

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

**APPLICANT:** Norman Scharkopf & Aelia Syed

**ASSESSMENT DISTRICT:** 2

**CASE NUMBER:** 2025-0090-V

**COUNCILMANIC DISTRICT:** 6

**HEARING DATE:** July 17, 2025

**PREPARED BY:** Joan A. Jenkins  
Planner III

**REQUEST**

The applicants are requesting a variance to allow a pier with less setbacks than required on property located at 620 Beach Drive in Annapolis.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 12,243 square feet of land, more or less, and is located with road frontage on the west side of Beach Drive, south of Kuethe Drive and water frontage on Duvall Creek. The property is identified as Lot 61 on Parcel 159, in Grid 13 on Tax Map 57 in Section 1, Block A of the Hillsmere Estates subdivision. The property is zoned R2-Residential District. This lot is within the Chesapeake Bay Critical Area designated as LDA - Limited Development Area, and is mapped within a buffer modification area. The site is developed with a dwelling, a pier, and a driveway. The property is served by a private well and public sewer.

**PROPOSAL**

The applicant proposes to remove the existing pier and pilings and construct a 6' by 53' pier with an 8' by 16' platform and two boatlift piles.

**REQUESTED VARIANCES**

§ 18-2-404 (b) of the Code requires a pier or mooring piling be set back a minimum of fifteen feet from a lot line extended. The proposed pier will be 10 feet from the northern property line extension requiring a variance of 5 feet to the setback requirement.

**FINDINGS**

This Office finds that the subject property has approximately 110 feet of frontage at the water's edge.

A review of the County aerial photo from 2025 shows that nearly all waterfront properties enjoy the use of a pier. Slips created by pilings are the norm with or without boat lifts. The proposed boat lift

pilings creating a 15' wide slip appear to be at approximately the same distance as the existing boat lift.

The applicant's letter indicates that the location of the proposed pier will reduce the amount of pier within the setback and that the pier was reconfigured to be able to have a pier closer to the dredged channel.

The **Anne Arundel County Department of Health** has reviewed the well water supply system for the property and has determined that the proposal does not affect this system therefore they have no objection to the request.

The **Development Division (Critical Area Team)** commented that based on the site and surrounding conditions regarding the waterway, navigation, and density of boat traffic, the critical area section of OPZ has no objections to the requested variance(s).

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 particular lot or because of exceptional circumstances, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. In this particular case the property itself is wide enough to locate a pier within the confines of the Code, however, the narrow channel and the configuration of the shoreline along with the need for dredging to create enough depth for a boat lift create practical difficulties unlike nearby properties.

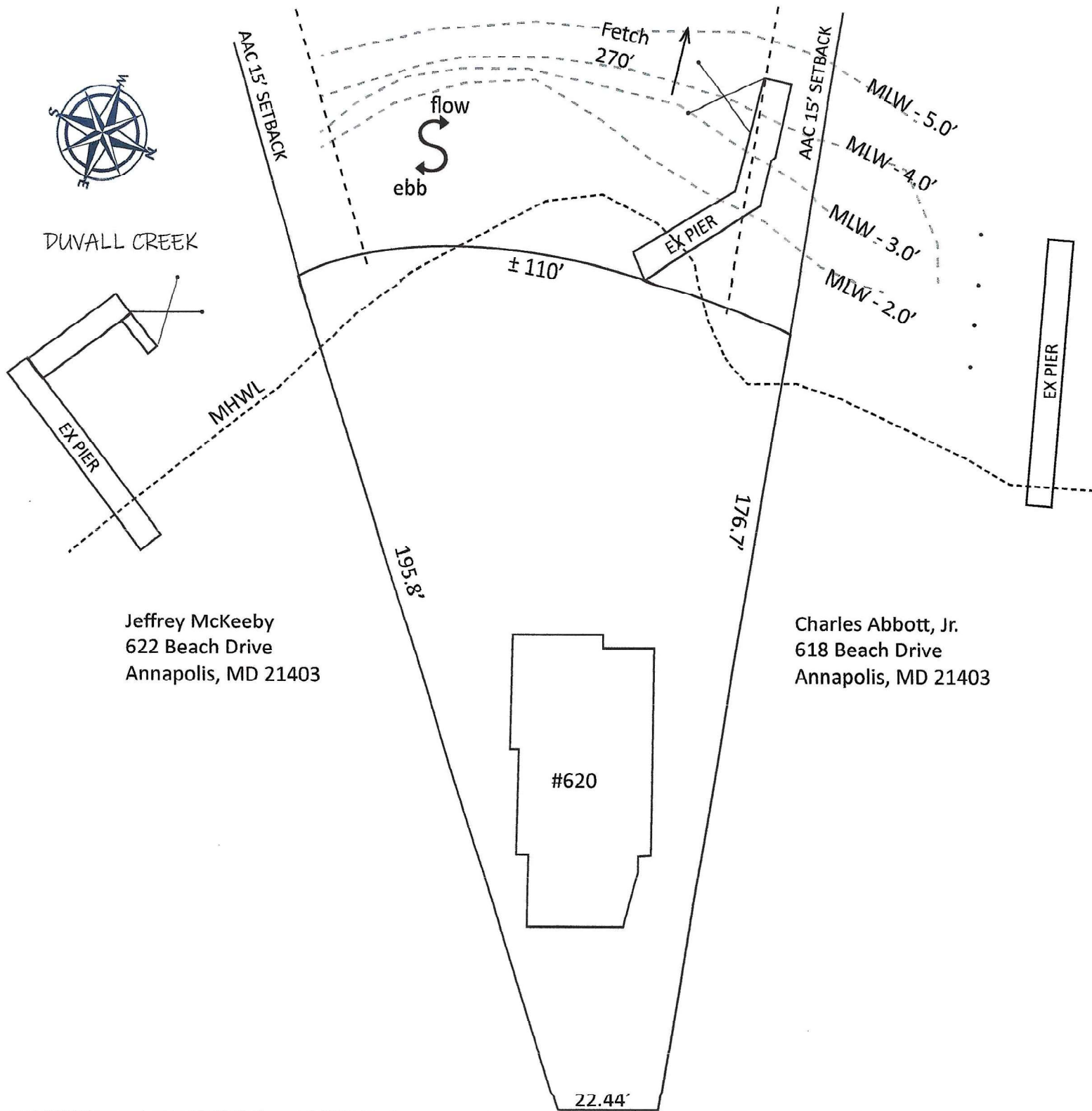
Approval of the variances would not alter the essential character of the neighborhood as piers with boat lift slips are common. The granting of the variance would not impair the appropriate use or development of the neighboring properties or navigation. This proposed pier encroaches approximately the same distance into the creek as the existing pier and reduces the amount of encroachment into the 15-foot setback to the north. The variances would not be detrimental to the public welfare.

This request is for essentially a replacement of a longstanding pier at this property with a slight reconfiguration to adjust for the dredged channel. The variance can therefore be considered to be the minimum necessary to afford relief.

### **RECOMMENDATION**

Based upon the standards set forth in Section 18-16-305 of the Anne Arundel County Code under which a variance may be granted, this Office recommends ***approval*** of a variance of five feet to allow a pier located ten feet from the northern property line extended 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.



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:**

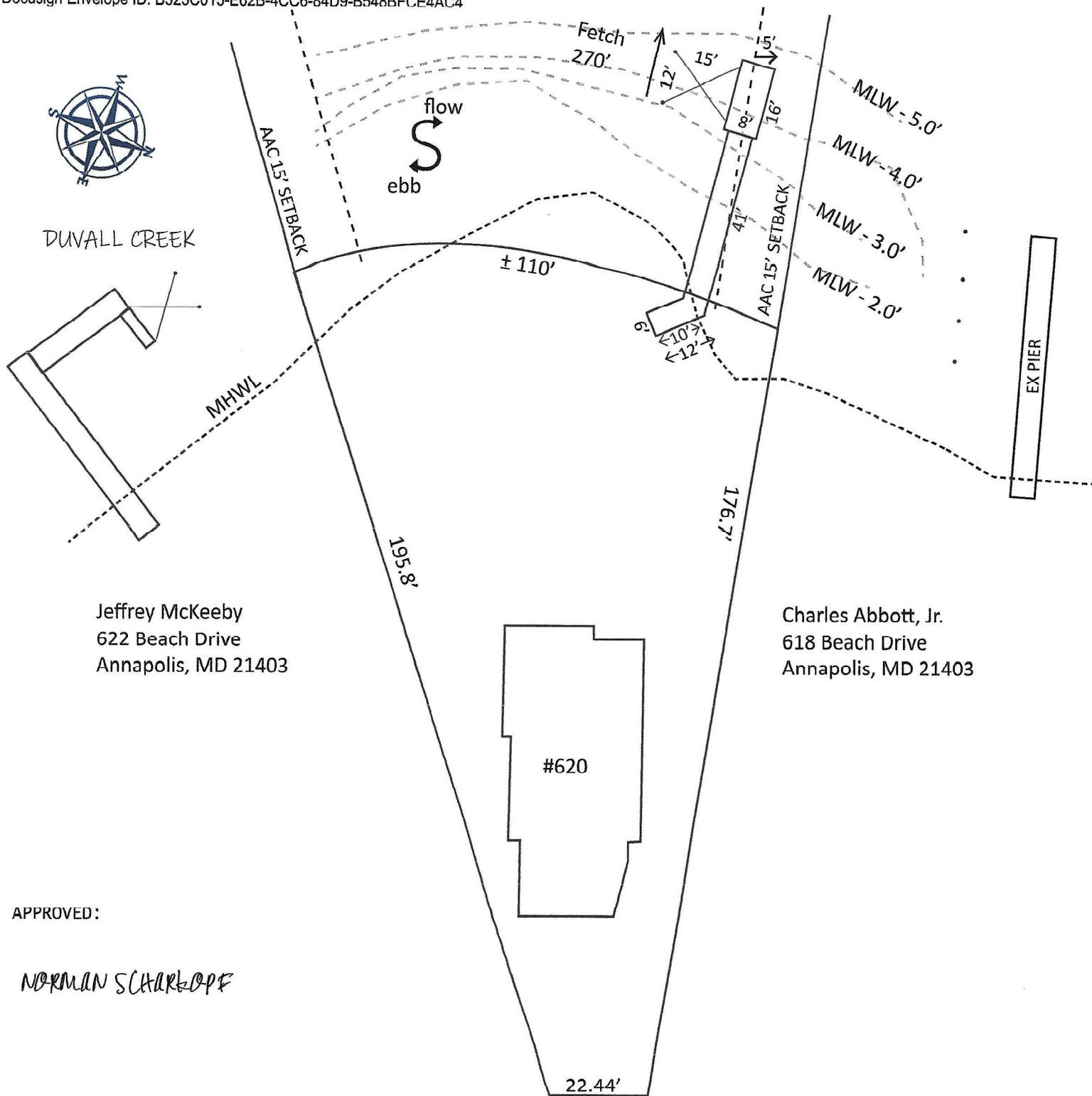
**RKN**  
Marine Permits & Services  
1160 Indian Landing Road  
Millersville, MD 21108  
renee.norris@rknmarinepermits.com  
410-923-0262

**OWNER/APPLICANT:**

NORMAN SCHARKOPF  
620 Beach Drive  
Annapolis, MD 21403  
02-412-02221400  
AAC/Duvall Creek  
5/7/2025

**PROPOSED CONSTRUCTION:**

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



APPROVED:

NORMAN SCHARKOPF

PAGE 8 OF 11

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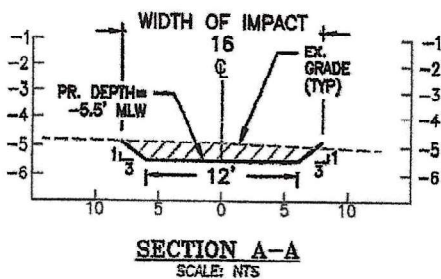
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24-WL-0140  
202460198  
135571  
8-1-2024  
ACE

PAGE 6 OF 10



MAIN CHANNEL SEGMENT "C"  
760'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

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

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

#### 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

▨ BOTTOM CUT AREA  
▨ SIDE SLOPE AREA

#### SAV LEGEND

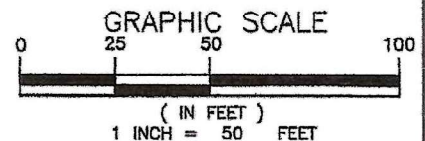
COMPOSITE SAV BED FROM SPRING  
AND SUMMER SAV SURVEY 2023  
SPRING SURVEY DATE: MAY 10, 2023  
SUMMER SURVEY DATES: JULY 20, 2023

#### 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:

- TIDAL RANGE IS 1.0 FEET.
- SOUNDINGS ARE IN FEET AND REFER TO MLW.
- MATERIAL WILL BE PLACED AT ROCK CREEK DMP SITE.
- THESE ARE PERMIT DRAWINGS ONLY. DESIGN DRAWINGS  
WILL BE PREPARED SEPARATELY.
- 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

AUTHORIZED DREDGING SPUR, PIER, AND RELOCATION OF BOAT LIFT PILES

WL-24-0140





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 ± 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

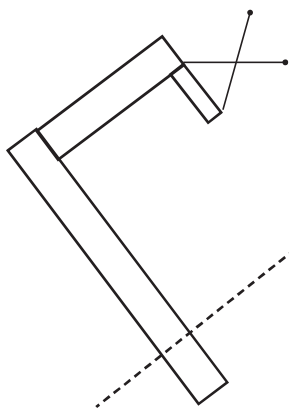
Justification:

- 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.

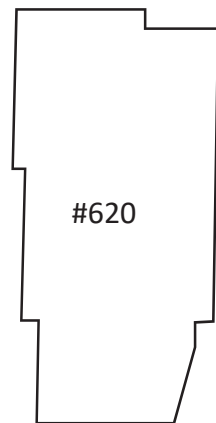
Critical Area Report: This is a residential property. The proposed pier will be located 10-feet landward and 57-feet channelward of the MHWL. No trees or shrubs will be removed. Impact on water quality and habitat – minimal disturbance to the existing SAV will occur. The impervious surface will increase 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.



DUVALL CREEK

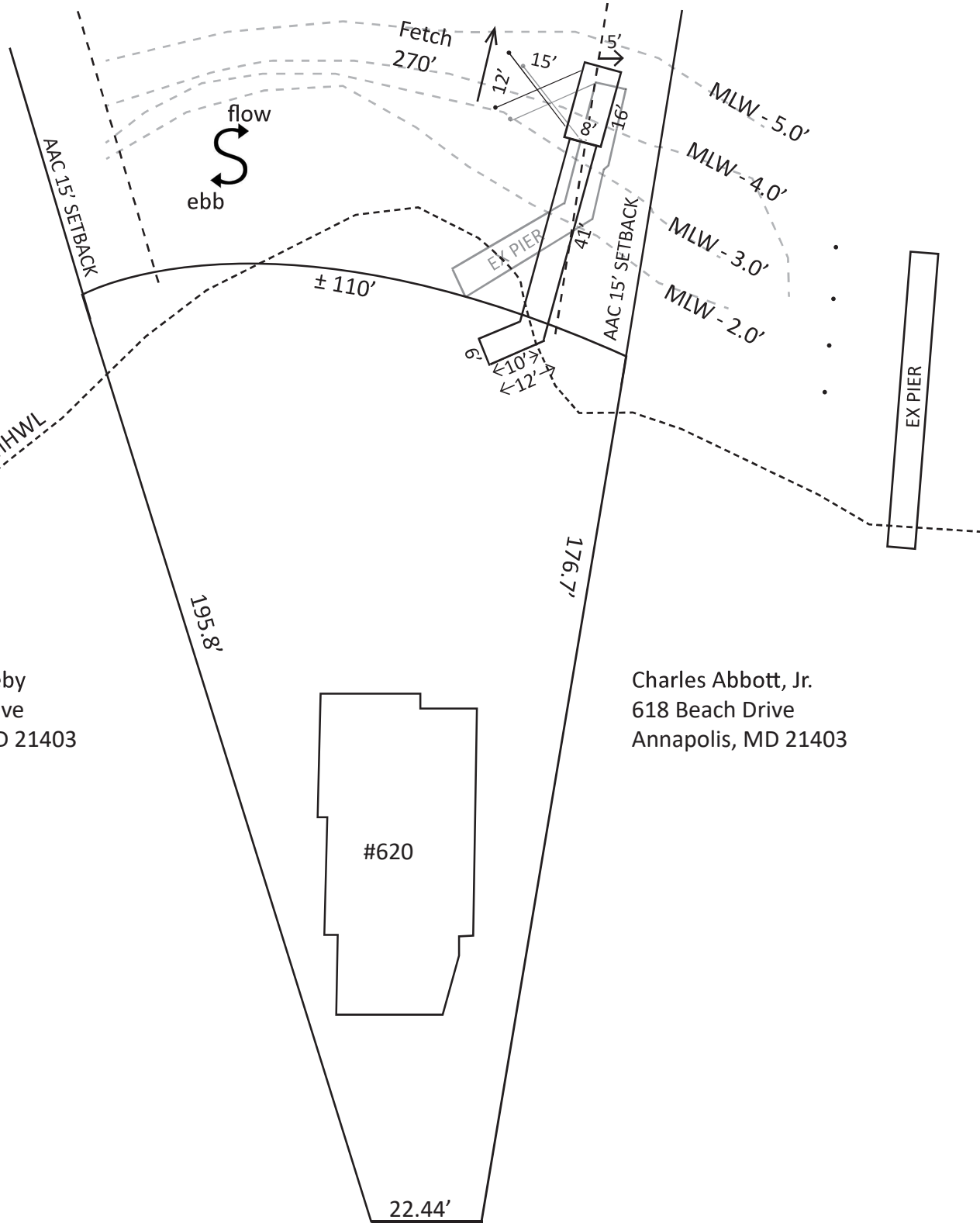


Jeffrey McKeeby  
622 Beach Drive  
Annapolis, MD 21403



#620

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



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PROPOSED CONSTRUCTION

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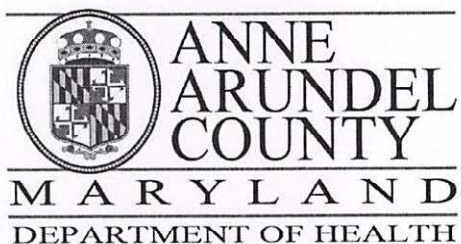
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J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
[www.aahealth.org](http://www.aahealth.org)

**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 name "Brian Chew".

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



2025-0090-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

05/14/2025

Assigned to

Melanie Mathews

Current Status

Complete w/ Comments

Action By

Melanie Mathews

Comments

Based on the site and surrounding conditions regarding the waterway, navigation, and density of boat traffic, the critical area section of OPZ has no objections to the requested variance(s).

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

06/02/2025

Assigned to Department

OPZ Critical Area

Status Date

05/27/2025

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

2025-0090-V



Legend

Foundation

Addressing



Parcels



Parcels - Annapolis City



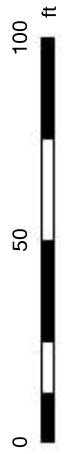
Planning

Zoning



none

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.



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION

Notes