

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

APPLICANT: Laurel Acres Improvement Association, Inc. **ASSESSMENT DISTRICT:** 3

CASE NUMBER: 2025-0016-S & 2025-0020-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: March 27, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicant is requesting a special exception to allow a community launching ramp in an R2 - Residential District and variances to allow recreational piers to extend from a lot with less width than required and with piers and landward walks leading to the piers with less width than required on property located at 612 Laurel Drive in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 42,400 square feet of land and is located with approximately 55 feet of frontage on the northwest side of Laurel Drive. It is identified as Lot 16 of Parcel 269 in Grid 16 on Tax Map 24 in the Laurel Acres subdivision.

The property is zoned R2 - Residential District. This waterfront site on Cockey Creek is located within the Chesapeake Bay Critical Area, is designated as LDA - Limited Development Area, and is mapped as a BMA - Buffer Modification Area. It is currently improved with a community launching ramp, an adjacent recreational pier, and a driveway.

PROPOSAL

The applicant proposes to remove and replace the existing 12' by 40' community launching ramp and two 1.5' by 40' wing walls (jetties); to remove the existing 3' by 50' long recreational pier and steps and to replace it with a 4' by 40' recreational pier with a 20' wide by 10' long platform and steps on the south side of the launching ramp; and to remove the existing stone jetty and to replace it with a 3' by 50' recreational "support" pier on the north side of the launching ramp.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for a community launching ramp may be granted are set forth under § 18-11-141 of the Anne Arundel County Zoning Ordinance. Additionally, all special exceptions are subject to the general standards provided in § 18-16-304.

REQUESTED VARIANCES

§ 18-10-148(1) provides that a recreational 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 subject lot is 55.02 feet wide at the road, necessitating a variance of 4.98 feet.

§ 18-10-148(4) provides that the pier and the landward walk leading to the pier shall be at least six feet wide. The proposed recreational pier and associated landward walk on the south side of the launching ramp would be four feet wide, necessitating a variance of two feet. The proposed recreational support pier and associated landward walk on the north side of the launching ramp would be three feet wide, necessitating a variance of three feet.

FINDINGS

The subject property is irregular in shape and exceeds the minimum 20,000 square foot area and minimum 80-foot width required for a lot not served by public sewer in an R2 District. A review of the County 2024 aerial photograph shows that the existing launching ramp and recreational pier are located well away from the extended lot lines and at least 80 feet away from the nearest residential pier to the south. While the County aerial photographs from the 1970s and 1980s were inconclusive, it is clear that the launching ramp has been in place for an extended period of time and that the existing recreational pier was constructed sometime between 1998 and 2000.

The property was the subject of a prior zoning application to register the existing launching ramp as a nonconforming use (2021-0190-N). However, the request was denied due to the applicant's inability to demonstrate that the use was established at a time when it was allowed by right.

With regard to the specific special exception requirements of § 18-11-141, this Office submits the following findings:

- (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 facility is located on a 42,400 square foot lot that is owned by the Laurel Acres Improvement Association, Inc.
- (2) *Adverse effects on water quality and fish, plant, and wildlife habitat shall be minimized.* The applicant attests that this provision will be met.
- (3) *Non water-dependent structures or operations associated with water-dependent projects or activities shall be located outside the buffer to the extent possible.* The proposed improvements are water-dependent structures that cannot be located outside of the buffer.
- (4) *Disturbance to the buffer shall be the minimum necessary to provide a single point of access to the facility.* The launching ramp and the immediately adjacent recreational piers would provide a single point of access to the subject launching ramp.
- (5) *Food, fuel, or other goods and services may not be offered for sale, and adequate and clean sanitary facilities shall be provided.* No food, fuel, or other services are existing or

proposed. Clean sanitary facilities are available at the community property via a 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. Ladders will be provided as required.*
- (7) *United States Coast Guard approved personal flotation devices shall be located along each pier or bulkhead at intervals not exceeding 100 feet.* Flotation devices are not required for the proposed pier lengths.
- (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 provision does not apply to the proposed community launching ramp and recreational piers without slips.
- (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 chart listed in the Code.* This provision does not apply to the proposed community launching ramp and recreational piers without 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 § 18-10-124, 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.* The proposed improvements are located within the Critical Area; therefore, this provision does not apply.

The **Long Range Planning Section** commented that the site is located in the Plan2040 Peninsula Development Policy Area and the Low Density Residential Planned Land Use category. 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. 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.

The **Critical Area Team** reviewed the proposal and has no objection.

The **Health Department** commented that the property does not have an on-site sewage disposal system or well water supply. Therefore, the Department has no objection to the request.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the community launching ramp use would not be detrimental to the public health, safety, or welfare and that it would be compatible with the appropriate and orderly development of the R2 District. The operations related to the facility would be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the R2 District. Similarly, the use at the location proposed would not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. There is no evidence to indicate that the proposed use would conflict with an existing or programmed public facility, public service, school, or road. The proposed use is generally consistent with the goals, policies, and strategies of the County General Development Plan. The applicant attests that there is public need for the use, as this is the community's only waterfront space and the current ramp (and wingwalls) have reached the end of their usable lifespan and are no longer safe for community members to use. If approved, the applicant will be required to demonstrate conformance to the critical area criteria for sites located in the critical area and with the requirements of the County Landscape Manual at the time of permitting.

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 other than financial, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. In this case, the lot is irregularly shaped near the road due to a rectangular piece cut out of the parcel for the creation of Lot 15 at 610 Laurel Drive. While the lot does fall 4.98 short of the required 60 feet required directly at the road, the vast majority of the lot is substantially wider than 60 feet. It is only the small area at the road that does not meet the width requirement, and there is no way that this variance could be avoided when reconstructing the existing recreational pier at this long-standing community recreation area.

With regard to the pier width, the applicant contends that a variance to allow the recreational piers with less than the minimum six foot width required is necessary because the replacement is more or less in kind. However, the applicant has not provided any justification as to why they could not or, more importantly, should not construct the new piers in accordance with the minimum width requirement. In fact, the applicant's letter of explanation for the launching ramp special exception explains that "it is vital that this facility be upgraded to conform to current standards for the safety of all". The six foot width is required for all recreational piers for safety reasons. There is nothing unique about the subject property nor do exceptional circumstances exist that would prevent the applicant from reconstructing the new recreational piers in accordance with the current minimum six foot width requirement.

Approval of the proposed variances would not alter the essential character of the neighborhood or substantially impair the appropriate use or development of the adjacent properties. However, the variance to construct recreational piers with two feet and three feet less width than required would be detrimental to the public welfare, as the minimum six foot width is a safety requirement. While the proposed special exception and the variance to the minimum lot width required at the road are justified, the pier width variances are not warranted and cannot be considered the minimum necessary to afford relief. As such, the recreational piers cannot be supported as proposed and should be revised so that the outdated piers meet the current width requirement.

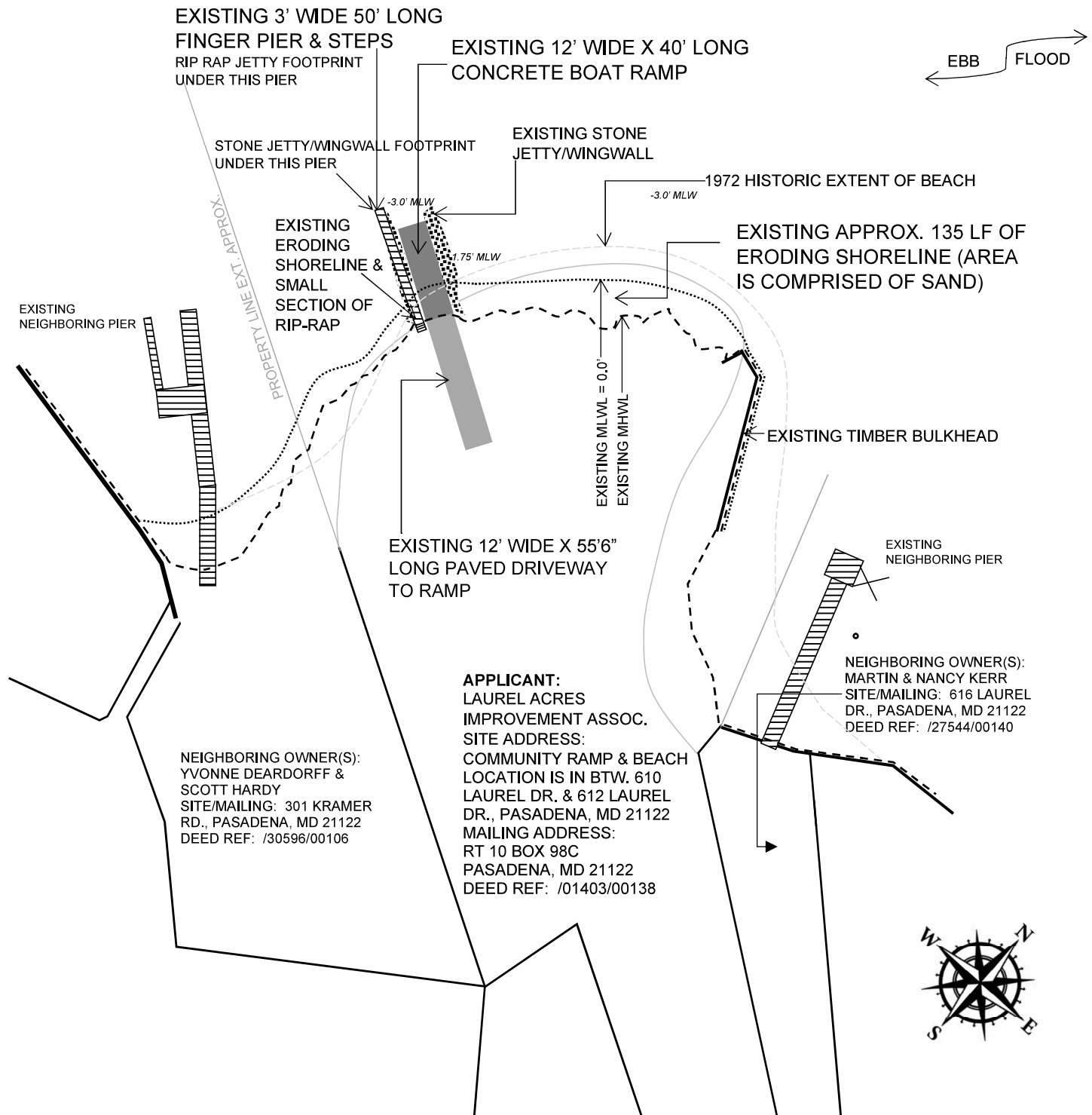
RECOMMENDATION

Based upon the standards set forth in § 18-16-304 and § 18-11-141 of the Code under which a special exception for a community launching ramp may be granted and based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends the following:

- **Approval** of the proposed special exception to allow a community launching ramp in an R2 - Residential District;
- **Approval** of the proposed variance to § 18-10-148(1) of 4.98 feet to the minimum 60-foot width required at the road to allow recreational piers to extend from a lot that is 55.02 feet wide at the road;
- **Denial** of the proposed variance to § 18-10-148(4) of two feet to the minimum six foot width required to allow a four foot wide recreational pier with platform on the south side of the proposed launching ramp.
- **Denial** of the proposed variance to § 18-10-148(4) of three feet to the minimum six foot width required to allow a three foot wide recreational support pier on the north side of the proposed launching ramp.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant 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.

COCKEY CREEK



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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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)

LADDER &
SAFETY RING

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

PROPOSED APPROX.
900 SF BEACH NOURISH.

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

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

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

1972 HISTORIC
EXTENT OF
BEACH AREA

EXISTING TIMBER BULKHEAD

EXISTING
NEIGHBORING PIER

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
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Proposed Condition Plan

SCALE
1"=60'

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RAMP REPLACEMENT IN-
KIND, LIVING
SHORELINE/BEACH
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PARTY, EXCEPT FOR THE EXPRESS PURPOSE OF APPLYING FOR
PERMITS TO PERFORM THE WORK DESCRIBED IN THE PLAN.

COCKEY CREEK

EBB FLOOD



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

Exhibit #2 – 1972 Historical Aerial of Concrete Boat Ramp



Exhibit #1 – Concrete Boat Ramp



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.

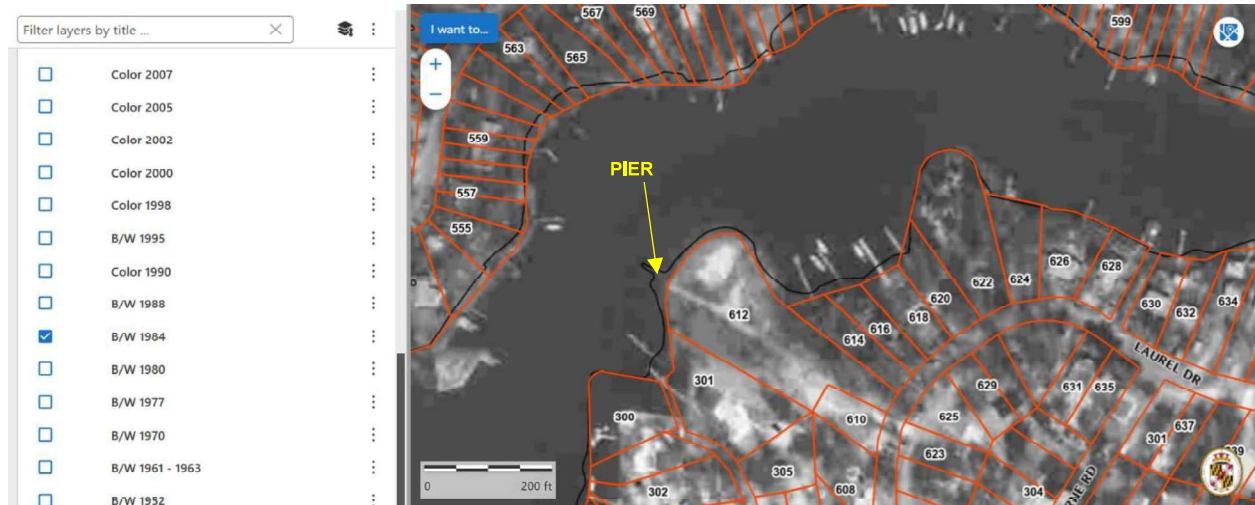
Thank you,



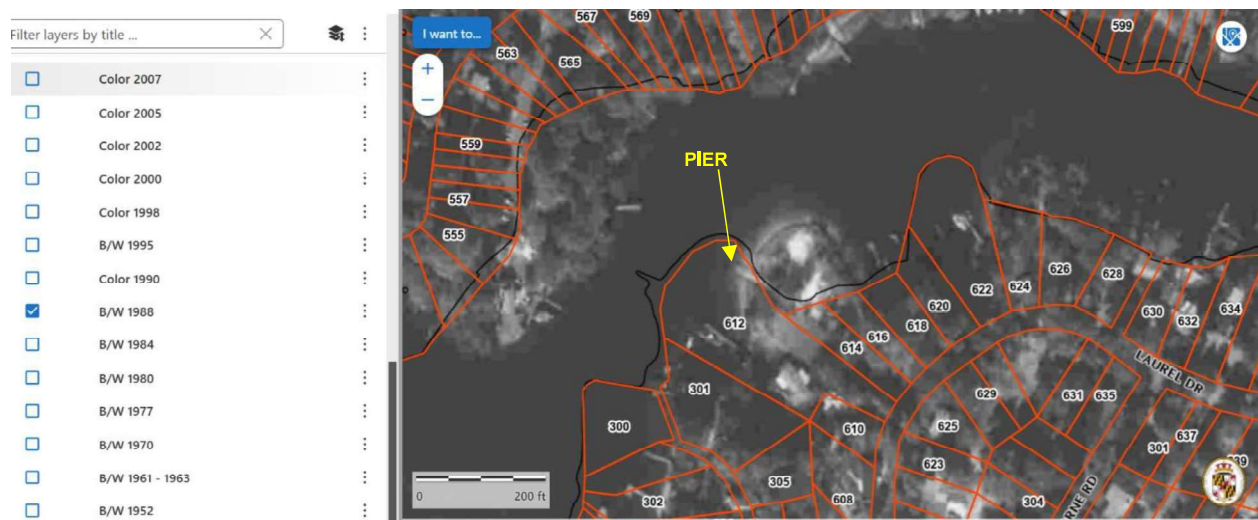
Lauren Heinsohn, Principal
Fetch Consulting Group

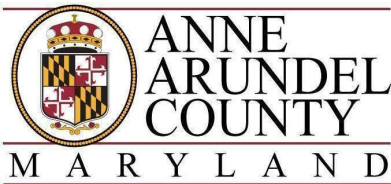
Exhibit #1 – Historic Aerials

1984 Historical Aerial of Pier



1988 Historical Aerial of Pier





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.

2025-0016-S - also 2025-0020-V

Menu

Cancel

Help

Task

OPZ Critical Area Team

Assigned to Department

OPZ Critical Area

Action by Department

OPZ Critical Area

Start Time

Billable

No

Time Tracking Start Date

Display E-mail Address in ACA

No

Due Date

02/24/2025

Assigned to

Kelly Krinetz

Action By

Kelly Krinetz

End Time

Overtime

No

Est. Completion Date

Display Comment in ACA

☒

Assigned Date

02/04/2025

Status

Complete w/ Comments

Status Date

02/04/2025

Hours Spent

0.0

Comments

No objection.

In Possession Time (hrs)

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Workflow Calendar

Estimated Hours

0.0

Task Specific Information

Action

Updated

Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name

2025-0020-V - also 2025-0016-S

Menu

Cancel

Help

Task

OPZ Critical Area Team

Assigned to Department

OPZ Critical Area

Action by Department

OPZ Critical Area

Start Time

Due Date

02/24/2025

Assigned to

Kelly Krinetz

Action By

Kelly Krinetz

End Time

Assigned Date

02/03/2025

Status

Complete w/ Comments

Status Date

02/04/2025

Hours Spent

0.0

Billable

No

Time Tracking Start Date

Display E-mail Address in ACA

No

Overtime

No

Est. Completion Date

Display Comment in ACA

☒

Comments

No objection.

In Possession Time (hrs)

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Estimated Hours

0.0

Action

Updated

Workflow Calendar

Task Specific Information

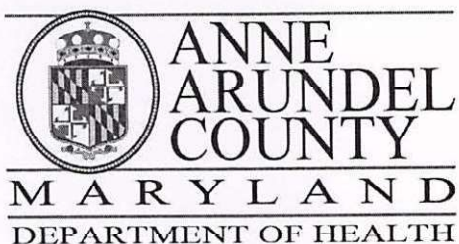
Expiration Date

Reviewer Phone Number

Review Notes

Reviewer Email

Reviewer Name



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

THROUGH: Don Curtian, Director
Bureau of Environmental Health

DATE: February 12, 2025

RE: Laurel Acres IMP Association
612 Laurel Drive
Pasadena, MD 21122

NUMBER: 2025-0016-S

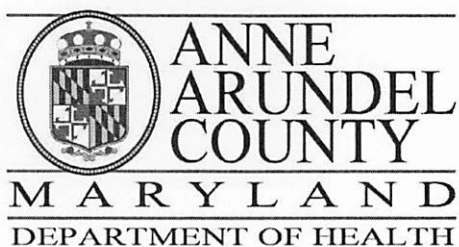
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to allow a community launching ramp in an R2- Residential District.

The Health Department has reviewed that the above referenced property doesn't have an on-site sewage disposal system or well water supply. 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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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: February 12, 2025

RE: Laurel Acres IMP Association
612 Laurel Drive
Pasadena, MD 21122

NUMBER: 2025-0020-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow recreational piers to extend from a lot with less width than required, and with piers and landward walks leading to the piers with less width than required.

The Health Department has reviewed that the above referenced property doesn't have an on-site sewage disposal system or well water supply. 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



300

301

612

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Tax Account Number: 346017822700

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