

Letter of explanation

April 4, 2024

To whom it may concern,

I am requesting a small 2' variance to the 25' set back from the left rear property line. I have a pie shaped property since I am at the bottom of a cul-de-sac, and my proposed addition would hit the rear set back on the left at 23' but on the right it would have a 27' set back. My property is located in the Shipley's Choice community of Millersville; however, my rear neighbors are in a different community (Chartwell of Severna Park). Additionally, between my rear setback and my Chartwell neighbor's there is a 65' strip of County property, so the impact of the variance would be negligible to my neighbors.

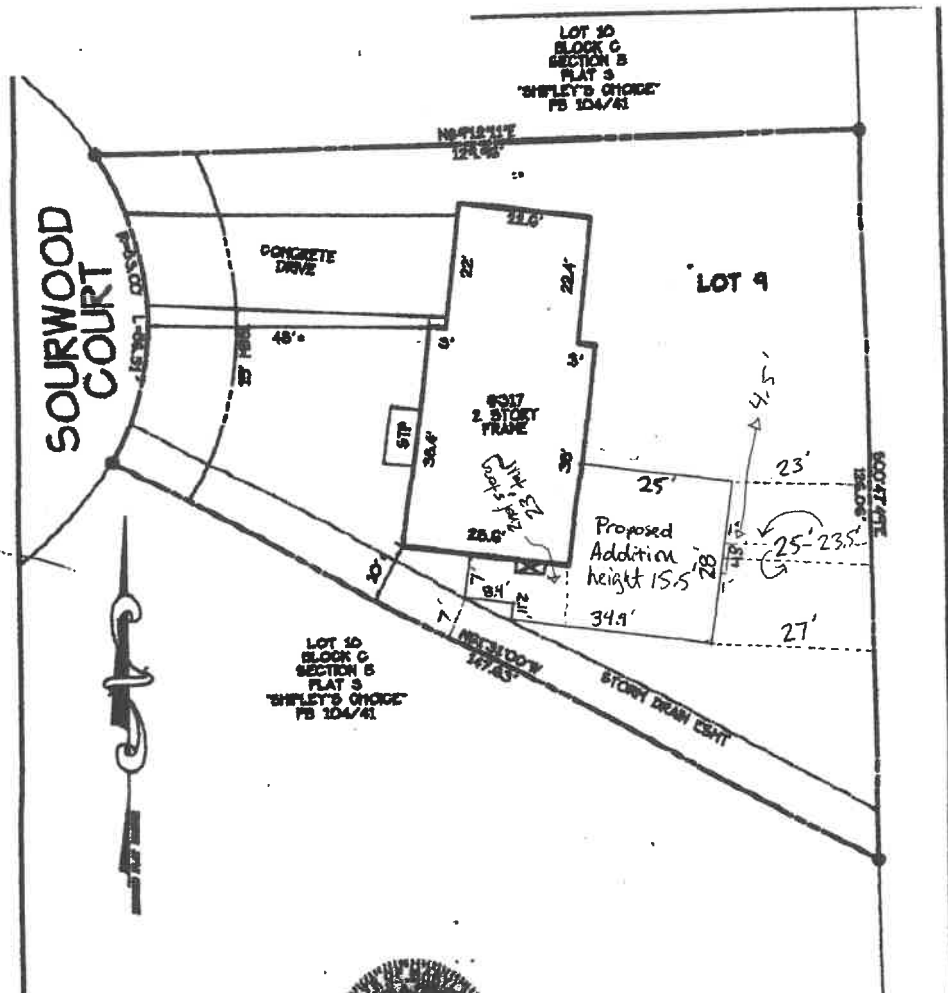
The Shipley's Choice community located in Millersville, MD, was established more than forty years ago. Since that time, the median size of properties in our country has almost doubled. Additional square footage is needed for my family, with three growing children, and to keep up with the rest of the country. The addition would also keep my property competitive and relevant with my neighbors, who are all readily improving and adding on to their properties. I have lived in Anne Arundel County for more than 20 years, and I am invested in improving my property but without any negative impact on my neighbors or the County.

Included in this packet are drawings that show the current square footage of the existing structure, as well as the proposed addition. Additionally, there is a survey included that shows the setbacks and the need for the small variance to make this addition.

Please allow this variance so that my family's home can become our forever dream home.

Thank you for your consideration,

Christine P. Gordon
317 Sourwood Court
Millersville, MD 21108
410-279-2865

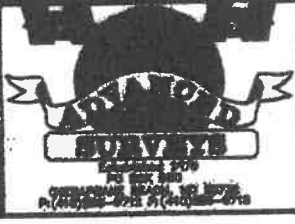
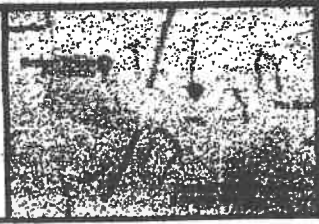


I hereby certify that the measurements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

George A. Parrish IV
 GEORGE A. PARRISH IV PROP. LR#677 10/28/20
 LICENSE EXPIRATION DATE 03/24/21

317 SOURWOOD COURT PB 104/41

LOCATION DRAWING
 LOT 9 BLOCK C SECTION 5 PLAT 3
SHIPLEY'S CHOICE
 THIRD DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND
 SCALE 1" = 20' OCTOBER 2020
 PROJECT#60848
 P/L SHIPLEY'S CHOICE-80-P3-80-L3

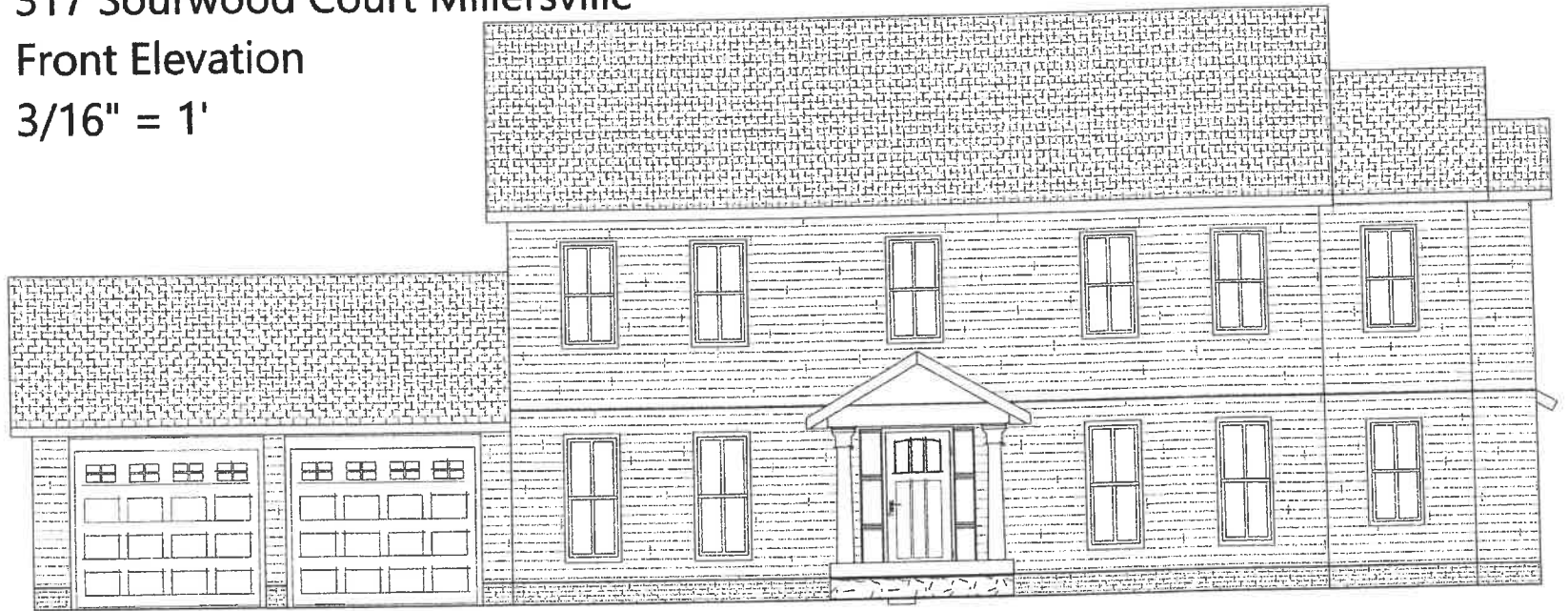


Gordon Addition

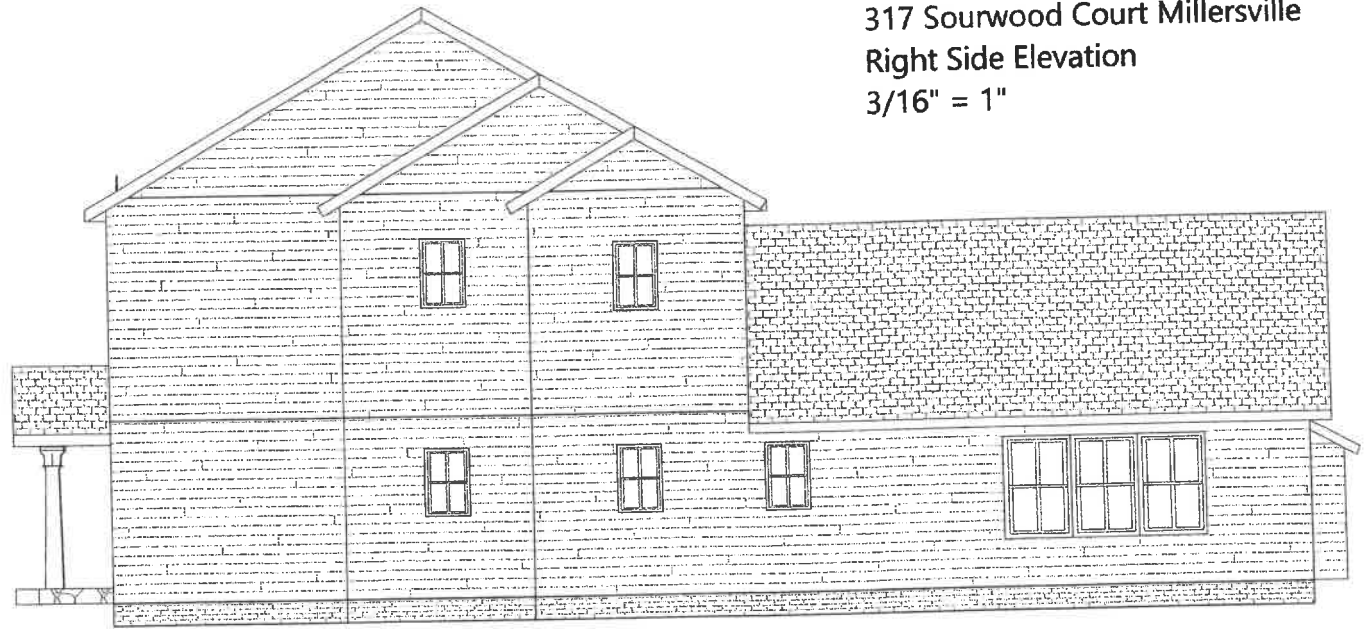
317 Sourwood Court Millersville

Front Elevation

3/16" = 1'

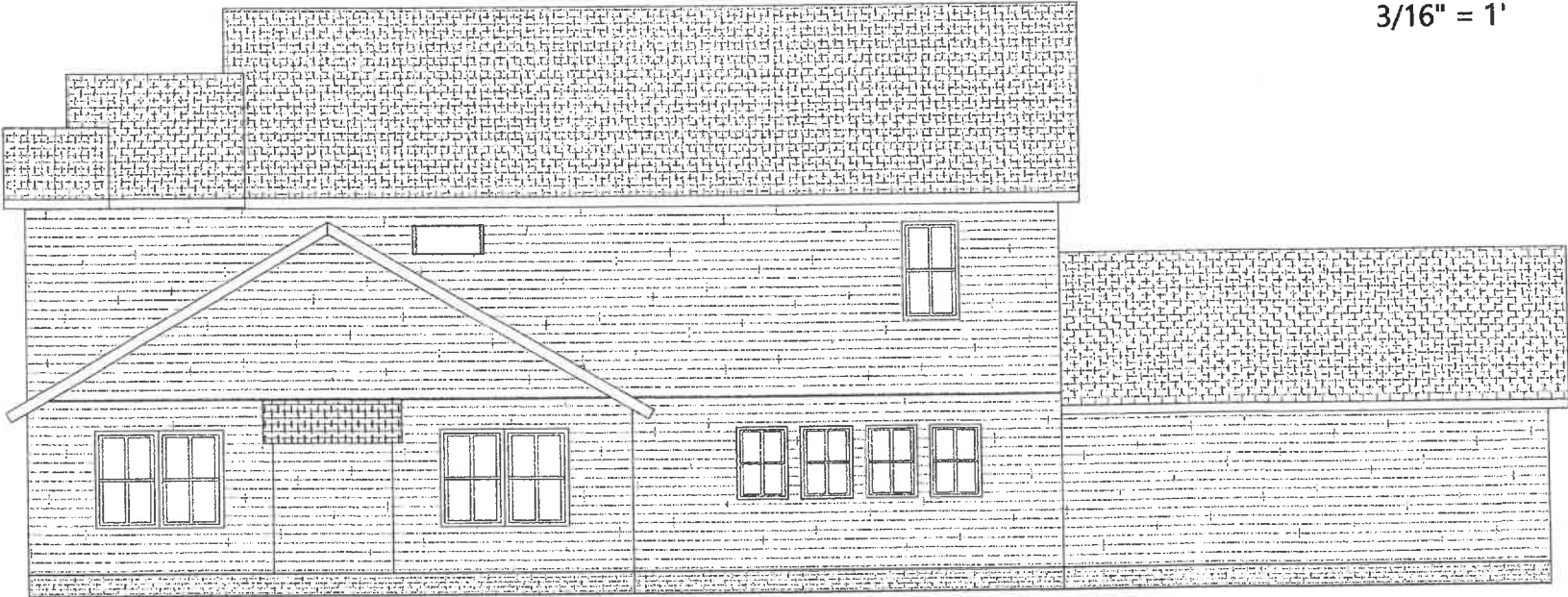


Gordon Addition
317 Sourwood Court Millersville
Right Side Elevation
3/16" = 1"



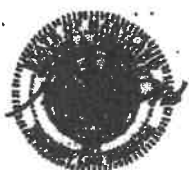
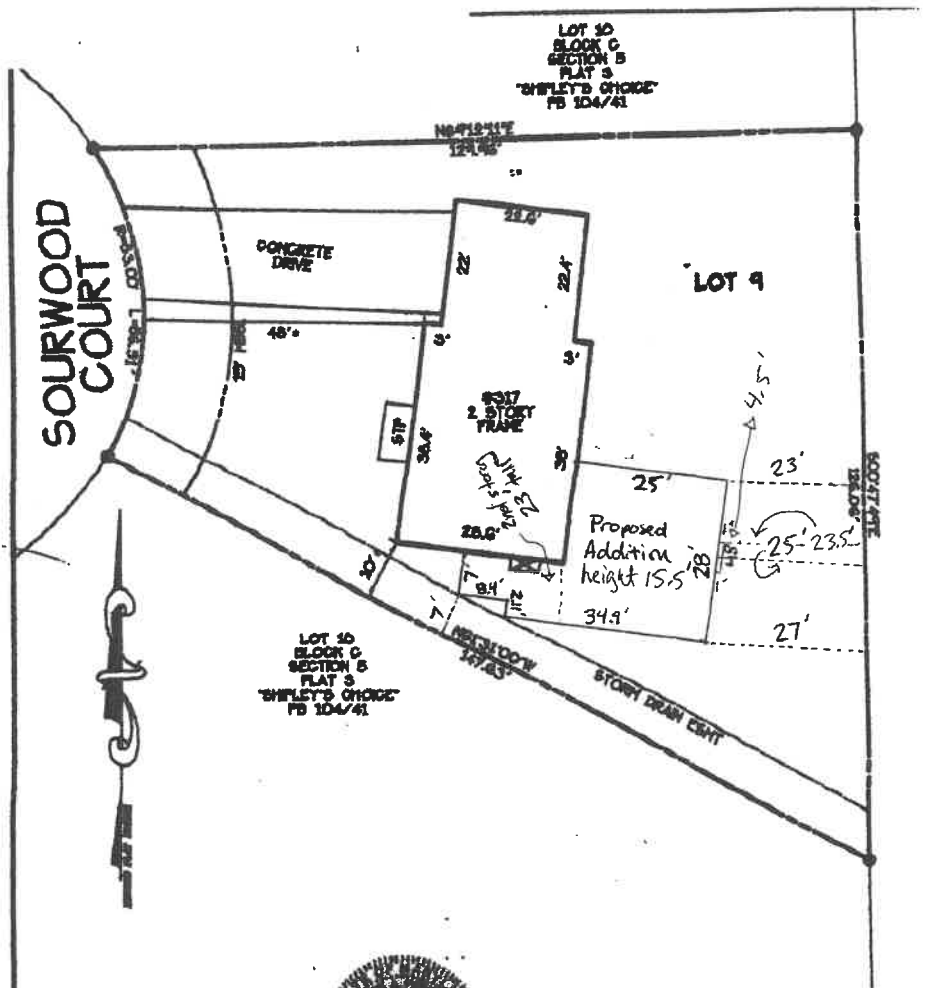
GORDON ADDITION: rear elevation
317 Sourwood Court Millersville

3/16" = 1'



Gordon Addition
317 Sourwood Court Millersville
Left Side Elevation
3/16" = 1'



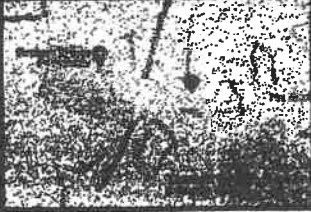


I hereby certify that the improvements shown herein, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

George A. Parrish IV
 GEORGE A. PARRISH IV PROP. LB#677 10/20/20
 LICENSE EXPIRATION DATE 03/24/21

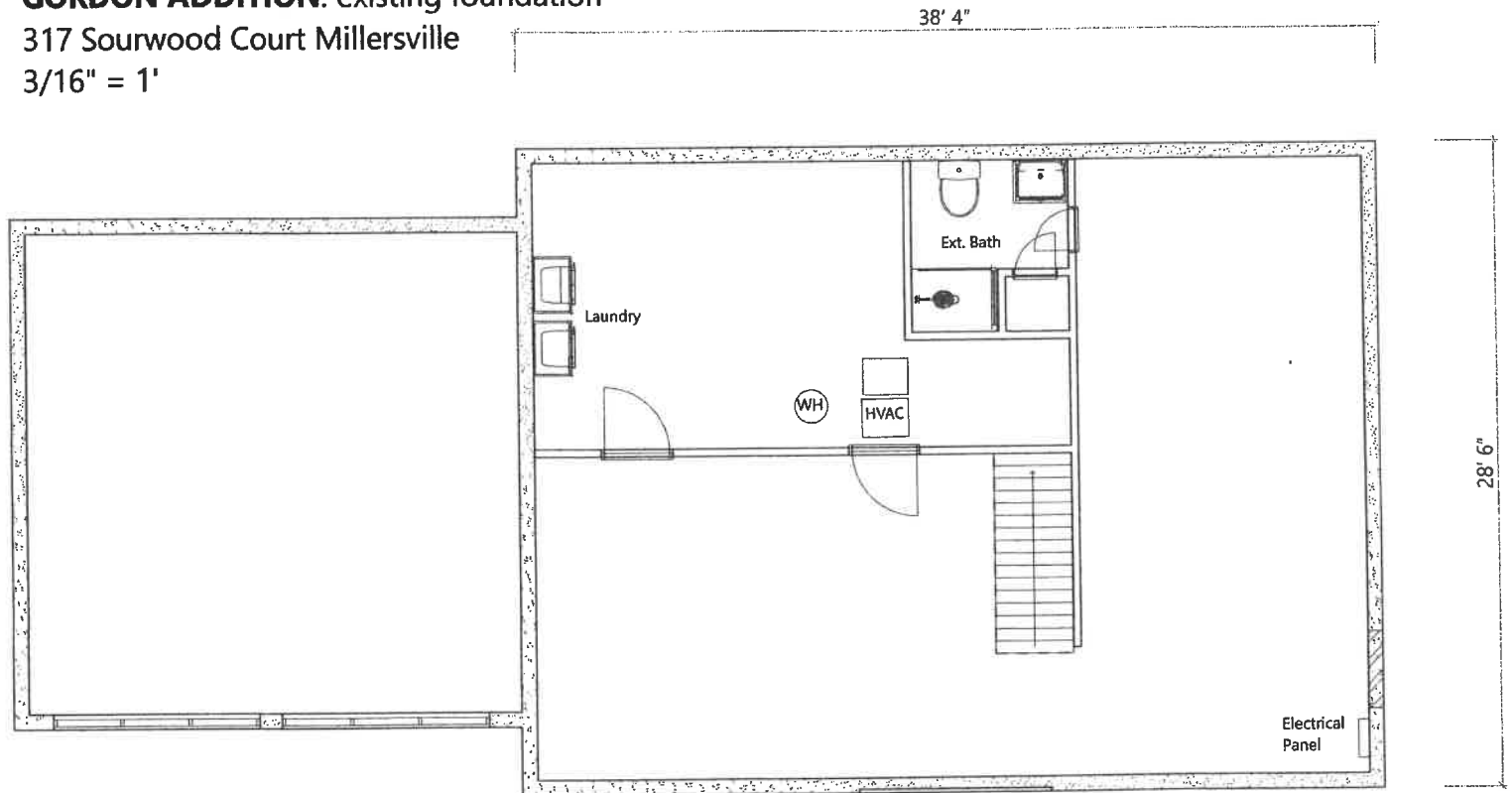
317 SOURWOOD COURT PS 104/41

LOCATION DRAWING
 LOT 9 BLOCK C SECTION 5 PLAT 3
SHIPLEY'S CHOICE
 THIRD DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: 1" = 20' OCTOBER 2020
 PROJECT#60848
 T/E SHIPLEYCHOICE-BO-P3-SS-L3



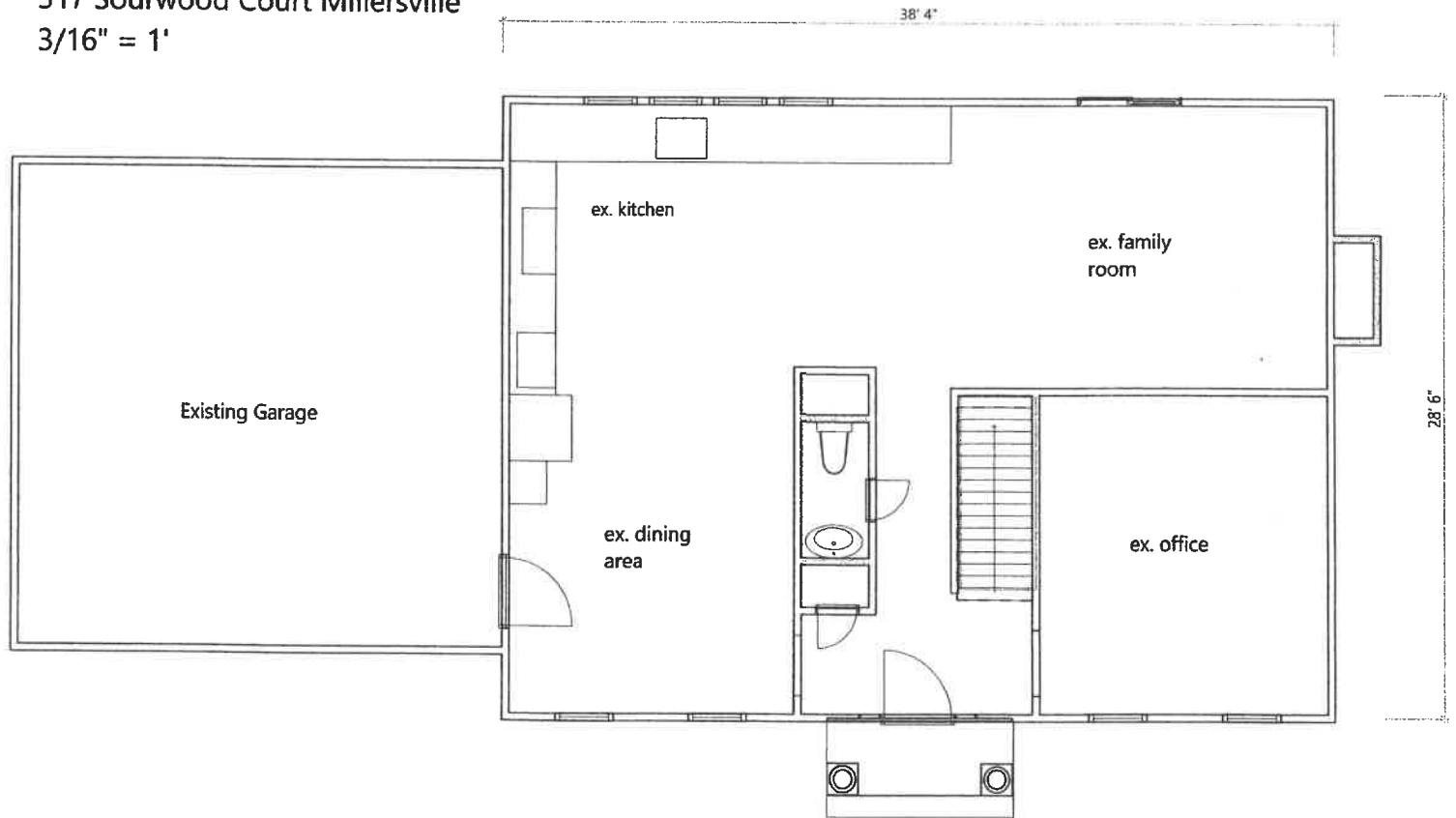


GORDON ADDITION: existing foundation
317 Sourwood Court Millersville
3/16" = 1'



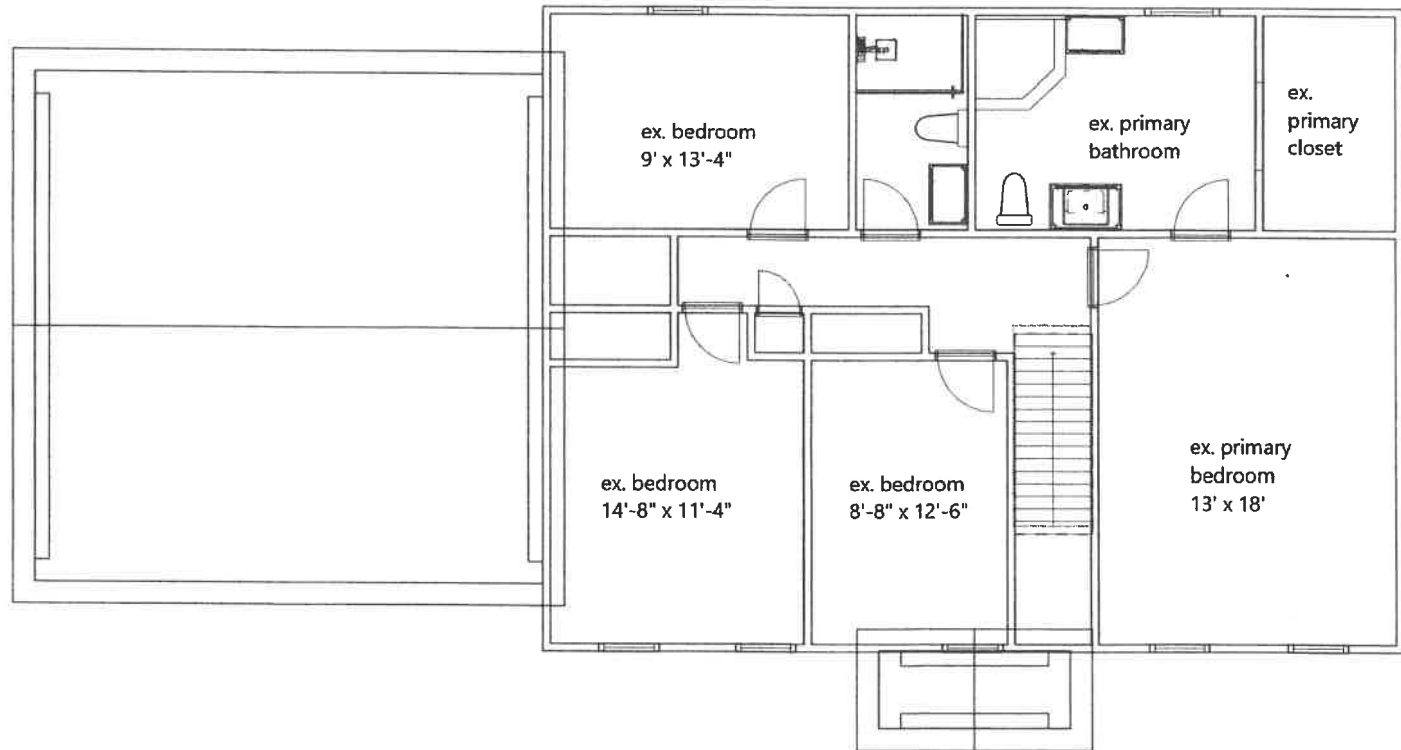


GORDON ADDITION: existing 1st floor
317 Sourwood Court Millersville
3/16" = 1'

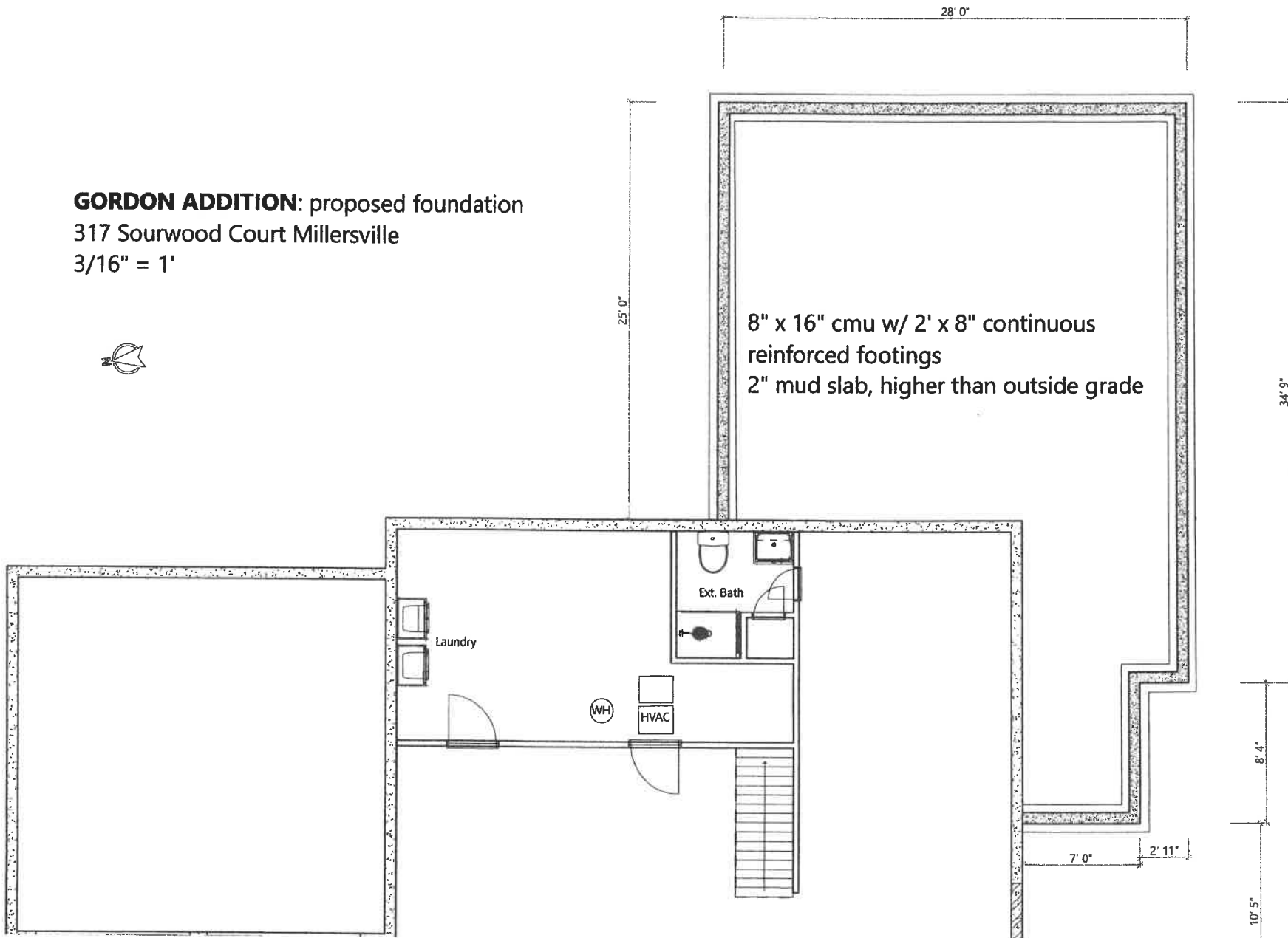




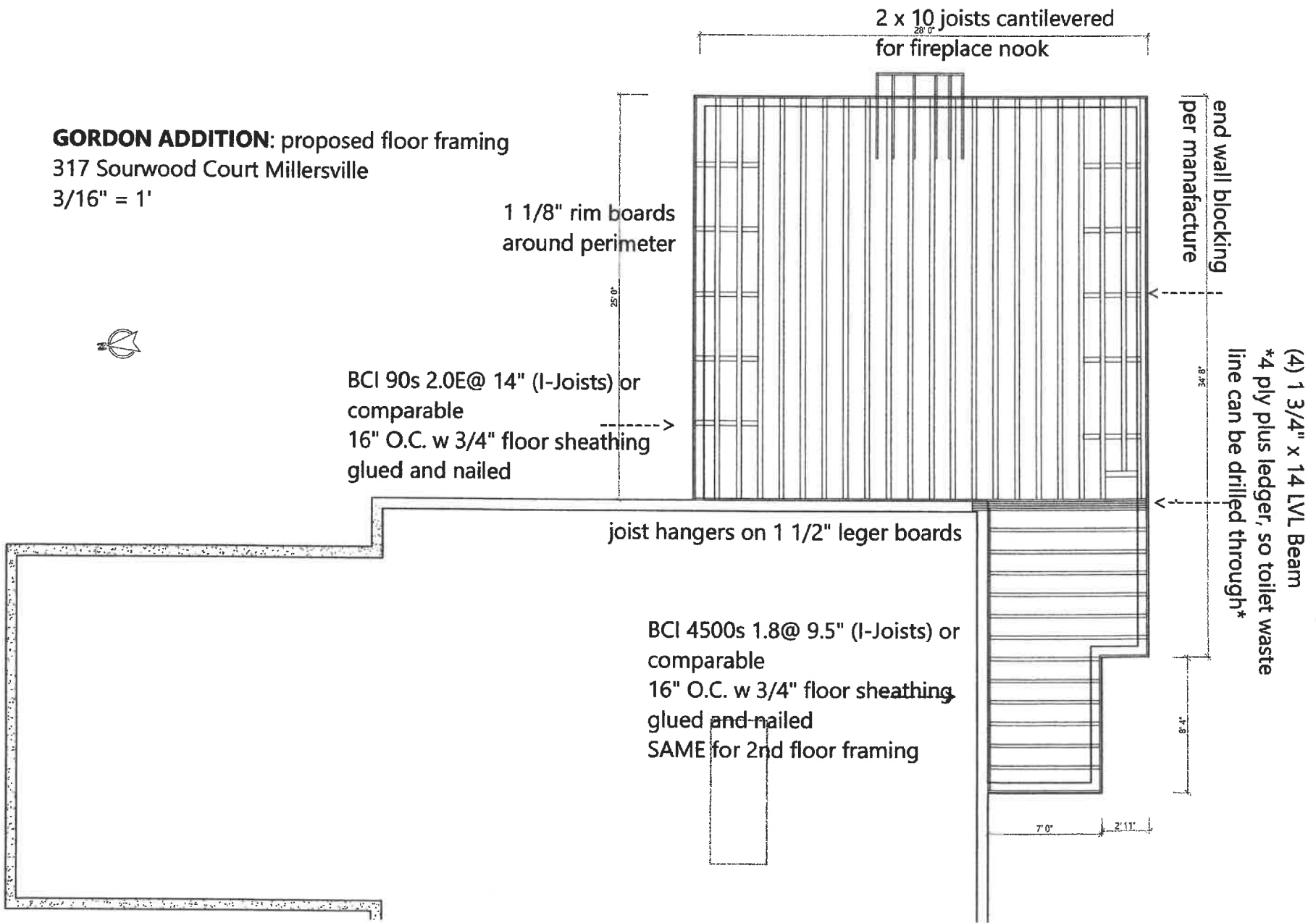
GORDON ADDITION: existing 2nd floor
317 Sourwood Court Millersville
3/16" = 1'



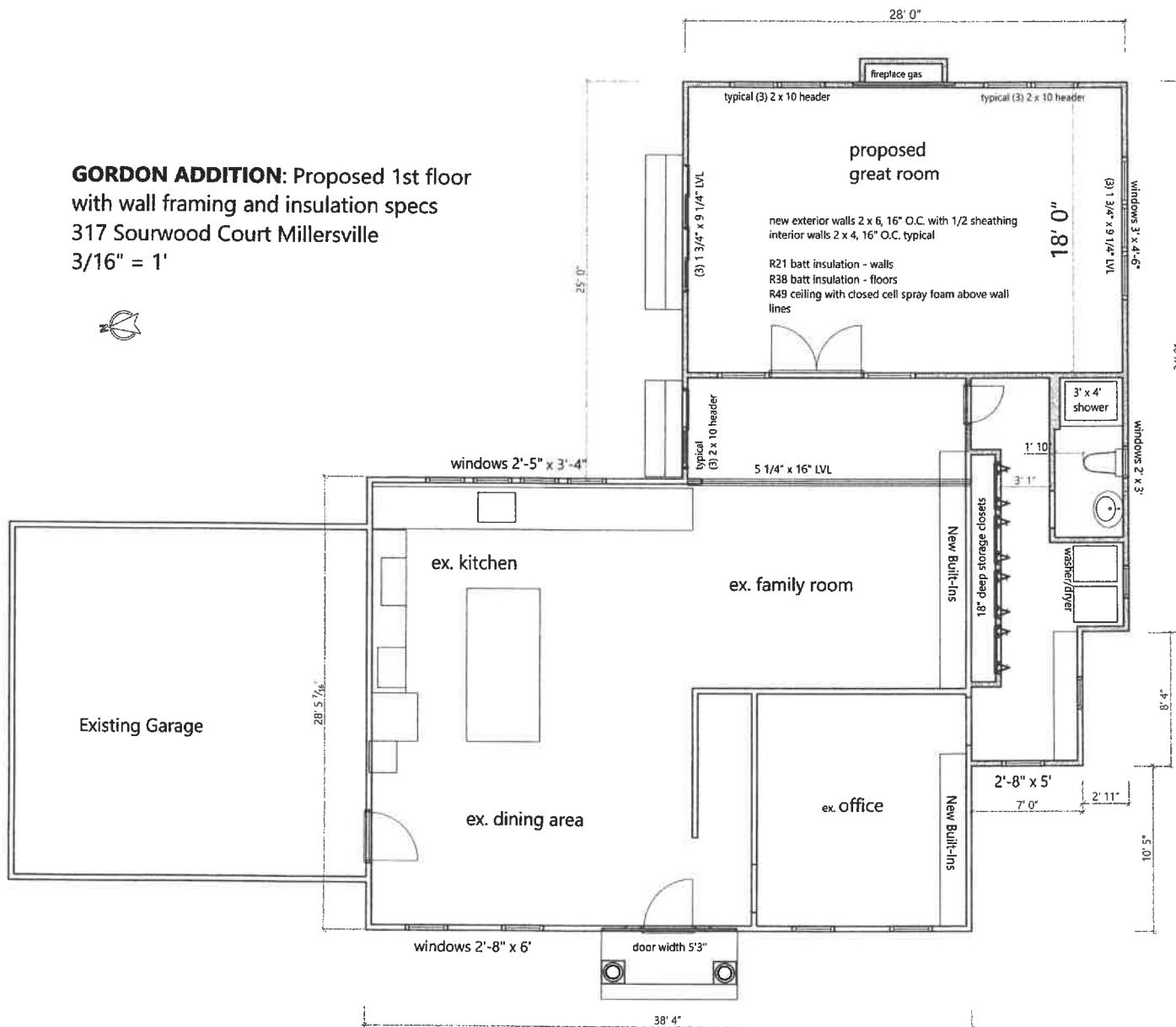
GORDON ADDITION: proposed foundation
317 Sourwood Court Millersville
3/16" = 1'



GORDON ADDITION: proposed floor framing
 317 Sourwood Court Millersville
 3/16" = 1'



GORDON ADDITION: Proposed 1st floor
with wall framing and insulation specs
317 Sourwood Court Millersville
3/16" = 1'



GORDON ADDITION:

2nd floor wall framing and insulation

1st floor roof framing

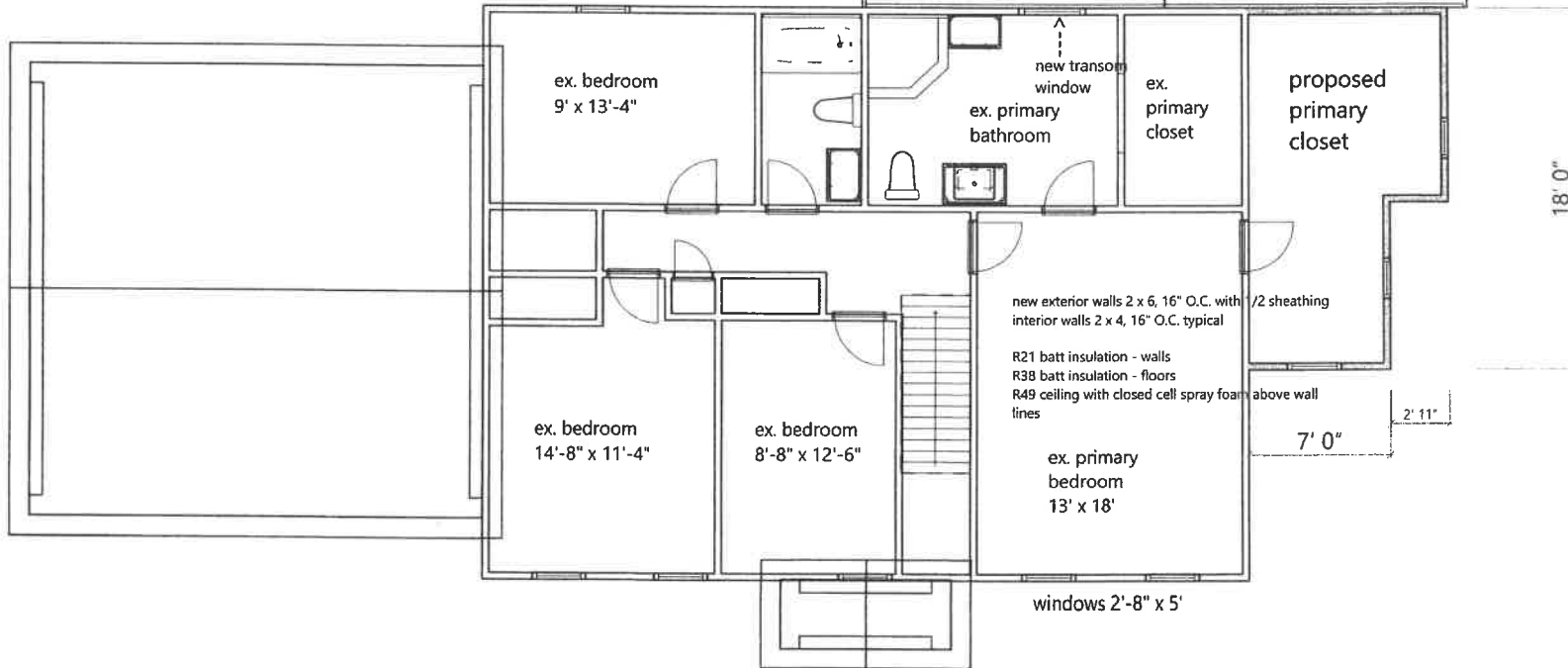
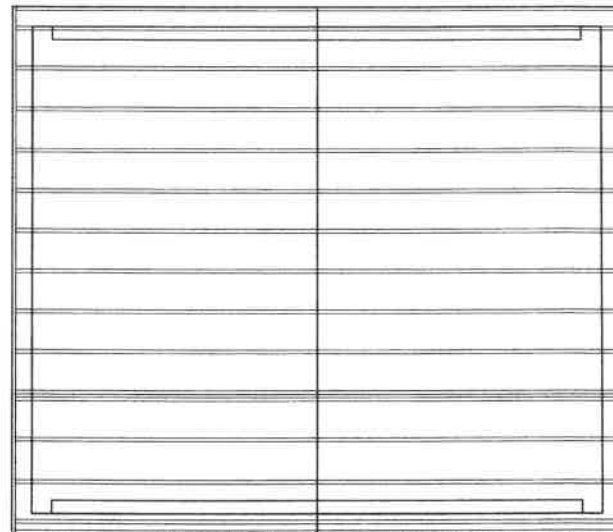
317 Sourwood Court Millersville

3/16" = 1'



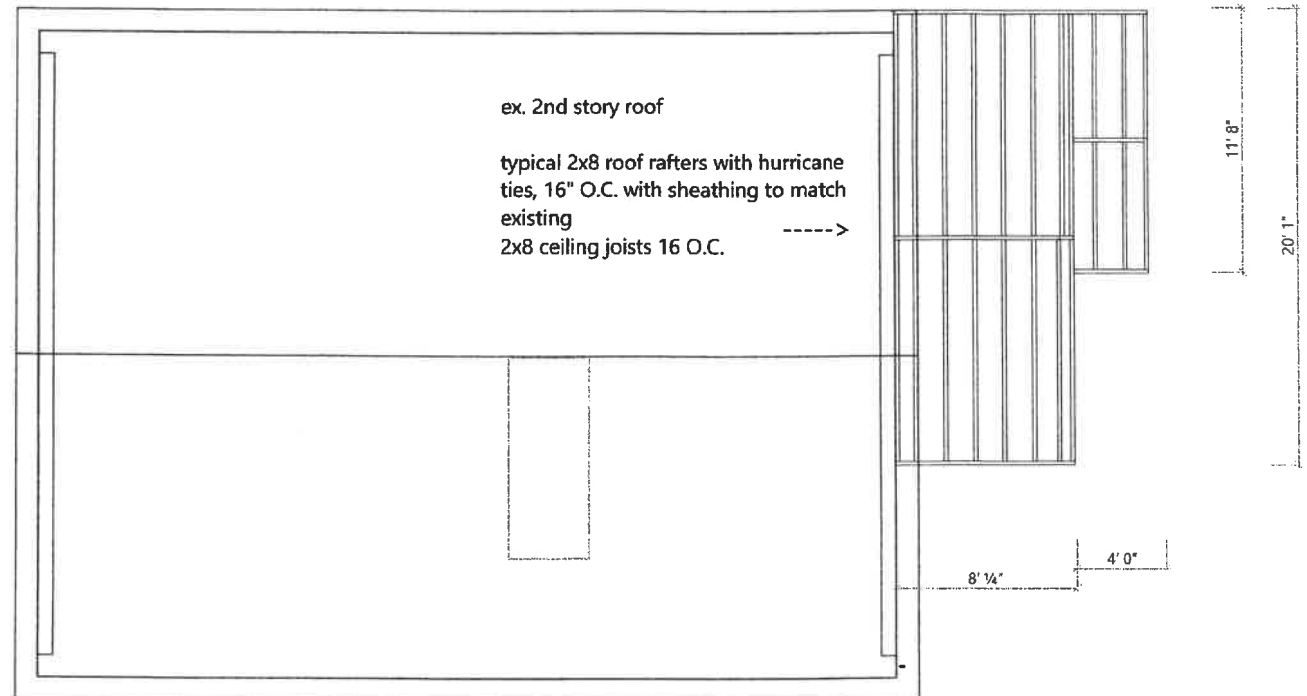
special order trusses typical 2' O.C.
5/8" plywood sheathing with ply clips
and hurricane ties ----->
Vaulted in great room only.
7/12 pitch

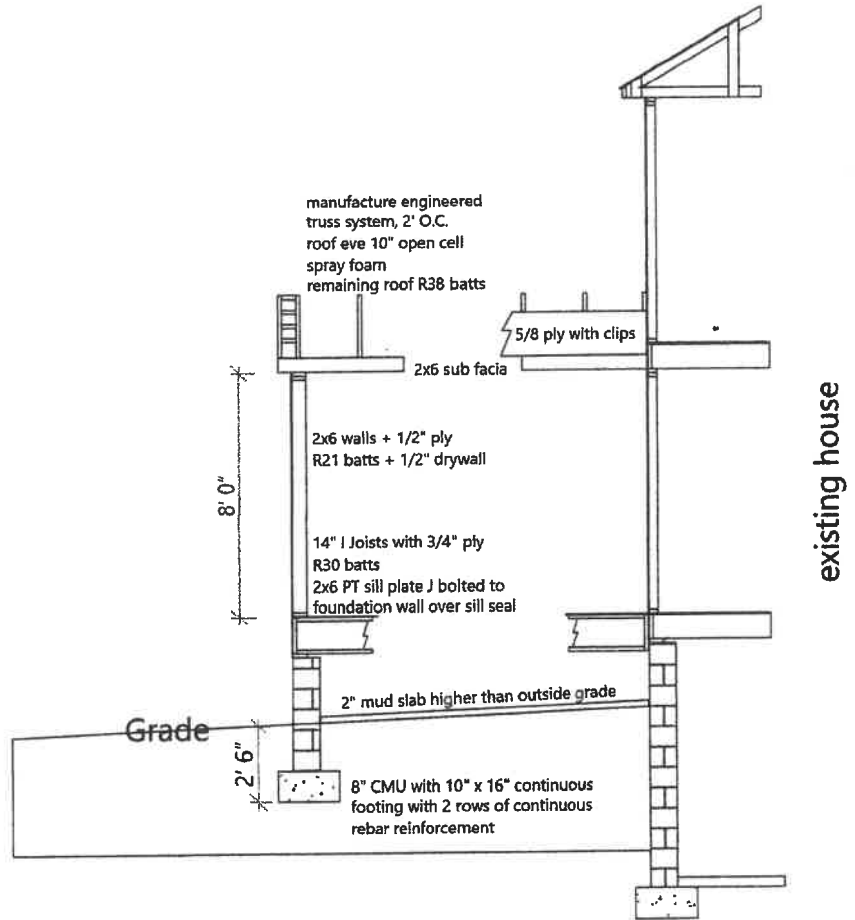
transition from vaulted to flat ceiling ----->



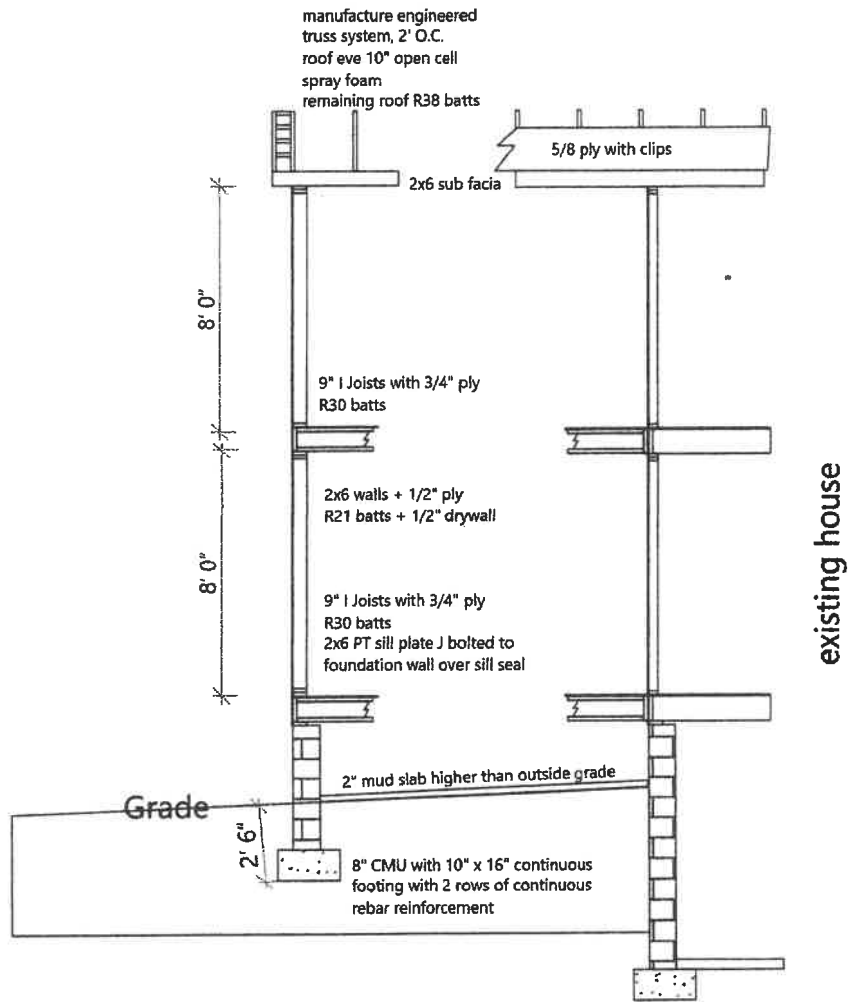


GORDON ADDITION:
2nd floor roof framing
317 Sourwood Court Millersville
3/16" = 1'





Gordon Cross Section (REAR)
 317 Sourwood Court Millersville
 Scale 1/4" = 1'



Gordon Cross Section (SIDE)
 317 Sourwood Court Millersville
 Scale 1/4" = 1'



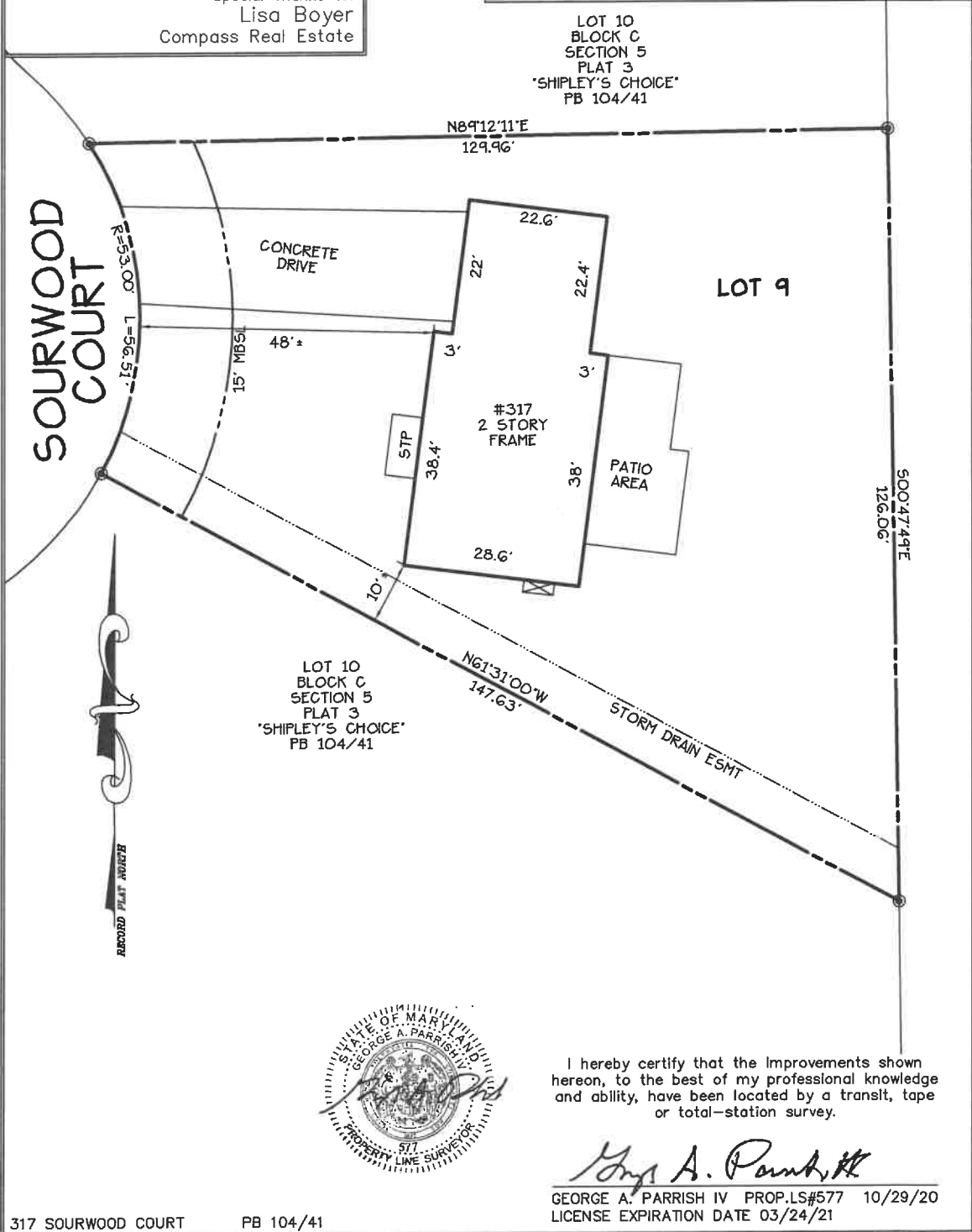
SHEET 1 OF 2

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



Special Thanks to:
Lisa Boyer
Compass Real Estate

LOT 10
BLOCK C
SECTION 5
PLAT 3
'SHIPLEY'S CHOICE'
PB 104/41



I hereby certify that the Improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

George A. Parrish IV

GEORGE A. PARRISH IV PROP.LS#577 10/29/20
LICENSE EXPIRATION DATE 03/24/21

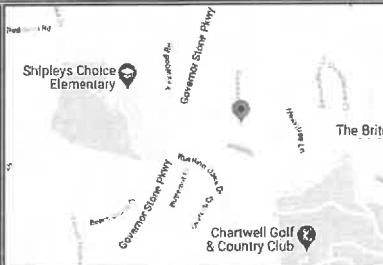
317 SOURWOOD COURT PB 104/41

LOCATION DRAWING
LOT 9 BLOCK C SECTION 5 PLAT 3

SHIPLEY'S CHOICE

THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER 2020

PROJECT#60848
F/N: SHIPLEYSCHOICE-BC-P3-S5-L9
DRAWN BY: BTG



Notes

1. This plat is of benefit to a consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
4. The level of accuracy setback distances is within 5 feet ±.
5. No title research furnished to or done by this office.
6. The subject property falls in flood zone "X" as shown on the flood hazard map 24003C0155E dated 10/16/12.
7. This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
8. The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
9. The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : PB 104/41.
10. Due to the lack of field monumentation, this office recommends a boundary survey to verify the location of improvements shown hereon.

LEGEND

-----	PROPERTY LINE
-X-X-X-X-	FENCE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
□	MONUMENT
C/P	CONCRETE PAD
B/E	BASEMENT ENTRANCE
STP	STOOP
PCH	PORCH
O/H	OVERHANG
⊙	WELL
⊙	SEPTIC

Advanced Surveys Services Include:

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- Boundary Surveys
- ALTA Surveys
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- Site Plans
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Client Notes:
Client Case#20-9707CB

ATTENTION USER: SURVEY APPROVAL FORM
MUST BE ON FILE WITH ADVANCED SURVEYS
BEFORE THIS DOCUMENT CAN BE USED.

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Discount Coupon

This coupon is good for
\$100.00 OFF a boundary
survey for this property.
EXPIRES 6 MONTHS FROM THE DATE OF SURVEY

LOCATION DRAWING
LOT 9 BLOCK C SECTION 5 PLAT 3

SHIPLEY'S CHOICE

THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER 2020

PROJECT#60848
F/N: SHIPLEYSCHOICE-BC-P3-S5-L9
DRAWN BY: BTG



Established 1975
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