

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

APPLICANT: Suprat Saely and Ronald J. Maggio, Jr. **ASSESSMENT DISTRICT:** 2nd

CASE NUMBER: 2025-0034-V

COUNCIL DISTRICT: 6th

HEARING DATE: April 24, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicants are requesting a variance to allow a pier addition, platform, and boat lift pilings with less setbacks than required and with greater length than allowed on property located at 519 Palisades Boulevard in Crownsville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 21,300 square feet of land and is located on the south side of Palisades Boulevard. It is identified as Lot 50 of Parcel 27 in Grid 11 on Tax Map 38 in the Palisades Park subdivision.

The property is zoned R2 – Residential District. This waterfront lot is located on Maynadier Creek, lies within the Chesapeake Bay Critical Area overlay, and is designated as LDA – Limited Development Area. The shoreline is not mapped as buffer modified and is subject to the standard buffer regulations. The lot is currently improved with a two-story, single-family, detached dwelling with a basement, a pier, and other associated facilities.

PROPOSAL

The applicants propose to construct a small 3' by 6' triangular pier addition, four pilings to support a 15' by 15' boat lift, and a 10' by 14' platform.

REQUESTED VARIANCES

§ 18-2-404(b) of the Anne Arundel County Zoning Code provides that a private pier or mooring piling shall be located at least 15 feet from a lot line extended. The two outer boat lift pilings would be located six feet and eight feet from the west side lot line extended, necessitating variances of nine feet and seven feet, respectively.

§ 18-2-404(c)(2) provides that a pier or mooring piling may not extend into the water any further than one-half the distance from the mean high-water line to the center point of a cove. The existing pier already extends approximately seven feet beyond the halfway point, and the proposed pier addition would necessitate a variance to extend 13 feet beyond one-half the distance to the center point of the cove.

FINDINGS

A review of the County 2024 aerial photograph shows relatively tight pier development within the cove. The extended lot lines converge towards the center of the cove, significantly restricting the buildable water area of the subject and neighboring lots. The majority of waterfront properties in the area contain piers, most of which also contain mooring pilings and/or boat lifts.

The applicants' letter explains that the variances are necessary due to the converging extended lot lines and that the pier extension is necessary in order to properly board or load the boat from the swim platform, which is the proper method of boarding/loading. The pier extension will accommodate for the overhang of the boat off the back of the lift allowing safe boarding of the boat. The applicants note that the pier addition does not extend any further than the neighboring pier at 523 Palisades Boulevard and that the addition of the boat lift/slip does not change the character of the Palisades Park Community as numerous residents have a boat lift/slip.

The **Development Division (Critical Area Team)** commented that the applicant worked with staff to determine the point-of-cove for this project, and the Team has no objection.

The **Department of Health** has reviewed the on-site sewage disposal and well water supply system and has determined that the proposal would not adversely affect these systems.

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. 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. However, because of the convergence of the extended lot lines towards the center of the cove, construction of a usable boat lift or slip and a small extension necessary to board a boat safely would be impossible without variance relief.

Approval of the variances would not alter the essential character of the neighborhood, as the proposed improvements are comparable to other existing piers and boat lifts/slips in the immediate area. The variances would not substantially impair navigation or the appropriate use or development of adjacent property, as there would be more than 20 feet of distance between the proposed pilings and the neighboring pier to the west. There is no evidence that the proposed variances would be detrimental to the public welfare.

Due to the practical limitations caused by the converging lot line extensions and cove location and given the overall neighborhood context, the request for relief is justifiable and the variances are considered to be the minimum necessary to afford relief in this case.

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 variances to § 18-2-404(b) and to § 18-2-404(c)(2).

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.

N
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HOYT
523 PALISADES BLVD
CLERMONT MD
21032

Prop. Line

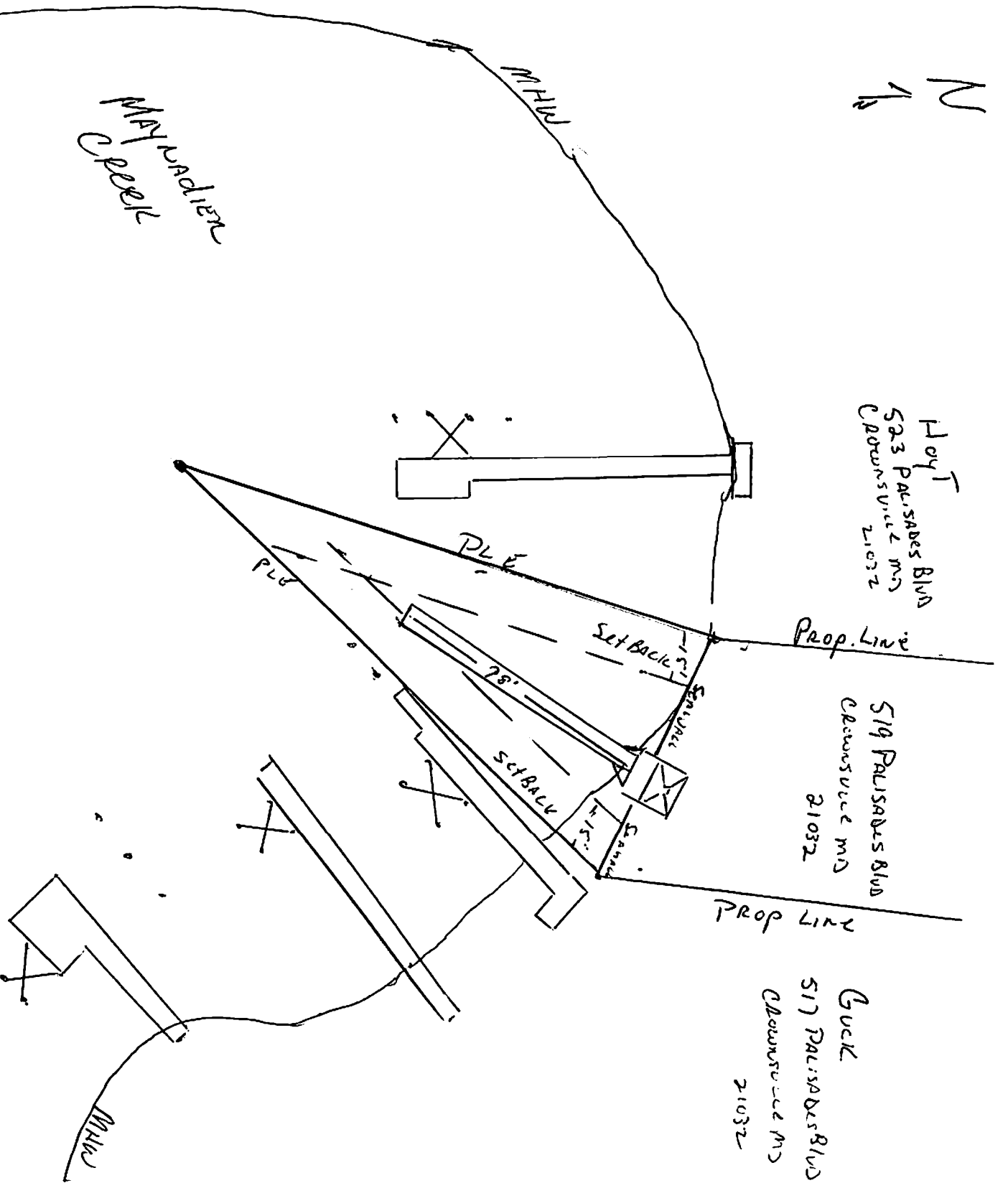
519 PALISADES BLVD
CLERMONT MD
21032

Prop Line

GUCK
517 PALISADES BLVD
CLERMONT MD
21032

MAYNARD
CREEK

Scale 1:40
Current Layout



Proposed
Layout
1:40 scale

N
↑

Mt. Madison
Creek

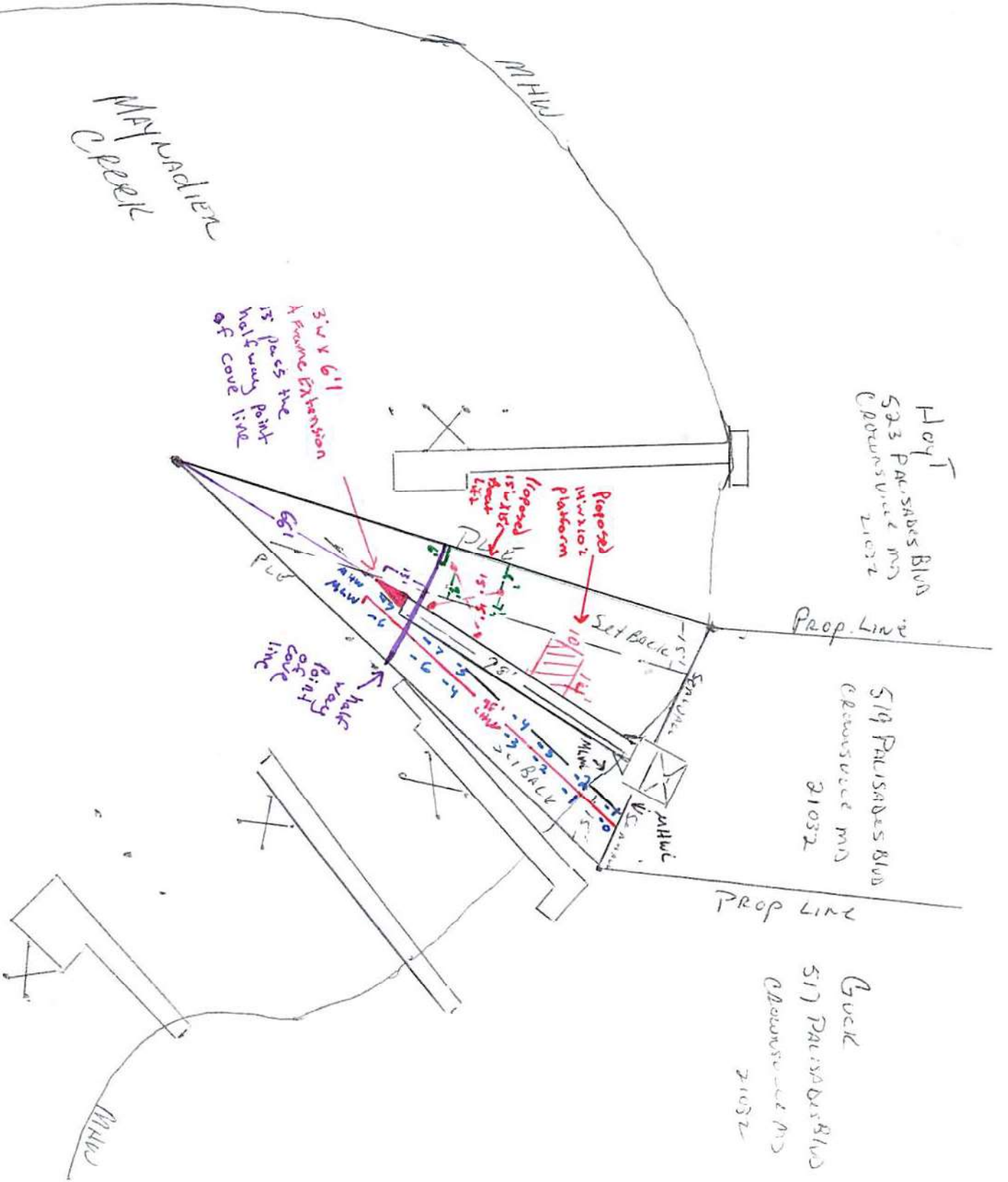
Hot
523 Palisades Blvd
Glenhurst MD
21032

Prop. Line

519 Palisades Blvd
Glenhurst MD
21032

Prop Line

Guick
517 Palisades Blvd
Glenhurst MD
21032



Letter of Explanation
519 Palisades Blvd. Crownsville, MD. 21032
Ronald Maggio

Proposed Work

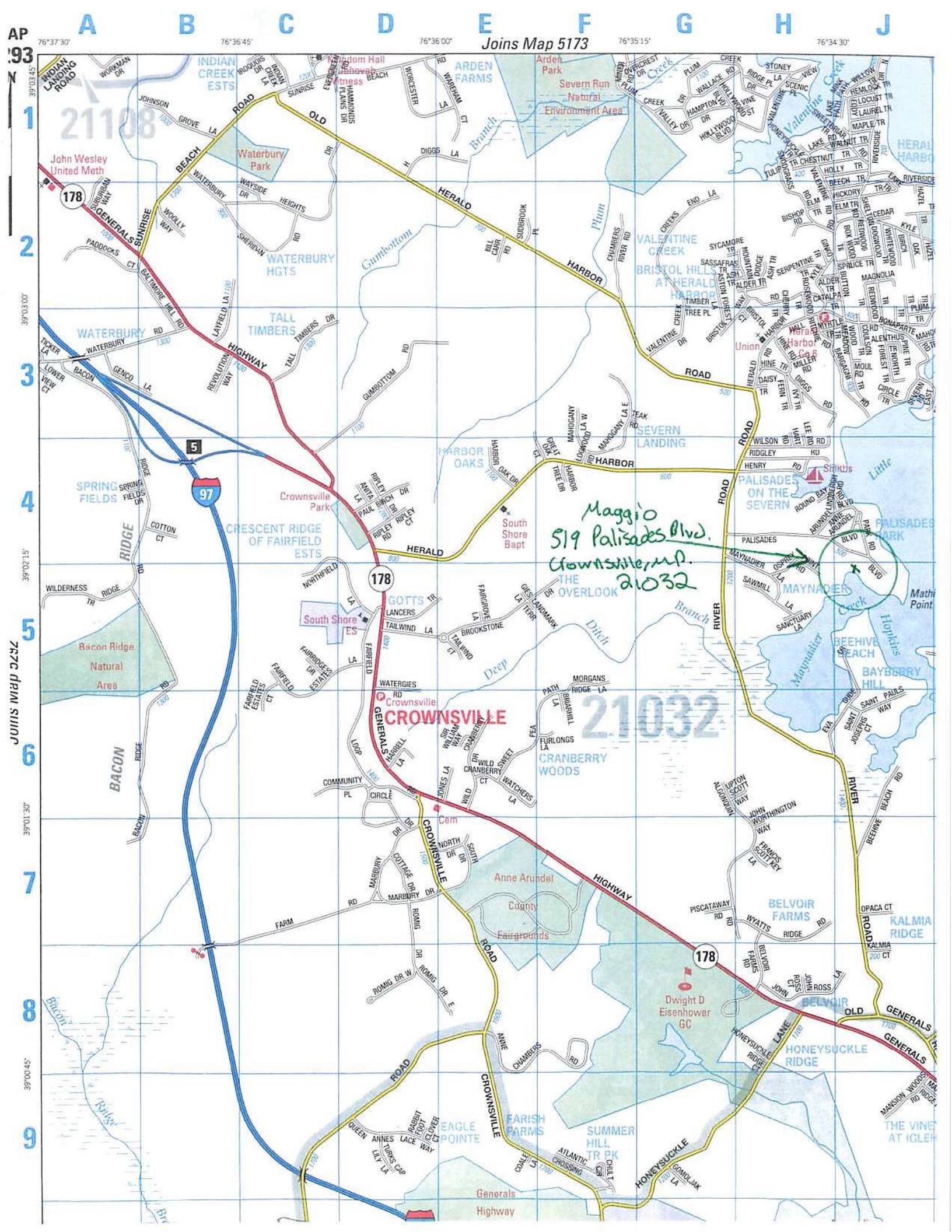
We are seeking a variance for a 15'w x 15'l boat lift and the associated poles with less setbacks than required. Two of the four poles required will be in the setback. One pole 7' into the setback or 8' o the northwestern extended property line and one pole 9' into the setback or 6' o the northwestern extended property line. We are also seeking a variance for the 3'w x 6'w a frame pier extension that extends 13' past the ½ distance to the point of cove or 66 feet from the point of cove. All work a max of 85' channel ward of the mean high-water line.

Hardship

Mr. Maggio's property has a waterfront footage of 75'. Normally that would be plenty of waterfront footage to accommodate a 6'w pier and a 15'w boat lift. This is not the case with Mr. Maggio's property. Due to the neighboring piers both angling towards Mr. Maggio's pier and the pier is in a cove. This requires using the point of cove method to place the extended property line. This severely reduces the buildable area once the extended property lines with the 15' setbacks are drawn. No matter the location on Mr. Maggio's pier a variance for a boat lift/slip would be required. Currently Mr. Maggio's pier does not have a slip or lift. The pier extension is a necessary addition to properly board or load the boat from the swim platform which is the proper method of boarding/loading. The pier extension will accommodate for the overhang of the boat off the back of the lift allowing Mr. Maggio and his family to safely board the boat. The addition of the pier extension does not extend any further than the neighboring pier at 523 Palisades Blvd. Also the addition of the boat lifts/slips does not change the character of the Palisades Park Community as numerous residents have a boat lift/slip.

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





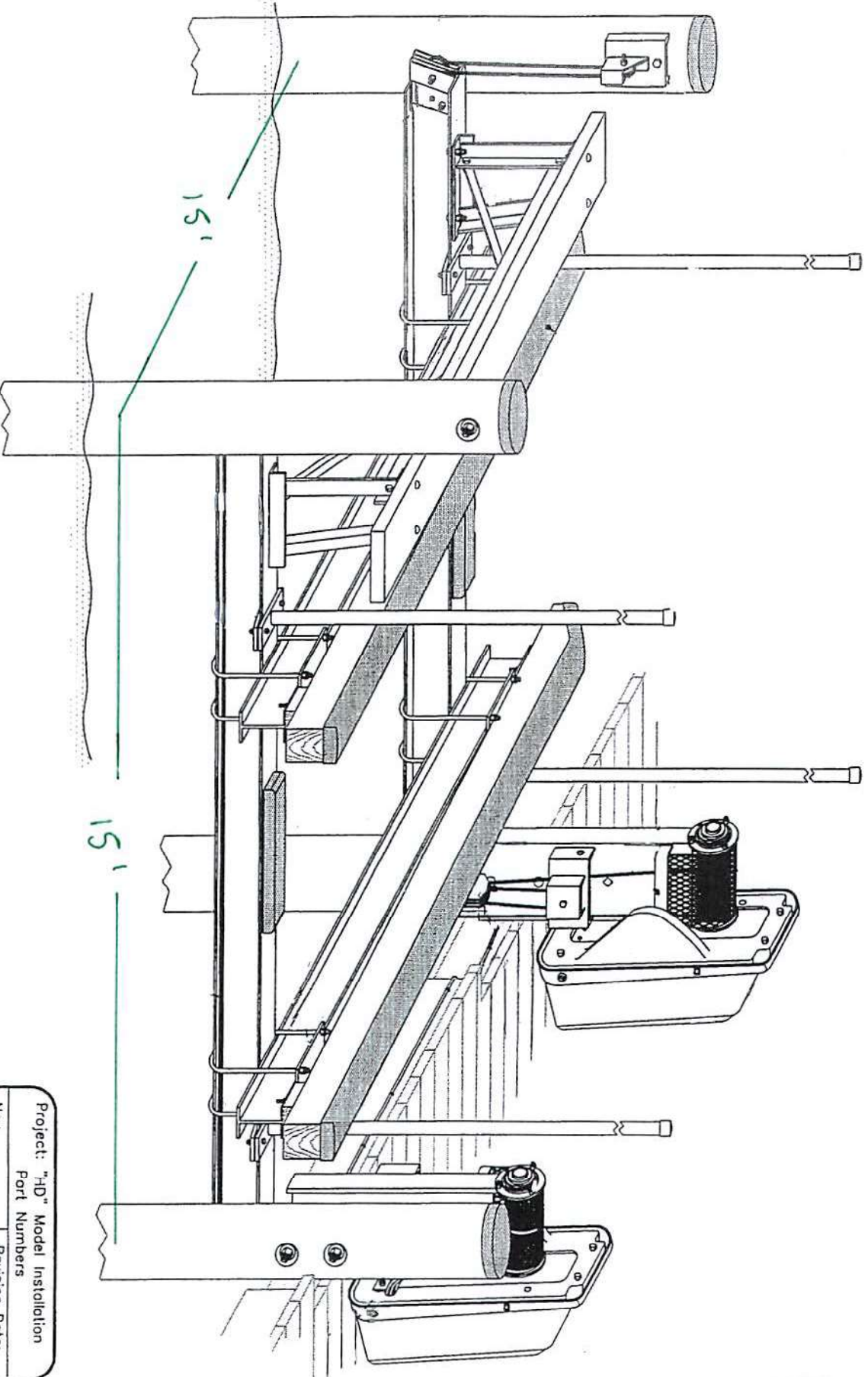
App State

Click to restore the map extent and layers visibility where you left off.

60ft

GENERAL NOTES:

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

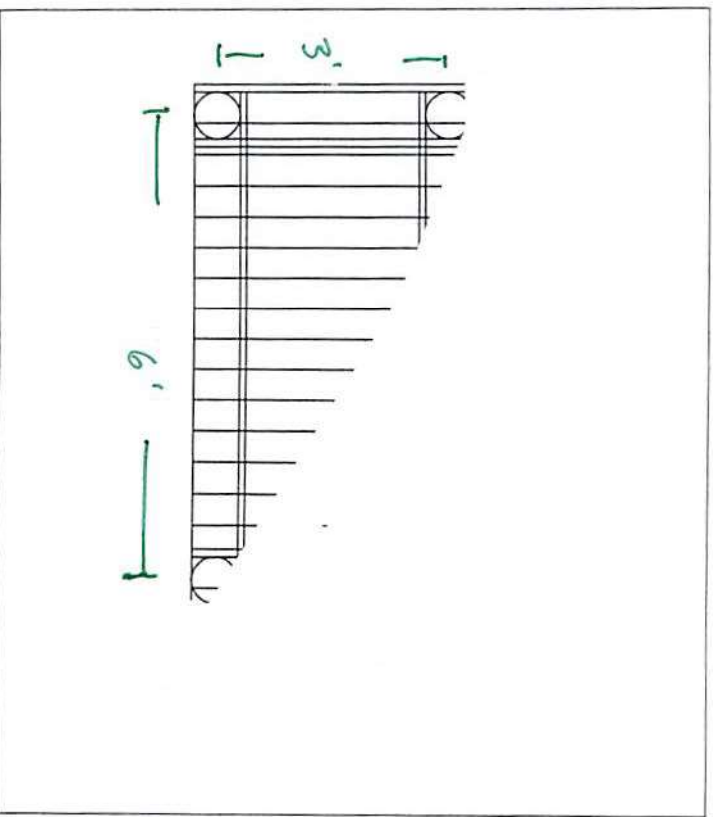
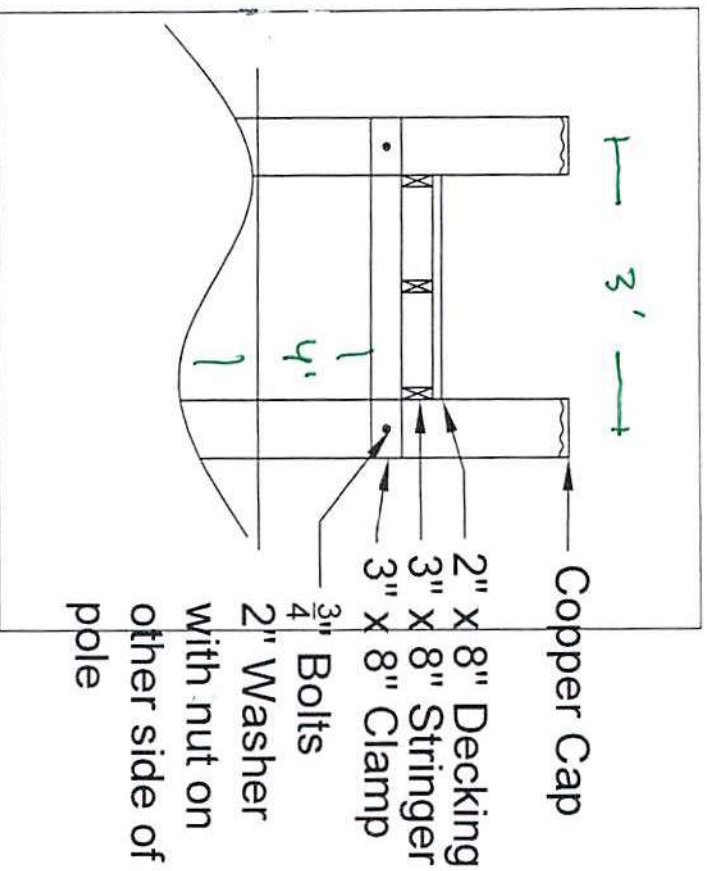


Project: "HD" Model Installation

Port Numbers

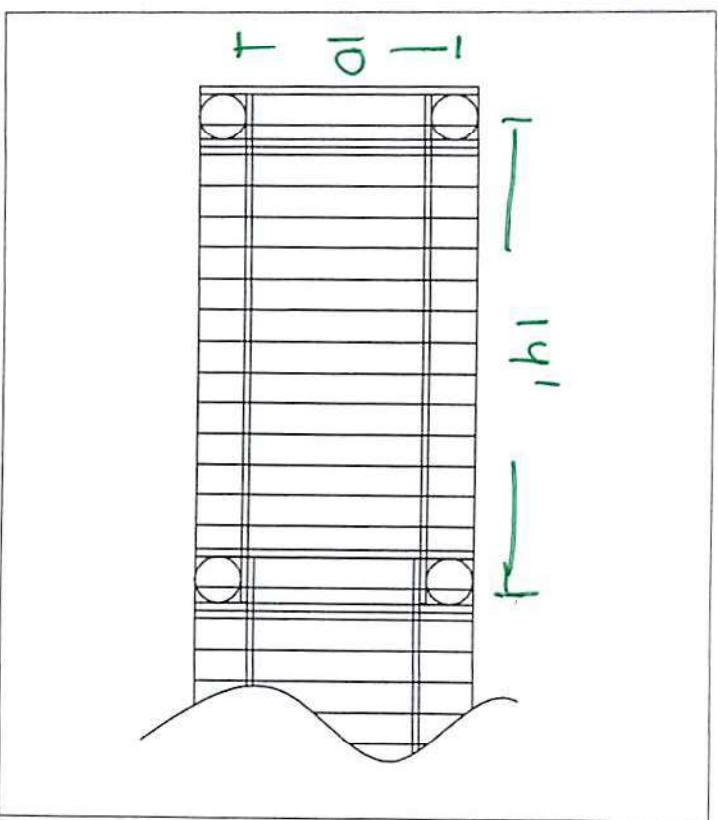
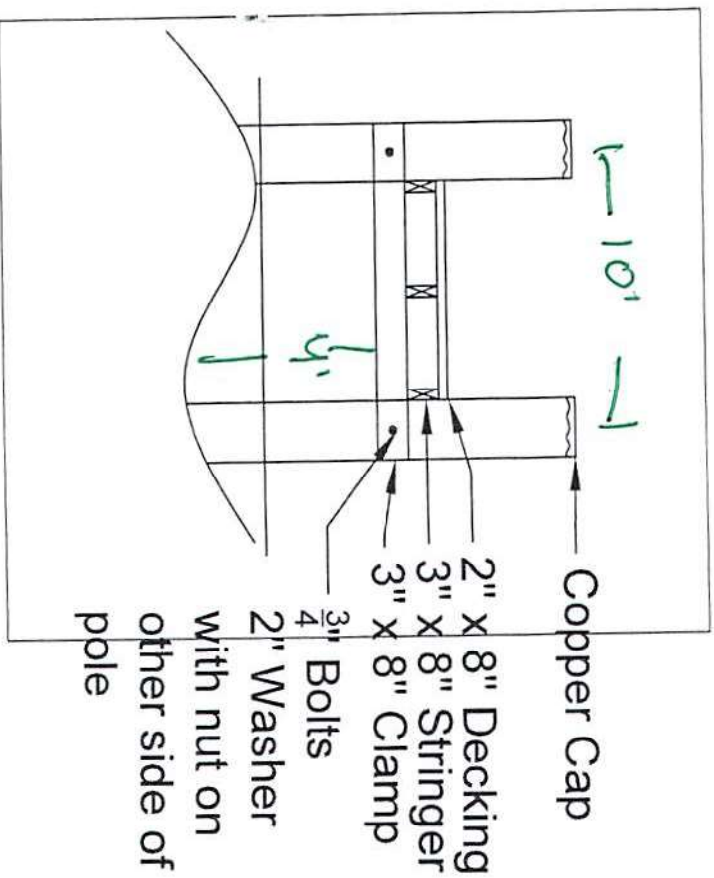
No.: 002 Revision Date:

Scale: None Date: 02-22-01 Sheet: 1 of 1



Construct 3' x 6' L A-frame
pier extension

Boat Lifts Unlimited
Platform Cross Section
Not to Scale

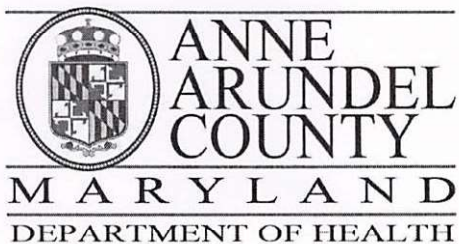


14' x 10' Platform

Boat Lifts Unlimited
Platform Cross Section
Not to Scale

2025-0034-V

<div>Menu</div>		<div>Cancel</div>	<div>Help</div>
<div>Task</div> <div>OPZ Critical Area Team</div> <div>Assigned to Department</div> <div>OPZ Critical Area</div> <div>Action by Department</div> <div>OPZ Critical Area</div> <div>Start Time</div>		<div>Due Date</div> <div>03/25/2025</div> <div>Assigned to</div> <div>Melanie Mathews</div> <div>Action By</div> <div>Melanie Mathews</div> <div>End Time</div>	<div>Assigned Date</div> <div>03/06/2025</div> <div>Status</div> <div>Complete w/ Comments</div> <div>Status Date</div> <div>03/18/2025</div> <div>Hours Spent</div> <div>0.0</div> <div>Comments</div> <div>The applicant worked with the Critical Area section to determine the point-of-cove for this project. The variance application includes a variance to the allowable length of one-half the distance to the center point of the cove, Article 18-2-404(c)(2)., and proposed pilings within the 15' setbacks. The Critical Area section of OPZ has not objection to the requested variances.</div>
<div>Billable</div> <div>No</div>	<div>Overtime</div> <div>No</div>	<div>In Possession Time (hrs)</div> <div>Comment Display in ACA</div> <div><input checked="" type="checkbox"/> All ACA Users</div> <div><input checked="" type="checkbox"/> Record Creator</div> <div><input checked="" type="checkbox"/> Licensed Professional</div> <div><input checked="" type="checkbox"/> Contact</div> <div><input checked="" type="checkbox"/> Owner</div> <div>Workflow Calendar</div>	
<div>Time Tracking Start Date</div> <div>Display E-mail Address in ACA</div> <div>No</div>	<div>Est. Completion Date</div> <div><input checked="" type="checkbox"/> Display Comment in ACA</div>		
<div>Estimated Hours</div> <div>0.0</div>	<div>Action</div> <div>Updated</div>		
<div>Task Specific Information</div>			
<div>Expiration Date</div>		<div>Review Notes</div>	<div>Reviewer Name</div> <div>MELANIE MATHEWS</div>
<div>Reviewer Phone Number</div> <div>410-222-6136</div>		<div>Reviewer Email</div> <div>PZMATH20@aacounty.org</div>	



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 *BC*
Bureau of Environmental Health

DATE: March 11, 2025

RE: Barbara D. Copper, Trustee
519 Palisades Blvd.
Crownsville, MD 21032

NUMBER: 2025-0034-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow mooring 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



PALISADES BLVD

Tax Account Number: 260503069400