

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

APPLICANT: Timothy Kane

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2025-0246-V

COUNCILMANIC DISTRICT: 3rd

HEARING DATE: February 10, 2026

PREPARED BY: Donnie Dyott Jr. *DD*
Planner

REQUEST

The applicant is requesting a variance to allow pilings with less setbacks than required on property located at 1690 Sandbar Lane in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The site consists of approximately 9,000 square feet of land and is identified as Lots 5-7 of Parcel 95 in Block 17 on Tax Map 25 in the Long Point On The Magothy subdivision. The subject property is zoned R2 - Residential District and is improved with a single family dwelling and associated facilities including an existing pier.

This is a waterfront property on Cornfield Creek which lies entirely within the Chesapeake Bay Critical Area, and is designated as IDA - Intensely Developed Area. The shoreline is mapped as BMA - Buffer Modification Area.

APPLICANT'S PROPOSAL

The applicant is proposing to remove two existing mooring pilings and to construct two new mooring pilings on the northwest side of the existing pier for the construction of a boatlift. The new boatlift slip would measure 13' X 12' and replace the existing boatlift on the southeast side of the pier.

REQUESTED VARIANCES

§ 18-2-404(b) of the Anne Arundel County Zoning Code stipulates that a private pier or mooring piling shall be located at least 15 feet from a lot line extended. The 2 proposed mooring pilings on the northwest side of the pier will be located as close as 5 feet from the westerly extended lot line, necessitating variances of 10 feet for each piling.

AGENCY COMMENTS

The **Health Department** commented that the request does not adversely affect the well water supply system or on-site sewage disposal system and has no objection.

The **Development Division (Critical Area Team)** commented that the proposed project was reviewed under building permit B02442378. The property lines were reviewed for consistency with County requirements and are drawn as generally parallel. They offered no objection to the request.

FINDINGS

The applicant describes that the pier currently has two boatlift slips but the landward slip does not have adequate water depth to allow safe operation of a boat. The proposal to remove this slip and install a new channelward slip on the western side of the pier would allow additional depth necessary for navigation. It is described that a pier with multiple slips/lifts is not uncommon in the neighborhood.

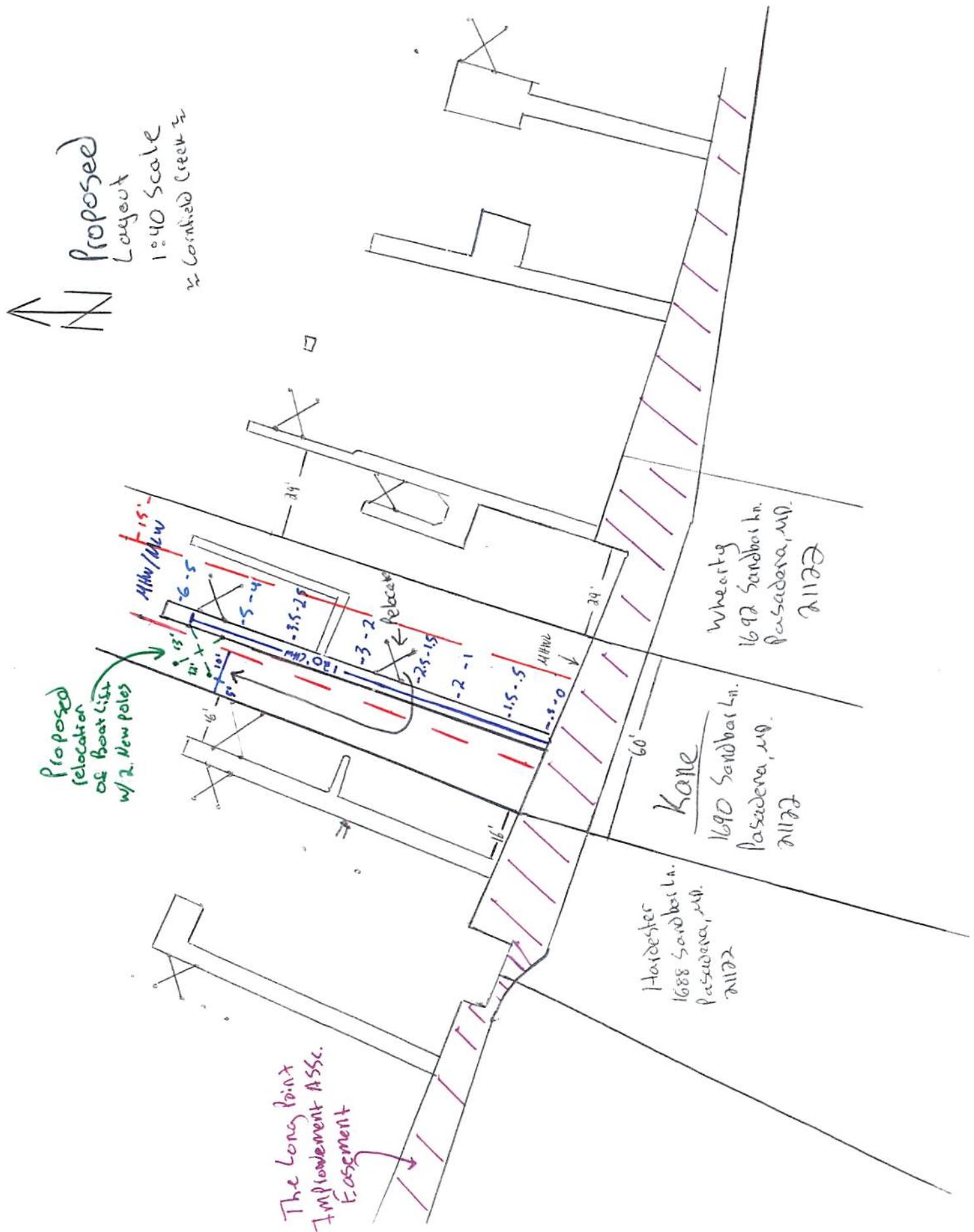
For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the property, strict implementation of the Code would result in an unwarranted hardship or practical difficulties. In this case the limited waterfront area in combination with the location of the existing pier makes construction of pilings on both sides of the pier impossible without relief from the Code. As such, some relief is warranted to allow the applicant to avoid practical difficulties in enjoying use of the waterfront area in front of their property. The proposed pier and pilings appear to leave adequate room for navigation to the adjacent pier to the west and is considered by this Office to represent the minimum necessary to afford relief.

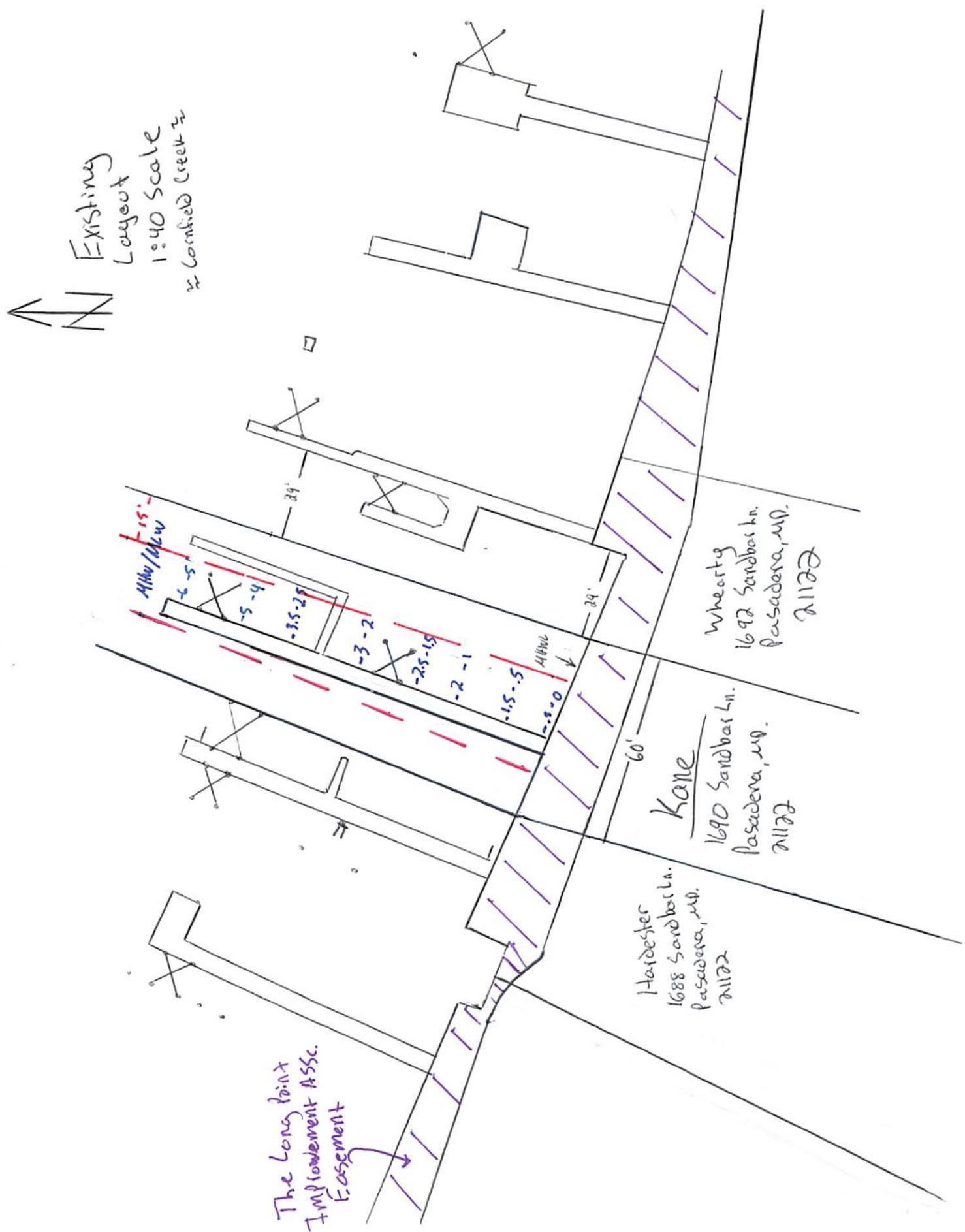
Piers with slips and associated mooring pilings are a common feature of waterfront properties and the neighborhood contains several piers in the area, some of which appear to be nonconforming with regard to setbacks. Therefore, the proposed variances will not alter the essential character of the neighborhood and will not be detrimental to the public welfare. There is no evidence that the proposal will impair the appropriate use or development of adjacent properties, as the proposal appears to provide adequate separation for navigability.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends **approval** of variances to §18-2-404 (b) for the construction of the pilings 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.





Letter of Explanation

1690 Sandbar Ln. Pasadena, MD. 21122

Timothy & Amy Kane

Proposed Work

We are seeking a variance for a 13'w x 12'l boat lift and the associated poles with less setbacks than required. Two poles required will be in the setback. Poles located 10' into the setback or 5' off the western extended property line. All work a max of 120' channel ward of the mean high-water line.

Hardship

The Kanes property has a waterfront footage of 60'. The Kanes currently have two boat lifts on their pier which is not abnormal for The Long Point on the Magothy Community. However, their least channel ward boat lift is currently located in shallow slip. This application is seeking to relocate the existing lift to a deeper slip. The current slip has a depth of 2.5 feet at high tide and 1.5 feet at low tide. This is not adequate depth to reliably operate their boat lift or boat. If the tide is out when the Kanes return from a boat day the low water depths would not allow the Kanes to safely store their boat on their lift. The relocation of this lift eliminates this safety issue. The application we are seeking is not uncommon among the Long Point on the Magothy Community. Similar variances were recently granted at 1688 Sandbar Ln. and 1684 Twickenham Rd. The addition of the boat lifts/slips does not change the character of the Long Point on The Magothy subdivision as numerous residents have multiple boat lifts/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

Anne Arundel Cty Finance Office
 County Transfer Tax \$6,892.50
 County Recordation Tax \$4,826.50
 12/11/2017 13:22 PM DJB

ACCT. 03-503-23314565
 ALL LIENS ARE PAID AS
 OF 12-11-2017 A.A. COUNTY
 BY: RH

Anne Arundel Cty Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$3,446.25
TOTAL	\$3,506.25
RPD GC	
Dec 11, 2017	03:31 pm

THIS DEED, made this 30 day of November, 2017, by and between
 BRADLEY KREULEN and MICHAEL CARVER, parties of the first part and TIMOTHY
 CHRISTOPHER KANE and AMY JUDITH KANE, parties of the second part.

WITNESSETH, that in consideration of the sum of \$689,250.00, the parties of the first part do grant and convey to the said parties of the second part, as TENANTS BY THE ENTIRETY, their heirs, personal representatives/successors and assigns, in fee simple, all that piece or parcel of land situate in ANNE ARUNDEL COUNTY, Maryland and described as follows, to wit;

All that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say: Being a parcel of land lying on the north side of Sandbar Lane in the Third District of Anne Arundel County, Maryland and intended to be all of Lots 5, 6, and 7 Section "F" as shown on Plat 3, Long Point on the Magothy recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 2 folio 43 and more particularly described as follows:

Beginning for the same at an iron rod set on the north side of Sandbar Lane, 25 feet wide, at the common corner between Lots 7 and 8 Section "F" Long Point on the Magothy recorded at Plat Book 2, folio 43, said point being located N67 degrees 59 minutes W 141.31 feet from an iron pipe found at the common front corner of Lots 14 and 15, thence running with the north side of Sandbar Lane N67 degrees 59 minutes 00 seconds W 59.32 feet to an iron rod set opposite the end of a rail and wire fence line, thence leaving said Sandbar Lane and running with the intended division line between Lots 4 and 5 N 22 degrees 41 minutes 39 seconds E 155.20 feet to an iron rod set, said iron rod being located S22 degrees 41 minutes 39 seconds W 3.33 feet from a steel post found, thence running with the southwest side of an area shown on said Plat 3 Long Point on the Magothy as "North Shore Parkway" S 61 degrees 32 minutes 34 seconds E 57.85 feet to an iron rod set, said iron rod being located S22 degrees 01 minutes 00 seconds W 15.72 feet from an iron rod found thence running with the intended division line between Lots 7 and 8 S 22 degrees 01 minutes 00 seconds W 148.70 feet to the place of beginning. Containing 8,877 square feet or 0.2038 Acres of land, more or less. Together with whatever right, title and interest to that parcel of land lying between the above described Lots 5, 6, and 7 and the shores of Cornfield Creek known as "North Shore Parkway" described as follows: Beginning at an iron rod set at the end of the N22 degrees 41 minutes 39 seconds E 155.20 foot line above described, thence extending said line N 22 degrees 41 minutes 39 seconds E 27.17 feet to a point on a bulkhead along the shore of Cornfield Creek, thence running with the said bulkhead S58 degrees 40 minutes 55 seconds E 57.93 feet to a point, thence leaving said bulkhead and running with an extension of the S 22 degrees 01 minutes 00 seconds W 148.70 foot line above described S22 degrees 01 minutes 00 seconds W 24.29 feet to an iron rod set, thence running with the S 61 degrees 32 minutes 34 seconds E 57.85 foot line above described reversely N 61 degrees 32 minutes 34 seconds W 57.85 feet to the place of beginning. Containing 1476 square feet of land, more or less.

BEING all of the same land conveyed by BARRY WILLIS and JULIE WILLIS to grantors herein by Deed recorded in LIBER 17780, FOLIO 001.

BY THE EXECUTION of this Deed, the parties of the first part hereby warrant under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage, deed of trust assumed by the parties of the second part, is in the sum total of \$689,250.00.

TO HAVE AND TO HOLD the property hereby conveyed unto the parties of the second part, as TENANTS BY THE ENTIRETY, their personal representatives, heirs and assigns, in fee simple, forever.

TOGETHER WITH all and singular the ways, easements, rights and privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity or otherwise, of the said parties of the first part, of, in, to, or out of the said land and premises; subject to all easements, covenants and restrictions of record.

AND the parties of the first part herein warrant specially the property hereby conveyed; and covenant to execute such further assurances of said land as may be requisite.

WITNESS the hands and seals the day and year first hereinbefore written.

Witness

Witness

Grantor, BRADLEY KREULEN

Grantor, MICHAEL CARVER

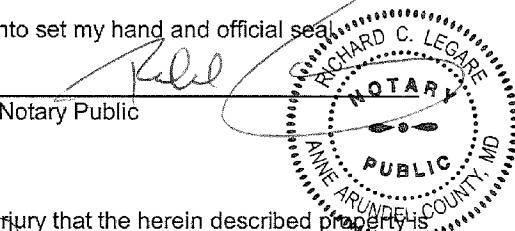
State of Maryland, County of Anne Arundel, TO WIT;

I Hereby Certify, That on this 28th day of November, 2017, before me, the subscriber, a Notary Public of the State aforesaid and County of Anne Arundel, personally appeared BRADLEY KREULEN and MICHAEL CARVER known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained, and signed the same in my presence.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 8-09-2021



I/WE hereby certify under penalties of perjury that the herein described property is
residentially improved and (We) will will not occupy the same as our
residence.

Witness

Witness

TIMOTHY CHRISTOPHER KANE

AMY JUDITH KANE

File No.:

P1711009

Grantee Address:

1690 SANDBAR LANE, PASADENA, MD 21122

Property Address:

1690 SANDBAR LANE, PASADENA, MD 21122

Grantor Address:

2924 EDGEWATER DRIVE, EDGEWATER, MD 21037

Title Insurer:

First American Title Insurance Company

Parcel ID Number:

03-503-23314565

After recording return to:

Capitol Title Insurance Agency
650 RITCHIE HIGHWAY, STE 200
SEVERNA PARK, MD 21146

MARYLAND
FORM
WH-ARCertification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor BRADLEY KREULEN

2. Reasons for Exemption

Resident Status

I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

BRADLEY KREULEN

Name
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND
FORM
WH-ARCertification of Exemption from Withholding Upon
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2017

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in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor MICHAEL CARVER

2. Reasons for Exemption

Resident Status



I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(1), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness



MICHAEL CARVER

Name



Signature

3b. Entity Transferors

Witness/Attest

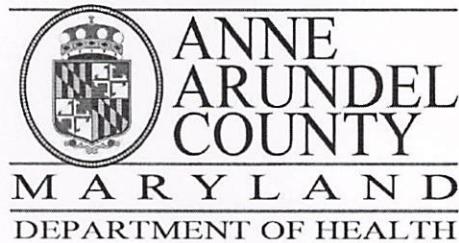
Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet							
County: ANNE ARUNDEL COUNTY							
Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only. (Type or Print in Black Ink Only—All Copies Must Be Legible)							
1	Type(s) of Instruments	(1) Check Box if Addendum Intake Form is Attached)					
		1 Deed	Mortgage	Other	Other		
2	Conveyance Type Check box	2 Deed of Trust	Lease				
		X Improved Sale Arms-Length[1]	Unimproved Sale Arms-Length[2]	Multiple Accounts Arms-Length[3]	Not an Arms-Length Sale[9]		
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation					
		State Transfer					
4	Consideration And Tax Calculation	Recordation		County Transfer			
		State Transfer		County Transfer			P1711009
5	Fees	Consideration Amount			Finance Office Use Only		
		Purchase Price/Consideration \$689,250.00			Transfer and Recordation Tax Consideration		
		Any New Mortgage \$551,400.00			Transfer Tax Consideration		\$
		Balance of Existing Mortgage \$			X()% =		\$
		Other: \$			Less Exemption Amount		\$
					Total Transfer Tax		\$
		Other \$			Recordation Tax Consideration		\$
		Full Cash Value \$			X() per \$500 =		\$
			TOTAL DUE		\$		
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i)	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge \$20.00		\$20.00			
		Surcharge \$40.00		\$40.00		Tax Bill:	
		State Recordation Tax \$4826.50		\$			
		State Transfer Tax \$34456.26		\$		C.B. Credit:	
		County Transfer Tax \$6892.50		\$			
		Other \$		\$		Ag. Tax/Other:	
		Other \$		\$			
7	Transferred From	District Property Tax ID No.(1) 03-503-23314565		Grantor Liber/Folio 17780/1	Map	Parcel No. (5)	
		Subdivision Name		Lot(3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
		LONG POINT ON THE MAGOTHY, LOTS 5, 6, & 7					SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2) 1690 SANDBAR LANE, PASADENA, MD 21122					
		Other Property Identifiers (if applicable) Water Meter Account No.					
		Residential [X] or Non-Residential [] Fee Simple [X] or Ground rent [] Amount:					
		Partial Conveyance? [] Yes [X] No Description/Amt of SqFt/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:					
8	Transferred to	Doc.1 – Grantor(s) Name(s)		Doc.2 – Grantor(s) Name(s)			
		BRADLEY KREULEN		TIMOTHY CHRISTOPHER KANE			
		MICHAEL CARVER		AMY JUDITH KANE			
		Doc.1 – Owner(s) of Record, if Different from Grantor(s)		Doc.2 – Owner(s) of Record, if Different from Grantor(s)			
		TIMOTHY CHRISTOPHER KANE		ROD RASZLER, Trustee			
		AMY JUDITH KANE					
		New Owner's (Grantee) Mailing Address 1690 SANDBAR LANE, PASADENA, MD 21122					
		Doc.1 – Additional Names to be Indexed (Optional) Doc.2 – Additional Names to be Indexed (Optional)					
9	Other Names To Be Indexed						
10	Contact/Mail Information	Instrument Submitted By or Contact Person				[] Return to Contact Person	
		Name: POST CLOSING				[] Hold for Pickup	
		Firm: CAPITOL TITLE INSURANCE AGENCY, INC.				[] Return Address Provided	
		Address: 650 RITCHIE HIGHWAY, STE 200, SEVERNA PARK, MD 21146					
		Phone: 410-544-0393					
		11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
		Assessment [X] Yes [] No Will the property being conveyed be the grantee's principal residence?					
		Information [] Yes [X] No Does transfer include personal property? If yes, identify:					
[] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
Assessment Use Only – Do Not Write Below This Line							
[] Terminal Verification		[] Agricultural Verification		[] Whole	[] Pad		
[] Tran. Process Verification				[]	[]		
Transfer Number:		Date Received:		Deed Reference:			
				Assigned Property No.:			
Year		Geo.		Map	Sub.		
Land		Zoning		Grid.	Block		
Buildings		Use		Parcel	Plat		
Total		Town Cd.		Ex.St.	Lot		
REMARKS:							



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: December 29, 2025

RE: Timothy C. Kane
1690 Sandbar Lane
Pasadena, MD 21122

NUMBER: 2025-0246-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow pilings 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

2025-0246-V

Menu Cancel Help

Task Details OPZ Critical Area Team

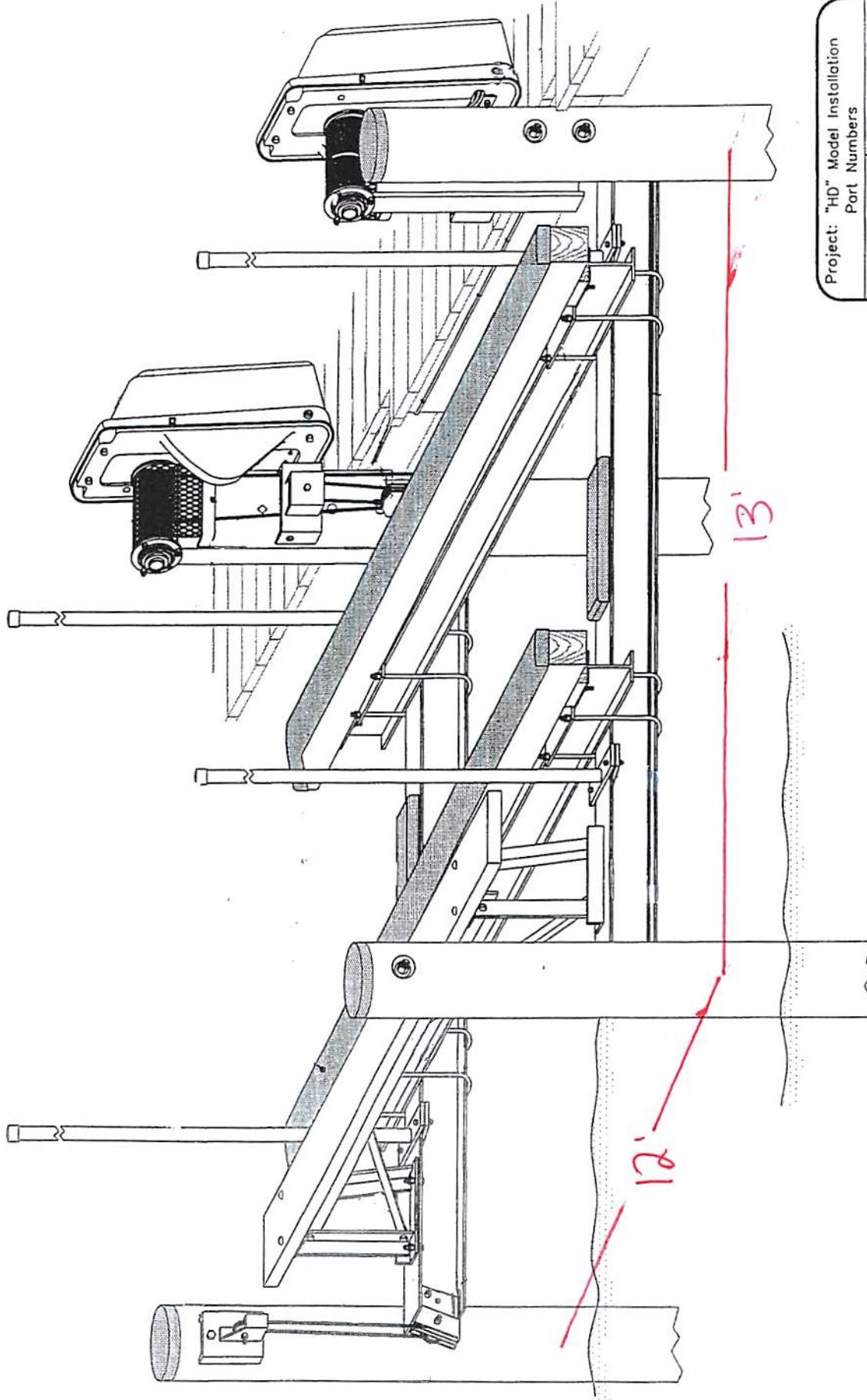
Assigned Date	12/18/2025	Due Date	01/07/2026
Assigned to	Melanie Mathews	Assigned to Depar	OPZ Critical Area
Current Status	Complete w/ Comments	Status Date	12/19/2025
Action By	Melanie Mathews	Overtime	No
Comments	The proposed project was reviewed under building permit B02442378. The property lines were reviewed for consistency with County requirements and are drawn as generally parallel. The critical area section of OPZ has no objection to the requested variances.		
End Time			
Billable	No	Hours Spent	0.0
Time Tracking Start Date	In Possession Time (hrs)	Action by Departr	OPZ Critical Area
Estimated Hours	0.0	Est. Completion D	
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			

Task Specific Information

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

GENERAL NOTES:

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



Project: "HD" Model Installation	
Part Numbers	
No.: 002	Revision Date:
Scale: None	Date: 02-22-01
Sheet: 1 of 1	





Enable clicking the map to get the coordinates

50 m

100 ft

Esri Community Maps Contributors, County of Anne Arundel, V... Powered by Esri

Map Title



Legend

Foundation

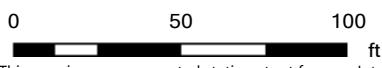
Addressing



Parcels



Parcels - Annapolis City



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