



City of Annapolis
Department of Planning & Zoning
145 Gorman Street, Third Floor
Annapolis, MD 21401-2517

**MUST OBTAIN ALL
FINAL INSPECTIONS**

PlanZone@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • www.annapolis.gov
Deaf, hard of hearing or speech disability - use MD Relay or 711

MAR21-0028
135 SPA VIEW AVE

File Copy
See Conditions

~~SEE~~
ATTACHED

Date:
12/14/2021

******MUST OBTAIN ALL FINAL INSPECTIONS******

COMPLY WITH CITY WORK HOURS (7:00 A.M. – DUSK)

❖ **PROTECT THE PUBLIC AT ALL TIMES.**

❖ **MUST OBTAIN SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL PERMITS AS REQUIRED.**

❖ **ALL WORK SUBJECT TO FIELD INSPECTION AND APPROVAL.**

❖ **THIS PERMIT AND SET OF DRAWINGS SHALL BE A LICENSE TO PROCEED WITH THE WORK AND SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL OR SET ASIDE ANY OF THE PROVISIONS OF THE CODE, UNLESS OTHERWISE APPROVED.**

❖ **POST PERMIT CARD WITHIN 24 HOURS OF PERMIT ISSUANCE.**

❖ **COMPLY WITH THE ATTACHED CONDITIONS. OBTAIN REQUIRED PERMITS & INSPECTIONS.**

❖ **APPROVED DRAWINGS AND CONDITION MUST REMAIN ON-SITE AT ALL TIMES.**

PROVIDE SHT FENCING OR SIMILAR PROTECTION AROUND DISTURBED AREAS. THIS PROTECTION MUST BE MAINTAINED AND REMAIN IN PLACE AT ALL TIMES DURING CONSTRUCTION.

RECEIVED
GENERAL INVESTIGATIONS

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ALL TIMES DURING CONSTRUCTION
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FOR THIS PROTECTION MUST BE
PROVIDE ALL FENCING OR SIMILAR
PROTECTION AROUND DISTURBED

FILE COPY

SEE CONDITIONS

ALL WORK IS SUBJECT TO FIELD INSPECTION AND APPROVAL.

City of



Annapolis

BOARD OF PORT WARDENS

(410)260-2200

145 GORMAN STREET, 3RD FLOOR ANNAPOLIS, MARYLAND 21401

ATTACHED
Date: 12/14/2021

COMPLY WITH THE ATTACHED CONDITIONS. OBTAIN REQUIRED PERMITS & INSPECTIONS

COMPLY WITH CITY FINDINGS WORK HOURS (7:00 A.M.-DUSK)

MUST OBTAIN ALL FINAL INSPECTIONS

To: Michael Mallinoff
Acting Director of Planning & Zoning

From: Board of Port Wardens

Mar 21 - 0028

Subject: PORT2021-022 – John Harrison, 135 Spa View Avenue

Applicant: John Harrison

Zoning: R2, Single Family Residence District

Critical Area designation: IDA, Intensely Developed Areas and is within the MBA, Modified Buffer Area

POST PERMIT CARD WITHIN 24 HOURS OF PERMIT ISSUANCE

Existing Use: Single-Family Residence

PROTECT THE PUBLIC AT ALL TIMES

Project Description and Background

The applicant John Harrison, property owner, proposes to construct a new pier 6' x 56' with 10' x 20' L-head platform at end, 3' x 10' finger pier, 4 boat lift piles, 2 mooring pilings, two 4-pile boat lifts, one single-sided Mini-Mag 2800 lift, on property located at 135 Spa View Avenue. All within 56' channelward MHWL/bulkhead.

Public Hearing and Testimony

The application came before the Board of Port Wardens for a public hearing on October 26, 2021. The public hearing was conducted virtually using ZOOM and livestreamed on the City's YouTube channel. All notice requirements of City Code 15.16.040 were met prior to the hearing. The application was presented by the property owner and the applicant's consultant, Rob Welch.

There was no written public testimony received prior to the meeting, and no one signed up to present live testimony, so Chair Godley declared the public testimony closed.

The Board accepted the following exhibits into the record: C.1) Staff Memorandum dated 10/15/21; A.1) Maritime Construction Permit dated 9/8/21 with attachments.

Chair Godley moved to approve the application for 135 Spa View Avenue as presented, with the condition that vessels shall not be moored along the channelward end of the L-

SEPARATE ELECTRICAL PERMIT REQUIRED.

Head platform. Mr. Shapiro seconded the motion. The motion passed unanimously in a vote of 3-0.

Findings of Fact

1. The project as proposed will have no material effect on the environment, navigation or other riparian property owners.
2. The project as proposed does not conflict with the R2 or Critical Area zoning regulations, and is consistent with the 2009 Comprehensive Plan.
3. The proposed project is consistent with the requirements of Title 15, specifically: The proposed project does not encroach within the 5 ft lateral line setback; The project does not create a non-conforming use; The project will not create any obstructions to navigation channelward of the harbor line, as the position at the end of the L-Head platform is not a slip; And, the project will not have an adverse impact on the environment or other riparian property owners.

Decision

Having considered all testimony, data submitted in the application, staff reports and the requirements of the City Code, the Board of Port Wardens votes 3 to 0 to approve the application in this proceeding, with the condition that vessels shall not be moored along the channelward end of the L-Head platform,

And, so orders this 23rd day of November, 2021.

Gene Godley
Scott Anderson
Robert Shapiro


Gene Godley, Chair

NOTICE – City Code 15.16.040

A person aggrieved by a decision of the Port Wardens may appeal that decision to the Circuit Court of Anne Arundel County in accordance with Maryland Rules of Procedure, Title 7, Chapter 200.



Maryland
Department of
the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

November 01, 2021

John Harrison
c/o Bay Bridge Investments LLC
Attention: Robert Welsh
2075 Maidstone Farm Rd
Annapolis, MD 21409

Via email: rob@baybridgecompanies.com

Re: Agency Interest Number: 173023
Tracking Number: 202161728
Tidal Authorization Number: 21-PR-1197

Dear John Harrison:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP), that permit is also attached. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Andrew Pizzala at andrew.pizzala1@maryland.gov or 410-537-3622 with any questions.

Sincerely,

Danielle Spendiff, Chief
Western Region
Tidal Wetlands Division