

***Pen Mar Environmental Services, LLC***

*for your environmental permit needs*

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June 29, 2025

Anne Arundel County  
Planning and Zoning Division  
2664 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Re: LETTER OF EXPLANATION  
Proposed Commercial Pier Improvements  
4159 Cadle Creek Road  
Edgewater, MD 21037

Dear Zoning Analyst,

The subject property is zoned as MA2 and is currently developed with a commercial marina that has been in existence for more than 20 years. The owners desire to improve the navigation and docking within the existing marina basin. Currently the marina exhibits 31 slips. If project approval is granted, the proposed number of slips would remain the same at 31. All of the "Proposed Conditions" have been designed to be within the Existing Marina Basin which is composed of extended property lines, existing pilings and the ends of existing piers and catwalks. Other than two mooring piles along the extended south property line (which is adjacent to the Marina Owner's private residence), none of the proposed conditions extend beyond any existing feature of the current marina.

On behalf of the property owners, Annette and Scott Zepko, I am submitting a variance request for 24 feet to the required 25-foot setback of the extended south property line to allow 2 mooring piles. The owners also seek a variance of 12 feet to the same setback to allow a 12' long x 6' wide pier with a connected 40' long x 3' wide catwalk. Also, a variance of 10' is requested to the same 25-foot setback to allow for a relocated boat lift pile.

A variance of 15 feet and 13 feet to the extended east property line is requested to allow two existing boat lift piles to remain, while a variance of 5 feet is requested to improve an existing 3' wide pier to 5' wide.

Based on the comments by the County environmental reviewer, it is believed that the County is considering the existing north marina basin to be a continuation of the extended east/side property line. This will require variance requests of 24 feet to the north property line extended for the slight relocation of 12 existing mooring piles. A variance of 3' for a 3' long x 2' wide portion of a catwalk and an associated piling and a variance of 2' for a 2' long by 2' wide portion of a catwalk and an associated

Zepko Variance

Page Two

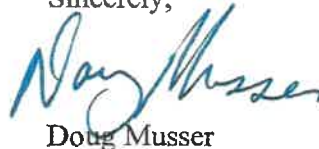
June 29, 2025

piling are also being requested per comments. A variance of 24 feet is also requested to the north property line extended for a 6' wide x 24' long portion of a pier with 40' long by 3' wide catwalk in lieu of 5 existing mooring piles. Finally, a variance of 8 feet to the 25-foot buffer of the north property line extended is being requested to install 2 mooring piles.

The commercial pier improvements that are proposed will help improve the navigability within the marina but will not extend beyond the existing conditions other than 2 piles which are adjacent to the marina owners' residential property. There is no increase in the number of slips as a result of the requested minor reconfiguration. No marina expansion is being requested. Based on this information, it is felt this is a valid request.

Should you have any questions or need any additional information, please feel free to contact me.

Sincerely,



Doug Musser  
Environmental Consultant

CC: Annette and Scott Zepko, Owners

Attachments

Figure 1 – Vicinity Map

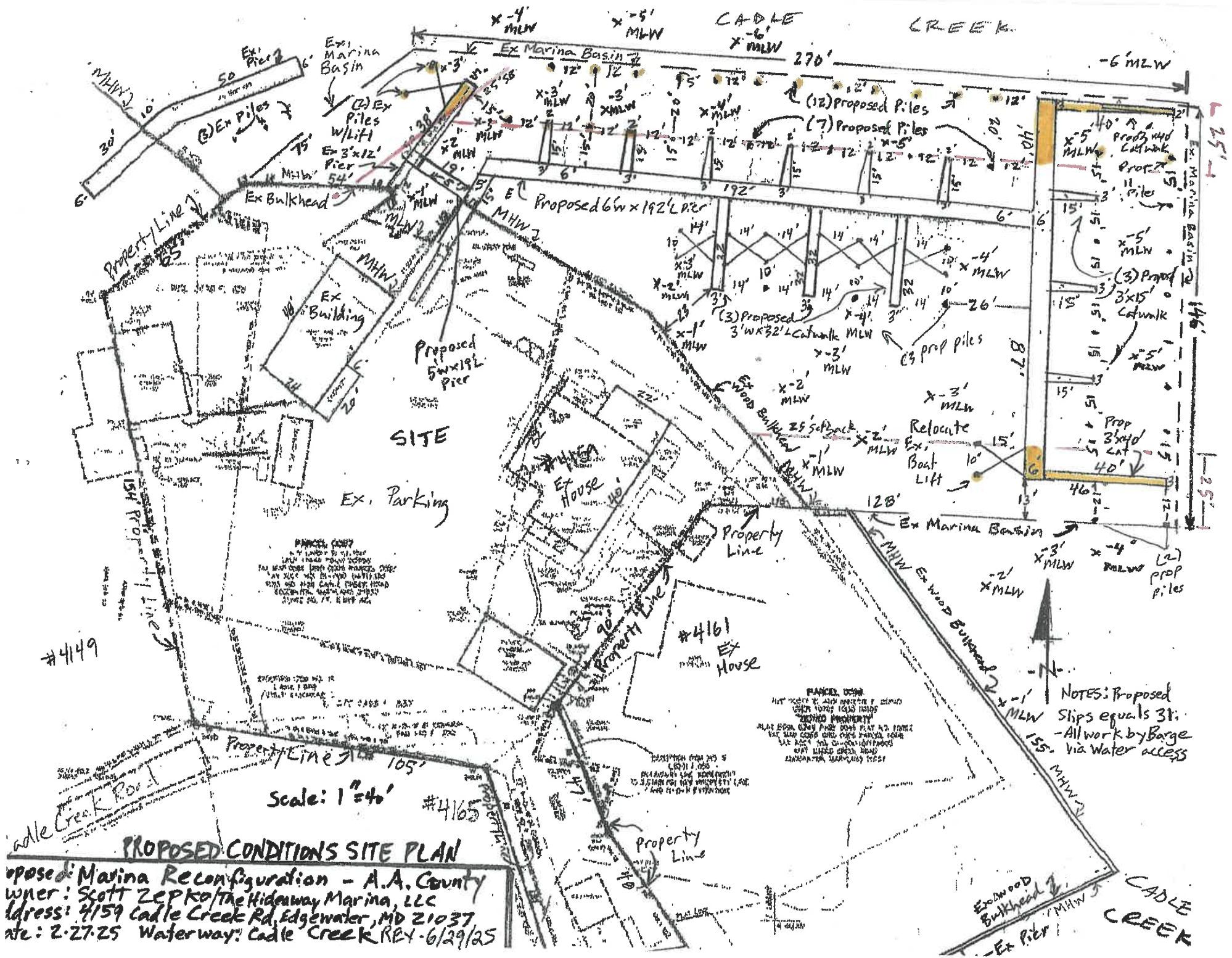
Figure 2 – Aerial Photo

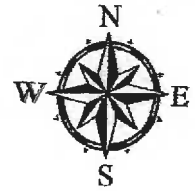
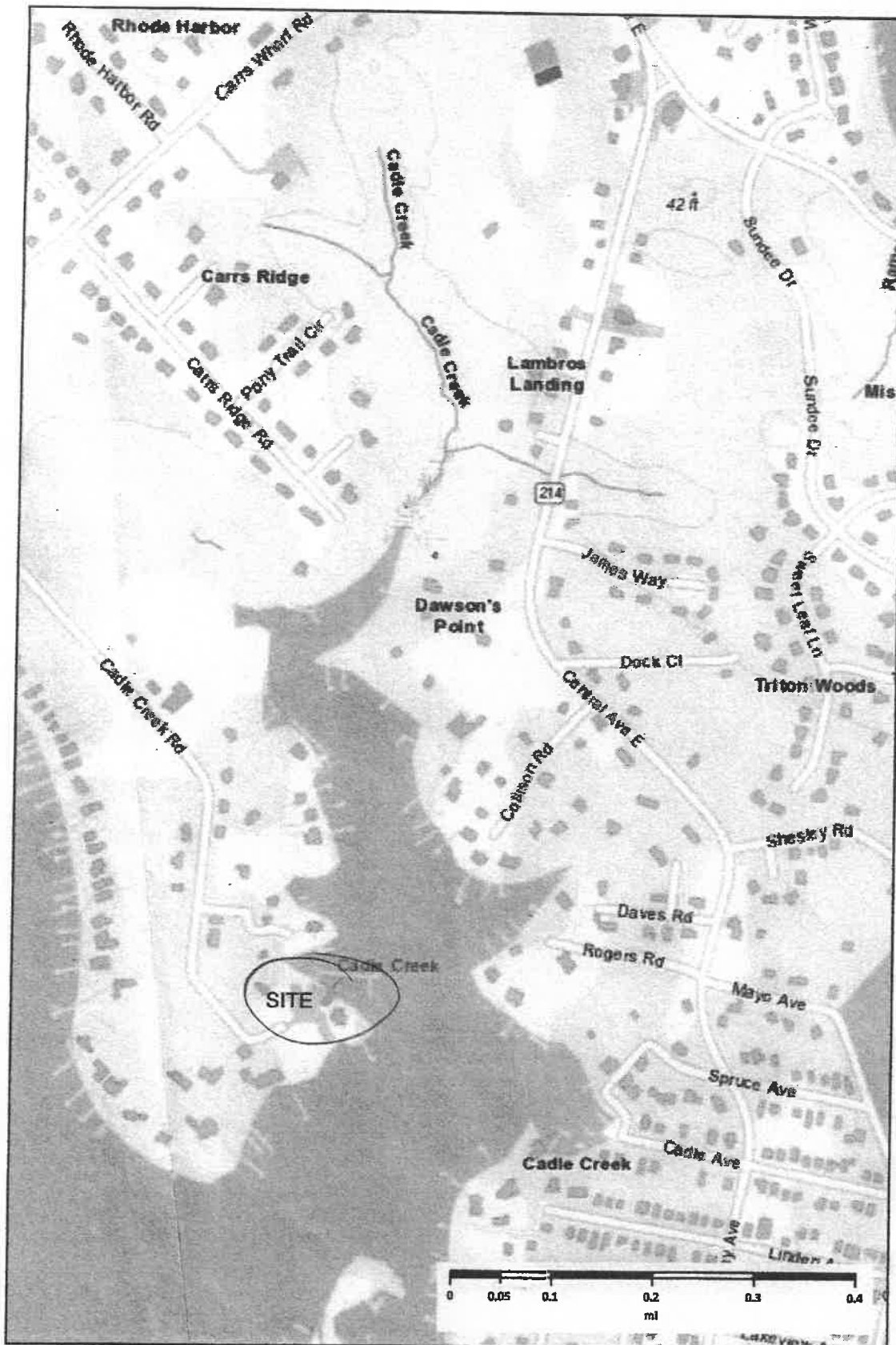
Figure 3 – Existing Conditions Plan

Figure 4 – Proposed Conditions Plan









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# Vicinity Map - 4159 Cadle Creek Rd

Date: 1/28/2025

Time: 6:36 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

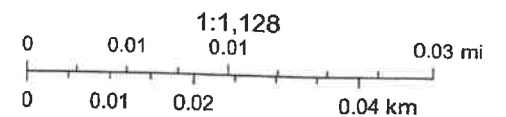


# AERIAL PHOTO 2020- 4159 Cadle Creek Rd



1/27/2025, 7:11:22 PM

Structure Address  
 Parcels  
 Orthophoto 2020 Green: Green  
 Red: Red  
 Blue: Blue



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA.

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