



Atlantic Development Services Group, LLC
P.O. Box 567
Crownsville, Maryland 21032-1218

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

RE: Variance - Bertolini Tax Acct. 3695-2985-5300
1246 Rock Hill Rd. Pasadena, Md. 21122

Dear Sir or Madam:

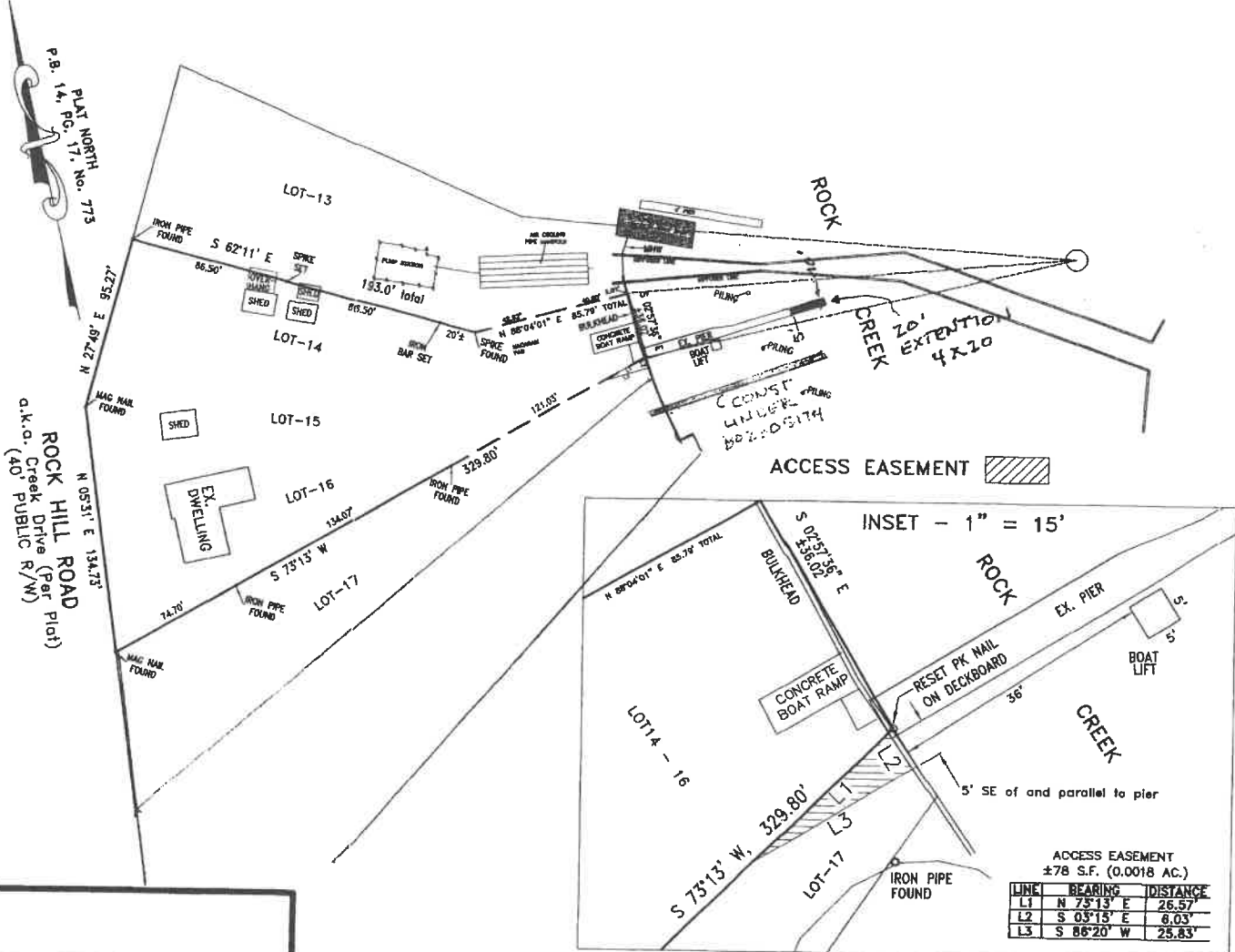
We are applying for a variance to allow for an extension of the existing pier by 20'. The existing pier was constructed sometime prior to 1995. The owners have found themselves in a situation, which in order to dock their boat, they need to add or extend the end of the pier by 20'. The extension will require a variance to both the north and south side of the pier. Specifically, it will need a 10' variance to the south side of the pier extension and a 5' variance to the north side of the pier extension to "meet" the required 15' setback. It should be noted that the pier has been referenced in a variance request by the adjacent property (2020/0011/V) which gives some minor background to the projects location. The proposed extension does not create any restrictions to water traffic, however, even if the variance was granted the Md. Department of Environment would also have to give approval for the pier extension.. There would be at least two pilings changed but they would be replacements in kind and would not need variance approval but would need permits to replace them. Please be advised that the site plan attached shows the "point of cove" from information received from Planning and Zoning. Should you have any questions, please feel free to contact me.

Thank you,

Damon Cogar

PLAT NORTH
P.B. 14, PG. 17, No. 773

ROCK HILL ROAD
a.k.a. Creek Drive (Per Plat)
40' PUBLIC R/W



ACCESS EASEMENT
±78 S.F. (0.0018 AC.)

LINE	BEARING	DISTANCE
L1	N 75°13' E	26.57'
L2	S 03°15' E	8.03'
L3	S 86°20' W	25.83'



SITE PLAN
1246 ROCK HILL ROAD, 21122
LOTS 14-16, SEC. "E"
SOUTH SECTION - ROCKHILL
PLAT BOOK 19 PAGE 7 No. 773
TAX MAP 17 GRID 8 PARCEL 464
THIRD TAX DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1"=60' 15 AUGUST 2023

