

Letter of Explanation

This letter of explanation supports our request for a 2' variance that is needed to build a covered porch off the front of our home at 333 Edgemere Drive. Please find reasons outlining the variance request below. Please see the separate doc 333 Edgemere Porch Plans for the dimensions, square footage, and height of the proposed covered porch. Please see the separate doc 333 Edgemere Site Plan for distances the porch will be from all property lines.

Unique Characteristics of the Property

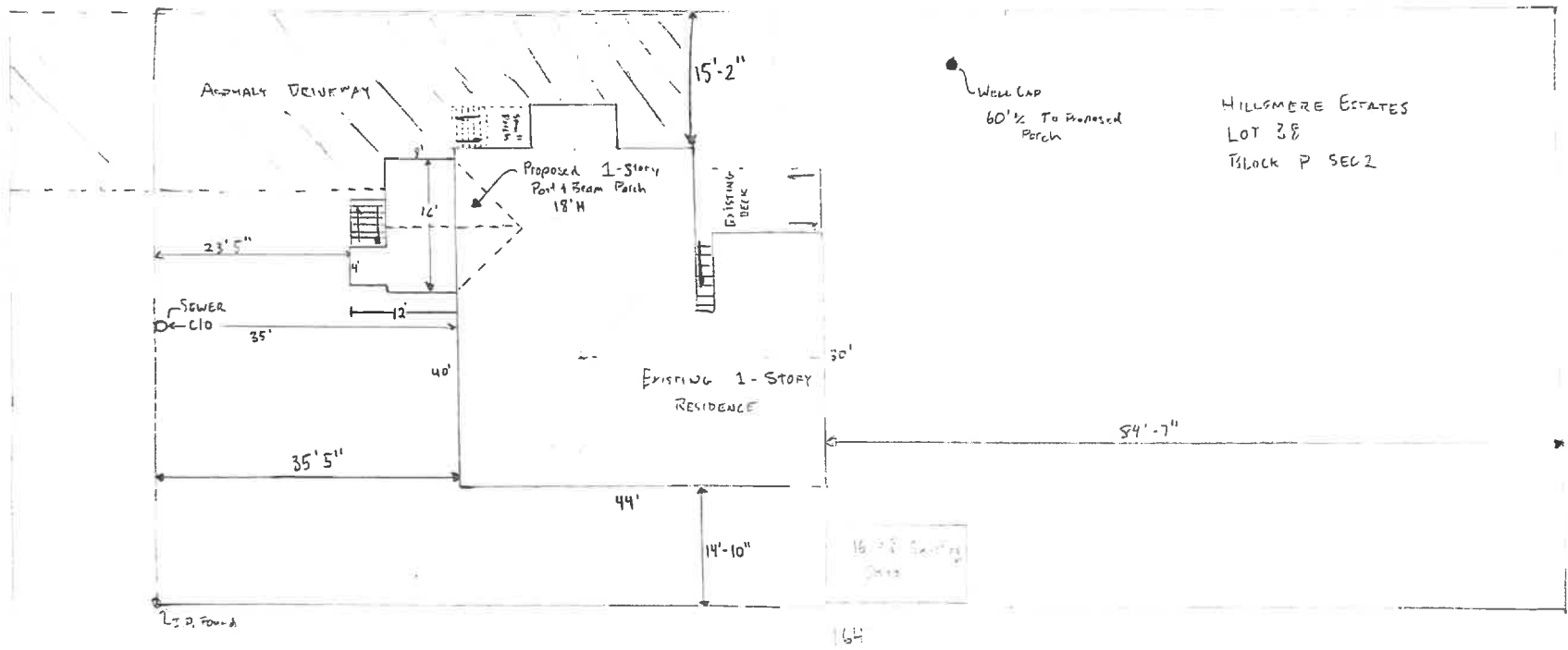
- The front is the only feasible side of our home to build an outdoor space that is both private and does not interfere with side property setback regulations set by Anne Arundel County as well as the Hillsmere Shores Improvement Association.
- The shallowness of our front lot makes it impractical to build a functional front porch that is more than 25' from the front property line and includes steps off the front of it that connect to the driveway. The steps coming off the front of the porch are vital in order to maintain access to an existing entryway to our home.
- There is ~16' of grassy space that we maintain between our property line and the street. This means even with a 2' variance granted, there will still be ~44' between the steps of the proposed porch and the street. Therefore, we believe our request observes the spirit of the law, upholds public safety, and avoids any hardship to our neighbors.
- With a 2' variance granted, we believe our new porch will be more practical, aesthetically pleasing, add to our property value, and add to the curb appeal/value of the neighborhood.

Exceptional Circumstances

- The rear of the property faces a public meeting space (i.e. Hillsmere Elementary School) with our back fence running adjacent to the future home of all-purpose playing fields. Even with the 6' fence we recently built, our backyard is viewable from the public lot and contains a busy street behind our home, and therefore, our personal privacy is limited in our backyard. To avoid these practical difficulties, we are looking to invest in the front of our home to create a quieter, more private outdoor space for our personal enjoyment.

Sincerely,
Emily & Richard Doyle

EDGEMERE DRIVE



333 EDGEMERE DR
ANNAPOLIS MD
21403

SCALE: 1" = 10'



REAL ESTATE TITLE & SETTLEMENT COMPANY



PROPERTY ADDRESS:
333 EDMERE DRIVE, ANNAPOLIS, MARYLAND 21403

SURVEY NUMBER: MD2310.0424

DATE SIGNED: 10/06/23 FIELD WORK DATE: 10/5/2023

REVISION DATE(S):
(REV.1 10/6/2023)

POINTS OF INTEREST
NONE VISIBLE



William R. Hebert

WILLIAM R. HEBERT
State of Maryland Property Line Surveyor
License Number 483 | Expires 1/14/2025

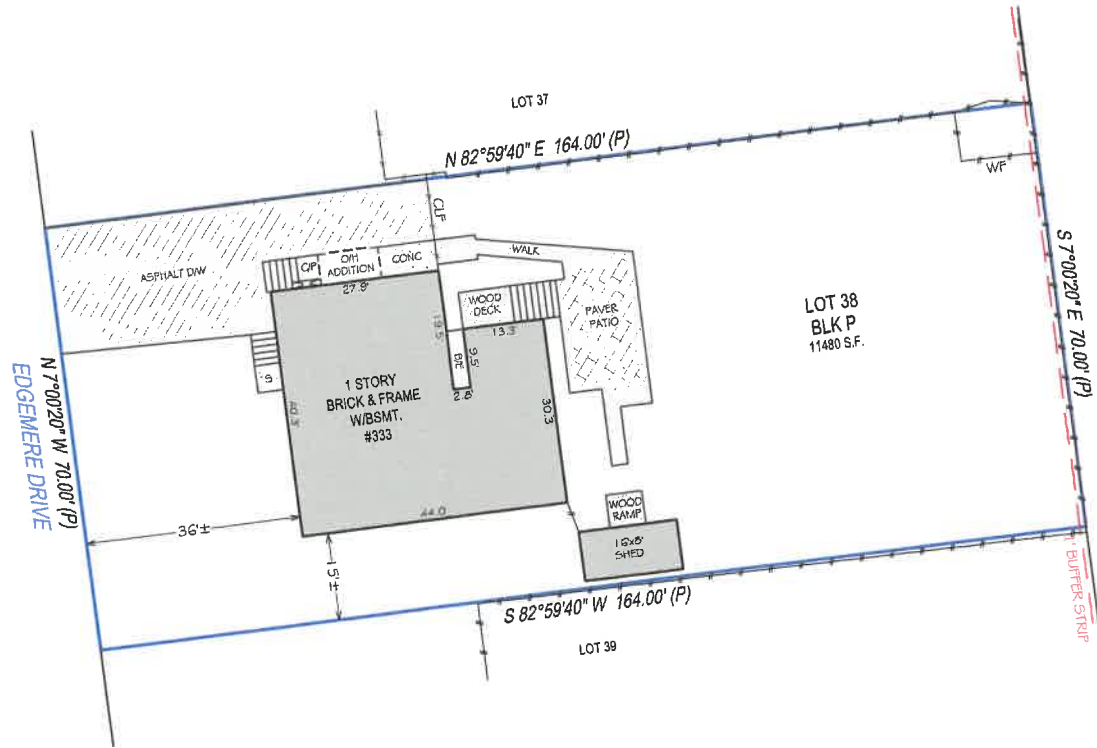
SURVEYORS CERTIFICATE
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.



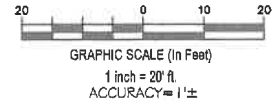
Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100



MD2310.0424
LOCATION DRAWING
ANNE ARUNDEL COUNTY



PLEASE NOTE
Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or location of existing or future improvements.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
333 EDGEMERE DRIVE, ANNAPOLIS, MARYLAND 21403

SURVEY NUMBER: MD2310.0424

CERTIFIED TO:
RICHARD WILLIAM DOYLE AND EMILY DEBORAH DOYLE; IN - HOUSE TITLE PARTNERS;

DATE SIGNED: 10/06/23

BUYER: RICHARD WILLIAM DOYLE AND EMILY DEBORAH DOYLE

LENDER:

TITLE COMPANY: IN - HOUSE TITLE PARTNERS

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:** 22-2847

LEGAL DESCRIPTION:
BEING KNOWN AND DESIGNATED AS LOT NUMBER 38 AS SHOWN ON A PLAT ENTITLED "REVISION OF BLOCK P, SECTION 2 OF HILLSMERE ESTATES", PREPARED BY J. R. MCCRONE, JR. REGISTERED SURVEYOR AND RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 25, FOLIO 6.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-way may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
12. If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.

SURVEYORS LEGEND:

LINETYPES	ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
Boundary Line	(C) - Calculated	FIP-C - Found Iron Pipe & Cap	PLT - Planter
Center Line	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
Chain Link or Wire Fence	(F) - Field	FIRC - Found Iron Rod & Cap	POC - Point of Commencement
Easement	(M) - Measured	FN - Found Nail	PRC - Point of Reverse Curvature
Edge of Water	(P) - Plat	FN&D - Found Nail & Disc	PRM - Permanent Reference Monument
Iron Fence	(R) - Record	FRRSPK - Found Rail Road Spike	PSM - Professional Surveyor & Mapper
Overhead Lines	(S) - Survey	GAR - Garage	PT - Point of Tangency
Structure	A/C - Air Conditioning	GM - Gas Meter	R - Radius or Radial
Survey Tie Line	AE - Access Easement	ID - Identification	R/W - Right of Way
Vinyl Fence	ANE - Anchor Easement	IE/EE - Ingress/Egress Easement	RES - Residential
Wall or Party Wall	ASBL - Accessory Setback Line	ILL - Illegible	IRRE - Irrigation Easement
Wood Fence	B/W - Bay/Box Window	INST - Instrument	L - Length
	BC - Block Corner	INT - Intersection	LAE - Limited Access Easement
	BFP - Backflow Preventer	IRRE - Irrigation Easement	LB# - License No. (Business)
	BLDG - Building	IRRE - Irrigation Easement	LBE - Limited Buffer Easement
	BLK - Block	L - Length	LE - Landscape Easement
	BM - Benchmark	LAE - Limited Access Easement	LME - Lake/Landscape Maintenance Easement
	BR - Bearing Reference	LB# - License No. (Business)	LS# - License No. (Surveyor)
	BRL - Building Restriction Line	LE - Landscape Easement	MB - Map Book
	B5MT - Basement	LME - Lake/Landscape Maintenance Easement	ME - Maintenance Easement
	C - Curve	LE - Landscape Easement	MES - Mitered End Section
	C/L - Center Line	LME - Lake/Landscape Maintenance Easement	MF - Metal Fence
	C/P - Covered Porch	LS# - License No. (Surveyor)	MH - Manhole
	C/S - Concrete Slab	MB - Map Book	MHWL - Mean High Water Line
	CATV - Cable TV Riser	ME - Maintenance Easement	NR - Non-Radial
	CB - Concrete Block	MES - Mitered End Section	NTS - Not to Scale
	CH - Chord Bearing	MF - Metal Fence	NAVDBB - North American Vertical Datum 1988
	CHIM - Chimney	MH - Manhole	NGVD29 - National Geodetic Vertical Datum 1929
	CLF - Chain Link Fence	MHWL - Mean High Water Line	OG - On Ground
	CME - Canal Maintenance Easement	NR - Non-Radial	ORB - Official Records Book
	CO - Clean Out	NTS - Not to Scale	O/A - Overall
	CONC - Concrete	NAVDBB - North American Vertical Datum 1988	O/S - Offset
	COR - Corner	NGVD29 - National Geodetic Vertical Datum 1929	OFF - Outside Subject Property
	CS/W - Concrete Sidewalk	OG - On Ground	OH - Overhang
	CUE - Control Utility Easement	ORB - Official Records Book	OHL - Overhead Utility Lines
	CVG - Concrete Valley Gutter	O/A - Overall	OHWL - Ordinary High Water Line
	D/W - Driveway	O/S - Offset	ON - Inside Subject Property
	DE - Drainage Easement	OFF - Outside Subject Property	P/E - Pool Equipment
	DF - Drain Field	OH - Overhang	PB - Plat Book
	DH - Drill Hole	OHL - Overhead Utility Lines	PC - Point of Curvature
	DUE - Drainage & Utility Easement	OHWL - Ordinary High Water Line	PCC - Point of Compound Curvature
	ELEV - Elevation	ON - Inside Subject Property	PCP - Permanent Control Point
	EM - Electric Meter	P/E - Pool Equipment	PI - Point of Intersection
	ENCL - Enclosure	PB - Plat Book	PLS - Professional Land
	ENT - Entrance	PC - Point of Curvature	
	EOP - Edge of Pavement	PCC - Point of Compound Curvature	
	EOW - Edge of Water	PCP - Permanent Control Point	
	ESMT - Easement	PI - Point of Intersection	
	EUB - Electric Utility Box	PLS - Professional Land	
	F/DH - Found Drill Hole		
	FCM - Found Concrete Monument		
	FF - Finished Floor		

JOB SPECIFIC SURVEYOR NOTES:
THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK 25 AT PAGE 6 AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND

ACCURACY EQUALS ONE FOOT PLUS OR MINUS

EXACTA
Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt. J | Aberdeen, MD 2100

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC
1220 E Churchville Road | Suite 100
Bel Air, MD 21014LB# 21535

Contact Us
444.692.6523
Toll Free: 866.735.1916
www.exactamd.com

STATE OF MARYLAND REQUIRED APPROVAL FORM

Prior to closing, please sign & email this page to orders@exactamd.com for comar compliance

Exacta Land Surveyors, LLC. has been requested to prepare a location drawing. A location drawing shows the property inspected and the locations of buildings or other visible improvements affecting the property. ***A location drawing is not a boundary survey and cannot be relied upon by anyone to show where the property's boundaries lie.***

The only purpose of a location drawing is to provide some assurance that improvements are located on the property. This assurance is for the use of a lender or an insurer only. If a boundary survey, which could be relied upon for various purposes (for example setting the property markers, erecting a fence, building a garage, or making other improvements on the property) is desired, a surveyor should be contacted independently.

The cost of a boundary survey will be greater than the cost of a location drawing. For further information, contact: Exacta Land Surveyors, LLC at 1220 E Churchville Road, Suite 100, Bel Air, MD 20613, (443) 692-6523 or www.exactamd.com.

I/we have read and understand that, in the absence of any problem revealed by or during the preparation of this drawing, it will be all that is required by the lending institutions and title companies for settlement

I/we request a boundary survey that will include a location drawing, and will identify property boundary lines and mark property boundary corners. I/we have read and understand that this may not be required for settlement purposes.

Customer(s) Signature: _____

Date: _____

Phone Number: _____

This form is in connection with the purchase or refinancing of the property located at:

Property Address: 333 EDGEMERE DRIVE, ANNAPOLIS, MARYLAND 21403

Client Name: IN - HOUSE TITLE PARTNERS

Job Number: MD2310.0424

Legal Description:

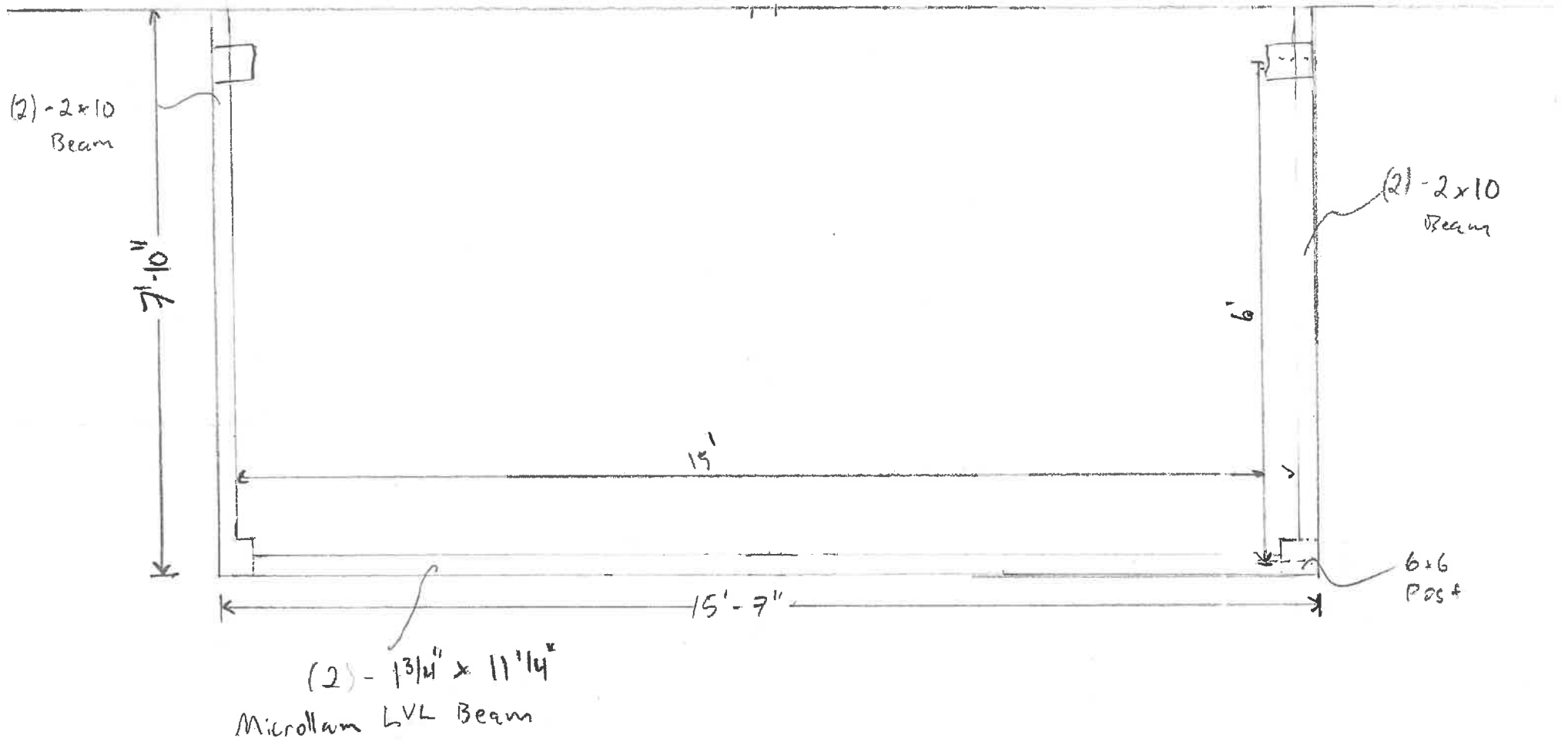
BEING KNOWN AND DESIGNATED AS LOT NUMBER 38 AS SHOWN ON A PLAT ENTITLED "REVISION OF BLOCK P, SECTION 2 OF HILLSMERE ESTATES", PREPARED BY J. R. MCCRONE, JR. REGISTERED SURVEYOR AND RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 25, FOLIO 6.

SCALE

$\frac{1}{2}'' = 1'-0''$

POST and BEAM SUPPORT STRUCTURE

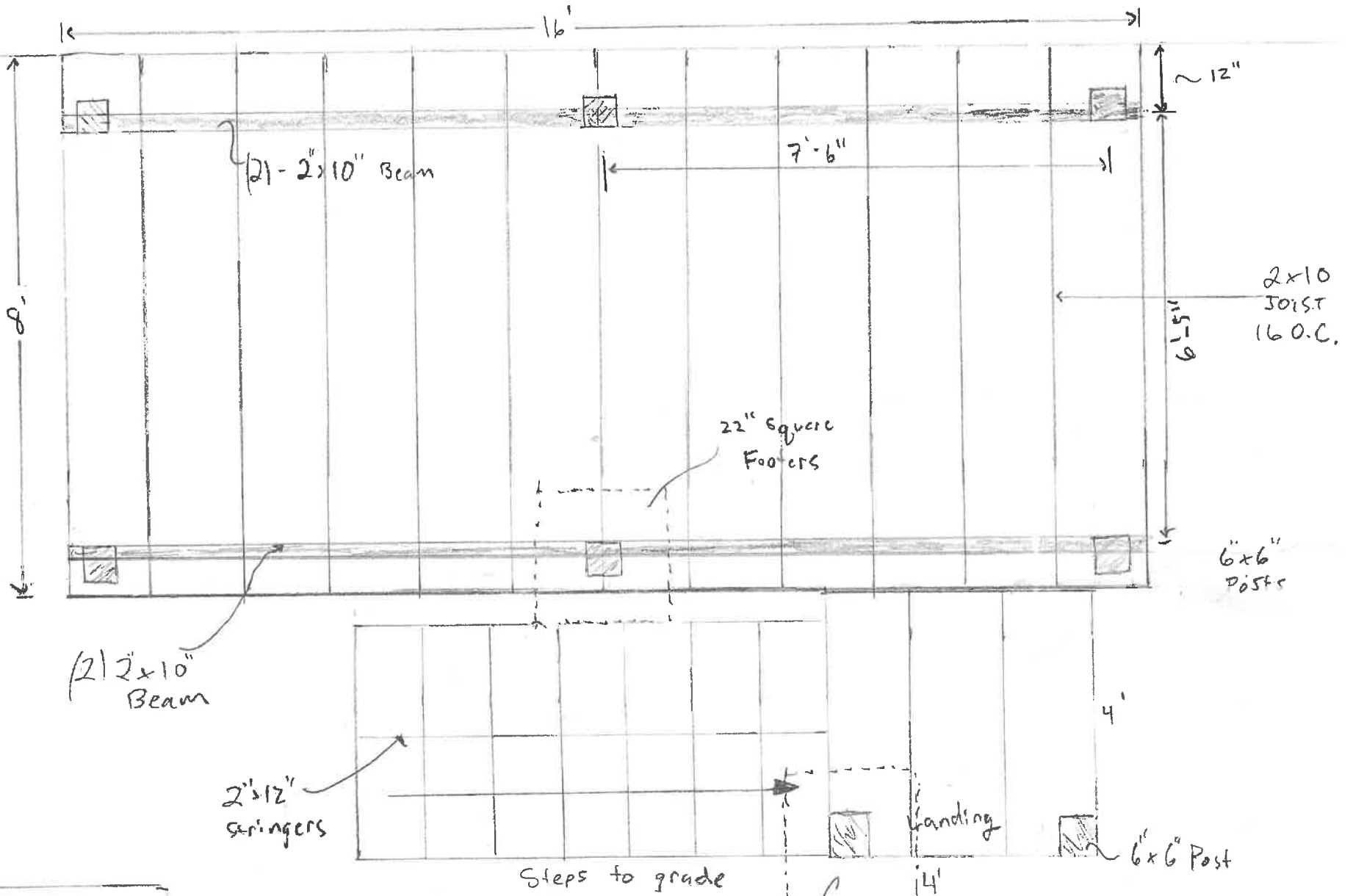
Existing House



SCALE
1/2" = 1'-0"

EXISTING HOUSE

DECK STRUCTURE



DOYLE RESIDENCE

333 Edgemere Dr
Annapolis MD
21403

- * All Deck lumber shall be Pressure Treated.
- * 1" x 5 1/2" Composite Decking to be used.

EXISTING
ROOF

RAFTER LAYOUT

(2) - 1 3/4" x 11 1/4" Microllam
LVL Ridge Beam

* Architectural Shingles
to match to
Existing Roof

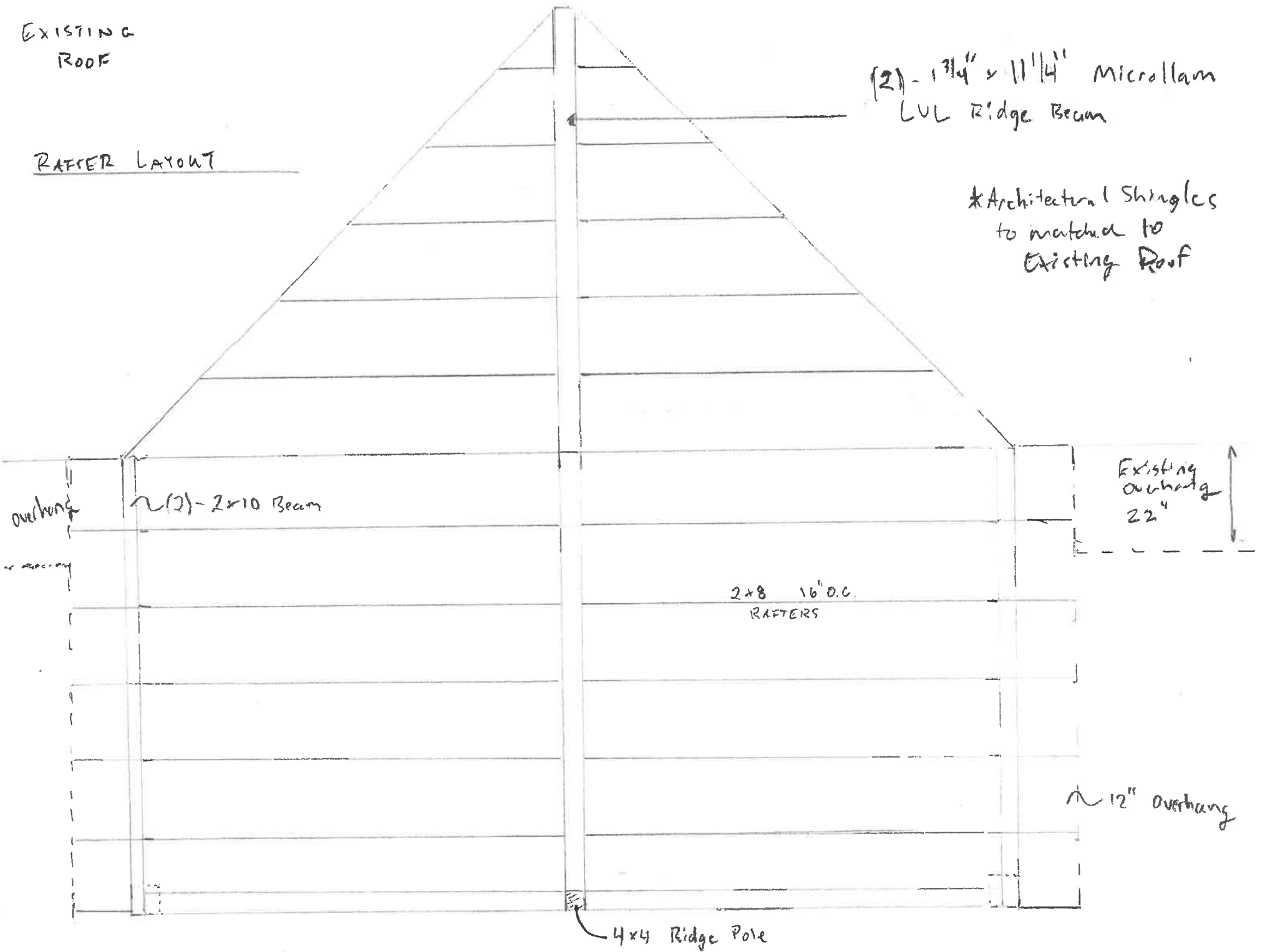
(2) - 2x10 Beam

Existing
overhang
22"

2x8 16" O.C.
RAFTERS

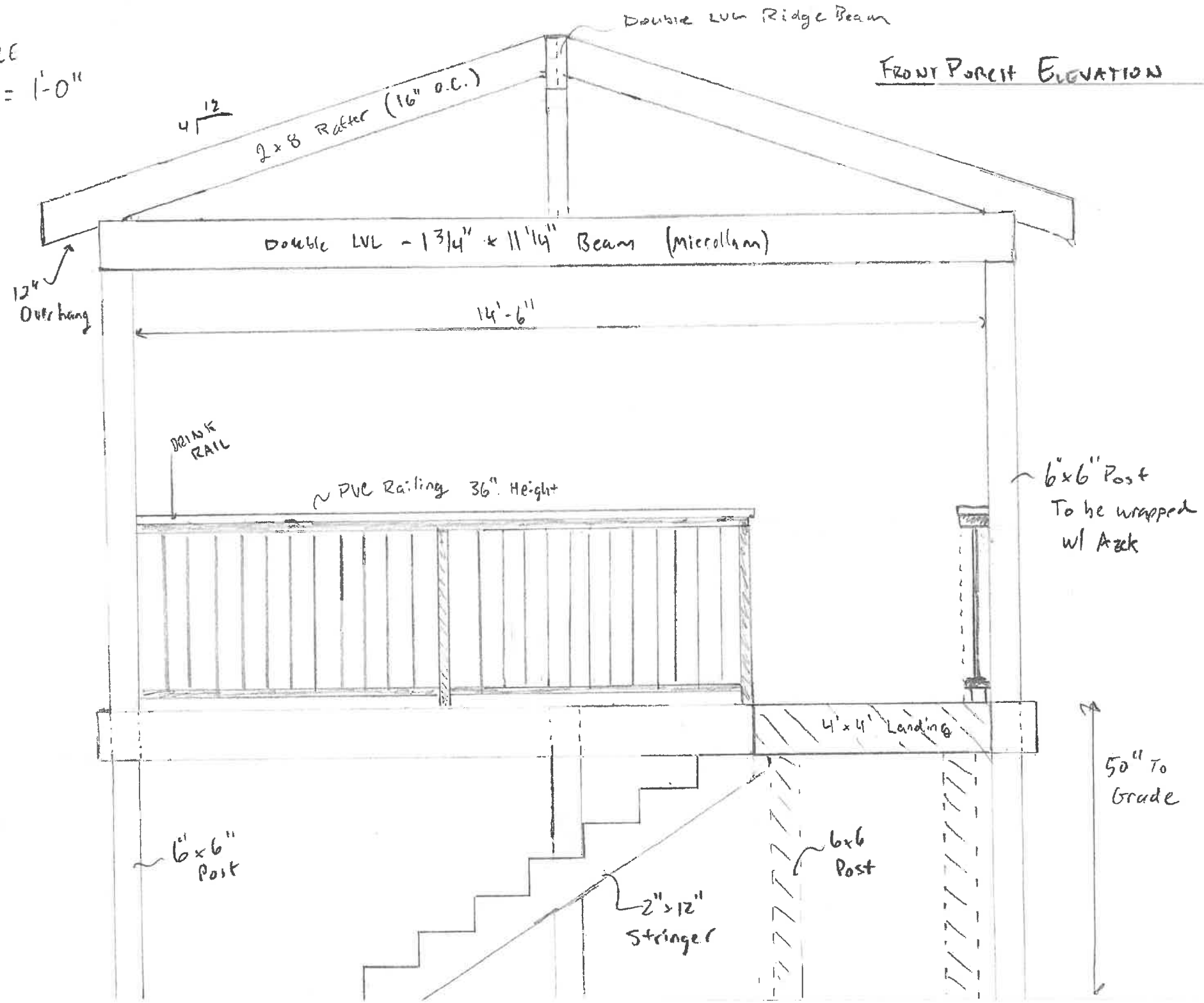
~ 12" overhang

4x4 Ridge Pole



SCALE
1/2" = 1'-0"

FRONT PORCH ELEVATION



Double LVL Ridge Beam

2x8 Rafter (16" o.c.)

4/12

Double LVL - 13 1/4" x 11 1/4" Beam (microlam)

12" Overhang

14'-6"

DRINK RAIL

~ PVC Railing 36" Height

6x6 Post
To be wrapped
w/ Azek

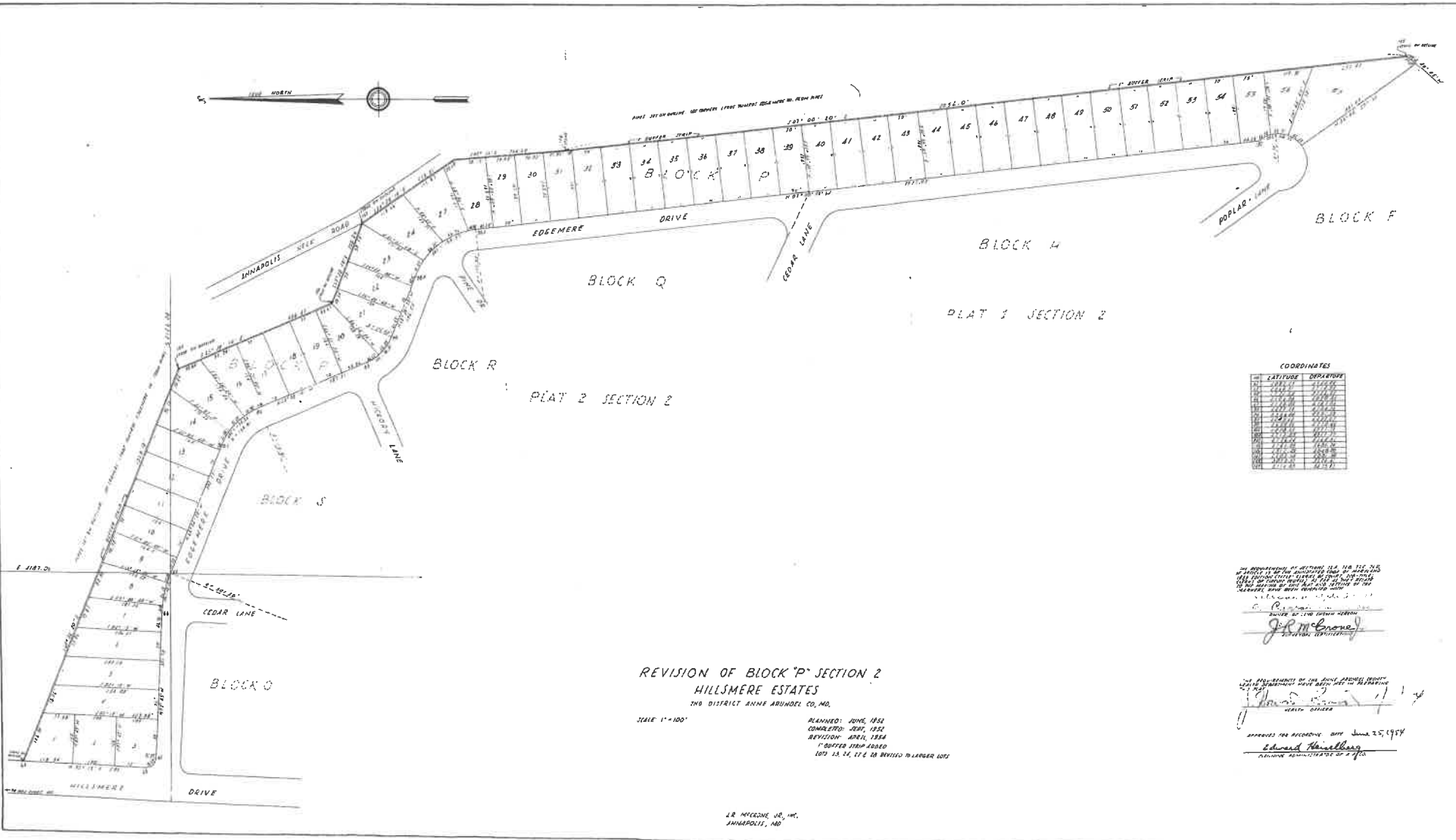
4'x4' Landing

50" To
Grade

6x6 Post

6x6 Post

2"x12" Stringer



COORDINATES

CAPTURE	DEPARTURE
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
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47	100.00
48	100.00
49	100.00
50	100.00
51	100.00
52	100.00
53	100.00
54	100.00
55	100.00
56	100.00

I, J. R. McCrene, Jr., Surveyor, do hereby certify that the above is a true and correct copy of the original plat of the Hillsmere Estates, as shown to me by the owner thereof, and that the same has been recorded in the office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, this 25th day of June, 1954.

J. R. McCrene, Jr.
Surveyor

I, Edward Hennelberg, do hereby certify that the above is a true and correct copy of the original plat of the Hillsmere Estates, as shown to me by the owner thereof, and that the same has been recorded in the office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, this 25th day of June, 1954.

Edward Hennelberg
Clerk of the Circuit Court

REVISION OF BLOCK P, SECTION 2
HILLSMERE ESTATES
2ND DISTRICT ANNE ARUNDEL CO., MD.

SCALE 1" = 100'

PLANNED: JUNE, 1892
COMPLETED: DECEMBER, 1892
REVISION: APRIL, 1924
CORRECTED: JUNE, 1924
LOTS 13, 14, 17 & 18 REVISED IN LARGER LOTS

J. R. McCRENE, JR., INC.
ANNAPOLIS, MD.

ANNE ARUNDEL COUNTY CIRCUIT COURT (66-600) REC. 441 PM 12:56; REC. 5048 25; P. 4

MSA SV 1235-2153