

James Imani and Marina Dupree
612 Breton Place
Arnold, MD 21012

August 1, 2024

Anne Arundel County Department of Planning & Zoning
2664 Riva Road, Suite 170
Annapolis, MD 21401

Subject: Administrative Variance Request - 612 Breton Place, Arnold, MD

Dear Administrative Hearing Officer,

We, James and Marina Dupree, request an Administrative Variance to allow for a two-story addition to accommodate the current and future needs of our growing family of seven. Our children, ages 6, 9, 10, 11, and 12 years old, urgently need more living and sleeping space.

Our current property's irregular shape and extreme topography present unique challenges and limitations to expanding the residence. Our residence has a 30,000 SF narrow polygon shape with an angled rear property line and resides on a steep slope. The front entrance is also elevated approximately 40' above the street level, further restricting the buildable area on the rear northeast corner of the residence where the setback is closer. These factors necessitate the Variance we are requesting.

The home was built in 1971 and has four modestly sized bedrooms, three small bathrooms, minimal storage, and a dysfunctional kitchen/dining area. The existing space and layout do not meet the needs of our family of seven. The proposed two-story addition requested as part of this Variance appropriately expands to a functional, usable area to meet space requirements and allow for future growth. **Our proposed addition, measuring 26' W x 32' D, addresses our needs and fulfills the vision for our home.** The addition provides an additional bedroom, bathroom, expanded kitchen with a cooking island, pantry, full-size dining area, and an expanded washer/dryer area on the second floor.

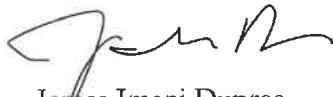
We meticulously explored alternative options to build the addition of other existing sides; however, they all come with significant drawbacks. Our architect thoroughly investigated options to locate the addition on the residence's northwest, west, and south sides where the setbacks are more generous. However, all other alternate locations pose functional and topographical limitations, including restricted access to the garage, parking, front entrance, kitchen, and owner's suite.

Generations of our family often come together under one roof, with grandparents, aunts, and cousins making regular visits. As our 'forever home,' we hope to continue this tradition to continue, and, one day, welcome our grandchildren. Our vision is a home that can adapt to our present and future needs, creating a space for all to gather and create lasting memories.

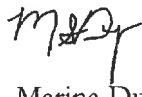
We respectfully request your consideration in granting this Administrative Variance. If additional information is required, please let us know. Enclosed is a Variance Drawing Set to supplement this Letter of Explanation.

We are grateful for your time and attention to this matter and look forward to answering any questions you may have.

Respectfully,



James Imani Dupree
Homeowner



Martina Dupree
Homeowner

Ulmstead Estates is a unique neighborhood with a special charm. Families who settle here often choose to stay and raise their children, creating a sense of community and continuity that is genuinely remarkable.

LifeStrong, LLC

EXCEPTIONAL ENVIRONMENTS FOR LIVING

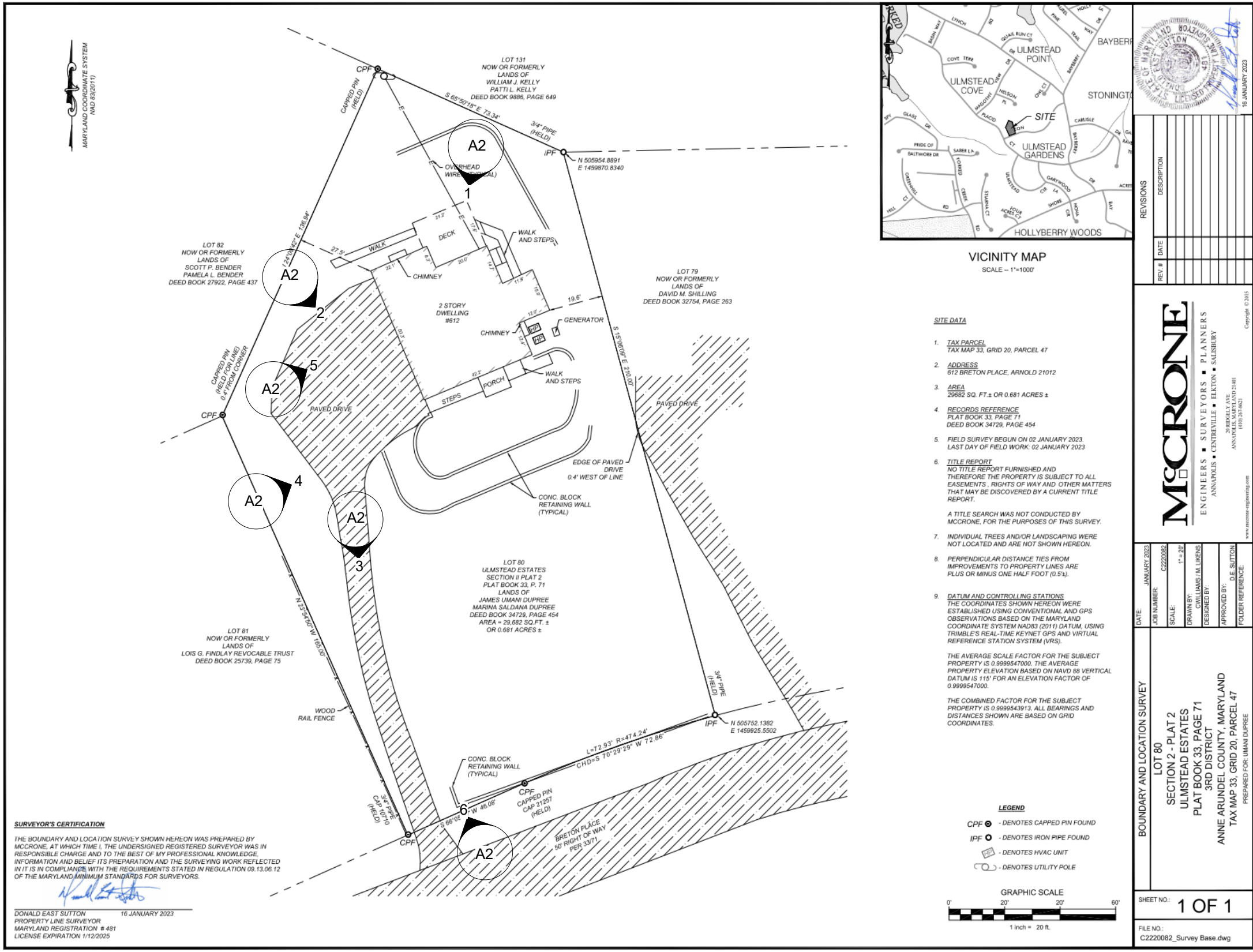
C: Eva Moore 410-382-2153 evamoore@buildlifestrong.com

DUPREE RESIDENCE

HOME ADDITION AND RENOVATION

612 BRETON PLACE
ARNOLD, MD 21012

VARIANCE SET: 06.26.2024



SURVEYOR'S CERTIFICATION
 THE BOUNDARY AND LOCATION SURVEY SHOWN HEREON WAS PREPARED BY MCCRONE, AT WHICH TIME I, THE UNDERSIGNED REGISTERED SURVEYOR WAS IN RESPONSIBLE CHARGE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS STATED IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

Donald East Sutton
 DONALD EAST SUTTON
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION # 481
 LICENSE EXPIRATION 1/12/2025
 16 JANUARY 2023



VICINITY MAP
 SCALE - 1"=1000'

SITE DATA

- TAX PARCEL
 TAX MAP 33, GRID 20, PARCEL 47
- ADDRESS
 612 BRETON PLACE, ARNOLD 21012
- AREA
 29682 SQ. FT. ± OR 0.681 ACRES ±
- RECORDS REFERENCE
 PLAT BOOK 33, PAGE 71
 DEED BOOK 34729, PAGE 454
- FIELD SURVEY BEGUN ON 02 JANUARY 2023.
 LAST DAY OF FIELD WORK: 02 JANUARY 2023
- TITLE REPORT
 NO TITLE REPORT FURNISHED AND THEREFORE THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS THAT MAY BE DISCOVERED BY A CURRENT TITLE REPORT.
- A TITLE SEARCH WAS NOT CONDUCTED BY MCCRONE, FOR THE PURPOSES OF THIS SURVEY.
- INDIVIDUAL TREES AND/OR LANDSCAPING WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
- PERPENDICULAR DISTANCE TIES FROM IMPROVEMENTS TO PROPERTY LINES ARE PLUS OR MINUS ONE HALF FOOT (0.5').
- DATUM AND CONTROLLING STATIONS
 THE COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNET GPS AND VIRTUAL REFERENCE STATION SYSTEM (VRS).
- THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.9999547000. THE AVERAGE PROPERTY ELEVATION BASED ON NAVD 88 VERTICAL DATUM IS 115' FOR AN ELEVATION FACTOR OF 0.9999547000.
- THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.9999547000. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.

LEGEND

- CPF ⊙ - DENOTES CAPPED PIN FOUND
- IPF ⊙ - DENOTES IRON PIPE FOUND
- ⊚ - DENOTES HVAC UNIT
- ⊙ - DENOTES UTILITY POLE

GRAPHIC SCALE

0' 20' 40' 60'

1 inch = 20 ft.

McCRONE
 ENGINEERS • SURVEYORS • PLANNERS
 ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY
 30 REDGELA AVE
 ANNAPOLIS, MD 21401
 (410) 443-6000
 www.mccrone-engineers.com
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REV #	DATE	DESCRIPTION

BOUNDARY AND LOCATION SURVEY
 LOT 80
 SECTION 2 - PLAT 2
 ULMSTEAD ESTATES
 PLAT BOOK 33, PAGE 71
 3RD DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND
 TAX MAP 33, GRID 20, PARCEL 47
 PREPARED FOR: UMANI DUPREE

DATE: JANUARY 2023
 JOB NUMBER: C2220082
 SCALE: 1" = 20'
 DRAWN BY: WILLIAMS ILM LINES
 DESIGNED BY: [Signature]
 APPROVED BY: D.E. SUTTON
 FOLDER REFERENCE:

SHEET NO. **1 OF 1**
 FILE NO.: C2220082_Survey Base.dwg

1 EXISTING SITE SURVEY
 1" = 40'-0"

LifeStrong, LLC
 EXCEPTIONAL ENVIRONMENTS FOR LIVING
 C: Eve Moore 410-882-2165 evmore@budlifefstrong.com

DUPREE RESIDENCE
 612 BRETON PLACE
 ARNOLD, MD 21012

#	DESCRIPTION	DATE

JOB NUMBER: 220507
 DRAWN BY: MOORE
 SCALE:

VARIANCE EXISTING SURVEY

A1



⑥ VIEW FROM STREET



④ VIEW OF FRONT RETAINING WALLS



② VIEW FROM NORTH WEST



⑤ VIEW FROM EAST



③ VIEW DOWN DRIVEWAY



① VIEW FROM NORTH EAST

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DUPREE RESIDENCE

612 BRETON PLACE
 ARNOLD, MD 21012

SUBMISSIONS / REVISIONS

#	DESCRIPTION	DATE

DESCRIPTION DATE

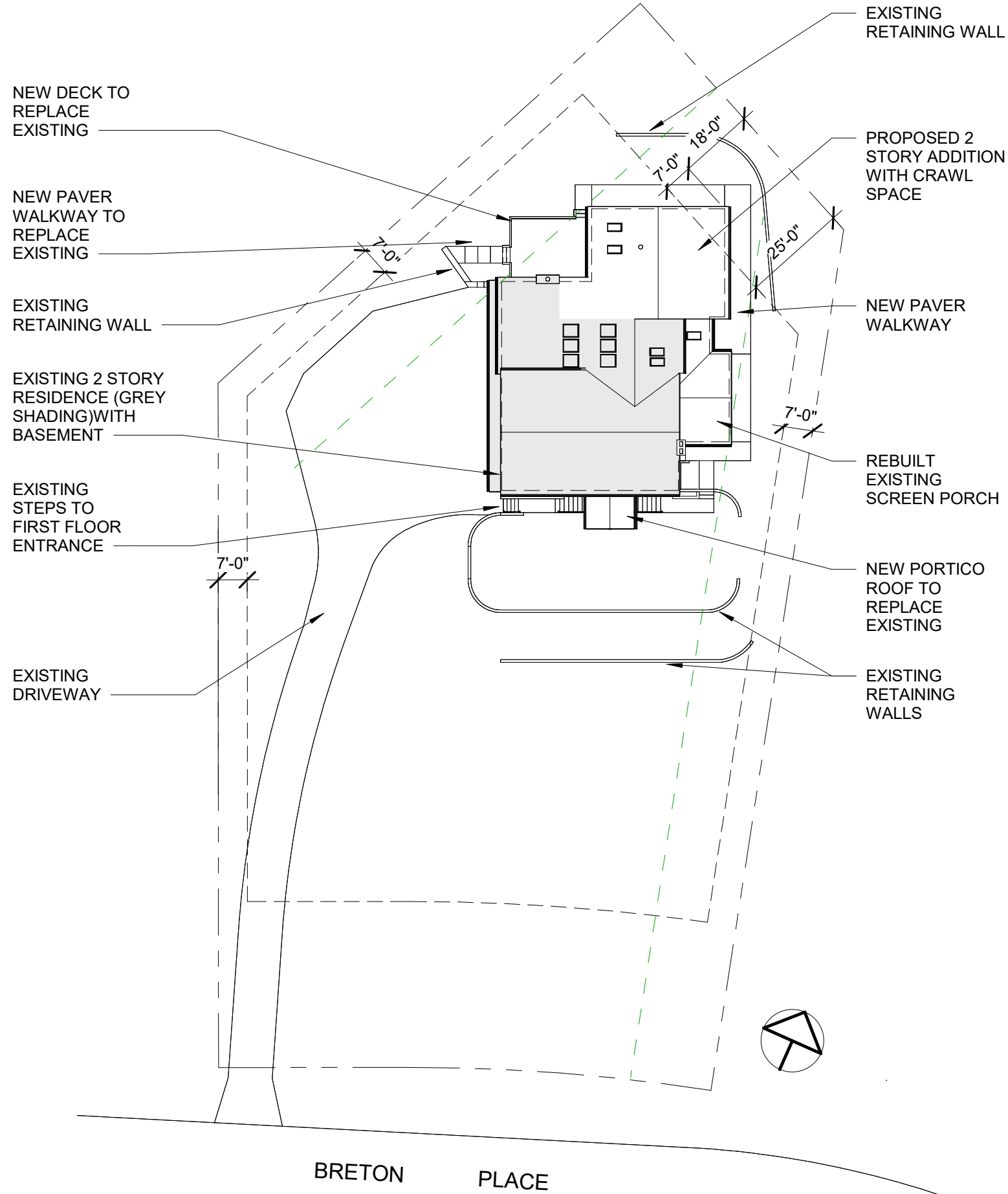
JOB NUMBER: 220507

DRAWN BY: MOORE

SCALE:

**VARIANCE
 EXISTING SITE
 PHOTOGRAPHS**

A2



SITE NOTES

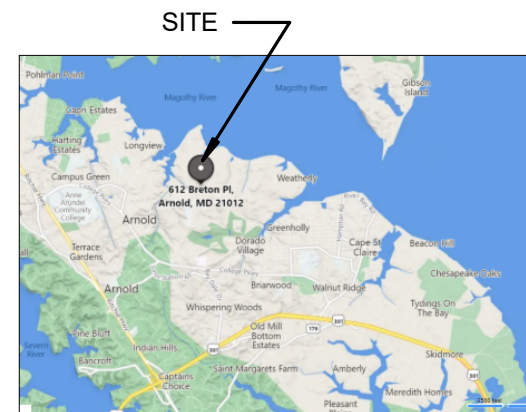
ADDRESS:
612 BRETON PLACE
ARNOLD, MD 21012

ZONING: R2

TAX PARCEL:
TAX MAP: 33
GRID: 20
PARCEL: 47

LAND AREA: 29,682 SF
LOD AREA: XXX SF

RECORDS REFERENCE:
PLAT BOOK: 33, PAGE 71
DEED BOOK: 34729, PAGE 454



Vicinity Map

DUPREE RESIDENCE

612 BRETON PLACE
ARNOLD, MD 21012

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DRAWN BY: MOORE

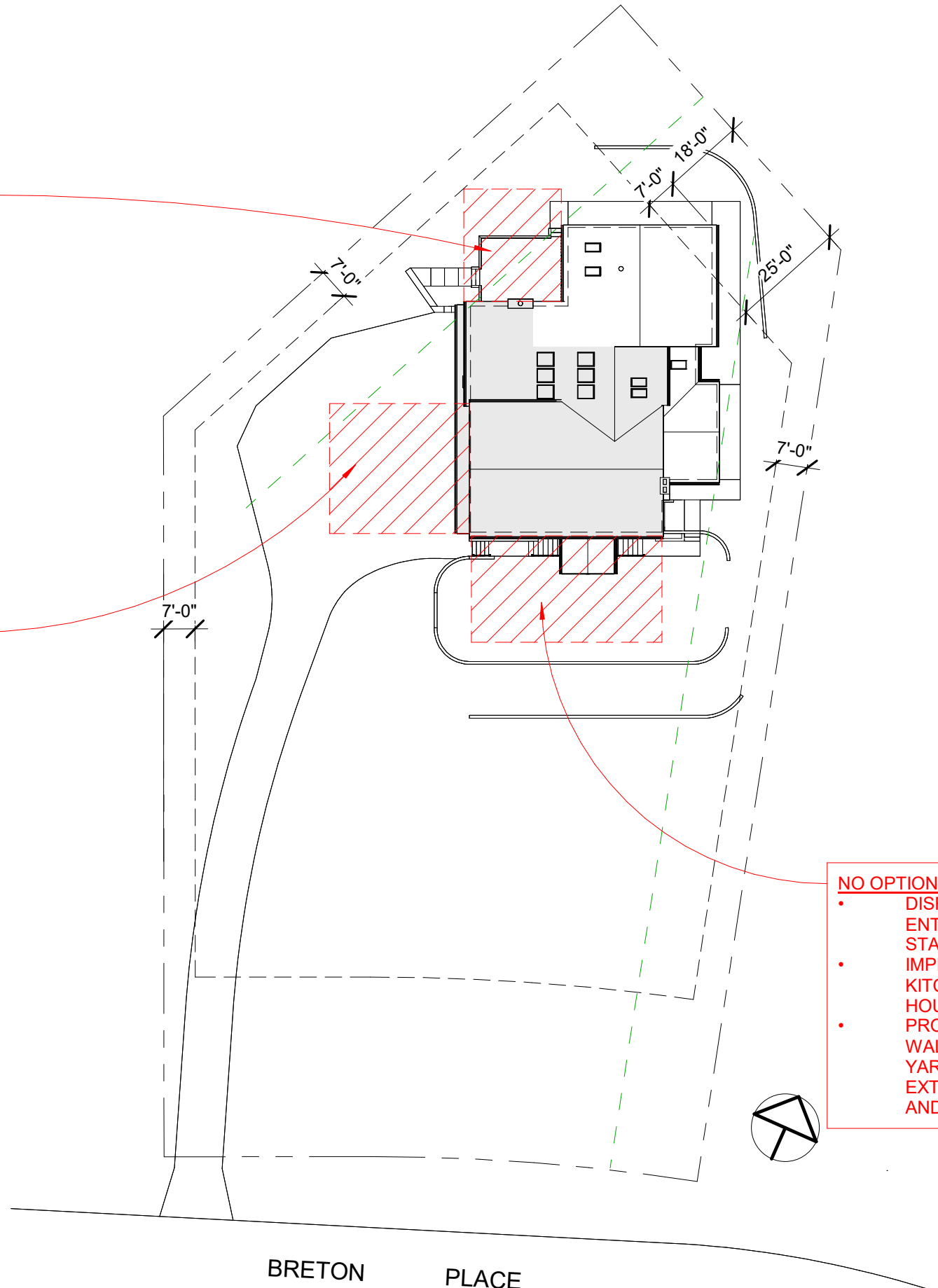
SCALE:

VARIANCE SITE PLAN

- NO OPTION AREA A:**
- NO CONNECTION TO 2ND LEVEL FOR OWNER BEDROOM ADDITION EVEN CLOSER TO PROPERTY LINE
 - AREA AVAILABLE IS TOO SMALL TO PROVIDE A KITCHEN FOR A FAMILY OF 6

- NO OPTION AREA B:**
- BLOCKS GARAGE ENTRANCE AND ELIMINATE DRIVEWAY TURNING SPACE
 - GRADE WOULD REQUIRE A 3 STORY ADDITION
 - WOULD REQUIRE STEEPENING AND ALREADY STEEP DRIVEWAY

- NO OPTION AREA C:**
- DISRUPTS EXISTING ENTRANCE, FOYER AND STAIR LOCATION
 - IMPRACTICAL TO HAVE KITCHEN IN FRONT OF HOUSE
 - PROXIMITY TO RETAINING WALLS AND SLOPED FRONT YARD WILL REQUIRE EXTENSIVE NEW GRADING AND RETAINAGE



BRETON PLACE

1 VARIANCE ALTERNATE AREA DIAGRAM
1" = 30'-0"

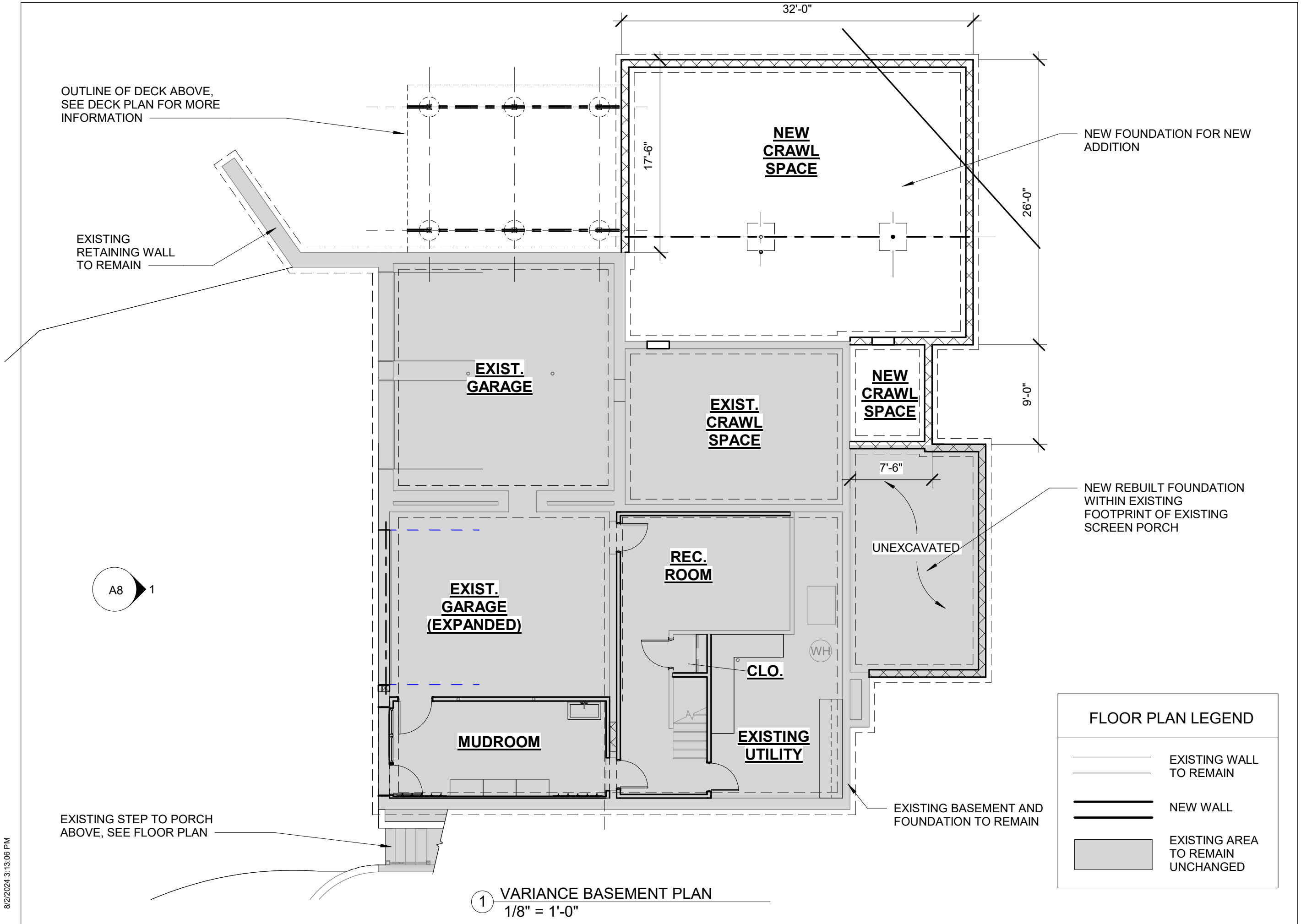
DUPREE RESIDENCE
612 BRETON PLACE
ARNOLD, MD 21012

SUBMISSIONS / REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: 220507
DRAWN BY: MOORE
SCALE:

VARIANCE ALTERNATE AREA DIAGRAM

A3.5



FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING AREA TO REMAIN UNCHANGED

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DUPREE RESIDENCE
 612 BRETON PLACE
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SUBMISSIONS / REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: 220507
 DRAWN BY: MOORE
 SCALE:

VARIANCE BASEMENT PLAN

A4

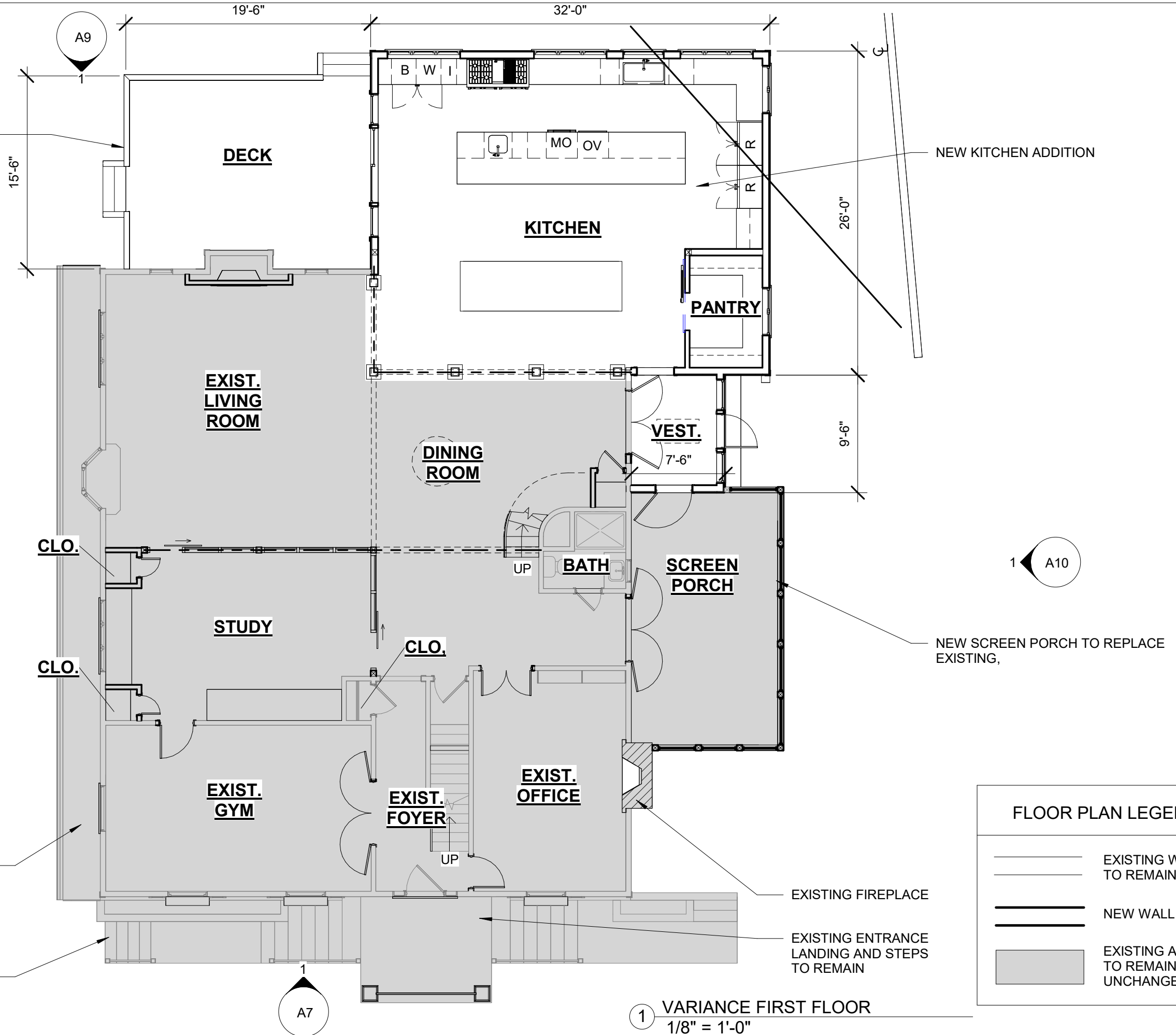
1 VARIANCE BASEMENT PLAN
 1/8" = 1'-0"

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LifeStrong does not warrant or guaranty the validity and or accuracy of this sheet except for the party and use for which it was originally created. The contents of this drawing are the property LifeStrong, unless an agreement to the contrary has been previously negotiated with the project owner.

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NEW DECK AND STEPS WITH SALVAGED RAILING AND DECKING



NEW KITCHEN ADDITION

NEW SCREEN PORCH TO REPLACE EXISTING,

EXISTING ROOF BELOW

EXISTING ENTRANCE STEPS AND LANDING TO REMAIN

EXISTING FIREPLACE

EXISTING ENTRANCE LANDING AND STEPS TO REMAIN

FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING AREA TO REMAIN UNCHANGED

1 VARIANCE FIRST FLOOR
1/8" = 1'-0"

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DUPREE RESIDENCE

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SUBMISSIONS / REVISIONS

#	DESCRIPTION	DATE

JOB NUMBER: 220507

DRAWN BY: MOORE

SCALE:

VARIANCE
FIRST FLOOR

A5

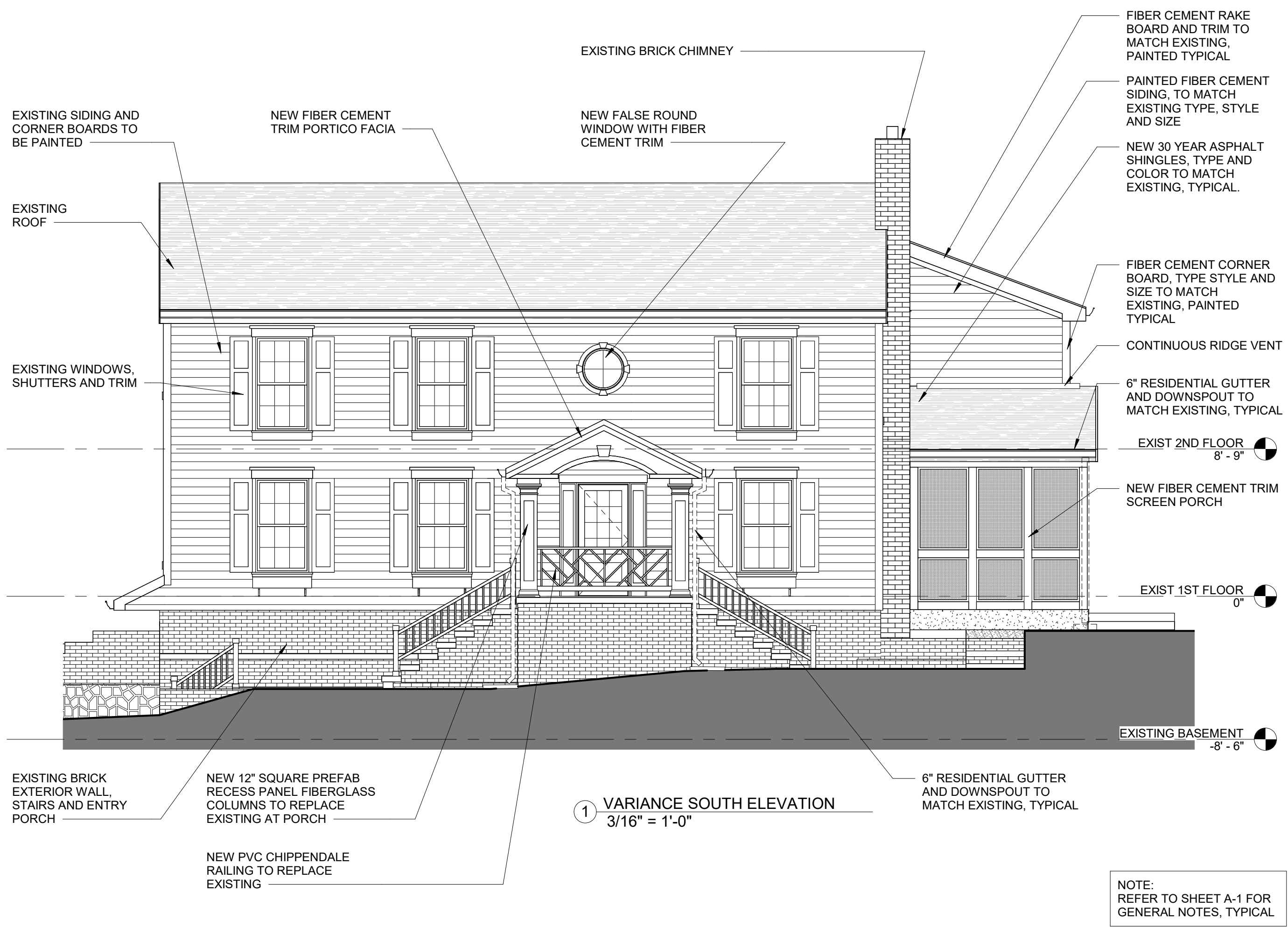
DUPREE RESIDENCE
 612 BRETON PLACE
 ARNOLD, MD 21012

SUBMISSIONS / REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: 220507
 DRAWN BY: MOORE
 SCALE:

VARIANCE SOUTH ELEVATION

A7



NOTE:
 REFER TO SHEET A-1 FOR
 GENERAL NOTES, TYPICAL

1 **VARIANCE SOUTH ELEVATION**
 3/16" = 1'-0"

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DUPREE RESIDENCE

612 BRETON PLACE
 ARNOLD, MD 21012

SUBMISSIONS / REVISIONS		
#	DESCRIPTION	DATE

JOB NUMBER: 220507
 DRAWN BY: MOORE
 SCALE:

VARIANCE NORTH ELEVATION

A9



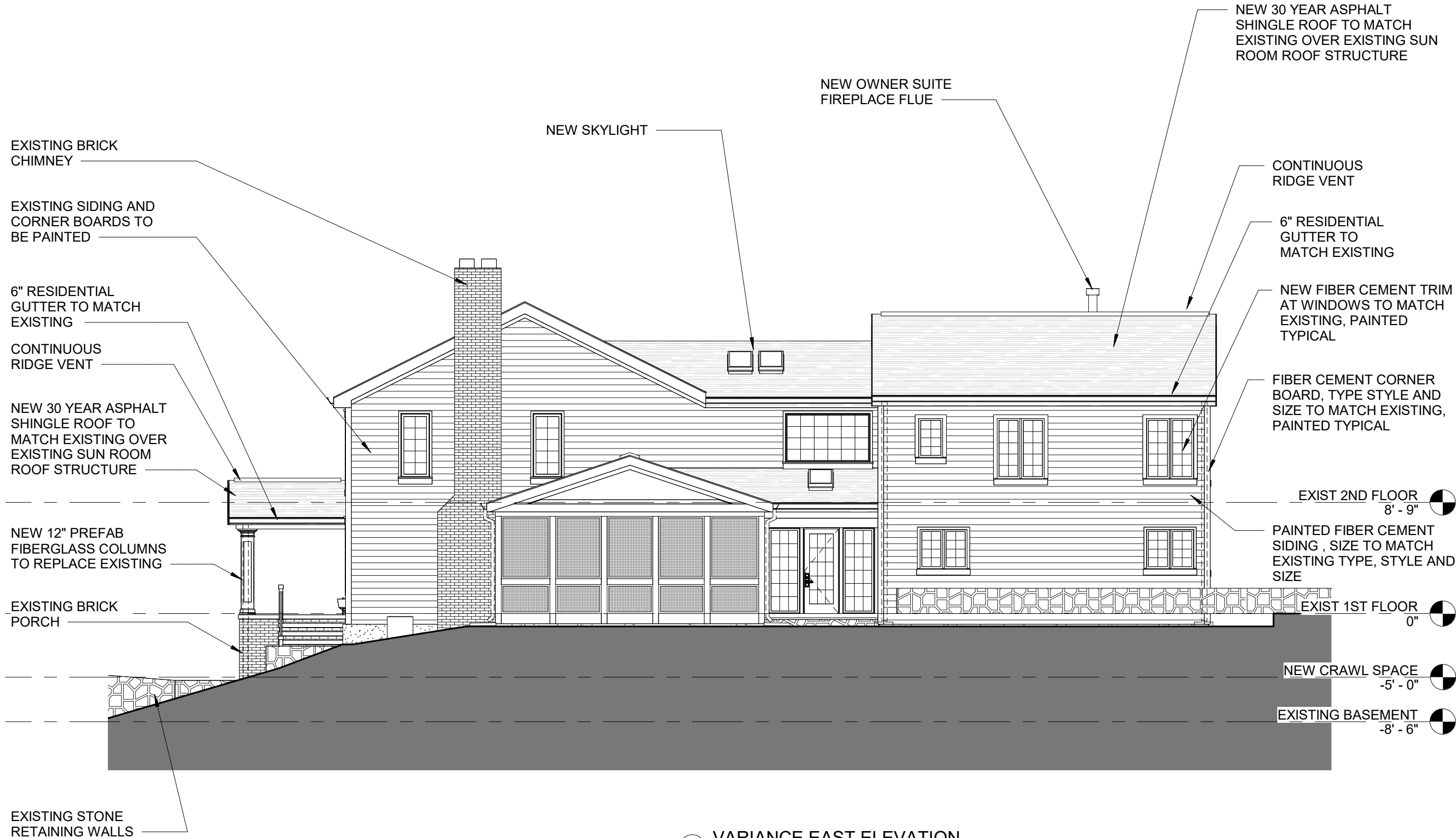
① VARIANCE NORTH ELEVATION
 3/16" = 1'-0"

NOTE:
 REFER TO SHEET A-1 FOR
 GENERAL NOTES, TYPICAL

8/2/2024 3:13:26 PM

DUPREE RESIDENCE

612 BRETON PLACE
 ARNOLD, MD 21012



① **VARIANCE EAST ELEVATION**
 1/8" = 1'-0"

NOTE:
 REFER TO SHEET A-1 FOR
 GENERAL NOTES, TYPICAL

SUBMISSIONS / REVISIONS

#	DESCRIPTION	DATE

JOB NUMBER: 220507
 DRAWN BY: MOORE
 SCALE:

**VARIANCE
 EAST
 ELEVATION**

A10