

Date: January 29, 2025

Zoning Division of the Office of Planning & Zoning
Anne Arundel County
Heritage Office Complex
2664 Riva Road
Annapolis, Maryland 21401
Zoning Division - (410) 222-7437

RE: SPECIAL EXCEPTION REQUEST

Applicant: Laurel Acres Improvement Assoc. (SDAT Name)
Mailing Address: PO Box 185, Pasadena, MD 21123
Site Address: in between 610 Laurel Dr. and 612 Laurel Dr., Pasadena, MD 21122
Tax ID: 346017822700

Dear Zoning Office:

This letter explains the request by Laurel Acres Improvement Assoc. for a Special Exception to replace a community boat ramp and wing walls & pier at the community parcel located at 612 Laurel Drive, Pasadena, MD 21122. There is also a beach at this location. Maryland Department of the Environment & the United States Army Corp. of Engineers have already issued permitting for the work which also includes a living shoreline, revetment, and beach nourishment.

The community boat ramp, wing walls & pier are not located in the 25 ft. setback area and are within the current overall footprint of the current structures. Laurel Acres Improvement Assoc. purchased the property in 1960 and at some point, in the 1970's, constructed a concrete boat ramp. The specific date is unknown. A 1972 aerial shows the ramp and wing walls. Since the time of construction, the community began immediate use of the ramp and have continued to use the ramp in the same capacity until present day. We know from historical tax assessment records and worksheets for this property (owned by Laurel Acres Improvement Assoc.) That in October 1977, the ramp was accounted for in the property assessment. Each year after that in the assessment the ramp is also shown.

A photo of the ramp is provided in Exhibit #1. The ramp has reached the end of its usable lifespan and although still completely intact and continuing to serve the community in its original intended function, the structure requires replacement so that the community can continue to utilize the structure in a safe manner. There are to be no increases to the footprint of the existing structures during replacement. The existing concrete boat ramp measurements are 12' wide x 40' long. The proposed concrete boat ramp measurements are 12' wide x 40' long. The existing wing walls (jetties) measure approx. 6 ft. wide x 40 ft. long. The proposed wing walls (jetties) will be 1.5' wide x 40' long. The wing walls are currently made of stone and will be converted to timber structures, reducing the overall footprint.

Regarding the pier, aerials show the pier was installed between 1998 and 2000. The expansion to the pier includes the addition of a small 200 SF platform. No boats or moorings are allowed at this pier. The width of the pier will remain at 4' wide. The total channelward extent of the pier will not be increased. The existing pier is 4' wide x 50' long. The proposed pier will be 4' wide x 40' long. With the platform at 10' long (by 20' wide), the total proposed extent is 50 ft. from MHWL.

None of the ramp, wing wall or pier areas are located over submerged aquatic vegetation (SAV). The community area measures around 360 ft. along the MHWL. This is the community's only waterfront parcel and the area is used for swimming, recreational activities, social gatherings and boat launching. The plat record from January 2, 1953 shows "Community Beach Area" at this location, indicating use as a community space since around that date, over 70 years of use. During this time, the community has maintained the facility as best as possible but due to the natural aging process of water-based facilities, the lifespan of the current structures have run their course. Waterside structures need replacement as they age out and because of rising water levels and tidal fluctuations. Safety of the members of the community and those of this facility is of primary concern.

Based on the provisions of the Code relating to allowed uses in a R2 zoned parcel, specifically § 18-4-106. Permitted, conditional, and special exception uses and for "Piers and launching ramps, community", the applicants must first obtain a Special Exception in order to obtain a building permit.

With regards to the application for this Special Exception, the requirements set forth in § 18-16-304, are either met or do not apply:

- (1) The use will not be detrimental to the public health, safety, or welfare;

The continued use of Edgewater Pier does not impact public health, safety, or welfare. The pier shall meet the safety requirements in § 18-11-142 (6)(7), specifically:

(6) Boarding ladders shall be located along the sides of a pier and along each bulkhead where the water depth at the bulkhead exceeds four feet in depth at mean high water. Ladders along piers shall be 100 feet apart on each side of the pier and staggered so that the ladders alternate sides every 50 feet. Ladders along bulkheads shall be placed no more than 50 feet apart.

A ladder has been shown on the plan.

(7) United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.

This pier is not more than 100 ft.

- (2) The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;

This is a community boat ramp, wing walls and pier that meets standard marine grade material specifications and otherwise conforms to state and federal regulatory standards (in terms of design standards and material grade). The ramp, wing walls and pier look similar to the others in AA CO.

(3) Operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article;

Continued use of boat ramp, wing walls and pier will not change levels of noise, fumes, vibration, or light.

(4) The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;

This boat ramp, wing walls & pier is used by members of the community of Laurel Acres to access the water. This community area is considered a shared use space for the residents who want to enjoy use of the water. It is vital to provide the residents of the community with continued use of this important facility.

(5) The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;

This is an existing boat ramp, wing walls and pier in the water. There is no conflict with other public facilities, services, schools, or roads.

(6) The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;

This to be determined by the respective departments.

(7) The proposed use is consistent with the County General Development Plan;

This to be determined by the respective departments.

(8) The applicant has presented sufficient evidence of public need for the use;

This is the community's ONLY waterfront space. The current ramp (and wingwalls) have reached the end of their usable lifespan and are no longer safe for community members to use. It is vital that this facility be upgraded to conform to current standards for the safety of all.

(9) The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;

The current use is that of a community boat ramp, wing walls and pier. The community shall maintain adherence to this type of use.

(10) The application will conform to the critical area criteria for sites located in the critical area; and

This to be determined by the respective departments.

(11) The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.

This requirement does not appear to apply.

With regards to requirements set forth in § 18-11-141. Piers and launching ramps, community:

(1) The facility shall be located on a lot of at least 30,000 square feet that is owned by a homeowner's association.

The applicant meets the criteria.

(2) Adverse effects on water quality and fish, plant, and wildlife habitat shall be minimized.

The applicant meets the criteria.

(3) Nonwater-dependent structures or operations associated with water-dependent projects or activities shall be located outside the buffer to the extent possible.

The applicant meets the criteria. All work in the buffer is RIK or minimizes footprint and the pier in the water is located outside of the 100 ft. buffer.

(4) Disturbance to the buffer shall be the minimum necessary to provide a single point of access to the facility.

The applicant meets the criteria.

(5) Food, fuel, or other goods and services may not be offered for sale, and adequate and clean sanitary facilities shall be provided.

Food, fuel, or other goods and services are not offered for sale at the site. Clean sanitary facilities are available at community property (by portable toilet which is professionally serviced).

(6) Boarding ladders shall be located along the sides of a pier and along each bulkhead where the water depth at the bulkhead exceeds four feet in depth at mean high water. Ladders along piers shall be 100 feet apart on each side of the pier and staggered so that the ladders alternate sides every 50 feet. Ladders along bulkheads shall be placed no more than 50 feet apart. A ladder is shown on the proposed plan.

The applicant meets the criteria. A ladder is shown on the proposed plan.

(7) United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.

This does not apply. The structures do not exceed 100 ft.

(8) When a community pier with slips is provided as part of a new residential riparian subdivision, private piers in the subdivision are prohibited.

This does not apply.

(9) The number of slips allowed with a community pier shall be the lesser of the following:

(i) one slip for each 50 feet of shoreline in a subdivision located in an intense or limited development area, and one slip for each 300 feet of shoreline in a subdivision located in a resource conservation

area; or (ii) a density of slips to platted lots or dwellings in the critical area in accordance with the following chart:

Platted Lots or Dwellings in the Critical Area	Slips
Up to 15	1 for each lot
16 to 40	15 or 75%, whichever is greater
41 to 100	30 or 50%, whichever is greater
101 to 300	50 or 25%, whichever is greater
More than 300	75 or 15%, whichever is greater

This does not apply. This is NOT a community pier that moors vessels and therefore there are no slips.

(10) In the event the parcel or lot has riparian rights and the proposed development is located on a portion of the parcel or lot that is out of the critical area, these rights may be utilized in accordance with permitted use criteria established for the critical area classification through the use of a community facility established in accordance with § 18-10-143, based on the actual length of shoreline or potential density that would have been permitted within the critical area portion of the parcel or lot.

This does not apply.

We look forward to hearing from you upon acceptance of these explanations.

Thank you,

Lauren Heinsohn
Fetch, LLC
326 First Street, Suite 16, Annapolis, MD 21403
PH: 410-756-0885
EM: lauren@fetchconsultinggroup.com
www.fetchconsultinggroup.com

Date: January 29, 2025

Zoning Division of the Office of Planning & Zoning
Anne Arundel County
Heritage Office Complex
2664 Riva Road
Annapolis, Maryland 21401
Zoning Division - (410) 222-7437

RE: VARIANCE REQUEST

Applicant: Laurel Acres Improvement Assoc. (SDAT Name)
Mailing Address: PO Box 185, Pasadena, MD 21123
Site Address: in between 610 Laurel Dr. and 612 Laurel Dr., Pasadena, MD 21122
Tax ID: 346017822700

Dear Zoning Office:

This letter explains the request by Laurel Acres Improvements Assoc. for zoning variances for the installation of recreational piers located in between 610 Laurel Dr. and 612 Laurel Dr., Pasadena, MD 21122. This property contains 42,400 SF of area and is located on Cockey Creek. The lot is approximately 55.02 ft. wide at the street and approximately 360 ft. wide at the shoreline. The property currently contains an existing finger pier with steps, stone jetty wing walls, boat ramp and beach area.

Based on the provisions of the Code relating to Piers, recreational, specifically **§ 18-10-148**, the recreational finger pier shall comply with all of the following requirements:

- (1) The pier shall extend from a lot owned by a homeowner's association and the lot shall be at least 60 feet wide at the road, 80 feet wide at the shoreline, and not less than 20 feet wide at any point.

The lot is 55.02 ft. at the road. The community was developed in the 1950's - plat reference: Plat No. 1190, Book No. 24, Folio 24, Speed 22. The plat is called "Revised Plat, Section A, Laurel Acres" and is dated June 2, 1953. It can be presumed that the code provision pre-dates the community development and designation of this lot area to the community. The lot does exceed the "80 ft. at the shoreline" criteria (approx. 360 ft.) and is not less than 20 ft. wide at any other point.

- (2) The president of the homeowner's association shall file with the Office of Planning and Zoning a signed and dated statement that the executive board of the association or the association as a whole has taken official action to approve the pier.

The applicant meets this requirement.

- (3) The pier shall be located at least 15 feet from the lot lines extended and at least 50 feet from any existing pier or piling.

The applicant meets this requirement.

- (4) The pier and the landward walk leading to the pier shall be at least six feet wide.

The applicant is seeking a variance of 2 ft. and 3 ft. to this provision as the pier is only 4 ft. and 3 ft., not 6 ft. The finger pier is a replacement to the existing (current) 3 ft. wide width and the 3 ft. wide support pier is to ensure safe boarding and de-boarding on and off vessels utilizing the ramp area.

- (5) Any walk structure or impervious walk shall be located at least 15 feet from any side lot line and may not unduly obstruct, increase, or redirect the natural flow of water.

The applicant meets this requirement.

- (6) Signs shall be installed on both sides at each end of the pier oriented toward the water indicating that the docking of boats, either permanently or temporarily, is prohibited.

The applicant meets this requirement.

- (7) The pier may have no detached piling, buoy, or other device for the mooring of boats.

The applicant meets this requirement.

- (8) Boarding ladders shall be located along the sides of a pier and along each bulkhead where the water depth at the bulkhead exceeds four feet in depth at mean high water. Ladders along piers shall be 100 feet apart on each side of the pier and staggered so that the ladders alternate sides every 50 feet. Ladders along bulkheads shall be placed no more than 50 feet apart.

The applicant meets this requirement.

- (9) United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.

The applicant meets this requirement.

The replacement finger pier will take up a similar area as the current pier and does not encroach the setbacks. The proposed structure shall be 4 ft. wide x 40 ft. long with a 20 ft. wide x 10 ft. long platform and 2 ft. long steps to access the start of the pier. The support pier shall be 3 ft. wide x 50 ft. long.

The current pier has been in its existing configuration since possibly 1972 (see exhibit #1). And is also visible in historic aerials from the 1980s (exhibit #1). Therefore, it would not appear that the proposed pier would be in any way a navigational concern for the adjacent waterfront property owners due to the historic use of the area to ingress and egress the existing ramp.

The uniqueness of the applicant's lot creates a hardship for which relief from the Code is warranted. The width of the pier is smaller than the code specification and this should be considered the variance is for less than allowed not more. **Variance requests are for the following:**

1. A zoning variance of 4.98 ft. to § 18-10-148(1).
2. A zoning variance of 2 ft and 3 ft. to § 18-10-148(4).

The granting of the variances will not:

- (a) Alter the essential character of the neighborhood or district in which the lot is located

It appears that most every property on the creek contains a pier. Both adjacent property owners have piers. This proposal is similar to other piers in the area and would not alter the essential character of the area. The pier has been used and maintained for 50+ years so a replacement would not institute a major change.

- (b) Substantially impair the appropriate use or development of adjacent property

The proposed finger pier is approx. 84 ft. from the neighboring pier to the south (301 Kramer Rd.) and this will NOT create a navigational issue for the adjacent property owner. Neighbors will be able to continue to utilize their piers in the same manner as now.

- (c) Reduce forest cover in the Limited Development and Resource Conservation areas of the Critical Area

This does not apply to this proposal.

- (d) Be contrary to acceptable clearing and replanting practices required for development in the of the Critical Area or a Bog Protection Area; or be detrimental to the public welfare

This does not apply to this proposal.

The proposal conforms with Maryland Department of the Environment (COMAR, Title 27) & Army Corp. of Engineers regulations and all appropriate state and federal permitting have been **APPROVED AND ISSUED.**

It is our belief based on the usable property area that the proposed location of all structures is the minimum necessary to afford relief to applicant. We look forward to hearing from you upon acceptance of these explanations.

Thank you,



Lauren Heinsohn, Principal
Fetch Consulting Group

COCKEY CREEK



EXISTING 3' WIDE 50' LONG
FINGER PIER & STEPS
RIP RAP JETTY FOOTPRINT
UNDER THIS PIER

EXISTING 12' WIDE X 40' LONG
CONCRETE BOAT RAMP

STONE JETTY/WINGWALL FOOTPRINT
UNDER THIS PIER

EXISTING STONE
JETTY/WINGWALL

1972 HISTORIC EXTENT OF BEACH

PROPERTY LINE EXT. A.P.R.

EXISTING
ERODING
SHORELINE &
SMALL
SECTION OF
RIP-RAP

EXISTING APPROX. 135 LF OF
ERODING SHORELINE (AREA
IS COMPRISED OF SAND)

EXISTING
NEIGHBORING PIER

-3.0' MLW
-1.75' MLW
EXISTING MLWL = 0.0'
EXISTING MHWL

EXISTING TIMBER BULKHEAD

EXISTING 12' WIDE X 55'6"
LONG PAVED DRIVEWAY
TO RAMP

EXISTING
NEIGHBORING PIER

NEIGHBORING OWNER(S):
YVONNE DEARDORFF &
SCOTT HARDY
SITE/MAILING: 301 KRAMER
RD., PASADENA, MD 21122
DEED REF: /30596/00106

APPLICANT:
LAUREL ACRES
IMPROVEMENT ASSOC.
SITE ADDRESS:
COMMUNITY RAMP & BEACH
LOCATION IS IN BTW. 610
LAUREL DR. & 612 LAUREL
DR., PASADENA, MD 21122
MAILING ADDRESS:
RT 10 BOX 98C
PASADENA, MD 21122
DEED REF: /01403/00138

NEIGHBORING OWNER(S):
MARTIN & NANCY KERR
SITE/MAILING: 616 LAUREL
DR., PASADENA, MD 21122
DEED REF: /27544/00140



Existing Condition Plan

SCALE
1"=60'

FETCH, LLC
550M RITCHIE HWY., #273
SEVERNA PARK, MD 21146
410-756-0885

APPLICANT/OWNER:
LAUREL ACRES IMPROVEMENT ASSOC.

SITE ADDRESS:
COMMUNITY RAMP & BEACH LOCATION
IS IN BTW. 610 LAUREL DR. & 612
LAUREL DR., PASADENA, MD 21122

MAILING ADDRESS:
RT 10 BOX 98C
PASADENA, MD 21122

PROPERTY DETAILS:
DISTRICT: 03
SUBDIVISION: 460
ACCT. NUMBER: 17822700
LOT(S): 16 SC A MAP: 24
GRID: 16 PARCEL: 269
DEED REF: /01403/00138
PLAT REF.: ---
PROPERTY LAND AREA:
42,400 SF
DATE: 1-29-25

PROPOSED WORK:
RAMP REPLACEMENT IN-
KIND, LIVING
SHORELINE/BEACH
NOURISHMENT,
PLATFORM, REVETMENT

ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.

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COCKEY CREEK

PROPOSED APPROX. 145 LF STONE SILL 8 FT. WIDE AT BASE WITH ONE 6' VENT
 SAND/PLANT AREA FOR LIVING SHORELINE = ~1,400 SF
 SAND AREA FOR BEACH NOURISHMENT = ~900 SF
 STONE AREA = ~1,160 SF
ENCROACHMENT CHANNELWARD
 FROM EXISTING MEAN HIGH = AV. 30 FT.
 FROM PROPOSED MEAN HIGH = AV. 20 FT.

PROPOSED CY OF CONTAINMENT FILL = TOTAL 99 CY (APPROX.)
 PROPOSED SLOPE 10 : 1 (APPROX.)
 PROPOSED NUMBER OF PLANTS = 665 (APPROX.)

PROPOSED 4' WIDE X 40' LONG PIER & 20' WIDE X 10' LONG PLATFORM, 2' LONG STEPS

PROPOSED REPLACE IN-KIND 12' WIDE X 40' LONG CONCRETE BOAT RAMP & TWO 40' LONG X 1.5' WIDE WING WALLS (JETTYS)

PROPOSED 3' WIDE 50' LONG SUPPORT PIER (40' FROM MHWL)

PROPOSED 50' LONG X 6' WIDE STONE REVETMENT (USE EXISTING STONE AS PART OF BASE)

PROPOSED APPROX. 700 SF PATENS AV. 10 FT. CHWD.

PROPOSED APPROX. 900 SF BEACH NOURISH.

PROPOSED APPROX. 700 SF ALTERNAFLORA AV. 10 FT. CHWD.

PROPOSED 150' LONG X 8' WIDE SILL WITH 6' VENT

1972 HISTORIC EXTENT OF BEACH AREA

EXISTING TIMBER BULKHEAD

EXISTING 12' WIDE X 55'6" LONG PAVED DRIVEWAY TO RAMP TO REMAIN

NEIGHBORING OWNER(S):
 MARTIN & NANCY KERR
 SITE/MAILING: 616 LAUREL DR., PASADENA, MD 21122
 DEED REF: /27544/00140

NEIGHBORING OWNER(S):
 YVONNE DEARDORFF & SCOTT HARDY
 SITE/MAILING: 301 KRAMER RD., PASADENA, MD 21122
 DEED REF: /30596/00106

APPLICANT:
 LAUREL ACRES IMPROVEMENT ASSOC.
 SITE ADDRESS:
 COMMUNITY RAMP & BEACH LOCATION IS IN BTW. 610 LAUREL DR. & 612 LAUREL DR., PASADENA, MD 21122
 MAILING ADDRESS:
 RT 10 BOX 98C PASADENA, MD 21122
 DEED REF: /01403/00138



Proposed Condition Plan

SCALE 1"=60'

FETCH, LLC
 550M RITCHIE HWY., #273
 SEVERNA PARK, MD 21146
 410-756-0885

APPLICANT/OWNER:
 LAUREL ACRES IMPROVEMENT ASSOC.

SITE ADDRESS:
 COMMUNITY RAMP & BEACH LOCATION IS IN BTW. 610 LAUREL DR. & 612 LAUREL DR., PASADENA, MD 21122

MAILING ADDRESS:
 RT 10 BOX 98C PASADENA, MD 21122

PROPERTY DETAILS:
 DISTRICT: 03
 SUBDIVISION: 460
 ACCT. NUMBER: 17822700
 LOT(S): 16 SC A MAP: 24
 GRID: 16 PARCEL: 269
 DEED REF: /01403/00138
 PLAT REF.: ---
 PROPERTY LAND AREA: 42,400 SF
DATE: 1-29-25

PROPOSED WORK:
 RAMP REPLACEMENT IN-KIND, LIVING SHORELINE/BEACH NOURISHMENT, PLATFORM, REVETMENT

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Laurel Acres Imp. Assoc. – Special Exception Application

Exhibit #1 – Concrete Boat Ramp



Laurel Acres Imp. Assoc. – Special Exception Application

Exhibit #2 – 1972 Historical Aerial of Concrete Boat Ramp

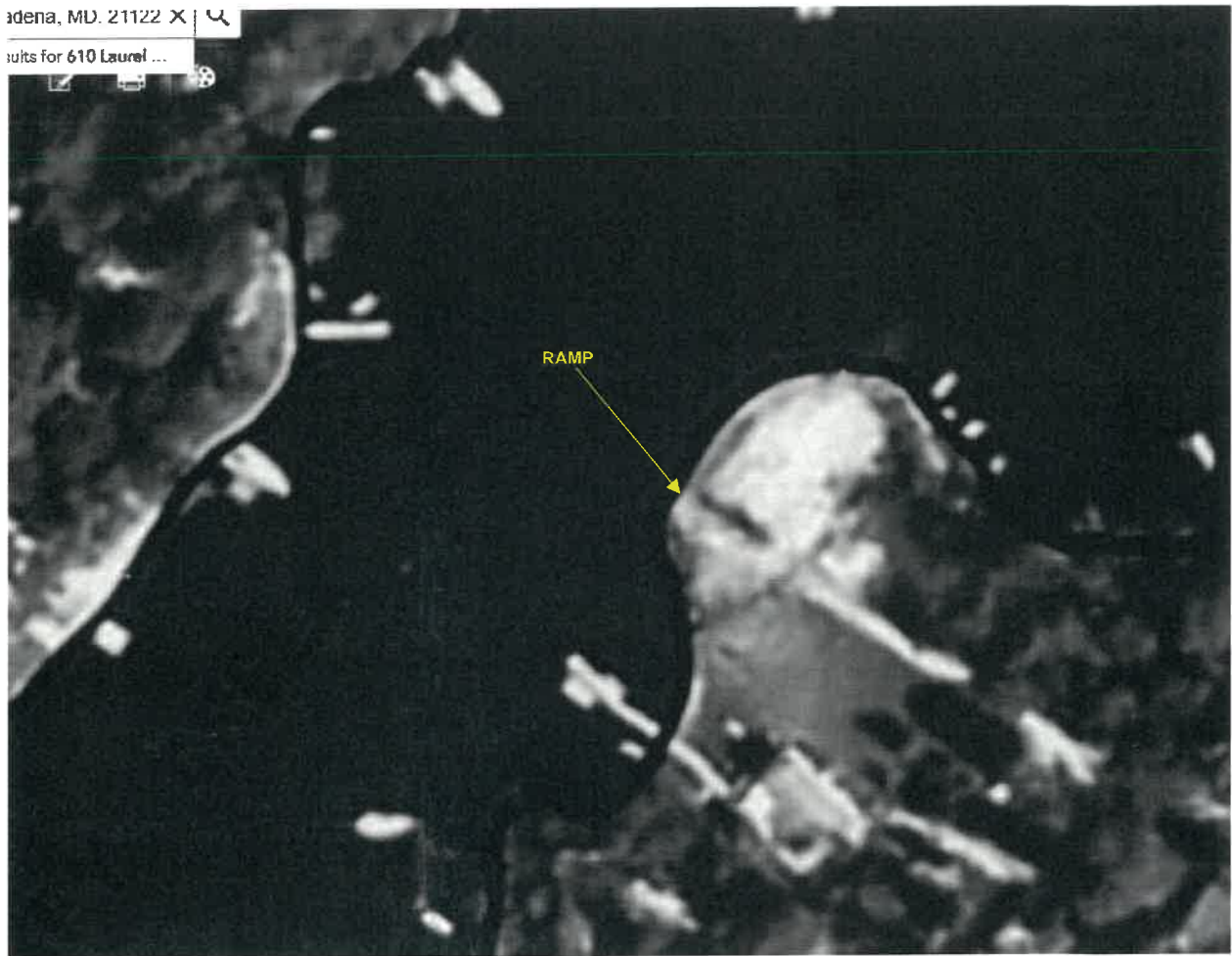
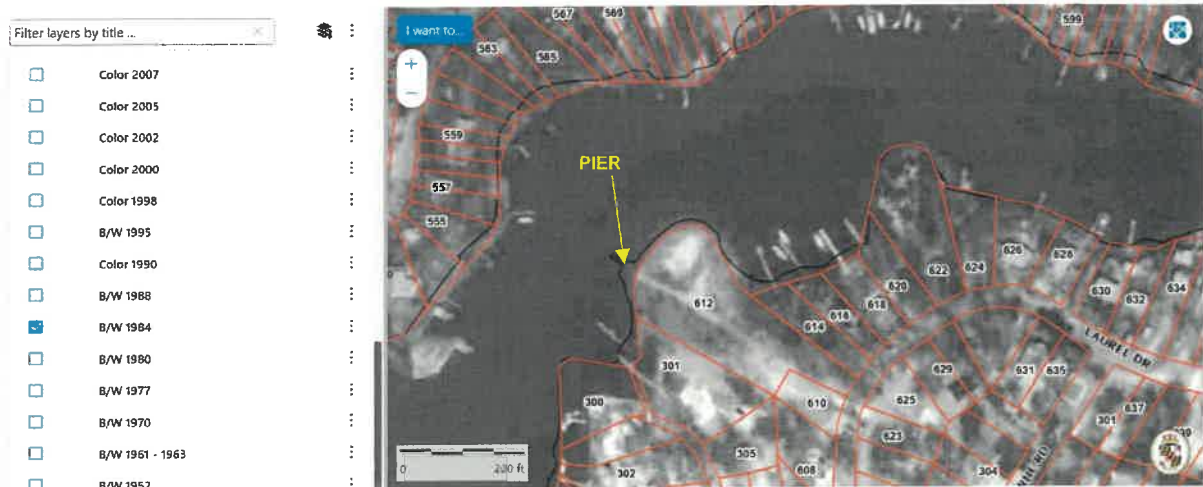
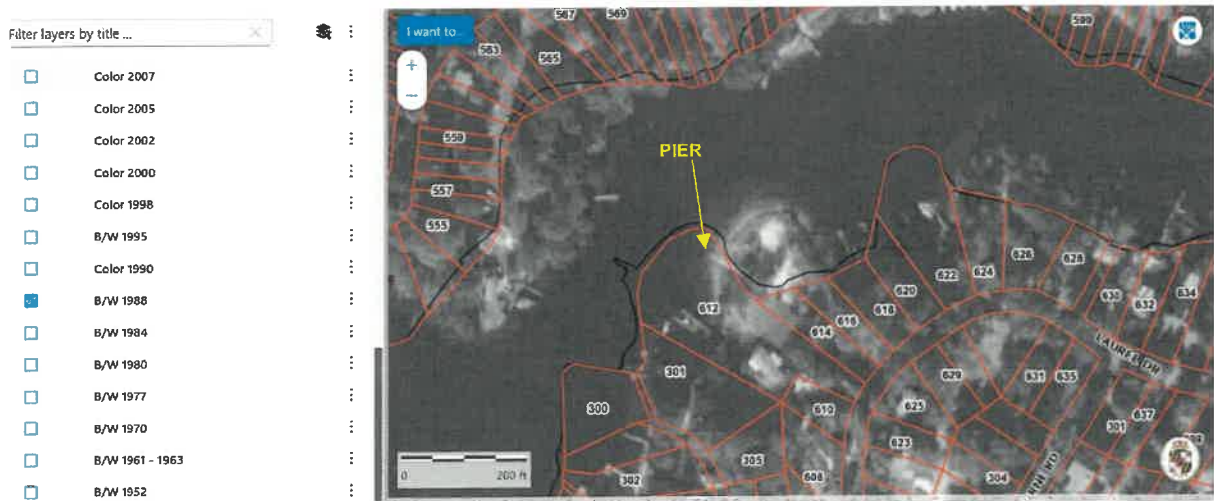


Exhibit #1 – Historic Aerials

1984 Historical Aerial of Pier



1988 Historical Aerial of Pier





M A R Y L A N D

Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Jessica Levy, Planner II, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: February 11, 2025

Name of Project: Laurel Acres Improvement Assoc
Case#: 2025-0016-S
Location: 612 Laurel Drive, Pasadena
Tax Map 24, Parcel 269, Lot 16
Region Planning Area: Region 4
Community: Pasadena

Summary:

The applicant requests a Special Exception to replace an existing community boat ramp, wing walls, and pier located on a community-owned parcel. The replacement will be within the current overall footprint of the existing structures. The pier will have an additional 200 square-foot platform.

The approximately 1-acre site is located in the Plan2040 Peninsula Development Policy Area and the Low Density Residential Planned Land Use category. Surrounding properties are in the Low Density Residential Planned Land Use category. Zoning for the site is R2 and surrounding properties are zoned R2. The site is not located within the Priority Funding Area nor is it within the Green Infrastructure Network.

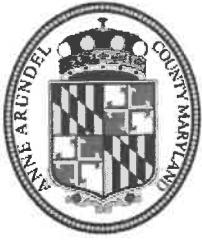
Findings:

Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site and the proposal is generally consistent with the goals, policies and strategies of Plan2040 including:

- Policy BE3.2: Ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.

This proposal is within Region Planning Area 4 and is generally consistent with the Region Plan goals and strategies.

2022 Water and Sewer Master Plan: The site is in the Future Sewer Service category in the Cox Creek Service Area and the No Public Water Service category. The proposal is consistent with the 2022 Water and Sewer Master Plan.



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING __11/8/2024 (via email)_____

P&Z STAFF __Donnie D./Kelly K./Jessica L._____

APPLICANT/REPRESENTATIVE __Lauren Heinsohn (Fetch LLC)_____ EMAIL_lauren@fetchconsulting.com_____

SITE LOCATION __612 Laurel Drive Pasadena_____ LOT SIZE _42,400 SF_ ZONING __R2_____

CA DESIGNATION __LDA_____ BMA __X__ or BUFFER_____ APPLICATION TYPE __Special Exception_____

The applicant is proposing to replace an existing community boat ramp and wing walls and a pier on the community parcel. The property is zoned R2 and the boat ramp requires special exception approval under the use “piers and launching ramps, community”. Based on a preliminary review no variances appear to be required for the conditions listed under 18-11-141.

The pier structure and platform on the southwest side of the proposed boat ramp appears to meet the definition of a recreational pier as the applicant has indicated that it will not be used for watercraft. A recreational pier is a conditional use in the R2 district and the applicant will need to meet all the criteria found under 18-10-147. While this office cannot review the proposal in detail for compliance with 18-10-147 based on the current proposal, it appears that variances may be required. Specifically to at least conditions 1 and 4. A variance for condition 3 may be required but the plan does not provide dimensions for review. The applicant should review the conditions for the recreational pier and if necessary submit a variance application.

COMMENTS

From Zoning: The site plan appears ready for submittal but notes to the applicant that a portion of the proposal will be reviewed as a recreational pier which is a conditional use. Should variances be required, those variances can be heard at the same time as the special exception.

From Development Division (Critical Area Team): No objection.

From Long Range Planning: See attached comments on page 2.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Jessica Levy, Planner II, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: October 29, 2024

Name of Project: Laurel Acres Improvement Assoc
Case#: 2024-0104-P
Location: 612 Laurel Drive, Pasadena
Tax Map 24, Parcel 269
Region Planning Area: Region 4
Community: Pasadena

Summary:

The applicant requests a Special Exception to replace an existing community boat ramp, wing walls, and pier located on a community-owned parcel. The replacement will be within the current overall footprint of the existing structures.

The approximately 1-acre site is located in the Plan2040 Peninsula Development Policy Area and the Low Density Residential Planned Land Use category. Surrounding properties are in the Low Density Residential Planned Land Use category. Zoning for the site is R2 and surrounding properties are zoned R2. The site is not located within the Priority Funding Area nor is it within the Green Infrastructure Network.

Findings:

Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site and the proposal is generally consistent with the goals, policies and strategies of Plan2040 including:

- Policy BE3.2: Ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.

This proposal is within Region Planning Area 4 and is generally consistent with the Region Plan goals and strategies.

2022 Water and Sewer Master Plan: The site is in the Future Sewer Service category in the Cox Creek Service Area and the No Public Water Service category. The proposal is consistent with the 2022 Water and Sewer Master Plan.

AA County Office of Planning & Zoning
2664 Riva Rd.
Annapolis, MD 21401

January 29, 2025

RE: Variance application – Laurel Acres Improvement Assoc.

Good afternoon, Planning & Zoning:

This letter serves to notify you that the executive board of the association or the association as a whole has taken official action to approve the pier.

Thank you,

DocuSigned by:

CF74D5FC17734EC...
Denise Hightower
President
Laurel Acres Improvement Assoc.