

## Letter of Intent for Zoning Variances

Owner: Anthony Danni

Address: 549 Burns Crossing

Gambrills, MD 21054

ZONING: RLD (Residential Low Density)

TAX ID#: 400003238208

Dear Planning & Zoning Members of Anne Arundel County,

MK Civil is submitting this Letter of Intent on behalf of Mr. Anthony Danni. Mr. Danni is the current property owner at 549 Burns Crossing, Gambrills, MD. The lot is currently zoned "Residential Low Density" (RLD) with an existing single family home. The property lot size is 4.071 acres and the RLD zoning designation allows the property's use to be a **religious facility** if the property is at least 5.00 acres in size.

We are requesting a variance for the above address to seek relief of the required 5-acre lot size requirement. For the reasons detailed below, the proposed variance should be granted to allow the property owner to establish a "religious facility" without meeting the 5-acre lot size requirement.

1. Mr. Anthony Danni is a current member of the church and the church would face financial hardship in trying to acquire another property.
2. Lot size is 4.07 acres, only 0.93 acres short of the required 5-acres.
3. The only anticipated construction will be the expansion of parking lot for the church members.
4. There are churches within 1,500 feet of 549 Burns Crossing, see below.
  - Church of God (952 ANNAPOLIS RD, GAMBRILLS 21054)
  - Arundel Baptist Church Inc. (866 ANNAPOLIS RD, GAMBRILLS 21054)
5. Another commercial property is located directly south of 549 Burns Crossing, which is The Experience at 923. (923 ANNAPOLIS RD, GAMBRILLS 21054)
6. The attached exhibit shows the locations of the three above properties.
7. Hours of worship will only be on Wednesdays from 7:30PM to 9:00PM and on Sundays from 10:00AM to 12:30PM.

Thank you for your consideration,

Mike Lee, P.E.



MK Civil  
Principal

**EXHIBIT A**



