

**VI. COMMENTS OF LOCAL, STATE, OR FEDERAL AGENCIES:**

The Baltimore City Department of Planning outlined its policy for limited housing on piers should the State and federal permitting authorities consider granting approvals for this kind of development. In brief, the policy includes a list of requirements for structural integrity, long-term maintenance of piers and pilings, adequate emergency access, proper utilities, and a formula for allowing additional over-water expansion based upon a percentage of the area of other existing piers removed on the same property.

No Federal comments have been received; however, the applicant has applied to the U.S. Army Corps of Engineers for a permit.

**VII. COMMENTS FROM OTHER INTERESTED PARTIES:**

A number of letters were submitted to the Department and/or the Board of Public Works in opposition to this project.

The Nestos Contracting Company owns a marina one lot to the north of the applicant's project site. This marina is at the head of a cove, off Aliceanna Street. Nestos Contracting Company also owns the Captain James Landing restaurant on the north side of Aliceanna Street. The restaurant and the marina's waterfront presently have a view south across the Northwest Branch of the Harbor, including much of the Fells Point area. They objected to the applicant's project for the following reasons:

1. The buildings on the pier would block the view of the Harbor and cause financial loss to the restaurant;
2. The pier and the proposed community would create boat safety problems by drawing more boats into the cove;
3. The project would block views of the Harbor from the public promenade and from Boston Street, and therefore contradict the goal of preserving and enhancing views of the Harbor;
4. The warehouse that previously existed on the marine pier at the project site had been torn down before the Captain James Landing restaurant was built; and
5. The riparian rights established under common law and the Maryland Wetlands Act do not extend to residential buildings on piers.