



A Geosyntec Company

March 10, 2025

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

Re : Letter of Explanation – Variance Extension Request

Variance Number: 2023-0136-V
Variance Granted: 10/10/2023
Variance Expiration: 4/10/2025

Applicant: Epping Forest Inc.
Mailing Address: c/o Kevin Barner, Commodore, 364 Epping Way, Annapolis, MD 21401
Site Address (for Variance): 354 Severn Rd., Annapolis, MD 21401
Tax ID: 224003785100

Dear Zoning Office:

This letter is a formal request for an extension of the variance granted for Epping Forest Inc, Variance Number 2023-0136-V, approved on 10/10/2023. Due to unforeseen delays in the procurement of a construction contractor, the construction of the Epping Forest Marina Reconstruction project has not yet begun and we are seeking an extension on the zoning variance (2023-0136-V).

The project was issued for bid as a design-build project on 11/18/2024 to six qualified marine general contractors with a required completion date of 5/1/2025. Several contractors expressed interest in the project, but did not have capacity to complete the work this winter. Additionally, due to the volatility of the market, the contractors would not provide a construction price proposal this far out from the construction start date.

Despite these challenges, we remain committed to completing the project. We plan to re-bid the project in June of 2025 with a construction start date of September 2025 and a completion date of May 2026. Because this is a design-build project, the contractor will be responsible for obtaining the building permit.

We appreciate your consideration of this extension request. Please let us know if any further information is needed or if there are any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Heidi Verran', is written over a light blue horizontal line.

Heidi Verran, PE
Project Manager, ATM