



December 7, 2023

Anne Arundel County
Office of Planning and Zoning
c/o Sterling Seay, Planning Administrator
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: VARIANCE REQUEST LETTER OF EXPLANATION FOR A TIME EXTENSION
VARIANCE #2022-0066-V
80 RIVERSIDE DRIVE SEVERNA PARK, MD 21146
G02019499**

Dear Ms. Seay:

Our clients are requesting a variance extending the time by which they Without a time extension variance, the current variance approval will expire on December 9, 2023. We request this deadline to be extended by 18 months, to June 9, 2025. As set forth below, good cause exists for the issuance of this extension. The design team has been working through the three step development process of designing the site as permitted the variance.

Previous Owners 2022-0066-V:

Tom Peloquin
Holly Peloquin

Current Owners 2023-0222-V:

Steve Orlando Brinkhaus
Jeanette Ortiz

Procedural History:

The original variance application was made on May 26, 2022 and the subsequent administrative hearing occurred on June 2, 2022. A decision was rendered on June 9, 2022. The variance was granted on this date. The grading permit was submitted August 24, 2022. The building permit has not been submitted.

The Need for an Extension:

The owners required time to design the dwelling based on the final footprint approved by the Administrative Hearing Officer. As this progressed, the grading permit was submitted for approval. Approval of the grading permit is generally waiting on the submittal of the grading and reforestation bonds. The previous owner has relocated, and they sold the property. The new owners need to have the house redesigned to meet their needs, without changing the footprint that was approved by the variance. As they have a different situation than the previous owner, there are challenges architecturally that are taking additional time to address. The extension is needed to ensure the new owners can construct the dwelling that was approved by the variance.

It is not possible to have the construction drawings complete and a permit issued by December 9, 2023.

We appreciate your consideration of this request and feel it is in keeping with the spirit and intent of the Code. Should you have any questions of comment please feel free to contact our office at (410) 897-9290.

Sincerely,

Atwell LLC

Mike Gillespie

Mike Gillespie

cc. client, file