

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

APPLICANT: Christian Schou & Sarah Ritter

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0002-V

COUNCIL DISTRICT: 3

HEARING DATE: February 25, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are seeking a variance to allow boatlift pilings with less setbacks than required on property located at 1717 River Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 12,630 square feet of land and is located with frontage on the east side of River Road. It is identified as Lot 23 in the Meredith Homes subdivision, Parcel 5 in Grid 2 on Tax Map 47. The property is zoned RA – Rural Agricultural District. This waterfront lot on Meredith Creek lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a one and a half-story dwelling, a shed, residential piers with a boathouse¹, and associated facilities.

PROPOSAL

The applicants propose to remove the existing pilings on the northern side of the existing pier, and to install two (2) mooring pilings for a boat lift on the northern side of the existing pier.

REQUESTED VARIANCES

§ 18-2-404(b) of the Anne Arundel County Zoning Ordinance provides that a private pier or mooring piling shall be located at least 15 feet from a lot line extended. The two proposed boat lift pilings will be as close as three (3) feet to the northern side lot line extended, necessitating a variance of twelve (12) feet.

FINDINGS

The subject property is undersized for lots in the RA District with regard to the minimum lot size of 40,000 square feet and the minimum lot width of 150 feet. A review of the County aerial photography shows that the nearby waterfront lots contain piers, boat lifts and other associated improvements.

¹ Boathouses are no longer a permitted use in the Residential Districts; an application to register the boathouse as a nonconforming use should be submitted.

The applicant's letter explains that due to the height restriction and water depth, a boat lift inside the existing boathouse would not be operational. Therefore, the applicants wish to rearrange the existing pilings on the northern side of the pier to accommodate a boat lift in that existing slip.

Agency Comments

The **Development Division (Critical Area Team)** notes that the property line extensions are drawn as direct extensions, which is the most appropriate method for this site. Their Office has no objection to the requested variance.

The **Health Department** has no objection.

Variance Criteria

For the granting of a 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 other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the applicants' wish to reconfigure their existing platform and pilings to accommodate a boat lift in the existing slip. The two (2) new pilings will not be closer to the extended property line than the five (5) existing pilings, which are being removed. As such, the granting of the variance would not alter the essential character of the neighborhood or district in which the lot is located, would not substantially impair the appropriate use or development of adjacent property, nor would it be detrimental to the public welfare.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***approval*** of the requested variances to § 18-2-404(b) to allow two (2) mooring pilings with less setbacks than required, 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.

Letter of Explanation

1717 River Rd. Annapolis, MD. 21409

Christian Schou & Sarah Ritter

Proposed Work

We are seeking a variance for a 14'w x 12'l boat lift and the associated poles with less setbacks than required. Two of the four poles required will be in the setback. Both poles require a variance of 12' off the northern setback or a variance of 3' off the northern extended property line. All work a max of 60' channel ward of the mean high-water line.

Hardship

1717 River Rd. has a waterfront footage of 65'. The property has a 6'w x 39'l pier, 10'w x 23'l platform, 3'w x 45' finger pier, and a 20'w x 28'l boathouse. The need for a variance comes from the height restriction and water depth in the existing boathouse. A boat lift inside the existing boathouse would not be operational due to the previously listed factors. The pier also currently has a wet slip on the northern side of the pier where we are seeking approval to place the boat lift. The current northern wet slip does not have the pole structure to accommodate a boat lift. This application is not extending the footprint of the existing structure at 1717 River Rd. rather we are seeking approval to rearrange the existing wet slip on the northern side of the pier to accommodate a 14'w x 12'l boat lift for Mr. Schou & Ms. Ritter to safely store their boat. The addition of the boat lift does not change the character of the 1717 River Rd. as currently they have 2 slips, and the approval of this application would also not change the characteristics of the community as multiple properties benefit from having multiple slips/lifts.

Thank you,

Tim Glaser

Please contact Tim Glaser with any questions or information

tim@magnumlift.com

1-800-268-5911

1901 Betson Ct.

Odenton, MD. 21113

Schatz 1713 River Rd.
Annapolis, MD 21409

Schoed 1717 River Rd.
Annapolis, MD 21409

Wetmore 1719 River Rd.
Annapolis, MD 21409

MHWL
MLWL →

65'

Point
Point

Boathouse

23'

10'

15'

15'

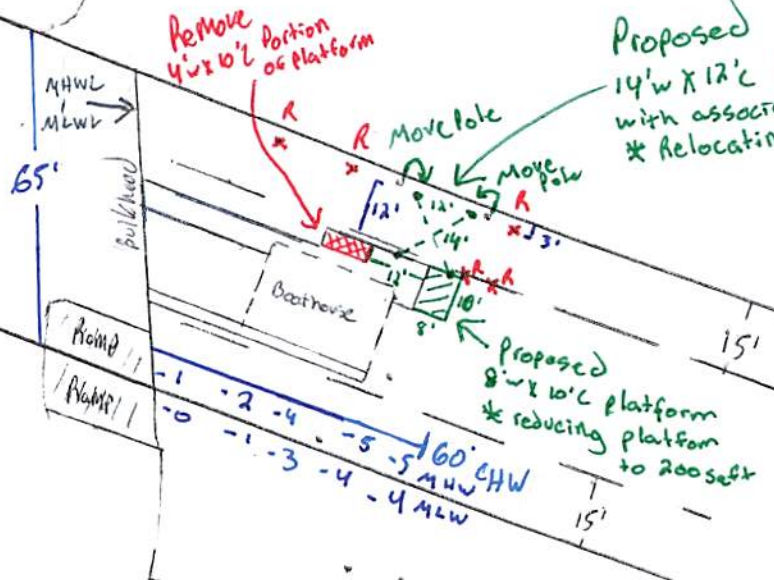
~ Meredith Creek ~

Existing Layout
* 1:40 Scale

Schatz 1713 River Rd.
Annapolis, MD 21409

Schoel 1717 River Rd.
Annapolis, MD 21409

Wetmore 1714 River Rd.
Annapolis, MD 21409



≈ Meredith Creek ≈



Proposed Layout

* 1:40 Scale

- * R = remove pole ||| = New platform
- * ~~XXXX~~ = remove platform
- * = New lift

21056

CHESAPEAKE



Schow
 1717 River Rd.
 Annapolis, MD.
 21469

76°26'15" 76°25'30" 76°24'45" 76°24'00" 76°23'15"

Joins Map 5418

©ALEXAN

A B C D E F G H J



1711

1713

1717

1719

1721

1723

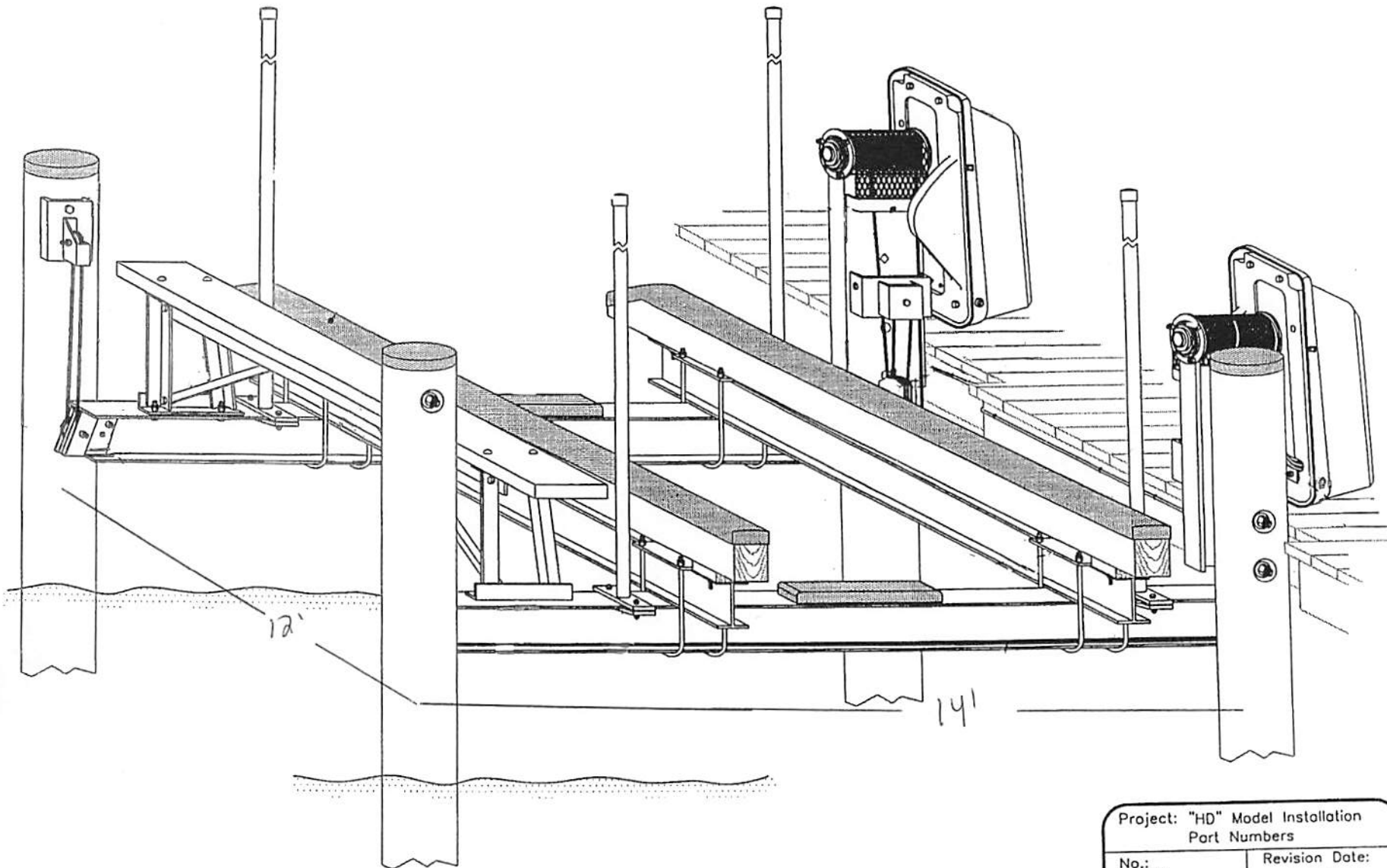
1725

1634

1717 River Rd. Annapolis, MD 21409

GENERAL NOTES:

1. FOR LIST OF MATERIALS RELATED TO PART NUMBERS, SEE PARTS LIST.



Project: "HD" Model Installation Port Numbers		
No.: 002	Revision Date:	
Scale: None	Date: 02-22-01	Sheet: 1 of 1

2025-0002-V

Menu Cancel Help

Task Details **OPZ Critical Area Team**

Assigned Date

01/07/2025

Assigned to

Melanie Mathews

Current Status

Complete w/ Comments

Action By

Melanie Mathews

Comments

The site plan submitted under the proposed variance has been reviewed for property line extensions and setbacks. The PLEs are drawn as direct extensions, which is the most appropriate method for this site. The critical area section of OPZ has no objection to the requested variances.

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

Due Date

01/28/2025

Assigned to Department

OPZ Critical Area

Status Date

01/15/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

Display E-mail Alerts

Display Comments

Task Specific Information

Expiration Date

Reviewer Phone Number

410-222-6136

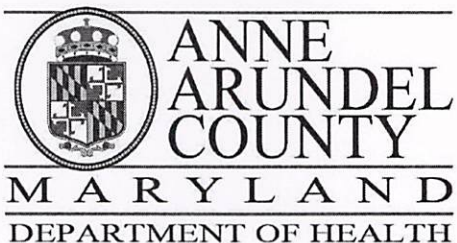
Review Notes

Reviewer Email

PZMATH20@aaacounty.org

Reviewer Name

Melanie Mathews



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 *BC*
1/9/25

DATE: January 8, 2025

RE: Christian G. Schou
1717 River Road
Annapolis, MD 21409

NUMBER: 2025-0002-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow boatlift pilings with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

1717 River Road (2025-0002-V)



Legend

Foundation

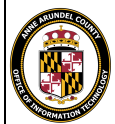
Addressing



Parcels

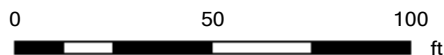


Parcels - Annapolis City



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THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes