

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Eddie and Janet Doyle

ASSESSMENT DISTRICT: 5

CASE NUMBER: 2023-0216-V

COUNCILMANIC DISTRICT: 2

HEARING DATE: February 22, 2024

PREPARED BY: Jennifer Lechner
Planner II



REQUEST

The applicants are requesting a variance to allow a dwelling addition (front porch) with less setbacks than required on property located at 407 Central Avenue in Glen Burnie.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 7,500 square feet of land and is located with approximately 50 feet of frontage on the southwest side of Central Avenue, 150 feet northwest of Maple Lane SW. It is identified as Lot 4 of Parcel 241 in Block 15 on Tax Map 9F in the Glen Burnie subdivision.

The property is zoned R5 – Residential District. The current zoning was adopted by the comprehensive zoning for Council District 2, effective January 29, 2012. The site is currently improved with a one and a half-story single-family detached dwelling, with a shed and parking area located off the alley to the rear of the property.

PROPOSAL

The applicants propose to construct a one-story covered porch (26' x 6') across the front (northeast side) of the existing dwelling.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Ordinance provides that a principal structure in an R5 District shall be set back a minimum of 25 feet from the front lot line. The proposed covered porch addition would be constructed as close as 17 feet from the front lot line, necessitating a variance of 8 feet.

§ 18-2-301(b) provides that an architectural feature that does not contain floor area, such as steps required for access, or a stoop that does not exceed five feet by five feet, may extend no more than three feet into a required setback and be located no closer than five feet from any lot line. The proposed steps will extend 12 feet into the front setback, necessitating a variance of 9 feet.

FINDINGS

The subject property is rectangular in shape and exceeds the minimum 7,000 square foot lot area, but is sub-standard with regards to the minimum 60-foot lot width for the R5 District. A review of the County 2023 aerial photography shows an eclectic mix of houses along this block of Central Avenue, most of which were built between the 1920's and 1950's. The homes are located generally inline with each other, averaging approximately 20 feet to the front property lines, with the closest at approximately 17 feet.

Building permit B02421490 to remove the existing brick steps and construct a front porch was submitted on October 16, 2023, prior to submission of the variance application. Variance approval must be obtained prior to the building permit being issued.

The applicants' letter explains that the addition will improve their older home by providing them with a safe exit as the stairs are very old and not in good repair.

Agency Comments

The **Health Department** has reviewed the above-referenced request and has indicated that the subject property is served by public water and sewer facilities. Their Dept has further indicated that the property has an open Complaint for improper storage of garbage, rats and squatters living in the garage.

Variance Criteria

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the lot or because of exceptional circumstances other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship.

In this particular case, the existing dwelling itself does not meet the front setback. The house and the existing brick steps are as close as 23 feet and 18 feet, respectively, to the front property line. Therefore, it would be impossible to build a front porch on the dwelling while complying with the Code.

However, as proposed, the covered front porch addition would bring the home closer to Central Avenue than any of its neighbors. While it is understandable that the existing brick steps need to be replaced, a covered porch which spans the front of the home seems excessive for access purposes. As a result, approval of the variance may alter the essential character of the neighborhood.

Granting the variance would not substantially impair the appropriate use or development of adjacent properties, nor would it be detrimental to the public welfare.

However, because there is opportunity to replace the steps in kind, or to reduce the size of the covered porch to accommodate safe access to the home, the requested variance is not deemed to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the County Code under which a variance may be granted, this Office recommends ***denial*** of the proposed zoning variance to § 18-4-701 to allow a one-story covered porch addition with steps to grade to be constructed as close as 17 feet from the front lot line, and ***denial*** of the zoning variance to allow the steps to extend 12 feet into the front setback.

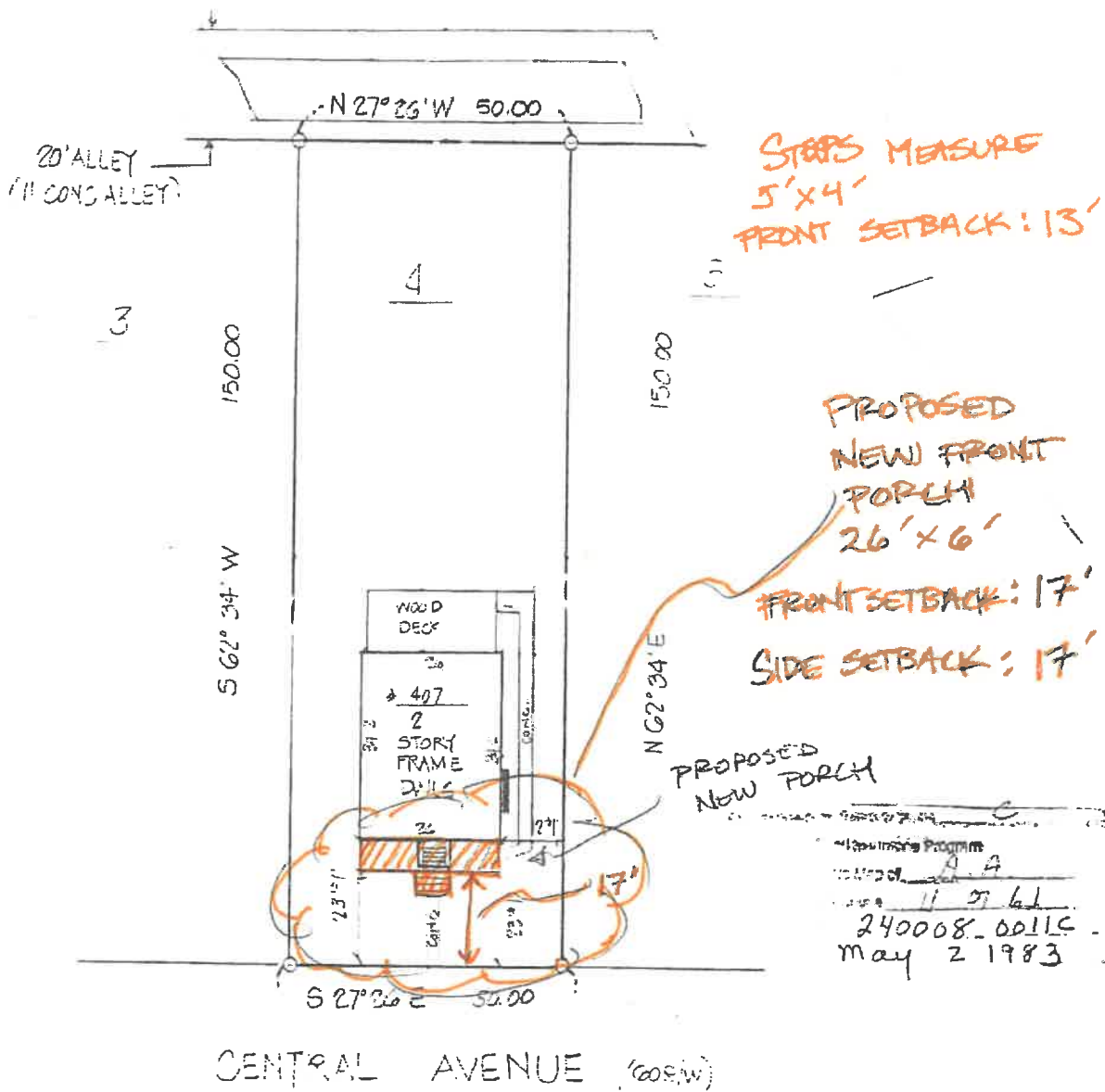
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

2023-0216-V

AERIAL 2023



NOTE: ALSO KNOWN AS LOT 3 BLOCK 34, AS SHOWN ON "GLEN BURNIE, PLAT 172" RECORDED IN ANNE ARUNDEL CO MD IN PLATBOOK 6 FOLD 14



PROPOSED NEW PORCH

240008-00115
MAY 2 1983

- 1) The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
- 2) The plat is not to be relied upon for the establishment or location of fences, garages, building, or other existing or future improvements;
- 3) The 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 re-financing

ST-25493



LOCATION DRAWING		SCALE: 1" = 30'
407 CENTRAL AVENUE • ANNE ARUNDEL CO MD		DATE: 8 13 07
JOHN C. MELLEMA SR., INC. LAND SURVEYORS		JOB NO: 07171
5409 EAST DRIVE • BALTIMORE MARYLAND 21227 • (410) 347-7488		

I am writing to apply for a variance at 407 Central Ave. Glen Burnie Md. 21061. We would like to add a front porch to our home. We are in an older home and are constantly trying to improve our property and feel this addition would not only benefit our home but also the neighborhood as well. It will also help us with a safe exit as our stairs are very old and not in good repair. My wife is currently under cancer treatment and her safety is a real concern. I ask please to be awarded this variance. Thank you.

Eddie Doyle

407 CENTRAL AVE
GLEN BURNIE, MD
21061

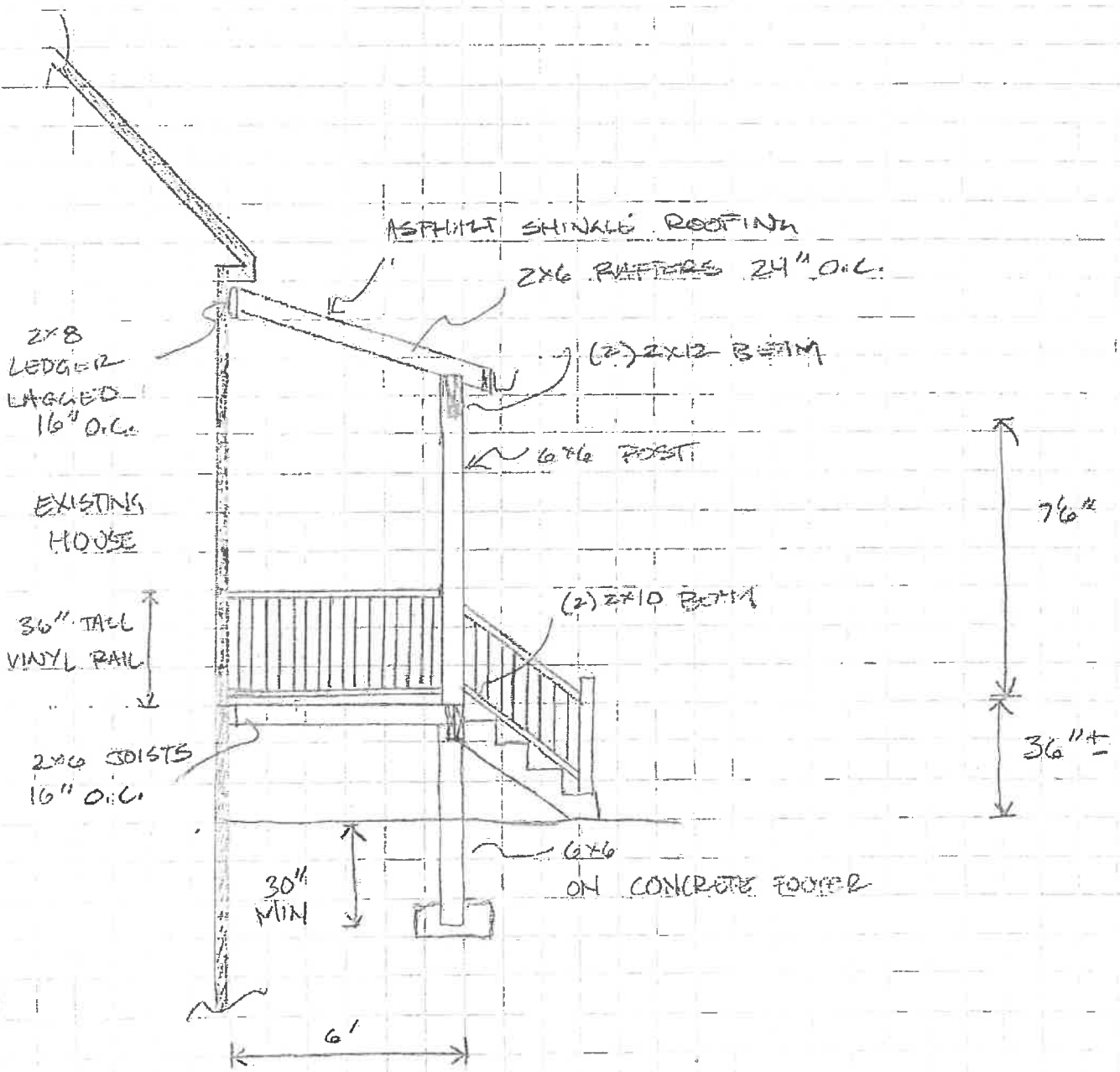
FRONT ELEVATION

SCALE 1/4" = 1'



FRONT PORCH
LEFT ELEVATION

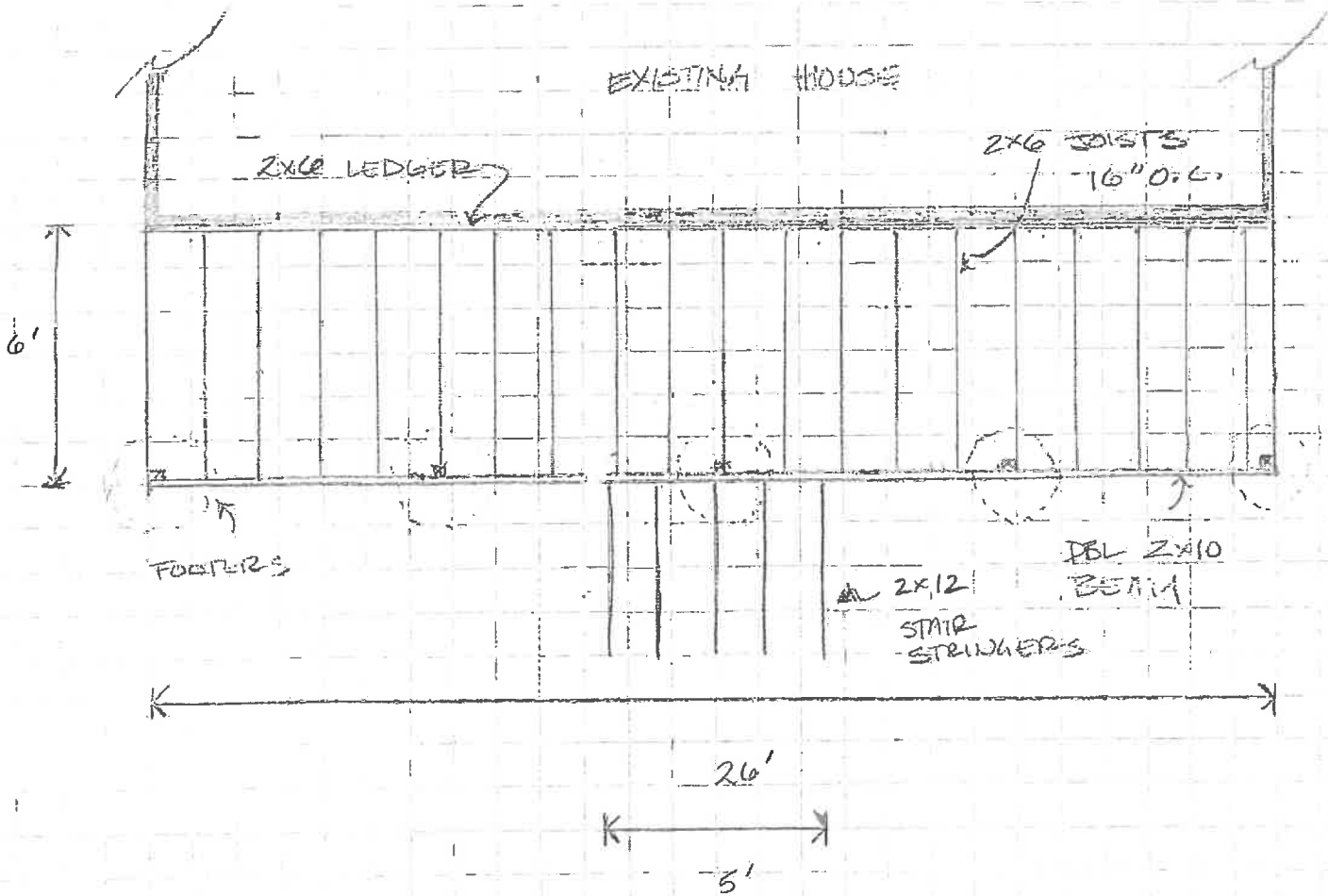
407 CENTRAL AVE
GLEN BURNIE, MD
21061



407 CENTRAL AVE
GLEN BURNIE, MD
21061

FRONT PORCH FRAMING PLAN

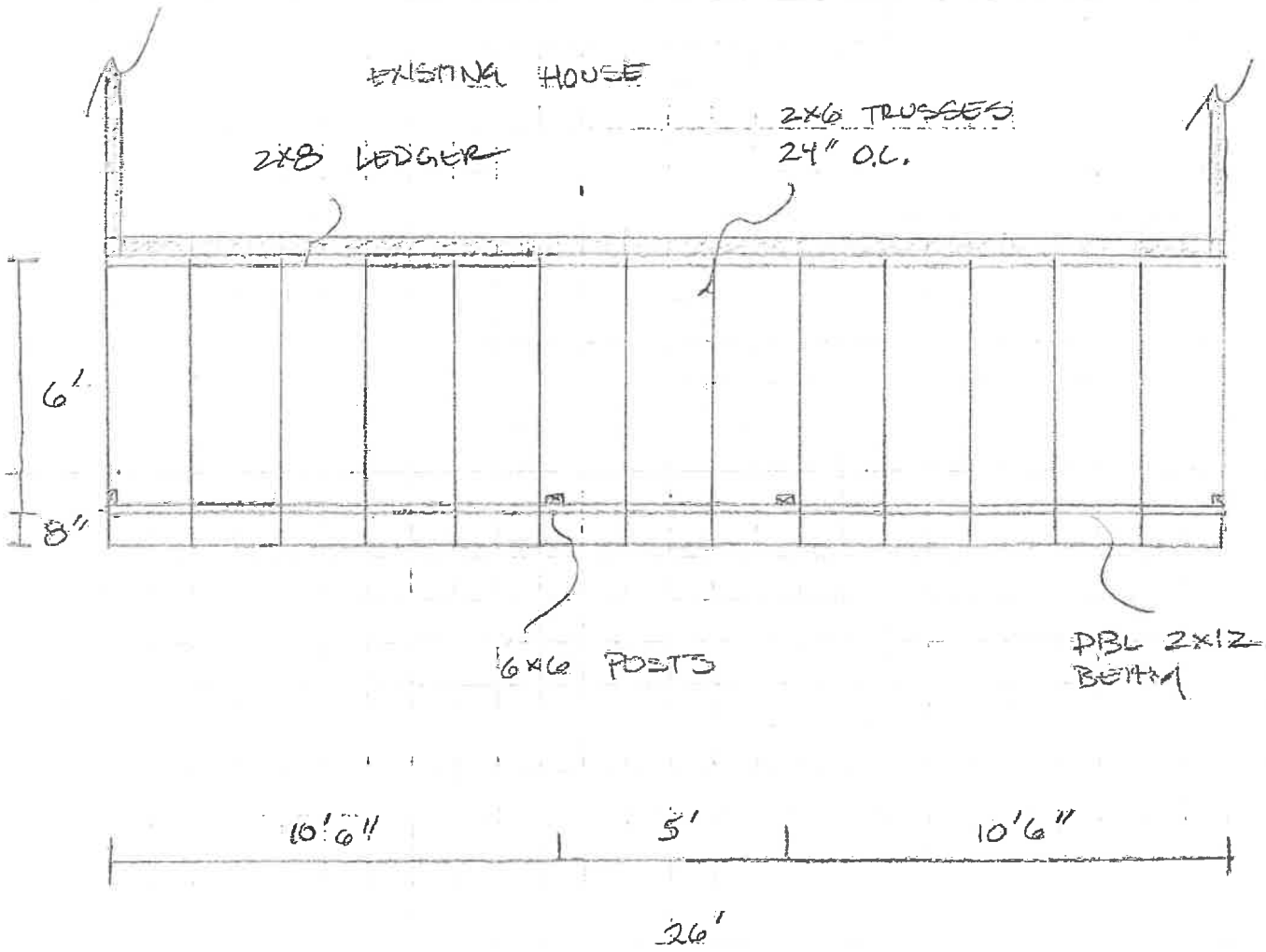
SCALE 1/4" = 1'

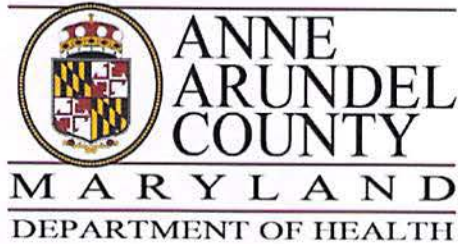


PORCH ROOF FRAMING PLAN

SCALE 1/4" = 1'

407 CENTRAL AVE
GLEN BORNIE, MD
21061






J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: December 12, 2023

RE: Eddie W. Doyle
407 SW Central Ave.
Glen Burnie, MD 21061

NUMBER: 2023-0216-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (front porch) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The property has an open Complaint for improper storage of garbage, rats and squatters living in the garage.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay