

April 3, 2024

Rock Hill Beach Community Association
c/o Jessica Garonzik– President RHBCA
Doug Martin – Applicant
1234 Hillcreek Rd
Pasadena, Md 21122

Anne Arundel County, MD
Planning and Zoning
2664 Riva Rd, P.O. Box 6675
Annapolis, MD 21401

Re: Pier replacement-in-kind –Variance Application # 24TMP—024985
c/o Melanie Matthews

Variance Application justification for the replacement-in-kind of the pier at the property on Hillside Rd Lot 21, TM 0017, Sec. A , of Parcel 0462 in the Rock Hill Beach Community.

To whom it may concern,

This application is seeking a variance to County code Article 18-10-145 (1)(2)(3) and (6) regarding the replacement-in-kind of the community recreational pier for the following reasons.

- (1) A variance from the 60 ft. and 80 ft. lot width. The community lot where the pier is located, is only 50 ft. wide from the road to the shoreline and does not meet the required lot size.
- (2) Meeting minutes from April 26, 2023 regarding approval of the pier are attached.
- (3) A variance from the setbacks from the lot lines of 15 ft. and 50 ft. from the adjacent pier. The existing distance from the pier to the lot line is 11ft. at the shoreline and 40 ft. from the pier on the north side.

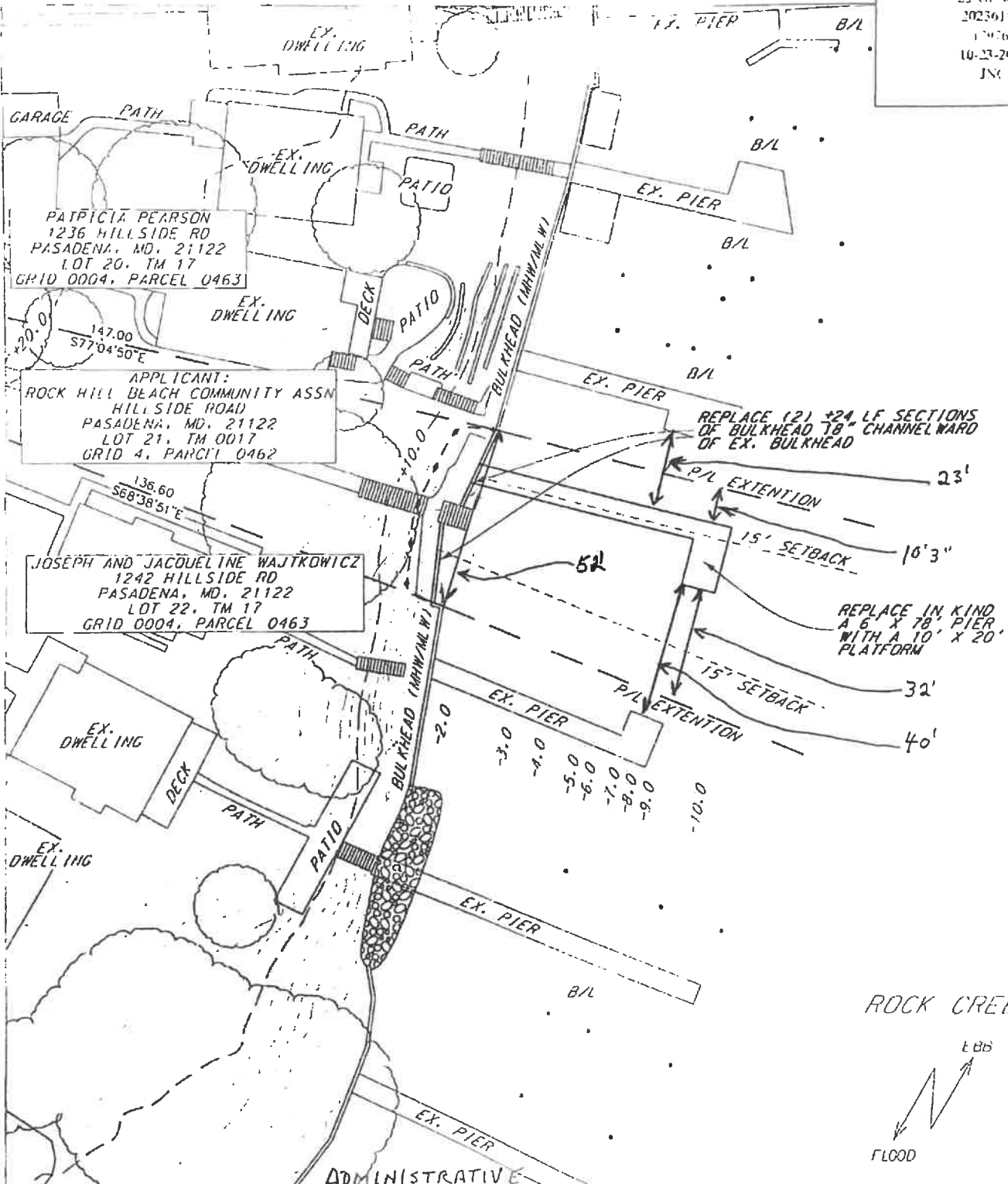
On the south side from the pier extension to the property line is 39 ft., and an additional 8 ft. to the adjoining pier extension.

- (6) Signage will be added prohibiting the docking of boats, either permanent or temporary,

This is a community pier that has been in use for well over 50 years, and is one of the many things that attracts people to our community. We are requesting these variances to continue the use of the pier for our community. The pier is also used by DPW, DNR, MDE, and others for the maintenance of the creek and the wetlands that surround it.

Doug Martin
Applicant for Rock Hill Beach Community Association.

23-01-0960
 202301501
 1/20/23
 10-23-2023
 INC



Tax Account No.:
 3695-2560-6700
 Tax Map: 0017
 Parcel: 0462
 Deed Ref: 549 222
 Lot: 21
 Zoning: R5
 Lot Size: 41,047 SF

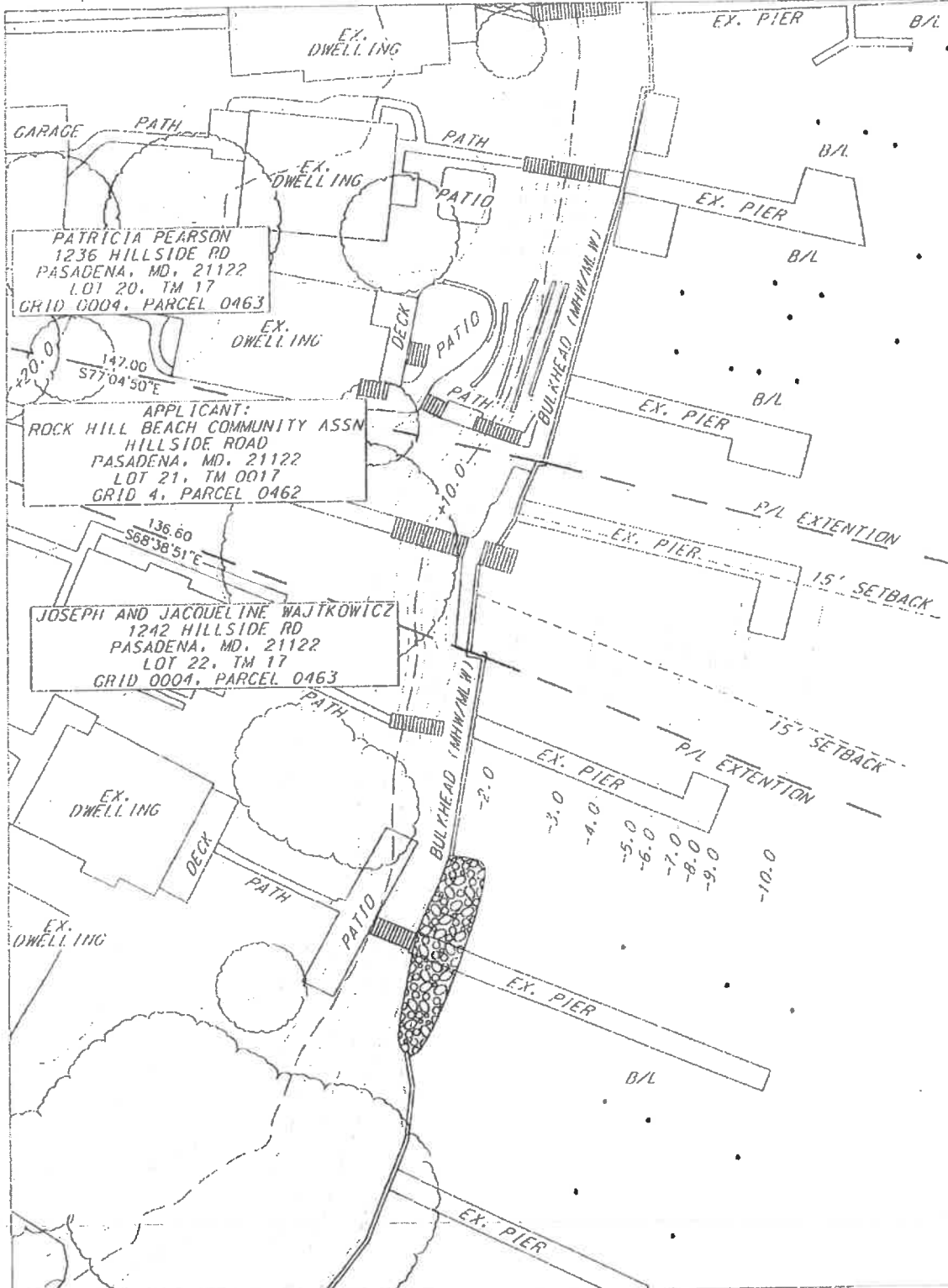
PROPOSED SITE PLAN
 SCALE: 1" = 40'
 Waterfront Engineering,
 Design and Construction, Inc.
 8348 Ritchie Hwy.
 Pasadena, MD 21122
 (410) 798 1494
 waterfrontdesign@verizon.net

PROPOSED:
 Shoreline Work
 in: Rock Creek
 co: Anne Arundel
 Application by: Rock Hill Beach Community Assn
 Sheet 4 of 13 Date: October 9, 2023

LONG: -76.51887°
 LAT: 39.14511°
 State: Maryland
 at: Rock Hill

NOTE: All dimensions and measurements shall be field verified by contractor

23-GL-0960
 202361501
 179762
 10-23-2023
 JNC



PATRICIA PEARSON
 1236 HILLSIDE RD
 PASADENA, MD, 21122
 LOT 20, TM 17
 GRID 0004, PARCEL 0463

APPLICANT:
 ROCK HILL BEACH COMMUNITY ASSN
 HILLSIDE ROAD
 PASADENA, MD, 21122
 LOT 21, TM 0017
 GRID 4, PARCEL 0462

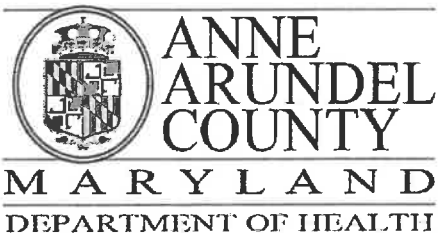
JOSEPH AND JACQUELINE WAJTROWICZ
 1242 HILLSIDE RD
 PASADENA, MD, 21122
 LOT 22, TM 17
 GRID 0004, PARCEL 0463

Tax Account No.:
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EXISTING SITE PLAN
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J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health *BC*

DATE: April 17, 2024

RE: Rock Hill Beach Community Association
1238 Hillside Road
Pasadena, MD 21122

NUMBER: 2024-0070-V

SUBJECT: Variance/Special Exception/Rezoning

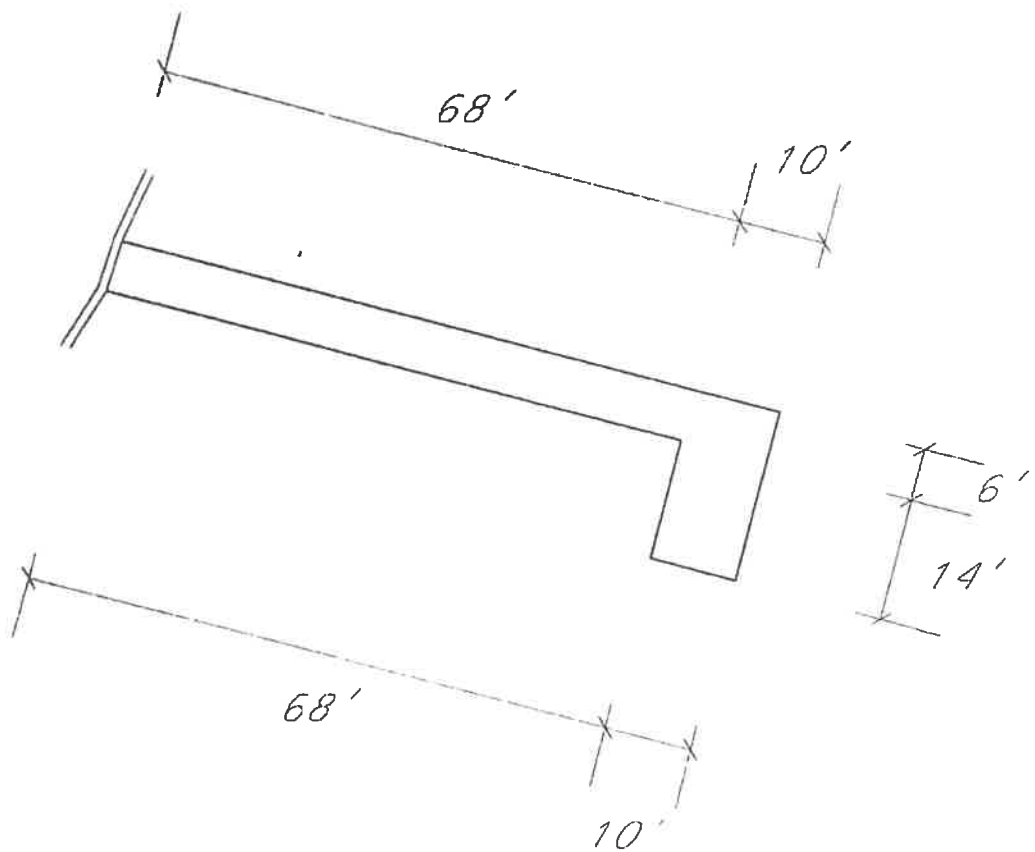
The Health Department has reviewed the above referenced variance to allow a recreational pier with less setbacks than required and that does meet the lot size

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

23-GL-0960
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PIER DIMENSIONS
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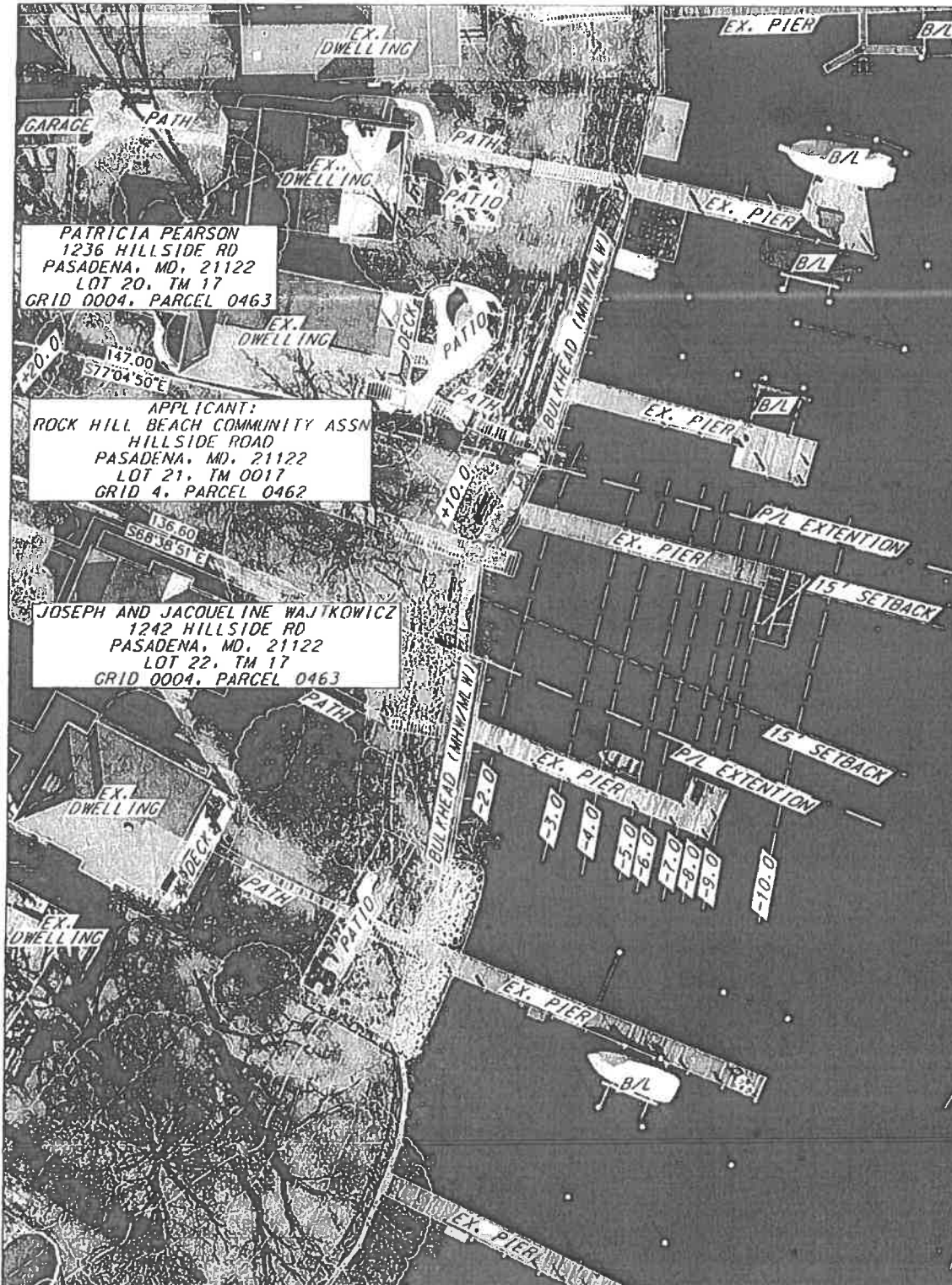
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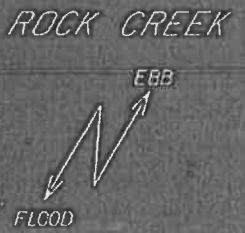
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OVERLAY SITE PLAN
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