

## Variance Request: Letter of Explanation

637 Cresswell Road Rd

Baltimore, MD 21225

Anne Arundel County

To Whom It May Concern,

We, the under-named, are applying for a variance so that we might add an 11' x 21' one story addition to the rear of our house at 637 Cresswell Road, Baltimore, MD 21225. The existing house currently sits 9' from the property line, along the street on a corner lot. The setback requirement is 20', so the existing house is already over the set back requirement. We are looking to construct an addition straight off the back of our house that will be within 9' of the property line. The rear of the addition will be 21' off the rear of the house, and be 30' from the rear property line.

The current lot is fenced, that fence will not be disturbed and the addition will be within that fence. The lot is flat, and wide open.

This addition will give us the additional space we need for our growing family.

Chris Usilton

Amanda Zdanis

410-979-8945

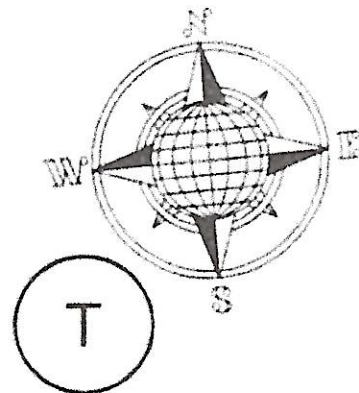
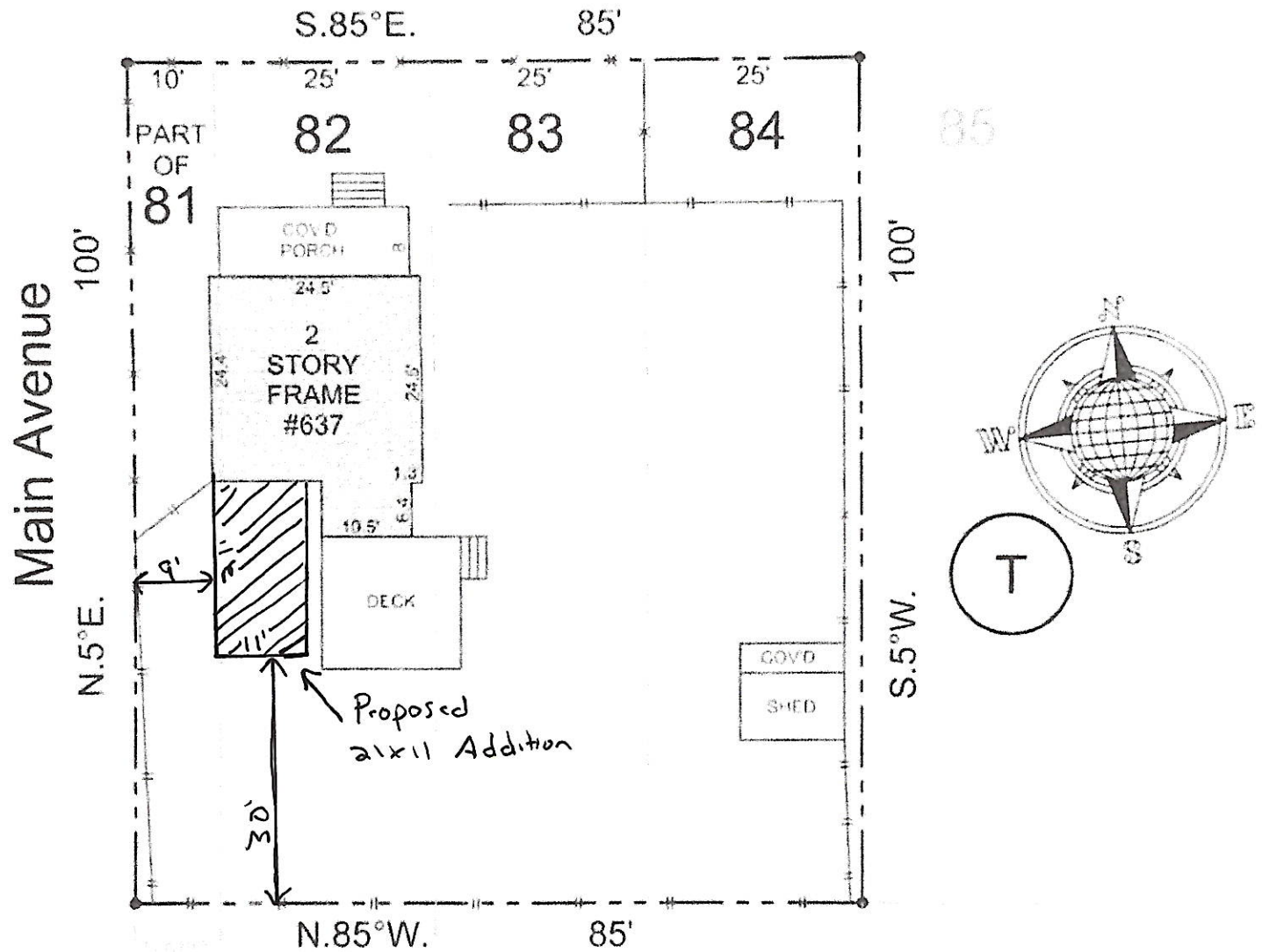
May 28<sup>th</sup>, 2024

# Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"  
Columbia, Md 21046  
Phone: 410-290-8099 Fax: 410-290-8299

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

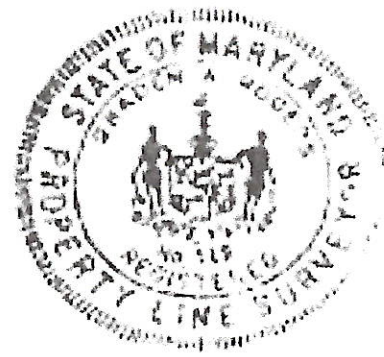
## Cresswell Road



*ARC*

**NOTES**

- 1) This plat is of benefit to the customer only insofar as it is prepared by a lender or a 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 lines, but such identification may not be required for the transfer of title or recording financing or refinancing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and encroachments, if any.
- 6) Property subject to any - abridgments of way, easements, and - encumbrances of record and - unrecorded.



Certification: This is to certify that the improvements indicated hereon are located as shown.

*Graden A. Rogers*

GRADEN A. ROGERS - Propt. L.S. MD. Lic. No. 119

LIBER	FOLIO	637 Cresswell Road
LOT 82-84, Part of 81	BLOCK SECTION T PLAT	
PLAT ENTITLED Arundel Gardens		
RECORDED IN	Anne Arundel County, Maryland	SCALE 1"=20'
PLAT BOOK 15	PAGE 5	DATE 8/11/14
	PLAT NO	CASE NO 63819
		JOB NO LT2141401