

Letter of Explanation

478 N. Riverside Dr. Pasadena, MD. 21122

Carol & Charles Elton

Proposed Work

We are seeking a variance for a 13'w x 11'l boat lift and the associated poles with less setbacks than required. Two of the four poles required will be in the setback. The poles will be 13 feet into the northern set back or 2 feet off the northern extended property line. All work a max of 60' channel ward of the mean high-water line.

Hardship

The Eltons property has a waterfront footage of 45 feet. The Eltons lot is undersized. With a waterfront footage of 45 feet after the 15-foot setbacks are drawn in you are left with a 15-foot-wide buildable area. The work proposed in this application reduces the Eltons' encroachment into the northern setback. Currently there are two mooring poles to the north of the pier that are place 14 feet into the setback. The proposed plan is seeking to relocate those two poles to accommodate a boat lift. The plan reduces the encroachment into the setback from 14 feet to 13 feet. The need for this reconfiguration is to allow the Elton's to safely store their 21' Montauk on a boat lift out of the way from the wake of Cockey Creek. The addition of the boat lifts/slips does not change the character of the Upper Magothy Beach subdivision as numerous residents have multiple boat lifts/slips.

Thank you,

Tim Glaser

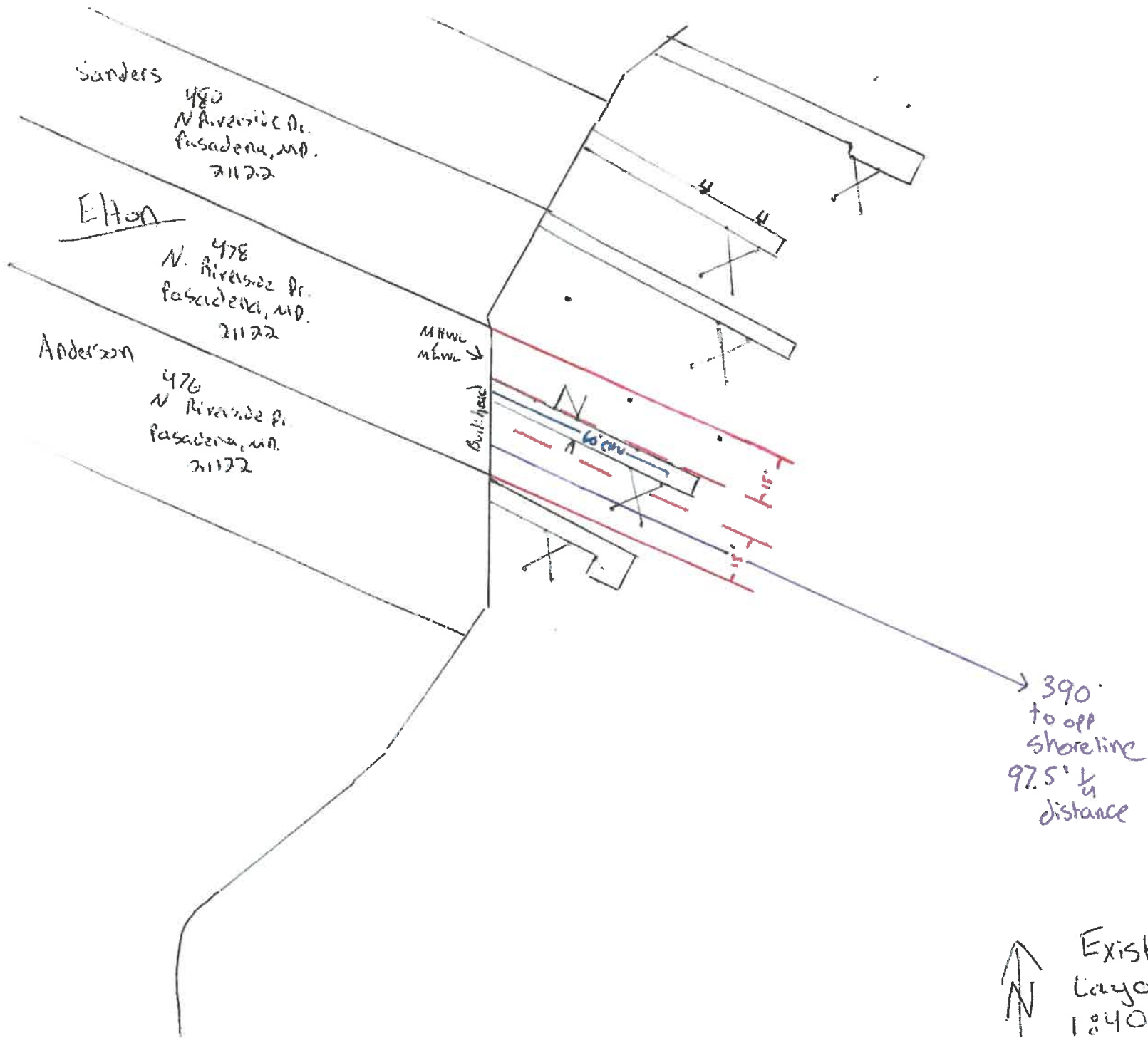
Please contact Tim Glaser with any questions or information

tim@magnumlift.com

1-800-268-5911

1901 Betson Ct.

Odenton, MD. 21113



Existing
Layout
1:40 Scale
≈ Cockeys Creek ≈

Sanders
480
N. Riverside Dr.
Pasadena, MD.
21122

E Hon
478
N. Riverside Dr.
Pasadena, MD.
21122

Anderson
476
N. Riverside Dr.
Pasadena, MD.
21122

MHW
m.l.w.
Bulldozer

Proposed
13'W x 11'L
Boat Lift
with associated
poles.
* Move 2 existing
mooring poles
to accommodate a
boat lift

390'
to opp
Shoreline
97.5' $\frac{1}{4}$
distance

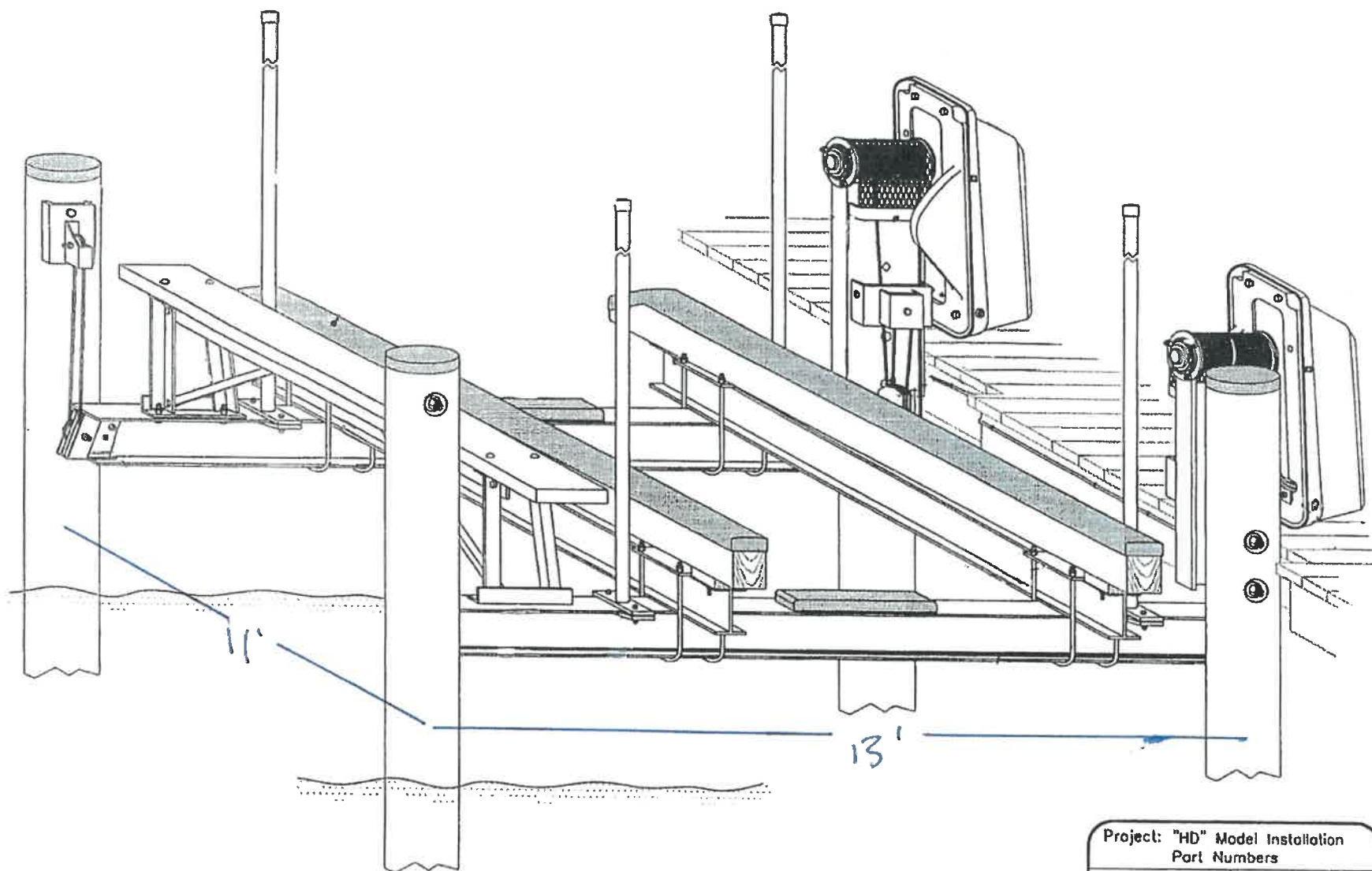
↔ = Move pole

⋈ = New boat
Lift

Proposed
Layout
1:40 Scale
= Cockey 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

C

D

E

F

G

H

J

K

76°32'15"

Joins Map 5058

76°31'30"

76°30'45"

76°30'00"

MAP
5174

N

1

2

3

4

5

6

7

8

9

Joins Map 5175



LAKE SHORE

478 N. Riverside Dr.
Pasadena, MO.
21122



Anne Arundel County Engineering Record Drawing and Monuments



40ft

