

Letter of Explanation

39 Mcpherson Rd. Annapolis, MD. 21401

Kenneth Sheehan

Proposed Work

We are seeking a variance for a 15'w x 15'l boat lift and the associated poles (3) with less setbacks than required. One pole 6' into the setback or 9' off the southern extended property line and one pole 3' into the setback or 12' off the northern extended property line, lastly one pole 4' into the setback or 11' off the northern extended property line. All work a max of 50' channel ward of the mean high-water line.

Hardship

Mr. Sheehan's property has a waterfront footage of 60'. Normally that would be plenty of waterfront footage to accommodate a 6'w pier and a 15'w boat lift. This is not the case for Mr. Sheehan's property. Due to the property being located in a cove this severely reduces the buildable area once the northern and southern extended property lines with the 15' setbacks are drawn, with the required point of cove method. Currently Mr. Sheehan's pier has zero slips, we are seeking this variance to give Mr. Sheehan a slip to safely store his boat. The addition of the boat lifts/slips does not change the character of the Riverview Manor Community as all other residents in this cove have one or more slips to store their boat(s).

Thank you,

Tim Glaser

Please contact Tim Glaser with any questions or information

tim@magnumlift.com

1-800-268-5911

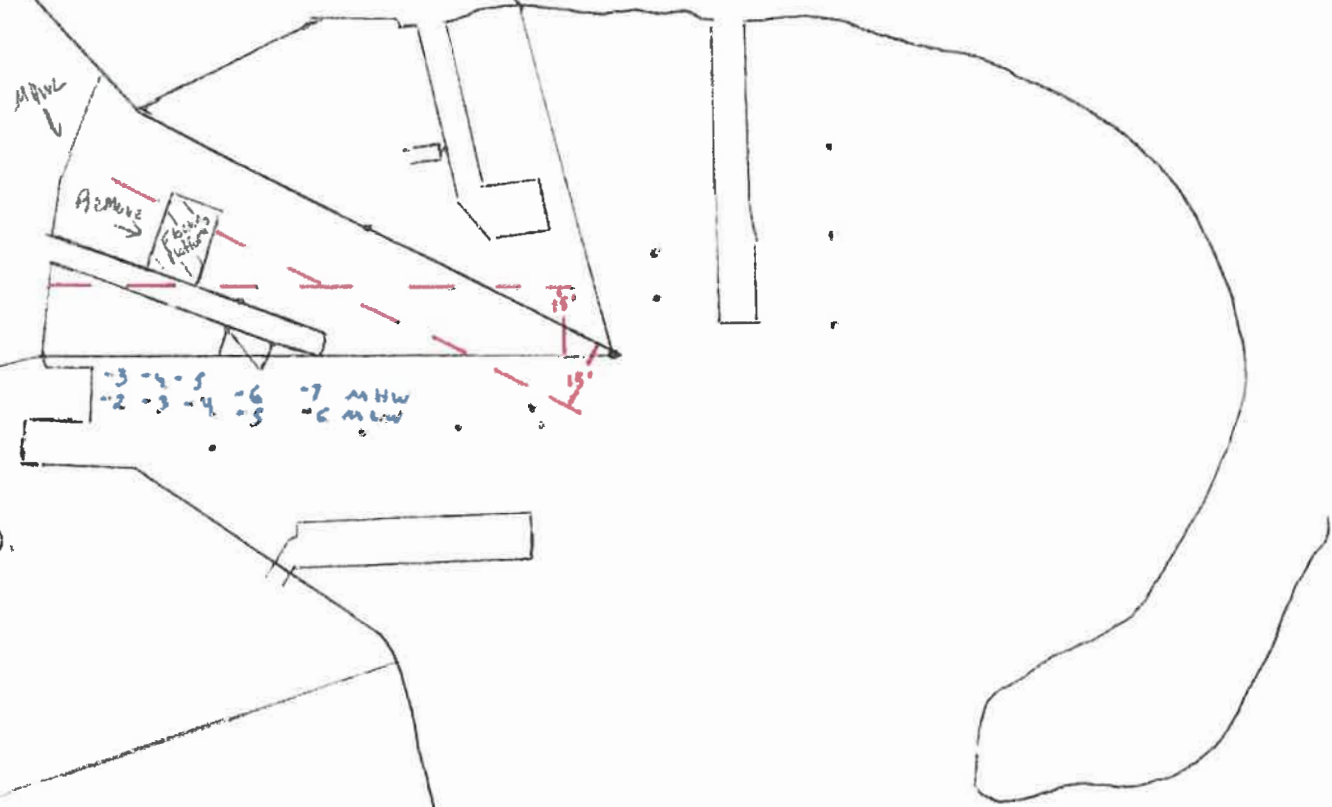
1901 Betson Ct.

Odenton, MD. 21113

Pitts
128 Riverview Ave
Annapolis, MD
21401

Sheehan
39 McPherson Rd.
Annapolis, MD
21401

Scholley
43 McPherson Rd.
Annapolis, MD
21401



-3 -4 -5 -6 -7 MHW
-2 -3 -4 -5 -6 MHW

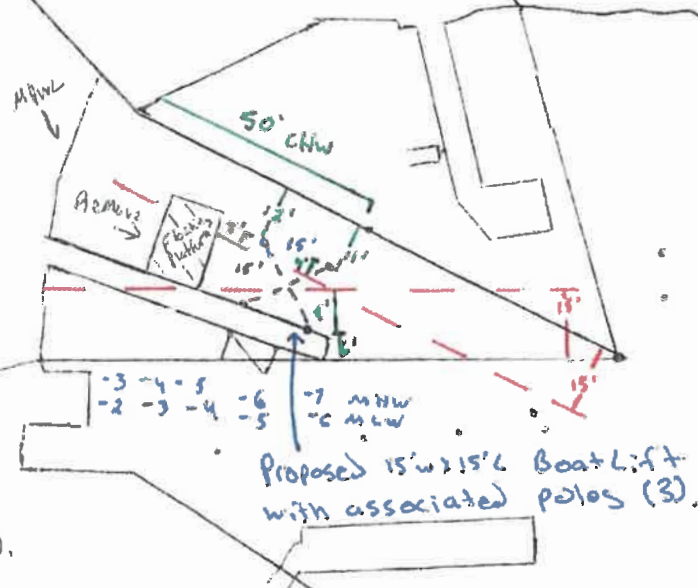
Existing layout
*1:40 scale
~ Weems Creek ~



Pitts
128 Riverview Ave
Annapolis, MD
21401

Sheehan
39 McPherson Rd
Annapolis, MD
21401

Scholley
43 McPherson Rd.
Annapolis, MD
21401

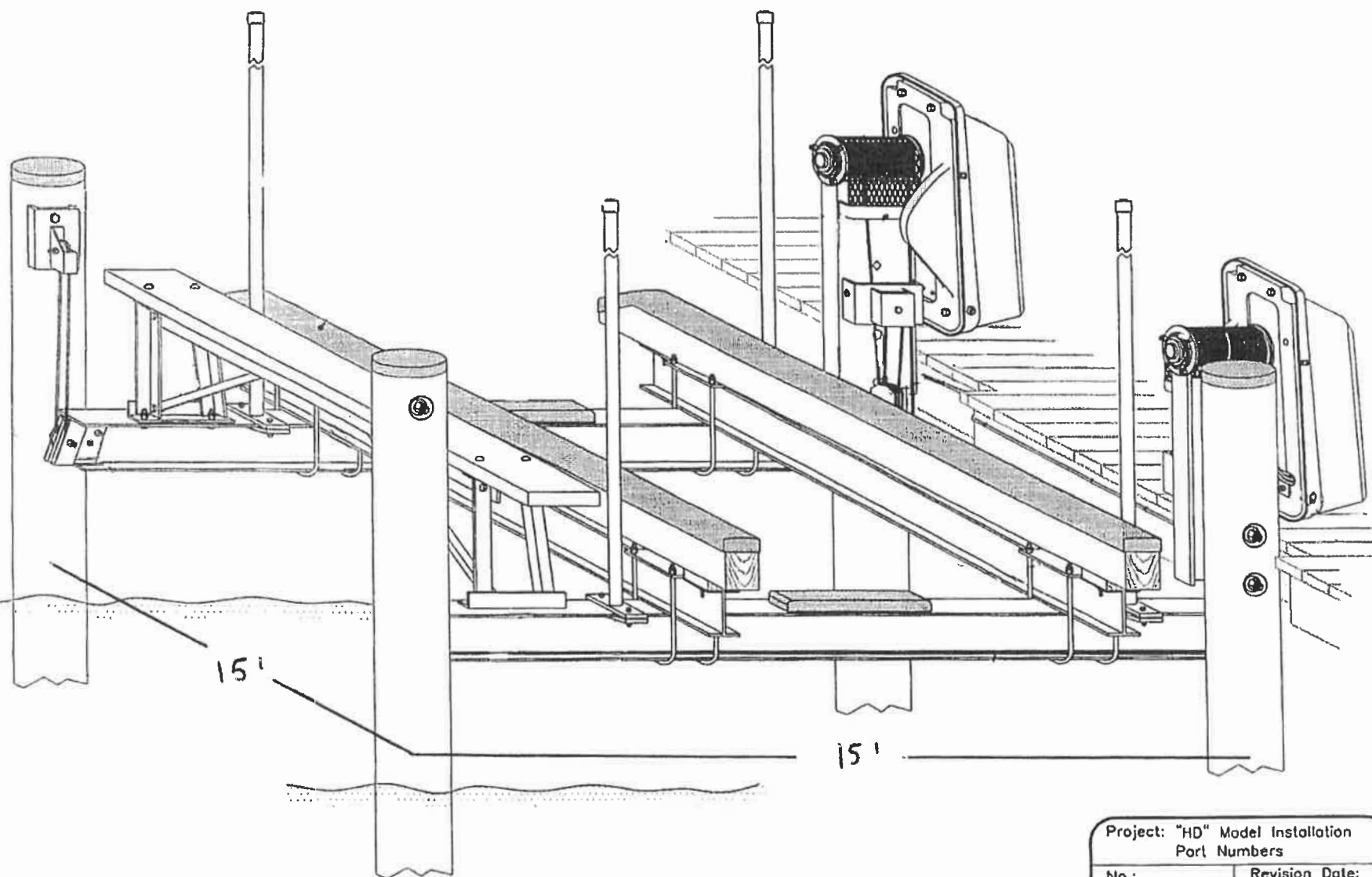


Proposed layout
*1:40 Scale
~ Weems Creek ~



GENERAL NOTES:

1. FOR LIST OF MATERIALS RELATED TO PART NUMBERS, SEE PARTS LIST.



Project: "HD" Model Installation
Part Numbers

No.: 002	Revision Date:	
Scale: None	Date: 02-22-01	Sheet: 1 of 1



1

2

3

4

5

6

7

8

9

Joins Map 5417

38°52'30"

38°52'45"

38°53'00"

38°53'15"

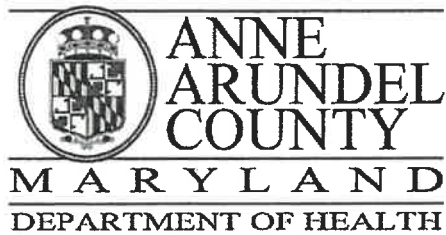
Shoehan
39 Myerson
Apt.
Annapolis, MD.
21401

- SEE GRIDS F1, G1
- 1 WARNERS TERR N
 - 2 WARNERS TERR S
 - 3 COMPTON CT
 - 4 COMPTON DR
 - 5 PURITAN CT
 - 6 VIDEMATER COLONY DR
 - 7 FRANCIS NICHOLSON WAY
 - 8 PEGGY STEWART WAY
 - 9 MATTHIAS HAMMOND WAY

- SEE GRIDS F5-8
- 1 TUCKERMAN GREEN CT
 - 2 SEVEN OAKS DR CT
 - 3 BLAND GREEN CT
 - 4 HODD WASSER RD
 - 5 HILLWEATHER CT
 - 6 GREAT BAY AVE
 - 7 RYAN WATER LA

- SEE GRIDS K3-5
- 1 KINGWOOD ST
 - 2 JUNIPER ST
 - 3 CLAY ST
 - 4 OBERY CT
 - 5 SOUTHGATE AVE
 - 6 STEWART AVE
 - 7 LAFAYETTE AVE
 - 8 SPA VIEW CIR





J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager *BC*
Bureau of Environmental Health

DATE: February 26, 2025

RE: Kenneth J. Sheehan
39 McPherson Road
Annapolis, MD 21401

NUMBER: 2025-0017-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow boat lift pilings with less setbacks than required..

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



P.0506

P.0538
Lot 1

130

38

P.0761
Lot 3