

Finger Pier Construction Drawing



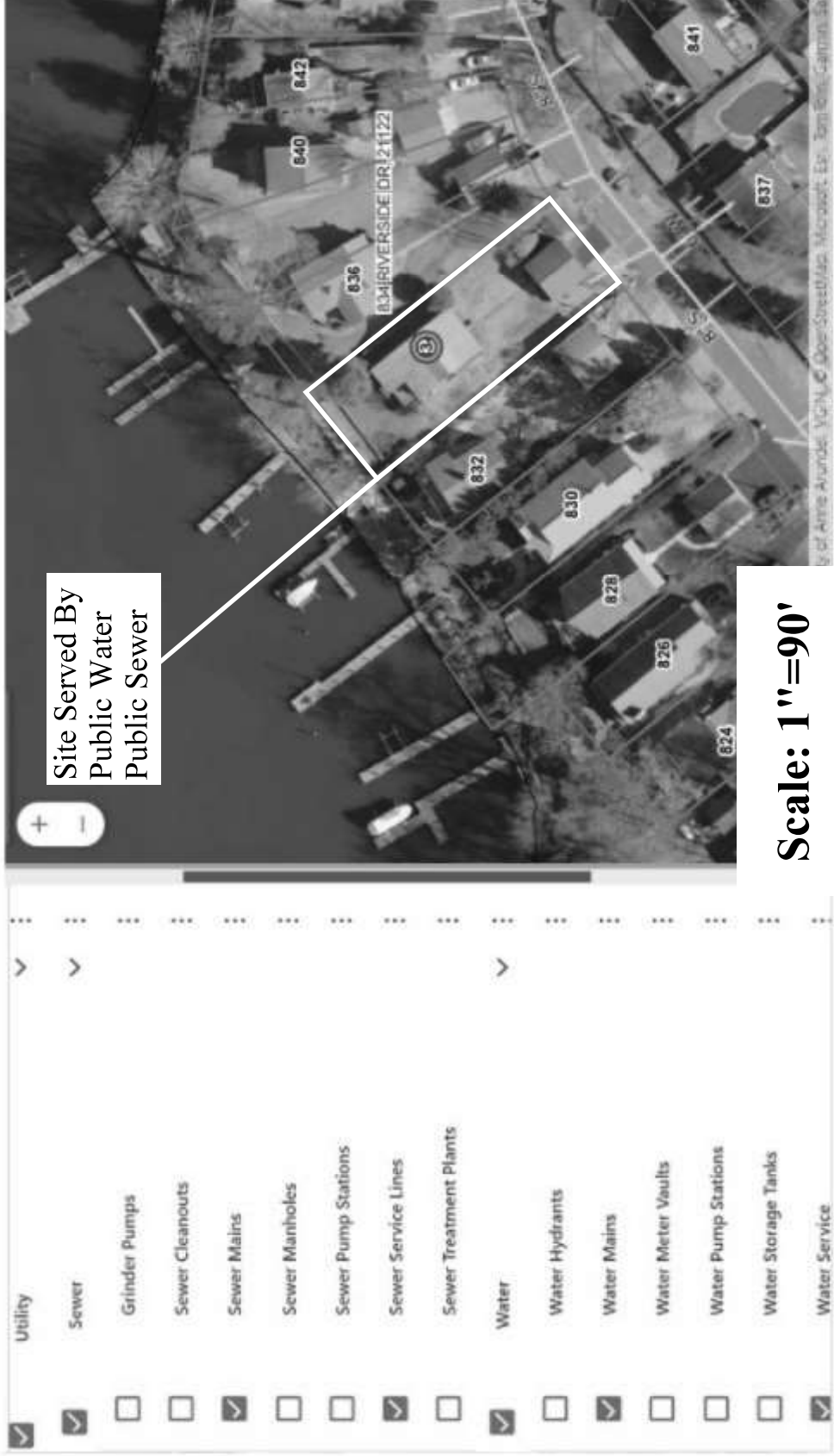
- Piling, marine grade pressure treated AWP/PA STD, 1.5lb cu/ft CCA or better type C
- Piling driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger,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

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

Scale: 1" = NTS
 Date: December 5, 2024
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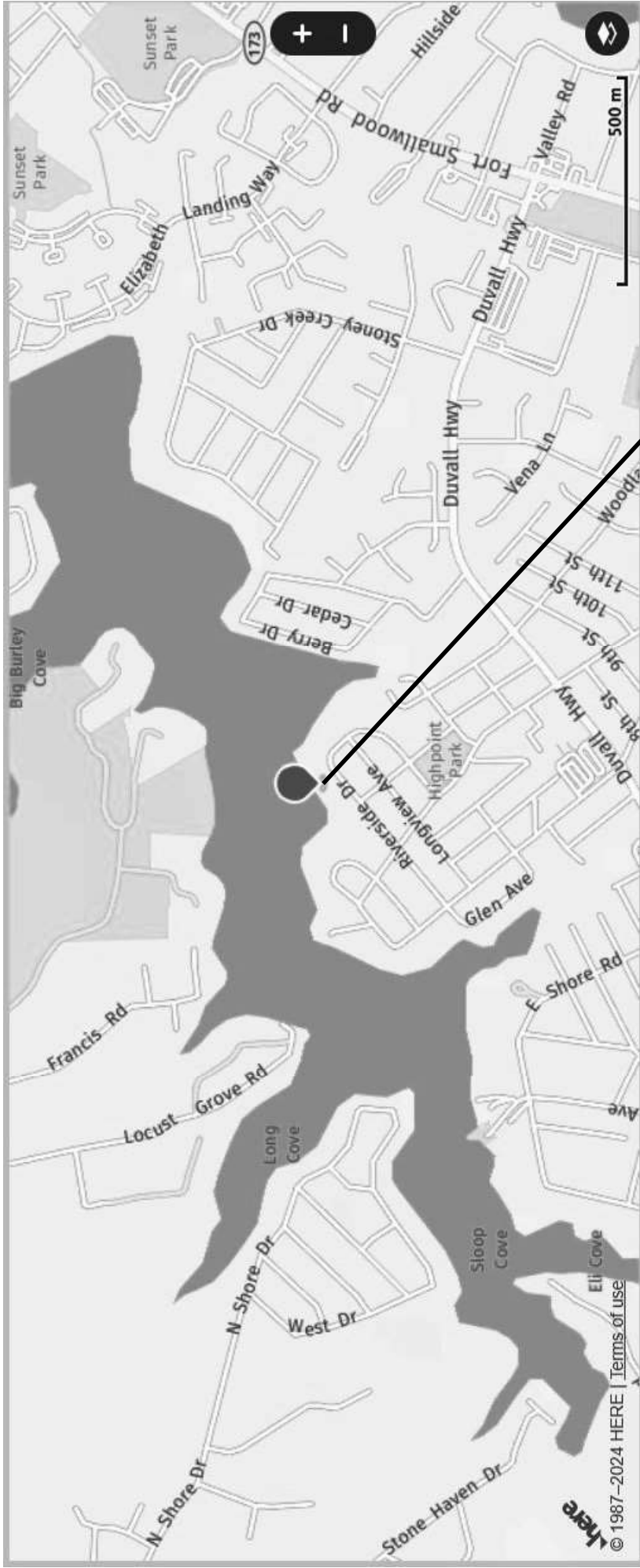
Utilities Map



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' x 6' pier extension with three additional mooring pilings for a sailboat.

Date: December 5, 2024
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Vicinity Map



Applicant: Robert Holden
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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' x 6' pier extension with three additional mooring pilings for a sailboat.

Scale: 1"=NTS
Date: December 5, 2024
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Plat



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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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 05/12/2024
Robert Holden (Dec 5, 2024 11:51 EST)

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.



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: Robert Holden

Cynthia Fletcher Holden

Signature: Cynthia Fletcher Holden

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

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 03-388-00687500

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

Project Type (check all that apply)

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

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> <p>Buffer <input type="checkbox"/></p> <p>Forest Clearing <input type="checkbox"/></p> <p>HPA Impact <input type="checkbox"/></p> <p>Lot Coverage <input type="checkbox"/></p> <p>Expanded Buffer <input type="checkbox"/></p> <p>Nontidal Wetlands <input type="checkbox"/></p> <p>Setback <input checked="" type="checkbox"/></p> <p>Steep Slopes <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p><u>Structure</u></p> <p>Acc. Structure Addition <input type="checkbox"/></p> <p>Barn <input type="checkbox"/></p> <p>Deck <input type="checkbox"/></p> <p>Dwelling <input type="checkbox"/></p> <p>Dwelling Addition <input type="checkbox"/></p> <p>Garage <input type="checkbox"/></p> <p>Gazebo <input type="checkbox"/></p> <p>Patio <input type="checkbox"/></p> <p>Pool <input type="checkbox"/></p> <p>Shed <input type="checkbox"/></p> <p>Other <input checked="" type="checkbox"/> Pier Extension, Pilings, Boat Lift</p>
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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

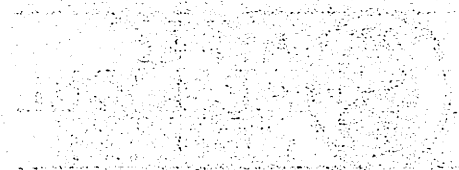
SUBJECT: Variance/Special Exception/Rezoning

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



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Handwritten initials or signature.

Handwritten text or signature to the right of the initials.

Handwritten text or signature in the lower middle section.

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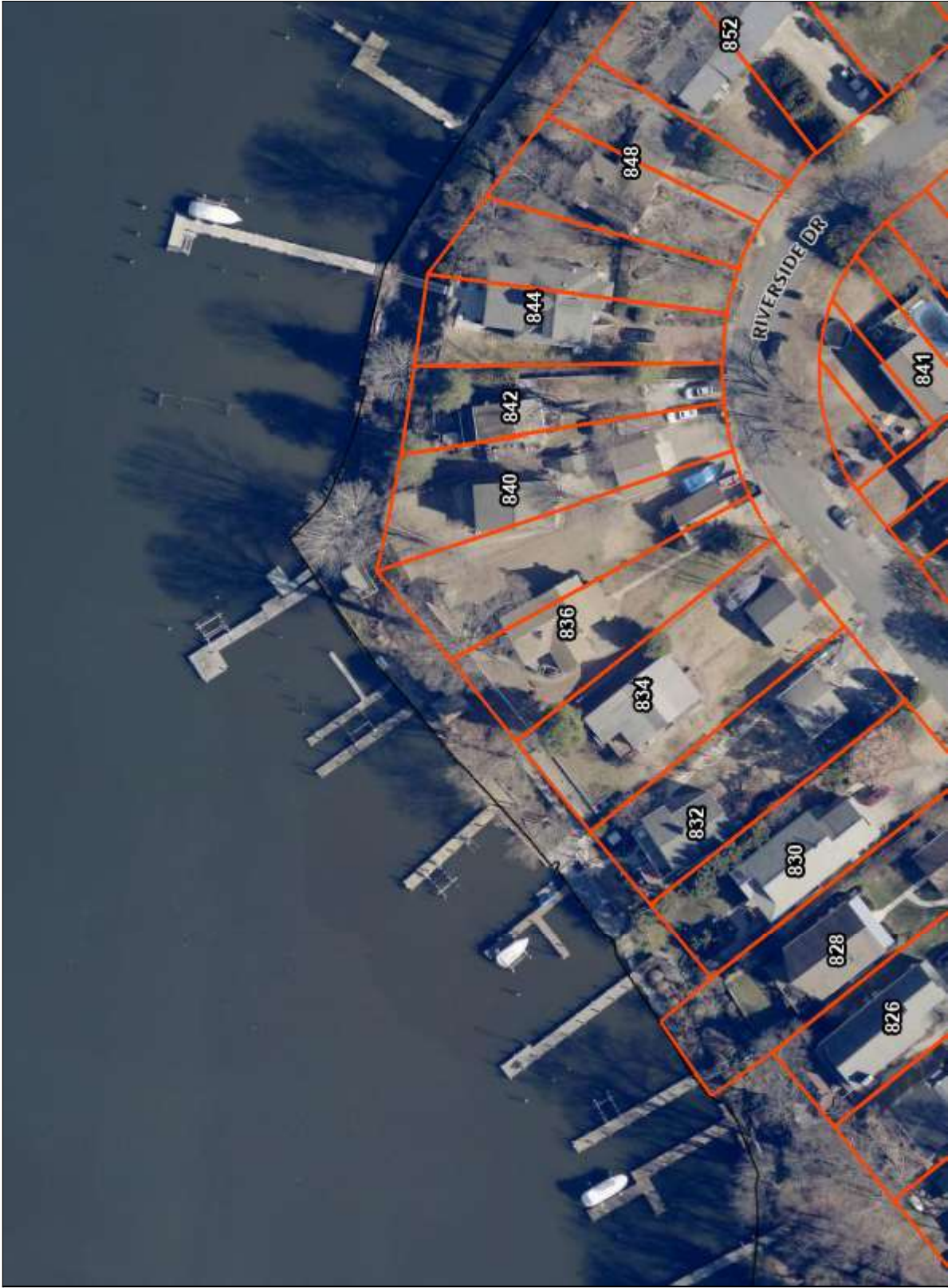
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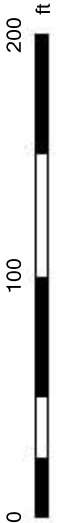
Legend

- Foundation
- Addressing
- Parcels
- Parcels - Annapolis City



Notes

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

none