

PRO. EXHIBIT# 1
CASE: 2025-0034-V
DATE: 4/24/25

Date: April 7, 2025

To: Anne Arundel County Maryland Office of Administrative Hearings
Attn: Douglas Clark Hollmann, Esq., Administrative Hearing Officer
From: Jerry and Gwen Hoyt, 523 Palisades Blvd., Crownsville, MD 21032

Subj: LETTER IN OPPOSITION TO A VARIANCE REQUEST

VARIANCE TO ALLOW A PIER ADDITION, PLATFORM, AND BOAT LIFT PILINGS WITH LESS SETBACKS THAN REQUIRED AND WITH GREATER LENGTH THAN ALLOWED

For: Suprat Saely and Ronald John Maggio, Jr. – 2025-0034-V (AD 2, CD 6)

Tax ID: 2605-0306-9400

Property Address: 519 Palisades Boulevard, Crownsville, MD 21032


Date of Hearing: Thursday, April 24, 2025 at 10:00 a.m.

The setbacks are there for a reason and the area between our pier and the adjacent pier at 519 Palisades Boulevard is already very limited, especially considering the depth of the water. This proposed 15' X 15' boat lift would put the outermost piling 9 feet into their 15' setback and close to the docking area at the side of my pier. Such a placement will considerably reduce the amount of maneuvering space for a vessel to safely dock on the docking side of our pier. Docking at our pier would be made even more difficult by the proposed extension to their existing pier by an additional 6 feet. They requested this pier extension to "accommodate for the overhang of the boat off the back of the lift allowing Mr. Maggio and his family to safely board the boat." This acknowledgement that their boat will extend beyond the end of their pier further complicates the safe docking procedure by a vessel at our pier.

At the very least, the width of the boat lift should not exceed the standard width of 10-12 feet. As for the length of the boat lift, the length of the boat, including the swim platform, should be considered. Moving the boat lift back so the swim platform does not extend into the setback would allow the boat to be boarded from their existing pier and allow a vessel to be safely docked at the east side of our pier. There is no access by water to the west side of our pier due to the shallow depth of the water there.

In summary, if the requested variances are granted, it would become much more difficult, if not impossible, to safely maneuver a vessel at our pier.


Jerry E. Hoyt, 523 Palisades Blvd.


Gwendolyn C. Hoyt, 523 Palisades Blvd.

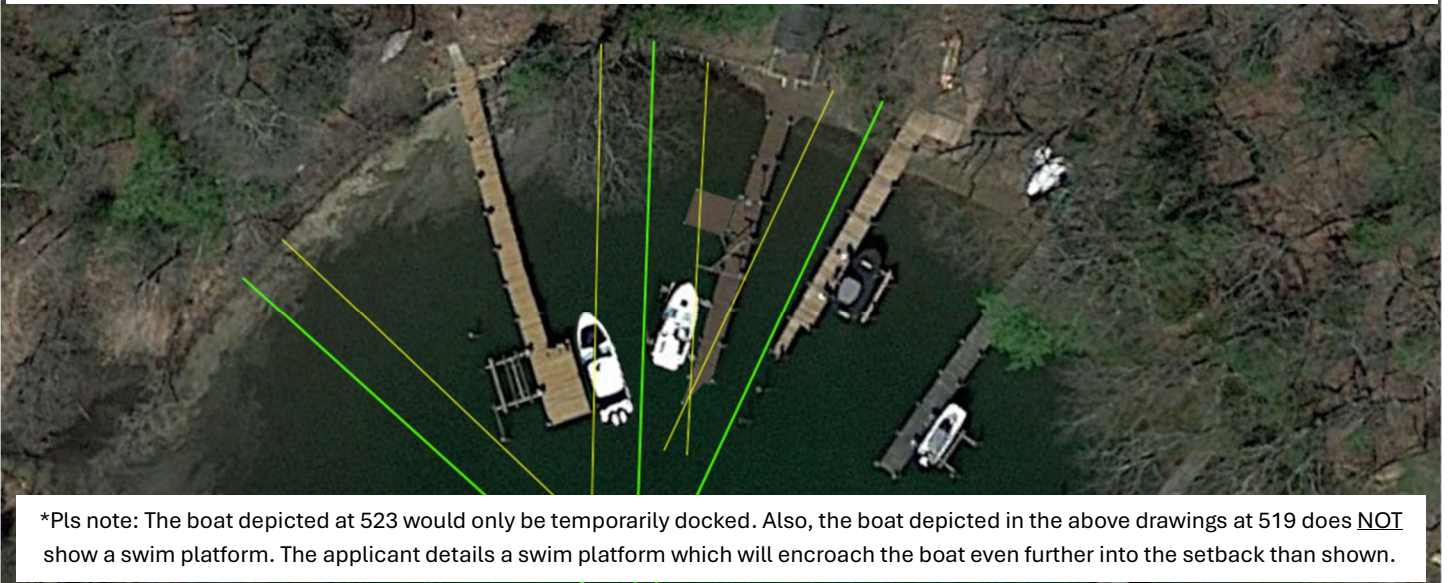


Proposed 6' pier extension, 15'x15' boat lift and 14'x10' platform PLUS SAMPLE BOATS at 519 and 523.

*Pls note: the boat shown at 519 is an example of a 24' boat and will be permanently on the boat lift. The boat shown at 523 is an example of a 28' boat and would be temporarily docked on occasion. If larger boats dock in either location, this could be a "detriment to public welfare" via boating accidents.



The GREEN lines represent the property lines. The YELLOW lines represent the setbacks, using an estimate for the "Point of Cove" as shown in the applicant's proposal drawing. The drawing below and the applicant's drawing both depict the proposed boat and lift at 519 will be permanently fixed INSIDE the setback. If a larger boat is docked at the proposed lift at 519, the boat will be permanently located OVER the property line of 523. This would result in taking of the property at 523, as well as "interfere with its use".



*Pls note: The boat depicted at 523 would only be temporarily docked. Also, the boat depicted in the above drawings at 519 does NOT show a swim platform. The applicant details a swim platform which will encroach the boat even further into the setback than shown.

SUMMARY

This document contains aerial photographs of the piers, locations, and details being evaluated during the Variance Hearing (2025-0034 – V). The information provided in this document is in addition to the letter submitted on April 7, 2025, by Jerry and Gwendolyn Hoyt in opposition to the approval of this variance request.

It is the position of the Hoyts, who own the property at 523 Palisades Blvd., that the applicant's request for their pier additions at 519 Palisades Blvd., far exceeds the minimum required variance for the reasonable use of their property.

As the photos and drawings in this document show, the approval of this variance request would most definitely “interfere with the use of the adjacent property” at 523 Palisades Blvd. Furthermore, the proposed location of the 15' x 15' boat lift will be located COMPLETELY INSIDE the setback; depending on the length of the vessel on the lift, it is highly probable that the vessel will encroach OVER the property line of 523 Palisades Blvd.

Additionally, the approval of this variance request could potentially cause a “detriment to public welfare” by resulting in boating accidents caused by the unsafe location of the proposed boat lift to the current pier at 523 Palisades Blvd. The proposed location of the 15' x 15' boat lift would NOT allow safe navigation of vessels docked on the east side of the pier at 523, nor would it permit safe navigation of the vessel on the lift at 519, given the close proximity to the pier at 523.

The current pier at 523 Palisades Blvd was built completely within the proper setbacks, and did not require a variance. As 41-year residents at 523 Palisades Blvd, Mr. and Mrs. Hoyt respectfully request that the same consideration is given to them that they took themselves – please adhere to and respect the setback requirements by denying this variance application.

Thank you for considering the comments and concerns detailed within this document. We sincerely appreciate the opportunity to present our views surrounding this variance request.

PRO. EXHIBIT# 2
CASE: 2025-0034-V
DATE: 4/24/25

DATE: April 16, 2025

TO: Anne Arundel County Maryland
Office of Administrative Hearings
Arundel Center, P.O. Box 2700
Annapolis, MD 21404-2700
Attn: Holly Colby

FROM: Christopher K. and Virginia S. White
509 Palisades Blvd.
Crownsville, MD 21032

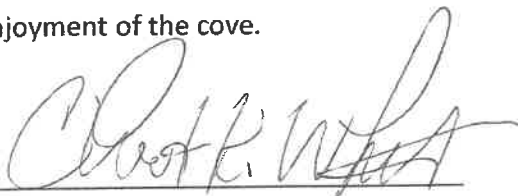
SUBJECT: Variance Request 2025-0034-V (AD 2, CD 6)
For Suprat Saely and Ronald John Maggio, Jr.
519 Palisades Blvd, Crownsville, MD 21032
Variance to allow a pier addition, platform, and boat life pilings with less setbacks
than required and greater length than allowed

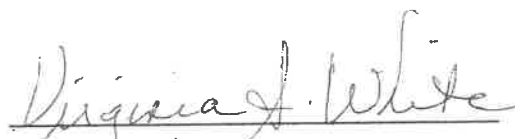
DATE OF HEARING Thursday, April 24, 2025 at 10:00 a.m.

We have several concerns about the granting of this variance. The cove in question is shallow and a popular spot for fishing and crabbing from transient small craft. There is already limited maneuverability for boats in the cove, due to both the size of the cove and the fact that the water quickly becomes shallower the farther into the cove one ventures. The situation has not changed since the property at 519 Palisades Blvd. was sold to the current owners – no variances have been granted and no new pier construction has occurred.

A major factor in the need for a variance seems to be that the boat lift in question is larger than the standard width, indicating that a large boat is to be accommodated. From the information supplied by the request for variance, it appears that not only the pier extension but also the swim platform of the large boat will extend beyond the limits permitted by the point of cove regulations. Is the size of the boat even appropriate to the size of the cove?

Granting this variance will reduce the already limited maneuverability in the cove, both for docking at the neighboring pier at 523 Palisades Boulevard and also for transient watercraft entering and leaving the cove. Perhaps placing a standard size boat lift closer to shore could be done without the need for variances and without impinging on the public's use of and enjoyment of the cove.


Christopher K. White


Virginia S. White