



City of Annapolis

Board of Port Wardens
Department of Planning and Zoning
145 Gorman Street, 3rd FL
Annapolis, MD 21401-2529

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VIRTUAL Public Hearing Agenda

Board of Port Wardens
Tuesday, February 24, 2026
7:00 p.m.

This is a virtual meeting. The public may watch the meeting here:
<https://www.youtube.com/AnnapolisBoardsandCommissions>

The public may submit comments and request to testify live here:
<https://www.annapolis.gov/PortWardensComments>

A. **Call to Order – Robert Shapiro, Chair**

B. **Roll Call**

C. **Approval of Agenda**

D. **Administrative**

1. Minutes from January 27, 2026
2. Findings of Fact November 25, 2025

- PORT-2025-00011 – The Point Condominiums:

Demolition of floating and fixed piers for a total of 2,602 SF over the water to be removed. Construction of 2,560 SF of floating pier (T-Dock), 903 SF of fixed pier including 630 SF of Zone 3 finger piers and 273 SF Loading Platform, 572 SF of Zone 3 Helical anchor bulkhead, 28 zone 5 reinforcement batter pile walls (piles only).

- PORT-2025-00012 – Spa Creek Marina Co., Inc. - Burnside Street:

Replace in-kind pier as floating pier: 6' x 223' pier

(2) 3' x 13' finger piers

(5) 3' x 14' finger piers

(4) 3' x 15' finger piers

(1) 3' x 16' finger pier

(33) mooring piles

Install 4' x 8' gangway

Replace in-kind pier as floating pier: 6' x 153' pier

(1) 3' x 13' finger pier

(6) 3' x 14' finger piers

(3) 3' x 15' finger piers

(27) mooring piles

Install 4' x 8' gangway

3. Findings of Fact December 23, 2025

- PORT-2025-00014 - 7 LOUDON LN
Construct a 27.2-foot by 29.4-foot by 14.2-foot tall replacement boathouse with a 503.28-square foot platform and replace-in-kind an adjacent 12-foot by 35-foot platform, all extending a maximum of 35 feet channelward of the mean high water line and raising both structures a maximum of 2 feet in elevation taller than the existing structures. Replace in kind a 252-foot long by 6-foot wide timber pier and raise a maximum of 2 feet in elevation taller than the existing structure, all within a maximum of 287-feet channelward of the mean high water line. Construct and backfill 48 linear feet of replacement bulkhead within a maximum of 18 inches channelward of a deteriorated bulkhead. Construct 124-feet of stone toe armor within 10-feet channelward of the existing bulkhead and replenish 28-feet of stone revetment within a maximum of 10 feet channelward of the mean high water line. Construct and backfill 56-linear feet of replacement bulkhead within the footprint of the existing deteriorated bulkhead with no channelward encroachment. Remove one mooring pile, construct one boat lift with associated piles and two PWC lifts, and replace in kind one boat lift with associated piles, all within a maximum of 268 feet channelward of the mean high water line.
- PORT-2025-00015 - 1 ALDEN LN
Removal of specified failing bulkhead, installation of living shoreline & marsh creation, 134' wide by 35' Channelward of MHWL, installation of new pier orientation, 233' long by 6' wide , installation of 10' by 20' Platform area, and 3' by 16' wide finger pier.

4. Findings of Fact January 27, 2026

- PORT-2025-00017 - 5 SOUTHGATE AVE
Demo 1 pier. Install new 4' x 40' pier inside the western 5' Lateral Line Setback.
- PORT-2025-00018 - 11 SOUTHGATE AVE
Install 1 mooring pile.

5. 2025 Annual Report

6. Chair Position Election

E. Old Business

F. New Business

- PORT-2026-00001 - 7040 BEMBE BEACH RD

Construction of a breakwall and living shoreline to restore the beach area in front of the bulkhead that has eroded away.

- PORT-2025-00016 - 32 WILLIAMS DR

Replace in-kind 6' x 63' pier with 10' x 21' platform, 2 mooring piles, 1 boat lift and associated piles. Replace in-kind 19' walkway.

G. Miscellany

1. O-2-26 - Mooring Requirements in City Waters For the purpose of clarifying that moorings may not be installed within 75 feet of another mooring or a structure rather than applying the 75 foot measurement from the moored vessel and clarifying that all transient mooring balls are owned by the City and are not private; allowing the Harbormaster to adopt rules and regulations consistent with Title 15 of the Code of the City of Annapolis as to the types and lengths of vessels that may use any mooring in City waters; updating the definition of "mooring(s)"; and generally related to mooring requirements in City waters.

H. Adjournment

**Next Regular Meeting: March 24, 2026
7:00 p.m.**

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