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**Subject: Request for Variance Waiver for Open Front Porch**

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**To Whom it May Concern,**

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I am writing to request a variance waiver for the property located at 221 Williams Rd. Glen Burnie, MD 21061. The purpose of this letter is to explain the circumstances surrounding the need for the variance and to provide relevant details.

**1. Background:**

- The property in question was constructed prior to the implementation of the current setback codes. As a result, the existing structure does not comply with the setback requirements.
- Our intention is to build an open front porch that will enhance the aesthetics of the property and provide a welcoming space for residents and visitors.

**2. Description of the Proposed Open Front Porch:**

- The open front porch will be constructed in accordance with the following specifications:
  - Dimensions: [Provide dimensions (length, width, height)]
  - Materials: [Specify the materials to be used]
  - Design: [Briefly describe the design or architectural features]

**3. Reasons for the Variance Request:**

- The existing setback regulations would significantly limit our ability to create a functional and visually appealing front porch.
- The proposed open front porch will not obstruct the street view for neighbors. In fact, it will enhance the overall curb appeal of the property.

**4. Commitment to Compliance:**

- We understand the importance of adhering to local zoning regulations and are committed to ensuring that the open front porch meets all safety and aesthetic standards.
- There are no plans to enclose the porch in the future, ensuring that it remains an open and inviting space.

**5. Benefits of the Variance:**

- Granting this variance would allow us to improve the property while maintaining harmony with the neighborhood.
- The open front porch will contribute positively to the streetscape and enhance the overall character of the area.

**6. Conclusion:**

- We kindly request your consideration of our variance waiver application.
- If you require any additional information or would like to discuss this matter further, please feel free to contact us.

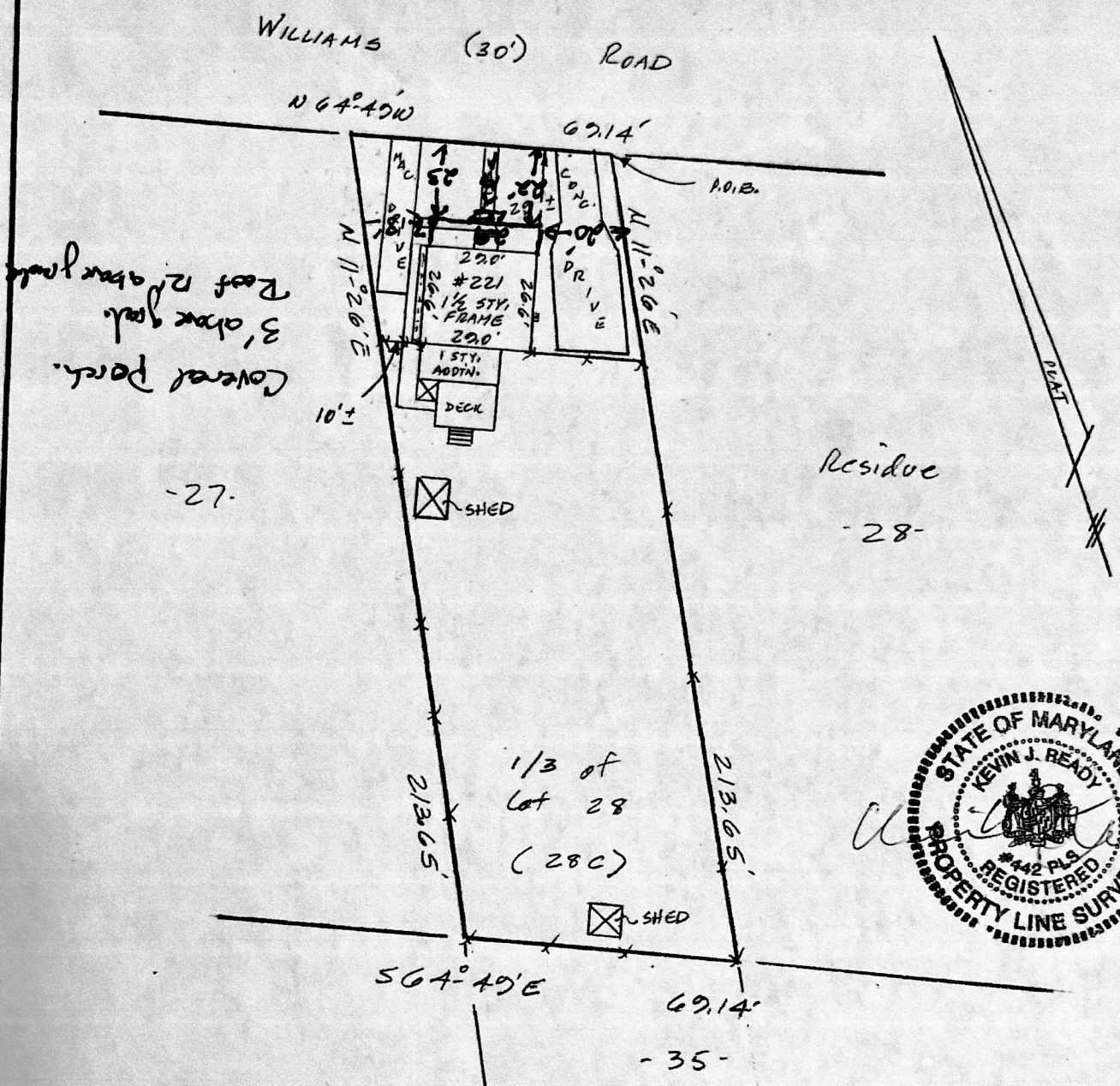
Thank you for your attention to this matter. We appreciate your understanding and cooperation.

Sincerely,

Michael Eagan

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FLOOD ZONE "C"



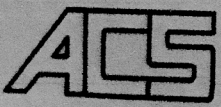
221 WILLIAMS ROAD

THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING, OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR TRANSFER OF TITLE, SECURING FINANCING, OR REFINANCING.

NOTE: NO TITLE REPORT FURNISHED.

LOCATION DRAWING  
I HEREBY CERTIFY THAT I HAVE INSPECTED  
1/3 LOT NO. 28 BLOCK — SECTION — OF  
"FERNDAL FARM"-(AKA LOT 28C)  
SUBDIVISION FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS  
AND THE IMPROVEMENTS ARE LOCATED AS SHOWN ON THIS DRAWING.


*Kevin J. Ready* 12/14/02  
KEVIN J. READY  
REG. PROPERTY LINE SURVEYOR NO. 442  
ANNE ARUNDEL COUNTY, MD  
FIELD DATE



ACCU-COMP SURVEYS, INC.  
1509 JOHN BROWN ROAD  
QUEENSTOWN, MD 21658  
410-758-8180  
TOLL FREE: 1-888-758-1374

DEED REFERENCE : LIBER 9821 FOLIO 02  
PLAT RECORDED IN PLAT BOOK 12  
FOLIO NO. 44 PLAT NO. B 47  
SCALE 1"= 40' W.O. NO. 02-12-1  
NOTE: DISTANCES TO PROPERTY LINES ARE ACCURATE TO WITHIN 1 FOOT  
UNLESS OTHERWISE SHOWN.  
02-1932 ES



\* Structure will be ~~SHED~~   
 a Deck w/ Roof and Steps

Deck is 3' Above grade

Roof will be 12' Above grade.

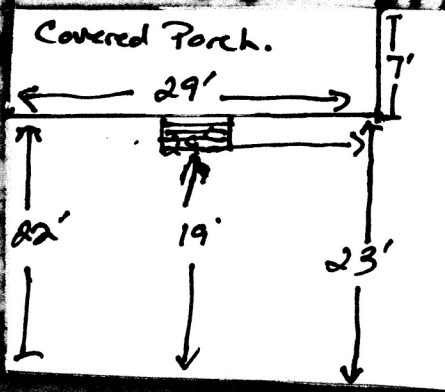
Deck will be open only  
 Railings.



7.01

11-20-11 N

11-20-11



Scale:  $\frac{1}{4}" = 1'$

## Deck Plans

Posts 6x6 8.25 oc

Beams 2x10 8.25 oc

(x2)  
Ledger 2x6

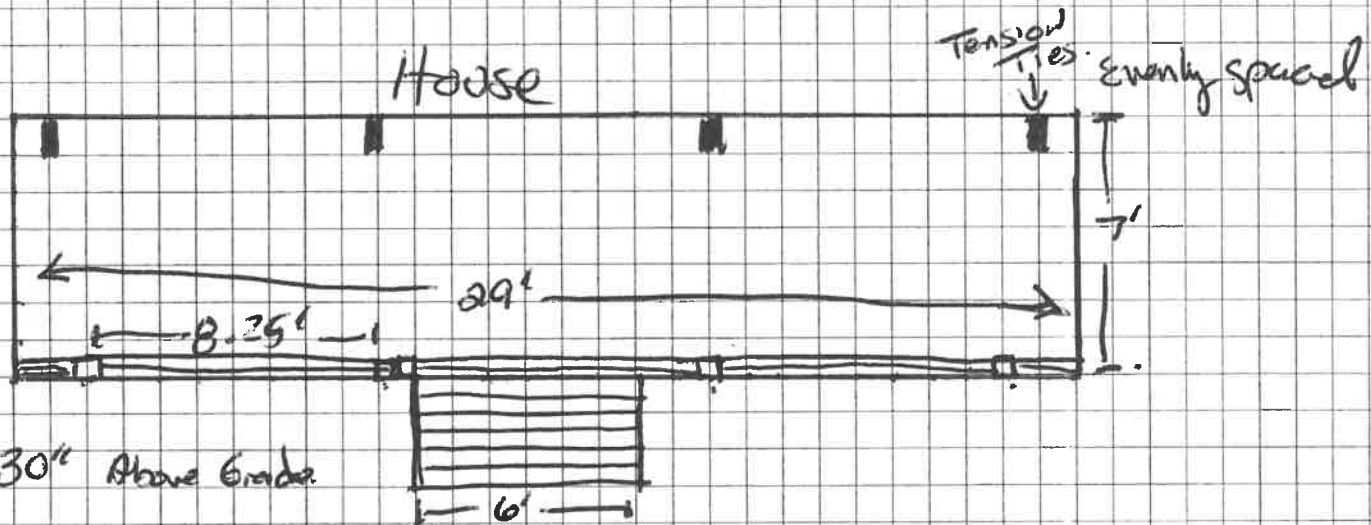
Joist 2x6

Joist spacing 12" oc

Decking Composite  
Installed Horizontal

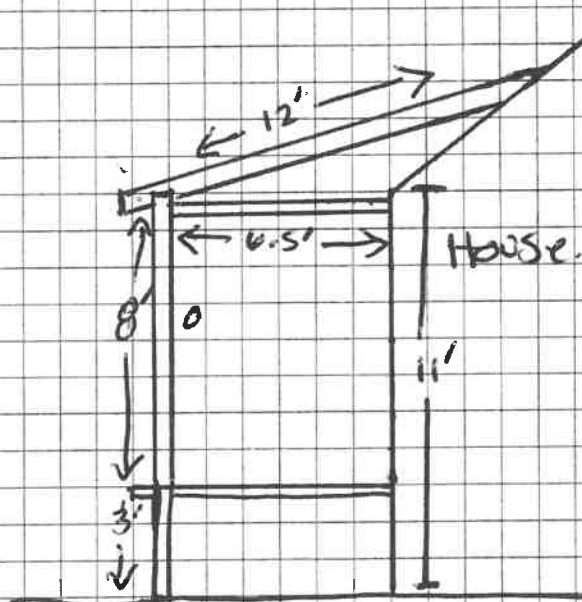
Finished Height 30" Above Grade

Deck footings 20" x 30" Deep  
1 pt Concrete at bottom.



# Deck Roof.

Scale  $\frac{1}{4}" = 1'$



~~Rafter~~ 2x8 12" OC

Just. 2x4 12" OC.

Roof Post 6x6

Roof Beam (2) 2x8

Post @  $11\frac{1}{2}'$  OC apart  
Spacing

Center 2 Post @  $6\frac{1}{2}'$  OC  
Apart.

Roof Ledger 2x8  
Attached to Existing  
Roof Sheathing @ Every  
Existing Rafter  
Asphalt Shingles