



City of Annapolis
Planning Commission
Department of Planning & Zoning
145 Gorman Street, 3rd Floor
Annapolis, MD 21401-2535


410-263-7961 • Fax 410-263-1129 • www.annapolis.gov
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December 9, 2016

MEMORANDUM

To: Annapolis City Council

Thru: Thomas Andrews, City Manager

From: C. Pete Gutwald, Director
Planning and Zoning 

Re: O-35-2016 Harbor line map

The Annapolis harbor line was created through legislation in 1980 (City Code Title 15, Harbor and Waterfront Areas), with the intent to preserve the middle half of the waterway for navigation. Under this scenario, the harbor line was located at one-quarter of the minimum distance to the opposite shoreline - except where structures were legally in-place as of the adoption of the regulations - and marked the legal limit of all marine construction. At the time, the lines were hand-drawn on existing city maps.

These base maps date prior to 1978 and are mechanically rendered 1:200 rectifications of aerial photography. Unfortunately, the maps lack much detail that would be necessary for a truly accurate harbor line map, such as the exact location of the mean high water line and all of the marine structures in place as of 1980. Indeed, the thickness of the inked harbor line itself scales to five feet in width and is a consistent source of error.

Over the past 36 years the maps have been amended from time to time to correct specific errors related to existing piers and/or mooring pilings. Section 15.18.030 *Harbor lines—WME, WMM, WMI and WMC districts*, states in part that "In WME, WMM, WMI and WMC zoning districts where the waterway area has been developed and where piers and mooring pilings have been installed lawfully in the waterways and extend channelward one-fourth of the minimum distance to the opposite shoreline, or more, the harbor line is located at the most channelward end of an existing pier and mooring pilings. If no mooring pilings are installed at the end of an existing pier, the harbor line coincides with the end of the pier."

In that time span there have been 18 ordinances to correct the harbor line. The methodology for correcting the harbor line was to super impose the existing harbor line map on to a scaled drawing utilizing a number of sources including but not limited to historical aerial photography, site surveys and hydrographic nautical charts. Based on the analysis of the more specific scaled drawings and utilizing the prescribed harbor line in Chapter 15.18 in relationship to existing fixed points from the aerial photography and other sources, the harbor line was adjusted.

In review of the 18 ordinances all of them have utilized this method of correcting the line to include preexisting piers. Therefore, where a pier or mooring piling, that was determined to have been in existence prior February 11, 1980, was located outside of the harbor line, the harbor line was corrected to coincide with the end of the existing pier. The adjustments to the harbor line included varying distances beyond the pier or mooring piling to accommodate section 15.018.080 *Harbor Line Setbacks*, which states "All piers, "T" heads, "L" heads, mooring piles, mooring buoys and anchorages must be set back from the harbor line an appropriate distance to assure that no moored vessel or permanent or temporary obstruction extends channelward beyond the harbor line."

Attached are a few examples of the recently corrected harbor lines over the years. Based on these map amendments it appears that the harbor line was modified depending upon the configuration of the marina. The distance from the harbor line to an existing pier or mooring piling varied by as much as 10 feet or more.

12/5/2016

Annapolis.gov Mail - Fwd: Correct Amended Harbor Lines Olde Towne Marina 2004



Kevin Stutz <kstutz@annapolis.gov>

Fwd: Correct Amended Harbor Lines Olde Towne Marina 2004

Alt: Joe Budge <jabudge@annapolis.gov>
To: Kevin Stutz <kstutz@annapolis.gov>

Mon, Dec 5, 2016 at 11:19 AM

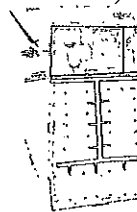
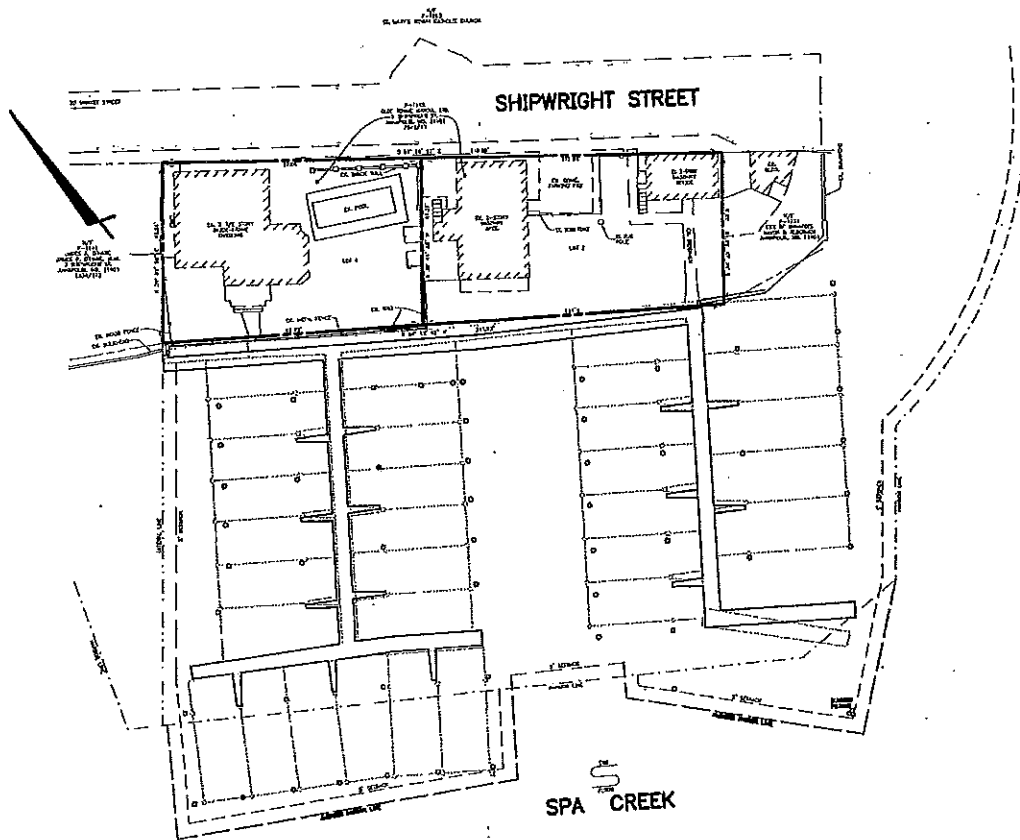
Reported harbor lines as amended by O-4-2000 per the current owners of Old Towne Marina. Dated 2004, it probably corresponds to their purchase of the marina.

Regards,
Joe Budge

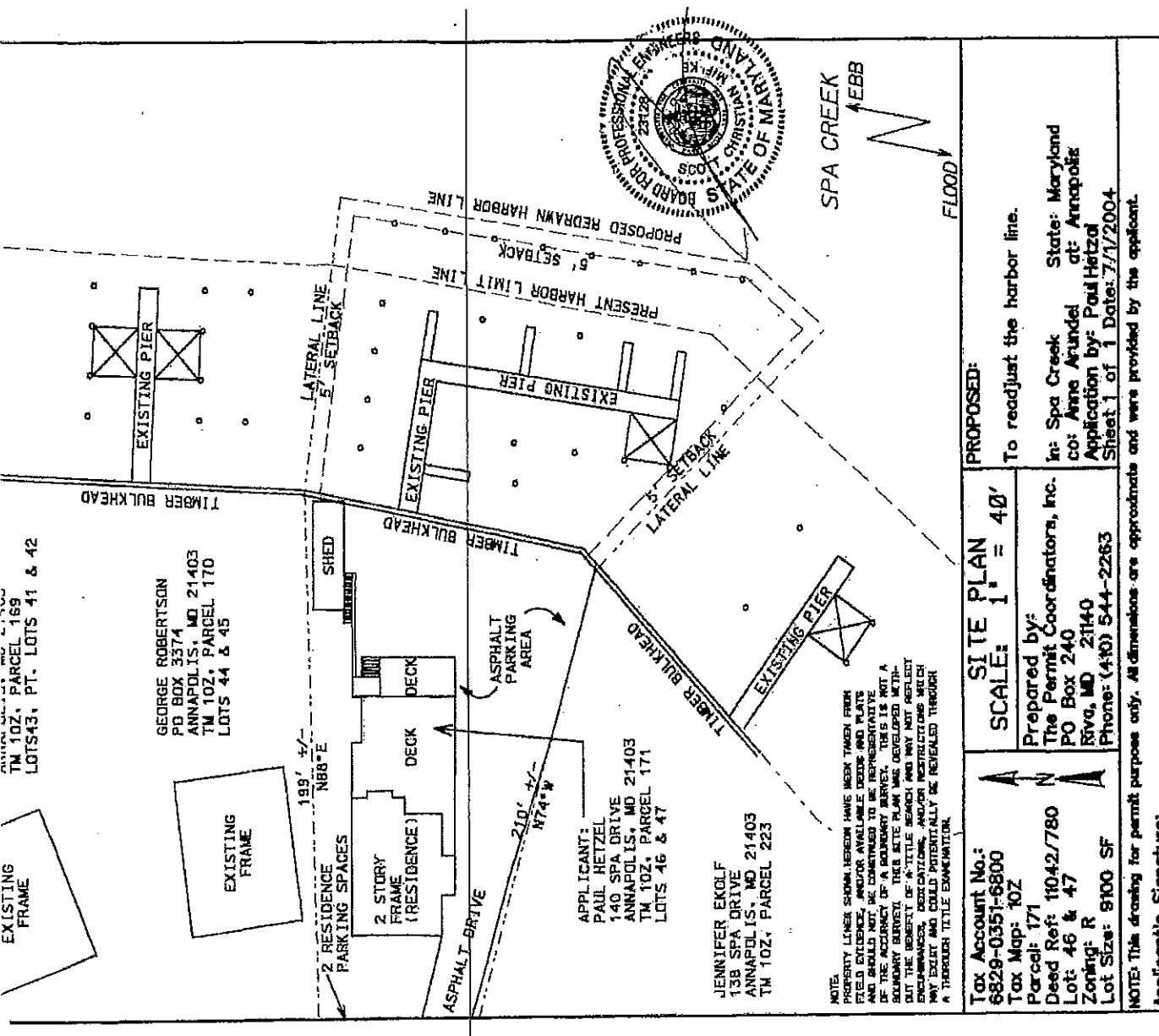
Forwarded message
From: Joe Budge <jabudge@annapolis.gov>
Date: Wednesday, November 30, 2016
Subject: Correct Amended Harbor Lines Olde Towne Marina 2004
To: Doug Smith <dougsmith@annapolis.gov>
Cc: Don & Sharon Greer <DonSharon@aol.com>, Alan Lynn Henderson <alanhenderson@ymail.com>, Joe Budge <jabudge@annapolis.gov>, Ross Aurrell <raurrell@annapolis.gov>, Andrew <andrew@annapolis.gov>

To all,
Pleaser see attached amended harbor lines, 2004.

O-4-2000 Amended



0-35-04



EXISTING FRAME
TM 102, PARCEL 169
LOTS 43, PT. LOTS 41 & 42

GEORGE ROBERTSON
PO BOX 3374
ANNAPOLIS, MD 21403
TM 102, PARCEL 170
LOTS 44 & 45

APPLICANT:
PAUL HETZEL
140 SPA DRIVE
ANNAPOLIS, MD 21403
TM 102, PARCEL 171
LOTS 46 & 47

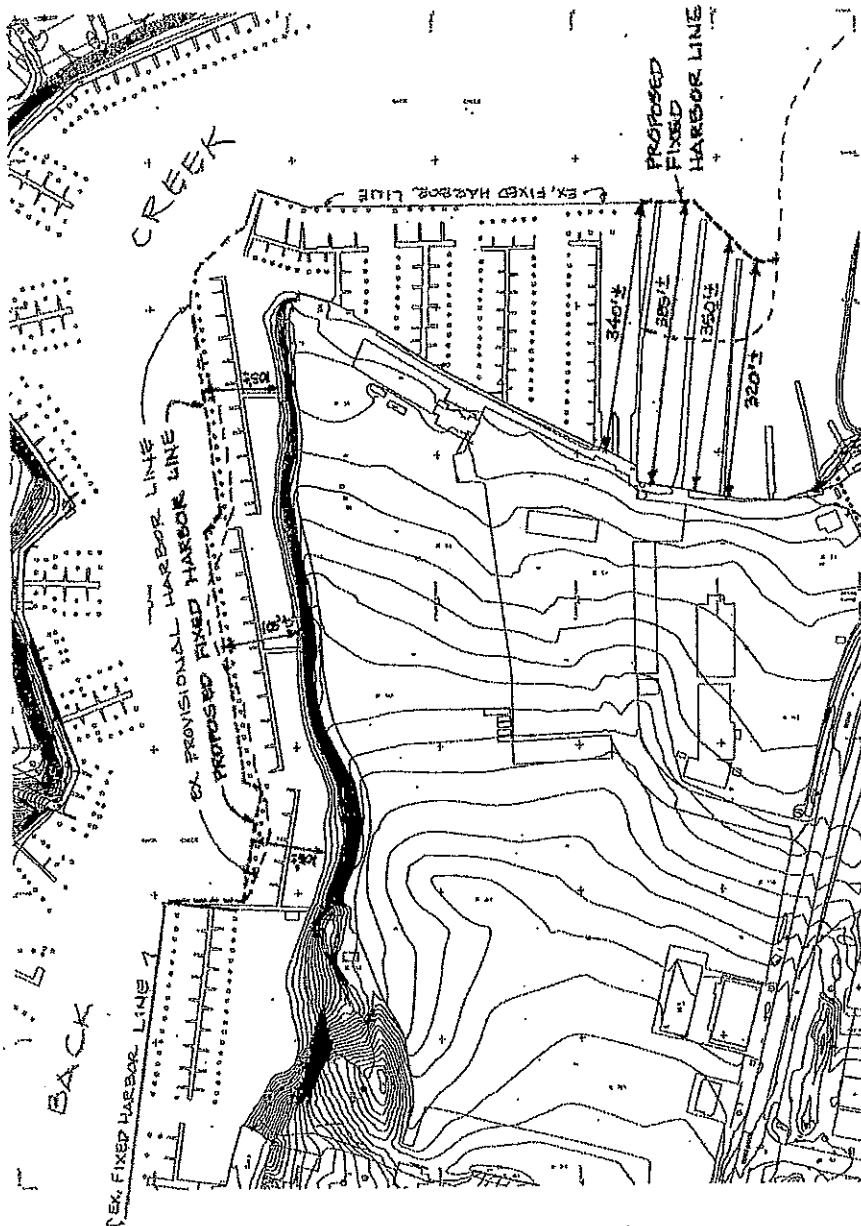
JENNIFER EKOLF
138 SPA DRIVE
ANNAPOLIS, MD 21403
TM 102, PARCEL 223

NOTE:
PROPERTY LINES SHOWN HEREON HAVE BEEN TAKEN FROM
FIELD EVIDENCE, AND/OR AVAILABLE DEEDS AND PLATS
AND SHOULD NOT BE CONSIDERED TO BE REPRESENTATIVE
OF THE ACCURACY OF A BOUNDARY SURVEY. THIS IS NOT A
BOUNDARY SURVEY. THIS SITE PLAN WAS DEVELOPED WITH-
OUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REFLECT
EXISTING OR PROPOSED EASEMENTS, ENCUMBRANCES, OR
RIGHTS OF OTHER PARTIES. THE USER SHALL BE RESPONSIBLE
FOR A THOROUGH TITLE EXAMINATION.

<p>Tax Account No.: 6829-0351-6800</p> <p>Tax Map: 10Z</p> <p>Parcel: 171</p> <p>Deed Ref: 11042/780</p> <p>Lot: 46 & 47</p> <p>Zoning: R</p> <p>Lot Size: 9100 SF</p>		<p>PROPOSED: To readjust the harbor line.</p> <p>In: Spa Creek State: Maryland Co: Anne Arundel at: Annapolis Application by: Paul Hetzel Sheet 1 of 1 Date: 7/1/2004</p>	
<p>SITE PLAN SCALE: 1" = 40'</p> <p>Prepared by: The Permit Coordinators, Inc. PO Box 240 Riva, MD 21140 Phone: (410) 544-2263</p>		<p>NOTE: This drawing for permit purpose only. All dimensions are approximate and were provided by the applicant.</p> <p>Applicant's Signature:</p>	

Attachment - Harbor Line Map
Amend Harbor Line Outboard of 140 Spa Drive

Attachment Harbor Line Map of Bert Jabin Yacht Yard



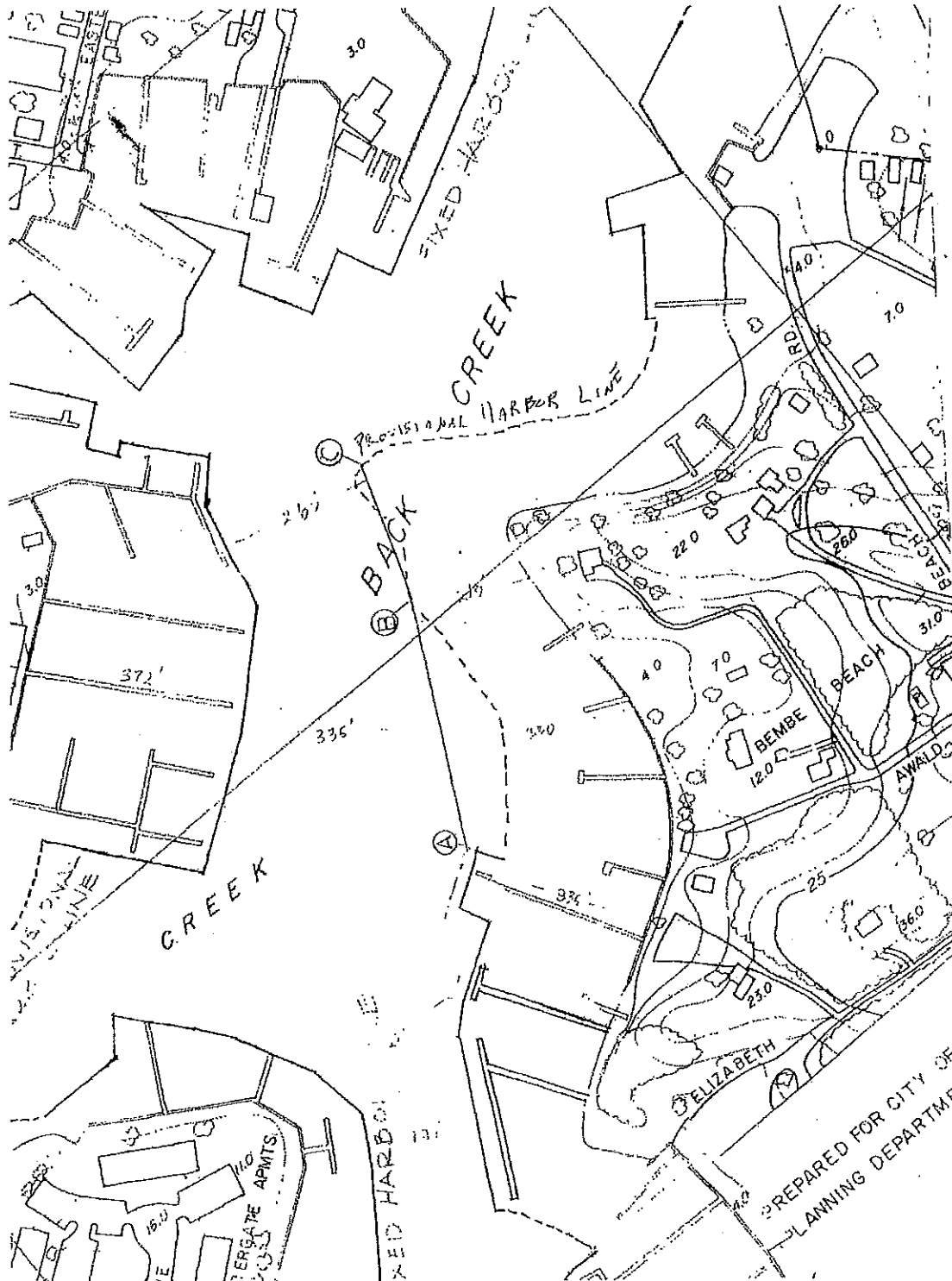
PROPOSED RELOCATION OF
HARBOR LINE
BERT JABIN YACHT YARD
CITY OF ANNAPOLIS, MD.
JANUARY, 2006 05-6833

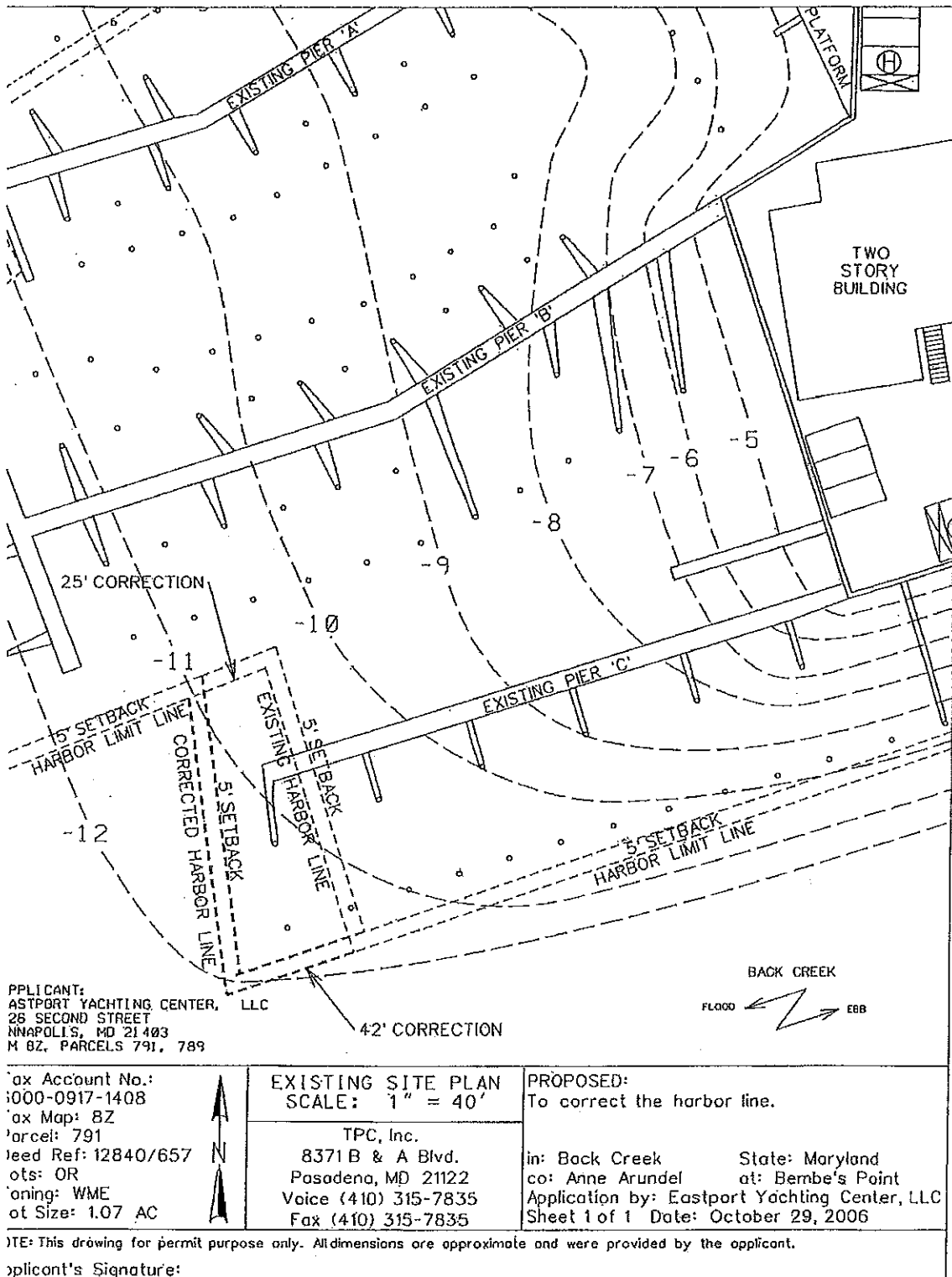


This map was created by the City of Annapolis, Department of Public Works, Bureau of Engineering & Construction from the best available data at the time of its creation. This data was compiled and controlled by the James W. Sowell Company by photogrammetric methods from aerial photographs dated March 1, 2002.

CD MEERKINS & ASSOC., INC.
P.O. BOX 2151
ANNAPOLIS, MD 21404-2151


Harbor Line Map - Annapolis Landing Marina





APPLICANT:
EASTPORT YACHTING CENTER, LLC
26 SECOND STREET
ANNAPOLIS, MD 21403
M 8Z, PARCELS 791, 789

BACK CREEK
FLOOD ← EBB →

tax Account No.: 000-0917-1408 tax Map: 8Z parcel: 791 lead Ref: 12840/657 lots: OR owning: WME lot Size: 1.07 AC	 N	EXISTING SITE PLAN SCALE: 1" = 40'	PROPOSED: To correct the harbor line.
		TPC, Inc. 8371 B & A Blvd. Pasadena, MD 21122 Voice (410) 315-7835 Fax (410) 315-7835	in: Back Creek State: Maryland co: Anne Arundel at: Bembe's Point Application by: Eastport Yachting Center, LLC Sheet 1 of 1 Date: October 29, 2006

NOTE: This drawing for permit purpose only. All dimensions are approximate and were provided by the applicant.
Applicant's Signature: _____

Harbor Line Map - Eastport Yacht Center

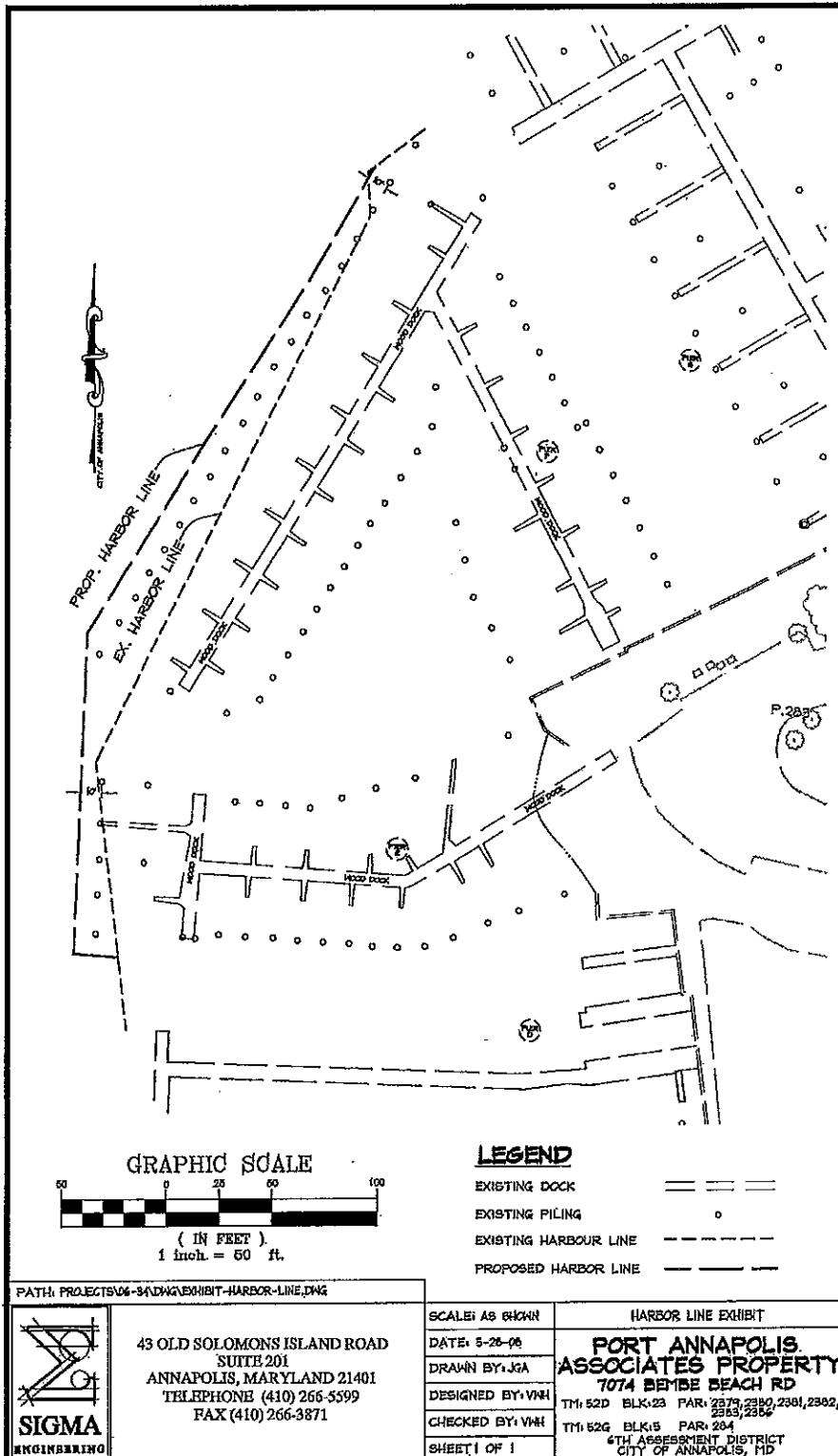
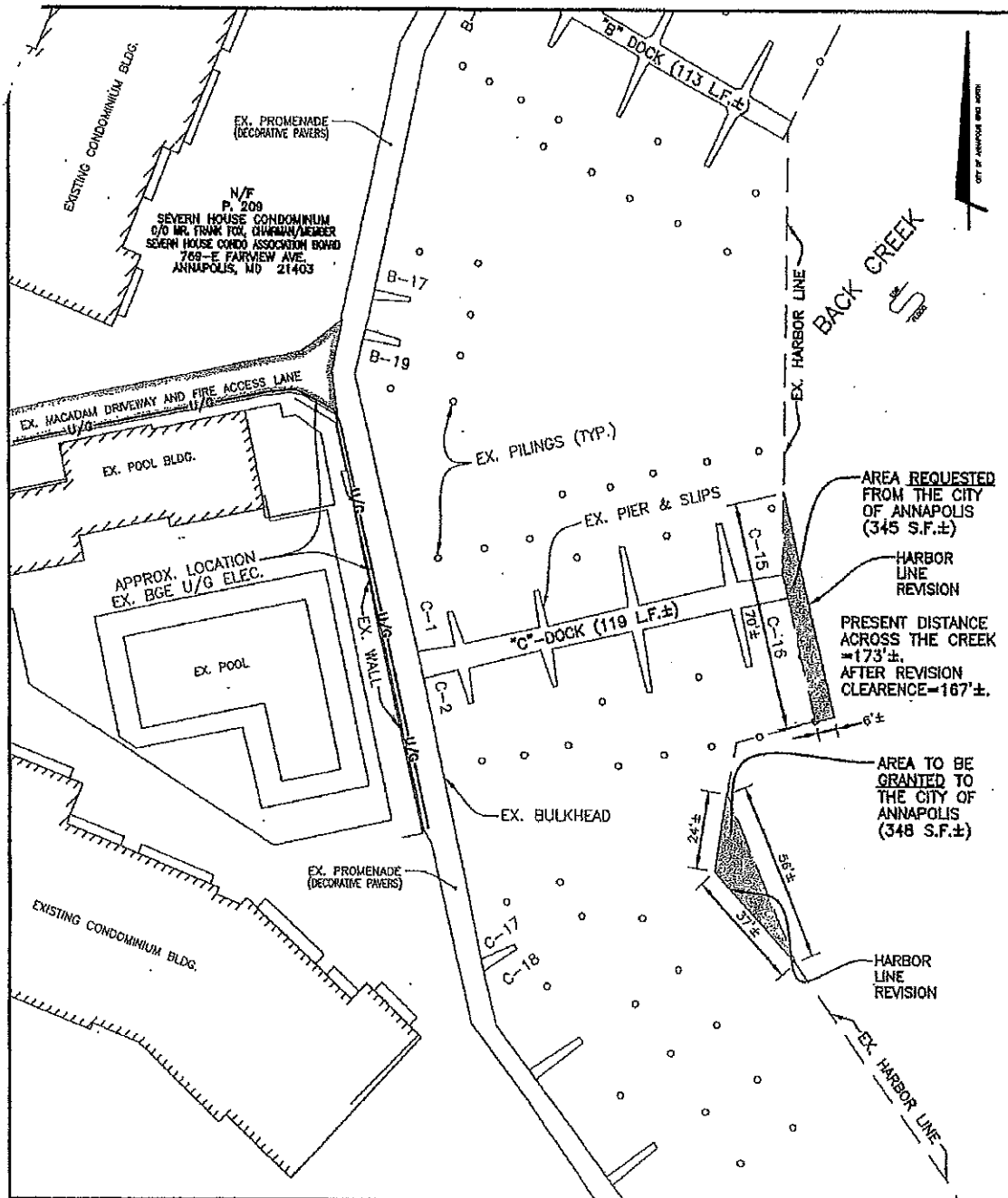


Exhibit Plan of the Severn House Condominiums



C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
159 MAIN STREET SECOND FLOOR, P.O. BOX 2151
ANNAPOLIS, MARYLAND 21404-2151
PHONE: 410-267-0744

EXHIBIT PLAN
SEVERN HOUSE CONDOMINIUMS, BACK CREEK
CITY OF ANNAPOLIS
TAX MAP 52G, GRID 3, PARCEL 209
6TH ASSESSMENT DIST., ANNE ARUNDEL CO., MD
SHEET 1 OF 1

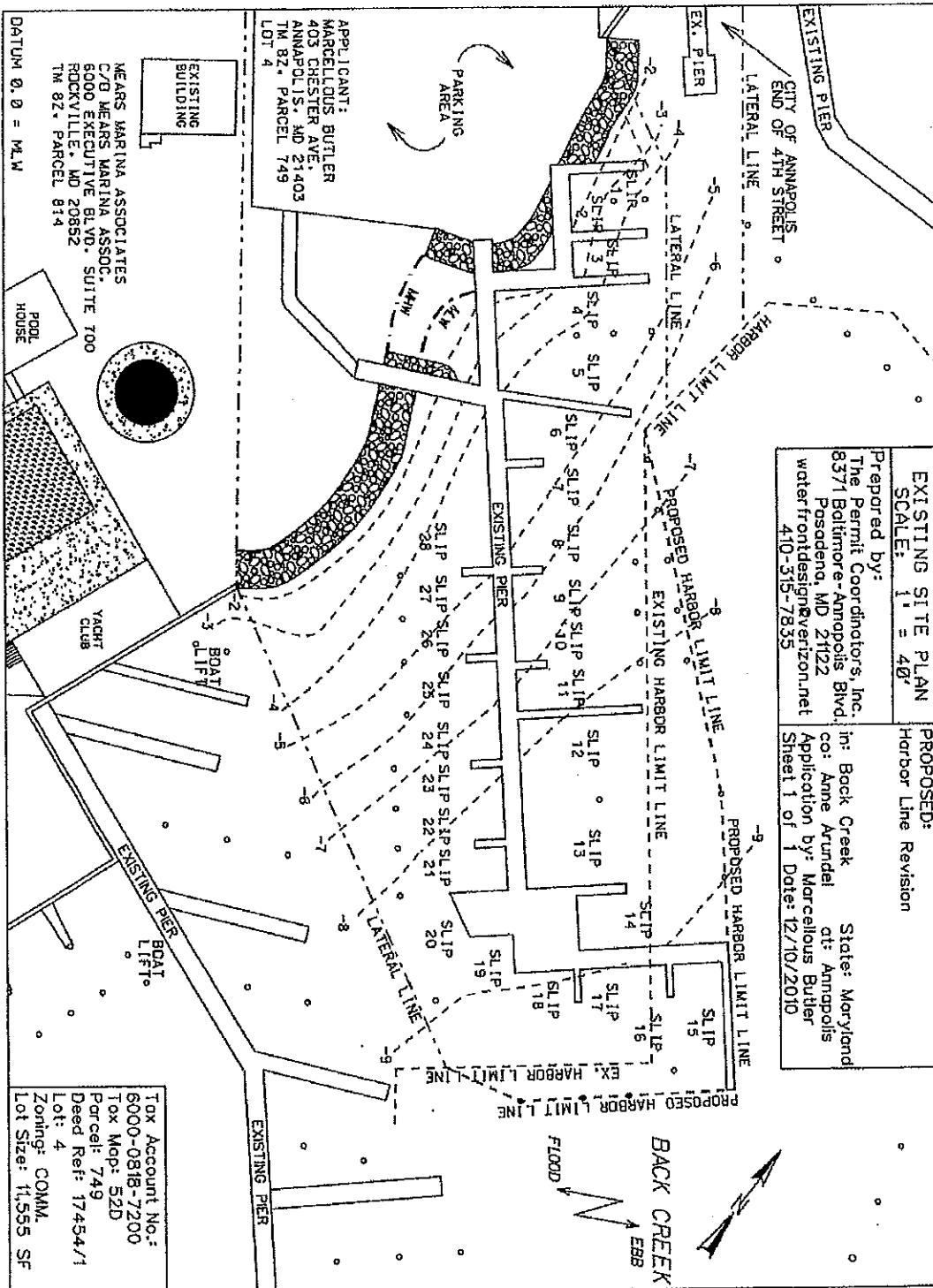
CDM: 08-7079H

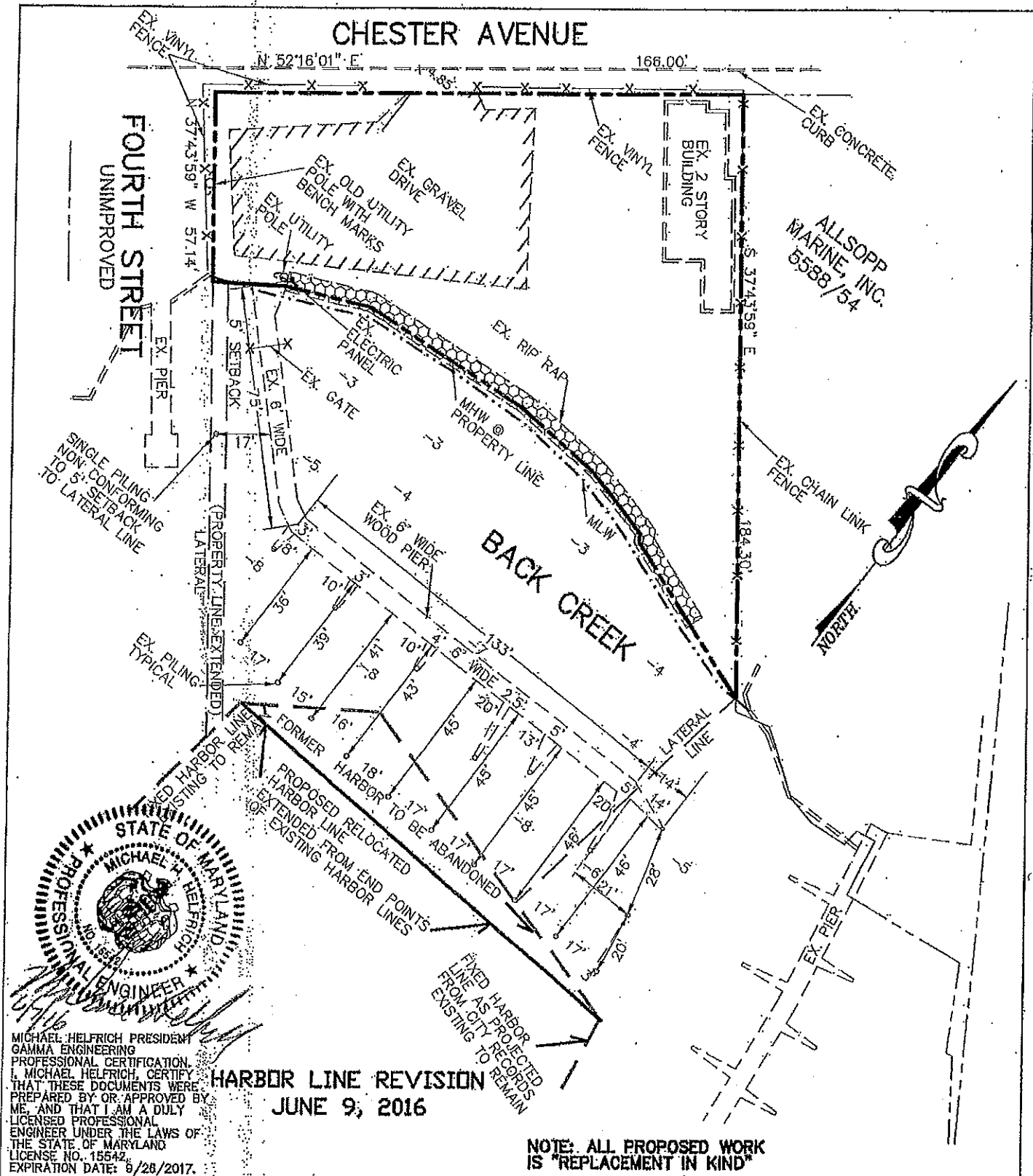
SCALE: 1"=40'

DATE: REV. 11-22-10

JOB NO. 08-7079

Existing Site Plan of Butler's Marina





GAMMA ENGINEERING
1203 WEST STREET SUITE A
ANNAPOLIS, MD 21401
(410) 626-1070