

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

APPLICANT: Christopher Trone

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0208-V

COUNCIL DISTRICT: 5

HEARING DATE: December 16, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicants are seeking a variance to allow a pier and pilings (8) with less setbacks than required on property located at 753 Red Cedar Road in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 10,125 square feet of land and is located with road frontage on the south side of Red Cedar Road. It is identified as Lot 23 on Plat 1 of the Whitehall Beach subdivision, Parcel 189 in Grid 12 on Tax Map 46. The property is zoned R2 – Residential District. This waterfront lot on Minnow Creek, a Tributary of Whitehall Creek, lies entirely within the Chesapeake Bay Critical Area LDA – Limited Development Area, and is mapped as a BMA – Buffer Modification Area. It is improved with a one and a half-story dwelling, a detached garage, a residential pier, and other associated improvements.

PROPOSAL

The applicant proposes to reconfigure the existing mooring slip (18.5 ft. wide x 40 ft. long) on the east side of the existing pier in order to install a boat lift (18.5 ft. wide x 17.33 ft. long), with eight mooring pilings.

REQUESTED VARIANCE

§ 18-2-404(b) of the Anne Arundel County Zoning Ordinance provides that a private pier or mooring piling shall be located at least 15 feet from a lot line extended. Four of the eight proposed mooring pilings will be as close as 8.5 feet to the eastern side lot line extended, necessitating a variance of seven feet.

FINDINGS

The subject property is undersized for lots not served by public sewer in the R2 District, with regard to the minimum lot size of 10,000 square feet and the minimum lot width of 70 feet. A review of the County aerial photography shows long, narrow lots along the creek, with closely spaced piers and pilings.

Building permit B02440777, to remove three (3) existing piles and install eight (8) new piles at the subject property, was submitted on October 7, 2025. Variance approval is required prior to the permit being issued.

Agency Comments

The **Development Division (Critical Area Team)** has no objection.

The **Health Department** has no objection.

Variance Criteria

For the granting of a 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 subject property is narrow, and any improvements to the existing slips and their mooring pilings would be impossible while complying with the Code. The proposed pilings would be no closer to the extended lot line than the existing pilings. Therefore, the variance will not substantially impair the appropriate use or development of adjacent property, be detrimental to the public welfare, or impact the navigation or use and enjoyment of the adjacent waterfront lot. Because piers with mooring pilings are a common amenity for waterfront lots, and their close proximity is not unusual along this shoreline, the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located.

RECOMMENDATION

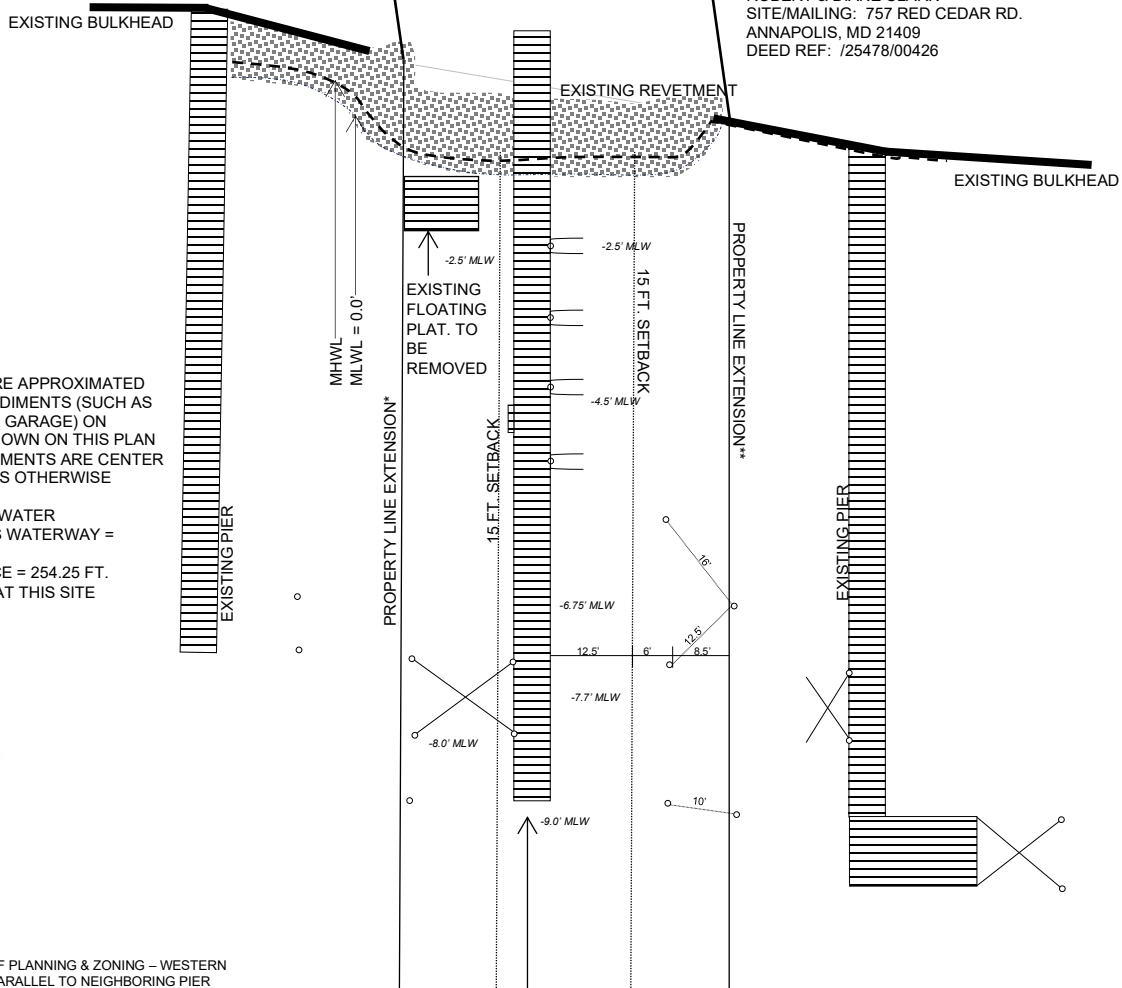
Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of the requested zoning variance to § 18-2-404(b) to allow four (4) mooring pilings with less setbacks than required, as shown on the site plan.

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.

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



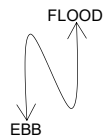
*PER AA CO. DEPT. OF PLANNING & ZONING - WESTERN PLE IS GENERALLY PARALLEL TO NEIGHBORING PIER

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

MINNOW CREEK

TRIBUTARY OF WHITEHALL CREEK

**EXISTING 6' WIDE PIER, TWO
(2) LIFT PILES & ASSOCIATED
BOAT LIFT, FOUR (4)
MOORING PILES & FOUR (4)
PWC'S**



**Existing
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: 10-7-25
PAGE 2 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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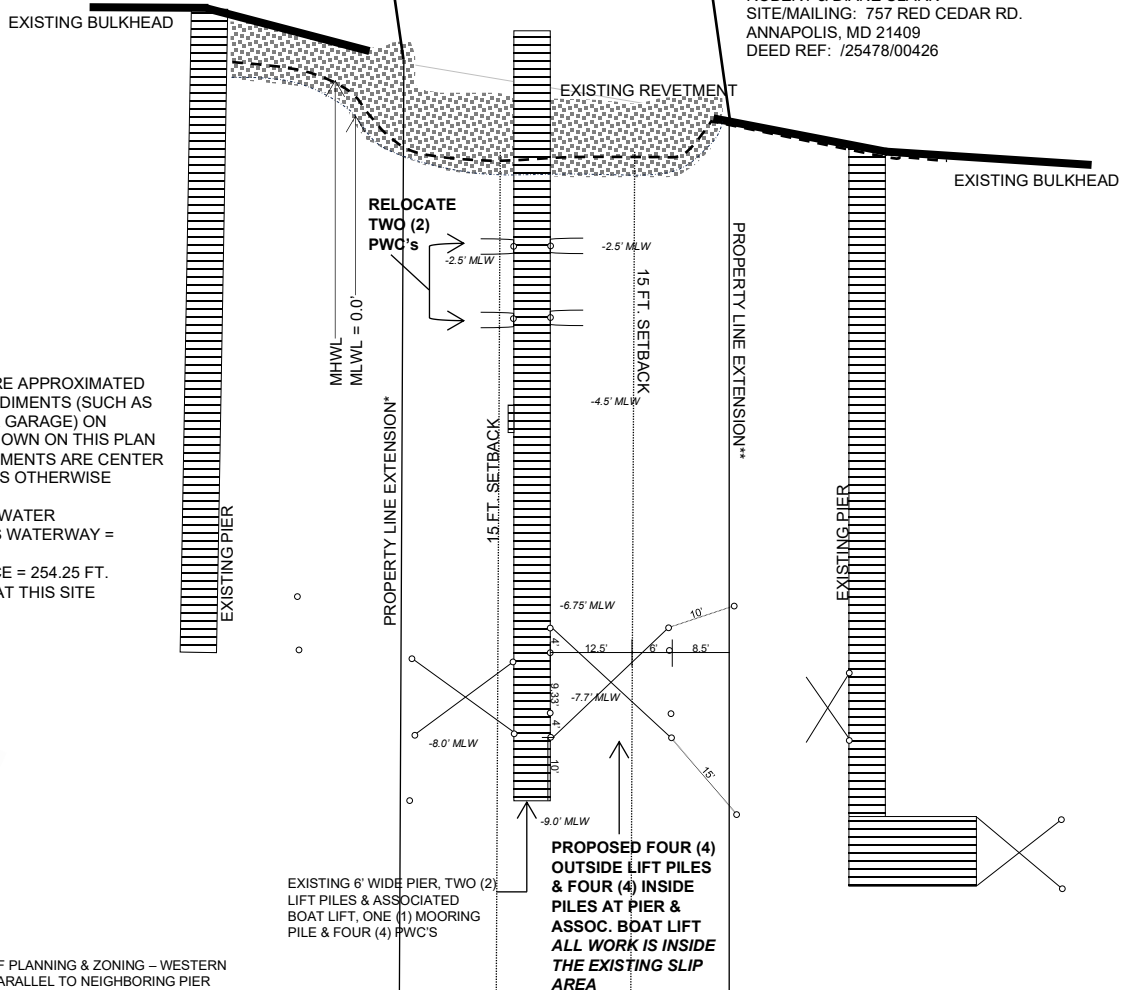
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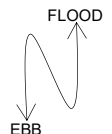


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MINNOW CREEK

TRIBUTARY OF WHITEHALL CREEK



Proposed Condition Plan

SCALE
1" = 30'

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

APPLICANT/OWNER:
CHRISTOPHER TRONE

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FETCH

PERMIT EXPEDITING, PROJECT MANAGEMENT
& CONSULTING SERVICES

326 First Street, Suite 16, Annapolis, MD 21403
EM: lauren@fetchconsultinggroup.com
PH: 410-756-0885

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, reading "Lauren Heinsohn". The signature is written in a cursive, flowing style.

Lauren Heinsohn, Principal
Fetch Consulting Group

EXHIBIT 1 – VARIANCE APPLICATION

Applicant: Christopher Trone

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

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

Tax ID: 390425191200

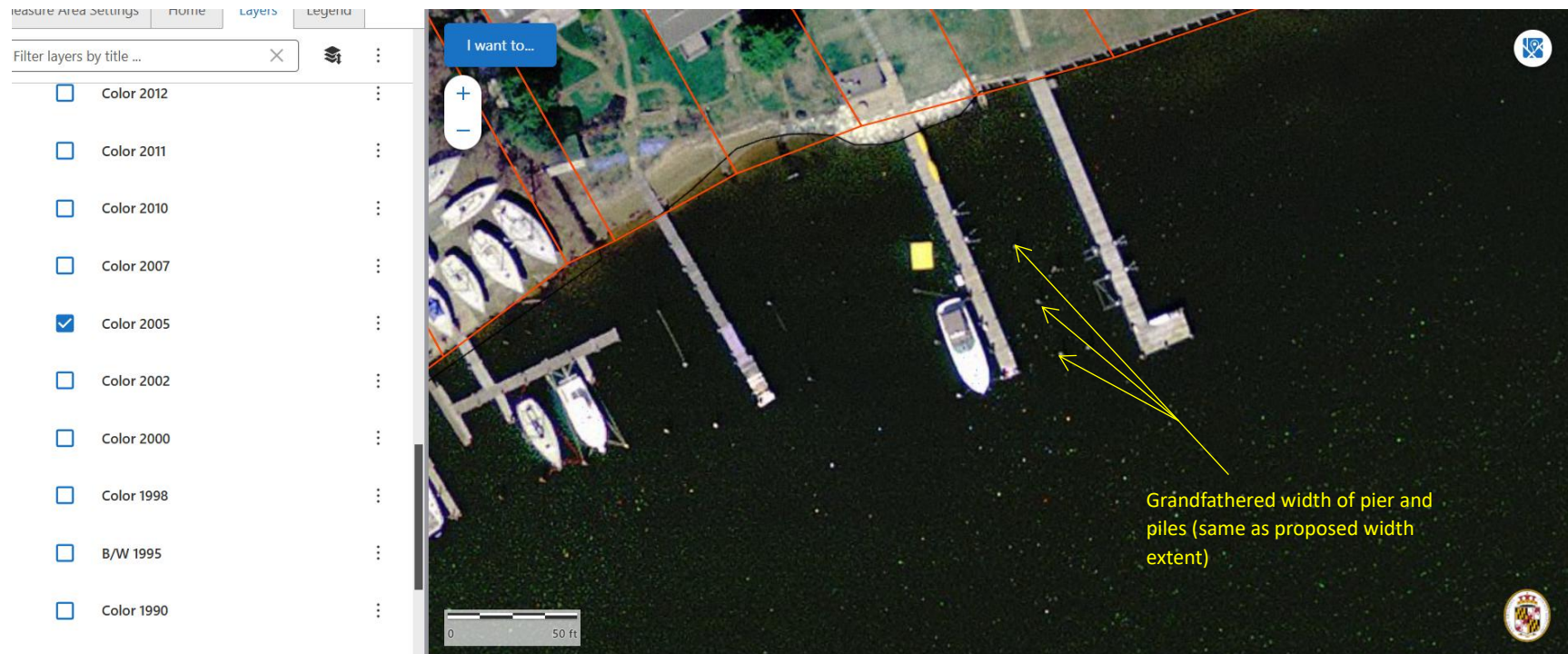


Image is from My Anne Arundel – Image Date is 2005

EXHIBIT 2 – VARIANCE APPLICATION

Applicant: Christopher Trone

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

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

Tax ID: 390425191200

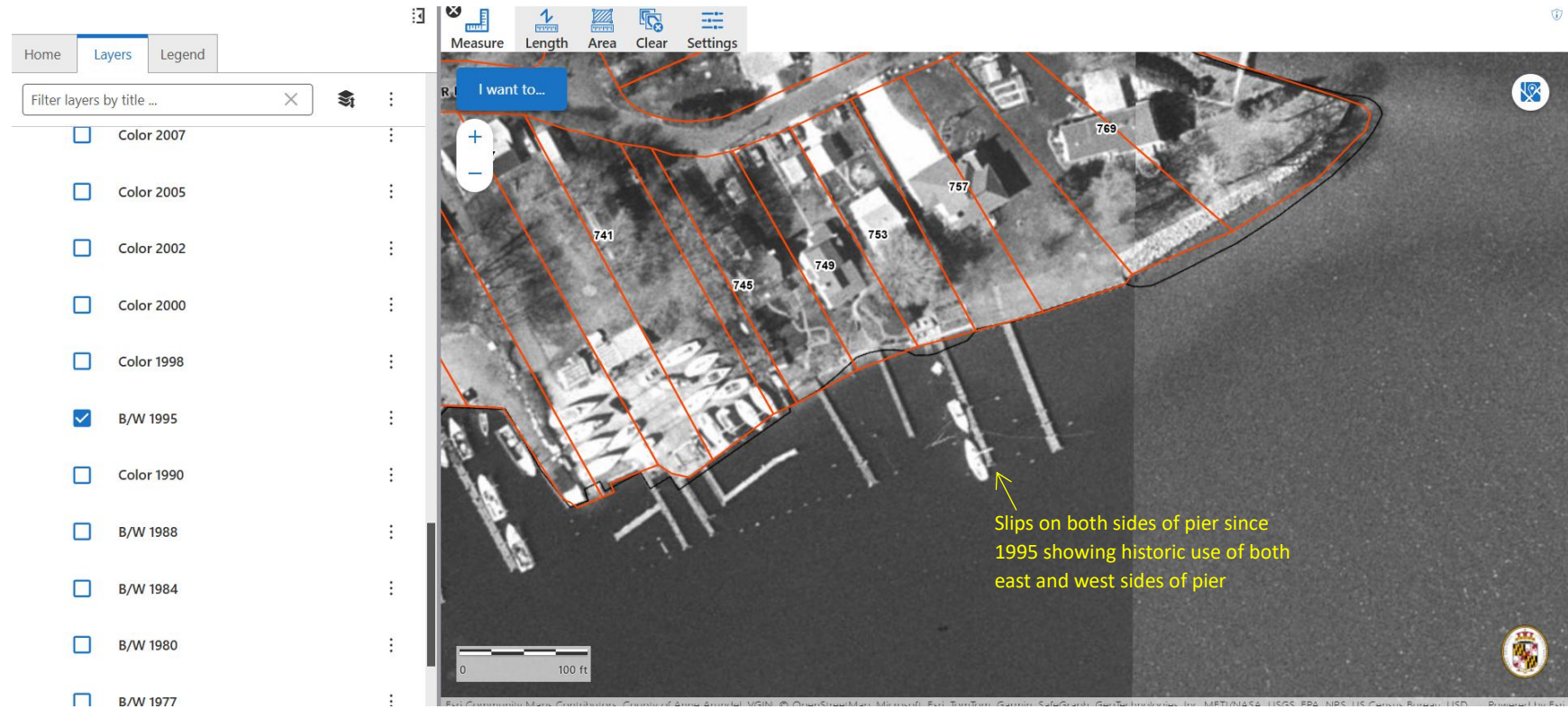


Image is from My Anne Arundel – Image Date is 1995

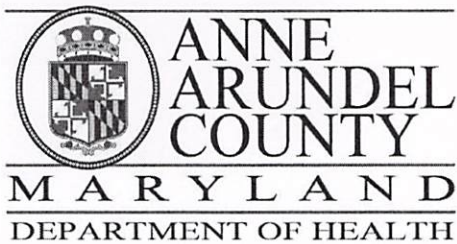
2025-0208-V - Pilings

Menu	Cancel	Help
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Task OPZ Critical Area Team Assigned to Department OPZ Critical Area Action by Department OPZ Critical Area Start Time	Due Date 11/07/2025 Assigned to Melanie Mathews Action By Melanie Mathews End Time	Assigned Date 10/20/2025 Status Complete w/ Comments Status Date 10/21/2025 Hours Spent 0.0
Billable No	Overtime No	Comments The proposed project has been reviewed under building permit B02440777. The property line extensions are correctly drawn using the generally parallel method as per Article 18-2-404(b)(4). The applicant has provided the closest distances between the proposed and adjacent structures on the site plan. As such, the critical area section of OPZ has no objection to the requested variances.
Time Tracking Start Date Display E-mail Address in ACA No	Est. Completion Date <input checked="" type="checkbox"/> Display Comment in ACA	In Possession Time (hrs) Comment Display in ACA <input checked="" type="checkbox"/> All ACA Users <input checked="" type="checkbox"/> Record Creator <input checked="" type="checkbox"/> Licensed Professional <input checked="" type="checkbox"/> Contact <input checked="" type="checkbox"/> Owner
Estimated Hours 0.0	Action Updated	Workflow Calendar

Task Specific Information

Expiration Date	Review Notes	Reviewer Name Melanie Mathews
Reviewer Phone Number 410-222-6136	Reviewer Email PZMATH20@aacounty.org	




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
Bureau of Environmental Health 

DATE: October 29, 2025

RE: Christopher Trone
753 Red Cedar Road
Annapolis, MD 21409

NUMBER: 2025-0208-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pier and pilings (8) with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. 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

753 Red Cedar Road (2025-0208-V)



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



050100ft

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. DO NOT USE FOR NAVIGATION.

none

Notes