

Samuel Robert Katzenberg
812 Andover Road
Linthicum Heights, MD 21090
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March 29, 2024

Anne Arundel County Zoning
2664 Riva Rd #3
Annapolis, Maryland 21401

Site Summary

Address: 812 Andover Road

Zoning: R-1 Corner Lot

Project Scope: Construct a 30x32ft, 960 square foot, single-story, wood framed garage to the rear of the existing single family dwelling.

Total Area of Disturbance: 2,005 square feet.

Variance Requested: Reduce setback requirement for a residential accessory structure from 40ft to 25ft.

Letter of Explanation: 812 Andover Road Zoning Variance Request

Dear Anne Arundel County Zoning,

I am writing to request a variance to the setback requirements for accessory structures on a R-1 zoned corner lot at Andover Road and Buck Cavey Lane. The requested variance would reduce the setback requirement from 40 feet to 25 feet.

I am the homeowner and resident of 812 Andover Road and would like to construct a one-story detached wood framed 2-car garage on my property. The garage would be 30ft wide by 32ft long and 20ft tall. The proposed garage would be 960 square feet. The total proposed area of disturbance is 2,005 square feet. The garage proportions will match the existing ranch style single family dwelling on the lot. The goal is to make the garage look like it was always there. The roof will be identical pitch and material to that on the existing dwelling.

The current dwelling is situated on the corner lot at Andover Road and Buck Cavey Lane (Private Alley/Street). The lot is rectangular and has a 50-foot right-of-way for the private Buck Cavey Lane to the west side of the property. Buck Cavey Lane does not run straight in the right-of-way but is on a slant away from 812 Andover Lot. The current single-family dwelling is currently setback 35ft from the Buck Cavey right-of-way property line, with the wooden deck and ramp 26ft to the Buck Cavey right-of-way property line. The lot has several large trees on it, and if the requested variance is granted, no trees will need to be removed to make room for the proposed garage.

The proposed garage would sit 25 feet from the Buck Cavey right-of-way property line and 37 feet from the actual edge of Buck Cavey Lane. The proposed garage would be accessed by a paved driveway to be built with the garage attaching to Buck Cavey Lane. As a result, if the requested variance is granted, there will be a reduction in 300 square feet of pavement needed to attach the proposed garage to Buck Cavey Lane, reducing environmental impact of rain water runoff.

To summarize why I am requesting the variance:

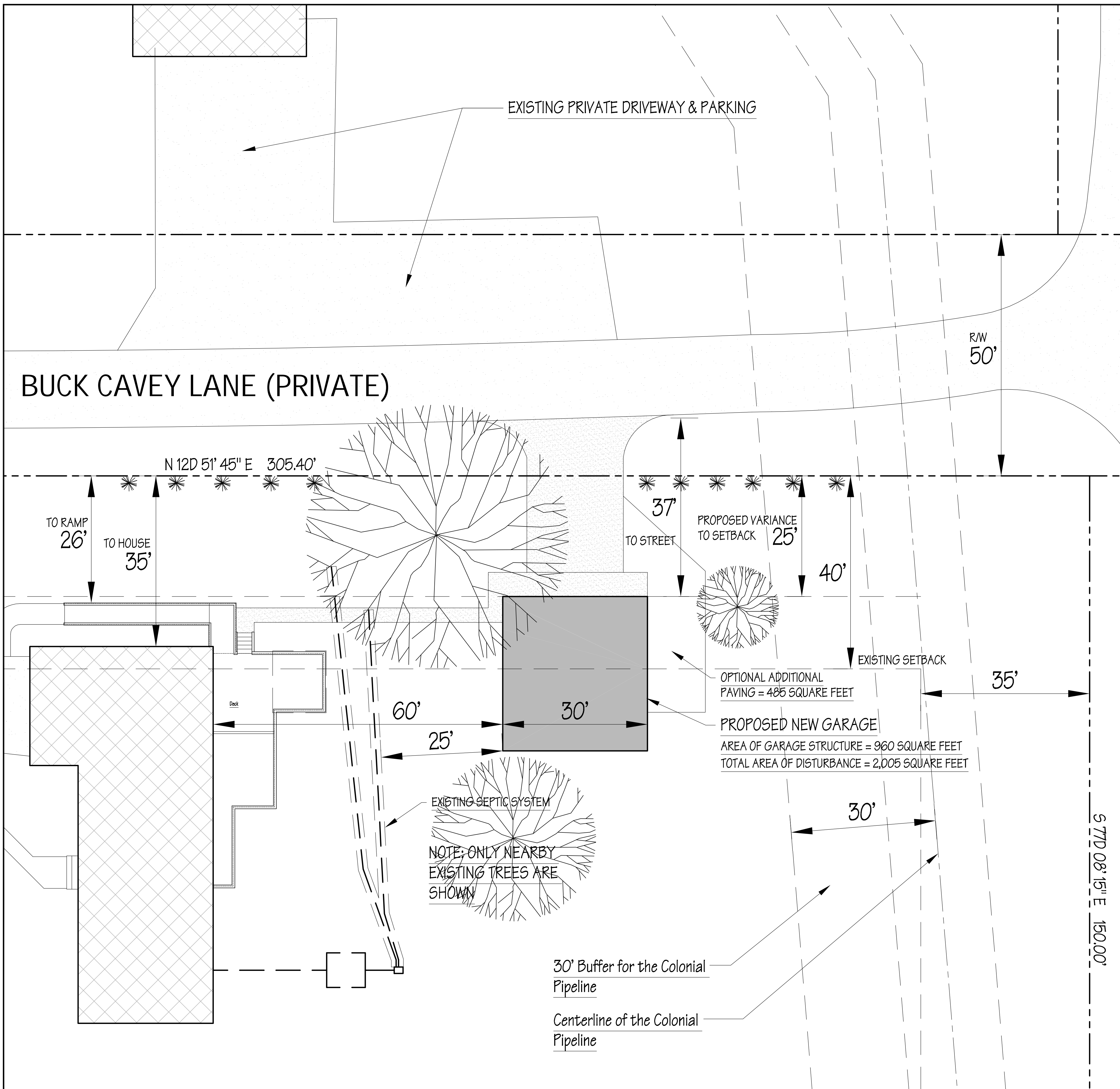
1. Match existing setbacks of dwelling and wooden deck to maintain a cohesive property look and feel. I want the garage to look and feel like it has always been there and for it to blend into the existing property. The garage will be built 37 feet from the actual edge of Buck Cavey Lane, while the requested setback is 25 feet from the property line, the perceived setback from the physical location of Buck Cavey Lane will be 37 feet. The current edge of the wooden deck/ramp is 26 feet from the Buck Cavey right-of-way property line.
2. Minimize need for grading and prepping site as area is relatively flat and level. Due to current site conditions. If the proposed garage has to be constructed further back from the property line, additional grading will be needed as there is a slight slope to the property.
3. Reduce the amount of paved area for driveway reducing storm and rain water runoff. Anne Arundel County is committed to environmental sustainability and by granting this variance will reduce the amount of area that has to be paved to access the garage by over 300 square feet.
4. Save existing trees onsite. No trees would need to be removed if proposed garage is built with the variance. This also reduces the environmental impact of the proposed garage.

Based upon the information contained in this Letter of Explanation I believe that my request is the minimum variance necessary, does not alter the essential character of the neighborhood, and will not impair the appropriate use of any adjacent property. In addition, granting this variance will reduce environmental impact from removing trees and need for additional paved areas.

Respectfully Submitted,

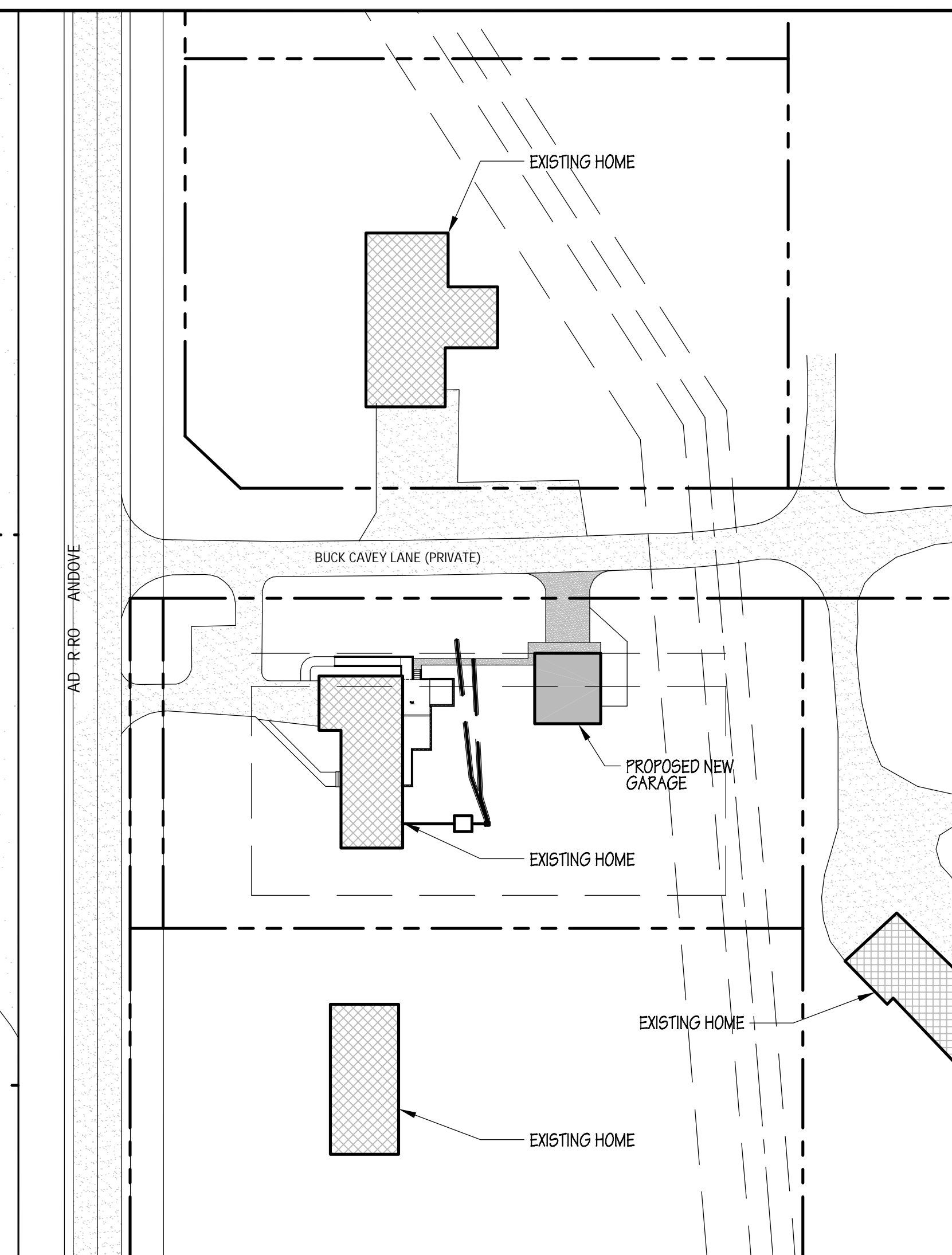


Samuel Robert Katzenberg



1 Partial Enlarged Site Plan

Scale 1" = 10'-0"



2 Site Plan Scale 1" = 50'-0"

GENERAL NOTES

1. Project Location: 812 Andover Road
2. Owner: Roger & Elizabeth Katzenberg
Samuel Katzenberg
812 Andover Road
Linthicum Heights, Maryland 21090
3. Existing Zoning: R-1
4. Existing Site Use: Single Family Residential
5. Proposed Structure: New Detached 2 Vehicle Garage
6. Setbacks: 40' from Street, Requesting Variance to 25'
7. IBC Use Group: Group U Private Garage
8. IBC Construction Type: Type 5B
9. Project Scope: Construct new traditional 960 square foot one story detached garage along street property line

DRAWING INDEX

- C-001 Site Plans
- A-101 Plan, Elevations & Details



Electronic Approval

Windsor Associates, LLC
7704 Crossland Road
Pikesville, Maryland 21208
(410) 486-5123

Architecture
Planning
Historic Preservation

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No.: 6321-A, Expiration Date: 12/22/24."

These drawings are the property of the Architect, Windsor Associates, LLC. Unauthorized reproduction for any purpose is an infringement upon copyright laws. Violators will be subject to prosecution by the fullest extent of the law.

Katzenberg Residence Garage
812 Andover Road
Linthicum Heights, Maryland 21090

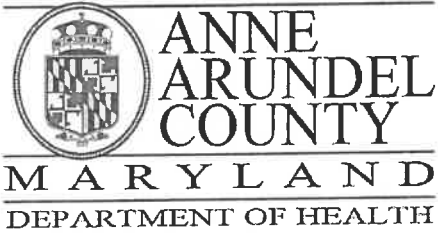
Issued	Date
Schematic Design	06/06/23
Final Design	08/31/23
Construction & Permit Set	02/07/24
Shift Garage 5'	05/12/24

WA Project Number: 23-002

Sheet Title:
Site Plans

C-001

3 Notes & Approval




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7193 Fax: 410-222-7479
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
Sanitary Engineering Program 

DATE: April 5, 2024

CASE
NUMBER: 2024-0066-V
Elizabeth Anne Katzenberg
812 Andover Road.
Linthicum, MD 21090

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance request to allow an accessory structure (garage) with less setbacks than required. The Health Department offers the following comments:

The Health Department has reviewed the onsite sewage disposal and water supply system for the above referenced property. The Health Department has determined that the proposed request adversely affect the on-site sewage disposal system. The Health Department recommends denial of the above reference request. The proposed garage must meet the required setback of 20' to the existing drain field.

If you have further questions or comments, please contact Brian Chew at 410-222-7024.

cc: Sterling Seay

