

M.A.F. & Associates, LLC
Matthew A. Forgen
55 Jones Station Road, W.
Severna Park, MD 21146
Phone: 443-864-8589

November 10, 2023

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

**RE: Country Club Estates, Lot 30, Block H, Section 4
131 N. Meadow Drive, Glen Burnie, MD 21060
Tax Account # 5130-1111-6300**

Dear Planner:

Please accept this submittal of a variance application for the above referenced project. We are proposing to perfect the construction of a detached garage (accessory structure). The detached garage is a 1-story structure with a height of 16'. The structure has an overall footprint of 22' x 26' and is setback, at its closest point, 6' from the northern, side lot line and 5' from the southeastern rear lot line. This proposal will require a zoning variance of 1' to allow the garage to remain at 6' to the northern side lot line and a zoning variance of 2' to allow the garage to remain at 5' to the southeastern rear lot line.

Please note this is a standard size R5 zoned property and therefore is required to meet the setbacks as noted in 18-4-701 of the County Code. For an accessory structure, this section of the County Code requires a side and rear lot line setback of 7'. We are proposing to perfect a detached garage, setback, at its closest point, 6' from the northern, side lot line and 5' from the southeastern rear lot line, necessitating a 1' and 2' zoning variance.

WE REQUEST A 1' VARIANCE TO ARTICLE 18-4-701 THAT REQUIRES A SIDE LOT LINE SETBACK OF 7' FOR AN ACCESSORY STRUCTURE, TO PERFECT THE CONSTRUCTION OF A DETACHED GARAGE. THE DETACHED GARAGE HAS BEEN CONSTRUCTED AT 6.00' TO THE SIDE LOT LINE.

THIS REQUEST IS FOR AN AREA OF ONLY 5.39 SQUARE FEET OF THE GARAGE.

WE REQUEST A 2' VARIANCE TO ARTICLE 18-4-701 THAT REQUIRES A REAR LOT LINE SETBACK OF 7' FOR AN ACCESSORY STRUCTURE, TO PERFECT THE CONSTRUCTION OF A DETACHED GARAGE. THE DETACHED GARAGE HAS BEEN CONSTRUCTED AT 5.00' TO THE SIDE LOT LINE.

THIS REQUEST IS FOR AN AREA OF ONLY 8.18 SQUARE FEET OF THE GARAGE.

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:

This site is an existing legally platted lot. The lot was recorded in 1956. The property is off a cul-de-sac and therefore is somewhat pie shaped. The shape of the property restricts the rear yard area to site a structure parallel to one lot line and not be within another lot line setback. The existing house sits centered in the front portion of the property and restricts the area for accessory structures. The rear yard is the only location for accessory structures.

These are the unique characteristics of the lot.

18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:

With the unique characteristics of this site, we are not able to develop the property without the need for a variance.

18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:

This variance is the minimum variance necessary to afford relief in that the proposed garage is held as tight to the clear sight easement and mound system as possible. We feel this is a minimal impact to these setbacks.

18-16-305(c)(2) the granting of the variance will not:

(i) alter the essential character of the neighborhood or district in which the lot is located:

The approval of these variances will not alter the essential character of the neighborhood. Many of the properties in this neighborhood have accessory structures within the rear yards. Many of these accessory structures appear to be within the required side and rear lot line setbacks. Please note, no survey has been completed to determine the exact setback of these accessory structures.

(ii) substantially impair the appropriate use or development of adjacent property: This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring properties are currently developed with single-family dwellings. This proposal does not impact these dwellings nor the ability of the property owners to improve or further develop their properties.

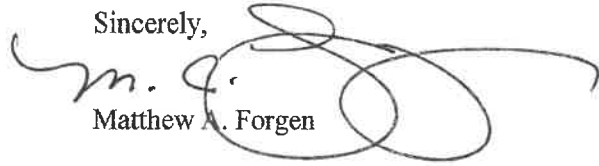
(iii) reduce forest cover in the limited development and resource conservation areas of the critical area: The property is not located within the Chesapeake Bay Critical Area.

(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area: The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

(v) be detrimental to the public welfare: This development is not detrimental to the health and welfare of the community. This proposal will not have an increased impact on the public water and sewer system. Storm water management plantings will be required the required building permit application.

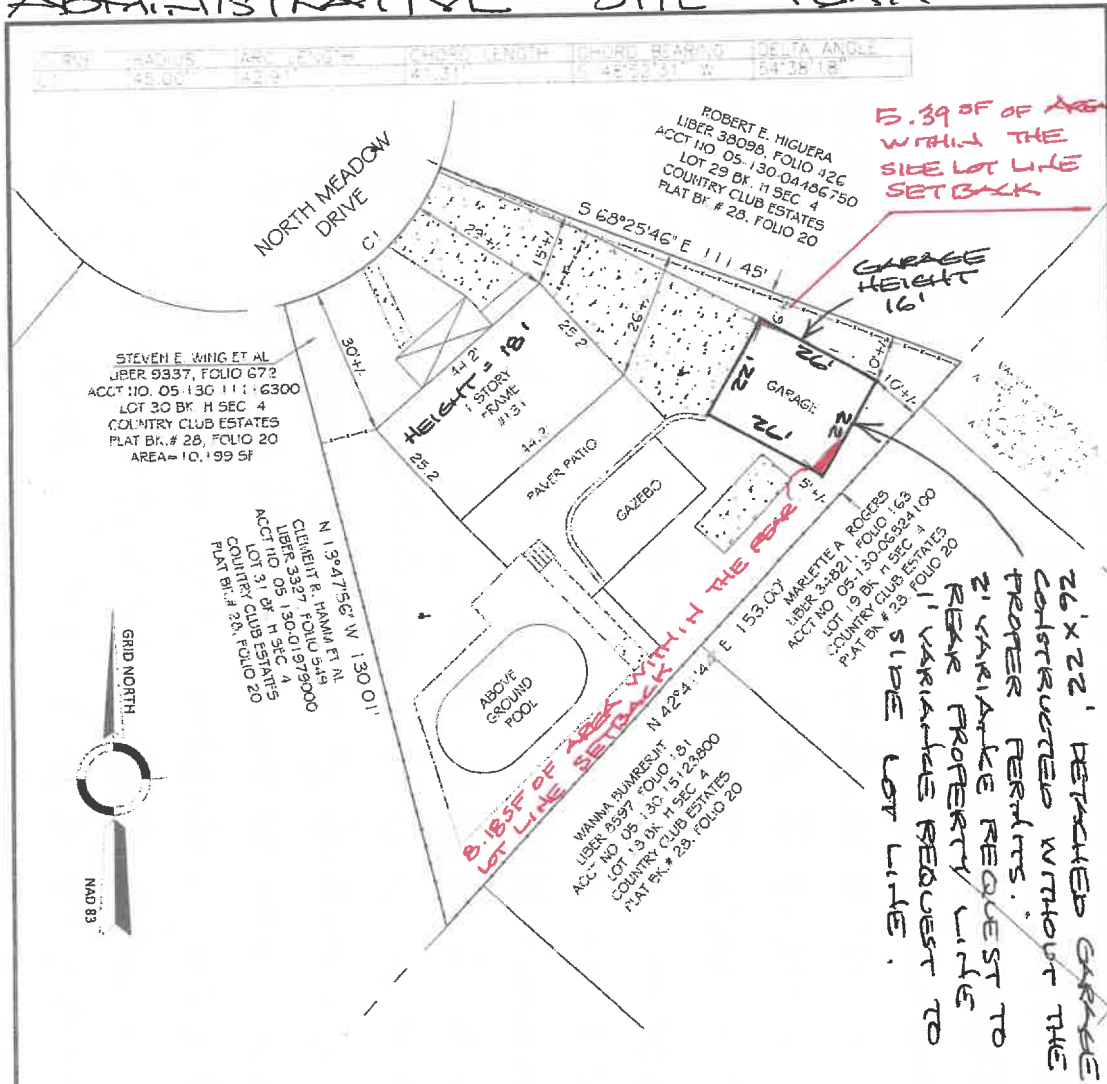
If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Forgen', with a large, stylized flourish extending to the right.

Matthew A. Forgen

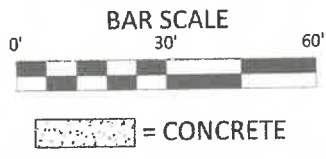
ADMINISTRATIVE SITE PLAN



GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
- 2) THE INFORMATION SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD AS INDEXED IN THE PROPERTY CADASTRE OF ANNE ARUNDEL COUNTY, MARYLAND. BEARINGS SHOWN HEREON ARE REFERENCED TO NAD 83.
- 3) THIS SURVEY DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS. NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
- 4) THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED ON OCTOBER 24, 2022.
- 5) NOTE THIS DRAWING NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

JESSICA A. KING
MD REG. #21684
EXP. 12/22
OCTOBER 25, 2022



THIS IS TO CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH COMAR 09.13.06.10 MINIMUM STANDARDS AND PROCEDURES FOR A SPECIAL PURPOSE SURVEY. THE VISIBLE IMPROVEMENTS ARE SHOWN TO A TOLERANCE OF 1 FOOT MORE OR LESS.

EXISTING SITE CONDITIONS SURVEY OF
LOT 30 BK. H SEC. 4
COUNTRY CLUB ESTATES
131 NORTH MEADOW DR GLEN BURNIE, MD 21060
TAX MAP-0010 PART OF PARCEL-0599
FIFTH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND



King's Point Surveys, Inc.
8019 Long Hill Rd.
Pasadena, MD 21122
410-255-1378 jking@kingspointsurveys.com

DRAWN: JAK
CHECKED: JAK
DATE: 10-24-2022
JOB # 2022-2530
SCALE: 1"=30'
SHEET: 1 OF 1