

FETCH

PERMIT EXPEDITING, PROJECT MANAGEMENT
& CONSULTING SERVICES

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Date: October 7, 2025

Zoning Division of the Office of Planning & Zoning
Anne Arundel County
Heritage Office Complex
2664 Riva Road
Annapolis, Maryland 21401
Zoning Division - (410) 222-7437

RE: VARIANCE REQUEST

Applicant: Christopher Trone
Mailing Address: 753 Red Cedar Rd., Annapolis, MD 21409
Site Address: 753 Red Cedar Rd., Annapolis, MD 21409
Tax ID: 390425191200

Dear Zoning Office:

This letter explains the request by Christopher Trone for zoning variances for the installation of lift piles and an associated boat lift inside an existing slip that encroach into the 15 ft. setback areas at 753 Red Cedar Rd., Annapolis, MD 21409. This property contains 10,125 SF of area and is located on Minnow Creek a Tributary off Whitehall Creek. The lot is approximately 50.14 ft. wide at the street and approx. 52.8 ft. wide at the shoreline. The property contains an existing 6 ft. wide x approx. 111 ft. long pier with a boat lift and lift piles and a mooring slip. The property line extensions and 15 ft. setbacks shown on the plans have been confirmed by the Office of Planning & Zoning.

Based on the provisions of the Code relating to setbacks, specifically § 18-2-404 (b), the applicant must maintain 15 ft. on either side of the property line extensions into water. This lot is particularly narrow – only 52.8 ft. at the shoreline. The existing slips at the property have existed since at least 1995 (see exhibit) – one on the east and one on the west at the pier. Each of the slips are located at the end of the pier – at the deepest areas and in the most navigable water area. The proposed lift slip (a reconfiguration of the existing mooring slip) on the east would not encroach any further easterly. The physical uniqueness of this property makes it impossible for the applicant to install piles that would conform to the Code creating an unnecessary hardship.

The lots along Red Cedar Rd. at this part of the creek are narrow. Most of the piers have two slips, a slip on the east and one on the west. Many piers use the channelward end of the pier for slip areas, where they can access deep water and not interfere with a neighbor's ingress or egress.

It would not make practical sense for the applicant to move the easterly slip further landward – it would mean shallower water depths and create navigability issues. The applicant does not wish to increase the size of his easterly slip – instead the slip would decrease in size, from an 18.5 ft. wide x 40 ft. long mooring slip to a smaller 18.5 ft. x 17.33 ft. long lift slip.

The neighbor to the east has a mooring slip at the end of their pier. The existing mooring piles at the applicant's site are currently approx. (from shore towards the channel) 16 ft., 12.5 ft. and 10 ft. from the neighboring mooring piles on the east. The proposed lift piles at the applicant's site will be approx. (from shore towards the channel) 10 ft. and 15 ft. from the proposed lift piles. The reconfigured lift slip area will be centered inside the current mooring slip eliminating the furthest landward and furthest channelward piles and instead using a shorter "length spacing" for the new lift area (from 40 ft. to 17.33 ft.)

Given the proposed lift piles are a reconfiguration of the existing grandfathered slip, it would not appear that the proposed piles would be in any way a navigational concern for the adjacent waterfront property owners now or in the future.

The uniqueness of the applicant's lot creates a hardship for which relief from the Code is warranted. Variance requests are for the following:

1. A zoning variance to § 18-2-404 (b) of 6.5 ft. for piles in the eastern setback area, as close as 8.5 ft. to the eastern PLE.

The granting of the variances will not:

- (a) Alter the essential character of the neighborhood or district in which the lot is located

The pier and slip areas are similar in design and overall size to many others on this creek and in Anne Arundel County.

- (b) Substantially impair the appropriate use or development of adjacent property

The proposed replacement structures will NOT create a navigational issue for the adjacent property owners. Neighbors will be able to continue to utilize their piers in the same manner as now. Reconfiguration of the existing slip will decrease the overall footprint of the easterly slip area.

- (c) Reduce forest cover in the Limited Development and Resource Conservation areas of the Critical Area

This does not apply to this proposal.

- (d) Be contrary to acceptable clearing and replanting practices required for development in the of the Critical Area or a Bog Protection Area; or be detrimental to the public welfare

This does not apply to this proposal.

The proposal conforms with Maryland Department of the Environment (COMAR, Title 27) & Army Corp. of Engineers regulations and all appropriate state and federal permitting are under active review.

It is our belief based on the usable property area and historic inside an existing grandfathered slip, that the requests are the minimum necessary to afford relief to applicant. We look forward to hearing from you upon acceptance of these explanations.

Thank you,

A handwritten signature in black ink, appearing to read "Lauren Heinsohn". The signature is fluid and cursive, with the first name "Lauren" written in a larger, more prominent script than the last name "Heinsohn".

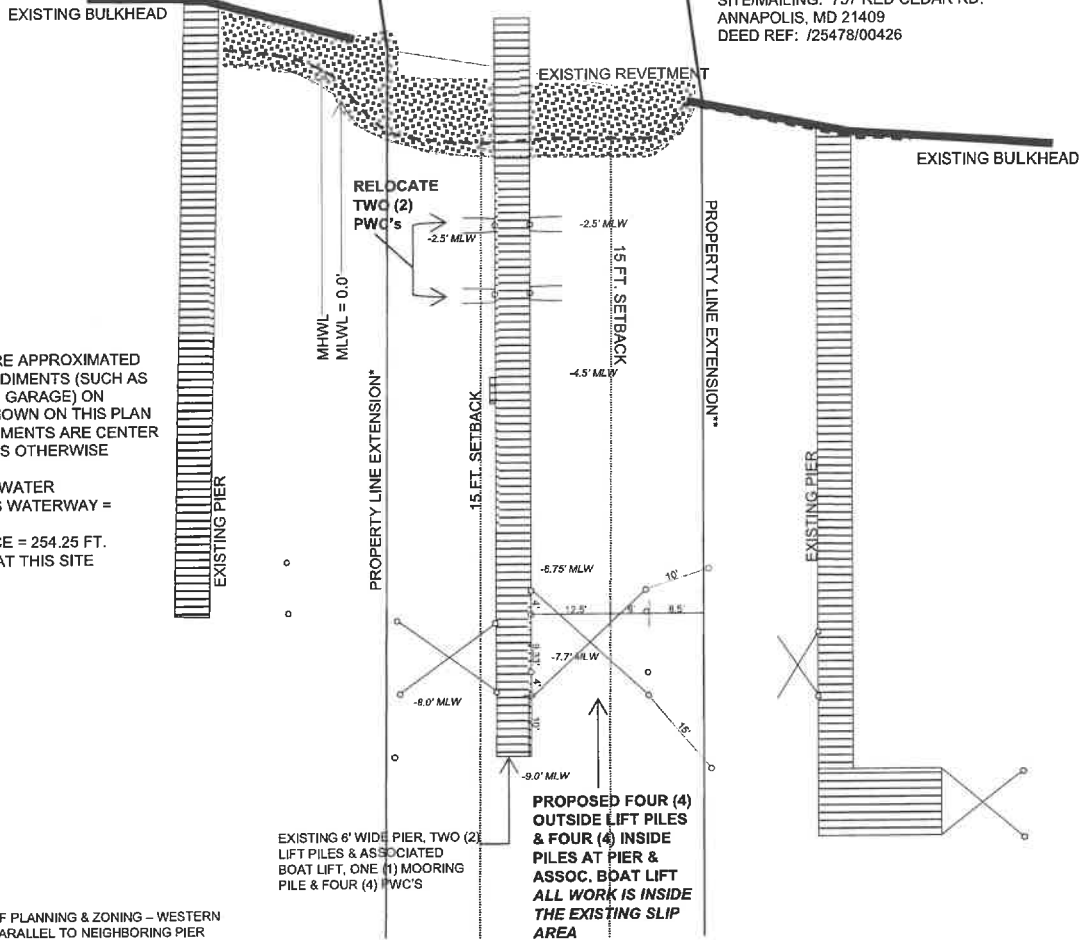
Lauren Heinsohn, Principal
Fetch Consulting Group

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NEIGHBORING OWNER(S):
NANCY McMULLEN
SITE/MAILING: 749 RED CEDAR RD.
ANNAPOLIS, MD 21409
DEED REF: /25720/00150

APPLICANT:
CHRISTOPHER TRONE
SITE/MAILING:
753 RED CEDAR RD.
ANNAPOLIS, MD 21409
DEED REF: /18311/00230

NEIGHBORING OWNER(S):
ROBERT & DIANE CLARK
SITE/MAILING: 757 RED CEDAR RD.
ANNAPOLIS, MD 21409
DEED REF: /25478/00426



PLEASE NOTE:

- WATER DEPTHS ARE APPROXIMATED
- NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE, OR GARAGE) ON PROPERTY ARE SHOWN ON THIS PLAN
- ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED
- ALL ACCESS IS BY WATER
- DISTANCE ACROSS WATERWAY = 1,017 FT.
- QUARTER DISTANCE = 254.25 FT.
- NO SAV PRESENT AT THIS SITE



*PER AA CO. DEPT. OF PLANNING & ZONING - WESTERN PLE IS GENERALLY PARALLEL TO NEIGHBORING PIER

** PER AA CO. DEPT. OF PLANNING & ZONING - EASTERN PLE IS GENERALLY PARALLEL TO NEIGHBORING PIER



**Proposed
Condition
Plan
SCALE
1" = 30'**

FETCH, LLC
326 FIRST STREET, SUITE 16
ANNAPOLIS, MD 21403
410-756-0885

APPLICANT/OWNER:
CHRISTOPHER TRONE

SITE ADDRESS:
753 RED CEDAR RD.
ANNAPOLIS, MD 21409

MAILING ADDRESS:
753 RED CEDAR RD.
ANNAPOLIS, MD 21409

PROPERTY DETAILS:
DISTRICT: 03
SUBDIVISION: 904
ACCT. NUMBER: 25191200
LOT(S): 23 MAP: 46
GRID: 12 PARCEL: 189
DEED REF: /18311/00230
PLAT REF.: 1
PROPERTY LAND AREA: 10,125 SF
DATE: 10-7-15
PAGE 3 OF 6

PROPOSED WORK:
LIFT PILES & ASSOC. LIFT

ALL OF THE INFORMATION INCLUDED IN THIS PLAN IS FROM FIELD NOTES, AVAILABLE PLANS, AND PUBLIC PLATS. DIMENSIONS ABOVE APPROXIMATE. THIS PLAN IS NOT TO BE CONSIDERED A BOUNDARY SURVEY, AND DOES NOT INCLUDE EXISTING IMPEDIMENTS ON SITE OR NEIGHBORING PROPERTIES. OWNER SHOULD PERFORM PROPERTY BOUNDARY SURVEY FOR CORRECT DELINEATIONS. PROPERTY LINE EXTENSIONS AND SETBACKS ARE APPROXIMATED.

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EXHIBIT 1 – VARIANCE APPLICATION

Applicant: Christopher Trone

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Tax ID: 390425191200



Image is from My Anne Arundel – Image Date is 2005

EXHIBIT 2 – VARIANCE APPLICATION

Applicant: Christopher Trone

Mailing Address: 753 Red Cedar Rd., Annapolis, MD 21409

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Tax ID: 390425191200

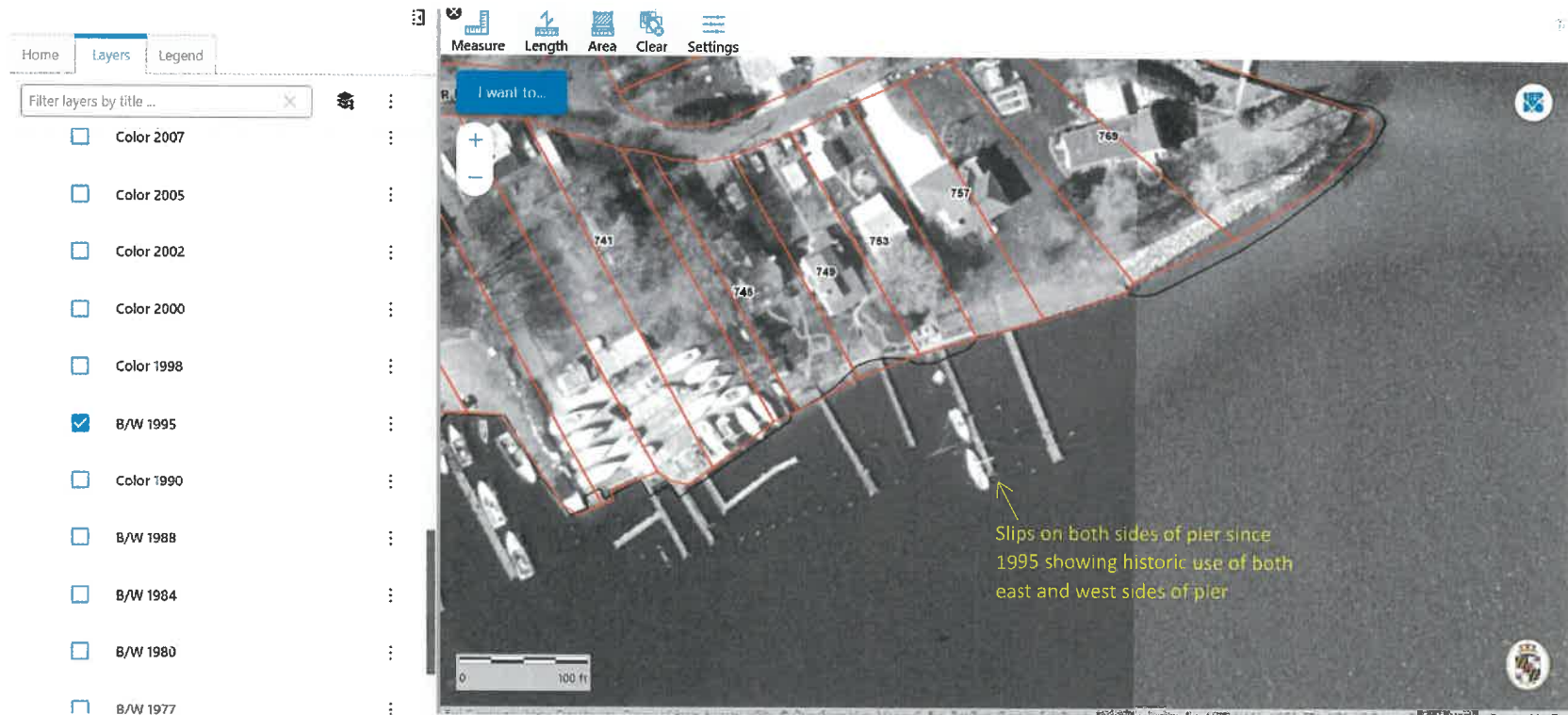


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