

AA 179-99 John Mazzone  
VAR 1999-0134-V

MSA - 51829-75

Letter LC  
4-12-99



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

April 12, 1999

Mr. Kevin Dooley  
Anne Arundel County Dept. of Planning and Code Enforcement  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

RE: Variance 1999-0134-V, John Mazzone

Dear Mr. Dooley:

Thank you for providing information on the above referenced variance application. The applicant is requesting a variance to permit a pier and pilings with less setbacks than required. This office offers no comment with regard to the setback issue. The applicant should obtain a permit from the Maryland Department of the Environment, Tidal Wetlands Division.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler  
Natural Resources Planner

cc: AA179-99

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450



CHESAPEAKE BAY CRITICAL AREA COMMISSION  
 45 CALVERT STREET, 2ND FLOOR  
 ANNAPOLIS, MD 21401

AA 179-99

NOTIFICATION OF PROJECT APPLICATION

3-12-99  
 1999-0134-V

Jurisdiction: ANNE ARUNDEL

Date: 1999-0134-V

Name of Project (site name, subdivision name, or other): JOHN MAZZONE

Local case number: AA 1999-0134-V

Project location/Address: 672 NORTH RIVERSIDE DR. CROWNSVILLE MD 21032

Tax map# 31 Block# 17 Lot# 47 Parcel# 391

Type of application:  
 (Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:  
 Buffer    Slope     
 Imp.Surf.    Other
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- INTRAFAMILY
- GROWTH ALLOCATION

Type of Project:  
 (Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS \_\_\_\_\_  
 c.g. PUD

Current Use:  
 (Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/ WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT FACILITY/PIER/MARINA

Describe Proposed use of project site: NARROWING & SMALL EXTENSION OF PIER PLATFORM TO ALLOW FOR BOAT LIFT INSTALLATION. ALSO 2 BUILDINGS IN FRONT OF PIER. (PRESENTLY WHOLE NEIGHBORHOOD IS NON-CONFORMING DUE TO CROWDED NATURE OF ZONE)

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 5832<sup>+</sup>

IDA ACRES 5832<sup>+</sup> AREA DISTURBED: \_\_\_\_\_

LDA ACRES \_\_\_\_\_ # LOTS CREATED: \_\_\_\_\_

RCA ACRES \_\_\_\_\_ # DWELLING UNITS: \_\_\_\_\_

AGRICULTURAL LAND: \_\_\_\_\_

EXISTING FOREST/WOODLAND/TREES: \_\_\_\_\_ FOREST/WOODLAND/TREES REMOVED: \_\_\_\_\_

FOREST/WOODLAND/TREES CREATED: \_\_\_\_\_

EXISTING IMPERVIOUS SURFACE: \_\_\_\_\_ PROPOSED IMPERVIOUS SURFACE: \_\_\_\_\_

TOTAL IMPERVIOUS SURFACE: \_\_\_\_\_

GROWTH ALLOCATION DEDUCTED: \_\_\_\_\_

RCA to LDA: \_\_\_\_\_ RCA to IDA: \_\_\_\_\_ LDA to IDA: \_\_\_\_\_

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Local Jurisdiction Contact person: \_\_\_\_\_ CHESAPEAKE BAY  
 Telephone number: \_\_\_\_\_ CRITICAL AREA COMMISSION  
 Response from Commission required by: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

To: Dept. of Planning and Code Enforcement  
A.A County, Maryland

March 10, 1999

From: John F. Mazzone  
692 North Riverside Drive  
Crownsville, Md., 21032

Application for Variance – Pier Modification

I am under contingent contract to purchase the residence at 692 N. Riverside, Crownsville. At present the existing pier is old with pilings and beams rotting. Also, the beach front at this property is only 25 feet wide, in a concave section of Valentine's Creek. Due to the position of the beach front, and the crowded nature of all the piers in this older neighbourhood, the two piers adjacent to mine on each side, are literally on the property line with no set back. The neighbours, however, have wider beach fronts and have used the opposite side of their beach to expand and place additional pilings to secure their boats and boat lifts.

My pier, currently has no pilings on either side to secure a boat all around. The neighbour's pilings are right there on the line but are their property, not for my use.

This is a request to allow a variance to code so that I may enjoy the same water privileges as the rest of the neighbourhood with respect to boating. As my pier is squeezed in on both sides, there is not enough room to place pilings on either side of the pier to secure boats and remain within code. I am proposing to reduce slightly (about 2 feet) the width of the platform at the end and to extend the resulting, narrower platform out approximately 8 feet to get further out from the congested area and have sufficient space to install a boat lift (13 feet) on the right side of my pier. This would allow me to keep the new pilings within my property line (the neighbour on the right has a lift and his pilings are on my property line). The boat lift is a costly necessity since there is not sufficient parking on the street side to park any size boat trailer.

This is also a request for permission to place two pilings approximately 30 feet in front of the pier to tie a second boat (backed in) to the pier – the neighbours on the left side have such pilings.

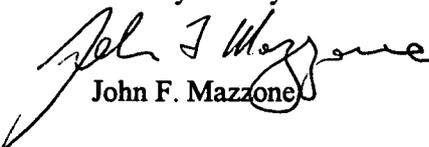
Finally, due to the current structural condition of the pier, I would like to request permission to rebuild the rest of the pier in its current shape and size with new materials.

I would ask that this be considered a hardship situation, where there is no option to stay away from property lines and, as such, the whole neighbourhood is unable to conform to the code. It would be a fair and equitable treatment of all the people who live in this area. Given the costly investment required to live on the water, its value would all but be eliminated if no allowance were made to allow for boat docking in this property.

The following is information required for the Critical Area Report:

- o The water depth at the end of the existing pier and where the boat lift will be installed is 12 feet.
- o There is no vegetation growing in the water anywhere near the property. The water has a sandy bottom with a high boat traffic.

Thank you for your kind consideration

  
John F. Mazzone

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CHESAPEAKE BAY  
CRITICAL AREA COMMISSION