

SPG
ARCHITECTURE
11 Stehle Street, Annapolis, MD 21401

July 06, 2024

Re: Variance
Letter of Explanation

Subject Property: 3671 7th Ave, Edgewater, Md 21037

To whom it may concern,

We are requesting a variance to expand the entry into the house at the address noted above by building upon the pre-existing front porch. This will be accomplished by adding a vestibule within a portion of the existing footprint of the 6' deep porch and roof overhang. This additional space will allow an opportunity to comfortably have more than one person in foyer and more easily move furniture in and out of the house without damaging walls. Unfortunately, this additional space annexed to the existing porch does not allow for any roof to provide rain protection at the front door. We request to build a portico extending 4' beyond the porch that will be supported by brackets. This will overhang the setback by approximately 4'. We feel that this extension overhanging the setback will not significantly alter the sight lines of the adjacent homes but would add some architectural character and scale to the house.

Thank you for your consideration.

Sincerely,
Steven Gigliotti
Steven Gigliotti, AIA

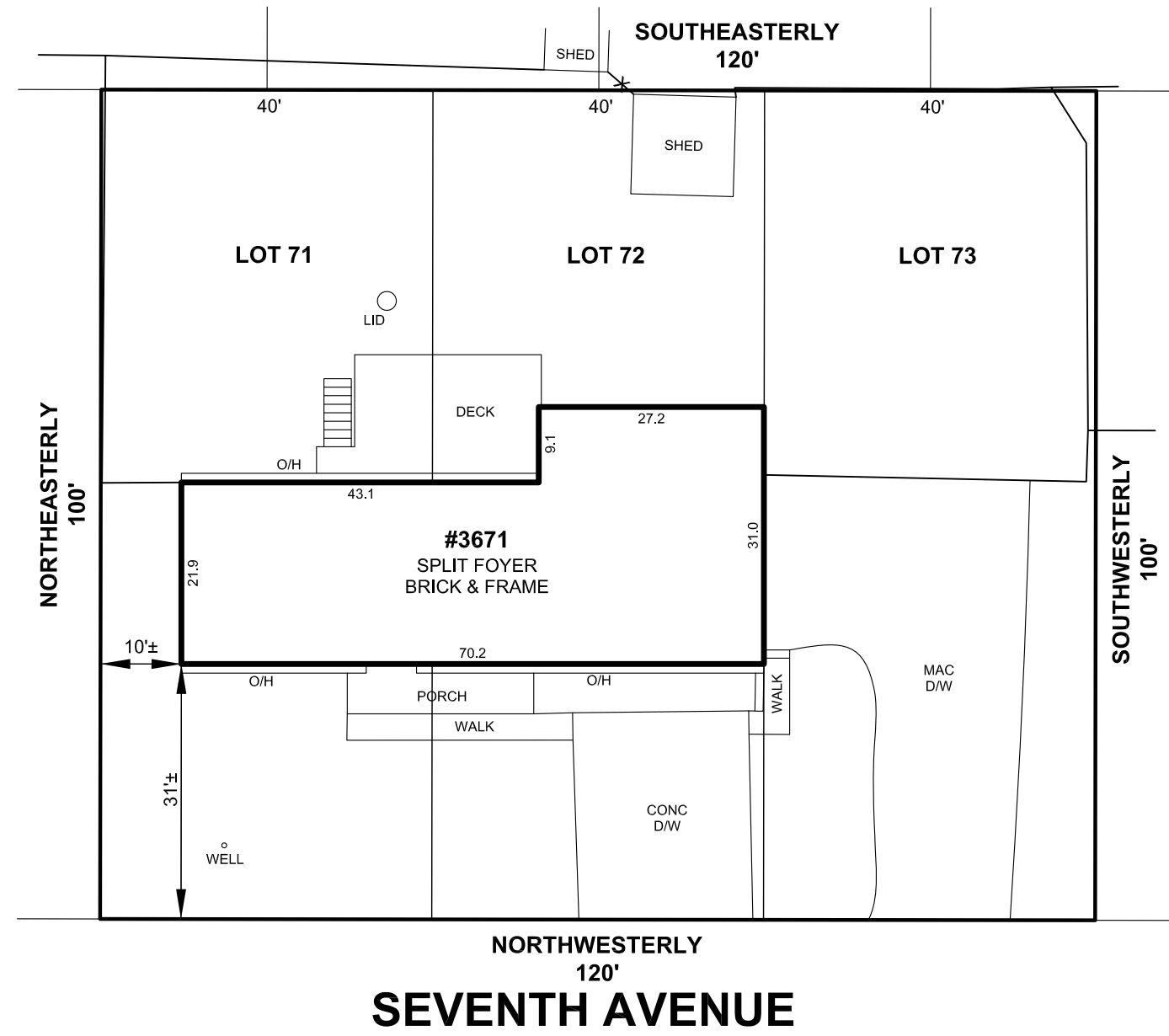
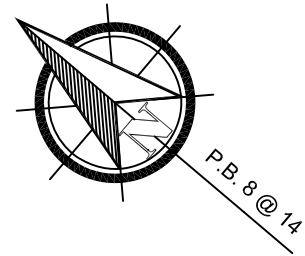
CONSULTANTS

Smith Porch Addition
 3671 7th Avenue
 Edgewater, Maryland 21037

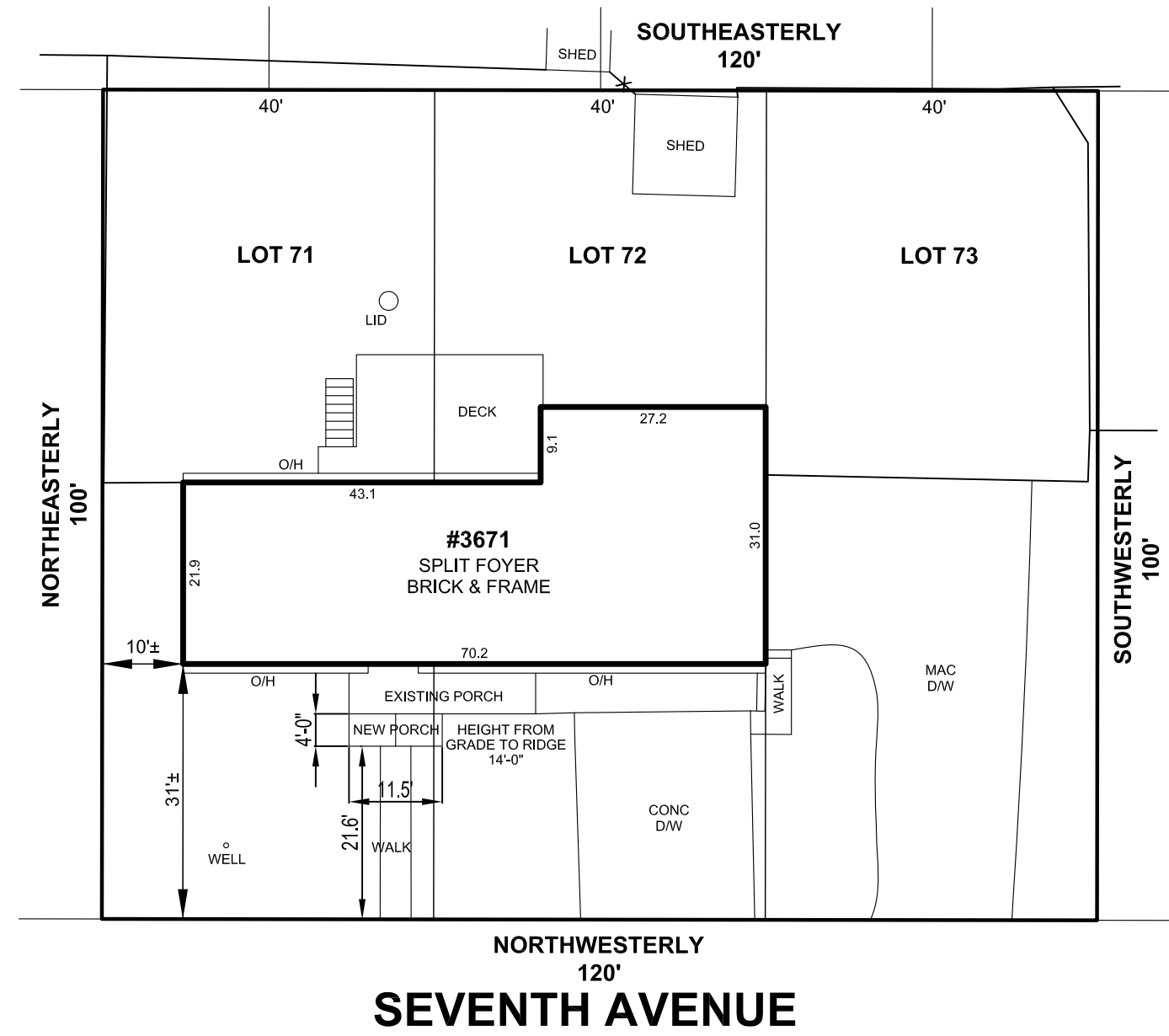
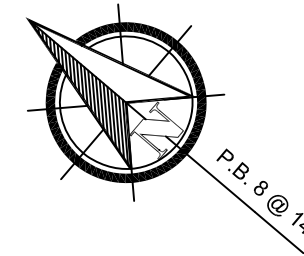
MARK	DATE	DESCRIPTION

PROJECT NO:
 DRAWN BY:
 DATE: 05/27/2024
 SHEET SCALE: 1/4"=1'-0"
 SHEET TITLE
 EXIST. FIRST FLOOR PLAN

A1



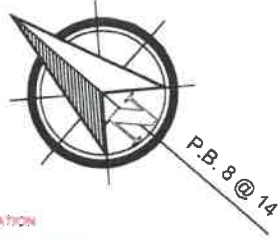
1 EXISTING SITE PLAN
 A1 SCALE: 1"=20'



2 NEW SITE PLAN
 A1 SCALE: 1"=20'

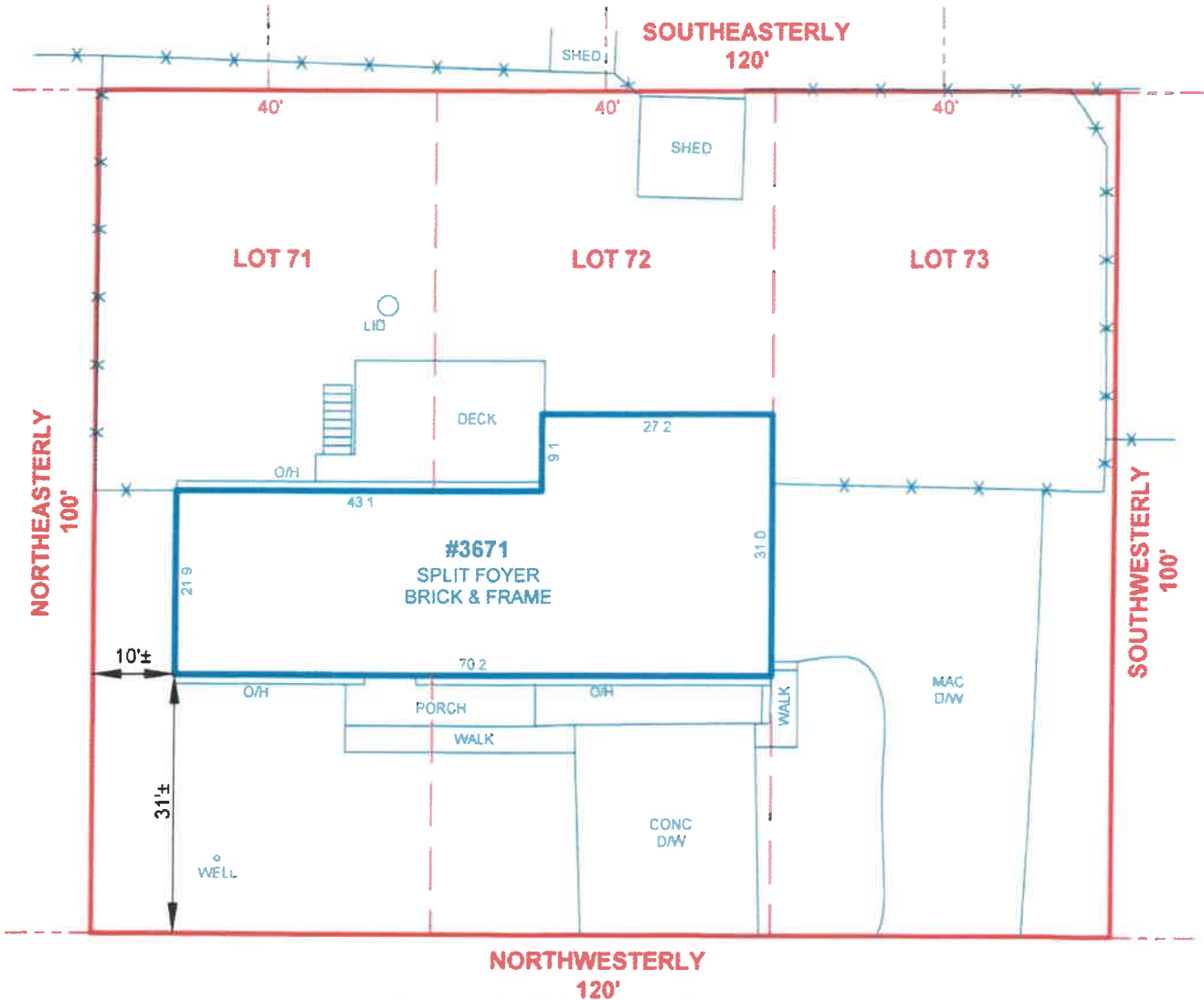


- LEGEND:**
- X- FENCE
 - BR BRICK
 - C/S CONCRETE STOOP
 - CONC CONCRETE
 - D/W DRIVEWAY
 - FR FRAME
 - MAC MACADAM
 - O/H OVERHANG



LOCATION DRAWING OF:
#3671 SEVENTH AVENUE
LOTS 71-73
BLOCK R
SELBY ON THE BAY
 PLAT BOOK 8, PLAT 14
 ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: 1"=20' DATE: 07-09-2024
 DRAWN BY: SM FILE #: 246129-200

COLOR KEY:
 (RED) RECORD INFORMATION
 (BLUE) IMPROVEMENTS
 (GREEN) EASEMENTS & RESTRICTION LINES



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS **1±**

SEVENTH AVENUE



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

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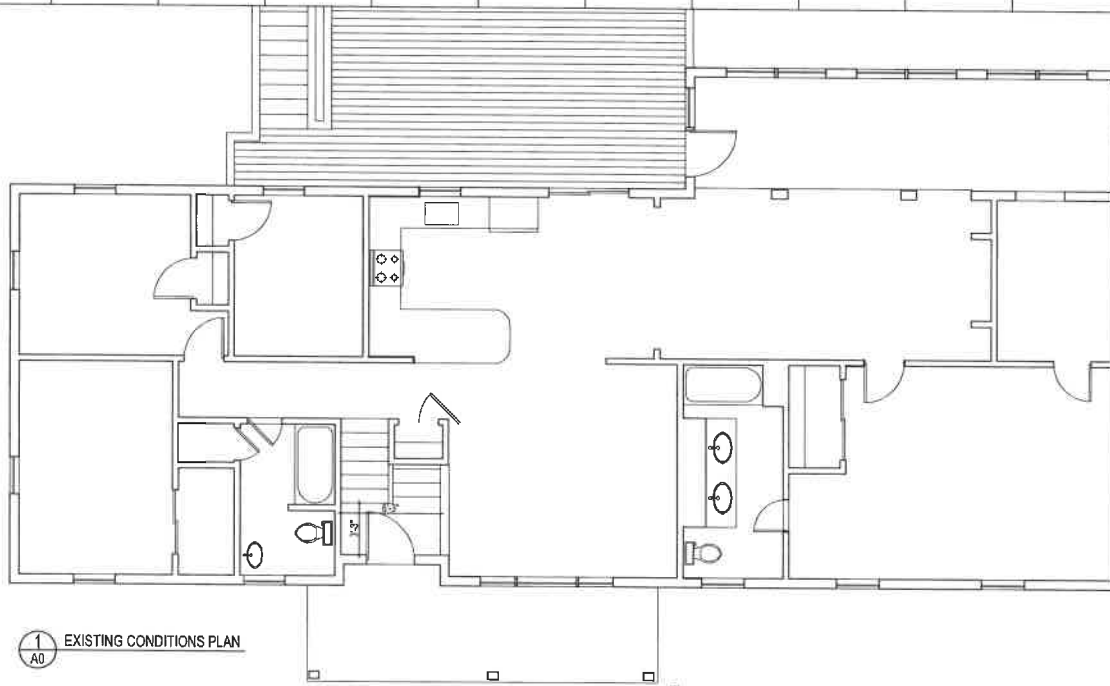
CONSULTANTS

Smith Addition Project
 3671 7th Avenue
 Edgewater, Maryland 21037

MARK	DATE	DESCRIPTION

PROJECT NO:
 DRAWN BY:
 DATE: 06/15/2024
 SHEET SCALE: NTS
 SHEET TITLE: EXISTING CONDITIONS

A0



1
A0
EXISTING CONDITIONS PLAN



2
A0
FRONT ELEVATION



3
A0
LEFT SIDE ELEVATION



4
A0
RIGHT SIDE ELEVATIONS

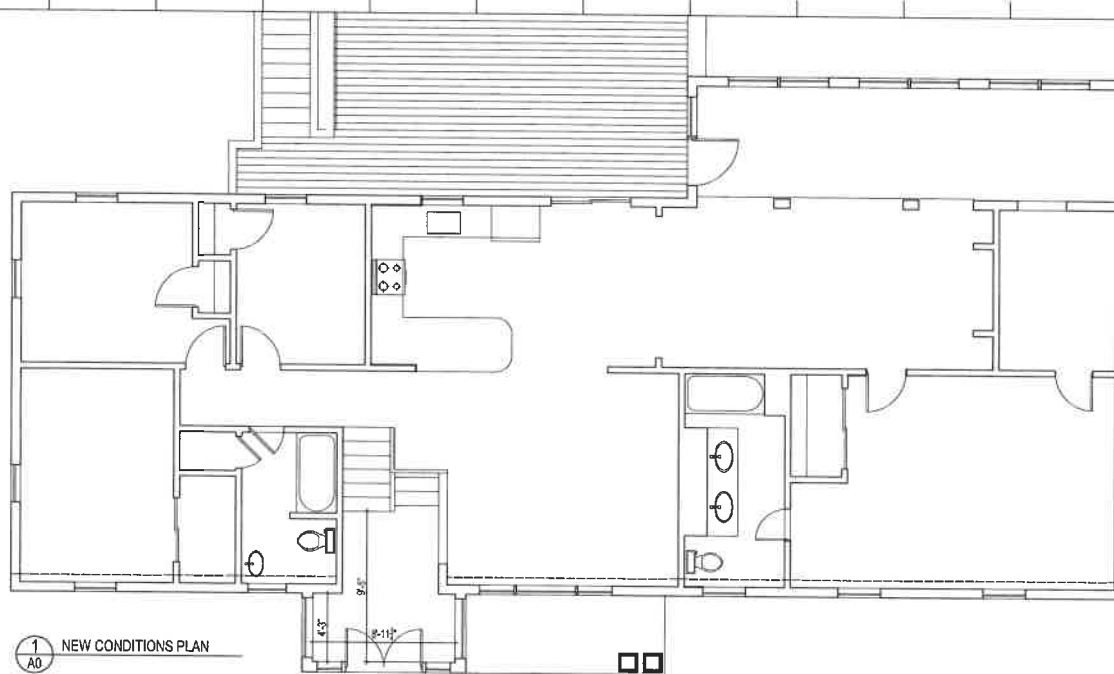
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 Edgewater, Maryland 21037

MARK	DATE	DESCRIPTION

PROJECT NO:
 DRAWN BY:
 DATE: 06/15/2024
 SHEET SCALE: NTS
 SHEET TITLE:
NEW CONDITIONS

A1



1
A0 NEW CONDITIONS PLAN



2
A0 FRONT ELEVATION



3
A0 LEFT SIDE ELEVATION



4
A0 RIGHT SIDE ELEVATIONS