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January 4, 2024

Planning and Zoning
Zoning Division
2664 Riva RD MS 6301
Annapolis, MD 21401

Attn: Zoning Administrator

RE: Demo/rebuild of Detached Garage at 3791 Solomons Island Rd, Edgewater – Letter of Explanation

I hope this letter finds you well. I am writing to request a variance for the demo and rebuild of a detached garage located at 3791 Solomons Island Road, Edgewater, MD 20137. The purpose of this request is to expand the storage capacity on my property and to enhance its functionality as this is a multi-phase building process and the land requires more storage for equipment to maintain property accordingly. This process has been ongoing for three years now since purchasing the property to ensure all compliance has been met with the health department along with the building department to achieve the vision for the property. As of November of 2023, all reviewers' comments were satisfied and marked as approved except for the pending red stamp site plan that was issued to me once we had an old well abandoned, inspected by the health department and sealed properly. With absolutely no changes to the construction plans that were on file and approved from all departments in May of 2023 we were forced into another full revision which after waiting another month to complete I was met with the demand of this variance to proceed with construction.

The proposed detached garage will serve as a necessary storage space for personal belongings before, during and after home expansion, as well as for storing equipment and the vehicles on the property, enabling me to maintain a more organized and efficient property management system. The structure will comply with all necessary safety and structural regulations as construction plans have already been approved along with upgraded septic proposal that has been approved by the health department and is scheduled to be installed by the end of February. The building has been aesthetically designed to blend harmoniously with the existing landscape and take advantage of the scenic views of the property to which all who visit are taken back by the beauty of it all.

I understand that the current zoning regulations may have specific limitations regarding the size of detached structures on residential properties. However, I kindly request a variance for the following reasons:

1. **Necessity:** The additional storage space is essential to accommodate the phasing of the proposed construction of which phase 1 includes the Bulk Storage/Detached garage along with septic system upgrade for house. Phase 2 includes the expansion of the dwelling Therefore:
 - a. Moving items out from main property to work on renovating and expanding current home.
 - b. To move personal belongings and multi-generational family heirlooms that have been in storage facilities for three years to the property.
 - c. Store personal vehicles and lawn equipment to maintain property appearances.
 - d. Store and use tools associated with personal hobbies.
2. **Minimal Impact:** The proposed garage will not obstruct any sightlines or impose on neighboring properties. It will be positioned in a way that maintains the harmony of the neighborhood.
3. **Enhancement:** The addition will not only serve my personal needs but will also contribute positively to the overall property value and aesthetics of the community.

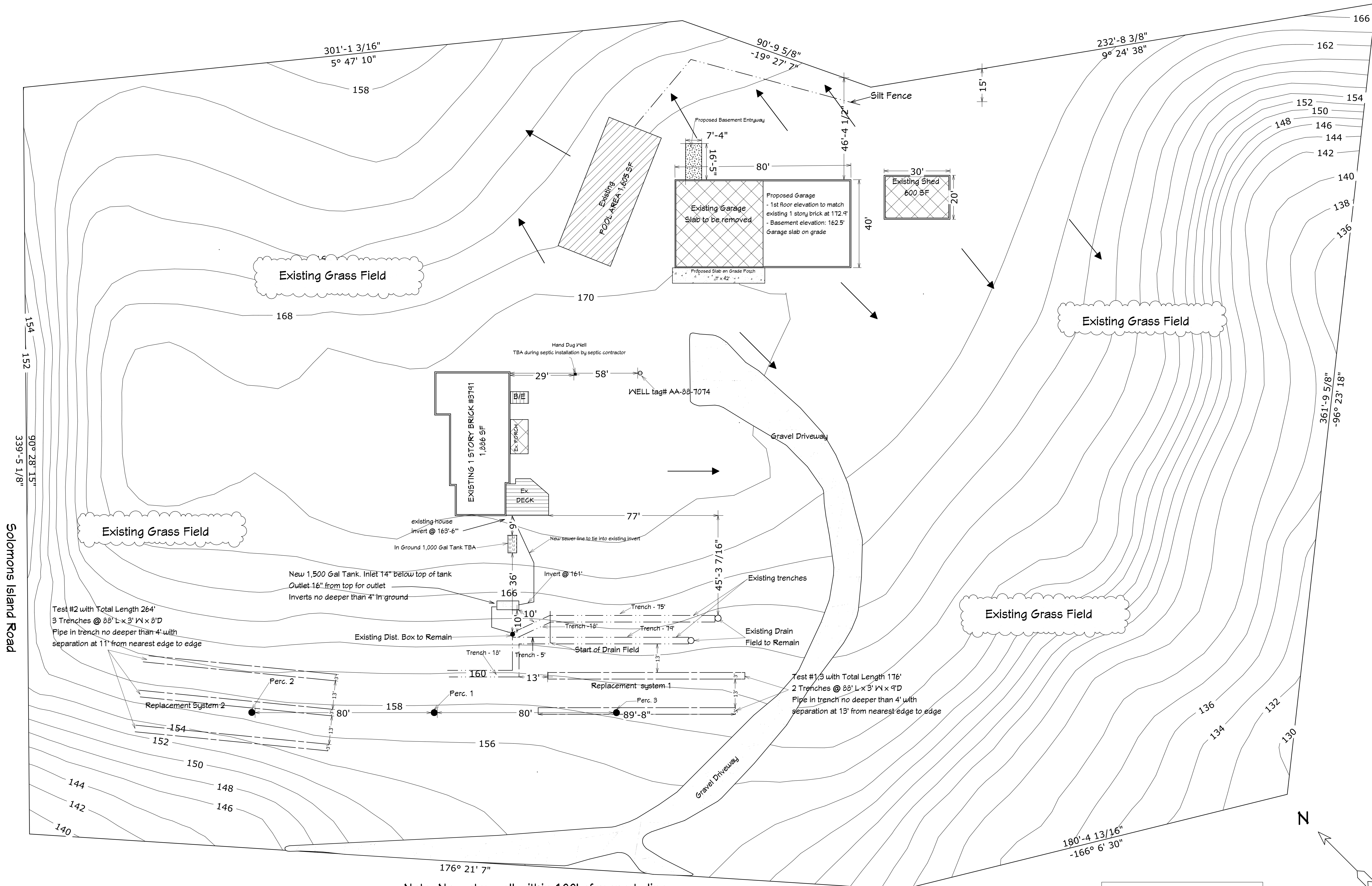
It is to be noted however, that zoning had granted approval up till February 2023 and planning gave their approval in May of 2023. Grading had also granted an approval last year, but the portal has that information missing. Since obtaining and submitting the red stamped sight plan in December 2023 for phase 1, and though prior satisfying each comment, I am requesting a variance. I am committed to adhering to any conditions or modifications deemed necessary by the board to ensure compliance with local regulations and to address any concerns that may arise.

I respectfully request a meeting or hearing to discuss this variance request further. I am available at your convenience to provide any additional information or answer any questions you may have regarding this proposal.

Thank you for your time and consideration of this request. I look forward to the opportunity to present my case in person.

Sincerely,

A. Jenkins
Andrew Jenkins



Existing Grass Field

Existing Grass Field

Existing Grass Field

Existing Grass Field

Note: No water well within 100' of property line
 Perc #: PAT02050795

