

December 18, 2024

Anne Arundel County Zoning
Re: 384 N Shore Rd.
Pasadena, Md. 21122

To whom it may concern:

The request for this variance is to construct a pier starting 7' from the Southern property line, which is 8' into the setback.

This property is narrow on the waterfront and close to the northern adjacent Marina. With consideration of the situation as to the proximity of the adjacent piers and mooring pilings and discussions with both adjacent property owners, we came up with a plan that enables all 3 property owners to have safe usable access.

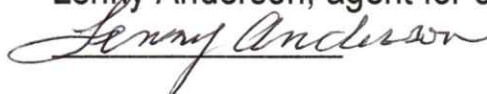
Construct a 120' long x 6' wide pier with 3 mooring pilings.

One mooring piling 7' from the Southern property line and 2 mooring pilings 15' from the Southern property line, on the setback line.

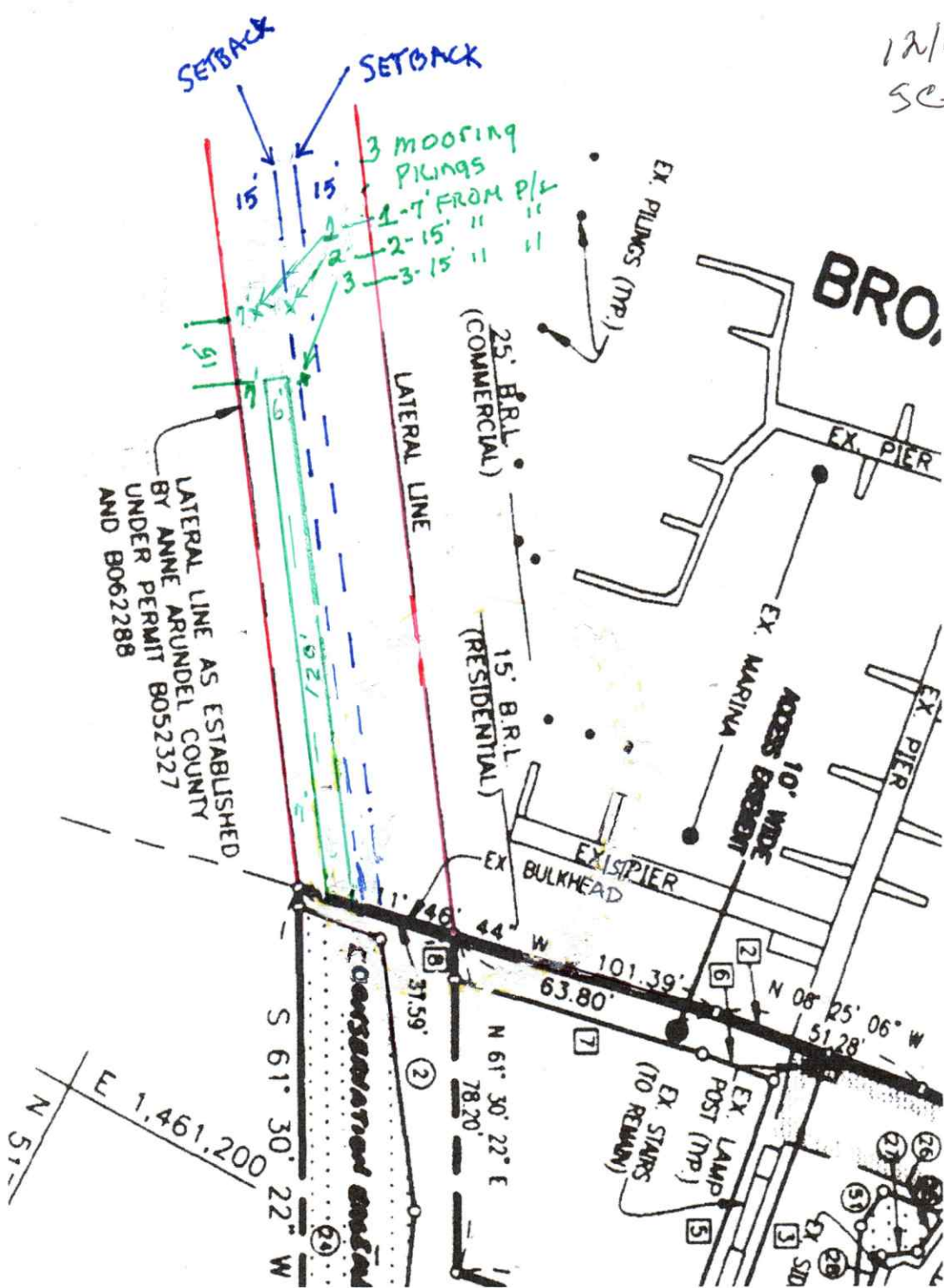
We appreciate your cooperation and assistance in this situation.

Sincerely

Lenny Anderson, agent for owner and contractor.

 12/18/2024

12/17/24
SCALE- 1"=40'





STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



LICENSE NUMBER: **24-GL-0719**

EFFECTIVE DATE: **August 02, 2024**

EXPIRATION DATE: **August 01, 2027**

LICENSEE: **Dave Albanese**

ADDRESS: **384 North Shore Rd
Pasadena, MD 21122**

PROJECT LOCATION: **384 North Shore Rd
Pasadena, MD 21122
Broad Creek in Anne Arundel County**

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Dave Albanese** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **July 24, 2024**, PREPARED BY **Anderson Marine Construction, Inc.** AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **August 02, 2024**, AND INCORPORATED HEREIN:

1. *Construct a 95-foot long by 6-foot wide timber pier with a 25-foot long by 8-foot platform, one boat lift with associated piles, and two PWC lifts with associated piles, all within a maximum of 120 feet channelward of the mean high water line.*
2. *Construct and backfill 38 linear feet of replacement vinyl bulkhead within a maximum of 18 inches channelward of a deteriorated bulkhead.*

SPECIAL CONDITIONS

- A. The Licensee shall complete construction of the bulkhead prior to filling behind the bulkhead. The bulkhead shall be designed and constructed to prevent the loss of fill material to waters of the State of Maryland. Only clean fill, which is free of organic, toxic, contaminated, or deleterious materials, shall be used.
- B. The existing or authorized pier shall not comprise more than a maximum of 6 slips, lifts, or hoists inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
- C. The Licensee shall obtain a variance from Anne Arundel County prior to commencement of construction. This License is not valid unless the variance is obtained.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.

BOOK 210 PAGE 39 PLAT#11065

OWNER'S DECLARATION

WE, CLARENCE LEATHERWOOD, JR. and ELAINE LEATHERWOOD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES AND LOCATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, ROADS, STREETS AND UTILITIES TO PUBLIC USE, SUCH LANDS TO BE DETACHED TO ANNE ARUNDEL COUNTY OF THE STATE OF MARYLAND, HEREINAFTER, AS MAY BE APPROPRIATED, BY RESOLUTION.

THERE ARE NO SUTS, ACTIONS AT LAW, CLAIMS, LITIGATION, MORTGAGES, EASEMENTS, OR RIGHTS OF ANY KIND, INCLUDING THE PROPERTY, INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS FOLLOWS: DEED OF TRUST DATED 4/10/82, PAGE 546, AND ALL PARTS IN THEREIN THEREOF, HAVE HERETOBY BEEN EXTENDED TO THIS PLAN OF SUBDIVISION, AND WE HEREBY AGREE TO JOIN IN THIS PLAN OF SUBDIVISION.

WE AGREE TO AND HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

Clarence Leatherwood Jr. 7-06-98
CLARENCE LEATHERWOOD, JR.
DATE

Elaine Leatherwood 4-06-98
ELAINE LEATHERWOOD
DATE

MORTGAGE HOLDER CERTIFICATION

I AGREE TO AND HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

Shirley A. Cooper 4-06-98
SHIRLEY A. COOPER
DEPUTY BANK, MAIN ST. ANNAPOLIS BRANCH
DATE

COASTAL FLOOD PLAIN AND HIGH HAZARD STATEMENT

THE LOT 1 AND THE PREVIOUS LOT ARE IN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA. THE TOTAL AREA WITHIN THE CRITICAL AREA IS 1,300 ACRES. THE EXISTING WOODLAND IS 0.578 ACRES, OF WHICH 0.445 ACRES IS ALLOWED TO BE REMOVED. THE REMAINING WOODLAND AREA IS 0.933 ACRES. EXISTING WOODLAND TO REMAIN OF 0.933 ACRES ARE PROTECTED WITH A FOREST CONSERVATION EASEMENT TO BE RECORDED HEREWITH IN BOOK 210, PAGE 39. IF ACCOMPANYING DEED IS NOT RECORDED, THIS PLAN SHALL BE VOID.

PRIVATE ACCESS EASEMENT STATEMENT

THE 407 WIDE COMMON ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO LOT 1 FROM LOT 2. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT TO BE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT. ANY DAMAGE TO THE ACCESS EASEMENT SHALL BE REPAIRABLE BY THE OWNERS OF THE LOTS. THE ACCESS EASEMENT SHALL BE RECORDED HEREWITH IN BOOK 210, PAGE 39. IF ACCOMPANYING DEED IS NOT RECORDED, THIS PLAN SHALL BE VOID.

STORMWATER MANAGEMENT BILL 87-84

PRIVATE ON-SITE STORMWATER MANAGEMENT MAY BE REQUIRED FOR LOT 1. THE DEVELOPER/PURCHASER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND THE LOCATION OF A PRIVATE MAINTENANCE AGREEMENT IN WRITING TO THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT. THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT IS REQUIRED TO PROVIDE A CRASHING PERMIT FOR LOTS WITH PRIVATE MAINTENANCE SYSTEMS AS DETERMINED BY THE DEPARTMENT OF INSPECTIONS AND PERMITS.

10' WIDE ACCESS EASEMENT

10' WIDE ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO LOT 1 AND THE WATER FRONTAGE FOR LOT 1. THE OWNERS OF LOT 1 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT STARS AND SHALL REPAIR ANY DAMAGE CAUSED BY THEMSELVES, THEIR GUESTS, OR THEIR CONTRACTORS.

SIMULTANEOUS DEEDING OF RIGHT OF WAY DEDICATION

THE RIGHT OF WAY DEDICATION SHOWN HEREON IS TO BE DEEDED AND RECORDED HEREWITH IN BOOK 210, PAGE 39. IF ACCOMPANYING DEED IS NOT RECORDED, THIS PLAN SHALL BE VOID.

SEPTIC AREA NOTE

THE 10,000 S.F. SEPTIC AREA SHALL REMAIN UNDEVELOPED BY PHYSICAL DEEDS.

FAMILY CONVEYANCE SUBDIVISION AGREEMENT

LOT 1 HAS BEEN CREATED FOR AND IS TO BE CONVEYED TO LOT 2 FOR A MINIMUM OF 5 YEARS FROM THE DATE OF PLAT APPROVAL IN ACCORDANCE WITH ARTICLE 3, SECTION 4-501 AND ARTICLE 22.1A-103.1(2)(3). SUBSEQUENT TRANSFER OF THIS LOT IS ALLOWED ONLY WITH THE PERFORMANCE OF THE DIRECTION OF PLANNING AND CODE ENFORCEMENT. LOT 1 OF THIS SUBDIVISION IS SUBJECT TO A FAMILY CONVEYANCE AGREEMENT. THIS PLAN SHALL BE VOID.

LEGAL NON-CONFORMING USE §NC 10-77

THE COMMERCIAL MARINA WAS DESIGNATED AS A LEGAL NON-CONFORMING USE TYPE M-22 ON JUNE 22, 1977. THE 1107 FEET SECTION PARCELS WITH THE EXISTING BRIDGE IS NOT PART OF THE LEGAL NON-CONFORMING USE SINCE IT IS FOR PRIVATE USE ONLY.

BOARD OF APPEALS DECISION BA-75-775

THE BOARD OF APPEALS APPROVED A SPECIAL EXCEPTION ON APRIL 26, 1978 TO ALLOW THE EXPANSION OF A LEGAL NON-CONFORMING USE TO CONSTRUCT FOUR (4) ADDITIONAL BOAT SLIPS. THEY EXPANDED THE TOTAL NUMBER OF BOAT SLIPS TO 35 BUT ONLY 30 SLIPS ARE USABLE DUE TO SATURATION.

CRITICAL AREA NOTE

LOT 1 AND THE PREVIOUS LOT ARE IN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA. THE TOTAL AREA WITHIN THE CRITICAL AREA IS 1,300 ACRES. THE EXISTING WOODLAND IS 0.578 ACRES, OF WHICH 0.445 ACRES IS ALLOWED TO BE REMOVED. THE REMAINING WOODLAND AREA IS 0.933 ACRES. EXISTING WOODLAND TO REMAIN OF 0.933 ACRES ARE PROTECTED WITH A FOREST CONSERVATION EASEMENT TO BE RECORDED HEREWITH IN BOOK 210, PAGE 39. IF ACCOMPANYING DEED IS NOT RECORDED, THIS PLAN SHALL BE VOID.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- INDIVIDUAL GRADING PERMIT MAY BE REQUIRED FOR LOT 1 AT THE TIME OF BUILDING PERMIT APPLICATION.
- USE LOT 1 TO BE REMOVED BY INDIVIDUAL PERMIT WELL AND SEPTIC SYSTEMS. POPULATION FIRST SHALL BE 100 PERSONS. HEALTH DEPARTMENT UNDER PERMIT TEST NUMBER 10000000.
- OSD AND RECREATION FEES WERE PAID ON JUNE 15, 1988. CHARGEABLE.
- EXISTING STRUCTURES NOT TO BE REMOVED ARE TO BE REMOVED AT TIME OF BUILDING PERMIT FOR LOT 1.
- DEVELOPMENT OF LOT 1 TO BE IN CONFORMANCE WITH CONCEPTUAL SITE PLAN ON FILE WITH DEPARTMENT OF PLANNING AND CODE ENFORCEMENT.
- BEARINGS SHOWN HEREON ARE REFERRED TO THE MARINER COORDINATE SYSTEM (NAD83) BY WAY OF CORRECT USES TO ANNE ARUNDEL COUNTY CONVEYANCE STATIONS WGS84 100 AND 100A2.

SEL-DACK REQUIREMENTS R-2 ZONE

FROM: 30' COMBINED
SIDE: 10' COMBINED
REAR: 10' COMBINED
FRONTAGE: 8' MIN. 10'
MIN. LOT SIZE: 1 ACRE
MIN. AVERAGE DENSITY: 3 ACRES

INDICATES HOUSE NUMBER

INDICATES 10,000 S.F. RESERVED SEPTIC AREA

EXISTING WOODLANDS PROTECTED BY FOREST CONSERVATION EASEMENT

AREA TABULATION

- TOTAL ACREAGE OF SITE = 3.9658 AC ±
- TOTAL ACREAGE OF LOT 1 = 1.3381 AC ±
- TOTAL ACREAGE OF LOT 2 = 2.6277 AC ±
- TOTAL LOT AREA = 3.9658 AC ±
- TOTAL MARINER LOTS = ONE (1) FAMILY CONVEYANCE LOT AND RESIDUE

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS AREA	TO BE REMOVED	TOTAL PROPOSED IMPERVIOUS AREA
0.148 AC	0.103 AC	0.248 AC
(12% OF SITE)	(12% OF SITE)	(12% OF SITE)

NOTE: THE AMOUNT OF IMPERVIOUS AREA WILL BE REDUCED FROM THAT WHICH CURRENTLY EXISTS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) FAMILY CONVEYANCE LOT WITH THE RESIDUE TO REMAIN IN OPERATION AS A LEGAL NON-CONFORMING MARINA AND RESIDENCE.

M.S. 1997-137

PLAT OF ONE OF ONE FAMILY CONVEYANCE MINOR SUBDIVISION
M.S. 1997-137
LEATHERWOOD PROPERTY
TAX MAP 25, BLOCK 20, PARCEL 159

SCALE: 1"=60'
SCALE: 1"=60'
DATE: APRIL, 1998
THIRD ASSESSMENT DIST., ANNE ARUNDEL COUNTY, MARYLAND, 21122

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR ON PREPARED UNDER THE SURVEYOR'S DIRECT SUPERVISION, AND THAT IT IS A SUBDIVISION OF ALL THE LANDS CONTAINED IN CLARENCE LEATHERWOOD, JR. AND ELAINE LEATHERWOOD BY DEED DATED SEPTEMBER 11, 1975, HEREIN, IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 2190, FOLIO 516.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Charles D. Meekins 4-06-98
C. DOUGLAS MECKINS, NO. 9153
PROFESSIONAL LAND SURVEYOR
DATE

Clarence Leatherwood Jr. 4-06-98
CLARENCE LEATHERWOOD, JR.
DATE

Elaine Leatherwood 4-06-98
ELAINE LEATHERWOOD
DATE

OWNER/DEVELOPER CERTIFICATION

WE CERTIFY THAT BOTH PARTIES WANTED AND CONSENTED TO THE SUBDIVISION REPRESENTED BY THIS INSTRUMENT, AND WE AGREE TO JOIN IN THIS PLAN OF SUBDIVISION.

Clarence Leatherwood Jr. 4-06-98
CLARENCE LEATHERWOOD, JR.
DATE

Elaine Leatherwood 4-06-98
ELAINE LEATHERWOOD
DATE

C. D. MEEKINS & ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS

159 MAIN ST., SECOND FLOOR
ANNAPOLIS, MD. 21404-2151
ANNAPOLIS: (410) 267-0744 BALTIMORE: (410) 266-7807 FACSIMILE: (410) 267-0338

WARNER NOTE

WARNER NO. 5015, APPROVED ON DEC. 5, 1997 BY DEPARTMENT OF PLANNING AND CODE ENFORCEMENT CARRIED A RESOLUTION RELAY 2 ACRES OF THE MARINER COORDINATE REQUIREMENT AND ALLOWED THE 3.1 LOT DEPTH TO BE INCREASED.

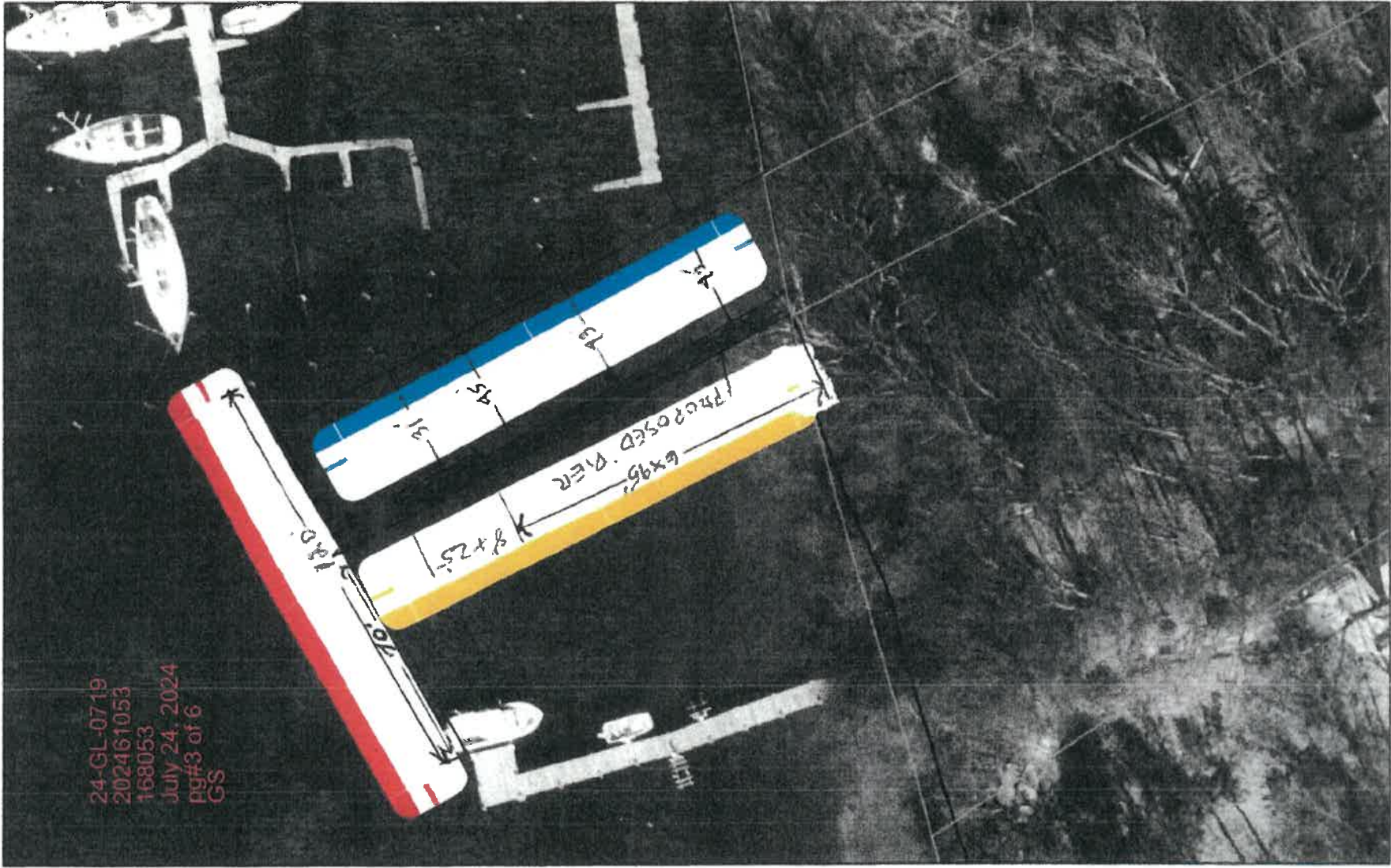
RECORDED IN BOOK PAGE PLAT NO.

EXISTING WOODLANDS PROTECTED BY FOREST CONSERVATION EASEMENT		EXISTING WOODLANDS PROTECTED BY FOREST CONSERVATION EASEMENT		EXISTING WOODLANDS PROTECTED BY FOREST CONSERVATION EASEMENT	
NO.	BEARING	NO.	BEARING	NO.	BEARING
1	N 00° 28' 44" W	20	N 00° 28' 44" W	39	N 00° 28' 44" W
2	N 00° 28' 44" W	21	N 00° 28' 44" W	40	N 00° 28' 44" W
3	N 00° 28' 44" W	22	N 00° 28' 44" W	41	N 00° 28' 44" W
4	N 00° 28' 44" W	23	N 00° 28' 44" W	42	N 00° 28' 44" W
5	N 00° 28' 44" W	24	N 00° 28' 44" W	43	N 00° 28' 44" W
6	N 00° 28' 44" W	25	N 00° 28' 44" W	44	N 00° 28' 44" W
7	N 00° 28' 44" W	26	N 00° 28' 44" W	45	N 00° 28' 44" W
8	N 00° 28' 44" W	27	N 00° 28' 44" W	46	N 00° 28' 44" W
9	N 00° 28' 44" W	28	N 00° 28' 44" W	47	N 00° 28' 44" W
10	N 00° 28' 44" W	29	N 00° 28' 44" W	48	N 00° 28' 44" W
11	N 00° 28' 44" W	30	N 00° 28' 44" W	49	N 00° 28' 44" W
12	N 00° 28' 44" W	31	N 00° 28' 44" W	50	N 00° 28' 44" W
13	N 00° 28' 44" W	32	N 00° 28' 44" W	51	N 00° 28' 44" W
14	N 00° 28' 44" W	33	N 00° 28' 44" W	52	N 00° 28' 44" W
15	N 00° 28' 44" W	34	N 00° 28' 44" W	53	N 00° 28' 44" W
16	N 00° 28' 44" W	35	N 00° 28' 44" W	54	N 00° 28' 44" W
17	N 00° 28' 44" W	36	N 00° 28' 44" W	55	N 00° 28' 44" W
18	N 00° 28' 44" W	37	N 00° 28' 44" W	56	N 00° 28' 44" W
19	N 00° 28' 44" W	38	N 00° 28' 44" W	57	N 00° 28' 44" W

TOTAL AREA OF EASEMENT 1, 2, & 3 OF THE EXISTING WOODLANDS PROTECTED BY FOREST CONSERVATION EASEMENT = 0.591 AC ±

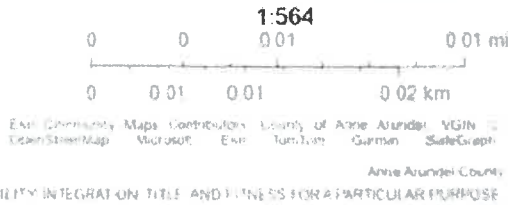
APPROVED
Charles D. Meekins 4-06-98
C. DOUGLAS MECKINS, NO. 9153
PROFESSIONAL LAND SURVEYOR
DATE

Anne Arundel County Engineering Record Drawing and Monuments



County Boundary
2023 Photos
Green: Green
Blue: Blue
Red: Red
Parcels

SCALE
1" = 40'



Anne Arundel County Engineering Record Drawing and Monuments



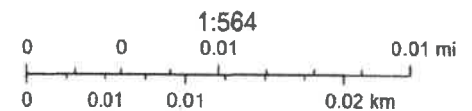
8/22/2024, 9:41:50 AM

County Boundary Green: Green Parcels

2023 Photos

Blue: Blue

Red: Red



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.