



Renee Norris
1160 Indian Landing Road
Millersville, MD 21108
410-923-0262 - renee.norris@comcast.net

LETTER OF EXPLANATION
AAC Variance Application
OWNER: Norman Scharkopf and Aelia Sved
620 Beach Drive, Annapolis MD 21403
5/7/2025

Property Information: Parcel 159, Block A, Lot 61, Map 57, Subdivision – Hillsmere Estates.
Zoned R2 Residential District. The waterfront lot is located on Duvall Creek, off of South River.
Chesapeake Bay Critical Area – Limited Developed Area (LDA).

Existing Conditions: The lot has \pm 110 feet of water frontage. There is an existing pier and platform and one boat lift. The pier is over 30 years old. The property is located on a small point, with water on two sides. The extended property lines were drawn using the method, Extension of the Last Course of the Lot Line. The water is very shallow off the point, necessitating the need for a dredging permit to access the boat lift (WL-24-0140).

Proposed Construction: Remove existing pier and platform. Install 6' x 53' pier and 8' x 16' platform. Reconfigure existing boat lift piles.

Variance Requested: Variance of up to 5 feet for an angled pier and platform.

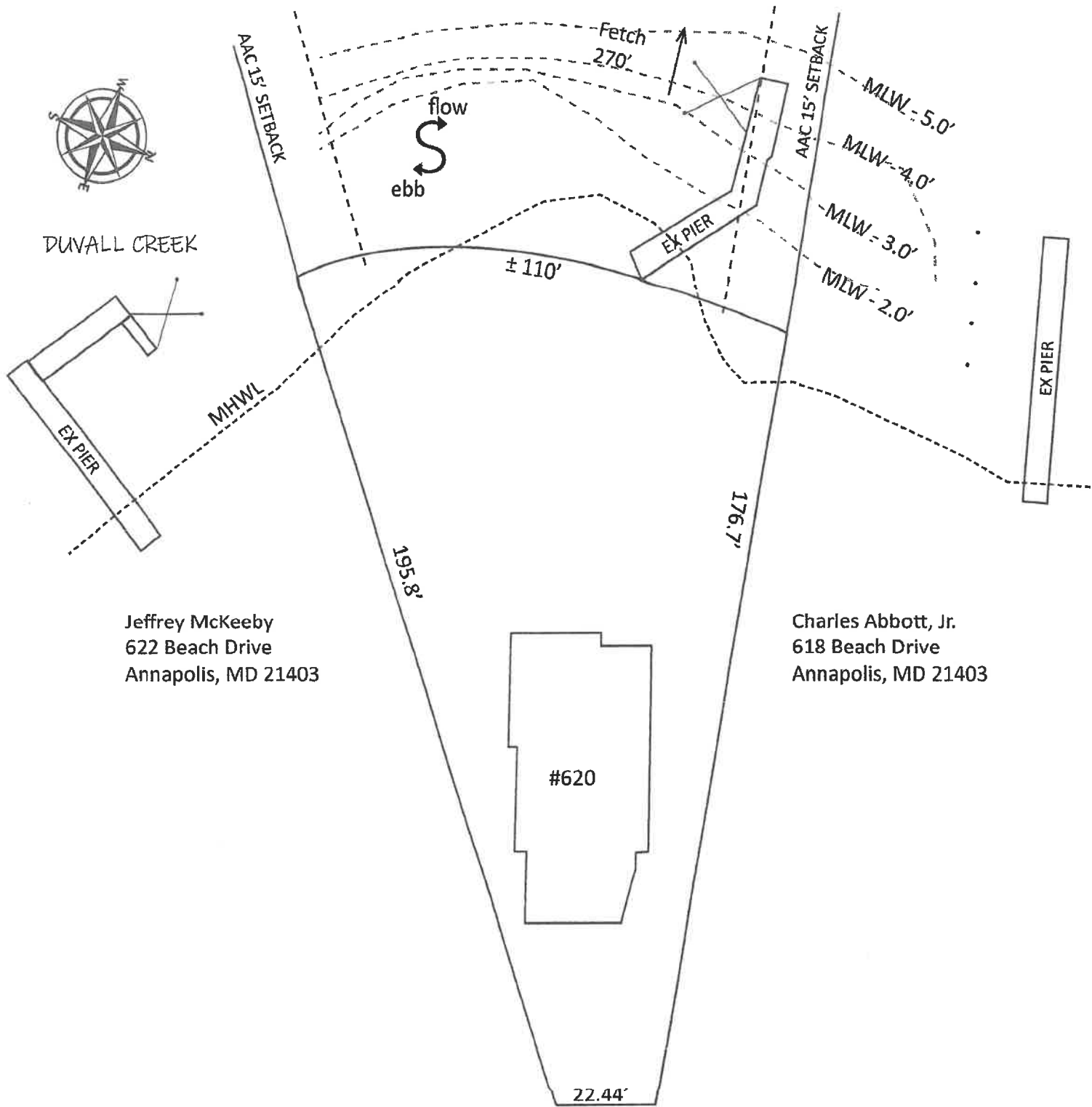
Adjacent Property Owners:

Jeffrey McKeeby – 622 Beach Drive, Annapolis, MD 21403
Charles Abbott, Jr. – 618 Beach Drive, Annapolis, MD 21403

Justification:


- Most of the existing pier that runs perpendicular to the shoreline is located inside the AAC setback to the North. The proposed pier's footprint inside the setback will be significantly reduced with the proposed pier.
- Due to the shallow water, dredging is necessary to access Duvall Creek. The proposed pier will be straightened out to get closer to the dredged channel. In addition, WL-24-0140 authorized the proposed pier, a spur connecting the pier to the channel, and a spur on the South side of the pier to accommodate the boat lift.
- The pier must be located on the North side of the property because of the proximity of the pier located across Duvall Creek, located at 147 E Bay View Drive.
- Therefore, the homeowner is asking for the minimum necessary to afford relief – one 6-foot by 53-foot pier and 128 SF platform (smaller than the 200 SF allowed for platforms), and one boat lift with two lift piles.

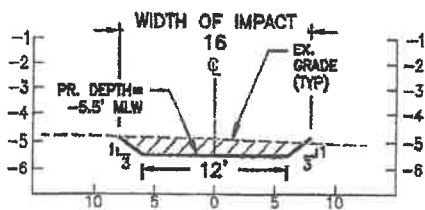
Critical Area Report: This is a residential property. The proposed pier will be located 10-feet landward and 57-feet channelward of the MHWL. No trees or shrubs will be removed. Impact on water quality and habitat – minimal disturbance to the existing SAV will occur. The impervious surface will increase by 0 SF after proposed construction, as the existing pier extends 10-feet landward of the MHWL. There are no wildlife habitats of local significance.



Jeffrey McKeeby
622 Beach Drive
Annapolis, MD 21403

Charles Abbott, Jr.
618 Beach Drive
Annapolis, MD 21403

PAGE 7 OF 11	SCALE 1" = 30'	EXISTING CONDITIONS
NOTES: Mapped SAV are present. All construction is by water access. All pile measurements are center to center.	This plan is for permit use only by RKN Marine Permits & Services. All measurements, water depths, extended property lines, and setbacks are approximate. For precise property boundary measurements, owner should conduct a boundary survey.	
FOR PERMIT USE ONLY BY:  RKN Marine Permits & Services 1160 Indian Landing Road Millersville, MD 21108 renee.norris@rknmarinepermits.com 410-923-0262	OWNER/APPLICANT: NORMAN SCHARKOPF 620 Beach Drive Annapolis, MD 21403 02-412-02221400 AAC/Duval Creek 5/7/2025	PROPOSED CONSTRUCTION: Install 6' x 53' pier and 8' x 16' platform. Reconfigure existing boat lift piles.



SECTION A-A
SCALE: NTS

24-WL-0140
202460198
135571
8-1-2024
ACE

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MAIN CHANNEL SEGMENT "C"
780'X30'-40' TO -5.5' MLW
PREVIOUSLY PERMITTED UNDER
11-WL-0712

PR. SPUR DREDGING
TO -5.5' MLW
PREVIOUSLY PERMITTED
UNDER WL-12-0251

ABBOTT JR, CHARLES K.
618 BEACH DR

APPLICATION BY:
NORMAN SCHARKOPF
620 BEACH DRIVE
ANNAPOLIS, MD 21403
PREVIOUSLY PERMITTED UNDER:
WL-12-0251

ROSENBERG, LON A.
ROSENBERG, JEAN M.
151 E BAY VIEW DR

ALLEN, KEVIN
ALLEN, JULIE EDWARDS
149 E BAY VIEW DR

BONITA BLUNK TOWNSEND TR
SCOT ALAN TOWNSEND TR
147 E BAY VIEW DR

SPUR DATA

AREA = 562 SF (192 SF NEW)
VOLUME = 30 CY
2023 SAV IMPACT = 562 SF

LEGEND

- 1.0 EXISTING DEPTH
- EXISTING PILING
- PROPOSED PILING

SAV LEGEND

COMPOSITE SAV BED FROM SPRING
AND SUMMER SAV SURVEY 2023
SPRING SURVEY DATE: MAY 10, 2023
SUMMER SURVEY DATES: JULY 20, 2023

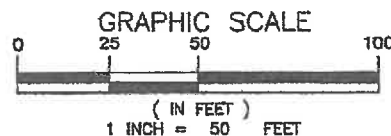
- BOTTOM CUT AREA
- SIDE SLOPE AREA

NOTE:

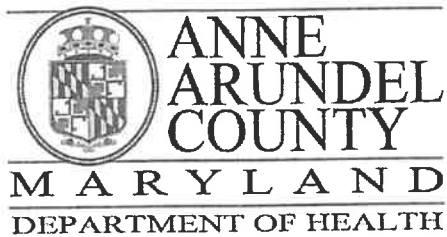
1. ADDITIONAL DETAILS INCLUDING SIDE SLOPES AND CROSS SECTION HAVE BEEN ADDED TO GRAPHICALLY REPRESENT IMPACTS.
2. PREVIOUSLY PERMITTED AS UNDER WL-12-0251.

NOTES:

1. TIDAL RANGE IS 1.0 FEET.
2. SOUNDINGS ARE IN FEET AND REFER TO MLW.
3. MATERIAL WILL BE PLACED AT ROCK CREEK DMP SITE.
4. THESE ARE PERMIT DRAWINGS ONLY. DESIGN DRAWINGS WILL BE PREPARED SEPARATELY.
5. BASEMAP TAKEN FROM ANNE ARUNDEL COUNTY 2020 PLANIMETRICS AND 2020 IMAGERY.



DUVALL & KITTY CREEK
SPUR 2
NORM SCHARKOPF
620 BEACH DRIVE
ANNAPOLIS, MD 21403
MAY 2024



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
Bureau of Environmental Health

A handwritten signature in blue ink, appearing to be "BC" or similar initials, written over the "FROM:" line.

DATE: May 16, 2025

RE: Norman Scharkopf
620 Beach Drive
Annapolis, MD 21403

NUMBER: 2025-0090-V

SUBJECT: Variance/Special Exception/Rezoning

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

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. 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