

Letter of Explanation

Subject Property: 2104 Bromley Ct., Crofton MD 21114

2104 Bromley Ct. in Crofton, MD 21114 is located within a R-5 residential zoning district. The owner would like to build a new 3-story rear addition (basement, 1st & 2nd floors) and also a side 2nd floor addition at the property. This new rear addition will be within a 20ft rear setback and the 2nd floor side addition will be within a 10ft side setback. The lot is a unique shape due to it having multiple angled rear lot lines which makes it difficult to remain within the required rear setback. The County made us aware that many of the neighboring properties are actually built within the required rear setback as well. The property owner of 2104 Bromley Ct. needs to build the proposed additions due to moving their elderly family into the home.

The 3-story rear addition will be (25'-2"x17'-5")(463sf on each floor) and the 2nd floor side addition will be (26'-2"x19'=6")(518sf). The height of the additions will not exceed 29ft from grade.

LOT INFORMATION:

BUILDING CLASSIFICATION - RESIDENTIAL
 USE TYPE - SINGLE FAMILY DWELLING
 LOT SIZE - 10,006 SQFT
 EXISTING BUILDING FOOTPRINT - VARIES (1,700 SQFT)
 PROPOSED BUILDING FOOTPRINT - VARIES (1,700 SQFT)
 EXISTING ENCLOSED AREA - 2,464 SQFT
 PROPOSED ENCLOSED AREA - 2,464 SQFT
 IMPERVIOUS LAND AREA - 4,100 +/- SQFT
 MAP: 0042

NEIGHBORHOOD: 2010002.02
 SUBDIVISION: 0204
 PARCEL: 0155
 SECTION: 01
 BLOCK: N/A
 LOT: 62
 ZONING: TBD
 GRID: 0017
 TAX#: 90063534
 DEED REF#: 25175 / 00047
 STRUCTURE BUILT: 1991




OWNER INFORMATION:

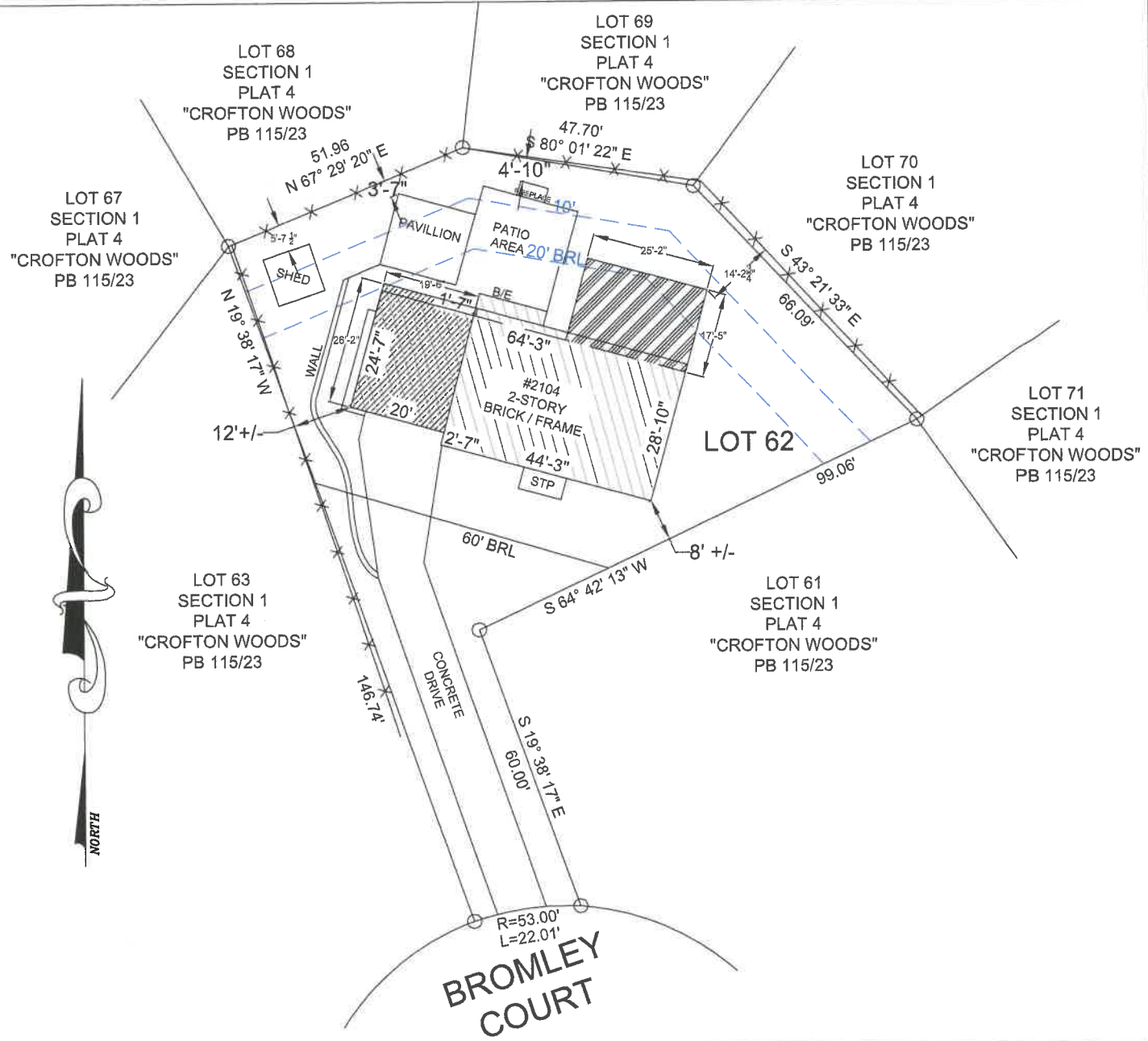
COREY J. NOLET & JESSICA D. NOLET
 2104 BROMLEY CT
 CROFTON, MD 21114-2479

SCOPE OF WORK:

CONSTRUCT NEW 3-STORY REAR ADDITION ON BASEMENT, 1ST & 2ND LEVELS (28'-2"x17'-5"). CONSTRUCT NEW 2ND FLOOR SIDE ADDITION OVER EXISTING GARAGE (26'-2"x19'-6").

LEGEND

-  - EXISTING 2-STORY BUILDING TO REMAIN
-  - NEW 3-STORY REAR ADDITION (BASEMENT, 1ST & 2ND FLOORS) (25'-2"x17'-5") = 436 sf x 3 = 1,308 sf
-  - NEW 2ND FLOOR SIDE ADDITION ABOVE EXISTING GARAGE (26'-2"x19'-6") = 518 SF



NO.	DATE	DESCRIPTION

DESIGNED BY: CD	DRAWN BY: CD	REVIEWED BY: JN	DATE: 8/02/2023	SCALE: 1" = 20'
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PROJECT ADDRESS: 2104 BROMLEY CT	DESCRIPTION: SITE PLAN
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SHEET NUMBER: A-1




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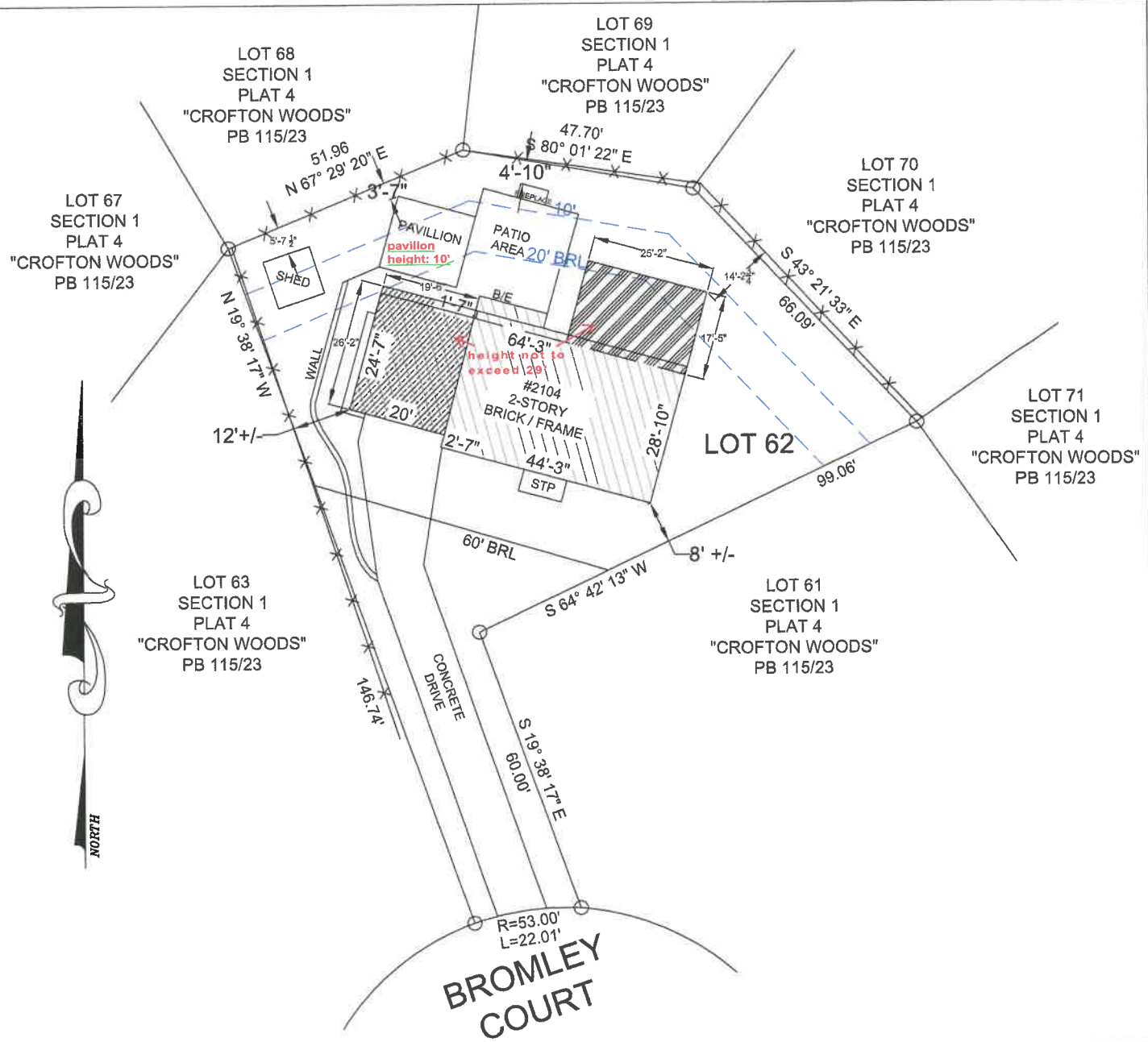
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OWNER INFORMATION:
 COREY J. NOLET & JESSICA D. NOLET
 2104 BROMLEY CT
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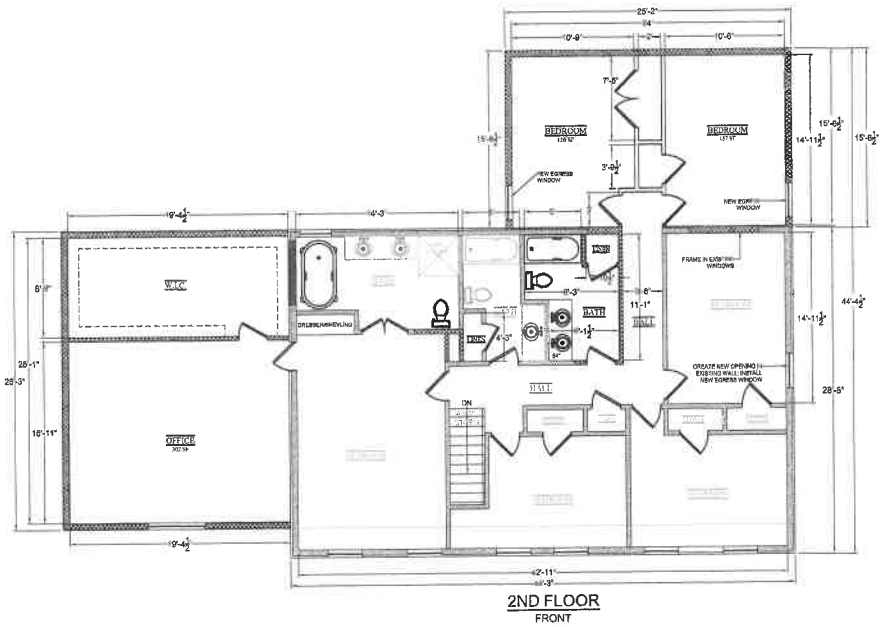
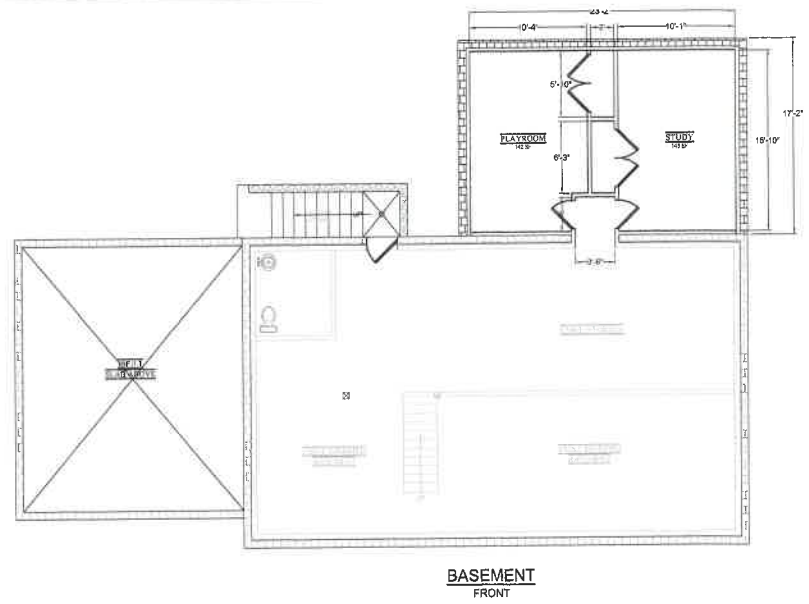
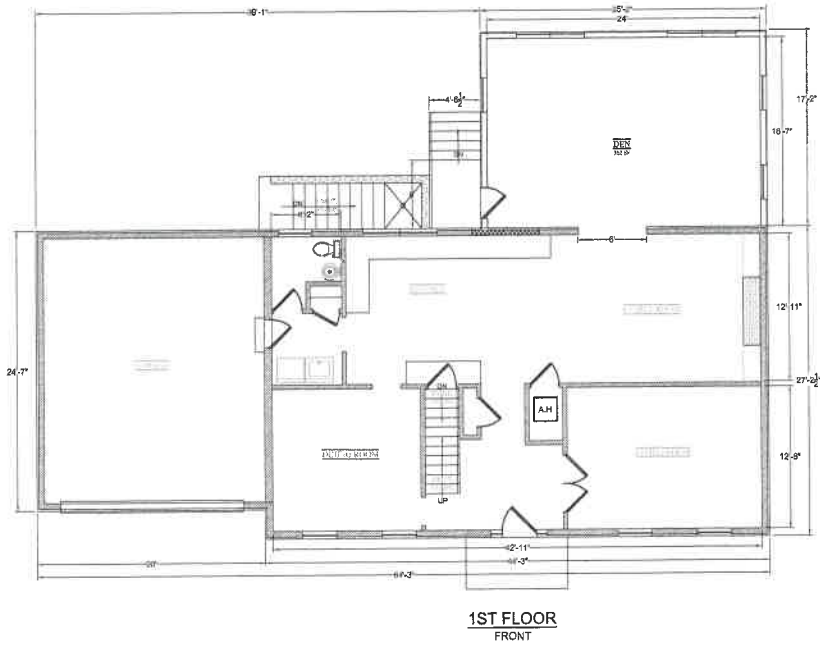
DESIGNED BY: CD	SCALE: 1" = 20'
DRAWN BY: CJ	
REVIEWED BY: JN	
DATE: 8/30/2023	

CERTIFICATION

PROJECT ADDRESS: 2104 BROMLEY CT
 SHEET NUMBER: A-1
 DESCRIPTION: SITE PLAN

LEGEND

-  - EXISTING MASONRY FOUNDATION TO REMAIN
-  - EXISTING WALLS
-  - NEW STUD WALL



DATE	DESCRIPTION	USER
8/10/2023		

DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:
 DATE: 6/30/2023
 SCALE: 3/32" = 1' 0"

CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 33299
 EXP DATE: 5/14/24

PROJECT ADDRESS: **2104 BROMLEY**
 DESCRIPTION: **PROPOSED FLOOR PLAN**

SHEET NUMBER
A-3



Sumner Handy <pzhand00@aacounty.org>

Variance Case Number 2023-0158-V - 2104 Bromley Court - clarifying questions

Corey Nolet <cjnolet@gmail.com>
To: Sumner Handy <sumner.handy@aacounty.org>
Cc: gina@nw2engineers.com

Wed, Sep 13, 2023 at 11:37 PM

Hi Sumner,

I hope you are doing well.

Yes the patio is proposed at grade. More specifically, it is proposed to be at the level where the basement walls out into the backyard.

Dimensions of the pavilion: 12' x 14' and 10' high at the center.

1. This is true, but please note that the side addition is actually over an existing garage.
2. The post of the pavilion to the rear lot line is actually proposed to be something more like 6' 5' from the rear lot line.
3. Yes, I believe this to be true

Thanks so much and please let me know if I can answer any further questions.

Sent from my iPhone

On Sep 13, 2023, at 7:26 PM, Sumner Handy <sumner.handy@aacounty.org> wrote:

Good morning, Nolets,

I am reviewing the materials submitted with your variance application and have a couple of clarifying questions about the proposal.

First, the patio (between the pavilion and the addition to the dwelling) is proposed at-grade, correct?

Second, what are the dimensions of the proposed pavilion, including height?

Third, can you confirm that I am reading the distance markings correctly?:

1. from the side addition to the side lot line, as close as 12 feet +/-;
2. from the pavilion to the rear lot line, as close as 3 feet 7 inches; and
3. from the rear addition to the northeasterly lot line, as close as 14 feet 2 inches?

Thanks very much for the additional information.

Take care,
Sumner

Sumner Handy, AICP
Planner III

Zoning Administration Section
2664 Riva Road
Annapolis, MD 21401

410-222-7437