



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

Date: February 15, 2024

Client: Robert King
Site Address: 880 Belhaven Avenue, Pasadena, MD 21122
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The homeowner, Robert King, is requesting authorization to replace two pier pilings, install two pier pilings, and install four pilings for a boat lift. Four of the pilings are to be installed within the eastern setback of the property. The homeowner has two boats with only one boat lift currently. A boat lift is required for the homeowner's second boat to provide protection, security, and maintenance. As the side of the existing pier that does not currently have a boat lift is roughly 6 feet from the eastern setback line, there is no alternative option to avoid requiring a variance to install a new boat lift with its associated pilings. The variance is the minimum variance necessary to allow the homeowner to keep both of their boats on their property.

There is 50 feet of waterfront property in total, and the existing pier is approximately 90 feet by 6 feet. There is currently one boat lift on the western side of the pier and two jet ski lifts closer to land, one on each side of the pier. It is important to note that many of the neighboring piers have multiple boat slips and boat lifts allowing for several boats.

The new pilings will be installed 16 feet from the east side of the pier, and they will be installed at approximately 61.5 feet, 65.5 feet, 75 feet, and 79 feet channelward from the existing bulkhead. The boat lift will be 17.5 feet by 16 feet.

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

Sincerely,

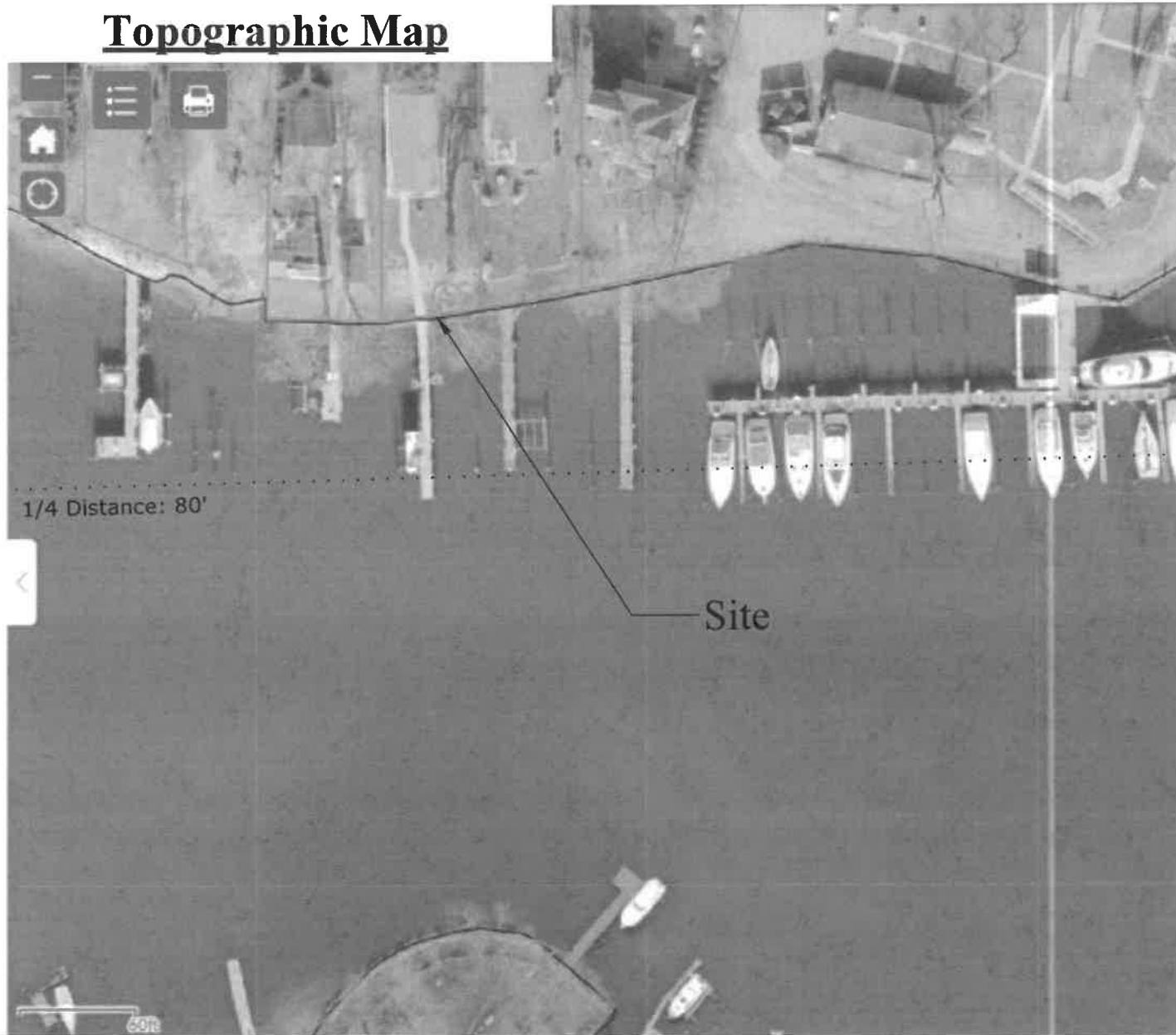
Joshua Jacobs
Chief Executive Officer

Homeowner: Robert King

Signature: _____

Headquartered in Pasadena, MD
AnchoredMC.com
(443) 883-6598
upandoutservices@gmail.com

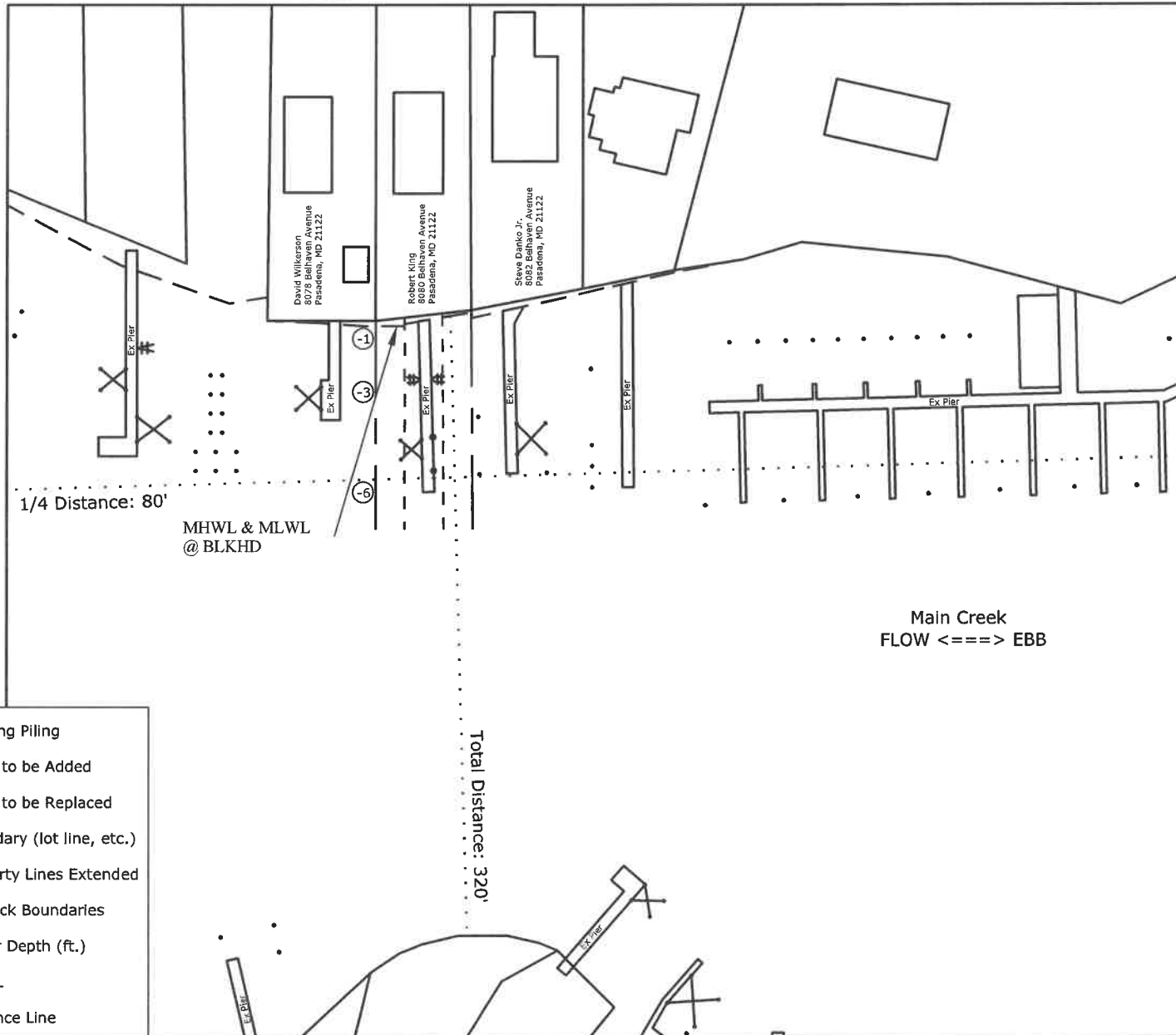
Topographic Map



Applicant: Robert King
Property Address: 8080 Belhaven Avenue, Pasadena, MD 21122
Tax-ID: 03-110-03435577
Project Description: Replace 2 pier pilings, install 2 pier pilings, and install 4 pilings within the eastern setback for a boat lift.

Scale: 1"=80'
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Existing Detail Condition - Entire Site



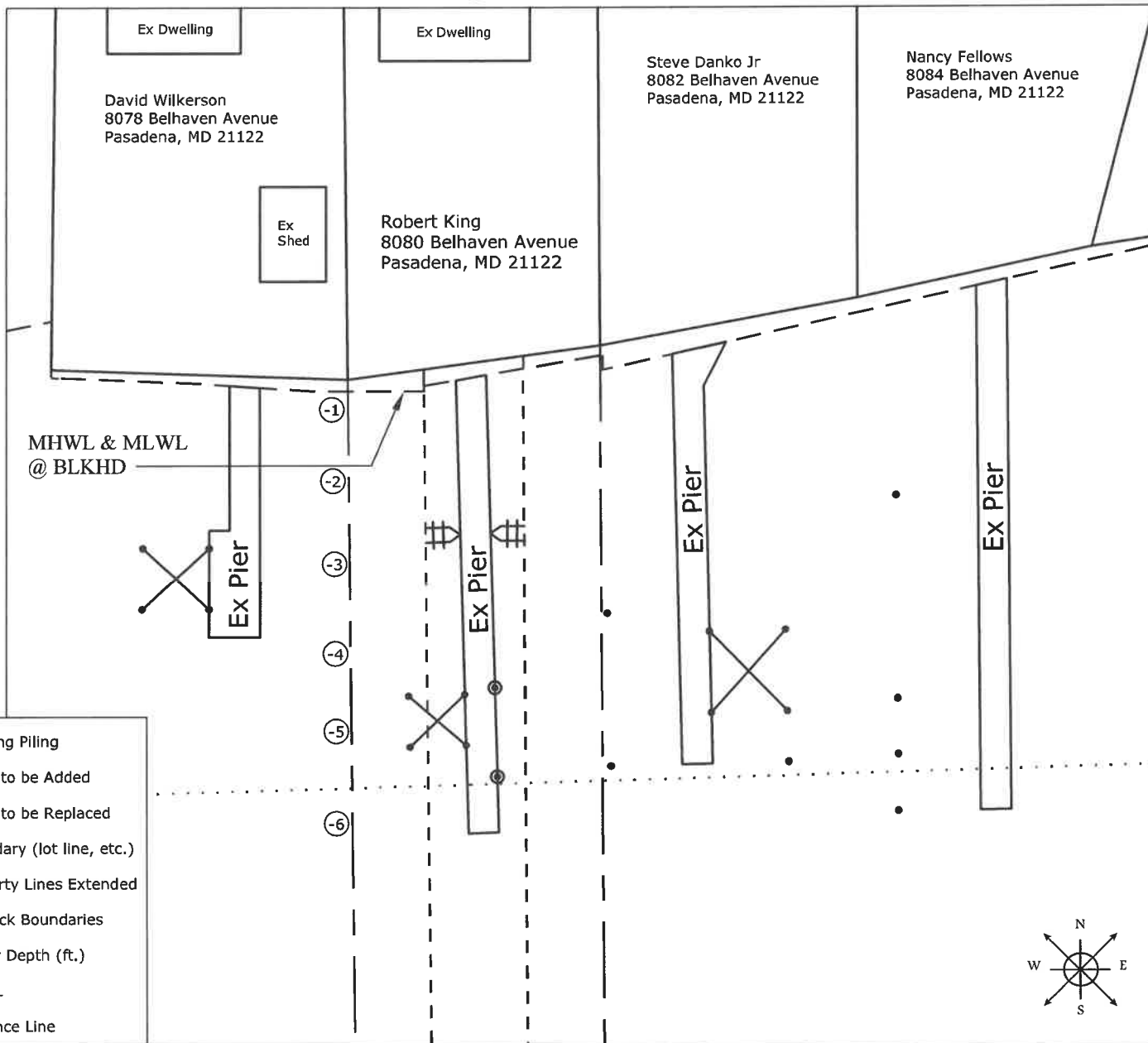
Legend

| | |
|--|---------------------------|
| | Existing Piling |
| | Piling to be Added |
| | Piling to be Replaced |
| | Boundary (lot line, etc.) |
| | Property Lines Extended |
| | Setback Boundaries |
| | Water Depth (ft.) |
| | MHWL |
| | Distance Line |

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Existing Detail Condition



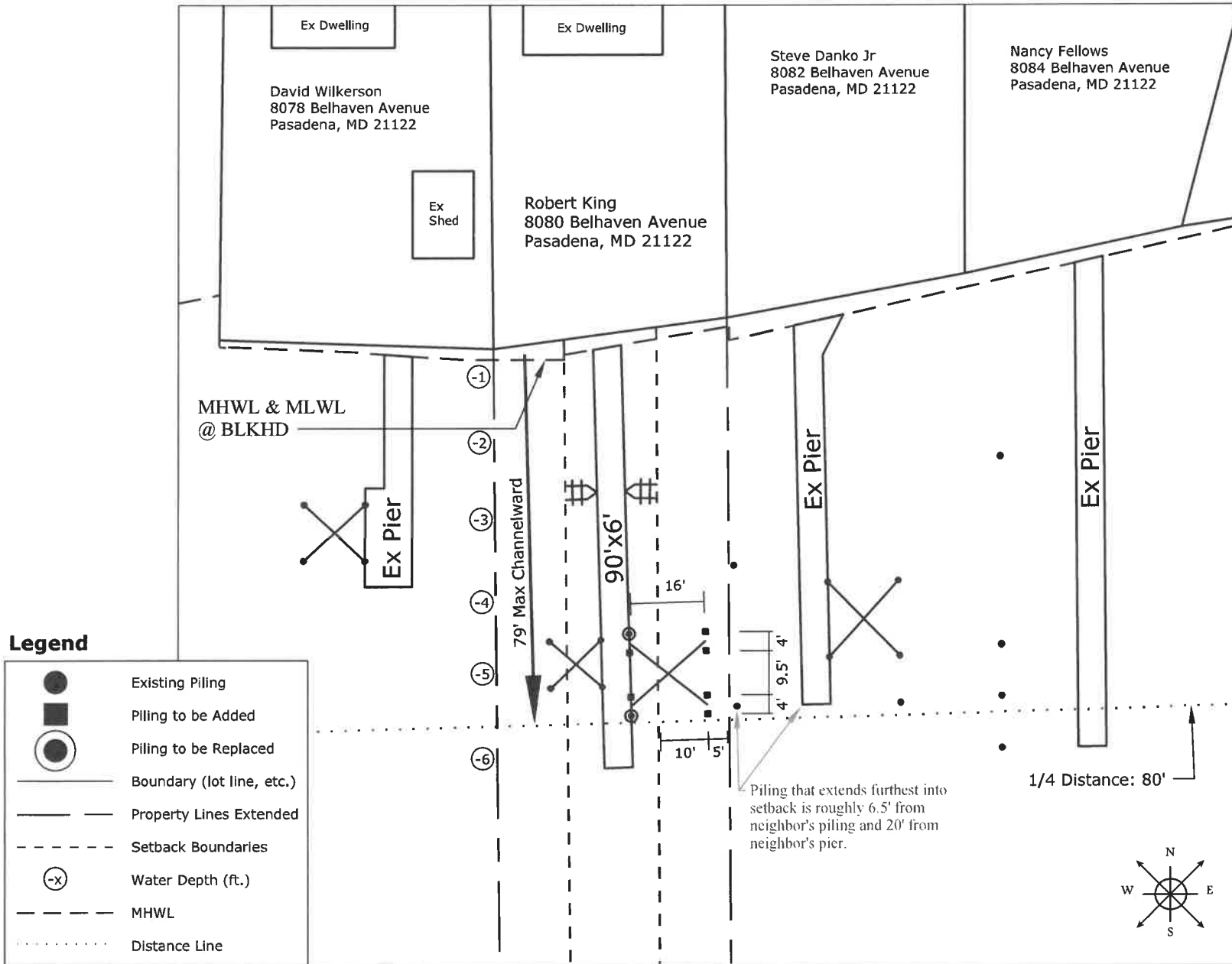
Legend

| | |
|--|---------------------------|
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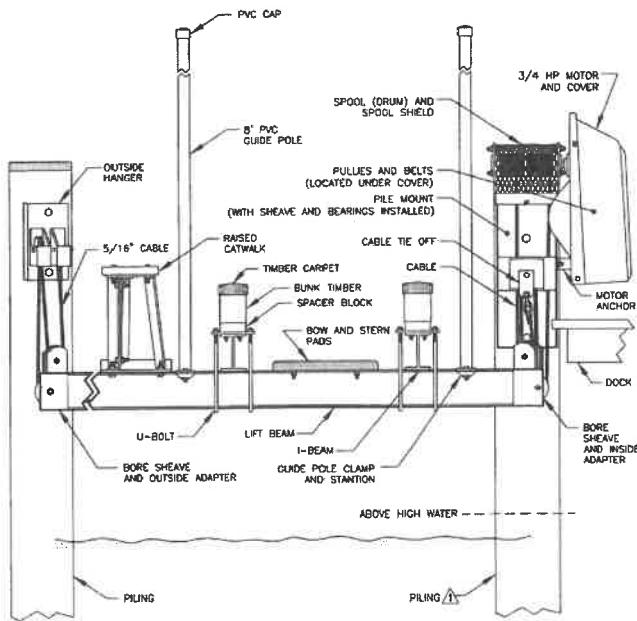
Scale: 1"=30'
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Proposed Detail Condition

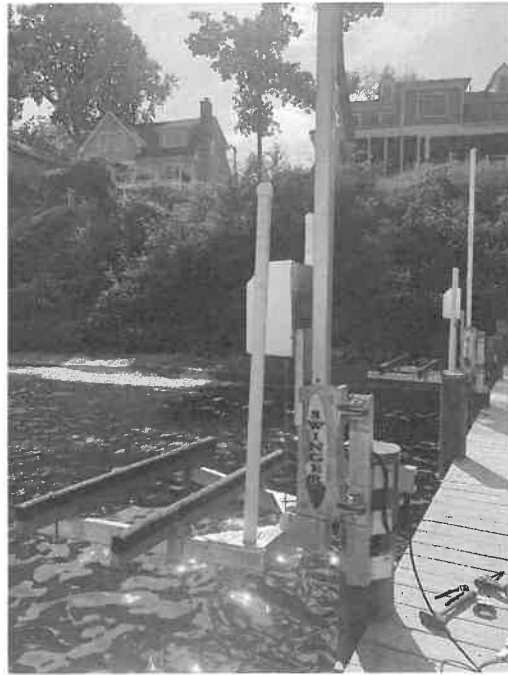


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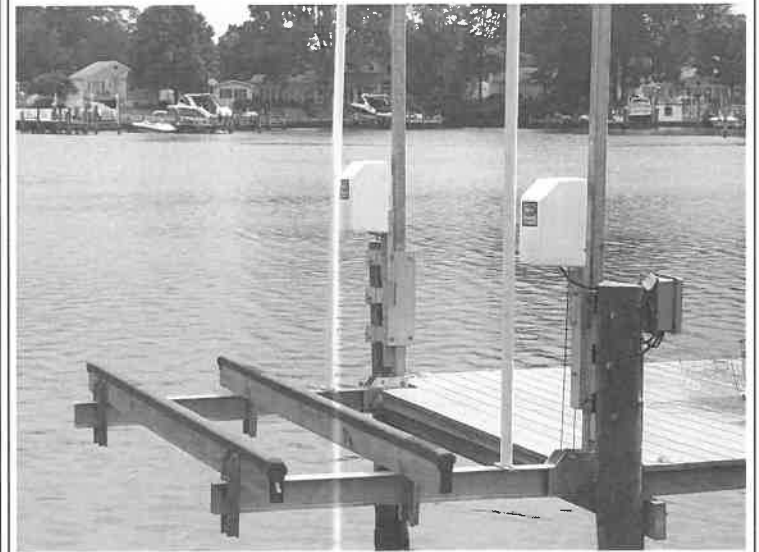
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1,500lbs. Single Piling Swinger PWC Lift



3,000lbs. 2 Piling BoatLift



10,000lbs. 4 Piling BoatLift



20,000lbs. 4 Piling BoatLift

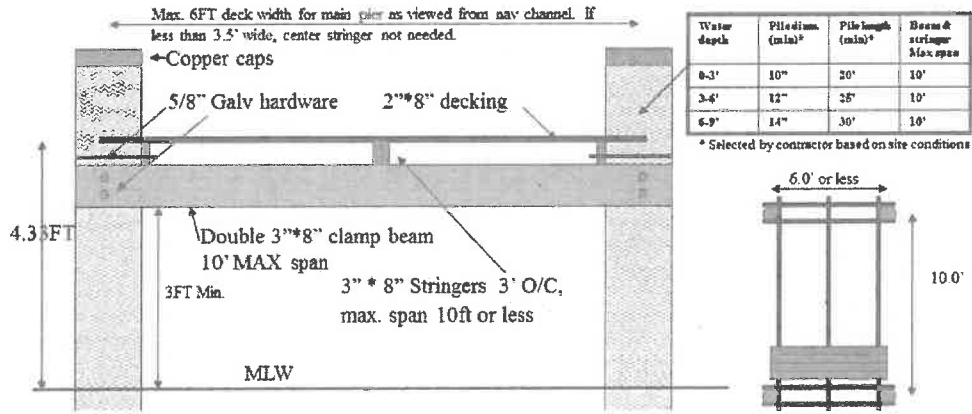


Stock Photos

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Pier Construction Drawing



| Water depth | Pile diam (in.)* | Pile length (in.)* | Beams & stringer Max span |
|-------------|------------------|--------------------|---------------------------|
| 0-3' | 10" | 20' | 10' |
| 3-6' | 12" | 25' | 10' |
| 6-9' | 14" | 30' | 10' |

* Selected by contractor based on site conditions

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

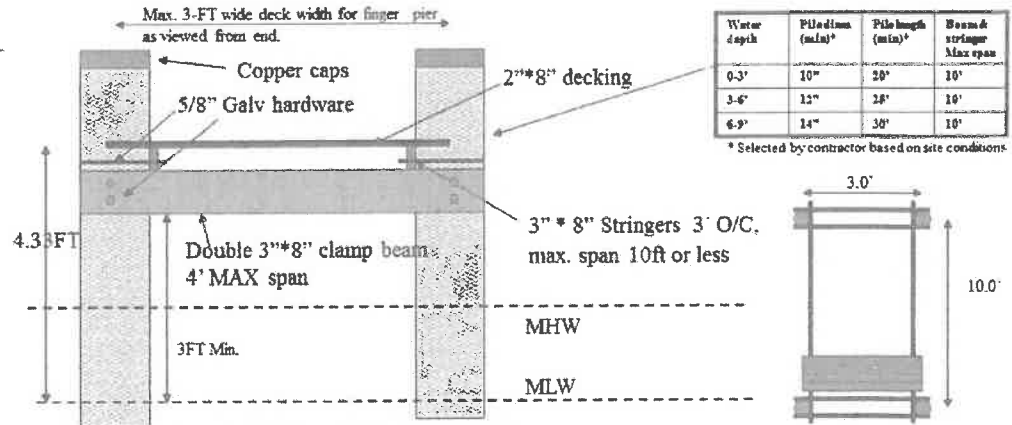
- Piling, marine grade pressure treated AWPA STD, 1.5lb cu/ft CCA or better type C
- Piling driven to point of **SIGNIFICANT** resistance or refusal and **AT LEAST** as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d 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

Scale: NTS

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

Stock Photos

Finger Pier Construction Drawing



| Water depth | Pile diam (in.)* | Pile length (in.)* | Beams & stringer Max span |
|-------------|------------------|--------------------|---------------------------|
| 0-3' | 10" | 20' | 10' |
| 3-6' | 12" | 25' | 10' |
| 6-9' | 14" | 30' | 10' |

* Selected by contractor based on site conditions

NOTE: longer spans require custom specified, larger stringers, clamp beams, and bolts.

- Piling, marine grade pressure treated AWPA STD, 1.5lb cu/ft CCA or better type C
- Piling 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
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Utilities Map

- Utility
- As Built Grid
- Sewer
 - 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

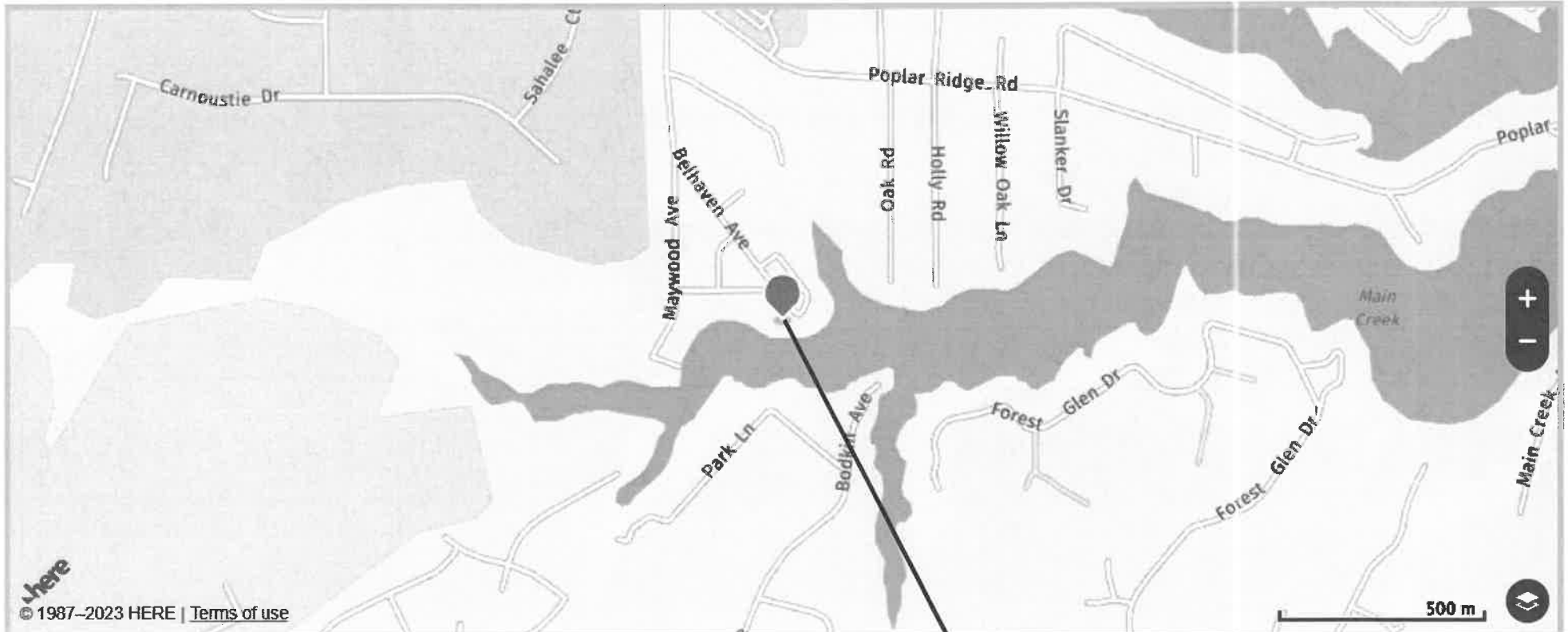


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Vicinity Map



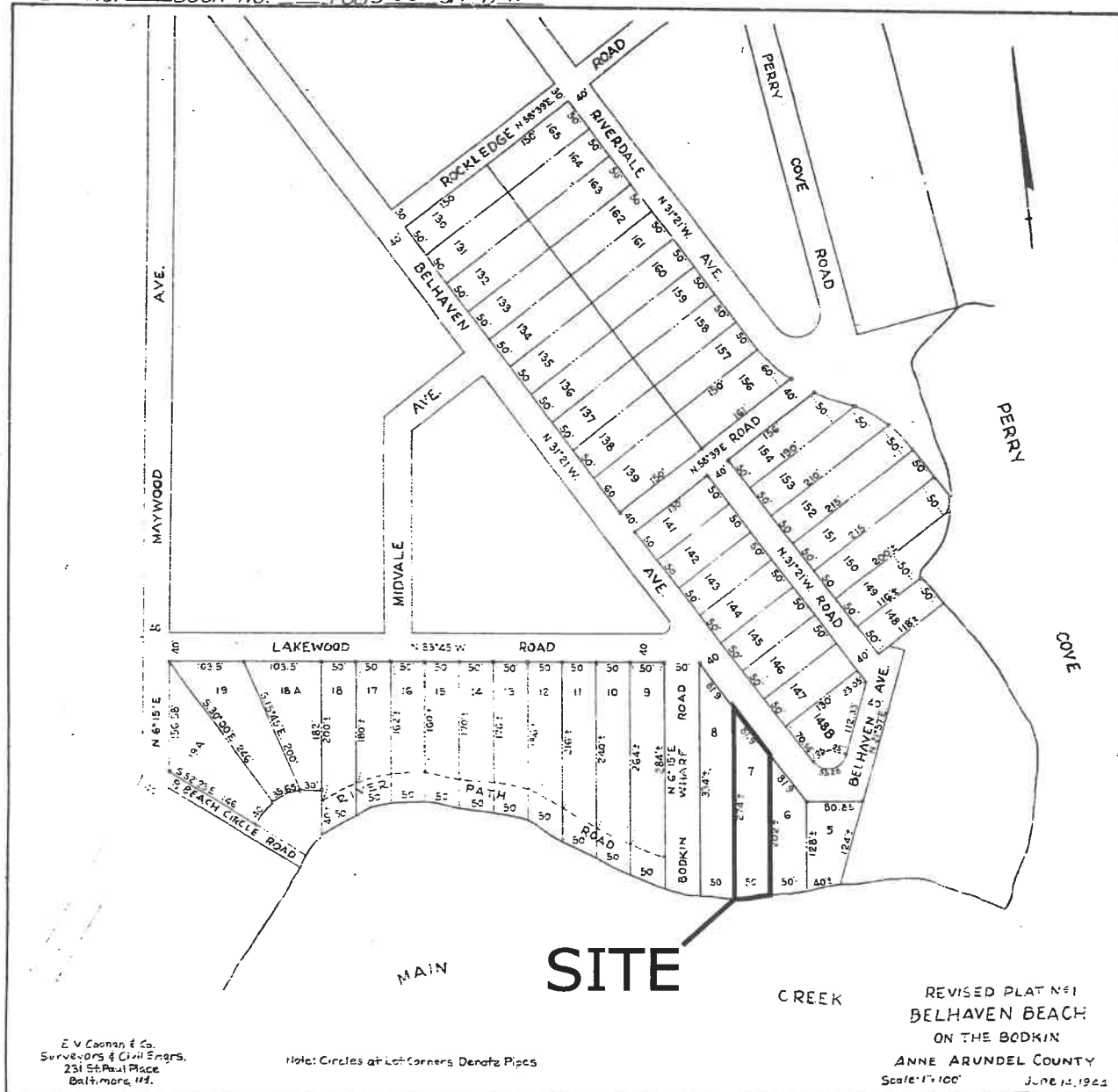
SITE

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Plat

PLAT NO. 741 BOOK NO. 3 FOLIO 38 SPFFD 11



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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: Robert T King 2/15/24

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