

Zoning Division of the Office of Planning & Zoning  
Anne Arundel County  
Heritage Office Complex  
2664 Riva Road  
Annapolis, MD 21041  
Zoning Division - 410-222-7434

Letter of Explanation - Variance Request for 135 Island View Drive

Owner and Applicant: Keith and Brooke Wegner  
Site Address: 135 Island View Drive, Annapolis, MD 21401  
MAP 50, GRID 24, PARCEL 76  
LOT 213R, SUBDIVISION 154  
ZONED R2: CRITICAL AREA - IDA  
DISTRICT: 2  
TAX ID: 215490030205

Dear Planning and Zoning,

This letter details the requested variance from § 18-2-404(b) of the Anne Arundel County Zoning Ordinance, which states that a private pier or mooring piling must be located at least 14 feet from a lot line extended.

Keith and Brooke Wegner, owners of 135 Island View Drive, are requesting a zoning variance to install two mooring piles on the southeast side of the existing pier. Each mooring pile is proposed to be placed approximately inside the lot line extended, requiring a zoning variance of 14 feet for each. The project will not involve any land disturbance, as all construction will occur channelward of the Mean High Water Line (MHWL).

The 14,856 SF property features a two-story single-family home with a deck, patio, and an 11-foot access walkway leading to an existing angled pier measuring 6 feet by 75 feet with a 12-foot by 12-foot boat lift and two mooring piles.

The unique physical characteristics of Gingerville Creek present a significant challenge, as the extension of property lines and setback areas forms a distinct, narrow shape in the cove of the water. This configuration greatly restricts the available space for mooring boats, complicating access and use. The south side of our property features deeper water and a more straightforward navigation path compared to the north side. Additionally, the restrictive topography further limits the amount of usable waterfront. Given these constraints, the lot's distinctive conditions create a hardship that justifies relief from the code, particularly in a setting where natural shoreline limitations and safe docking access are key considerations.

The granting of the variance will not:

- Alter the essential character of the neighborhood or district in which the lot is located;
- Substantially impair the appropriate use or development of adjacent property;
- Reduce forest cover in the limited development and resource conservation areas of the critical area;
- Be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor
- Be detrimental to the public welfare.

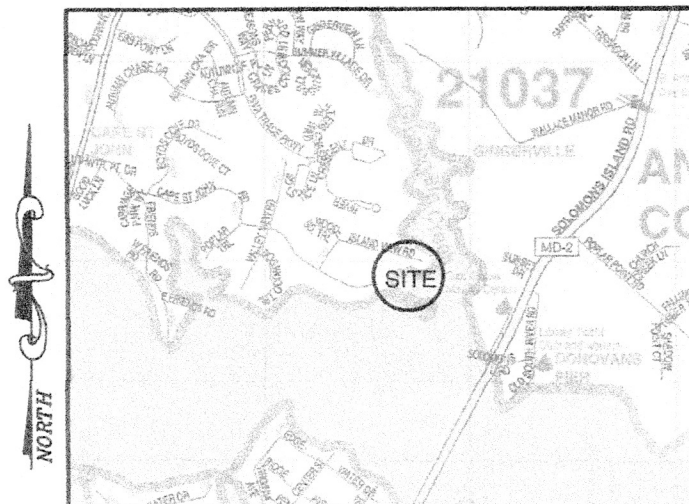
Thank you for your time and consideration.

Keith and Brooke Wegner

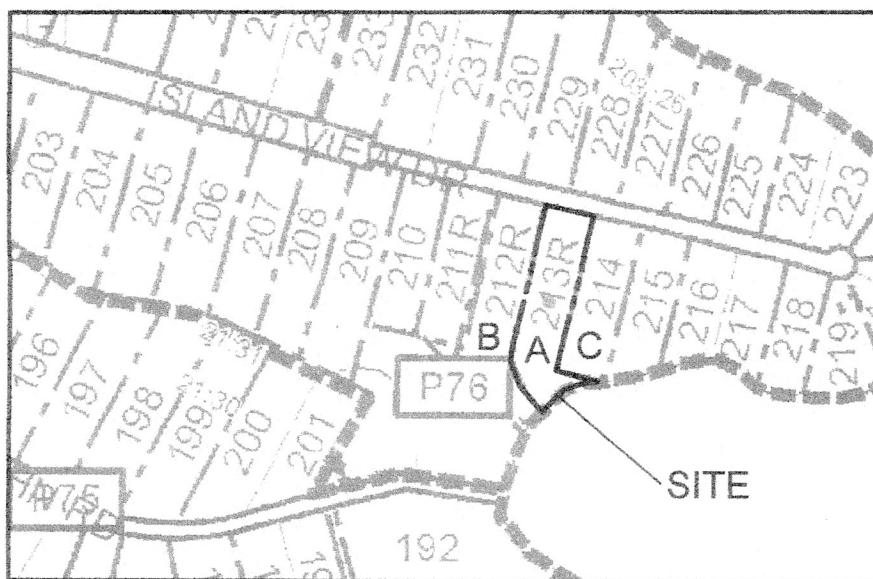
**A** APPLICANT = LOT 213R  
KEITH WEGNER AND BROOKE WEGNER  
135 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401

**B** ADJACENT OWNER: LOT 212R  
SUSAN MILLMAN  
137 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401

**C** ADJACENT OWNER: LOT 214  
CAROLYN BOLOGNESE  
133 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401



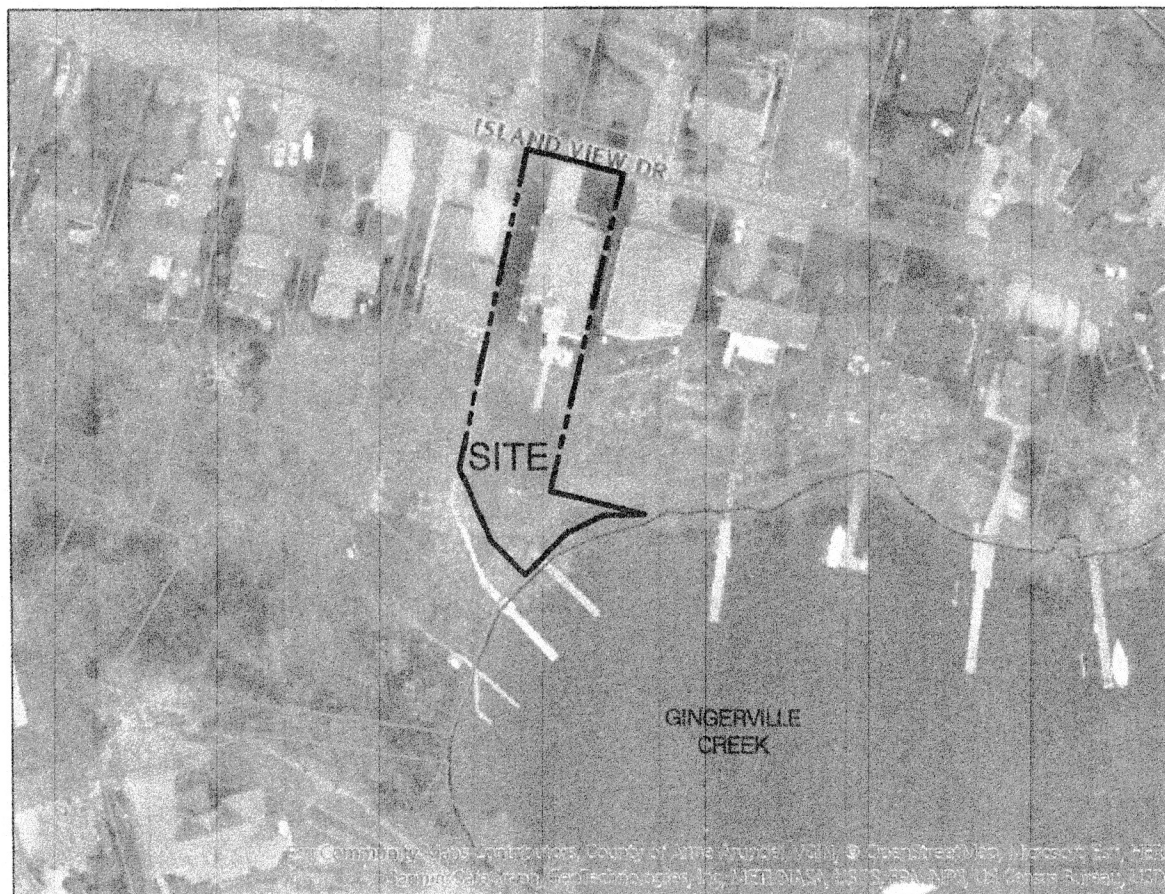
**VICINITY MAP**  
SCALE: 1" = 2666'



**TAX MAP**  
SCALE: 1" = 200'

**DRAWING FOR PERMIT PURPOSES ONLY**

<p>OWNER: KEITH WEGNER &amp; BROOKE WEGNER MAILING ADDRESS: 135 ISLAND VIEW DRIVE ANNAPOLIS, MD 21401 SITE ADDRESS: 135 ISLAND VIEW DRIVE ANNAPOLIS, MD 21401</p>	<p>MAP: 50 GRID: 24 PARCEL: 76 LOT 213R SUBDIVISION: 154 DEED REFERENCE: 34803/00361 DISTRICT: 2 TAX ACCT. #2154 9003 0205 ZONING: R2 CRITICAL AREA - IDA</p>	<p><b>MAPS</b></p>
		<p><b>LOCATION</b> IN: GINGERVILLE CREEK TOWN: ANNAPOLIS COUNTY: ANNE ARUNDEL STATE: MARYLAND</p>



## AERIAL MAP

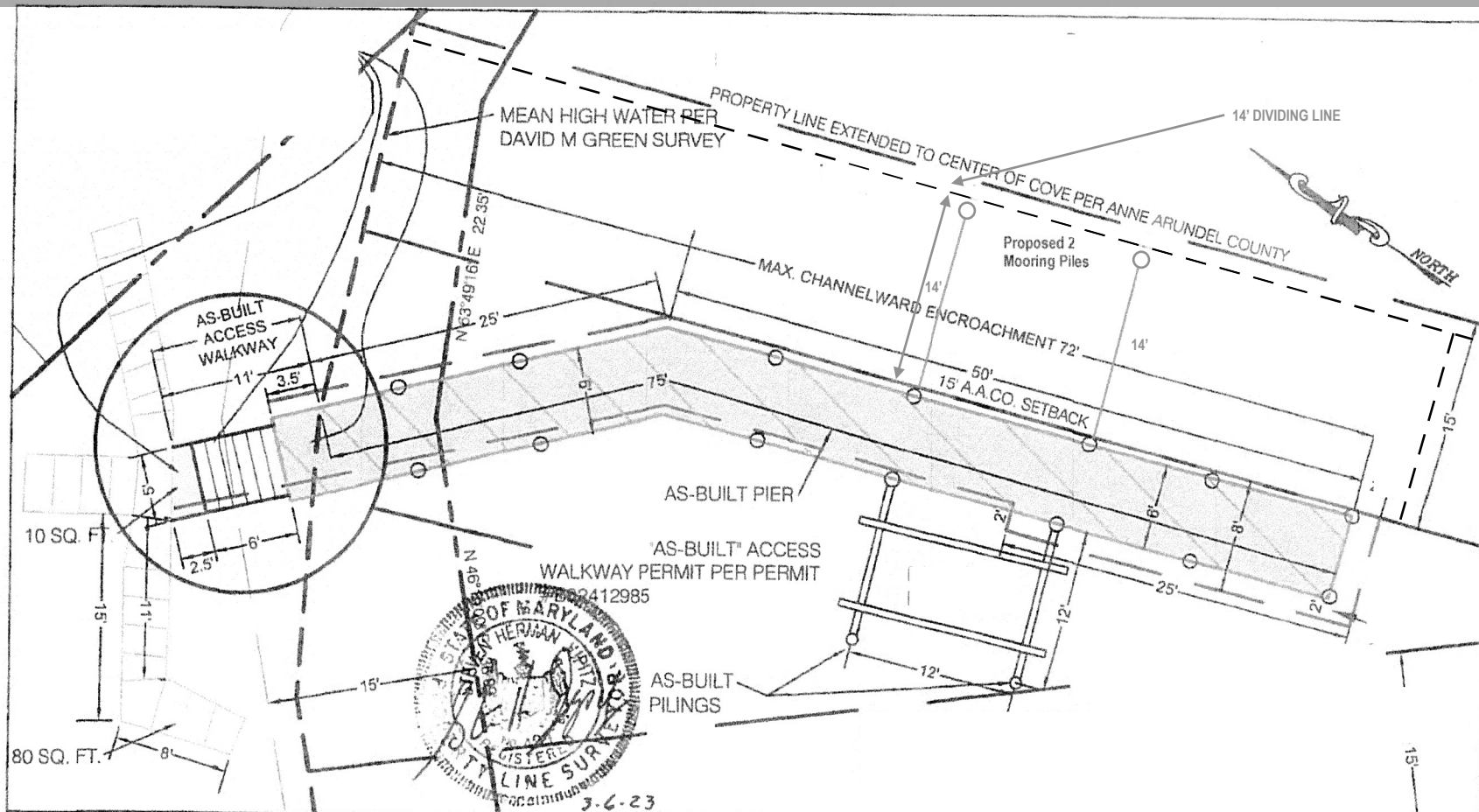
SCALE: 1" = 100'

DRAWING FOR PERMIT PURPOSES ONLY

LOCATION  
IN: GINGERVILLE CREEK  
TOWN: ANNAPOLIS  
COUNTY: ANNE ARUNDEL  
STATE: MARYLAND

OWNER: KEITH WEGNER & BROOKE WEGNER  
MAILING ADDRESS: 135 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401  
SITE ADDRESS: 135 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401

MAP: 50 GRID: 24 PARCEL: 76  
LOT 213R SUBDIVISION: 154  
DEED REFERENCE: 34803/00361  
DISTRICT: 2 TAX ACCT. #2154 9003 0205  
ZONING: R2 CRITICAL AREA - IDA



### DRAWING FOR PERMIT PURPOSES ONLY

OWNER: KEITH WEGNER & BROOKE WEGNER  
MAILING ADDRESS: 135 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401  
SITE ADDRESS: 135 ISLAND VIEW DRIVE  
ANNAPOLIS, MD 21401

PROPOSED WORK:  
TWO MOORING PILES FOR BOAT LIFT  
TO BE INSTALLED INSIDE THE 14 FOOT DIVIDING LINE

EVERYTHING ELSE PICTURED AS-BUILT

MAP: 50 GRID: 24 PARCEL: 76  
LOT 213R SUBDIVISION: 154  
DEED REFERENCE: 34803/00361  
DISTRICT: 2 TAX ACCT. #2154 9003 0205  
ZONING: R2 CRITICAL AREA - IDA

LOCATION  
IN: GINGERVILLE CREEK  
TOWN: ANNAPOLIS  
COUNTY: ANNE ARUNDEL  
STATE: MARYLAND

CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS  
1804 WEST STREET, SUITE 100  
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Anne Arundel County

Date: 2/25/25

Tax Map #	Parcel #	Block #	Lot #	Section
50	0076	24	213R	

**FOR RESUBMITTAL ONLY**

Corrections ☐  
Redesign ☐  
No Change ☐  
Non-Critical Area ☐

\*Complete Only Page 1  
General Project Information

Tax ID: 215490030205

Project Name (site name, subdivision name, or other) WEGNER

Project location/Address 135 ISLAND VIEW DRIVE

City ANNAPOLIS Zip 21401

Local case number

Applicant: Last name WEGNER First name BROOKE

Company

**Application Type (check all that apply):**

Building Permit ☐  
Buffer Management Plan ☐  
Conditional Use ☐  
Consistency Report ☐  
Disturbance > 5,000 sq ft ☐  
Grading Permit ☐

Variance ☒  
Rezoning ☐  
Site Plan ☐  
Special Exception ☐  
Subdivision ☐  
Other ☐

**Local Jurisdiction Contact Information:**

Last name AACo Zoning Administration Section First name

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # Hearing date TBD



## SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

VARIANCE FOR TWO MOORING PILES
NO LAND DISTURBANCE

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
--------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------

### Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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## SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	<input type="text" value="0"/>	<input type="text" value="0"/>
LDA Area					
RCA Area			# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Lot Coverage		
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees			Removed Lot Coverage		
			Total Lot Coverage		

## VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type	Structure
Buffer <input type="checkbox"/>	Acc. Structure Addition <input type="checkbox"/>
Forest Clearing <input type="checkbox"/>	Barn <input type="checkbox"/>
HPA Impact <input type="checkbox"/>	Deck <input type="checkbox"/>
Lot Coverage <input type="checkbox"/>	Dwelling <input type="checkbox"/>
Expanded Buffer <input type="checkbox"/>	Dwelling Addition <input type="checkbox"/>
Nontidal Wetlands <input type="checkbox"/>	Garage <input type="checkbox"/>
Setback <input checked="" type="checkbox"/>	Gazebo <input type="checkbox"/>
Steep Slopes <input type="checkbox"/>	Patio <input type="checkbox"/>
Other <input type="checkbox"/>	Pool <input type="checkbox"/>
	Shed <input type="checkbox"/>
	Other <input type="checkbox"/>

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Critical Area Report Narrative for 135 Island View Drive, Annapolis, MD 21401.

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This residential property will not undergo any land disturbance as the proposed project is entirely located channelward of the Mean High Water Line (MHWL). There will be no impact on water quality or habitat. The site contains no habitat protection areas, expanded buffers, waterbird nesting sites, historical waterfowl staging areas, riparian forests, natural heritage areas, or plant and wildlife habitats of local significance. Additionally, no wetland vegetation will be removed. The lot includes slopes, which will remain undisturbed by the proposed variance.



# Topo



## Legend

-  Buildings
-  Topo 2011
-  Road Edges

1: 1,200



## Notes

1" = 100 ft

200.0 0 100.00 200.0 Feet

NAD\_1983\_HARN\_StatePlane\_Maryland\_FIPS\_1900\_Feet  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION