

Letter of Explanation
950 R Sahlin Farm Rd. Annapolis, MD. 21401
Finizio Family Subdivision HOA

Proposed Work

We are seeking a variance for a 15'w x 15'l boat lift and the associated poles with less setbacks than required. Two of the four poles required will be in the setback. The boat lift poles will be 15 feet into the western setback or 10 feet off the western extended property line. All work a max of 285' channel ward of the mean high-water line.

Hardship

The previous variance 2018-0276-V granted the community pier three more slips than the two slips allowed for a total of five slips. We are requesting to relocate one of the existing five slips to the western side of the pier that would place the two outside poles in the 25-foot western setback. The reason for this request is due to the least channel ward slip not achieving the necessary water depth to accommodate a boat lift while lessening the disturbance to the existing SAV bed. The relocation also moves the slip past the SAV bed, leading to the reduction of disturbance. The removal of the least channel ward finger pier at the Finizio Family Subdivision HOA community pier keeps the total number of slips at five as stated in the 2018-0276-V case. The relocation does not change the characteristics of the community as the existing community pier has five slips and upon the conclusion of this project there will be five 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

Kathleen & Michael Stamper
 940 Sahlin Farm Rd.
 Annapolis, MD. 21401

2023
 SAV
 Bed
 Per
 VIMS

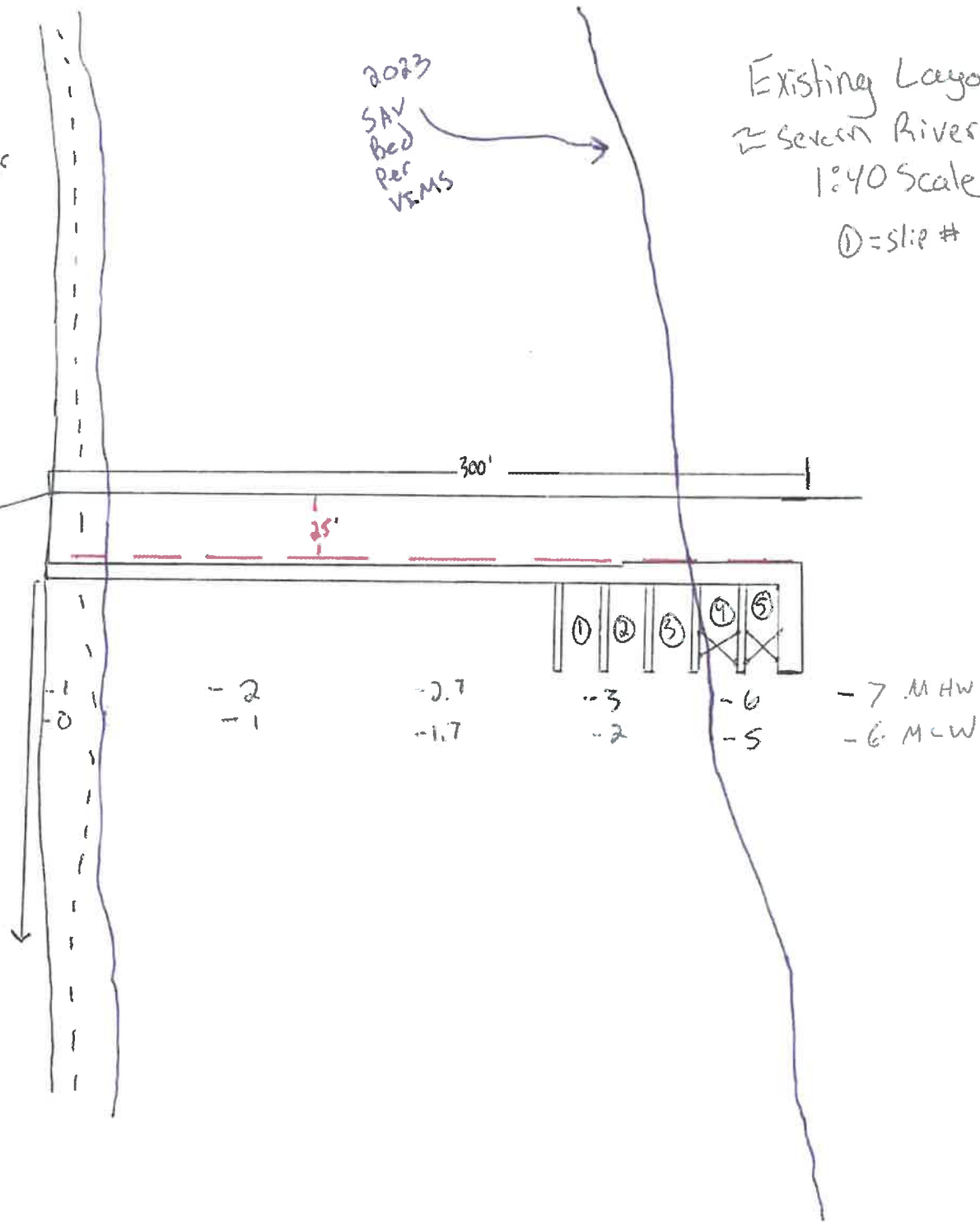
Existing Layout
 ≈ Seven Rivers ≈
 1:40 Scale
 ① = slip #

Applicant
 Finizio Family HOA
 Recreation Area
 Met: 35 Gnd: 18

Parcel: 196
 Deed Ref: 04215/00161

Tax ID - 0200040330652 Other
 Site - Sahlin Farm Rd. Prop
 Annapolis, MD. 21401 Line
 286.5'

Tobin & Michelle Finizio
 958 Sahlin Farm Rd.
 Annapolis, MD. 21401



Kathleen + Michael Stamps
 940 Sahlin Farm Rd
 Annapolis, MD 21401

2023
 SAV
 Bed
 Per
 VIMS

Proposed Layout
 = Severn River =
 1" = 40' scale

① = Slip #

X = New lift + poles

||||| = Remove finger pier

— = SAV Bed outline

285' CHW

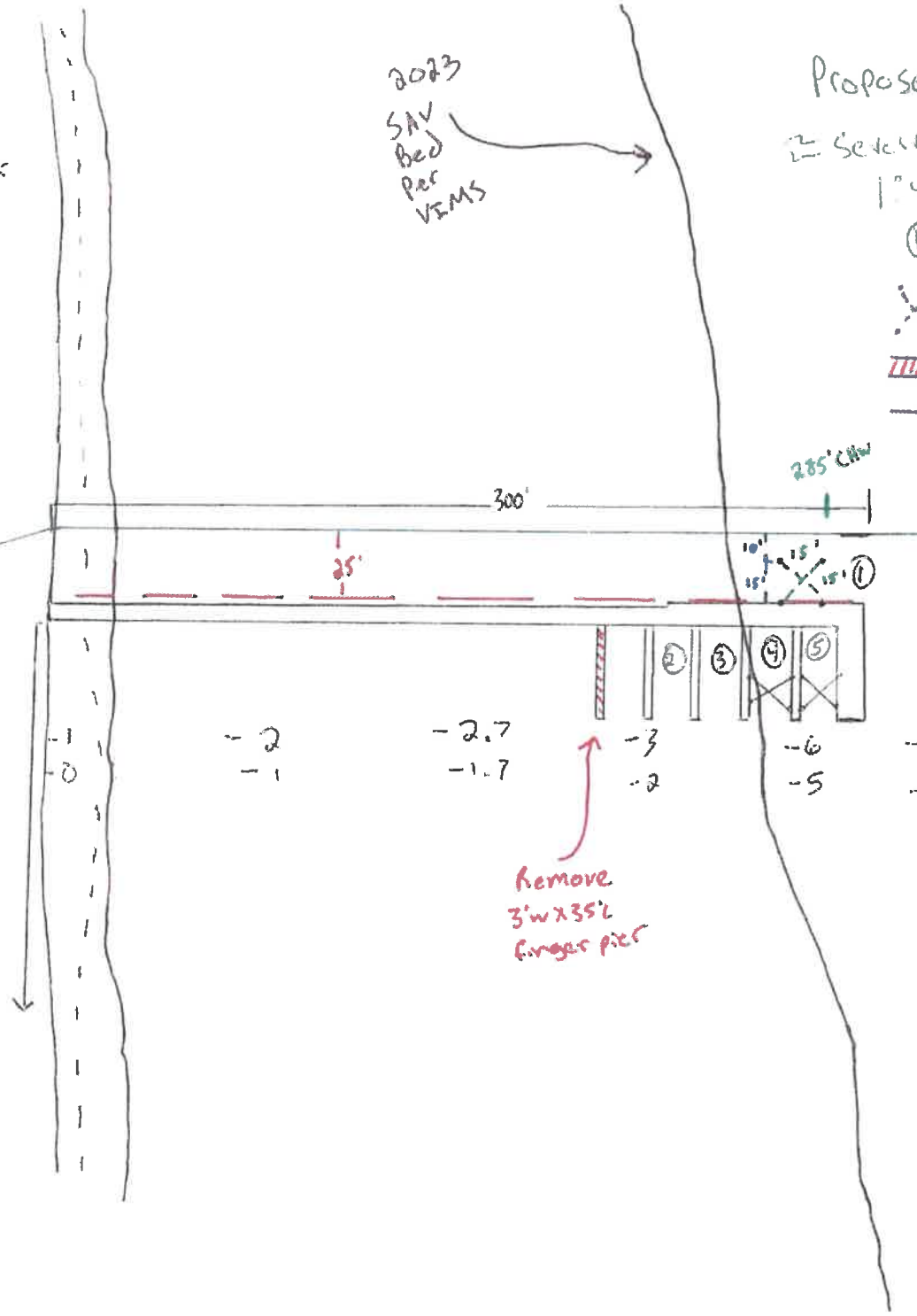
300'

25'

Applicant
 Finizio Family HOA
 Recreation Area
 Map. 38 Grid. 18
 Parcel: 1A6
 Deed Ref: 04215/00161

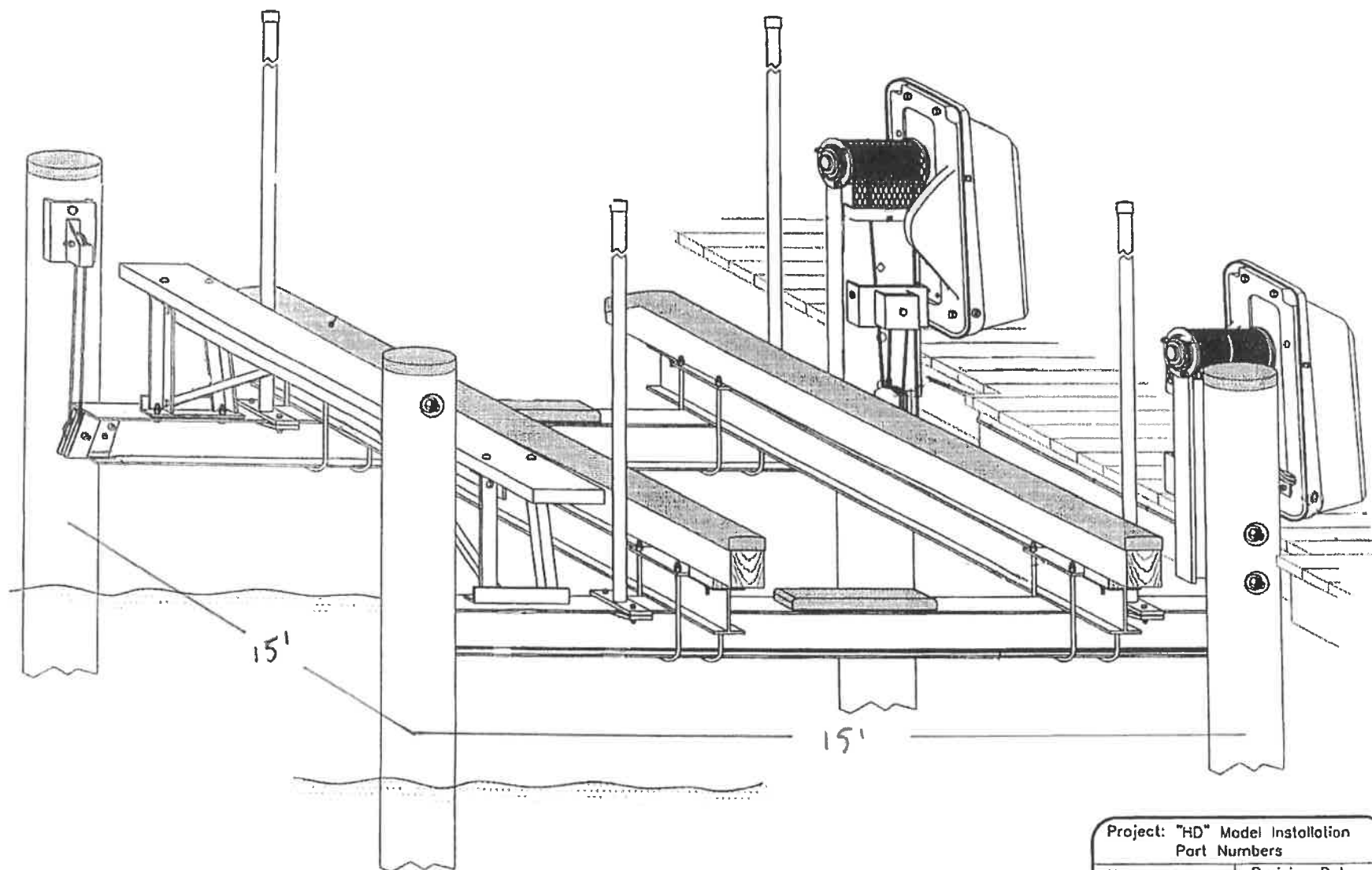
Tax ID - 03200090230652 Other
 Site - Sahlin Farm Rd. Prop
 Annapolis, MD 21401 Line
 286.5'

Tobin + Michelle Finizio
 958 Sahlin Farm Rd.
 Annapolis, MD 21401
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GENERAL NOTES:

1. FOR LIST OF MATERIALS RELATED TO PART NUMBERS, SEE PARTS LIST.

Project: "HD" Model Installation
Part NumbersNo.:
002

Revision Date:

Scale:
NoneDate:
02-22-01Sheet:
1 of 1

MAP
5293

A

B

C

D

E

F

G

H

J

K

A

B

76°37'30"

76°36'45"

76°36'00"

Joins Map 5173

76°35'15"

76°34'00"

76°33'45"

76°33'45"



1

2

3

4

5

6

7

39°03'45"

39°03'15"

39°02'45"

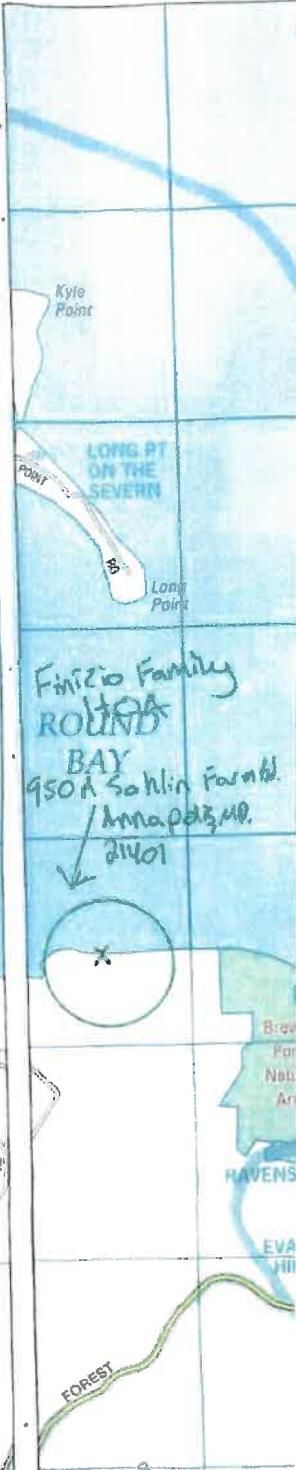
39°02'15"

39°01'45"

39°01'15"

39°00'45"

Joins Map 5292

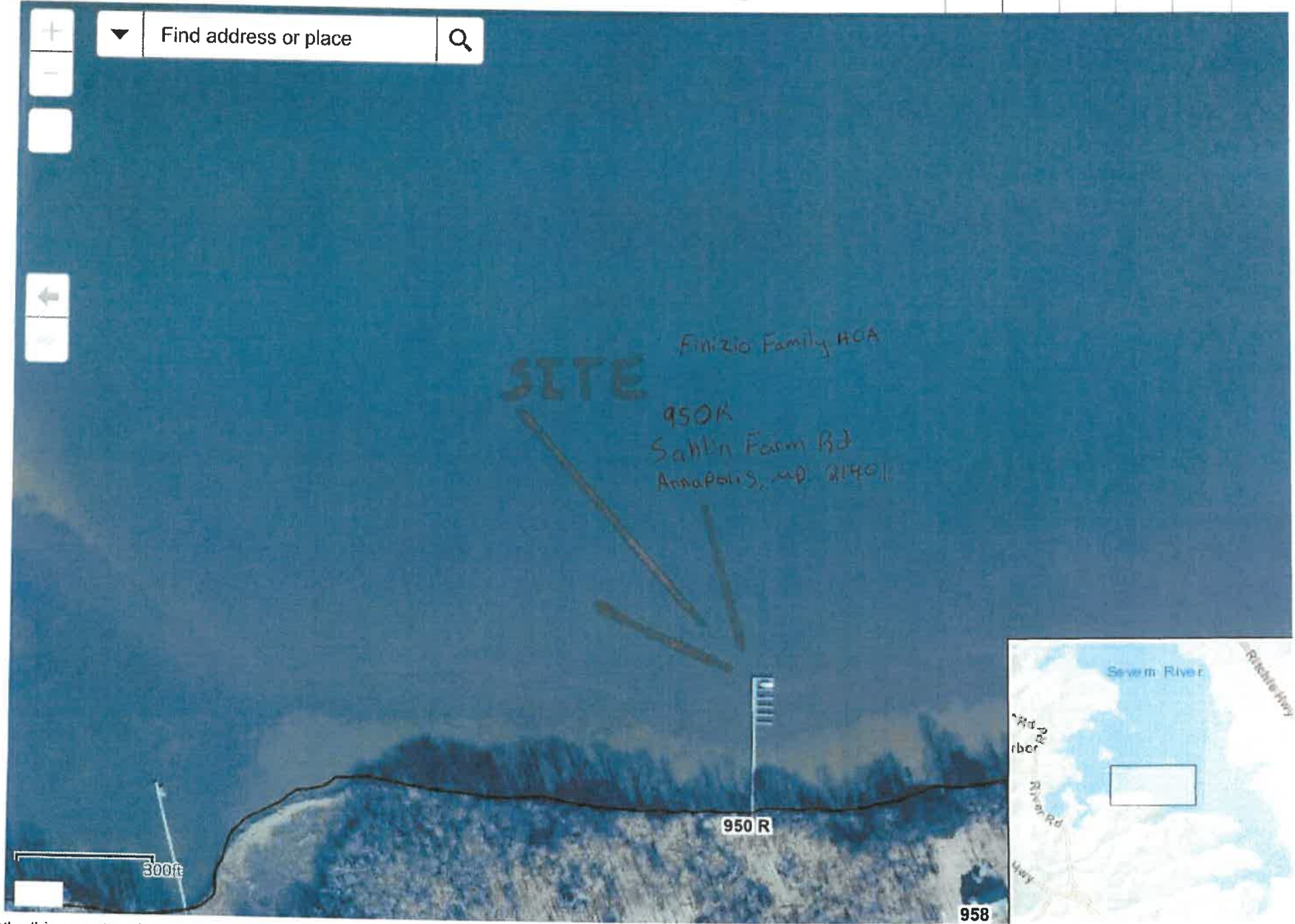


Finizio Family
ROUND
BAY
950A Sahlin Farm Rd.
Annapolis, MD
21401





Anne Arundel County Engineering Record Drawing and Monuments





STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/REC PARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2025-0094-V

DATE: May 16, 2025

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File