



# City of Annapolis

160 Duke of Gloucester Street  
Annapolis, Maryland 21401

## Signature Copy

R-43-23



### ..Title

**Public Water Access at the Wells Cove Inlet in Eastport** – For the purpose of ensuring the public can walk along the Wells Cove waterfront and have ingress and egress to the water to use watercraft, including but not limited to kayaks, stand-up paddleboards (SUPs), water taxis, dinghies, etc. at the Wells Cove Inlet public access waterfront easement.

### ..Body

#### CITY COUNCIL OF THE City of Annapolis

#### Resolution 43-23

**Introduced by: Alderman Savidge**  
**Co-sponsored by: Aids. Arnett, Gay**

**A RESOLUTION** concerning

#### **Public Water Access at the Wells Cove Inlet in Eastport**

**FOR** the purpose of ensuring the public can walk along the Wells Cove waterfront and have ingress and egress to the water to use watercraft, including but not limited to kayaks, stand-up paddleboards (SUPs), water taxis, dinghies, etc. at the Wells Cove Inlet public access waterfront easement.

**WHEREAS,** Eastport, located on a peninsula, is surrounded by water on three sides, namely Spa Creek, the Severn River, and the Chesapeake Bay and water access plays a vital role in the neighborhood's maritime heritage identity and lifestyle; and

**WHEREAS,** Although Eastport's waterfront is surrounded by numerous public and private marinas, boatyards and docking facilities, those businesses, along with waterfront private residential property, limit public access to water for Eastport residents; and

**WHEREAS,** In 1986, the Annapolis City Council approved Resolution 22-86 authorizing six residential units at the end of Boucher Avenue, now known as Blue Heron Cove Condominium Association, and setting numerous conditions, including "a 4 foot wide path for public access to the open space and waterfront areas, made of oyster shell or similar nonpaved material" and that it "shall be located between Boucher Avenue and Wells Cove"; and

**WHEREAS,** Blue Heron Cove Condominium closed off public access to the water at Wells Cove, an Eastport inlet, along their private property and as a result, two Annapolis residents sued the condominium and the City for rights to access the water; and

**WHEREAS,** Anne Arundel County Circuit Court Judge Elizabeth S. Morris ruled on April 5, 2023, in the lawsuit Jessica L. Pachler, et al. v. City of Annapolis, that Maryland case law provides clear guidance that an easement as written in the 1986 Resolution 22-86 "provides both (1) a right-of-way to the water and (2) a right to 'access' the water"; and

**WHEREAS,** Judge Morris further ruled that the public has an "independent right to access the headwaters for Wells Cove through the Path," which was required in Resolution 22-86 and included in 1992 land records of Anne Arundel County; and

**WHEREAS,** The public is allowed to enter the water while an appeal of Judge Morris' decision in Jessica L Pachler v. City of Annapolis moves through the Anne Arundel County Circuit Court due to Judge Morris denying an emergency Motion for Stay to block water access to Wells Cove; and

**WHEREAS,** The Eastport Civic Association, in an April 17, 2023 letter to Mayor Buckley and members of the Annapolis City Council, asks the City "to request the deed for this (Wells Cove waterfront walkway) land area and public right of way as soon as possible" because the 1992 Wells Cove agreed states that "such lands (are) to be deeded to the City of Annapolis upon request."

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that:

1. The City Manager request the deed for this land area and public right of way;
2. A sign be added at the entrance of the easement informing the public of this water access point; and
3. The City takes steps to ensure the public's access to the easement, to the water, and to the main channel of Spa Creek are unimpeded per the judge's order. This may include, but is not limited to, revoking or modifying permits for structures or boats on the water or moving said structure or boats installed or placed subsequent to the execution of the 1992 easement and R-22-86.
4. The City takes any necessary action to maintain the ability for the water taxi and dinghies to board passengers and tie up at this location; and
5. The City take any necessary action to ensure vegetation in the Wells Cove easement is maintained by the property owner or City to ensure it does not block or impede access to the water; and

6. The City install a complete sidewalk on the north side of Boucher Avenue in front of the easement; and
7. The City maintain or require maintenance of a "4 foot wide path for public access to the open space and waterfront areas, made of oyster shell or similar nonpaved material" as required in R-22-86, Finding 3; and
8. The City remove any "No Trespassing signs" posted on or in the direction of the public access easement.

**ADOPTED this 26th day of September 2023.**

**Aye:** 7 Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

**Absent:** 2 Mayor Buckley, Alderwoman Tierney

**THE ANNAPOLIS CITY  
COUNCIL**

  
Gavin Buckley, Mayor

Date: 10/10/23

**ATTEST**

  
Regina Watkins-Eldridge, MMC,  
City Clerk

Date: 10/10/23



