

Tim Horne

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06 September 2023

Anne Arundel County  
Zoning Administration

Subject: Setback variance request for 808 Cedarcroft Drive

Ref: Permit Application Record B02419905

I am requesting a variance of the 20' setback requirement for property zoned Residential Low Density. The proposed project is an infill of existing attached carport to convert the structure to an attached garage. The extent of the existing structure will not be changed by this proposal. The current structure does not meet the minimum requirements of a 20' setback. In addition, the combined setback between 808 and 810 Cedarcroft Drive for this property line is less than the required 50' at approximately 38'. The external dimensions of the single-story structure will remain as is at 24' W x 26' L x 15' H (at ridgeline).

The property and existing carport were built in 1958. Due to the nature of the current house location on the land and wide ranch dimensions there is no practical way to include a garage without converting the existing carport structure.

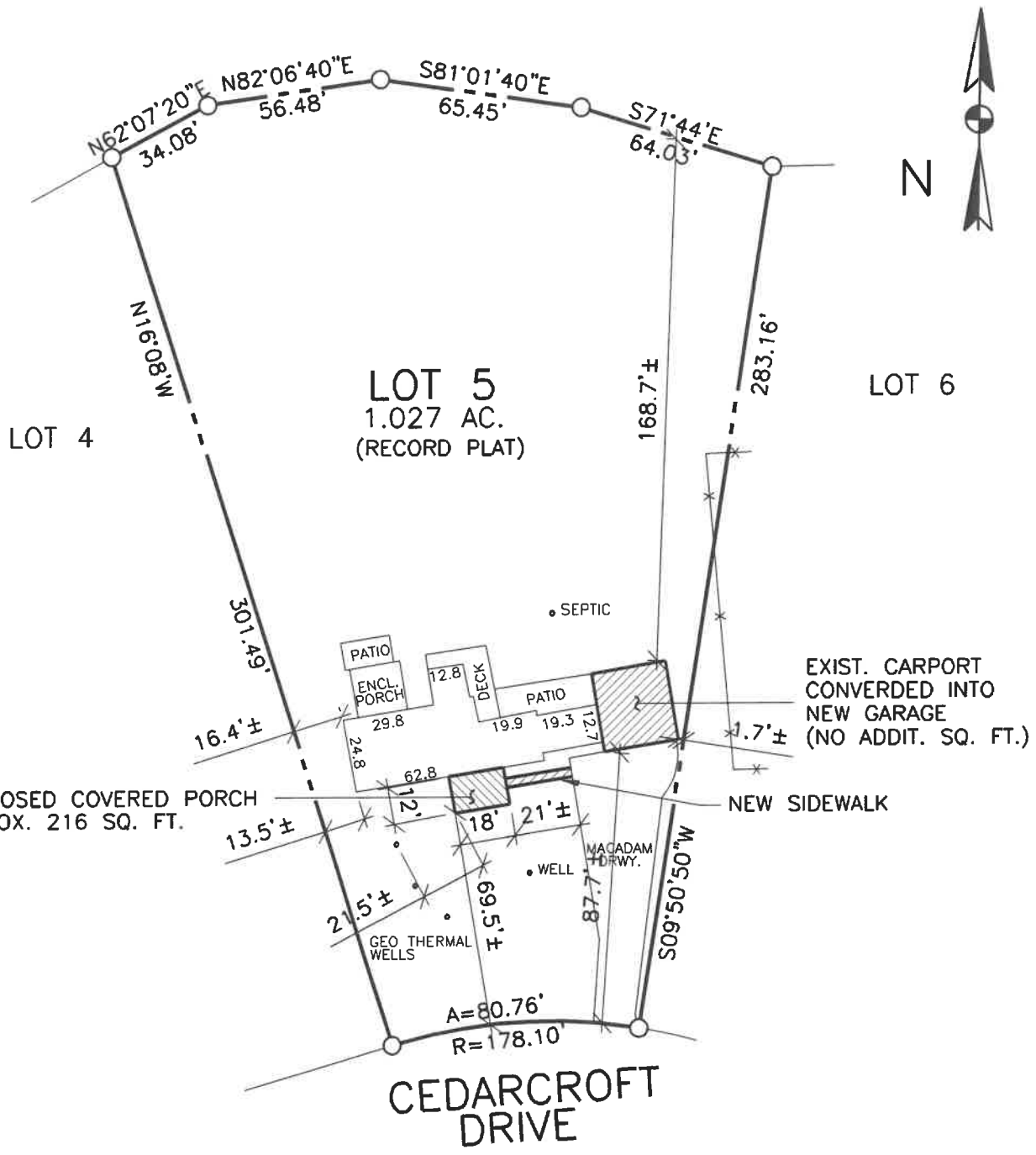
An additional consideration for infilling the existing structure without demolishing/rebuilding elsewhere on the lot is to ensure the character of the structure is in step with the existing neighborhood while ensuring an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'T. M. H.', with a long horizontal stroke extending to the right.

Tim Horne



**PROPOSED SITE PLAN** ~ 1" = 50'-0"

CEDAR CROFT ESTATES  
 LOT 5  
 PLAT 20  
 PLAT BOOK: 26

808 CEDARCROFT DRIVE MILLERSVILLE, MD. 21108		
SHEET TITLE: <b>PROPOSED SITE PLAN</b>		
PERMIT SET	DATE: 8/31/2023	SHEET No.: <b>C1</b>