

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**


APPLICANT: Martin Klebe

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0042-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: May 13, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow a pier and pilings with less setbacks than required on property located at 905 Lombardee Circle in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The site consists of approximately 12,968 square feet of land and is identified as Lot 3 of Parcel 150 in Block 20 on Tax Map 11 in the Lombardee subdivision. The subject property is zoned R5 - Residential District and is improved with a single family dwelling and associated facilities, including an existing pier.

This is a waterfront property on Stoney Creek which lies entirely within the Chesapeake Bay Critical Area, and is designated as LDA - Limited Development Area. The site is mapped within a BMA - Buffer Modification Area.

APPLICANT'S PROPOSAL

The applicant is proposing to remove the existing pier and mooring pilings and construct a new pier with two of the existing mooring pilings being replaced in-kind. The new pier will measure 61' X 6' with an 8' X 19' platform, for a total pier length of 69'. Three mooring pilings will be removed while two mooring pilings will be replaced in-kind.

REQUESTED VARIANCES

§ 18-2-404(b) of the Anne Arundel County Zoning Code stipulates that a private pier or mooring piling shall be located at least 15 feet from a lot line extended. The proposed pier will be located as close as 4.5 feet from the southeasterly extended lot line, necessitating a variance of 11 feet. The proposed pier will be located as close as 6 feet from the northwesterly extended lot line, necessitating a variance of 9 feet. The two proposed morning pilings being replaced do not require a variance due to being in-kind replacement, despite being within the extended lot line setback.

AGENCY COMMENTS

The **Health Department** commented that the property is served by public water and sewer facilities and has no objection to the variance request.

The **Development Division (Critical Area Team)** commented that the proposed scope of work has been reviewed under permit B02434249. The property line extensions are drawn correctly using the point of cove method. A variance is required for the new proposed pier and platform. The boat lift pilings qualify as a replacement in kind and do not require variance approval. The Critical Area section of OPZ has no objection to the requested variance.

FINDINGS

The applicant describes that the proposal reconfiguration is necessary for both safety and functionality. The current pier is 5 feet wide and does not have a platform while the new pier will measure 6 feet wide to provide a safer area for boarding a boat, carrying gear and other water-dependent activities on the pier.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the property, strict implementation of the Code would result in an unwarranted hardship or practical difficulties. In this case the waterfront area is limited due to the point of cove method of lot line extension and the existing pier and pilings being nonconforming with regard to setbacks. Any improvement to the current pier structure would likely require variance relief. Therefore, some relief is warranted to allow the applicant to avoid practical difficulties in the usage of the water area.

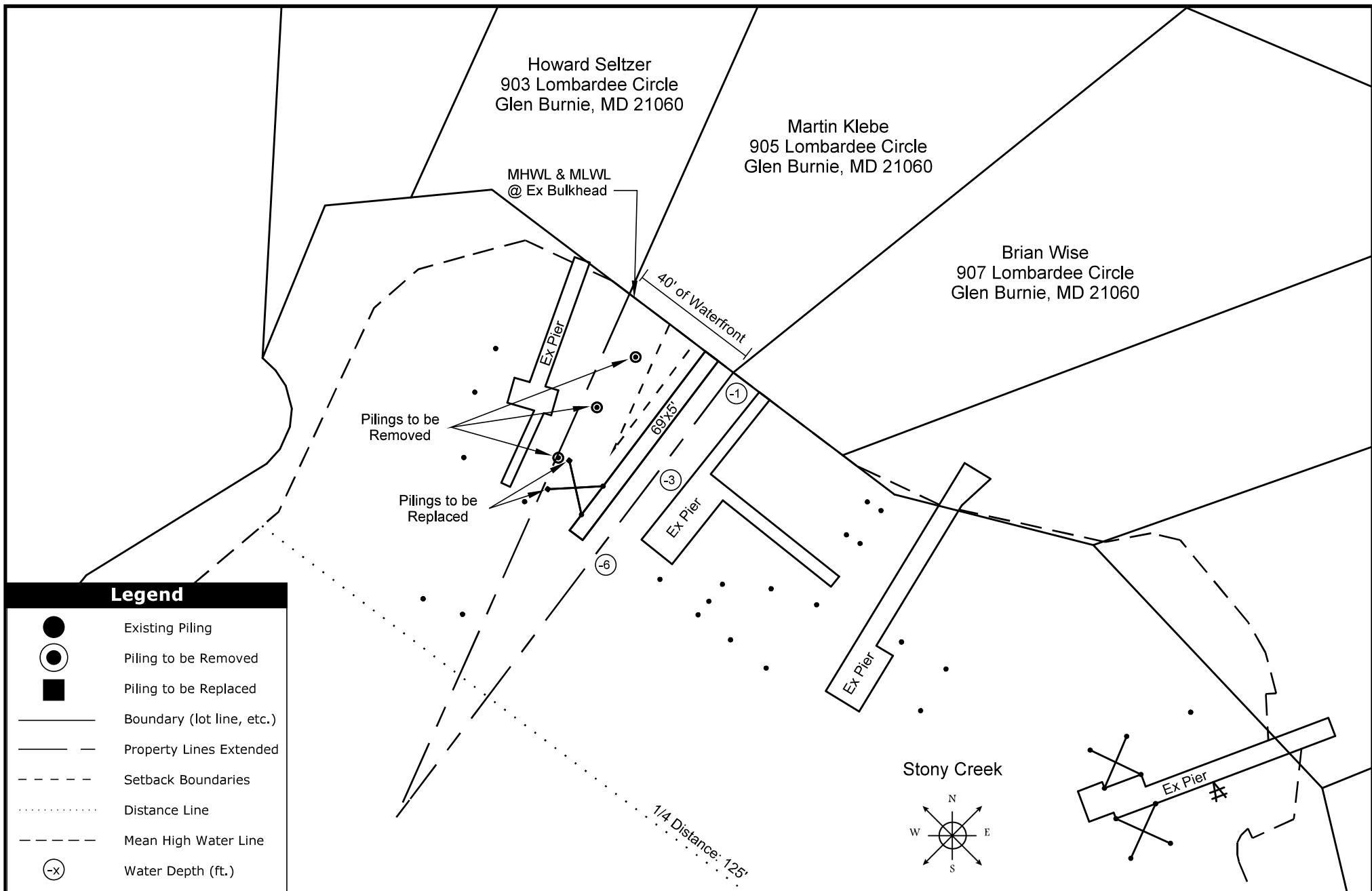
The existing pier is only 5 feet wide and typically piers constructed today would be 6 feet wide. The applicant is proposing to replace the existing pier with a new pier to gain an additional foot of width while also gaining a platform. The pier will be constructed in the same location and keep the same distance to the southeasterly extended lot line. While the platform will extend closer to the northwesterly extended lot line than the current pier, the applicant proposes to remove 3 mooring pilings that currently have a similar or even larger impact to the adjacent property. As such, the proposal is considered the minimum necessary to afford relief by this Office.

Piers with slips and associated mooring pilings are a common feature of waterfront properties and the neighborhood contains several piers in the area, some of which appear to be nonconforming with regard to setbacks. Therefore, the proposed variances will not alter the essential character of the neighborhood and will not be detrimental to the public welfare. There is no evidence that the proposal will impair the appropriate use or development of adjacent properties, as the proposal appears to provide adequate separation for navigability.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends approval of variances to §18-2-404 (b) for the construction of the pier as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025

TAX ID 03-500-29541000

PROJECT DESCRIPTION

Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Existing Detail Condition

SCALE

1"=40'

Page 3 / 12



Anne Arundel County Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

March 11, 2025

Property Owner: Martin Klebe
Site Address: 905 Lombardee Circle, Glen Burnie, MD 21060
Subject: Letter of Explanation for Variance

To Whom It May Concern:

The property owner is requesting a variance to remove the existing pier and three mooring pilings, install a 61-foot by 6-foot pier with an 8-foot by 19-foot platform (for a total pier length of 69 feet), and replace two additional boat lift pilings. The new pier configuration will extend into both the eastern and western setbacks of the property.

This reconfiguration is essential for both safety and functionality. The current 5-foot-wide pier lacks a platform, which significantly limits safe navigation, especially when carrying gear or supplies. The proposed 6-foot-wide pier and platform will provide a safer environment for maneuvering around the boat, reducing the risk of falling into the water by offering more space. The platform will also allow for the safe storage of items when loading and unloading, cleaning the boat, and performing other practical waterfront activities. Many surrounding piers already benefit from standard 6-foot-wide configurations with platforms, and approving this variance will promote consistency in waterfront structures, ensuring equal access and functionality.

The proposed changes will not adversely affect the proper use or development of neighboring properties. The replacement boat lift pilings will not encroach further into the setback than the existing pilings, as the pilings are already in place and serve the same function. Additionally, the 6-foot-wide pier will add only one additional foot of restriction, still leaving 13 feet of space between it and the pier to the east to access the shoreline.

The need for a variance arises from the unique shape of the property, where the extensions of the property lines converge. The 15-foot setbacks severely limit the available space for constructing a pier, making it impossible to alter the pier without a variance. The property owner is reasonably

requesting a platform smaller than the maximum allowable size of 200 square feet, ensuring the structure remains within acceptable limits while still providing critical functional benefits. The variances being requested are the minimum necessary in order to allow for the safe and functional use of the pier.

The property has 40 feet of waterfront, and the existing pier measures approximately 69 feet by 5 feet. Two additional pilings on the west side of the pier currently support the boat lift. These will be replaced in kind and remain positioned 13 feet from the western edge of the pier at 52 feet and 63 feet channelward of the existing bulkhead/MHWL. The 8-foot by 19-foot platform will be placed 42.5 feet channelward from the bulkhead/MHWL at its furthest extent, and 34.5 feet at its least channelward extent, encroaching approximately 9 feet into the western setback. The proposed 6-foot-wide pier will extend 10.5 feet into the eastern setback and 69 feet channelward of the bulkhead/MHWL.

If you have any questions, please contact me at 443-883-6598/ upandoutservices@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "Joshua Jacobs". The signature is fluid and cursive, with the first name "Joshua" being larger and more prominent than the last name "Jacobs".

Joshua Jacobs
Chief Executive Officer

Martin Klebe

Signature: _____

Broadview Title
File No. 17BT-0217
Tax ID # 03-500-29541000

This Deed, made this 28th day of April, 2017, by and between **Michael H. Reeves** and **Linda M. Giordano**, GRANTORS, and **Martin Klebe** and **Karen Smith**, Husband and Wife, GRANTEES.

Witnesseth —

That in consideration of the sum of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

All that property situate in Anne Arundel County, Maryland, and described as:

Being Known and Designated as Lot Numbered Three (3) of Lombardee, with a total frontage of about forty feet (40') on Burley Cove, as shown on a Plat of Lombardee filed among the Plat Records of Anne Arundel County, Maryland in Plat Book F.S.R. No. 4, folio 48 and now Plat Book 10, Page 26.

For informational purposes only: The improvements thereon being known as Lombardee Circle

Being the same lot of ground which by deed dated June 3, 2005 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 16456 folio 448 was granted and conveyed by Gary A. Sullins, as sole owner unto Michael H. Reeves and Linda M. Giordano, as joint tenants with right of survivorship.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Martin Klebe and Karen Smith, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

ACCT. 350029541000
ALL LIENS ARE PAID
OF 5/9/17 A.A. COUNTY
BY: RE

05/15/17 12:02 PM C 0002 R 0002
Val #: 0002-186390 \$4,950.00
County Transfer Tax

LR - Deed (w Taxes) ST20.00
LR - Deed (w Taxes) 40.00
LR - Deed State Transfer Tax 2,475.00
LR - NR Tax - 1kd 0.00
SubTotal: 2,535.00
Total: 2,595.00
05/17/2017 11:56
CC02-SS
#8396358 CC0501 - Anne Arundel
Case 005/CC05.01.10 - Register 10

05/15/17 12:02 PM C 0002 R 0002
Val #: 0002-186391 \$3,465.00
Deed - Recordation Tax
Instrument Type: Deed

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

Michael H. Reeves (SEAL)

(SEAL)

STATE OF _____ } ss
COUNTY OF _____

I hereby certify that on this ____ day of April, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael H. Reeves, one of the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

See Attachment 2P
Notary Public

My Commission Expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Stephen W. Little, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Broadview Title
2015 Emmorton Rd
Ste 102
Bel Air, MD 21015
443-512-8450

Title Insurer: Chicago Title Insurance Company

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of San Luis Obispo)

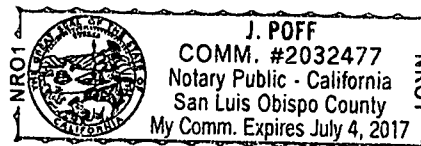
On 4/24/17 before me, J. Poff / Notary Public
(here insert name and title of the officer)

personally appeared Michael H. Reeves

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

Linda M. Giordano (SEAL)
Linda M. Giordano

_____ (SEAL)

STATE OF _____ } ss
COUNTY OF _____

I hereby certify that on this _____ day of April, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Linda M. Giordano, one of the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

See Attachment GP
Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of San Luis Obispo)

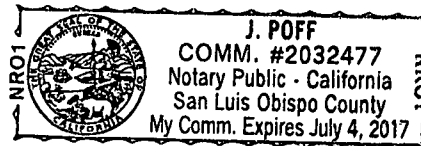
On 4/24/17 before me, J. Poff Notary Public
(here insert name and title of the officer)

personally appeared Linda M. Giordano

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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Signature

J. Poff

(Seal)

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- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
 Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
 Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

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☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

MARYLAND
FORM
WH-AR**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2017**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Linda M. Giordano

2. Reasons for Exemption**Resident Status**☐

I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence☒

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Linda M. Giordano

Name

Linda M. Giordano
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND
FORM

WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2017**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Michael H. Reeves

2. Reasons for Exemption

Resident Status

☐

I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

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Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Michael H. Reeves

Name

Signature


3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

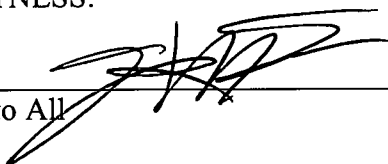
Title

OWNER OCCUPANCY AFFIDAVIT

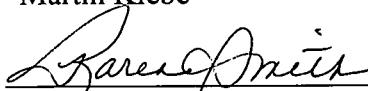
Martin Klebe and Karen Smith, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

As to All



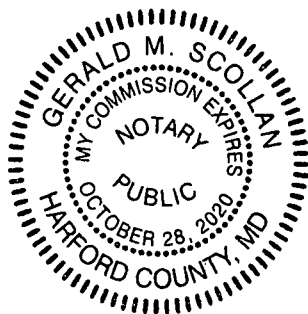
 (SEAL)
Martin Klebe

 (SEAL)
Karen Smith

STATE OF MARYLAND, Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 28th day of April, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Martin Klebe and Karen Smith, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My Commission Expires: 10/28/2020

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Anne Arundel
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		1 Deed	Mortgage	Other	Other
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 495,000.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$ 445,000.00	X () % =	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount -	\$
		Other:	\$	Total Transfer Tax =	\$
		Other:	\$	Recordation Tax Consideration	\$
		Full Cash Value:	\$	X () per \$500 =	\$
		TOTAL DUE		\$	

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$ 20.00	
		Surcharge	\$ 40.00	\$ 40.00	
		State Recordation Tax	\$ 3,465.00	\$	
		State Transfer Tax	\$ 2,475.00	\$	
		County Transfer Tax	\$ 4,950.00	\$	
		Other	\$	\$	
		Other	\$	\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			03-500-29541000	16456/448				<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)
							16456/448	
		Location/Address of Property Being Conveyed (2)						
		905 Lombardee Circle, Glen Burnie, MD 21060						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount: N/A		
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of Sq Ft/Acreage Transferred: N/A				

7	Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
		Michael H. Reeves	Martin Klebe
		Linda M. Giordano	Karen Smith
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
		Martin Klebe	Michael Lyon, Trustee
		Karen Smith	
		New Owner's (Grantee) Mailing Address	
		905 Lombardee Circle, Glen Burnie, MD 21060	

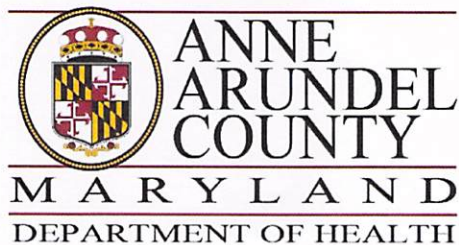
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
			Quicken Loans, Inc.

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Leeanna Parks		<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Firm: Broadview Title		
		Address: 2015 Emmorton Rd, Ste 102 Bel Air, MD 21015 Phone: (443) 512-8450		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER			
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?		
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).		

Assessment Use Only – Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20		Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd.	Ex. St.	Ex. Cd.	
REMARKS:							

Space Reserved for County Validation



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: April 15, 2025

RE: Martin Klebe
905 Lombardee Circle
Glen Burnie, MD 21060

NUMBER: 2025-0042-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pier and pilings with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. 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

2025-0042-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

03/12/2025

Assigned to

Melanie Mathews

Current Status

Complete w/ Comments

Action By

Melanie Mathews

Comments

The proposed scope of work has been reviewed under permit B02434249. The property line extensions are drawn correctly using the point of cove method. A variance is required for the new proposed pier and platform. The boat lift pilings qualify as a replacement in kind and do not require variance approval. The critical area section of OPZ has no objection to the requested variance.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Due Date

04/02/2025

Assigned to Department

OPZ Critical Area

Status Date

04/23/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

- ☐ Display E-mail Address in ACA
- ☒ Display Comment in ACA

Task Specific Information

Expiration Date

Review Notes

Reviewer Name

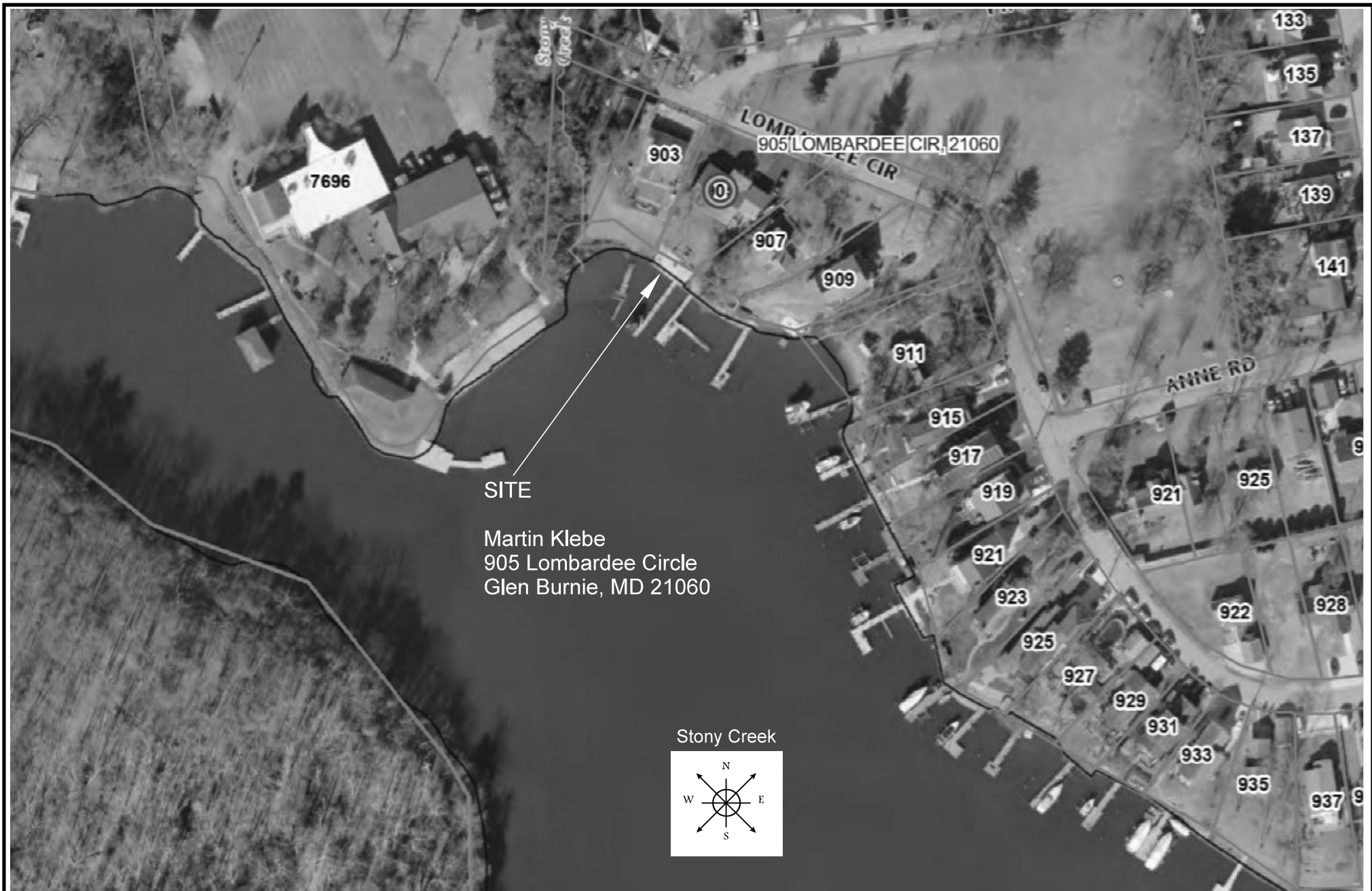
MELANIE MATHEWS

Reviewer Phone Number

410-222-6136

Reviewer Email

PZMATH20@aacounty.org



APPLICANT Martin Klebe

PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025

TAX ID 03-500-29541000

PROJECT DESCRIPTION

Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Topographic Map

SCALE

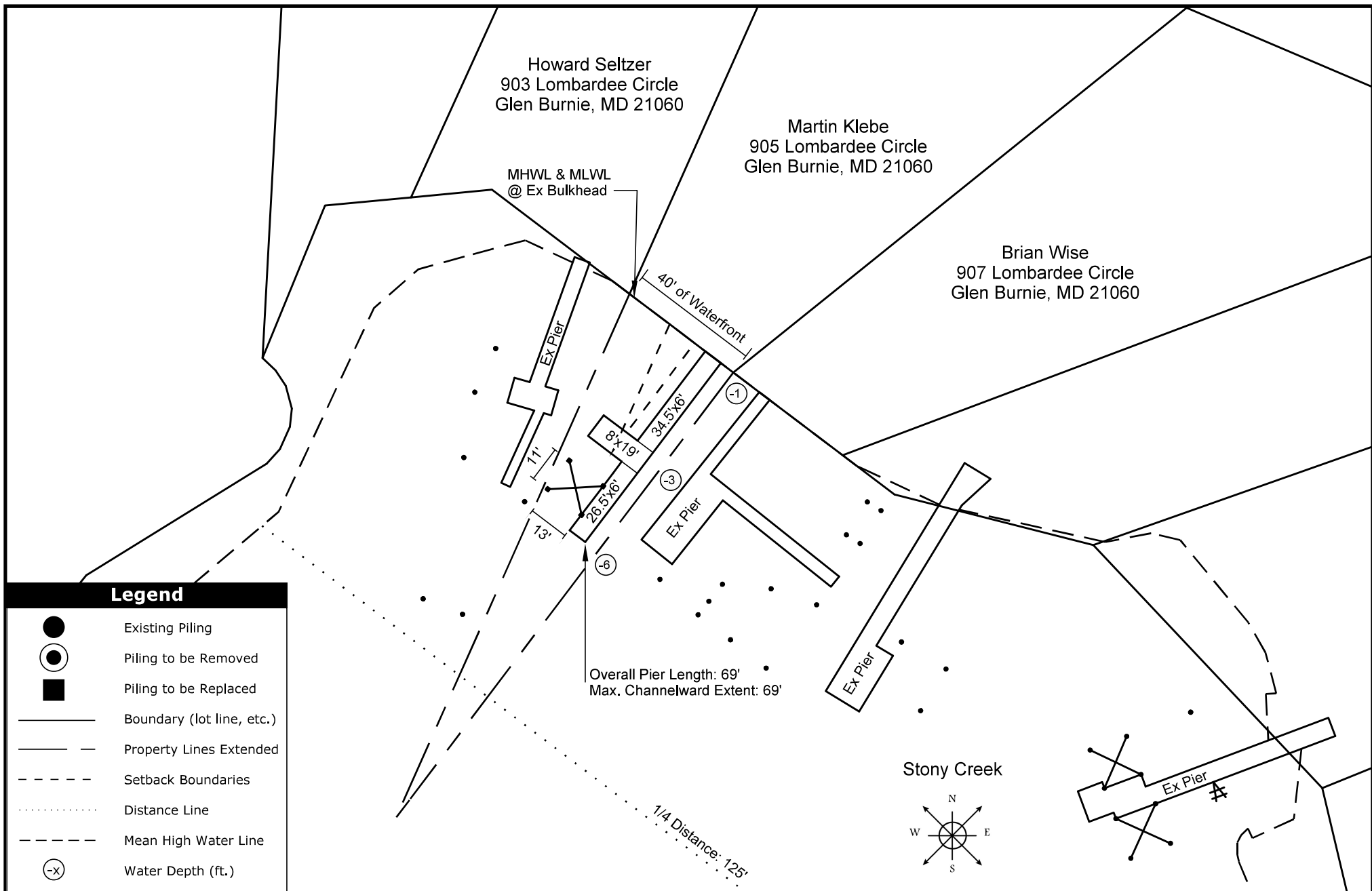
1"=130'

Page 1 / 12



DATE	March 11, 2025	TAX ID	03-500-29541000
PROJECT DESCRIPTION			
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.			

SCALE 1"=80' Page 2 / 12



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombardee Circle
Glen Burnie, MD 21060

DATE March 11, 2025

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PROJECT DESCRIPTION

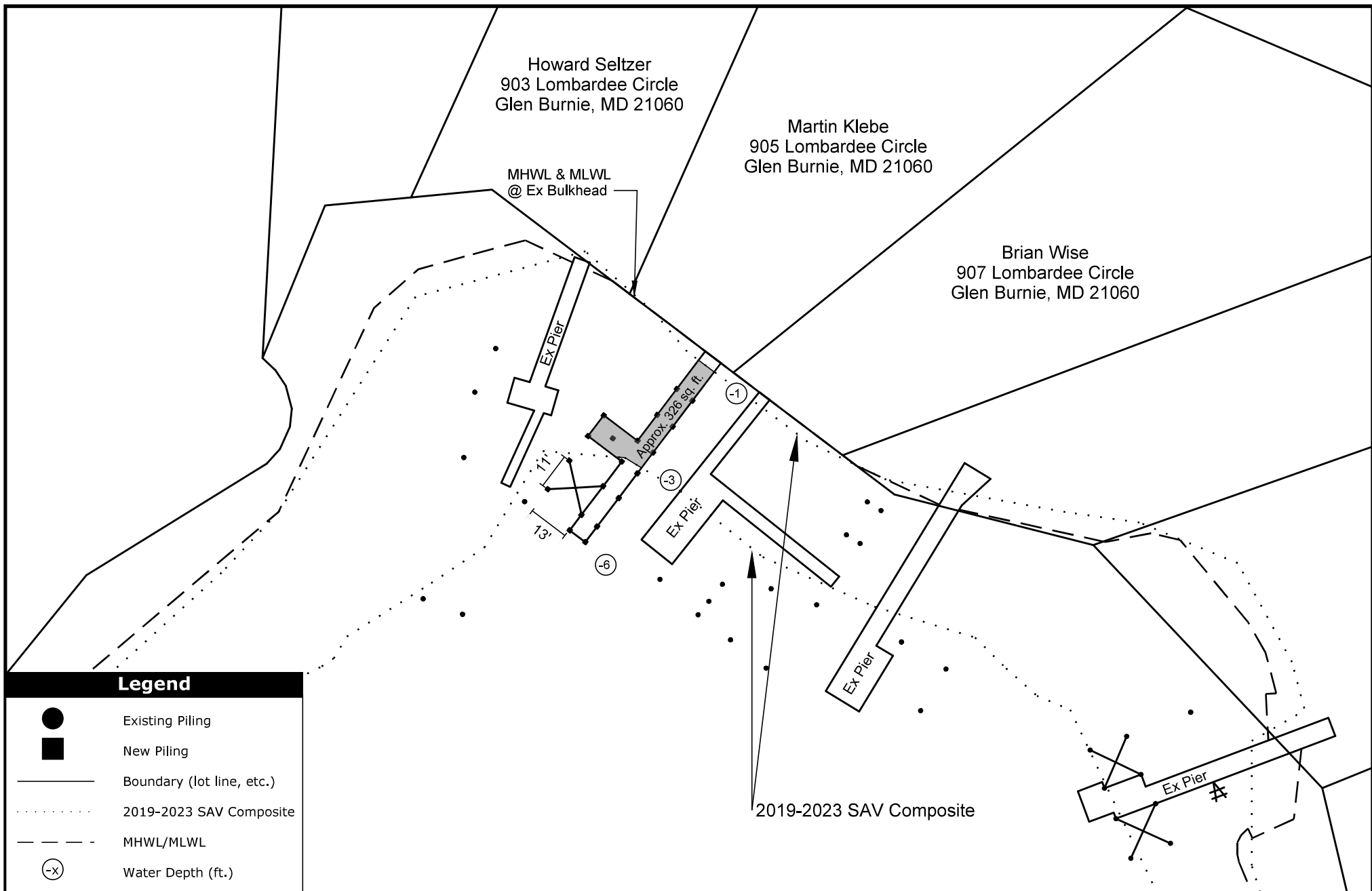
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Proposed Detail Condition

SCALE

1"=40'

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Legend



Existing Piling



New Piling



Boundary (lot line, etc.)



2019-2023 SAV Composite



MHWL/MLWL



Water Depth (ft.)



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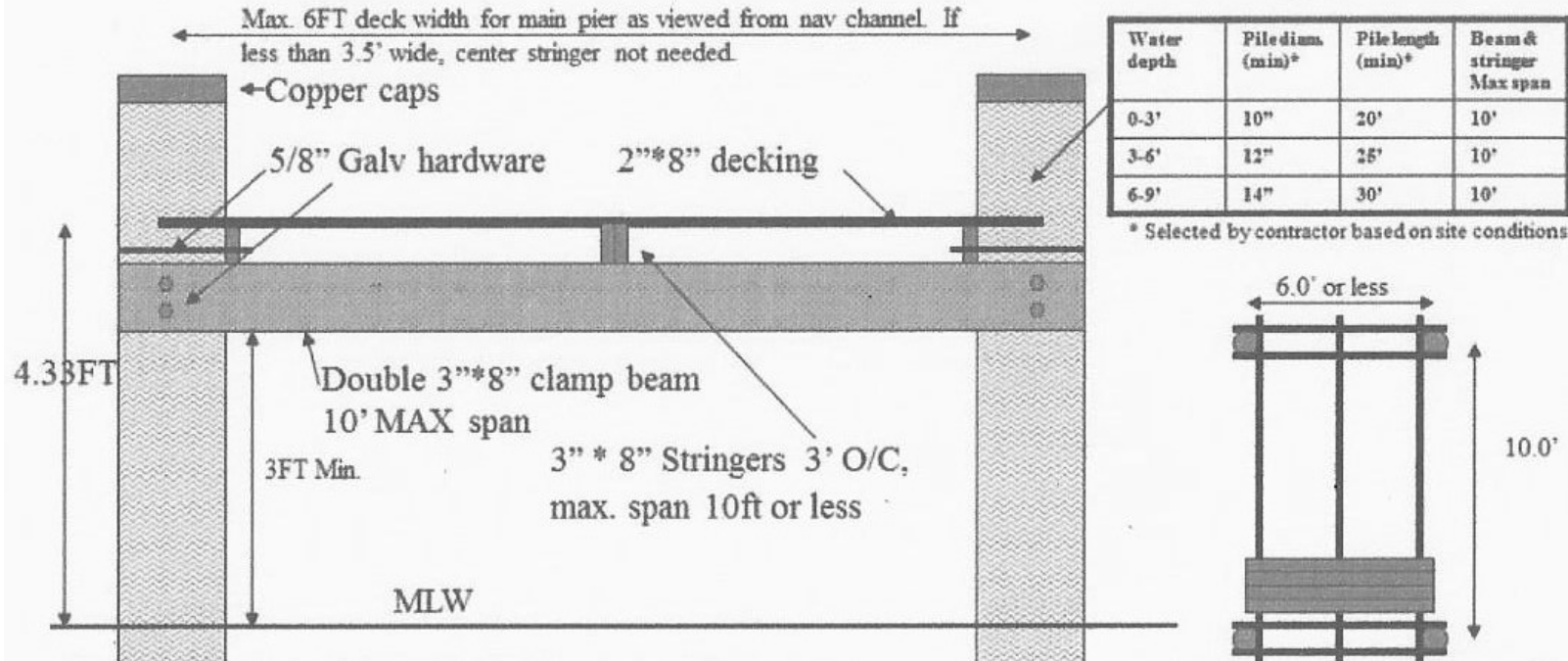
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Submerged Aquatic Vegetation (SAV) Impact

SCALE

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Pier Construction Drawing



Note: longer spans require custom specified, larger stringers, clamp beams, and bolts. Widths 3' or less do not require third stringer.

- Pilings, marine grade pressure treated AWP STD, 1.5lb cu/ft CCA or better type C
- Pilings driven to point of SIGNIFICANT resistance or refusal and AT LEAST as much below seabed as above
- Framing, beams & stringers 1.0lb cu/ft CCA or better. Decking 0.5lb cu/ft ACQ or better
- All nails 20d or larger, hot dip galvanized
- All exterior bolt-heads recessed & hot dip galvanized
- All beams bolted w/ hot dip galv. 5/8" bolts w/ washers both sides and square nuts. Outer stringers bolted through pilings
- Owner responsible for scheduling required inspections & closing permits
- Owner assumes all responsibility for any construction related to these plans/permits

NOTE: BAY-FRONT PIERS TYPICALLY ELEVATED AN ADDITIONAL 2 FT+/- TO ACCOMMODATE STORM/WAVE CONDITIONS. NO MINIMUM PILING HEIGHT ABOVE STRINGERS.



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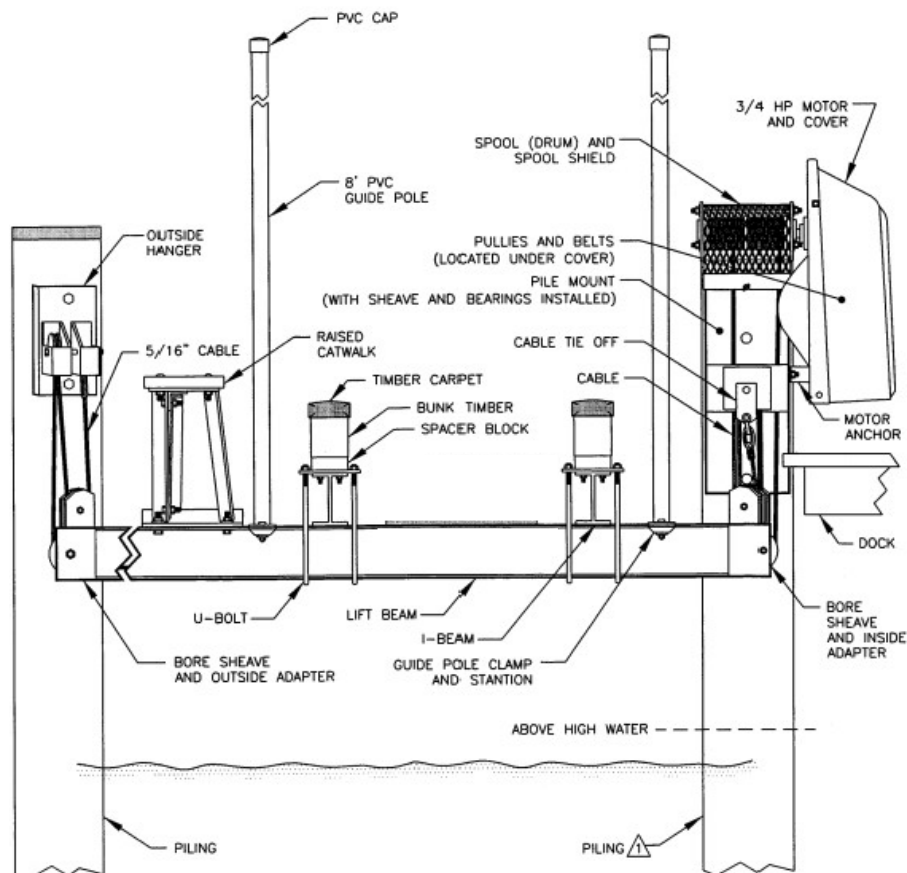
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

Pier Construction Drawings

SCALE

1"=NTS

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10,000 lbs 4 Piling Boat Lift



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Boat Lift Stock Photos

SCALE

1"=NTS

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- ☒

Utility

☒ Sewer

☐ Grinder Pumps
 ☐ Sewer Cleanouts
 ☒ Sewer Mains
 ☐ Sewer Manholes
 ☐ Sewer Pump Stations
 ☒ Sewer Service Lines
 ☐ Sewer Treatment Plants

☒ Water

☐ Water Hydrants
 ☒ Water Mains
 ☐ Water Meter Vaults
 ☐ Water Pump Stations
 ☐ Water Storage Tanks
 ☒ Water Service



Site Served By:
Public Water
Public Sewer



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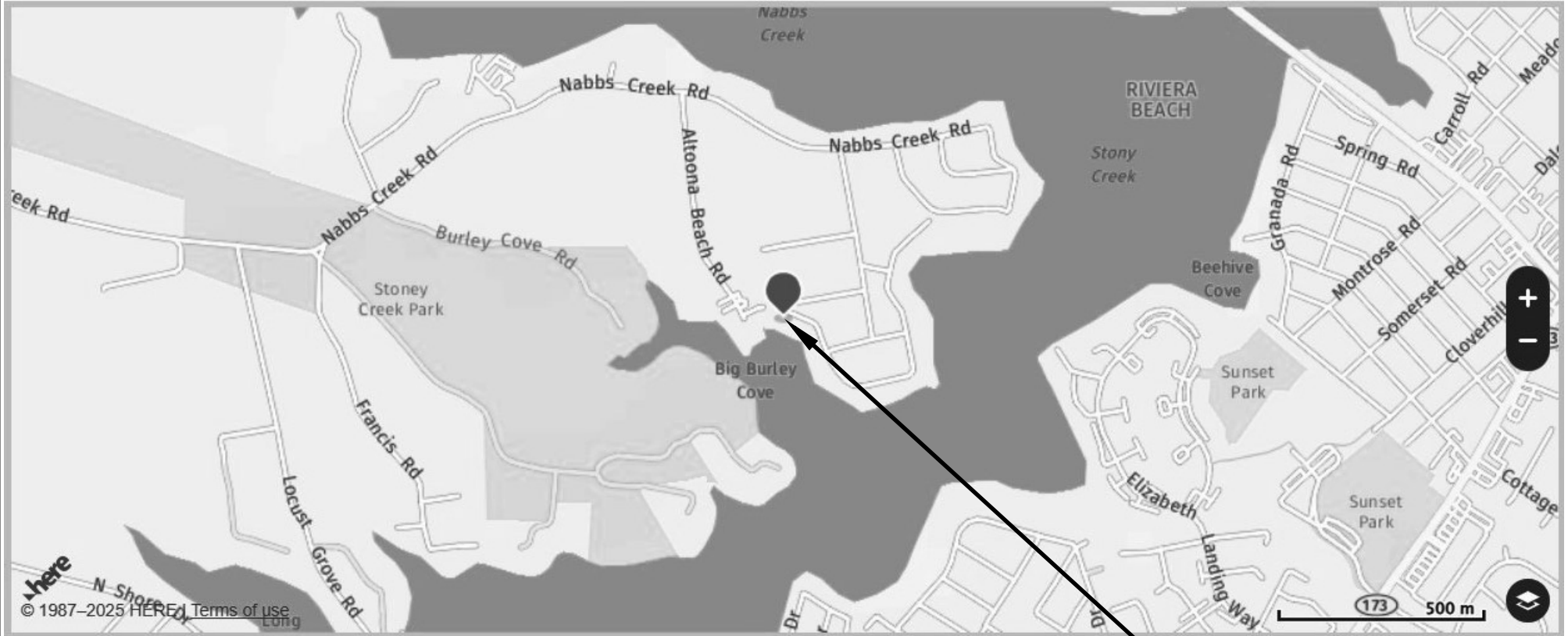
DATE March 11, 2025 **TAX ID** 03-500-29541000
PROJECT DESCRIPTION
Remove the existing pier and 3 mooring pilings, install a 61'x6' pier with an 8'x19' platform, and replace 2 boat lift pilings.

SCALE

1"=80'

Utilities Map

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SITE



APPLICANT Martin Klebe
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SCALE

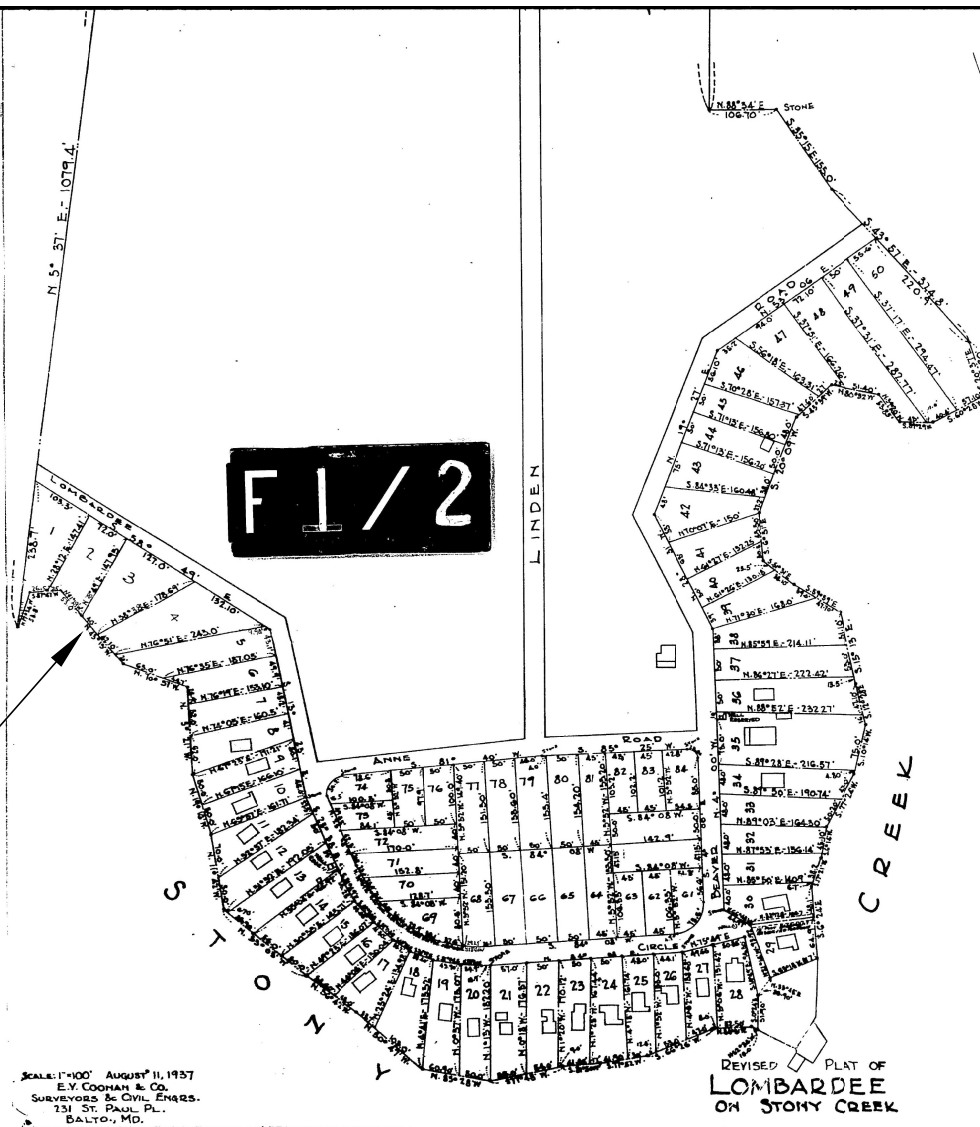
1"=NTS

Vicinity Map

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ANNE ARUNDEL COUNTY CIRCUIT COURT Subdivision Plats (County Copy), At Plat 365; Plat Book 10, p. 26, MSA, C2081, 591. Date available 1937/08/13. Printed 10/28/2024

SITE



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SCALE

1"=NTS

Page 11 / 12

Plat

Applicant Certification

I hereby certify that I have reviewed this permit package in its entirety, and the information and drawings provided in this package are true and correct to the best of my knowledge and belief.

Additionally, I certify that I understand the following:

- The drawings provided in this package are for permit purposes only for the described homeowner, property, and improvement.
- All distances and scaled relationships are approximate and are not to be relied on for construction or purposes other than this permit application.
- I am solely responsible for all work that occurs at the site, inspections, and any surveys necessary to properly locate improvements, maintain required setbacks, confirm and/or perfect all locations, dimensions, measurements, and relative relationships.
- I am responsible for contacting MISS UTILITY and having all utilities marked/located prior to the start of work and confirming no danger/conflict with all utilities.

Applicant Signature and Date: Martin Klebe



APPLICANT Martin Klebe
PROPERTY ADDRESS 905 Lombard Circle
Glen Burnie, MD 21060

DATE March 11, 2025 **TAX ID** 03-500-29541000

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Applicant Certification

SCALE

N/A

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Map Title



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



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.

none



0 50 100
ft



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes