



## City of Annapolis

Board of Port Wardens  
Department of Planning & Zoning  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

### MINUTES

#### BOARD OF PORT WARDENS

Tuesday, April 27, 2021  
Virtual Public Meeting  
7:00pm

**A. CALL TO ORDER:** Gene Godley-**Chair**, 7:01pm

**B. ROLL CALL:**

**Members Present:** Gene Godley-**Chair**, Willie Sampson-**Vice Chair**, Scott Anderson, John Butler, Robert Shapiro

**Staff Present:** Kevin Scott, Kerry Berger-Assistant City Attorney

**Others Present:**

**C. APPROVAL OF AGENDA**

**Vice Chair** Sampson moved approval of the agenda as written. Mr. Anderson seconded the motion. The motion passed unanimously in a vote of 5-0.

**D. ADMINISTRATIVE**

**1. March 23, 2021 Meeting Minutes**

Mr. Anderson moved approval of the March 23, 2021 meeting minutes as amended. Mr. Butler seconded the motion. The motion passed unanimously in a vote of 4-0.

**2. Findings of Fact, March 23, 2021**

**PORT2020-023**-Gerry Perham, 954 Creek Drive

**Chair** Godley moved to postpone voting on the findings to the May 25, 2021 meeting. Mr. Butler seconded the motion. The motion passed unanimously in a vote of 4-0.

**E. OLD BUSINESS**

**1. PORT2021-004 – William Henry Stinson VI, 212 Norwood Road: Remove the existing hammerhead platform and two mooring pilings; construct a 10' x 20' L-Head platform; and install two boatlifts with associated pilings – CONTINUED FROM MARCH 23, 2021 MEETING**

**Chair** Godley noted that the BPW did not receive any public comments during the public comment period so declared public testimony period closed on this application.

Mr. Scott noted that the Applicant provided the lateral lines Exhibit A.2 requested at the March 23, 2021. There was a brief discussion and the Applicant's Engineer provided clarification to address Commissioner Butler's concern regarding the lateral line.

**Chair** Godley moved to delay voting on this to the end of the meeting. Mr. Butler seconded the motion. The motion passed unanimously in a vote of 5-0.

Mr. Corse provided additional clarification on the lateral lines calculation noted in Exhibit A.2 and agreed to provide the BPW with an updated calculation of the lateral lines prior to the next meeting.

**Chair** Godley moved to approve the application for 212 Norwood Road subject to the submission of an amended and accurate calculation of the lateral lines. Mr. Butler seconded the motion. The motion passed unanimously in a vote of 5-0.

**2. PORT2021-001 – Lara & Gay Henriksen, 129 Lafayette Avenue: Install a boatlift – CONTINUED FROM MARCH 23, 2021 MEETING**

**Chair** Godley noted that the BPW did not receive any public comments during the public comment period so declared public testimony period closed on this application.

Mr. Lerian addressed Commissioner Butler's request to show the measurement of the angles on the lateral lines.

**Chair** Godley moved to delay voting on this agenda item to the end of the meeting to allow Mr. Lerian to provide additional information on the lateral lines. Mr. Butler seconded the motion. The motion passed unanimously in a vote of 4-0.

Mr. Lerian using a presentation briefly clarified the lateral lines calculation, however the BPW had additional questions so requested an updated lateral lines calculation of the angles.

**Chair** Godley moved to approve the application for 129 Lafayette Avenue subject to the submission of an updated calculation of the degrees of the bisected angles. Mr. Anderson seconded the motion. The motion passed unanimously in a vote of 5-0.

**3. PORT2021-003 – Old Towne Marina, Ltd, 1 Shipwright Street: Remove two existing mooring pilings and install eight new mooring pilings – CONTINUED FROM MARCH 23, 2021 MEETING**

**Chair** Godley noted that the BPW did not receive any public comments during the public comment period so declared public testimony period closed on this application.

The BPW moved right into the vote.

**Chair** Godley moved to approve the application for 1 Shipwright Street as presented. Mr. Butler seconded the motion. The motion passed unanimously in a vote of 5-0.

**4. PORT2021-002 – Lawrence & Dawne Widener-Burrows, 920 Creek Drive: Relocate 3 mooring pilings; remove a PWC boatlift and relocate to the other side of pier; construct 17 LF of replacement bulkhead, and remove 200 SF of deck – CONTINUED FROM MARCH 23, 2021 MEETING**

**Chair** Godley noted that the BPW did not receive any public comments during the public comment period so declared public testimony period closed on this application.

The BPW moved right into the vote.

**Chair** Godley moved to approve the application for 920 Creek Drive as presented. Mr. Anderson seconded the motion. The motion passed unanimously in a vote of 5-0.

**5. PORT2021-005 – The Osman and Aude Ismael Living Trust, 940 Creek Drive: Remove two piers 670 SF; remove 1 mooring pile; relocate 3 mooring piles; remove a PWC lift and a boatlift; construct a 48 LF replacement timber bulkhead; construct a pier 6' x 22' with a 10' x 20' platform, a 3' x 30' catwalk, a 3' x 20' tapered finger pier; and a 24,000 LB boatlift – CONTINUED FROM MARCH 23, 2021 MEETING**

**Chair** Godley noted that the BPW did not receive any public comments during the public comment period so declared public testimony period closed on this application.

The BPW moved right into the vote.

**Chair** Godley moved to approve the application for 940 Creek Drive as presented. **Vice Chair** Sampson seconded the motion. The motion passed unanimously in a vote of 5-0.

**F. NEW BUSINESS**

**1. PORT2021-006 – Mighty Five LLC c/o Guarisco Gallery, 1 Southgate Court: Construct a 6' x 75' floating pier with a 14' x 12' replace in kind of floating platform a 3' x 16' gangway and a PWC lift.**

Mr. Mielke presented the applications for New Business agenda items #1-#4 noting that the Southgate Harbor Condominium Association owns the whole bulkhead and all the piers but each applicant is assigned a pier that sit in front of their particular unit so he drew separate lateral lines and setbacks.

Mr. Scott provided a letter of no objections for all four of the applications on Southgate Court.

The BPW requested more detail on the lateral lines computation for Southgate Court using the southernmost end of the property. The BPW asked for clarification on whether the Southgate Harbor Condominium Association owns the slips and is the Condominium Association leasing the slips for a fee. Mr. Beatty noted that the individual property owners own and maintain their respective piers.

**Chair Godley** accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
C.1	Staff Memorandum dated 4/15/21

**Chair Godley** accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A.1	Maritime Construction Permit Application time date stamped 3/10/21 with attachments
A.2	Letter of Objection for 1, 3, 5, and 6 Southgate Court dated 4/19/21

There was no written public testimony submitted at the time of the meeting however, the record will remain open to accept written testimony until May 25, 2021 at which time the BPW will deliberate on the project.

**2. PORT2021-007 – Frank & Leigh Fields, 3 Southgate Court: Construct a 6' x 70' floating pier with a 10' x 14' floating platform, and a 3' x 16' gangway.**

**Chair Godley** asked if Mr. Fields is requesting a boatlift and Mr. Mielke responded that the applicants are not requesting a boatlift.

**Chair Godley** accepted the following exhibits into the record.

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C.1	Staff Memorandum dated 4/15/21

**Chair Godley** accepted the following exhibits into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A.1	Maritime Construction Permit Application dated 3/5/21 with attachments
A.2	Letter of Objection for 1, 3, 5, and 6 Southgate Court dated 4/19/21

There was no written public testimony submitted at the time of the meeting however, the record will remain open to accept written testimony until May 25, 2021 at which time the BPW will deliberate on the project.

**3. PORT2021-008 – John & Britt Saitta, 5 Southgate Court: Construct a 6' x 70' floating pier with a 10' x 14' platform, a 3' x 16' gangway, 4 boatlift piles and a boatlift.**

**Chair Godley** accepted the following exhibits into the record.

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There was no written public testimony submitted at the time of the meeting however, the record will remain open to accept written testimony until May 25, 2021 at which time the BPW will deliberate on the project.

- 4. PORT2021-009** – Selim & Danuta Chacour, 6 Southgate Court: Construct 6' x 70' floating pier with a 10' x 14' platform, 3 mooring piles, 4 boat lift piles, a boat lift and a gangway

Chair Godley accepted the following exhibits into the record.

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There was no written public testimony submitted at the time of the meeting however, the record will remain open to accept written testimony until May 25, 2021 at which time the BPW will deliberate on the project.

**5. Proposed Amendments to the Board of Port Warden's Rules of Procedure**

Chair Godley reported that Staff posted the BPW Rules of Procedures for two weeks and there has been no comments to date.

Chair Godley moved to approve the amendments to the BPW Rules of Procedures as drafted. Mr. Anderson seconded the motion. The motion passed unanimously in a vote of 5-0.

**G. MISCELLANY**

There was none.

**H. ADJOURNMENT**

With there being no further business, **Vice Chair** Sampson moved to adjourn the meeting at 8:15pm. Mr. Anderson seconded the motion. The motion passed unanimously in a vote of 5-0.

**The next meeting of the Board of Port Wardens is May 25, 2021 at 7:00pm as a virtual meeting.**

Tami Hook, Recorder