

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

APPLICANT: Finizio Family Subdivision
Homeowners Association, INC.

ASSESSMENT DISTRICT: 2

CASE NUMBER: 2025-0094-V

COUNCIL DISTRICT: 6

HEARING DATE: July 24, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are seeking a variance to allow mooring pilings with less setbacks than required on property located at 950 R Sahlin Farm Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 0.94 acres of land and is located with frontage on the north side of Sahlin Farm Road. It is identified as the Rec Area for the Finizio Family Subdivision, Parcel 196 in Grid 18 on Tax Map 38. This waterfront lot on the Severn River is zoned RLD – Residential Low Density District, lies entirely within the Chesapeake Bay Critical Area RCA – Resource Conservation Area, and contains the 100 foot buffer to the Chesapeake Bay. It is improved with a community pier, and other associated improvements.

PROPOSAL

The applicant proposes to remove one existing finger pier, and to install four (4) new mooring pilings on the west side of the existing pier, effectively relocating one boat slip.

REQUESTED VARIANCES

§ 18-2-404(b) of the Anne Arundel County Zoning Ordinance provides that a pier or mooring piling shall be located at least 25 feet from a lot line extended. Two (2) of the proposed mooring pilings will be as close as ten (10) feet to the western side lot line extended, necessitating a variance of fifteen (15) feet for both pilings.

FINDINGS

At approximately 40,946 square feet, the subject property meets the minimum lot size of 40,000 square feet, but, at 20 feet wide at the rear lot line¹, is undersized with regard to the minimum lot width of 150 feet for lots in the RLD District. A review of the County aerial photography shows that most of the nearby waterfront lots along this shoreline do not contain piers. Of those that

¹ In accordance with § 18-4-401, for waterfront lots, the minimum width at the building restriction line is measured at the rear lot line.

exist, one is the subject community pier, and two are private residential piers, which are approximately 1,250 feet and 850 feet away.

Building permit B02437105, to remove a finger pier and install four (4) pilings, was submitted on May 20, 2025. Variance approval must be obtained prior to the permit being issued.

Special Exception 2018-0275-S, to allow a community pier, and Variance 2018-0276-V, to allow a community pier with a greater number of slips than allowed (five in total) and with no sanitary facilities, were granted on February 21, 2019.

The applicant's letter explains that they wish to relocate one of the existing five slips to the western side of the pier in order to accommodate a boat lift with the necessary water depth. The letter further explains that this location will also lessen the disturbance to the submerged aquatic vegetation (SAV) bed.

Agency Comments

The **Development Division (Critical Area Team)** has no objection to this request due to the applicant proposing to relocate a boat lift within the setbacks in order to avoid SAV disturbance.

The **Recreation and Parks Department** noted that a portion of this site lies within the Anne Arundel County Green Infrastructure Network, and that the proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The **Health Department** has no objection.

Variance Criteria

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 other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the existing pier is located along the western lot line extended, and through a submerged aquatic vegetation bed along the shoreline. While the proposed boat lift will encroach the setback to the extended side lot line, it will eliminate one slip from the SAV. As such, the granting of the variance will not be detrimental to the public welfare with regard to the health of the Bay. Because the number of slips is not increasing, the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located. Nor would it substantially impair the appropriate use or development of adjacent property as the lot to the west is undeveloped and contains a long shoreline to accommodate any future pier.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends approval of the requested zoning variance to § 18-2-404(b) to allow two (2) mooring pilings with less setbacks than required, 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.

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

2023
 SAV
 Bed
 Per
 VIMS

Existing Layout
 ≈ Severn River ≈
 1:40 Scale

① = slip #

300'

25'

Applicant
 Finizio Family HOA
 Recreation Area

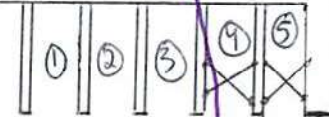
Map: 35 Grid: 18
 Parcel: 146

Deed Ref: 04216/00161
 0200090330652

Tax ID - 0200090330652
 Site - Sahlin Farm Rd.
 Annapolis, MD. 21401

Other
 Prop
 Line
 286.5'

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



-2
 -1

-2.7
 -1.7

-3
 -2

-6
 -5

-7 MHW
 -6 MCLW

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

Applicant
 Finizio Family HOA
 Recreation Area
 Map 35 6:18.18
 Parcel: 196
 Deed Ref: 04216/00161
 Tax ID - 0200090330652
 Site - Sahlin Farm Rd.
 Annapolis, MD. 21401
 Other
 Prop
 Line
 286.5'

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

2023
 SAV
 Bed
 Per
 VIMS

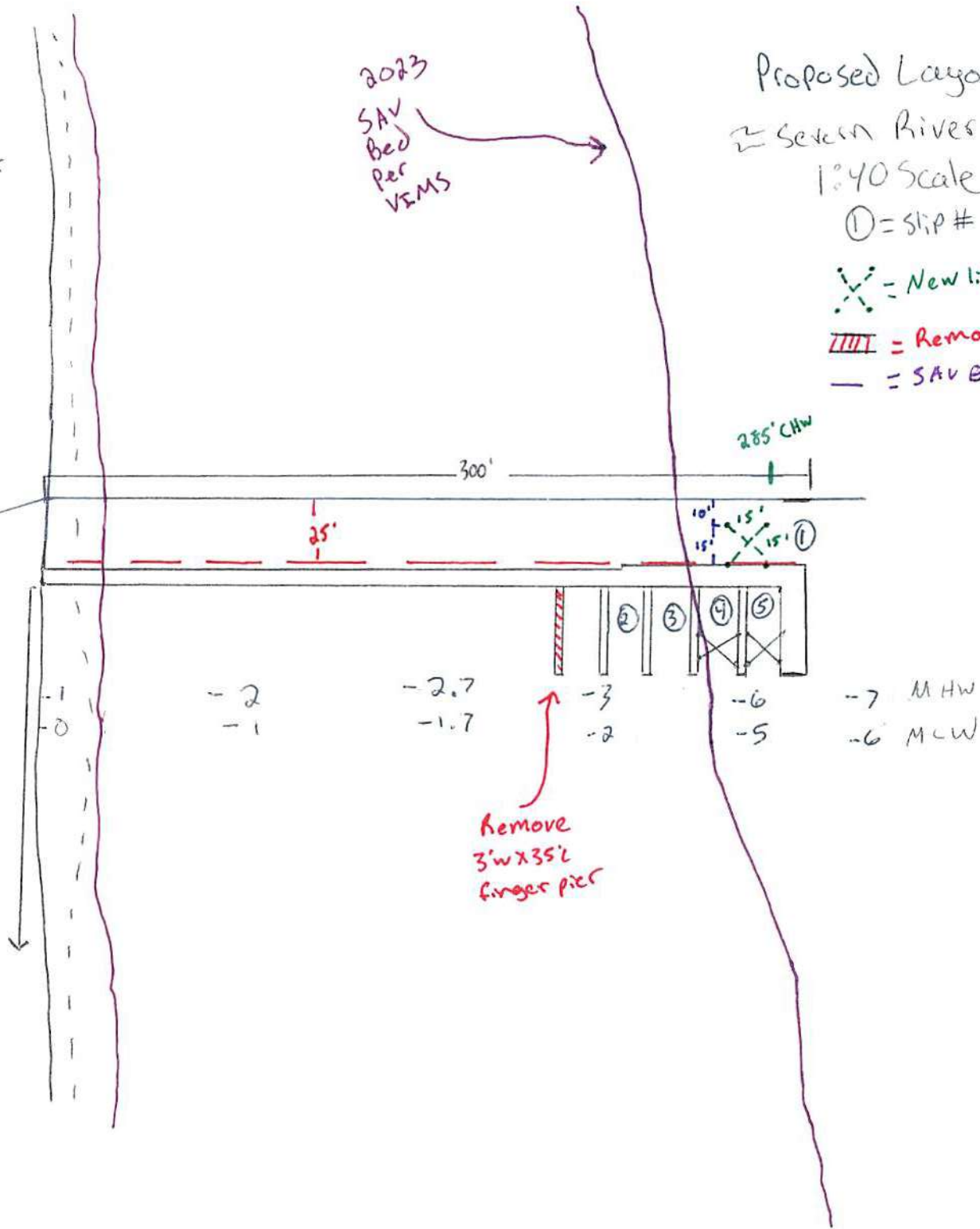
Proposed Layout
 ≈ Severn River ≈
 1:40 Scale

① = Slip #

X = New list & poles

||||| = Remove finger pier

— = SAV Bed outline



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

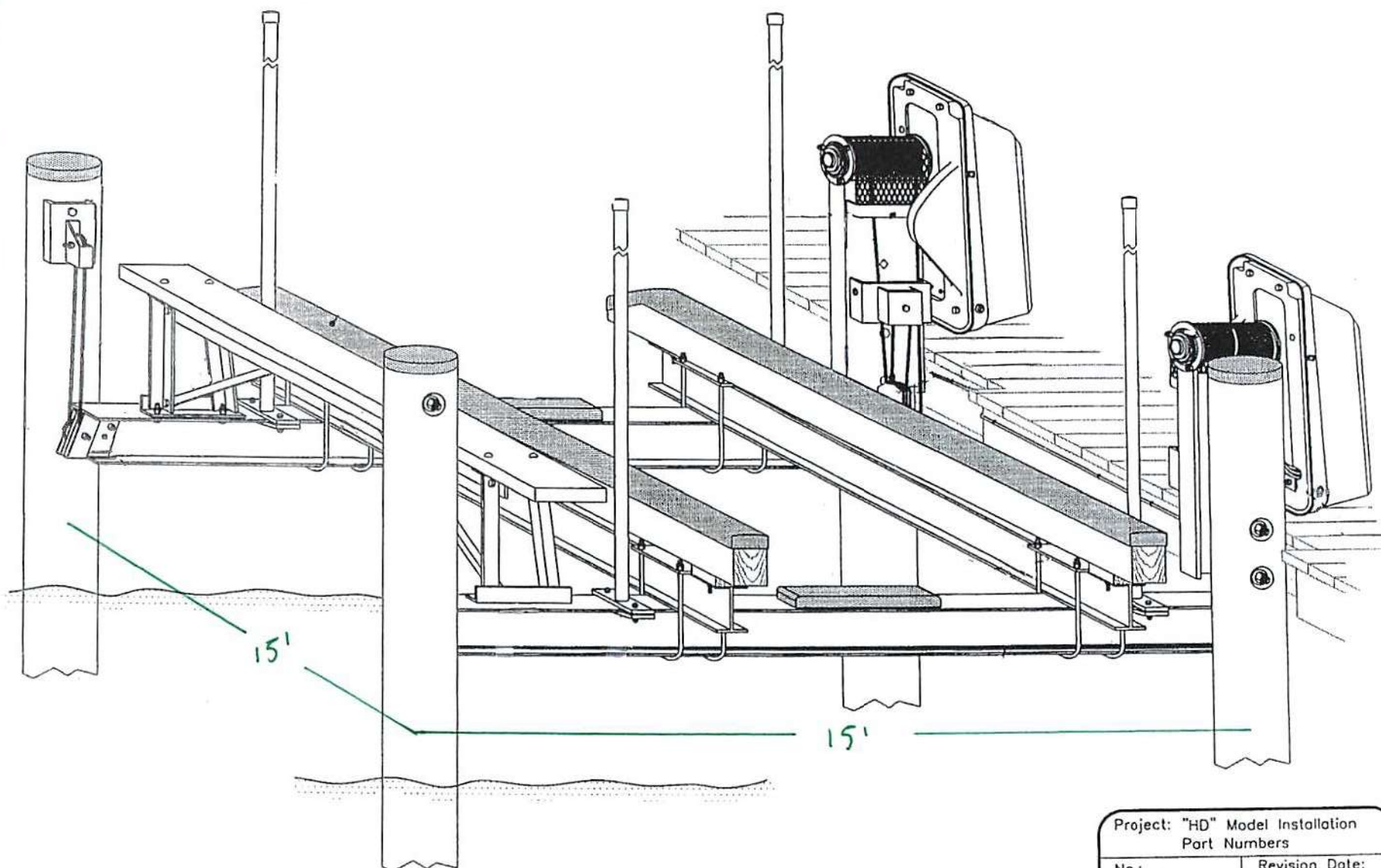
1-800-268-5911

1901 Betson Ct.

Odenton, MD. 21113

GENERAL NOTES:

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



Project: "HD" Model Installation
Port Numbers

No.: 002	Revision Date:	
Scale: None	Date: 02-22-01	Sheet: 1 of 1

MAP
5293

1

2

3

4

5

6

7

Joins Map 5292

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°34'30"

76°33'45"

76°33'45"





Anne Arundel County Engineering Record Drawing and Monuments



Task Details **OPZ Critical Area Team**

Assigned Date

06/06/2025

Assigned to

Melanie Mathews

Current Status

Complete w/ Comments

Action By

Melanie Mathews

Comments

Due to the nature of the request to relocate a boat lift within the setbacks to avoid SAV disturbance, the critical area section of OPZ has no objection to this request.

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

Task Specific Information

Expiration Date

Reviewer Phone Number

410-222-6136

Review Notes

Reviewer Email

PZMATH20@aacounty.org



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



MEMORANDUM

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

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case **2025-0094-V**

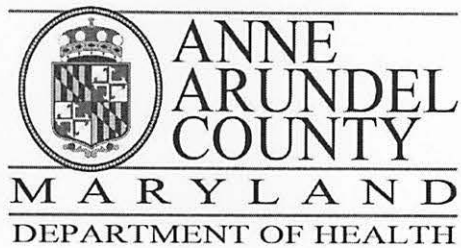
DATE: May 16, 2025

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



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: May 19, 2025

RE: Finizio Family Subdivision
950 R Sahlin Farm Road
Annapolis, MD 21401

NUMBER: 2025-0094-V

SUBJECT: Variance/Special Exception/Rezoning

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

The Health Department has reviewed the above referenced request. The property is not served by public water and sewer facilities or well water supply system and on-site sewage disposal 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

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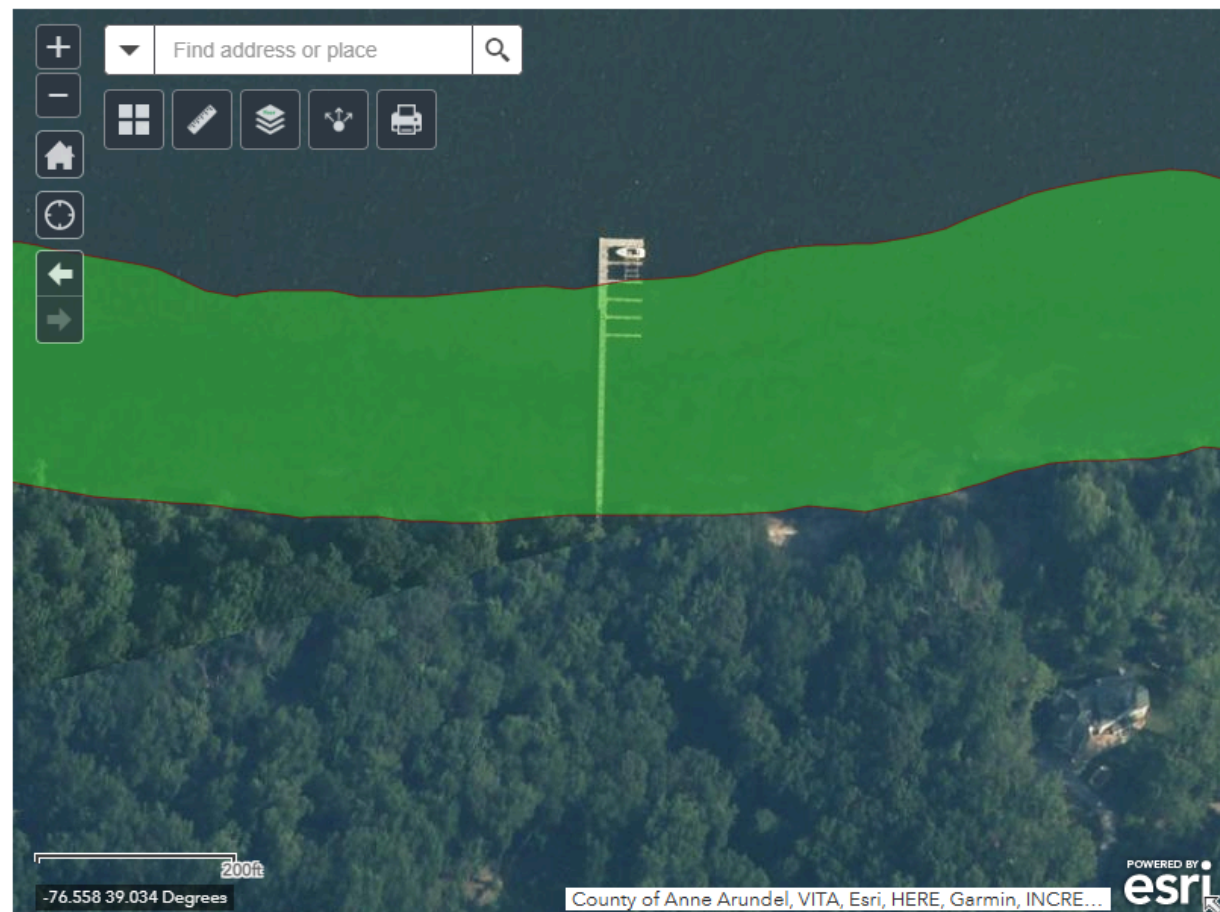
Segmentation Schemes



search this site



Interactive SAV Map



950R Sahlin Farm Road (2025-0094-V)



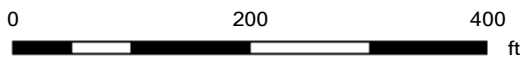
Legend

- Foundation
- Addressing
 -
- Parcels
 - ▭
- Parcels - Annapolis City
 - ▭



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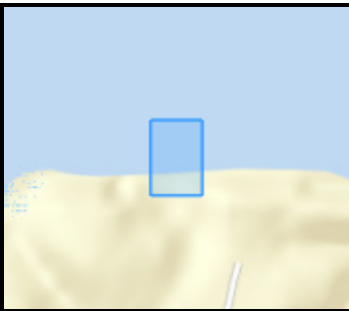
Nearmap




THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes February 2025

950R Sahlin Farm Road (2025-0094-V)



- Legend
- Foundation
 - Addressing
 - Parcels
 - Parcels - Annapolis City



050100

ft

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Nearmap

Notes

February 2025 - detail