

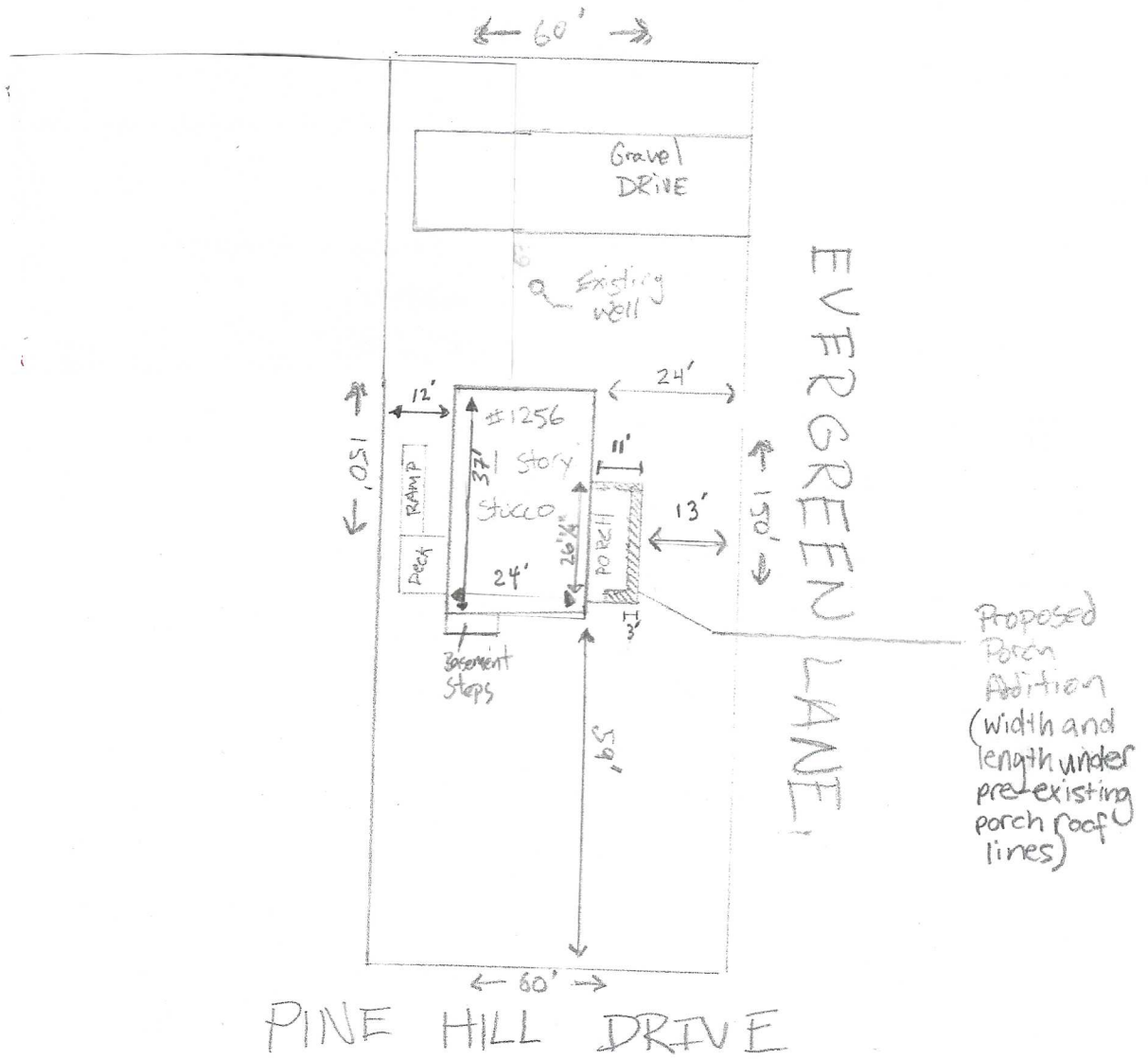
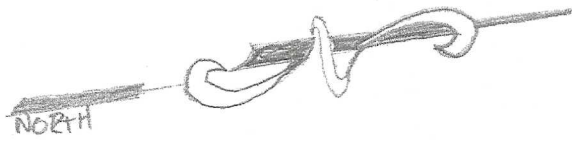
Letter of Explanation for Variance Request at 1256 Pine Hill Drive.

We have a screened in porch with original floor dimensions of 8ft deep by 20ft wide with a 3ft roof overhang. In redoing wood on the screened-in porch that needed to be replaced, we constructed a 3ft deck extension that brought the floor line out to match the existing roofline. The side of our house on this side the porch is on only has a setback of 24ft. The preexisting roof line for the screened in porch is setback 13ft. Our screened in porch floor extension doesn't change any existing setbacks or the original height.

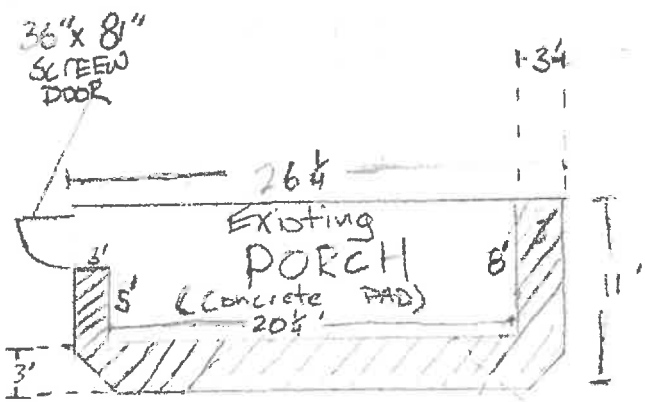
We are on a 1/4 acre lot. Our side setbacks are very tight. Our pre-existing porch floor is a concrete slab that is even narrower where the chimney is. As it was, it was not possible to have seating on the porch and safely move around. We are a growing family in a small house and have used the space provided tremendously for many things from reading to eating meals and playing games. We have also gotten many compliments from our neighbors on the updated screened in porch which has been completed since April 2018.

Please and thank you,

The Reynolds

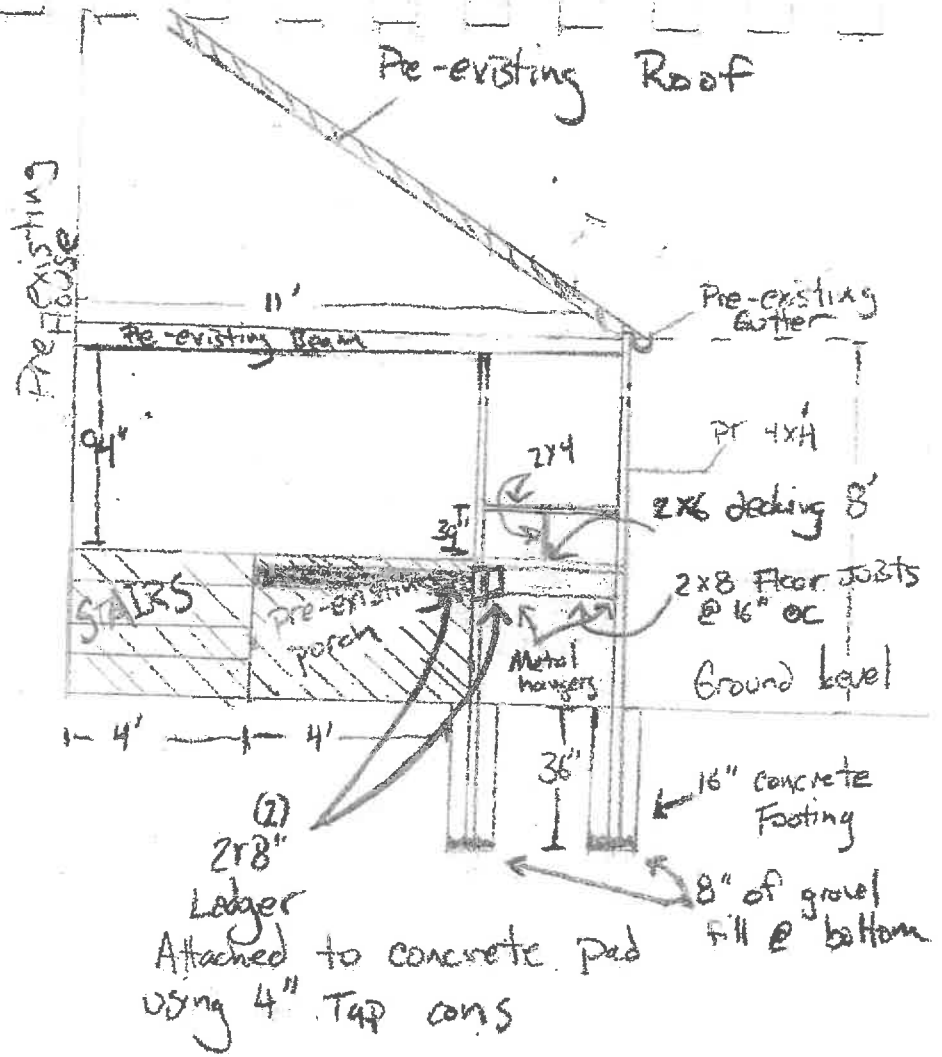


SCALE 1" = 30'



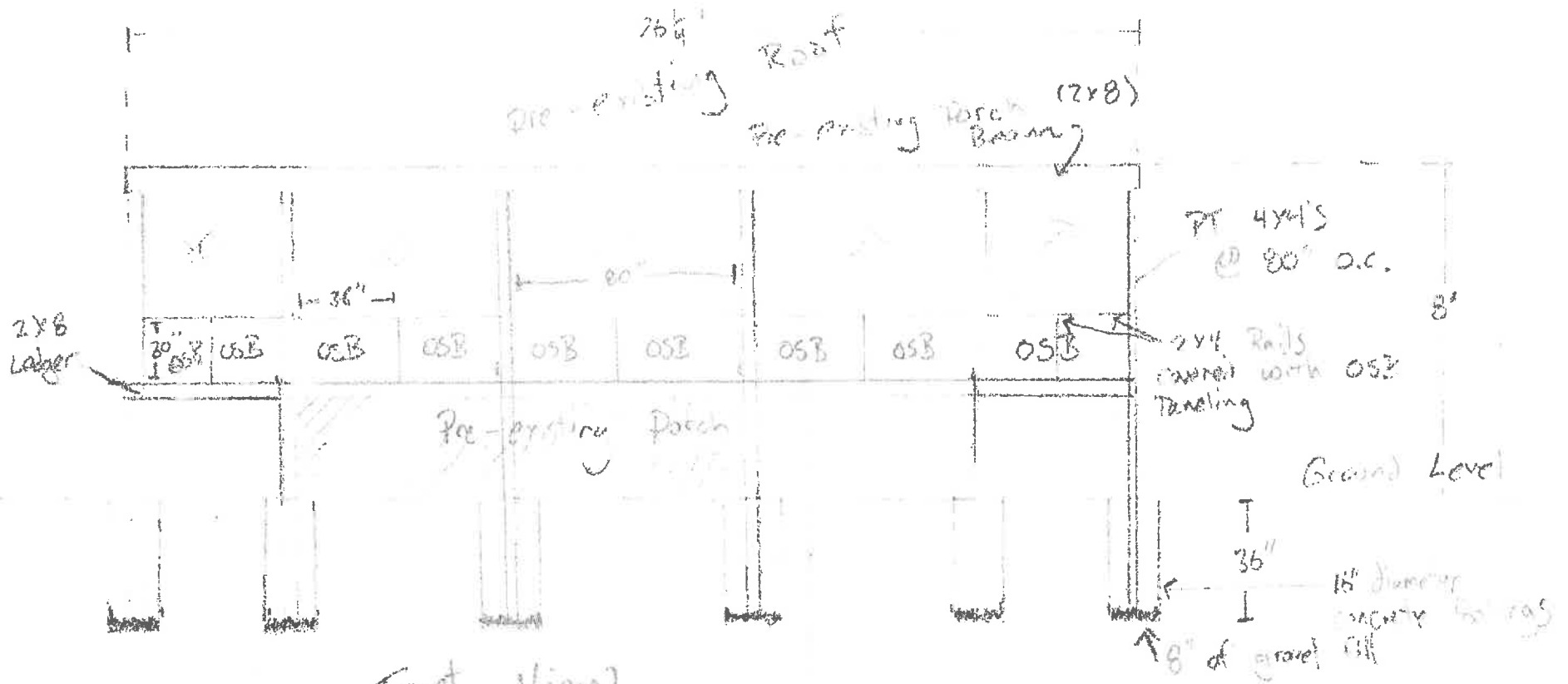
SCALE: 1" = 10'
ABOVE VIEW

New Construction
 IS UNDER Pre-existing
 Porch Roof lines



SIDE VIEW

Scale: 1" = 4'



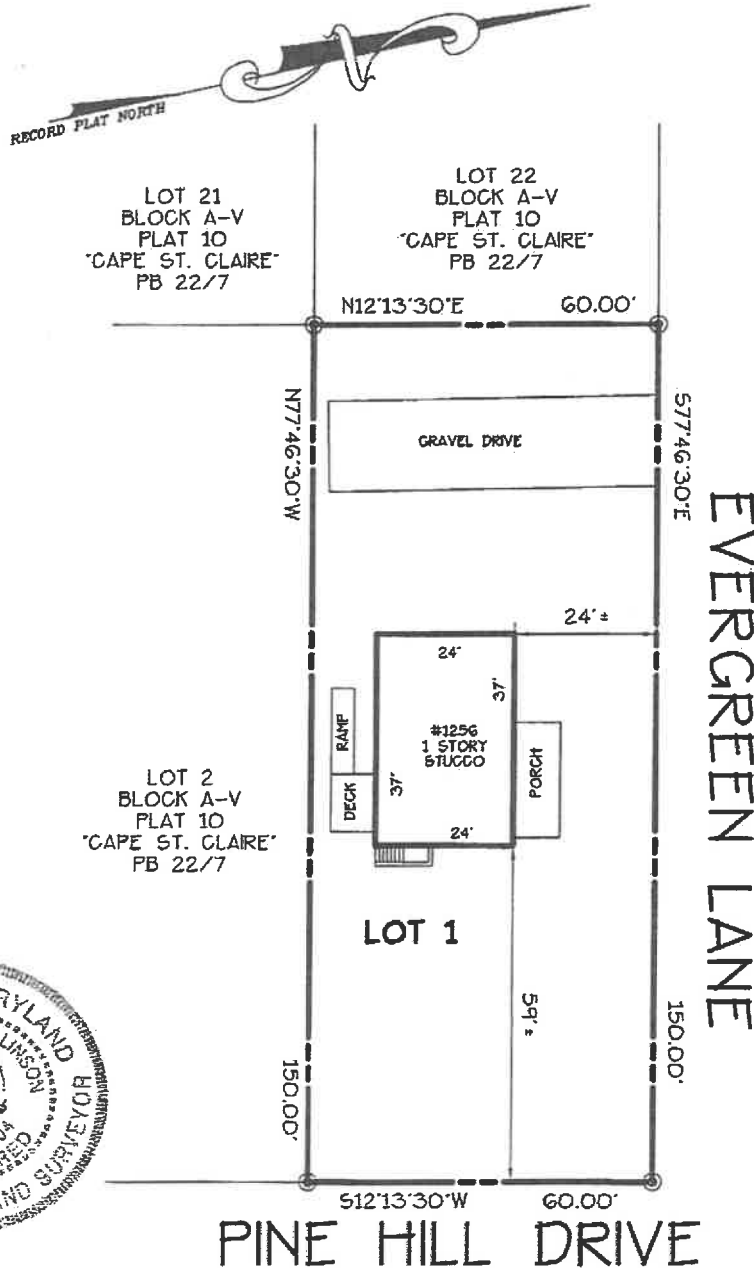
Front View
SCALE: 1" = 4'

REQUIRED NOTES PER COMAR 09.1306

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements;
- 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4) The level of accuracy of apparent setback distances is within 3 feet +/-.

ADDITIONAL NOTES

- 1) The subject property falls in flood zone "C" as shown on the flood hazard boundary map 2400080029C dated 05/02/83.
- 2) This is not a boundary survey or lot stakeout. No title research furnished to or done by this office.
- 3) This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
- 4) Fences shown as x x are approximate only. The exact location of fences and boundary lines can be accomplished with a boundary survey.
- 5) The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
- 6) The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : PB 22/7



I hereby certify that the improvements shown hereon to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

Francis B. Collinson
 FRANCIS B. COLLINSON PLS #10104 11/17/09

ATTENTION USER: SURVEY ORDER MUST BE ON FILE WITH ADVANCED SURVEYS BEFORE THIS DOCUMENT CAN BE USED.

