



Anne Arundel County Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

March 11, 2025

Property Owner: Martin Klebe
Site Address: 905 Lombardee Circle, Glen Burnie, MD 21060
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The property owner is requesting a variance to remove the existing pier and three mooring pilings, install a 61-foot by 6-foot pier with an 8-foot by 19-foot platform (for a total pier length of 69 feet), and replace two additional boat lift pilings. The new pier configuration will extend into both the eastern and western setbacks of the property.

This reconfiguration is essential for both safety and functionality. The current 5-foot-wide pier lacks a platform, which significantly limits safe navigation, especially when carrying gear or supplies. The proposed 6-foot-wide pier and platform will provide a safer environment for maneuvering around the boat, reducing the risk of falling into the water by offering more space. The platform will also allow for the safe storage of items when loading and unloading, cleaning the boat, and performing other practical waterfront activities. Many surrounding piers already benefit from standard 6-foot-wide configurations with platforms, and approving this variance will promote consistency in waterfront structures, ensuring equal access and functionality.

The proposed changes will not adversely affect the proper use or development of neighboring properties. The replacement boat lift pilings will not encroach further into the setback than the existing pilings, as the pilings are already in place and serve the same function. Additionally, the 6-foot-wide pier will add only one additional foot of restriction, still leaving 13 feet of space between it and the pier to the east to access the shoreline.

The need for a variance arises from the unique shape of the property, where the extensions of the property lines converge. The 15-foot setbacks severely limit the available space for constructing a pier, making it impossible to alter the pier without a variance. The property owner is reasonably

requesting a platform smaller than the maximum allowable size of 200 square feet, ensuring the structure remains within acceptable limits while still providing critical functional benefits. The variances being requested are the minimum necessary in order to allow for the safe and functional use of the pier.

The property has 40 feet of waterfront, and the existing pier measures approximately 69 feet by 5 feet. Two additional pilings on the west side of the pier currently support the boat lift. These will be replaced in kind and remain positioned 13 feet from the western edge of the pier at 52 feet and 63 feet channelward of the existing bulkhead/MHWL. The 8-foot by 19-foot platform will be placed 42.5 feet channelward from the bulkhead/MHWL at its furthest extent, and 34.5 feet at its least channelward extent, encroaching approximately 9 feet into the western setback. The proposed 6-foot-wide pier will extend 10.5 feet into the eastern setback and 69 feet channelward of the bulkhead/MHWL.

If you have any questions, please contact me at 443-883-6598/ upandoutservices@gmail.com.

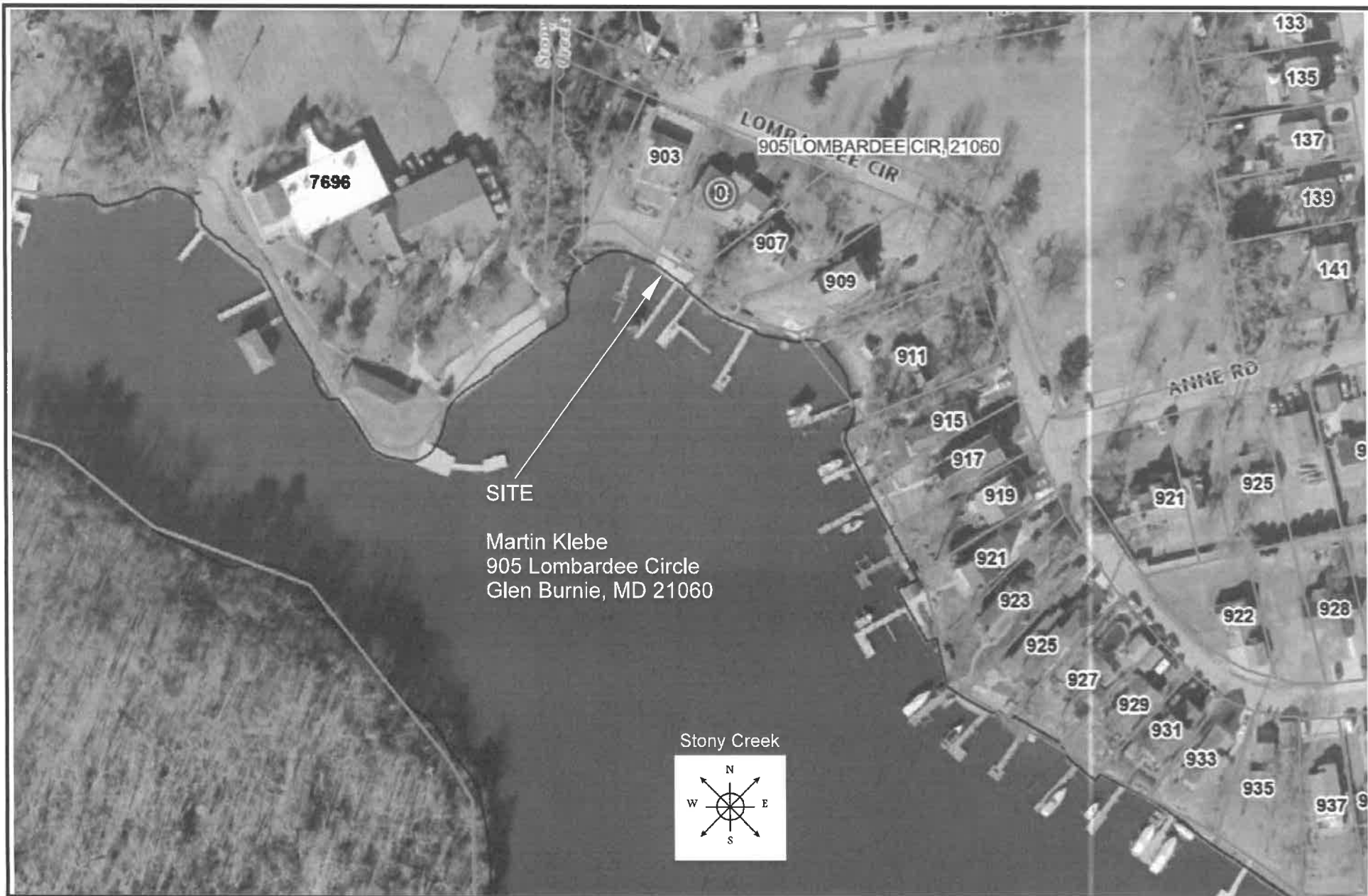
Sincerely,

A handwritten signature in cursive script that reads "Joshua Jacobs".

Joshua Jacobs
Chief Executive Officer

Martin Klebe

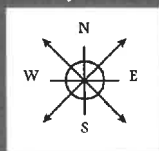
Signature: _____



SITE

Martin Klebe
905 Lombardee Circle
Glen Burnie, MD 21060

Stony Creek



APPLICANT Martin Klebe

PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025

TAX ID 03-500-29541000

PROJECT DESCRIPTION

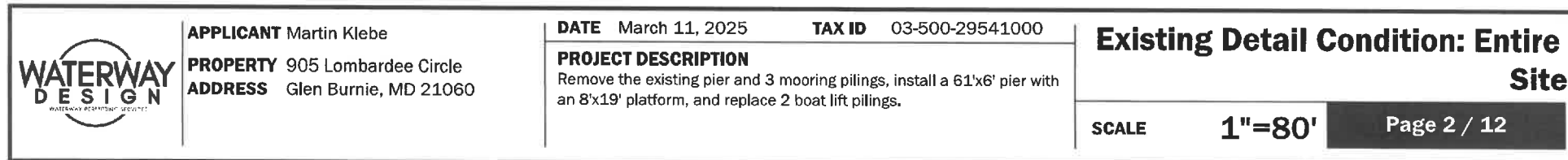
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

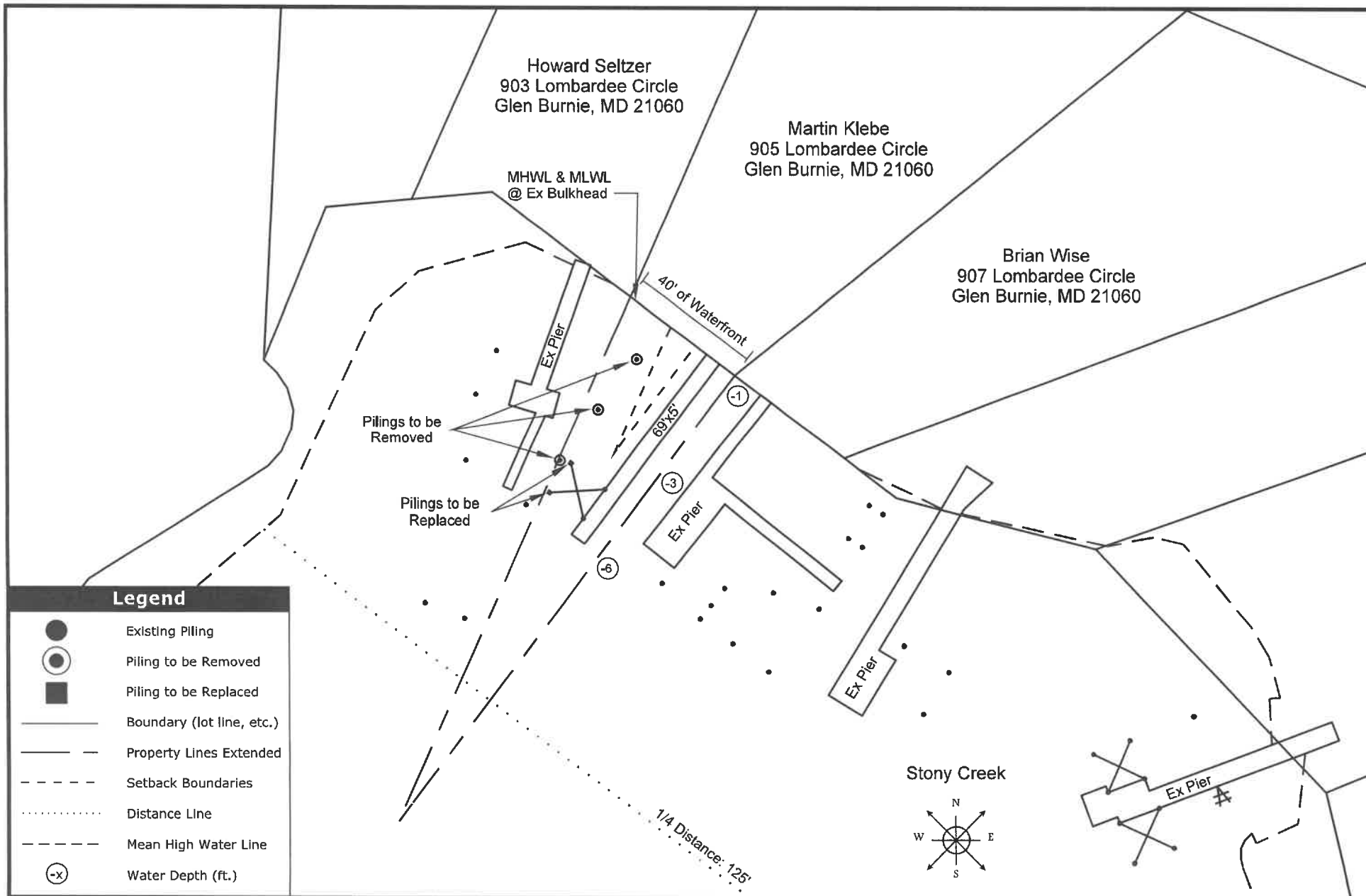
Topographic Map

SCALE

1"=130'

Page 1 / 12





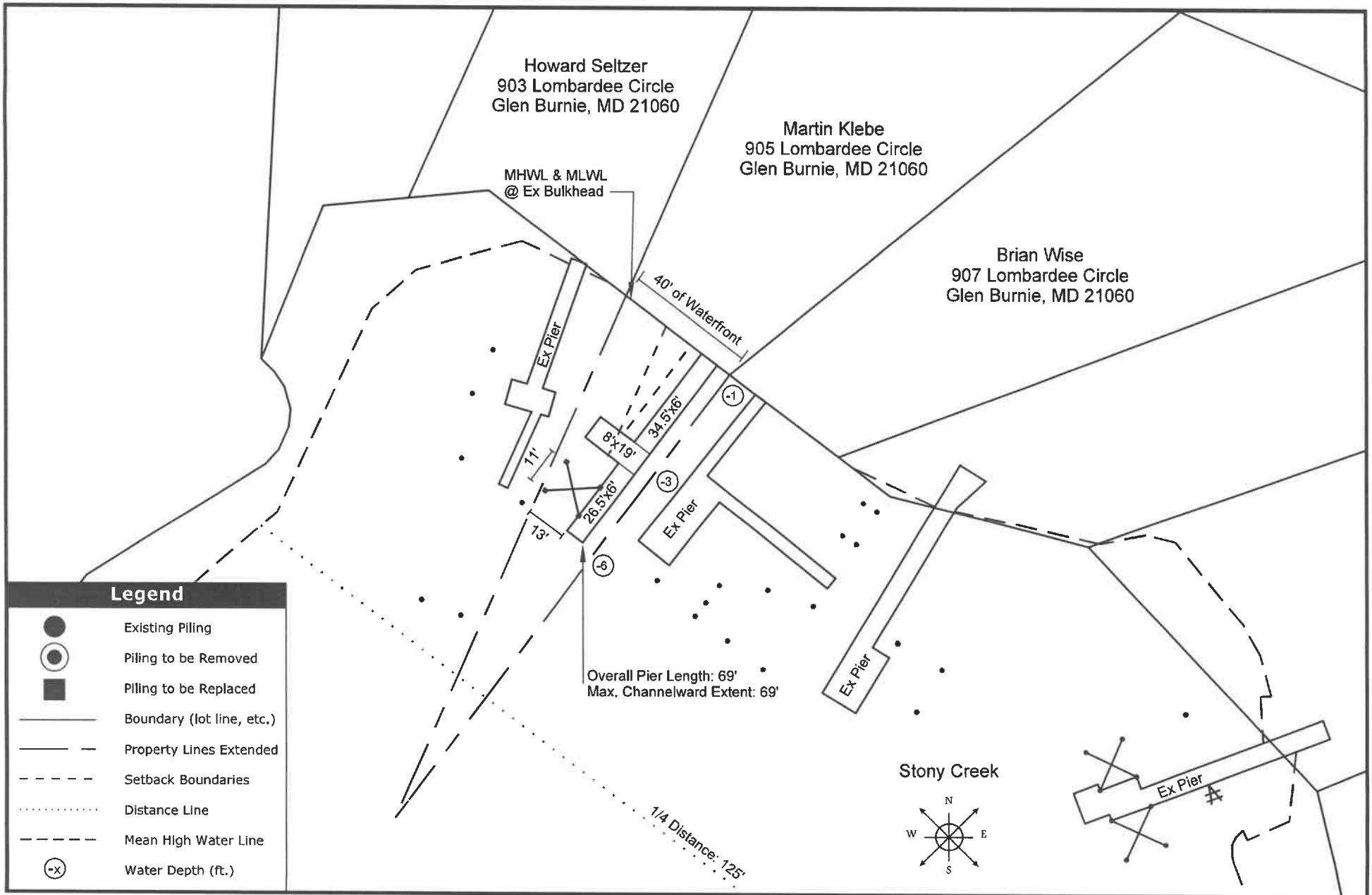
APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000

PROJECT DESCRIPTION
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Existing Detail Condition

SCALE 1"=40' **Page 3 / 12**



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000

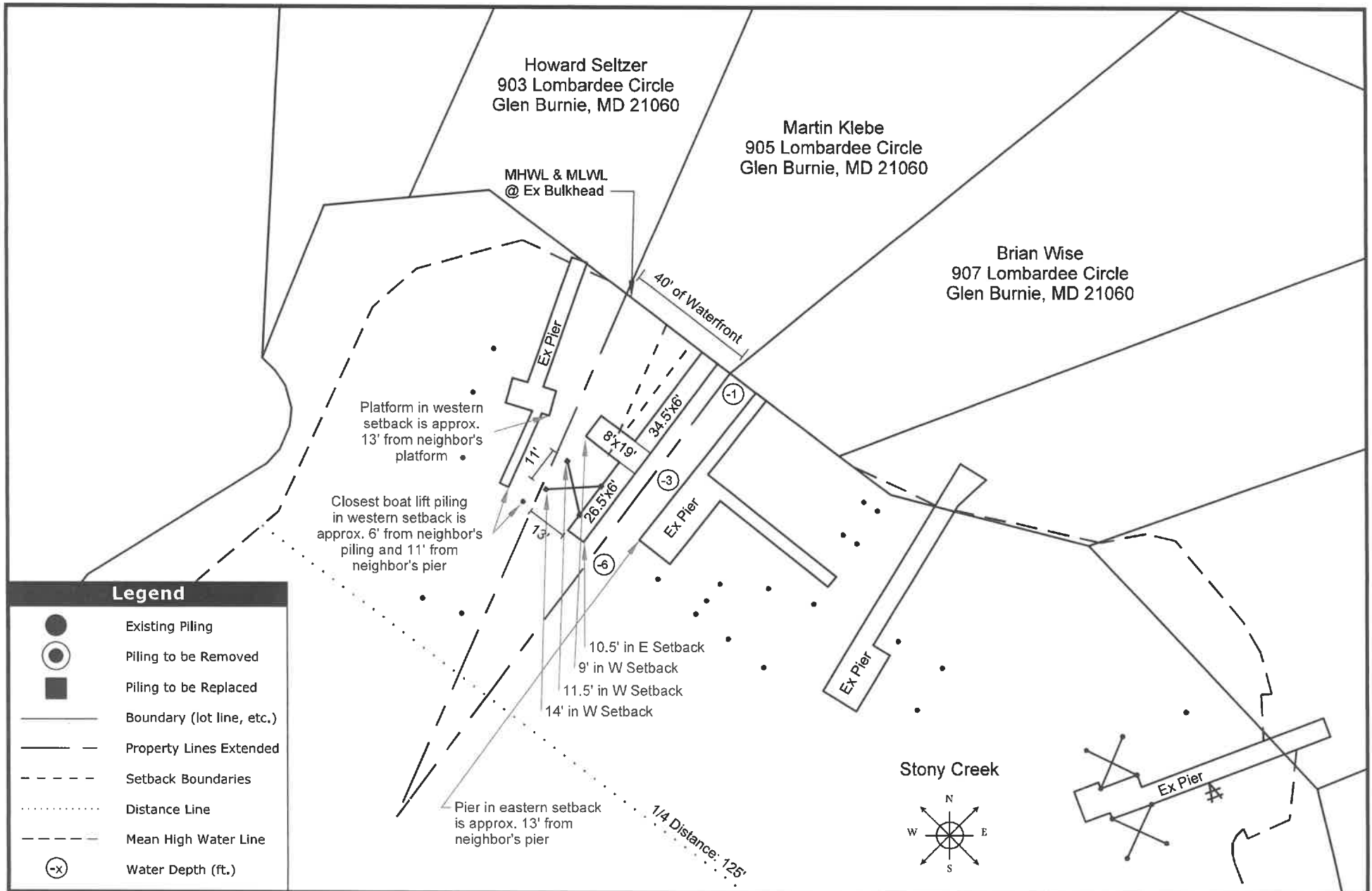
PROJECT DESCRIPTION
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Proposed Detail Condition

SCALE

1"=40'

Page 4 / 12



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000

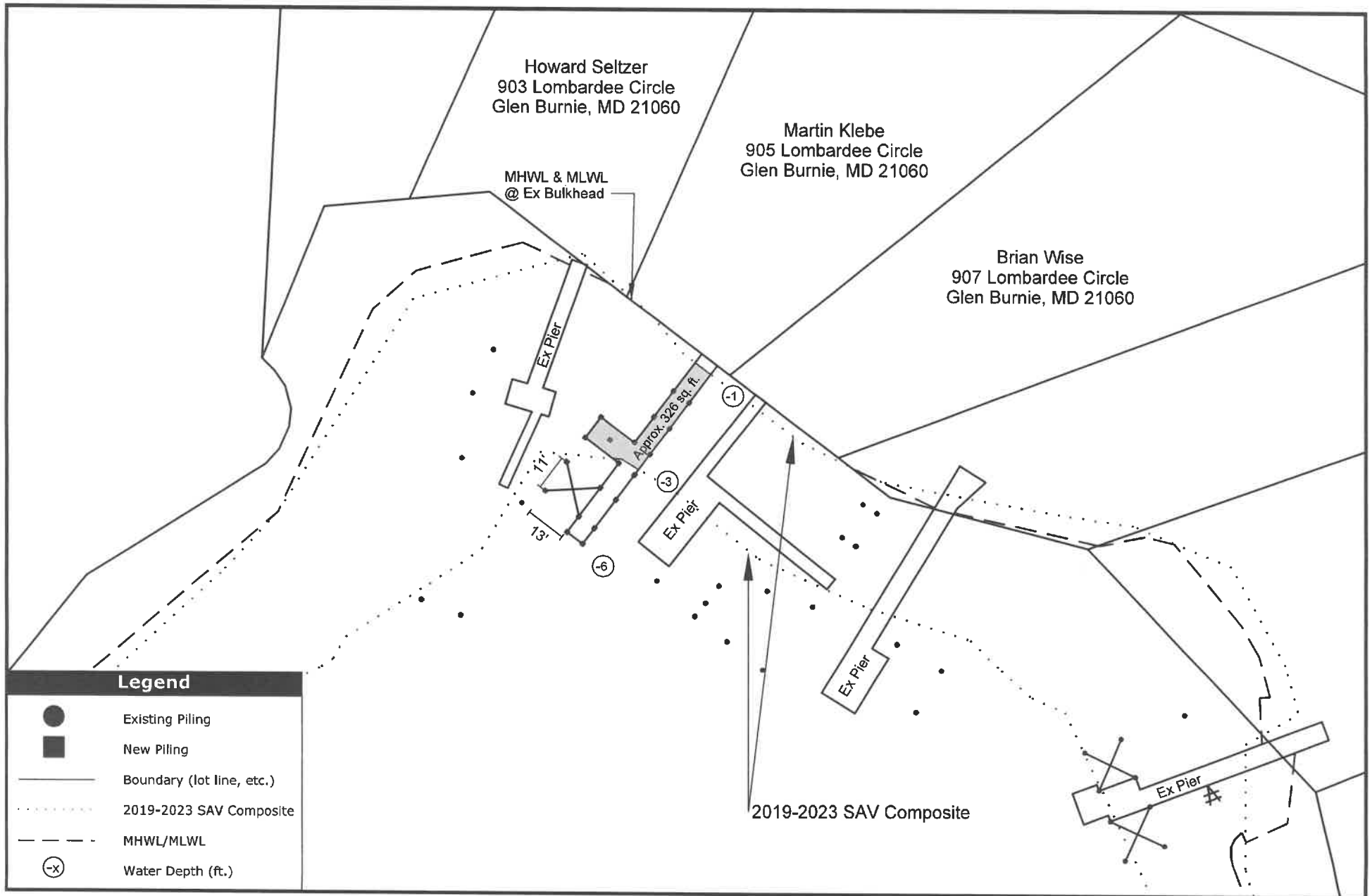
PROJECT DESCRIPTION
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.


**Proposed Detail Condition w/
Variance Information**

SCALE

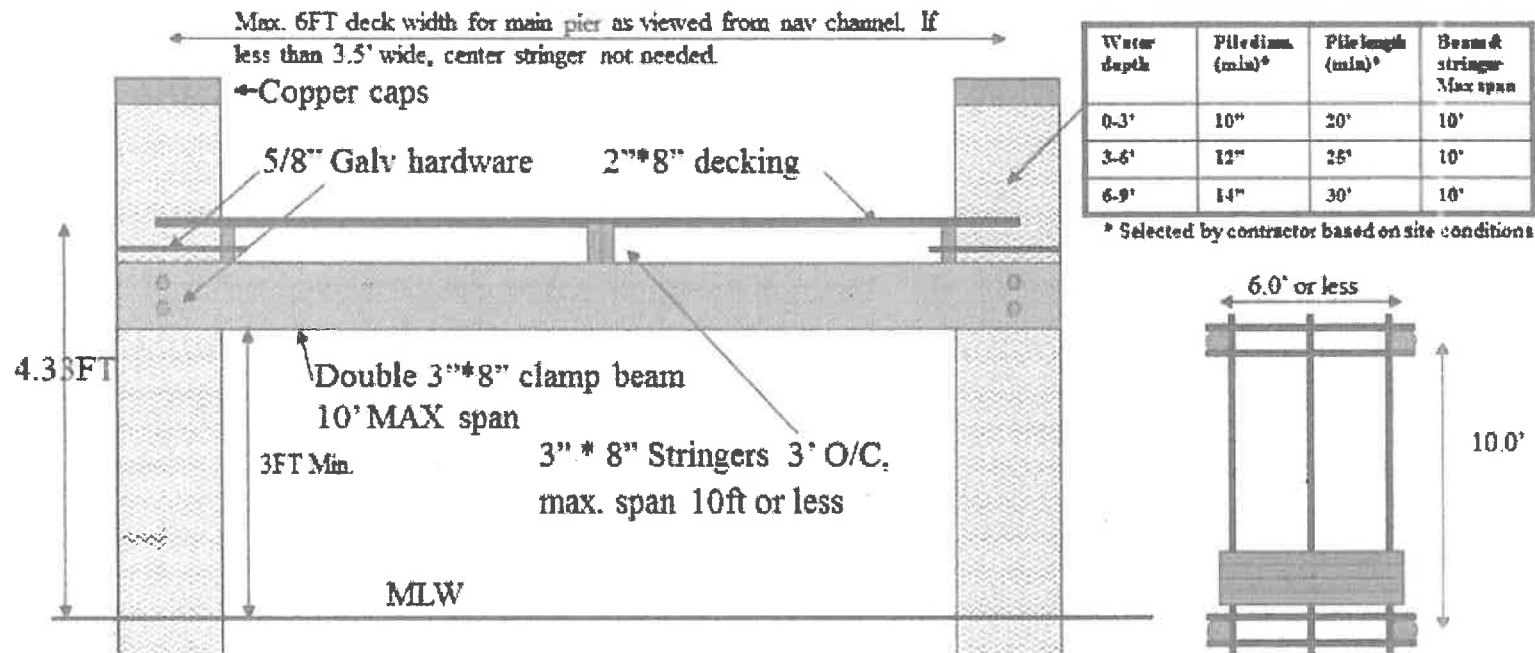
1"=40'

Page 5 / 12



	<p>APPLICANT Martin Klebe</p> <p>PROPERTY ADDRESS 905 Lombard Circle Glen Burnie, MD 21060</p>	<p>DATE March 11, 2025 TAX ID 03-500-29541000</p> <p>PROJECT DESCRIPTION Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.</p>	<p>Submerged Aquatic Vegetation (SAV) Impact</p> <p>SCALE Page 6 / 12</p>
--	--	--	--

Pier Construction Drawing



Note: longer spans require custom specified, larger stringers, clamp beams, and bolts. Widths 3' or less do not require third stringer.

- Pilings, marine grade pressure treated AWPA STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

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



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombard Circle
 Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000

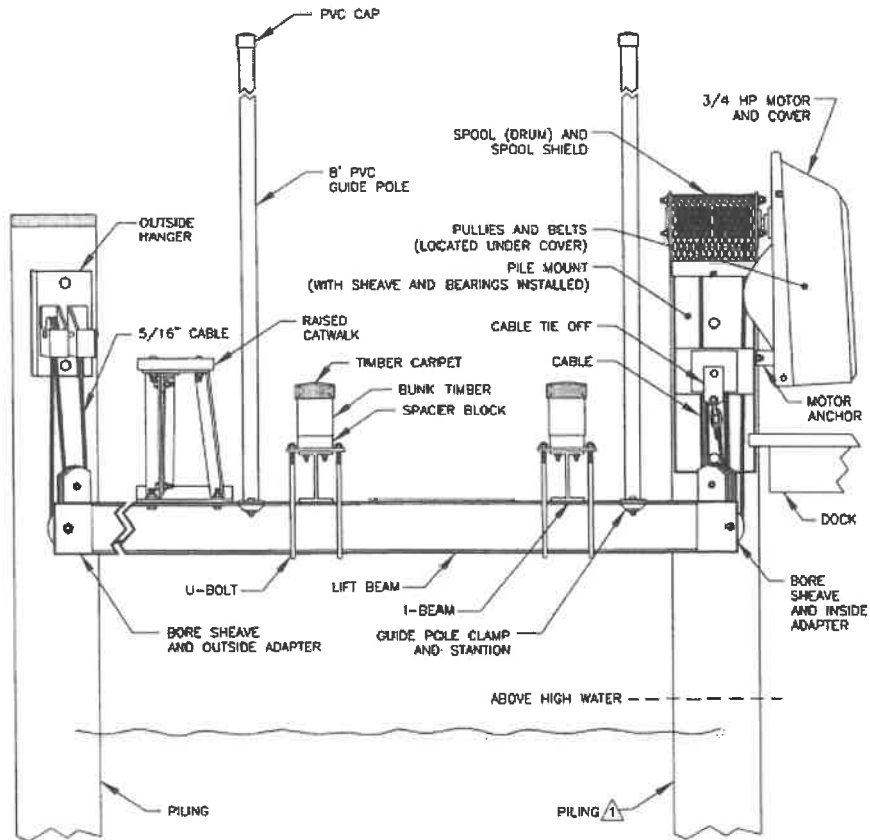
PROJECT DESCRIPTION
 Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Pier Construction Drawings

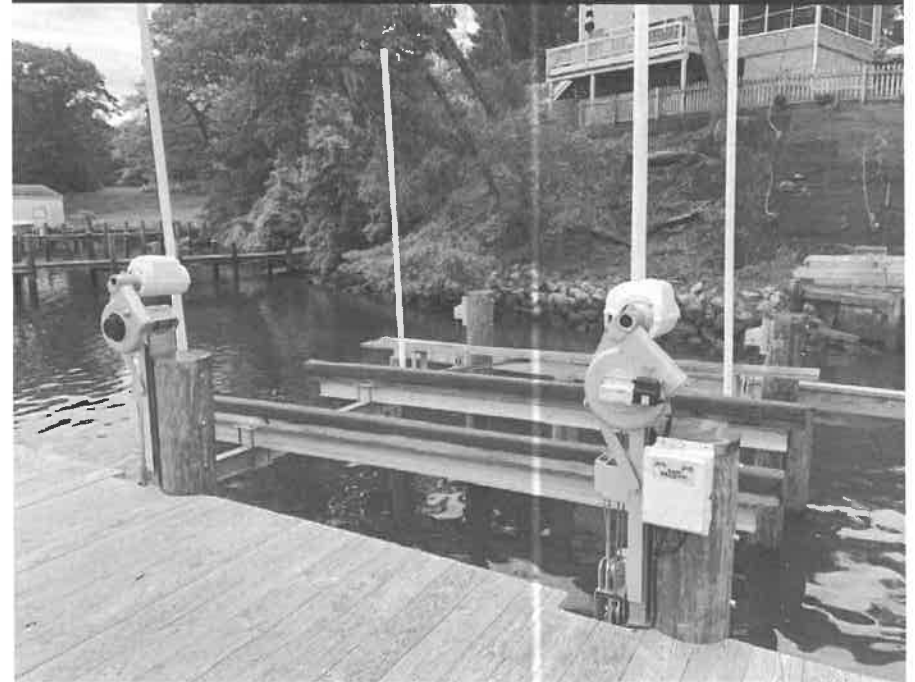
SCALE

1"=NTS

Page 7 / 12



10,000 lbs 4 Piling Boat Lift



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
 Glen Burnie, MD 21060

DATE March 11, 2025

TAX ID 03-500-29541000

PROJECT DESCRIPTION

Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Boat Lift Stock Photos

SCALE

1"=NTS

Page 8 / 12

- ☒

Utility

☒
- ☒

Sewer

☐
- ☐

Grinder Pumps

☐
- ☐

Sewer Cleanouts

☒
- ☒

Sewer Mains

☐
- ☐

Sewer Manholes

☐
- ☐

Sewer Pump Stations

☒
- ☒

Sewer Service Lines

☐
- ☐

Sewer Treatment Plants

☒
- ☒

Water

☐
- ☐

Water Hydrants

☒
- ☒

Water Mains

☐
- ☐

Water Meter Vaults

☐
- ☐

Water Pump Stations

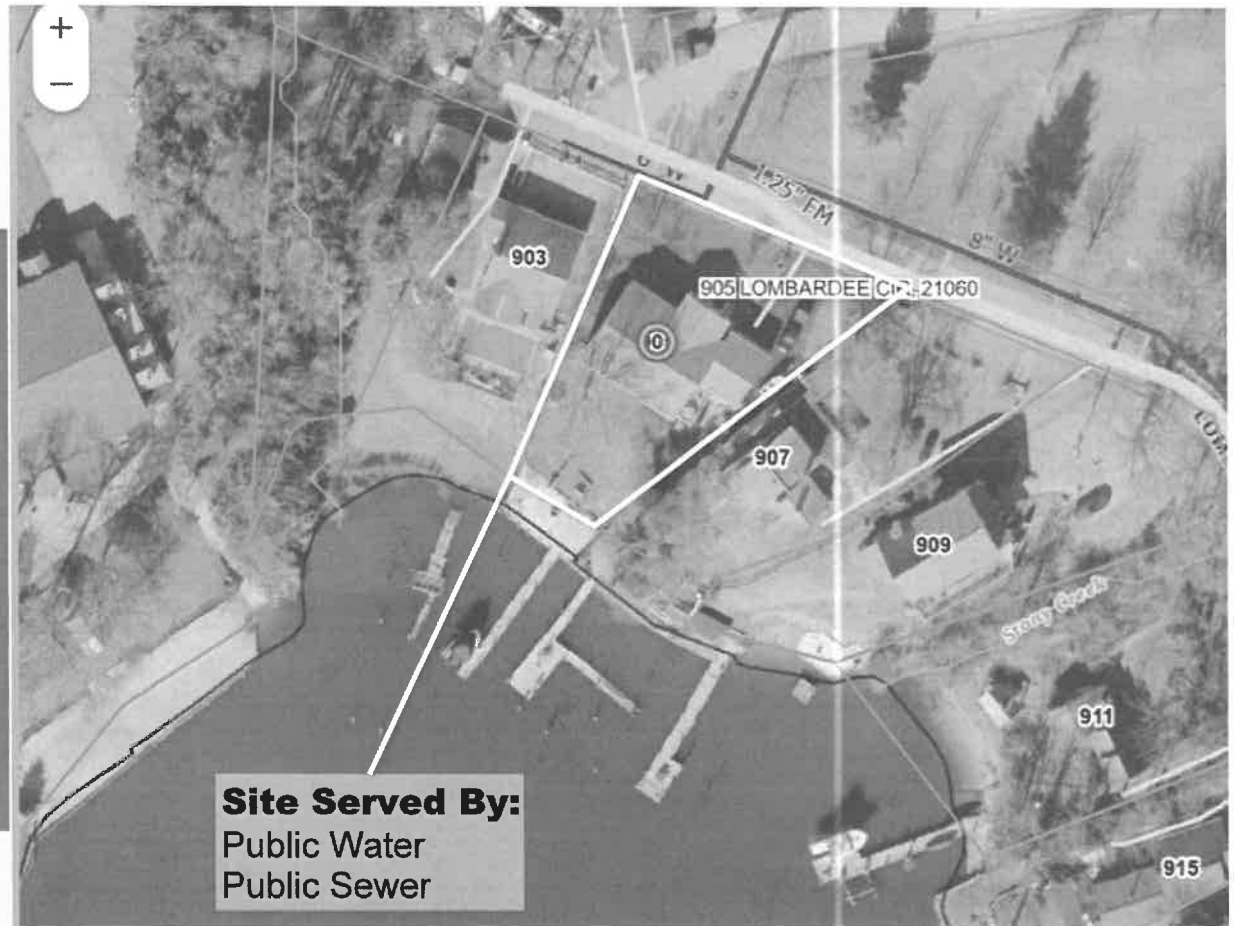
☐
- ☐

Water Storage Tanks

☒
- ☒

Water Service

☐



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
 Glen Burnie, MD 21060

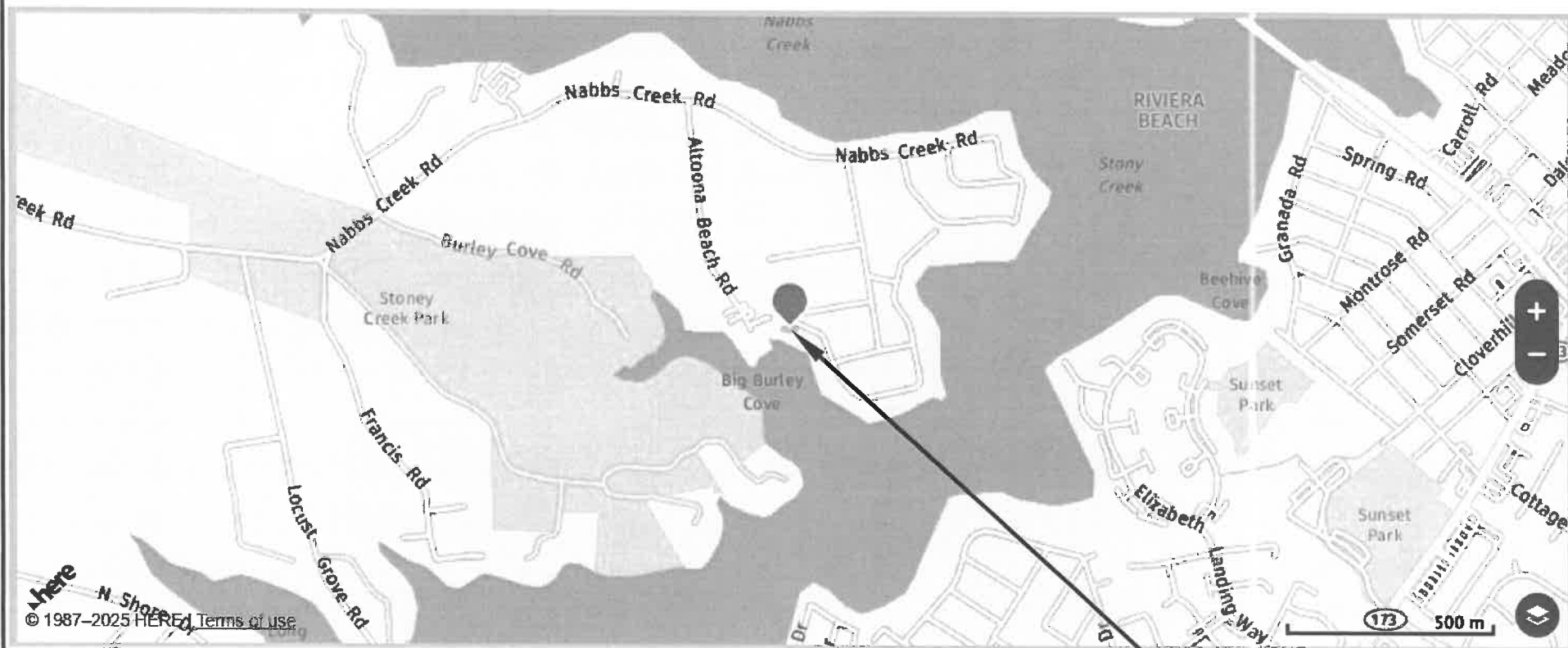
DATE March 11, 2025 **TAX ID** 03-500-29541000
PROJECT DESCRIPTION
 Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

SCALE

1"=80'

Utilities Map

Page 9 / 12



SITE



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
 Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000
PROJECT DESCRIPTION
 Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Vicinity Map

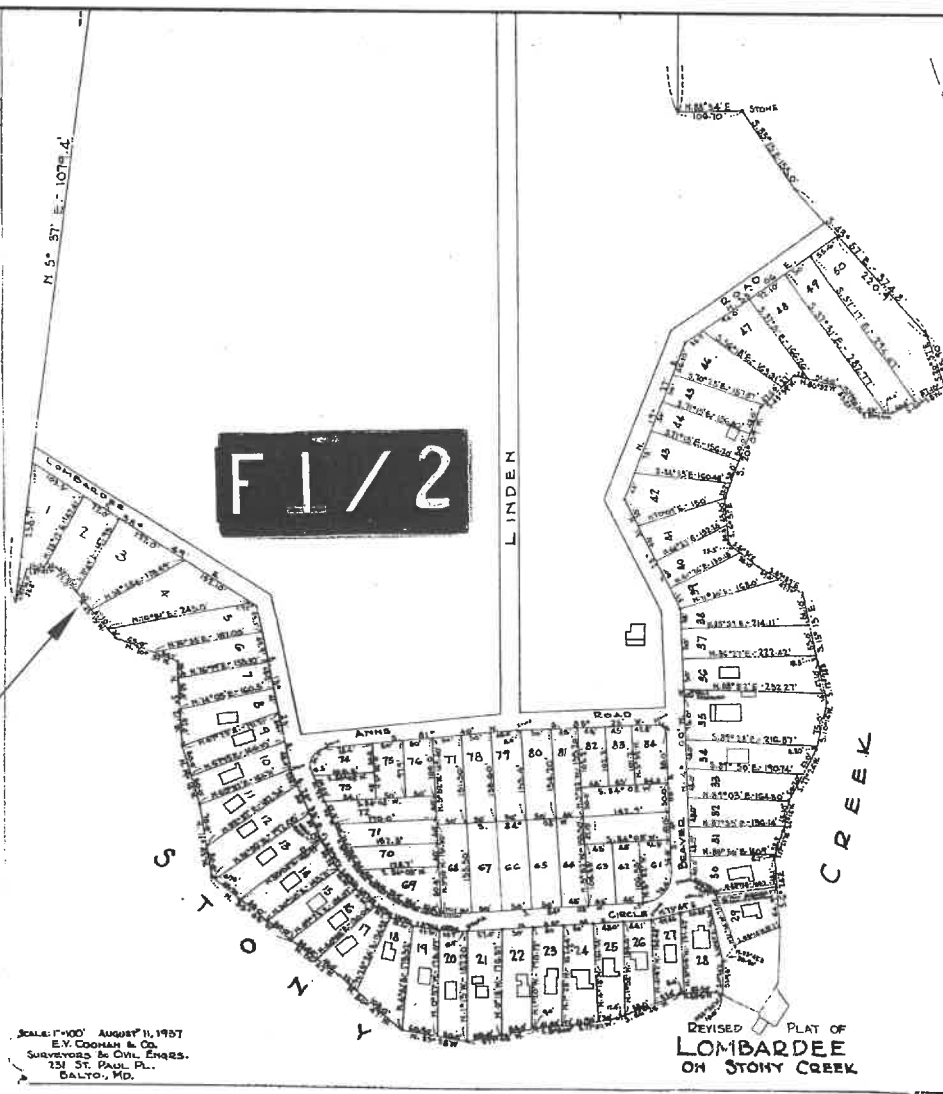
SCALE

1"=NTS

Page 10 / 12

SITE

F1/2



SCALE: 1"=100' AUGUST 11, 1987
E.V. COOMAN & CO.
SURVEYORS & CIVIL ENGRS.
131 ST. PAUL PL.
BALTO., MD.

REVISED PLAT OF
LOMBARDEE
ON STONY CREEK



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombard Circle
Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000
PROJECT DESCRIPTION
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

SCALE 1"=NTS **Page 11 / 12**

Plat

Applicant Certification

I hereby certify that I have reviewed this permit package in its entirety, and the information and drawings provided in this package are true and correct to the best of my knowledge and belief.

Additionally, I certify that I understand the following:

- The drawings provided in this package are for permit purposes only for the described homeowner, property, and improvement.
- All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application.
- I am solely responsible for all work that occurs at the site, inspections, and any surveys necessary to properly locate improvements, maintain required setbacks, confirm and/or perfect all locations, dimensions, measurements, and relative relationships.
- I am responsible for contacting MISS UTILITY and having all utilities marked/located prior to the start of work and confirming no danger/conflict with all utilities.

Applicant Signature and Date: Martin Klebe



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000
PROJECT DESCRIPTION
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Applicant Certification

SCALE

N/A

Page 12 / 12

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: March 11, 2025

Tax Map #	Parcel #	Block #	Lot #	Section
11	150		3	

FOR RESUBMITTAL ONLY

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

*Complete Only Page 1
General Project Information

Tax ID: 03-500-29541000

Project Name (site name, subdivision name, or other) Lombardee

Project location/Address 905 Lombardee Circle

City Glen Burnie, MD Zip 21060

Local case number

Applicant: Last name Klebe First name Martin

Company

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
Other ☐

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area		12,968
RCA Area		
Total Area		12,968

Total Disturbed Area

Acres	Sq Ft
	0

of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Lot Coverage		0
Created Forest/Woodland/Trees		0	New Lot Coverage		0
Removed Forest/Woodland/Trees		0	Removed Lot Coverage		0
			Total Lot Coverage		0

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	Buffer Forest Clearing		0
Non-Buffer Disturbance		0	Mitigation		0

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☒
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☒

☒ Pier, Platform, Pilings, Boat Lift



Critical Area Report Narrative

The proposed project is residential/maritime in nature, and the property owner is seeking authorization to remove the existing pier and three mooring pilings, install a 61-foot by 6-foot pier with an 8-foot by 19-foot platform (for a total pier length of 69 feet), and replace two boat lift pilings. Due to the unique shape of the property, where the extension of the property lines converge, the required 15-foot setbacks significantly reduce the available space for the pier construction. The new pier configuration is intended to improve safety by increasing the width from 5 feet to 6 feet and adding a platform where none currently exists. The wider pier and platform will provide a safer environment for navigating the pier, especially when carrying gear or supplies, reducing the risk of falling into the water by offering more space to maneuver around the boat. The platform will also provide space for activities such as cleaning the boat, safely storing items when loading or unloading, and enjoying the waterfront in a functional and practical manner. The request to replace the boat lift pilings is to ensure the proper support and stability for the boat lift, allowing it to safely accommodate the property owner's boat.

The property's design necessitates a variance to accommodate the proposed pier and associated features within the available area. The current 15-foot setbacks, along with the property's unique shape where the extension of the property lines converge, limit the space available for the new pier configuration. A variance is needed to allow the proposed pier, replacement boat lift pilings, and platform to be constructed while maximizing water access and ensuring that the pier and boat lift remain functional and safe.

None of the property or trees/shrubs will be disturbed by the proposed development, and therefore will not need mitigation. All work will be conducted from water only.

No methods such as stormwater management, sediment control, or silt fence will be utilized since there will be no impact on water quality or habitat from the proposed construction.

The impervious coverage after project completion will consist of 518 square feet for the pier and platform and 2 square feet for the replacement of the two outer boat lift pilings. The boat lift

itself is not considered impervious. Therefore, the total impervious coverage will be 520 square feet.

The subject property includes areas mapped by the Virginia Institute of Marine Science (VIMS) as containing submerged aquatic vegetation (SAV) within the past five years. To minimize disturbance, pilings will be installed using a vibratory plate attached to an excavator on a floating barge, driven to refusal at a rate of no more than 1 inch every 5 seconds. While the proposed pier results in some additional shading over the SAV area, the project will also permanently remove three mooring pilings, two of which are located within the SAV area, reducing the overall direct impact on the habitat. Aside from SAV, no other habitat protection areas, such as expanded buffers, steep slopes, rare or endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, or plant and wildlife habitats of local significance, have been identified on the property.