

Dear Zoning Administration,

I am writing to formally request a variance to the denied building permit record B02418906 for my proposed detached garage (40x30x24), as per the regulations stated in 18-2-204(b) regarding the location of structures within the front yard. I believe that granting this variance is justified due to the unique circumstances and limitations of my property.

The main reason for requesting this variance is that the proposed area is the only practical location for constructing the detached garage. The southern part of my property contains a septic system, rendering it unsuitable for building. Additionally, the eastern section consists of old-growth trees and a sloped area that poses significant challenges for construction purposes. Furthermore, the southwest corner of the property already has an existing small shed, which is not in close proximity to the house and does not provide a sensible location for a detached garage.

It is important to note that my house sits perpendicular to the main road, which is an unconventional orientation compared to neighboring properties that are typically parallel to the road. The proposed location for the detached garage, while technically within the front yard based on the front lot line, maintains a suitable setback of 20' from the northern property line, well exceeding the required distance from any other direction. Moreover, this location is the only area on my property that aligns with the existing driveway. Any alternative placement for the garage would necessitate the addition of a new driveway, which is both impractical and unnecessary.

Furthermore, I want to emphasize that the proposed location does not obstruct the view of any neighboring properties. It is situated at least 100 yards away from any direction, ensuring that it does not interfere with the visual aesthetics of the surrounding area. The names and addresses of my three adjoining neighbors are provided with my application.

Charles Pastore: 3934 Birdsville Rd Davidsonville, MD

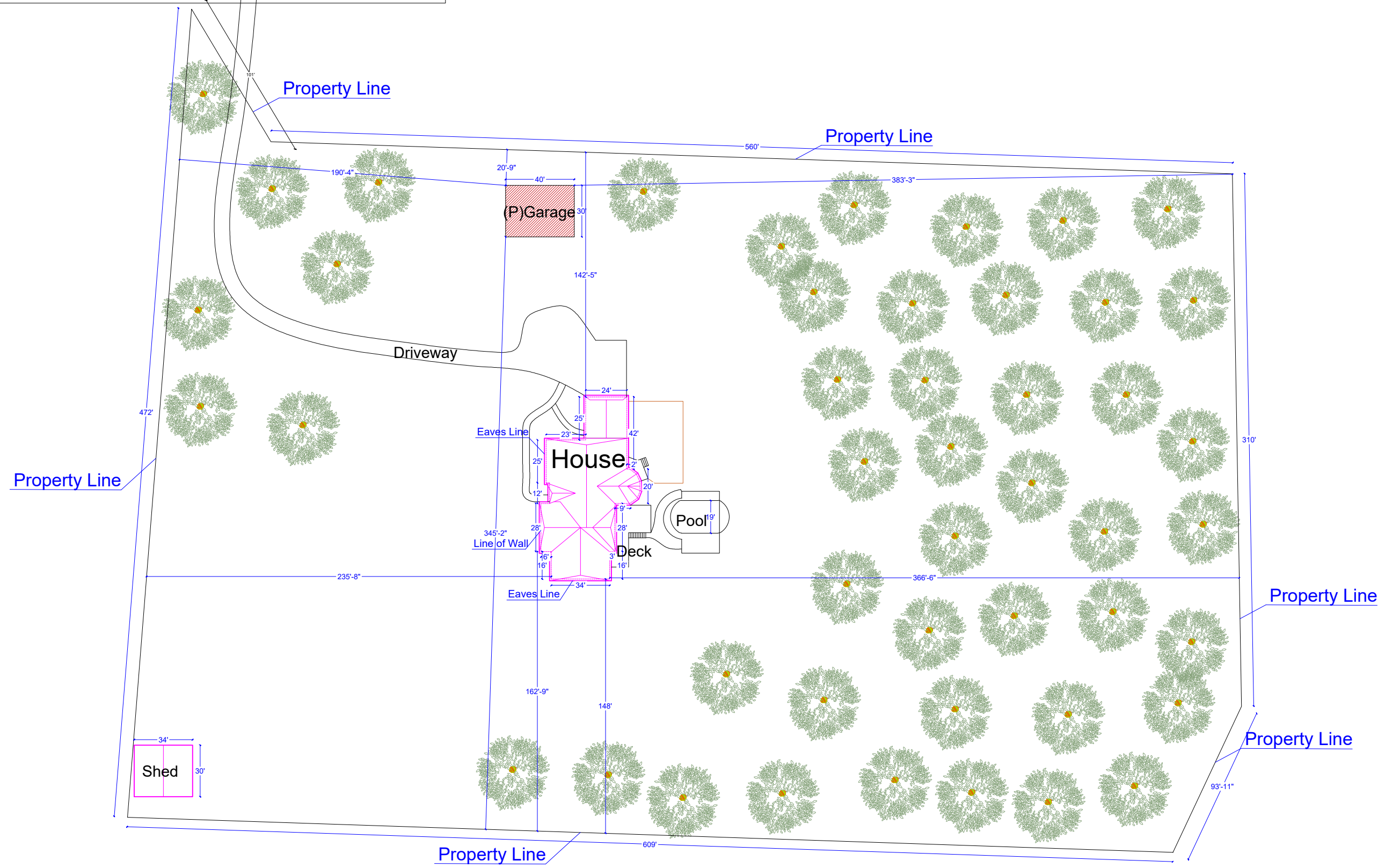
Michael Deller: 3932 Birdsville Rd Davidsonville, MD 21035

Kathryn/Judy Kienast: 3930 Birdsville Rd Davidsonville, MD 21035

I kindly request that the Zoning Administration carefully considers the justifications provided in this letter and grants the variance for the denied building permit. The proposed location is the only feasible and practical option on my property, ensuring compliance with setback requirements while minimizing unnecessary modifications to the landscape. I am more than willing to provide any additional information or attend any necessary hearings to support my case.

Thank you for your time and attention to this matter. I look forward to a favorable response.

Sincerely,



This plat approved for recording with a deed by virtue of a special exception as to plat size.

The requirements of the A. A. Co. Health Department have been met.

Thomas F. Kunkle 5-21-81
 Planning & Zoning Officer of A. A. Co. (Date)

J. Howard Beard 5/14/81
 Health Officer of A. A. Co. (Date)

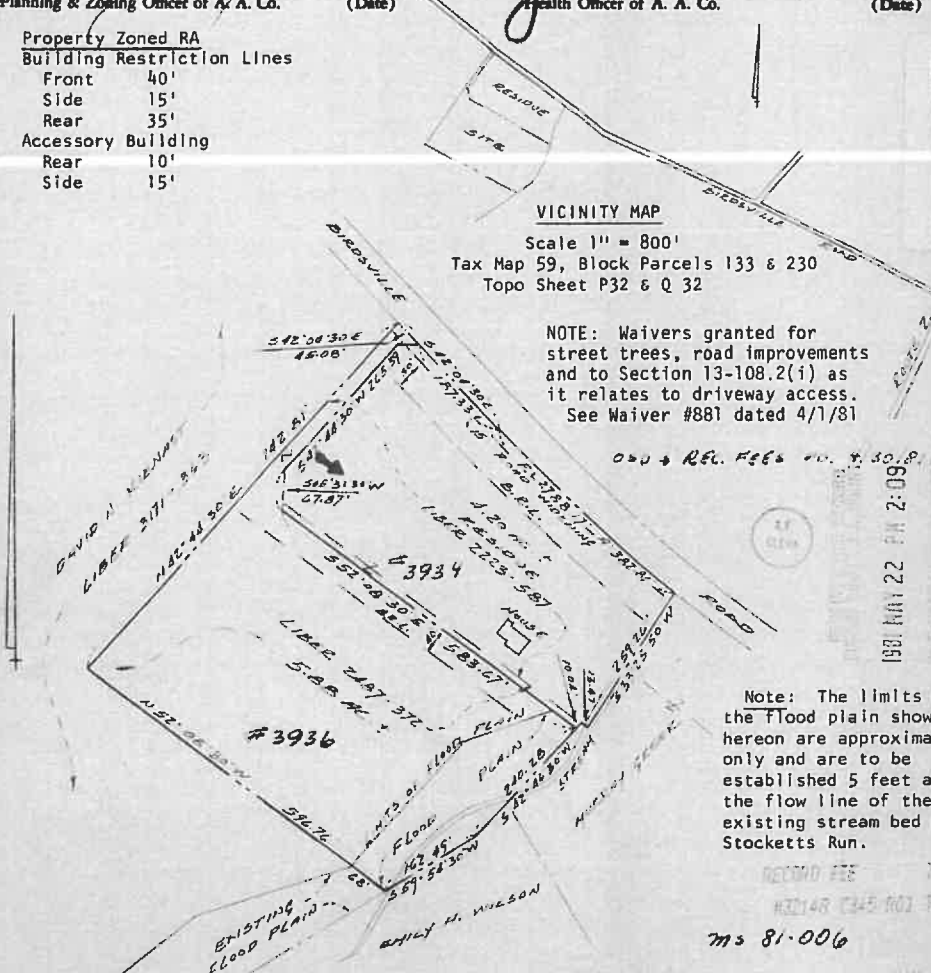
Property Zoned RA
 Building Restriction Lines
 Front 40'
 Side 15'
 Rear 35'
 Accessory Building
 Rear 10'
 Side 15'

LIBER 2408 PAGE 811

VICINITY MAP

Scale 1" = 800'
 Tax Map 59, Block Parcels 133 & 230
 Topo Sheet P32 & Q 32

NOTE: Waivers granted for street trees, road improvements and to Section 13-108.2(i) as it relates to driveway access. See Waiver #881 dated 4/1/81



Note: The limits of the Flood plain shown hereon are approximate only and are to be established 5 feet above the flow line of the existing stream bed of Stocketts Run.

We, the owners of the property shown hereon hereby adopt this plan of subdivision and dedicate the flood plain and the road widening areas as shown to public use and which will be deeded to A.A. Co., upon request. We also declare this to be a resubdivision of all the property described among the Land Records in Liber 2223, page 587, and Liber 2487, page 372. We also grant and convey to A.A. Co., MD the perpetual right to discharge the flow of storm water upon the existing ground. Such discharge point indicated by the symbol \longleftrightarrow as shown graphically on this plat.

Charles J. DiNenna
 Charles J. DiNenna
Barbara M. DiNenna
 Barbara M. DiNenna



John T. Lathan

RESUBDIVISION	J. R. McCRONE, JR., INC.	DRAWN BY <i>K</i>
THE CHARLES DINENNA PROP.	REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS	SCALE 1" = 200'
BIRDSVILLE ROAD	ANNAPOLIS, MARYLAND	DATE 11/13/81
1ST DIST. A A CO. MD.	FRANCIS FREDERICK CHESTERTOWN TRAPPE LEONARDTOWN BOWIE	JOB NO. 104163089
		FOLDER BASSFORD

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE