



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

October 23, 2023

Mark Roesner & Terry Westhead – mhroesner@gmail.com
2024 Rocky Point Road
Essex, MD 21221

RE: Petition for Administrative Variance
Case No. 2023-0187-A
Property: 2024 Rocky Point Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink that reads "Maureen E. Murphy". The signature is fluid and cursive, with the first name being the most prominent.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Maureen Copeland – chesapeakedesignco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2024 Rocky Point Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Mark Roesner and	*	HEARINGS FOR
Terry Westhead		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0187-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Mark Roesner and Terry Westhead (“Petitioners”) for the property located at 2024 Rocky Point Road, Essex. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §1A04.3.B.2.b to allow an addition with a setback of 18 ft in lieu of the required 50 ft., and to approve an existing dwelling with setback of 31 ft. in lieu of the required 50 ft. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs were marked and accepted into evidence as Petitioners Ex. 2A-2C).

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was provided by the Department of Environmental Protection and Sustainability (“DEPS”) which agency indicated that the Property is located within the Chesapeake Bay Critical Area (“CBCA”) and the Limited Development Area (“LDA”) and is subject to Critical Area requirements. In addition, a ZAC comment was received from the Bureau of Development Plans Review (“DPR”) dated October 2, 2023, indicating the following:

“DPW&T Comments:

- A. The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5), per panel FIRM 2400100445F dated 9/26/08. Must comply with the Flood Plain Ordinance (see County Bill 40-15, the latest edition of the Baltimore County Code, and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003).”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 28, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

THEREFORE, IT IS ORDERED, this **23rd** day of **October, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”) § 1A04.3.B.2.b to allow an addition with a setback of 18 ft. in lieu of the required 50 ft., and to approve an existing dwelling with setback of 31 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

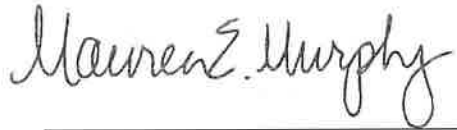
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this

Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioners must comply with the DEPS and DPR/DPWT ZAC comments, copies of which are attached hereto and made a part hereof.

3. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw



ADMINISTRATIVE ZONING PETITION FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 2024 Rocky Pt. Rd. Currently Zoned RC-5
Deed Reference 29632 / 0041 10 Digit Tax Account # 1516600030
Owner(s) Printed Name(s) Mark Roesner and Terry Westhead

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

1A04.3.B.2.b. to allow an addition with a setback of 18 ft in lieu of the required 50 feet. And to approve an existing dwelling with setback of 31 ft. in lieu of the required 50 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Name #1 - Type or Print Mark Roesner Name #2 - Type or Print Terry Westhead
Signature #1 Mark Roesner Signature #2 Terry Westhead
Mailing Address 2024 Rocky Pt. Rd. Baltimore MD City Baltimore State MD
Zip Code 21221 Telephone #'s (Cell and Home) (410) 404-6098 Email Address mkroesner@gmail.com

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print Maureen Copeland
Signature Maureen Copeland
Mailing Address 603 East Ct. Westminster MD City Westminster State MD
Zip Code 21157 Telephone # 712-599-9590 Email Address chesapeake.design@gmail.com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2023-0187-A Filing Date 9/12/23 Estimated Posting Date 9/24/23 Reviewer SL

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2024 Rocky Pt. Rd. Baltimore MD 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See attached letter.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Teresa Westhead
Signature of Owner (Affiant)

Teresa Westhead
Name- Print or Type

Mark Roesner
Signature of Owner (Affiant)

MARK ROESNER
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

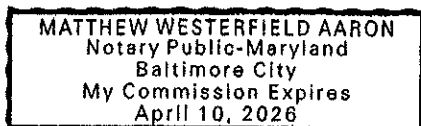
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of August, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Teresa Westhead + Mark Roesner

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Matthew Westerfield Aaron
Notary Public
10 April 2026
My Commission Expires

Dear Sir or Madam,

We are requesting permission to build a 1-story addition to the side of our existing residence. The addition would be 12' wide x 20' deep and would be used as a sunroom/additional living space. Our existing living room is limited in size and we are looking for additional room for our growing family.

With the current zoning of RC-5, this addition would not be possible due to the 50' side setback requirement. Considering that the existing lot is only 90' in width, this does not allow any room for expansion to the side. We considered adding the sunroom to the front of the house, however with the existing stone façade, the addition looked out-of-character and did not look like part of the original residence. The side is the most logical location for the addition so it ties into our existing living room. It will sit back from the front of the house and will be designed in keeping with the character of the houses along Rocky Point Road.

Thank you for your attention to this matter and please let us know if you need anything further,

Mark Roesner and Terry Westhead

2023-0187-A

ZONING PROPERTY DESCRIPTION FOR 2024 ROCKY POINT RD

Beginning at a point in the center of Rocky Point Rd. which is 40 feet wide at the distance of 1700 feet south of the centerline of Barrison Point Rd. which is 30 feet wide.

Thence the following courses and distances:

(1st POC) S 09 deg 51min E 72.29feet, (2nd POC) S 15 deg 51min E 17.92 feet, (3rd POC) S 82 deg 04 min W 362.80 feet, (4th POC) N 00 deg 05 min W 90.85 feet, (5th POC) N 82 deg 04 min E 345.52 feet, back to the point of beginning as recorded in Deed Liber 29632, Folio 00401, containing 31,860 square feet. Located in the 15th Election District and 7th Council Dist.

2623
2623-018219

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0187 -A Address 2024 Rocky Point Rd
Contact Person: Sharon Crawford Phone Number: 410-887-3391
Planner, Please Print Your Name:

Filing Date: 9/12/23 Posting Date: 9/24/23 Closing Date: 10/9/23

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0187 -A Address 2024 Rocky Point Road
Petitioner's Name: MERIC ROGENSEN / Terry West Telephone (Cell) 410-404-6098
Posting Date: _____ Closing Date: _____
Wording for Sign: To Permit _____

an addition with a setback of 18 ft in lieu of the required 50 feet. And to approve an existing dwelling with setback of 31 ft. in lieu of the required 50 ft.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 226655

Date: 9/12/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		60150				\$ 75

Total: 875

Rec

From: David & Maureen Copeland

For:

Variance 2023-0187-A

2024 Rocky Point

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

56

Checks Unlimited - 1-800-210-0468 - www.checksunlimited.com

60-1273/313

316

DAVID AND MAUREEN COPELAND
603 EAST COURT
WESTMINSTER, MD 21157

Sept-6 2023

Pay to the order of Baltimore County

seventy-five and 1/100 \$ 75.00 Dollars

PNC BANK, N.A.
SOUTHCENTRAL PA 040

For Maureen Copeland

0316

0313127381 511295014211

CERTIFICATE OF POSTING

Date: SEPTEMBER 28, 2023

RE: Project Name: 2024 ROCKY POINT ROAD #1
Case Number /PAI Number: 2023-0187-A
Petitioner/Developer: ROESNER
Date of Hearing/Closing: OCTOBER 16, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2024 ROCKY POINT ROAD

The sign(s) were posted on SEPTEMBER 28, 2023
(Month, Day, Year)

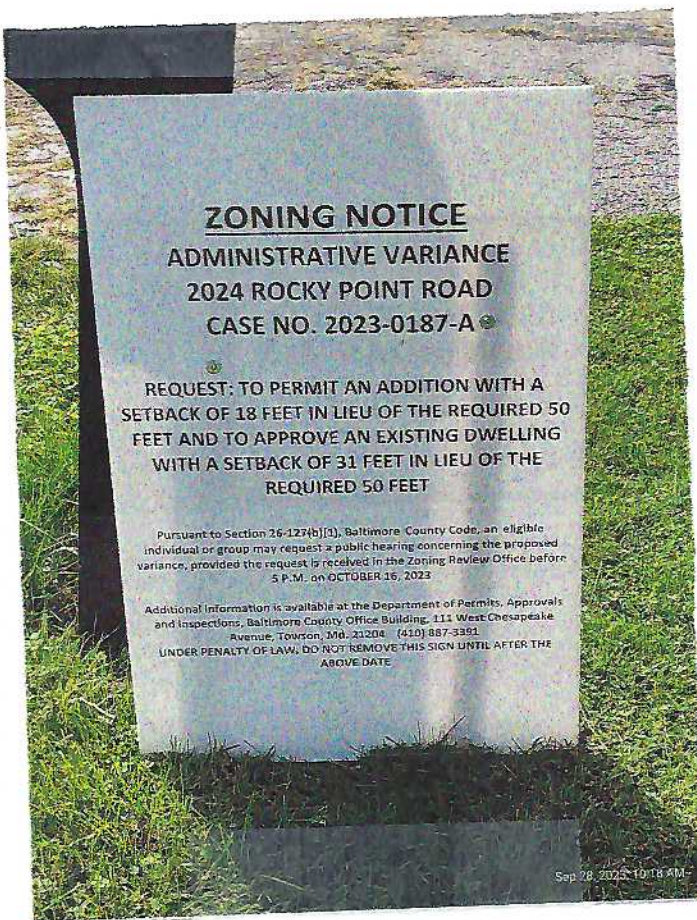

(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

Date: SEPTEMBER 28, 2023

RE: Project Name: 2024 ROCKY POINT ROAD #2
Case Number /PAI Number: 2023-0187-A
Petitioner/Developer: ROESNER
Date of Hearing/Closing: OCTOBER 16, 2023

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2024 ROCKY POINT ROAD

The sign(s) were posted on SEPTEMBER 28, 2023
(Month, Day, Year)

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 29, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0187-A
Address: 2024 ROCKY POINT RD.
Legal Owner: Mark Rosner, Terry Westhead

Zoning Advisory Committee Meeting of October 2, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. Development of this property must comply with a maximum lot coverage limit of 5,445 square feet with mitigation for any new lot coverage amount over 15%, and must meet a minimum 15% tree cover requirement. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant complies with the requirements, and meets all mitigation requirements for lot coverage and trees, the relief requested will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

If lot coverage requirements, tree requirements, and mitigation requirements can be met, this will help conserve fish, plant, and wildlife habitat.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the

fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If lot coverage, tree requirements, and any mitigation requirements are met, the relief requested will be consistent with established land-use policies.

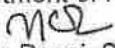
Reviewer: Paul Dennis

Date: September 29, 2023

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2023
Item No. 2023-0187-A

DATE: October 2, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

- A. The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5), per panel FIRM 2400100445F dated 9/26/08. Must comply with the Flood Plain Ordinance (see County Bill 40-15, the latest edition of the Baltimore County Code, and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003).

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and
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If lot coverage, tree requirements, and any mitigation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: September 29, 2023

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1516600030

Owner Information

Owner Name: ROESNER MARK H Use: RESIDENTIAL
WESTHEAD TERRY L Principal Residence: YES

Mailing Address: 2024 ROCKY POINT RD Dead Reference: /29632/ 00401
BALTIMORE MD 21221-6413

Location & Structure Information

Premises Address: 2024 ROCKY POINT RD Legal Description: 2024 ROCKY POINT RD
BALTIMORE 21221-6413 1700FT S BARRISON PT RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0105	0020	0231	15080078.04	0000				2024	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	1,608 SF		31,860 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	STONE/4	1 full	1 Carport		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	83,200	83,200		
Improvements	177,000	177,000		
Total:	260,200	260,200	260,200	
Preferential Land:	0			

Transfer Information

Seller: PORTER ETHEL V	Date: 06/28/2010	Price: \$270,000
Type: ARMS LENGTH IMPROVED	Deed1: /29632/ 00401	Deed2:
Seller: PORTER JAMES CALVIN	Date: 08/21/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15488/ 00312	Deed2:
Seller: PORTER JAMES C	Date: 02/20/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11439/ 00175	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/08/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0187-A 1/1

PICTURES TO ACCOMPANY VARIANCE FOR 2024 Rocky Point Rd.



Front view of property



Side view of property



Adjacent property at 2026 Rocky Point Road



Adjacent property at 2022 Rocky Point Road



Rear yard of property



Street view of property

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2000001201

2000-0045-A

Lot # 2 1900013993

Pt. Bk./Folio # 052031

ROCKY/POINT RD

ROCKY/POINT RD

1516601011

2018

2020

1516602330

2021

PAI # 151001

PAI # 151001

Pt. Bk./Folio # MP15052
Pt. Bk. 0000052, Folio 0031
1900013993

PAI # 150321

2017-0049-SPH

Lot # 1

PAI # 151001

RC 5

2022

2006-0564-A

1516601950

Back River Neck District

PAI # 150321

PAI # 150321

7 CD
15 ED
105A3
SE 4-1

2024

Bowleys Quarters-Back River Neck Area

1516600030

2026

1516602310

CZMP DEVELOPMENT HOLD (ISSUE # 7-027)

1502191032

PAI # 150321

105B3

RC 20

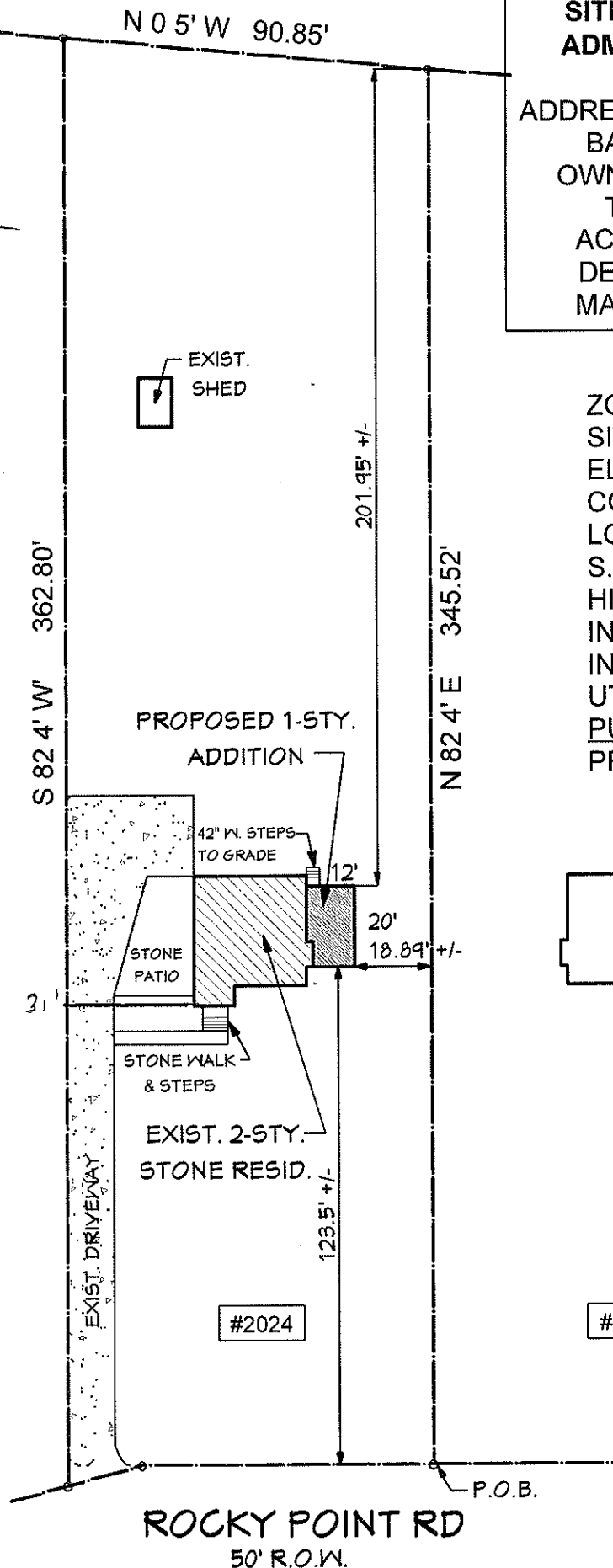
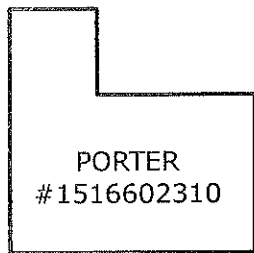
1502190843

2025-0187-A

**SITE PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE**

ADDRESS: 2024 ROCKY POINT RD,
BALTIMORE, MD 21221
OWNERS: MARK ROESNER &
TERRY WESTHEAD
ACCOUNT # 1516600030
DEED REF: 29632/00401
MAP: 0105 PARCEL: 0231

ZONING MAP: 0105
SITE ZONED: RC-5, RC-20
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 7
LOT AREA ACREAGE OR
S.F.: 31,860 SF
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? X
UTILITIES: WATER IS
PUBLIC, SEWER IS PUBLIC
PRIOR HEARING? NO



SITE PLAN

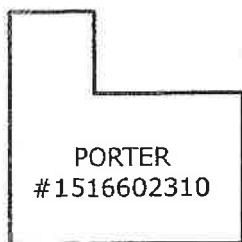
scale: 1" = 40'

2023-0187-1

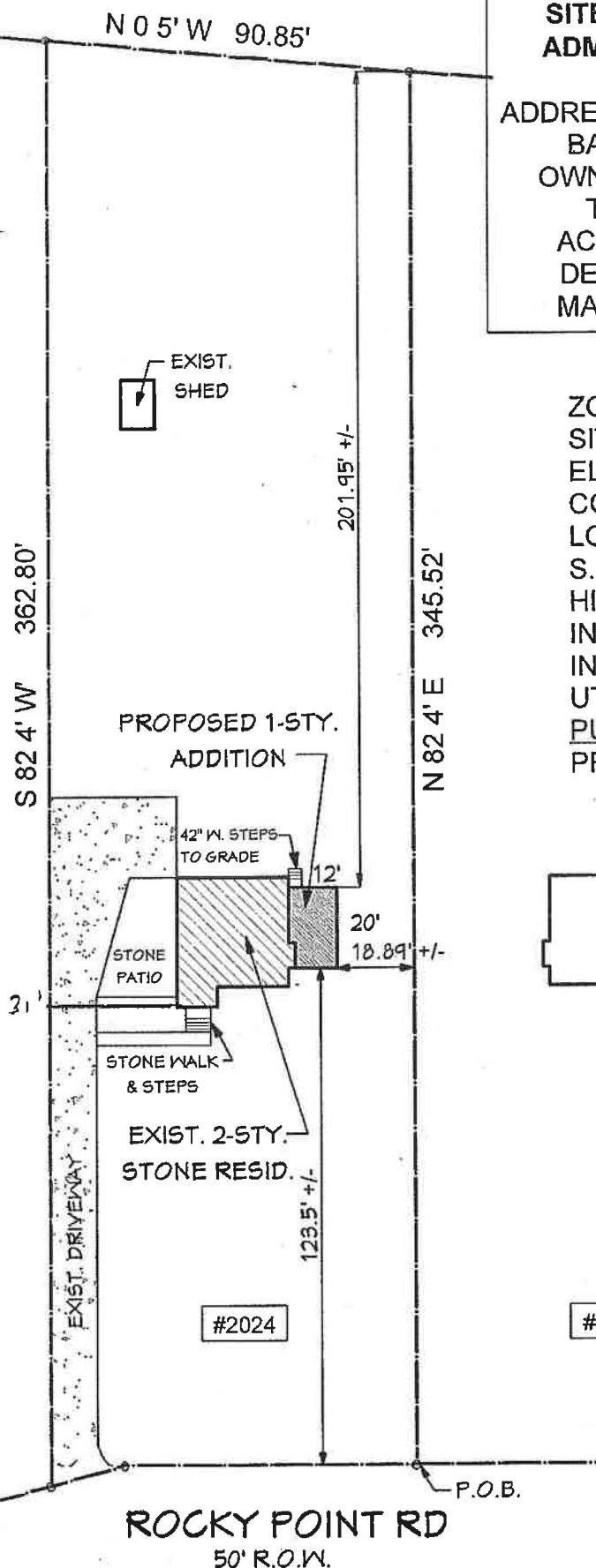
**SITE PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE**

ADDRESS: 2024 ROCKY POINT RD,
BALTIMORE, MD 21221
OWNERS: MARK ROESNER &
TERRY WESTHEAD
ACCOUNT # 1516600030
DEED REF: 29632/00401
MAP: 0105 PARCEL: 0231

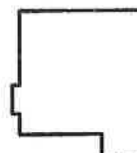
ZONING MAP: 0105
SITE ZONED: RC-5, RC-20
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 7
LOT AREA ACREAGE OR
S.F: 31,860 SF
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? X
UTILITIES: WATER IS
PUBLIC, SEWER IS PUBLIC
PRIOR HEARING? NO



#2026



#2024



PORTER
#1516602330

#2022

SITE PLAN
scale: 1" = 40'

PLAN ASSEMBLED BY MAUREEN COPELAND, 717-599-9590 SEPT. 5, 2023 SCALE: 1" = 40'
NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.

2022-01-07-11