

Letter of Explanation

1080 Little Magothy View. Annapolis, MD. 21409

Patrick Tangney

Proposed Work

We are seeking a variance for a 13'w x 12'l boat lift and the associated poles with less setbacks than required. Two of the four poles required will be in the setback. Poles will require a variance of 13 feet into the setback or 2 feet off the northern extended property line. All work a max of 44' channel ward of the mean high-water line.

Hardship

Mr. Tangney's property has a waterfront footage of 46.82 feet. The northern extended property line was drawn as a direct extension following last course and the southern property line was extended with a 90-degree angle from the shoreline, extended property lines were confirmed with county reviewer. The 90-degree method angles the southern extended property line towards Mr. Tangney's waterfront significantly reducing the buildable area as the channel ward distance increases. It is worth mentioning that even without the hardship of the southern extended property line angle toward Mr. Tangney's waterfront there would only be 16 feet of buildable area after setbacks are drawn in. With the correct extended property line drawn in with the 15' setbacks there is no location on the proposed pier to place outside mooring or boat lift poles that would not require a variance, while achieving the necessary water depth. The addition of the boat lifts/slips does not change the character of the Cape St. Claire community as numerous residents have multiple boat lifts/slips.

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

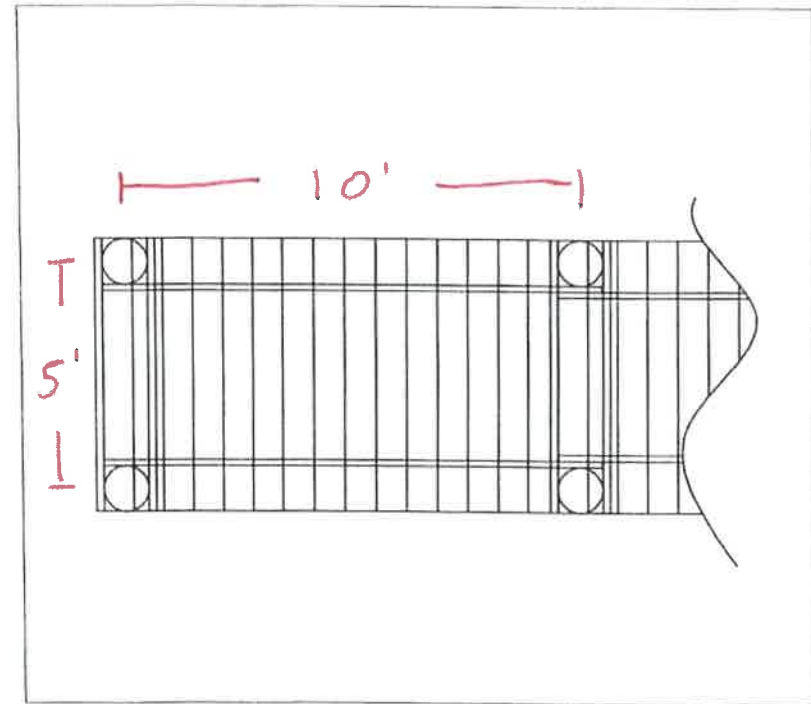
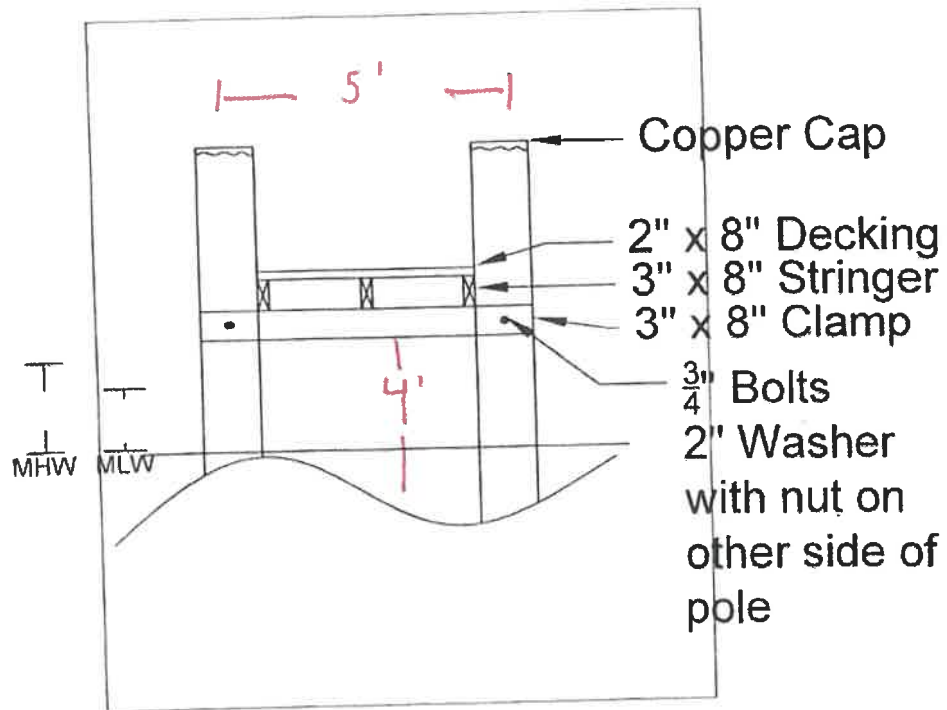
Rose
1078 Little Magothey Vw
Annapolis, MD. 21409

Tangney

1080
Little Magothey
Annapolis, MD.
21409

← Cape St. Clare Imp Association
Inc.
1084 Little Magothey Vw.
Annapolis, MD. 21409

Existing Layout
↑ 1:30 Scale
N Little Magothey
~ River ~

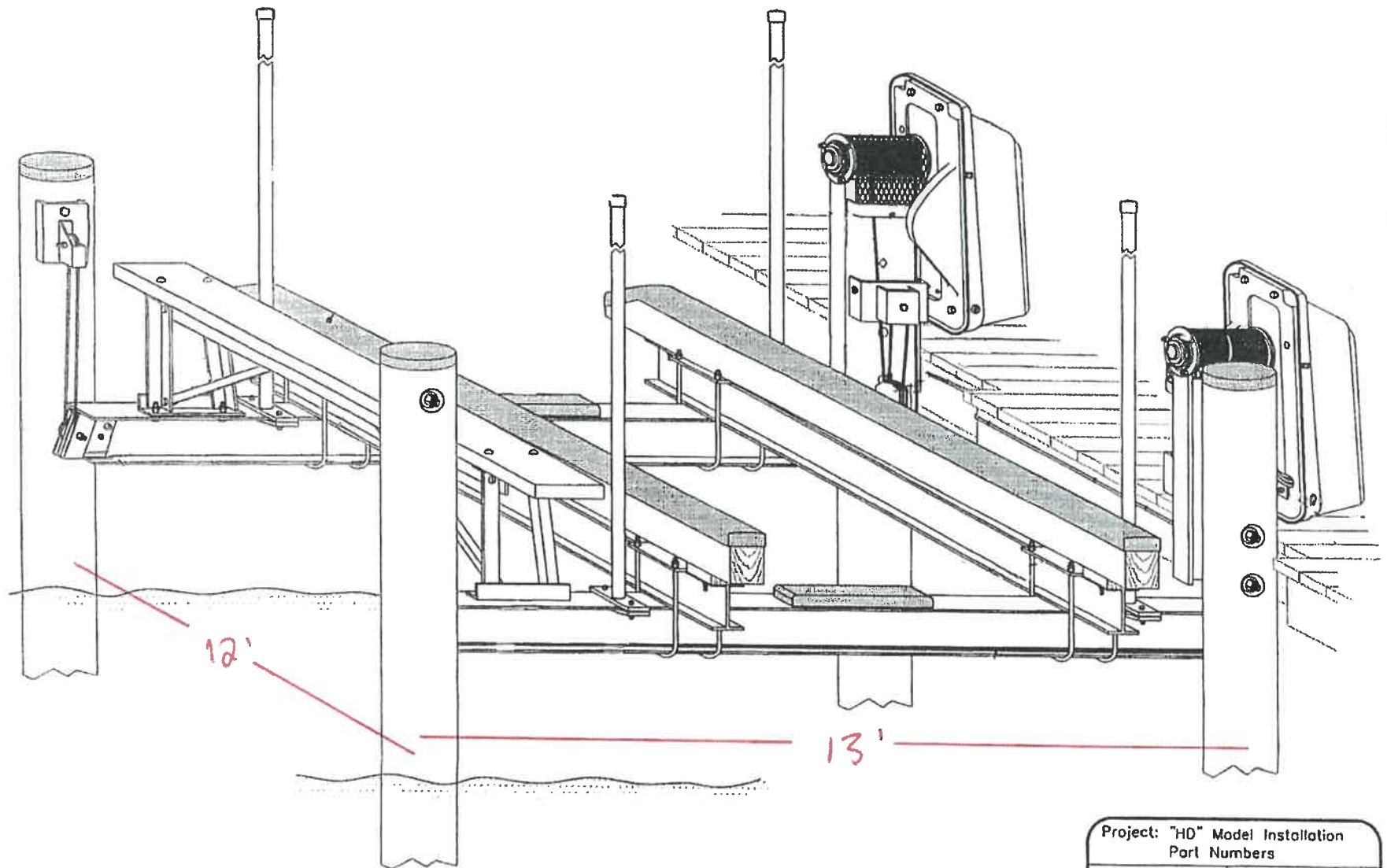


5' w x 49' L pier

Boat Lifts Unlimited
Platform Cross Section
Not to Scale

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

21056

Tangney
1080 Little Magdally Vw.
Annapolis, MD.
21409

CHESAPEAKE

BAY



