

Jenifer Burgoon
1220 Fairfax Ave.
Churchton, MD 20733

To whom it may concern,

I am writing this Letter of Explanation to justify my request for a variance for a 10x16 shed that is placed less than 7 feet from the property line and a covered porch that exceeds our lot coverage in a critical area.

I had a 10x16 shed placed on my 9100 sq ft lot, in the backyard less than 7ft from the surrounding property line. I was unaware of the 7ft setback. Prior to placing the shed, I looked around at my surrounding neighbors' sheds and all of their sheds are less than 7ft from their property line. The property directly behind me has 2 sheds that are less than 7ft to the property line. The location the shed was placed is in conforms with a majority of the surrounding homes. (Attached pictures of surrounding sheds in the neighborhood. The shed is currently located 3 feet from the rear and side property lines.

Due to the unique lot size of my property, there was nowhere else to put the shed. My property runs 100 ft along my neighbors property and 23 ft wide in the backyard. There is only so much space to fit a shed in this space. My house is located in Franklin Manor. My lot size is 100x91.65. The practical difficulties of my lot size and closeness to my surrounding neighbors made finding another location to conform with the strict letter of article 18-4-701 of this shed impossible. I have attached pictures of the neighboring homes of my property that have sheds less than 7 feet from the property lines.

A few months ago, I used my existing deck and installed a roof over top. I was unaware that I needed a permit to do that. The deck now covers more than 31.25% of my lot. Due to where my house is located, it is impossible to not go over the 31.25%. The surrounding homes all have covered porches, garages, homes and concrete pads that cover more than 31.25% of their property. Under the code 17-8-402b, it will be unfair to make me comply with this code and no one else in the neighborhood follows this code.

When the house was built in 1991, it had a lot coverage of 3,744 square feet. This will be the first thing I've done to the house since purchasing the home in 2013. I have spoken to neighbors that lived there when the house was built and they stated that the previous owners did zero improvements to the property. With the addition of the shed and covered porch, my lot coverage will be 4,106 square feet.

If you grant me this variance it will not alter the essential character of the neighborhood, impair the appropriate use or development of adjacent properties, reduce forest cover, be contrary to acceptable clearing and replanting practices required for development in critical areas or be detrimental to the public welfare.

Thank you for your time.

Jenifer Burgoon

443-532-4333

jburgoon42@gmail.com

To whom it may concern,

The use of the shed is to house lawn equipment. Currently all the equipment is sitting outside the garage. Our garage is used to store the vehicles. The existing deck was there and all we did was put a roof on. This project is at a residential home.

The amount of square footage that will be disturbed is 160 square feet from the shed. The porch was already there when we purchased the house. This disturbance will be mitigated by planting trees and shrubs from the recommended Maryland Tree list on MD.gov website.

The type of predominant trees and shrubs on the property are Japanese Euonymus, Japanese barberry, Chinese Holly, Pin Oak, and August Lilies. Square foot of vegetated property is around 1,000 square feet.

I am not sure how I can minimize impacts on water quality and habitat because my lot is only 9100 square feet and we are almost 1,000 ft from the water.

The impervious space before construction is 3,744 square feet. The impervious space after construction is 4,106 square feet. This includes all structures, gravel areas, driveways and concrete areas.

Thank you,

Jenifer Burgoon

Here are some pictures of neighboring properties with sheds closer than 7ft from property lines:





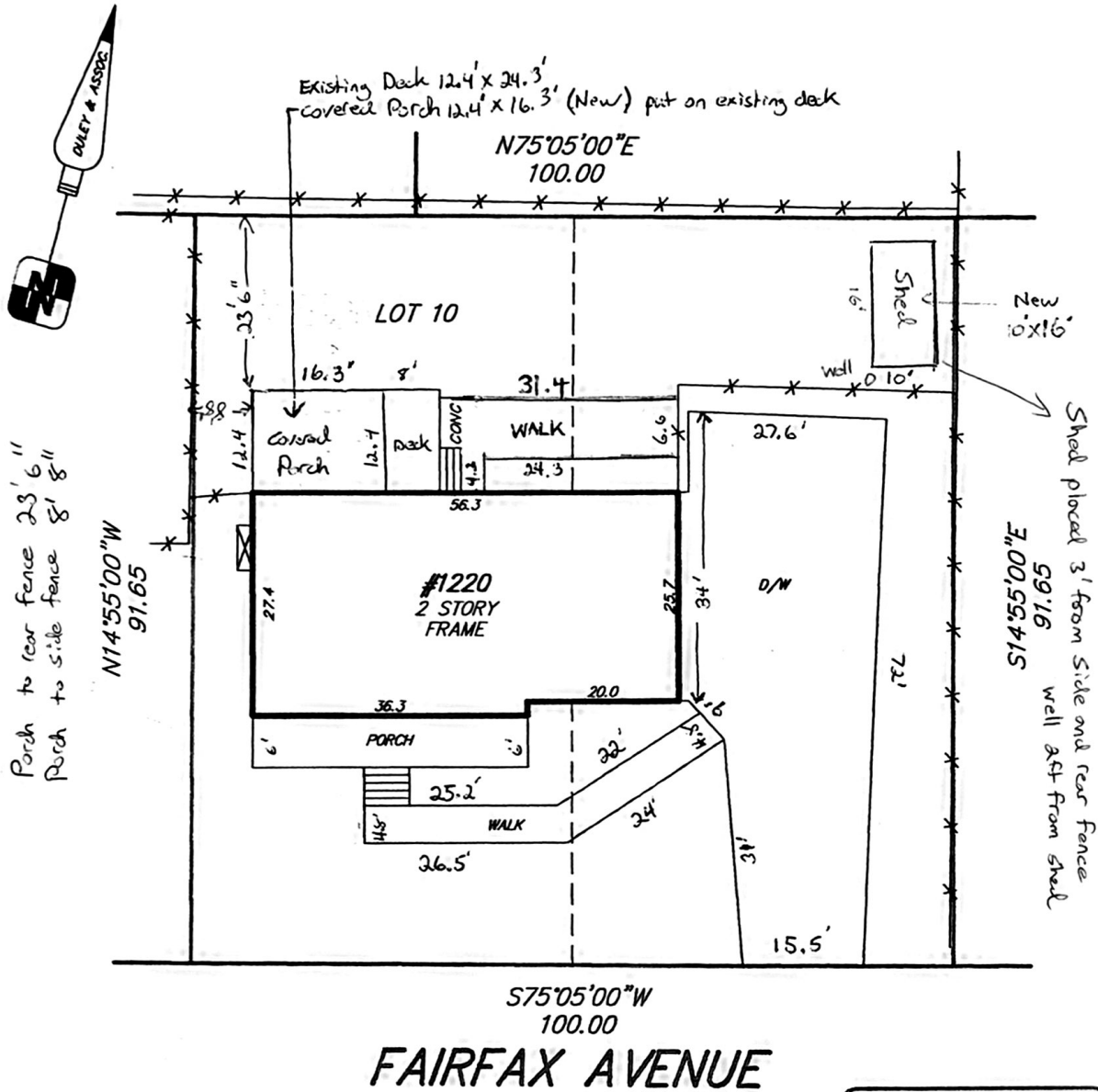
THIS DOCUMENT CERTIFIED TO:

Vintage
SURVEYMENT SERVICES



Vintage
SURVEYMENT SERVICES

CASE #: 13-0286



NOTE:
PLEASE REFER TO RECORD PLAT
AND DEED FOR ALL NOTES
EASEMENTS AND RESTRICTIONS

LOCATION DRAWING OF:
#1220 FAIRFAX AVENUE
LOTS 10 & 11
BLOCK 30A
DRAWN IN HAMMO BEACH

LEGEND:
-X- - FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BLDG. RESTRICTION LINE
BSMT - BASEMENT
C/S - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY

A Land Surveying Company

DULEY
and
Associates, Inc.

CRITICAL AREA COMMISSION
 CHESAPEAKE AND ATLANTIC COASTAL BAYS
 1804 WEST STREET, SUITE 100
 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 9/11/24

| Tax Map # | Parcel # | Block # | Lot # | Section |
|-----------|----------|---------|-------|---------|
| 0074 | 0460 | 30A | 10 | |
| | | | | |
| | | | | |

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
 General Project Information

Tax ID: 07 268 90044902

Project Name (site name, subdivision name, or other) _____

Project location/Address 1220 Fairfax Ave

City Churchton Zip 20733

Local case number B-2024-358

Applicant: Last name Burgon First name Jenifer

Company _____

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name _____

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # _____ Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

*R 10x16 shed on lot less than 7 ft from property lines
* Screened Pool on existing deck*

| | | | |
|-----------------------|--------------------------|-----------------------|--------------------------|
| Intra-Family Transfer | <input type="checkbox"/> | Growth Allocation | <input type="checkbox"/> |
| Grandfathered Lot | <input type="checkbox"/> | Buffer Exemption Area | <input type="checkbox"/> |

Project Type (check all that apply)

| | | | |
|--------------------|--------------------------|--------------------------|-------------------------------------|
| Commercial | <input type="checkbox"/> | Recreational | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Redevelopment | <input type="checkbox"/> |
| Industrial | <input type="checkbox"/> | Residential | <input checked="" type="checkbox"/> |
| Institutional | <input type="checkbox"/> | Shore Erosion Control | <input type="checkbox"/> |
| Mixed Use | <input type="checkbox"/> | Water-Dependent Facility | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | | |

SITE INVENTORY (Enter acres or square feet)

| | Acres | Sq Ft | Total Disturbed Area | Acres | Sq Ft |
|------------|-------|-------|----------------------|-------|-------|
| IDA Area | | | | | |
| LDA Area | | | | | |
| RCA Area | | | | | |
| Total Area | | | | | |

of Lots Created

| | Acres | Sq Ft | | Acres | Sq Ft |
|--------------------------------|-------|-------|-----------------------|-------|----------------|
| Existing Forest/Woodland/Trees | | | Existing Lot Coverage | | 3744 |
| Created Forest/Woodland/Trees | | | New Lot Coverage | | 4106 |
| Removed Forest/Woodland/Trees | | | Removed Lot Coverage | | |
| | | | Total Lot Coverage | | 362-difference |

VARIANCE INFORMATION (Check all that apply)

| | Acres | Sq Ft | | Acres | Sq Ft |
|------------------------|-------|-------|------------------------|-------|-------|
| Buffer Disturbance | | | Buffer Forest Clearing | | |
| Non-Buffer Disturbance | | | Mitigation | | |

| | | | |
|----------------------|-------------------------------------|-------------------------|-------------------------------------|
| <u>Variance Type</u> | | <u>Structure</u> | |
| Buffer | <input type="checkbox"/> | Acc. Structure Addition | <input type="checkbox"/> |
| Forest Clearing | <input type="checkbox"/> | Barn | <input type="checkbox"/> |
| HPA Impact | <input type="checkbox"/> | Deck | <input type="checkbox"/> |
| Lot Coverage | <input checked="" type="checkbox"/> | Dwelling | <input type="checkbox"/> |
| Expanded Buffer | <input type="checkbox"/> | Dwelling Addition | <input type="checkbox"/> |
| Nontidal Wetlands | <input type="checkbox"/> | Garage | <input type="checkbox"/> |
| Setback | <input checked="" type="checkbox"/> | Gazebo | <input type="checkbox"/> |
| Steep Slopes | <input type="checkbox"/> | Patio | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Pool | <input type="checkbox"/> |
| | | Shed | <input checked="" type="checkbox"/> |
| | | Other | <input checked="" type="checkbox"/> |

Covered Porch

Revised 12/14/2006

1220 Fairfax Ave topo map



Legend

- Foundation
- Addressing
 -
- Parcels
 - ▭
- Structure
- County Structure
 - ▭
- Elevation
 - Topo 2020
 - Index
 - Intermediate

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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GeoTechnologies, Inc, METI/NASA,

Notes 1"=200'



THIS MAP IS NOT TO BE
USED FOR NAVIGATION