

APP. EXHIBIT# 1

CASE: 2024-0190-1

DATE: 1/14/25

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
PILINGS (2 MOORINGS AND 2 BOAT LIFT) WITH LESS SETBACKS
THAN REQUIRED

LOCATION: 684 E. WILSON DRIVE, CROWNSVILLE

CASE NO: 2024-0190-1

MARIO PELLETIER

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
PILINGS (2 MOORING AND 2 BOAT LIFT) WITH LESS SETBACKS
THAN REQUIRED.

LOCATION: 684 RIVERSIDE DRIVE, CROWNSVILLE

CASE NO: 2024-0190-V

MARIO PELLETIER

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS



Maryland
Department of
the Environment

APP. EXHIBIT# 2
CASE: 2024-0190-V
DATE: 1/14/25

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

November 06, 2024

Mario J Pelletier
c/o Renee Norris
RKN Marine Permits & Services Inc
1160 Indian Landing Rd
Millersville, MD 21108

Via email: renee.norris@comcast.net

Re: Agency Interest Number: 184336
Tracking Number: 202461593
Tidal Authorization Number: 24-GL-1044

Dear Mario Pelletier:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) A3, (GP6) B3. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Alaina Esposito at Alaina.esposito@maryland.gov or 410-537-4272 with any questions.

Sincerely,

Heather Hepburn, Chief
Western Region
Tidal Wetlands Division



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



LICENSE NUMBER: **24-GL-1044**

EFFECTIVE DATE: **November 06, 2024**

EXPIRATION DATE: **November 05, 2027**

LICENSEE: **Mario Pelletier**

ADDRESS: **684 N Riverside Dr
Crownsville, MD 21032**

PROJECT LOCATION: **684 N Riverside Dr
Crownsville, MD 21032
Valentine 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, **Mario J. Pelletier** ("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 **November 4, 2014**, PREPARED BY **RKN Marine Permits and Services**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **November 06, 2024**, AND INCORPORATED HEREIN:

- 1. Remove existing pier and associated structures;*
- 2. Construct and backfill 48-linear feet of replacement bulkhead within a maximum of 18-inches channelward of a deteriorated bulkhead; and*
- 3. Construct a 54-foot long by 6-foot wide timber pier, one boat lift with associated piles, and two mooring piles, all within a maximum of 54-feet channelward of the mean high water line.*

SPECIAL CONDITIONS

- A. 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.
- B. 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.
- C. The Licensee shall design and construct the toe stone to prevent the loss of fill material to waters of the State of Maryland.
- D. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.

- E. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.
- F. 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.

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.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner or is not otherwise exempt from the licensing requirement, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland and COMAR 26.30. The licensed marine contractor shall be authorized for the appropriate license category to perform or solicit to perform the activities within this authorization, if applicable. A list of licensed marine contractors and their license category may be obtained by contacting the MCLB at 410-537-3249, by e-mail at MDE.MCLB@maryland.gov, or by accessing the Maryland Department of the Environment, Environmental Boards webpage at <https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/LicensedMarineContractors.aspx>.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. This License does not authorize any existing structures depicted on the plan sheets that are not specifically described in the description of work.
- G. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- H. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.

- I. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- J. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- K. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.
- L. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- M. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- N. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- O. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- P. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 537-3510.
- Q. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- R. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 537-3510.

By authority of the Secretary of the Environment:



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

Nov 08, 2024

Date

Tidal Wetland Reviewer: 

Supervisor Concurrence: 

Tracking Number: 202461593
Agency Interest Number: 184336

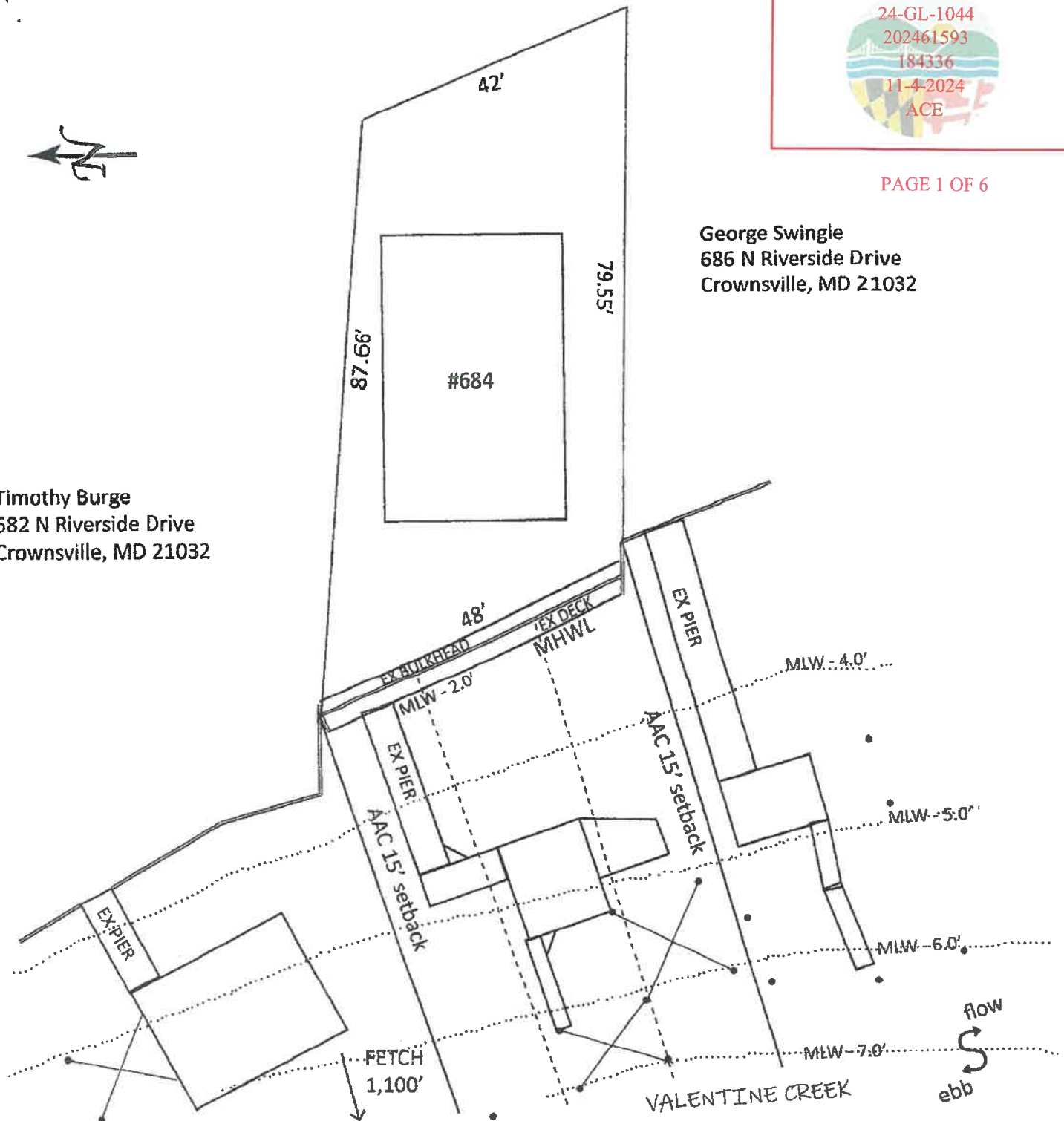
Enclosure: Plans dated **November 4, 2024**
cc: WSA Inspection & Compliance Program



PAGE 1 OF 6

George Swingle
686 N Riverside Drive
Crownsville, MD 21032

Timothy Burge
682 N Riverside Drive
Crownsville, MD 21032



PAGE 1 OF 6

SCALE 1" = 20'

EXISTING CONDITIONS

NOTES: No mapped SAV are present.
All construction is by water access.
All pile measurements are center to center.

This plan is for permit use only by RKN Marine Permits & Services.
All measurements, water depths, extended property lines, and setbacks are approximate.
For precise property boundary measurements, owner should conduct a boundary survey.

FOR PERMIT USE ONLY BY:



RKN
Marine Permits & Services

1160 Indian Landing Road
Millersville, MD 21108
renee.norris@rknmarinepermits.com
410-923-0262

OWNER/APPLICANT:

Mario Pelletier, Trustee
684 N Riverside Drive
Crownsville, MD 21032
02-413-07372400
AAC/Valentine Creek
10/7/2024

PROPOSED CONSTRUCTION:

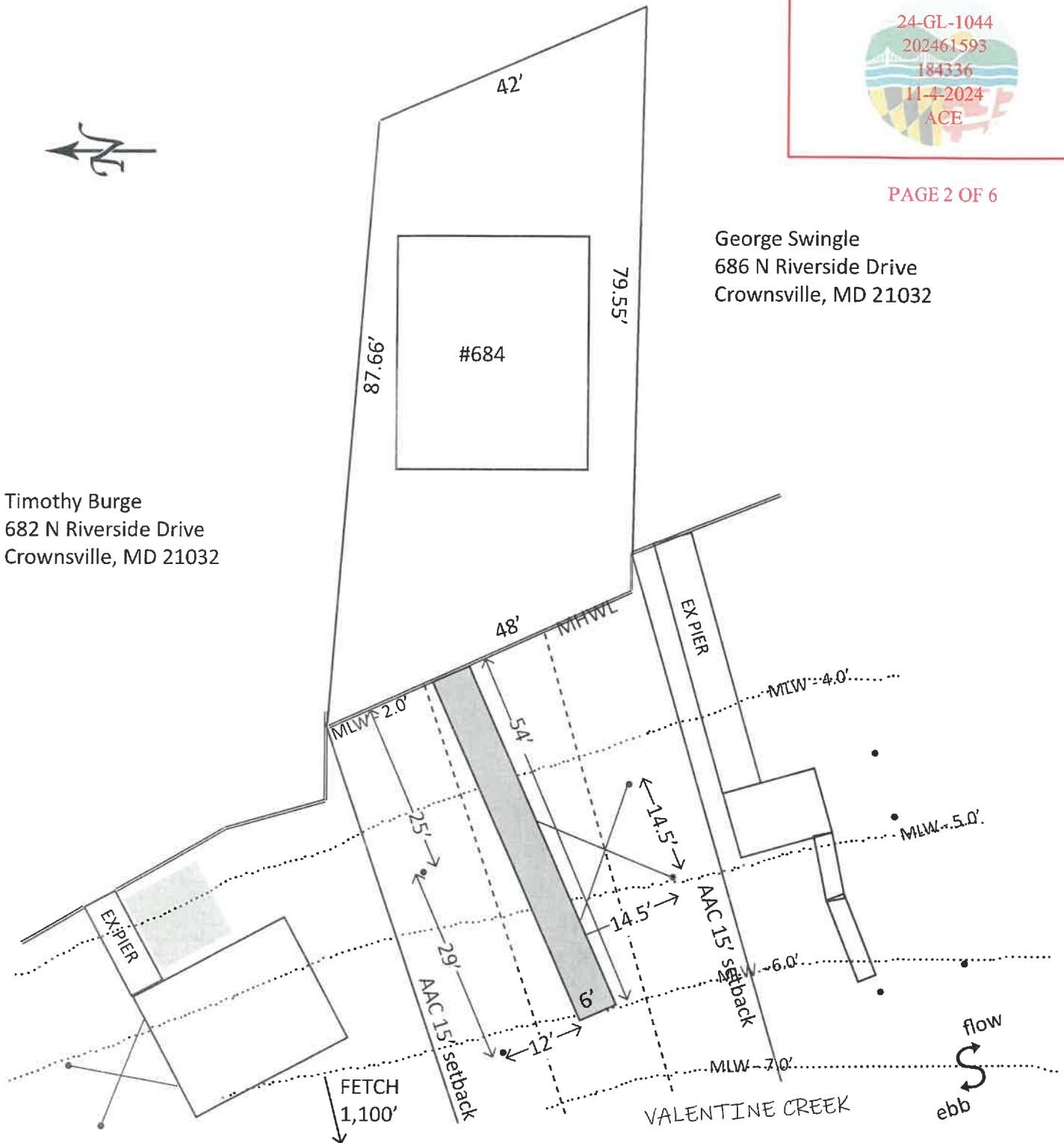
Install 48' timber bulkhead 18" channelward of existing timber bulkhead.
Remove land deck, existing pier, and pilings.
Install 6' x 54' pier. Install 2 mooring piles. Inst 2 boat lift piles and 14.5' x 14.5' boat lift.



PAGE 2 OF 6

George Swingle
686 N Riverside Drive
Crownsville, MD 21032

Timothy Burge
682 N Riverside Drive
Crownsville, MD 21032



PAGE OF

SCALE 1" = 20'

PROPOSED CONSTRUCTION

NOTES: No mapped SAV are present.

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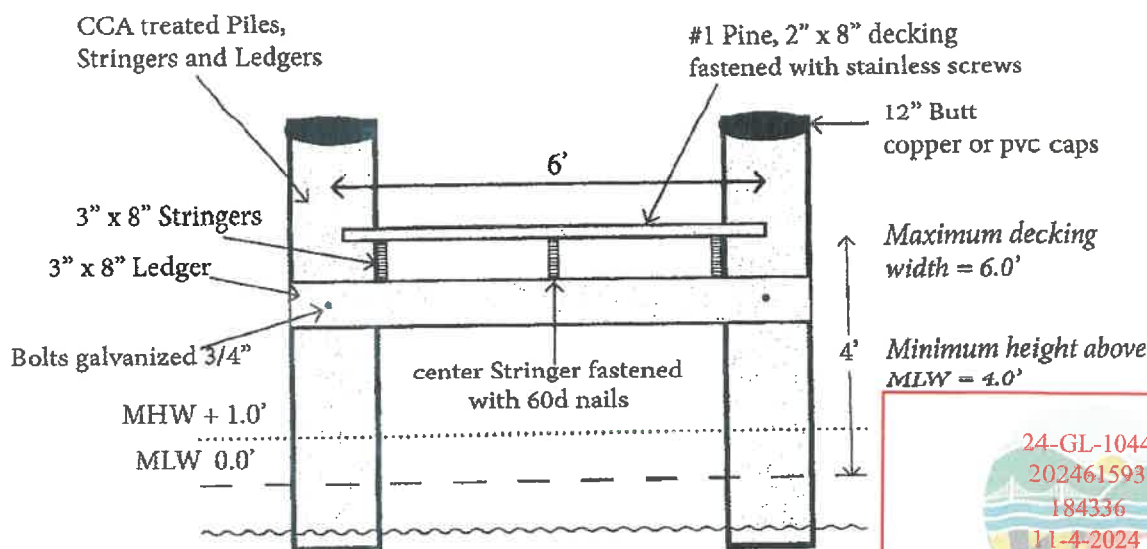
OWNER/APPLICANT:

Mario Pelletier, Trustee
684 N Riverside Drive
Crownsville, MD 21032
02-413-07372400
AAC/Valentine Creek
9/17/2024

PROPOSED CONSTRUCTION:

Install 48' timber bulkhead 18" channelward of existing timber bulkhead.
Remove land deck, existing pier, and pilings.
Install 6' x 54' pier. Install 2 mooring piles. Install 2 boat lift piles and 14.5' x 14.5' boat lift.

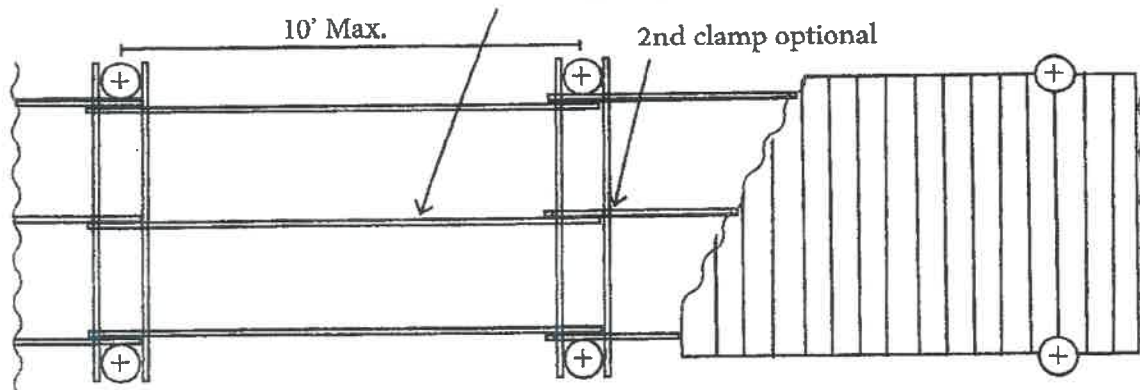
PIER CONSTRUCTION PLAN



24-GL-1044
202461593
184336
11-4-2024
ACE

Center Stringer required on piers greater than 4' wide

PAGE 3 OF 6



DRAWING FOR PERMIT PURPOSES ONLY

1. Treatment shall be per AWP Standards: (1) Piles - 1.5 lb/ft CCA Type C. For areas of severe marine infestations 2.5 lb/ft CCA is recommended;
- (2) Decking and Stringers - 0.5 lb/ft Penta or 0.4 lb/ft CCA Type C.
2. All steel hardware shall be hot dip galvanized after fabrication.
3. For pier widths of 4' or less a center stringer is not required.
4. For piles extending more than 5 ft. above mean low water, the pile length must be increased accordingly.
5. Where this standard calls for a pair of 1/2" x 6" lag bolts, a single 3/4" bolt with 2" washer and a square Nut may be substituted.
6. All bolts to be thru bolted and recessed on the outboard side.
7. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads. Where site conditions differ, the structure shall be designed and sealed by a professional Engineer registered to practice in the State of Maryland.
8. The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant to determine if conditions require design modifications. RKN Marine Permits & Services assumes no responsibility or liability for performance of the structure on this drawing.

PAGE 3 OF 6

SCALE: NONE

PIER CONSTRUCTION PLAN

NOTES: No mapped SAV are present.

All construction is by water access.

All pile measurements are center to center.

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For precise property boundary measurements, owner should conduct a boundary survey.

FOR PERMIT USE ONLY BY:



Marine Permits & Services

1160 Indian Landing Road

Millersville, MD 21108

renee.norris@rknmarinepermits.com

410-923-0262

OWNER/APPLICANT:

Mario Pelletier, Trustee

684 N Riverside Drive

Crownsville, MD 21032

02-413-07372400

AAC/Valentine Creek

10/7/2024

PROPOSED CONSTRUCTION:

Install 48' timber bulkhead 18" channelward of existing timber bulkhead.

Remove land deck, existing pier, and pilings.

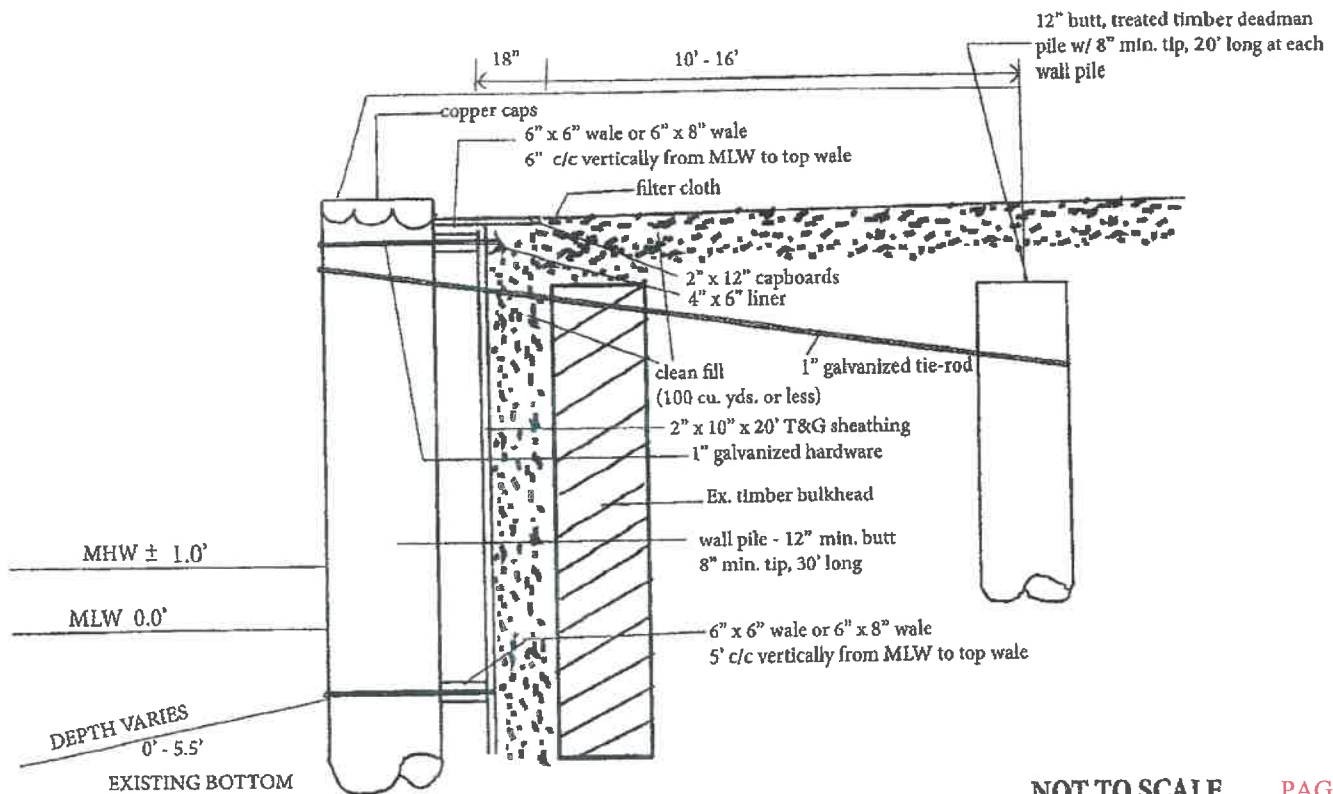
Install 6' x 54' pier. Install 2 mooring piles. Inst

2 boat lift piles and 14.5' x 14.5' boat lift.

Timber Bulkhead Cross - Section Construction Plans With Existing Timber Bulkhead-Light Duty

NOTES:


1. Wood shall be grade #2 or better per AWP standards.
 - (1) Piles - 1.5 lb/cu. ft. CCA Type C is required.
 - (2) Wales, cap-boards, and sheathing - 1.5 lb/cu. ft. CCA is required.
2. All steel hardware shall be hot dip galvanized after fabrication and must be specified for marine use.
3. All piles must be a minimum length of 30' with 12" Butt piles with 8" minimum tip and must be located 5' O/C.
4. This standard is for typical river conditions with firm granular soil. It does not take into account excessive water depth, poor soil conditions, scouring due to currents or waves, or heavy loads.
5. All bolts to be thru bolted and recessed on outboard side. Minimum size of hardware is 1" diameter bolts with 3" x 1/4" NYDD washer and nut.
6. Use 60d nails for attaching sheathing to wales and 20d nails to attach cap to wales.
7. Use copper pile caps.
8. The details on this drawing are to be considered as minimum standards for specific conditions. It shall be the responsibility of the applicant to determine if conditions require design modifications. RKN Marine Permits & Services assumes no responsibility or liability for performance of the structure on this drawing.



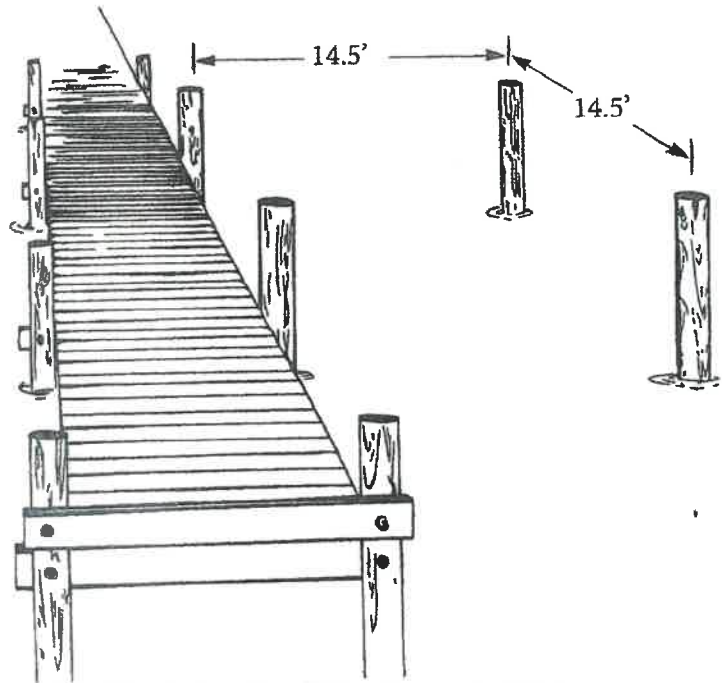
NOT TO SCALE PAGE 4 OF 6

Construction Plan property of RKN Marine Permits & Services.



FOR PERMIT USE ONLY	OWNER	PROPOSED CONSTRUCTION
 <p>RKN Marine Permits & Services 1160 Indian Landing Road Millersville, MD 21108 renee.norris@comcast.net</p>	<p>Mario Pelletier, Trustee 684 N Riverside Drive Crownsville, MD 21032 02-413-07372400 AAC/Valentine Creek 10/7/2024</p>	<p>Install 48' timber bulkhead 18" channelward of existing timber bulkhead. Remove land deck, existing pier, and pilings. Install 6' x 54' pier. Install 2 mooring piles. Ins 2 boat lift piles and 14.5' x 14.5' boat lift.</p>
	All construction water access.	All measurements shall be field verified by contrac

MAGNUM BOAT LIFTS



ALL MEASUREMENTS ARE CENTER TO CENTER



Specifications:

CAPACITY: 8,000 lbs. (dependent on foundation & building code)

VERTICAL TRAVEL: 12' standard, optional to 15'

REQ. POWER: 120 volts 30 amps (220 volts 15 amps for standard 15' travel)

PILING DIAMETER: 8" (minimum)

PILING HEIGHT: 12' above the dock (minimum)

PILING SPACING: 100' (per permit flag)

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HD MODEL

24-GL-1044

202461593

184336

11-4-2024

ACE

PAGE 5 OF 6

SCALE 1" = N/A

BOAT LIFT CONSTRUCTION PLAN

NOTES: No mapped SAV are present.
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For precise property boundary measurements, owner should conduct a boundary survey.

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Marine Permits & Services

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Millersville, MD 21108
renee.norris@rknmarinepermits.com
410-923-0262

OWNER/APPLICANT:

Mario Pelletier, Trustee
684 N Riverside Drive
Crownsville, MD 21032
02-413-07372400
AAC/Valentine Creek
10/7/2024

PROPOSED CONSTRUCTION:

Install 48' timber bulkhead 18" channelward of existing timber bulkhead.
Remove land deck, existing pier, and pilings.
Install 6' x 54' pier. Install 2 mooring piles. Install 2 boat lift piles and 14.5' x 14.5' boat lift.



<https://gis.aacounty.org/>



<https://snazzymaps.com/>

NEIGHBORS WITHIN 175'


STAPLETON ALAN M , STAPLETON ANYA M
678 N RIVERSIDE DR, CROWNSVILLE 21032

SERINI PAUL A
688 N RIVERSIDE DR, CROWNSVILLE 21032

SWINGLE GEORGE , SWINGLE JULIE E
686 N RIVERSIDE DR, CROWNSVILLE 21032

LODOWSKI CHRISTIAN A
692 N RIVERSIDE, CROWNSVILLE 21032

BURGE TIMOTHY
682 N RIVERSIDE, CROWNSVILLE 21032

PAGE 6 OF 6	SCALE 1" = NONE	VICINITY MAP & AERIAL PHOTO
<div>NOTES: No mapped SAV are present. All construction is by water access. All pile measurements are center to center.</div> <div>This plan is for permit use only by RKN Marine Permits & Services. All measurements, water depths, extended property lines, and setbacks are approximate. For precise property boundary measurements, owner should conduct a boundary survey.</div>		
<div>FOR PERMIT USE ONLY BY:</div> <div> RKN Marine Permits & Services 1160 Indian Landing Road Millersville, MD 21108 renee.norris@rknmarinepermits.com 410-923-0262</div>	<div>OWNER/APPLICANT:</div> <div>Mario Pelletier, Trustee 684 N Riverside Drive Crownsville, MD 21032 02-413-07372400 AAC/Valentine Creek 10/7/2024</div>	<div>PROPOSED CONSTRUCTION:</div> <div>Install 48' timber bulkhead 18" channelward of existing timber bulkhead. Remove land deck, existing pier, and pilings. Install 6' x 54' pier. Install 2 mooring piles. Inst: 2 boat lift piles and 14.5' x 14.5' boat lift.</div>











24-GL-1044_License and Plans

Final Audit Report

2024-11-08

Created:	2024-11-06
By:	Alaina Esposito (alaina.esposito@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2FUaYa0iroul558zn91-DbaarLx0HZI3

"24-GL-1044_License and Plans" History

-  Document created by Alaina Esposito (alaina.esposito@maryland.gov)
2024-11-06 - 5:26:24 PM GMT
-  Document emailed to twdwestpermit.mde@maryland.gov for signature
2024-11-06 - 5:26:34 PM GMT
-  Email viewed by twdwestpermit.mde@maryland.gov
2024-11-07 - 8:21:55 PM GMT
-  Signer twdwestpermit.mde@maryland.gov entered name at signing as HH
2024-11-07 - 8:22:22 PM GMT
-  Document e-signed by HH (twdwestpermit.mde@maryland.gov)
Signature Date: 2024-11-07 - 8:22:24 PM GMT - Time Source: server
-  Document emailed to wwppepermits.mde@maryland.gov for signature
2024-11-07 - 8:22:27 PM GMT
-  Email viewed by wwppepermits.mde@maryland.gov
2024-11-08 - 9:38:35 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson
2024-11-08 - 9:38:53 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)
Signature Date: 2024-11-08 - 9:38:55 PM GMT - Time Source: server
-  Agreement completed.
2024-11-08 - 9:38:55 PM GMT

