



Facts About...

203 Eastern Avenue, Parcel 785 Property
(Voluntary Cleanup Program)

Site Location

The 203 Eastern Avenue, Parcel 785 property totals 0.08182 acre and is a contiguous sub-parcel of the Yacht Enterprises Limited Partnership properties located in Annapolis, Anne Arundel County, Maryland. The property is located in a mixed-use residential-commercial area along the waterfront in the Eastport district of Annapolis and is bordered by Eastern Avenue to the northwest, parcel 586 to the northeast and parcel 786 to the southeast.

Site History

Since the early 1900s, commercial activities at the property have included boat sales, boat maintenance, and the manufacture of concrete. Residences have also occupied portions of the property in the past. Current uses of the property include a marina and sailing school with limited boat refinishing and maintenance activities. In 1989, Bert Jabin purchased the property from Joshua Ballard, and 2003, Eastport Yachting Center purchased the property from Bert Jabin.

Environmental Investigations and Actions

In 2001, environmental investigations were conducted by Andrew Garte and Associates. The investigation identified contaminants in the soil and groundwater beneath the property and in the surface water and sediments of Back Creek. The contaminants include metals (e.g., arsenic, copper, lead and mercury) and petroleum hydrocarbons.

Current Status

On February 21, 2002, Bert Jabin applied to the Voluntary Cleanup Program (VCP) seeking a No Further Requirements Determination (NFRD) as a responsible person. On November 19, 2002, the Department received a revised VCP application separating this parcel from the J-World application due to differing parcel ownership. On April 9, 2002, Eastport Yachting Center, LLC, a prospective purchaser, submitted an application to the VCP seeking inculpable person status.

The Department issued an NFRD for the property on January 16, 2004 and recordation of the NFRD in the land records was completed on February 23, 2004. The NFRD was issued contingent upon future industrial or commercial use of the property (residential use only above the first floor), a groundwater use prohibition and certain requirements for future soil excavation and disposal.

Planned or Potential Future Action

The property will continue to be used for boat storage.

Contact

For additional information, please contact the Land Restoration Program at (410) 537-3493.

Last Update: 1/8/10

