

**From the desk of
Joseph Payne
136 Bishop Ave.
Brooklyn, MD 21225**

Letter of Explanation

November 7, 2023

REQUESTED VARIANCE PROPERTY LOCATION

**234 Elizabeth Ave.
Brooklyn, MD 21225**

PROPERTY OWNER

**CC & J Construction LLC c/o Joseph Payne, Owner
234 Bishop Ave.
Brooklyn, MD 21225**

BUILDING PERMIT NUMBER

B02421484

To All Concerned;

The reason we are requesting the setback variances is for the following reasons.

The one story house with a basement that is currently there has been vacant for at least 30 years. The house is collapsing and has been condemned. It must be rebuilt due to very serious structural safety concerns. The neighborhood is 100+ years old and the existing house does not meet the current front or side yard setback requirements. Many of the newer rebuilt houses in this neighborhood do not meet the setback requirements either.

Therefore, we are requesting the following setback variances. We are requesting a left hand side yard setback variance of 4.25', a right hand side yard setback variance of 4.5' and a front yard setback variance of 4.15'

We bought an affordable set of plans, online, for the proposed 795 S. F. 2 story house. This was as close as we could get to the original house size which is also non - conforming to the current setback requirements. The new house will be 1' narrower on the left hand side than

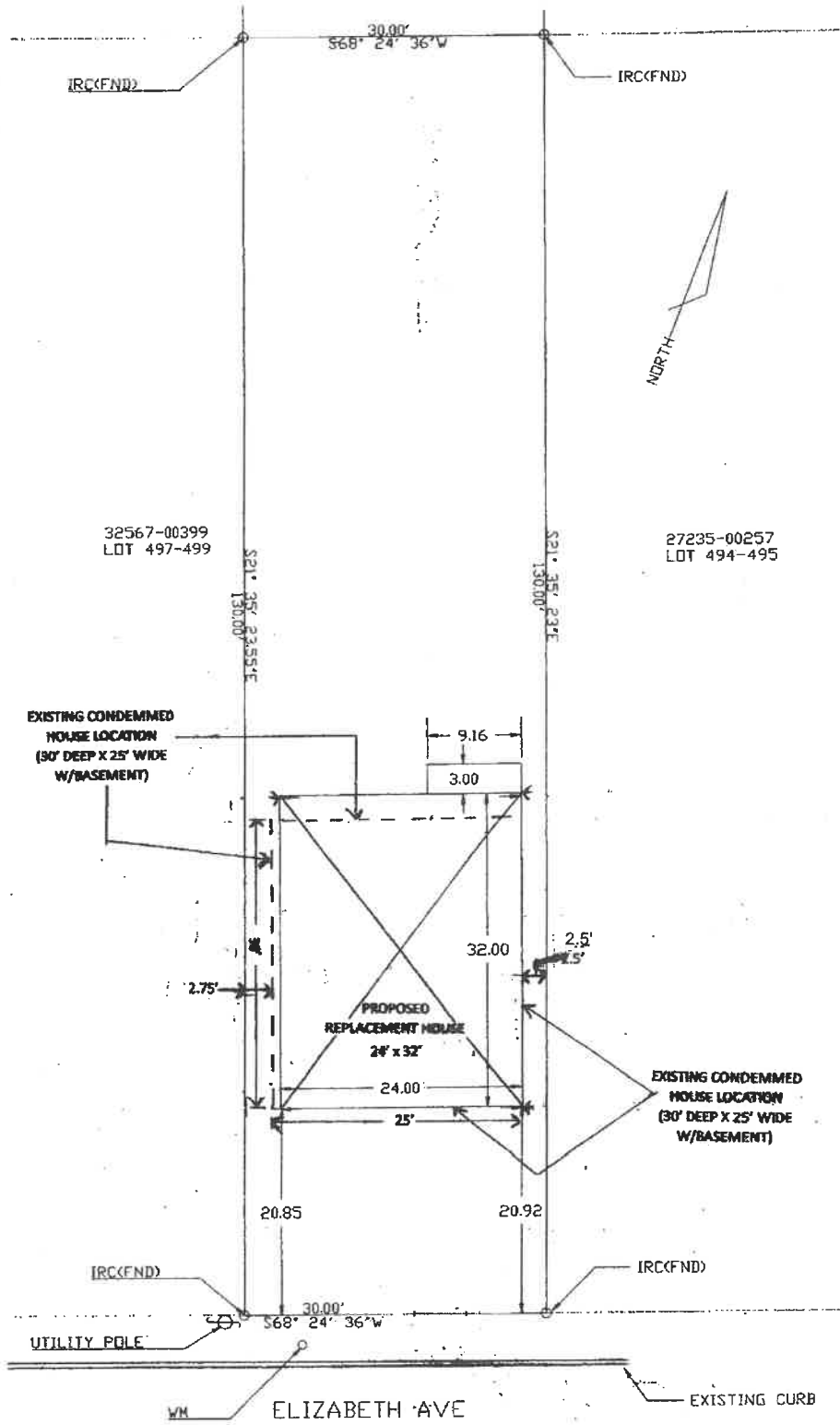
the current house and 2' longer from front to back than the current house. The new replacement house is only 45 S. F. larger than the existing house.

Please take are variance request into consideration so that we can remove a dangerous dwelling, clean up the property and help upgrade the neighborhood as so many people recently have done before us.

Respectfully,



Joseph Payne, Property Owner



JOB NAME: C&JJ CONSTRUCTION LLC- C/O JOSEPH PAYNE LOCATION: 234 ELIZABETH AVE BALTIMORE MD, 21225 PATAPSCO PARK LOT 496	DRAWN BY: GAG		CHECKED BY: JM		
	SCALE: 1"=10'		DIST 5 / SUB 624		
	DATE: 10-12-23		ACC NO. 07944790		
DESCRIPTION: SITE PLAN PROPOSED	MAP	PAR	GRID	DEED REF	PLAT REF
LDT SIZE 30' X 130' AREA=3,900 SQ.FT. PROPOSED STRUCTURE AREA=795.5' SQ.FT.	0001	0023	0254	0012-0008	0012-0008

Proposed 2 story replacement house
 House is 30' high from the grade to the ridge.