

Tina J. Dorsey
3639 Fontron Dr
Edgewater, MD 21037
tndrsy@yahoo.com
812-480-5106

December 16, 2024

Anne Arundel County Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Subject: Petition for Variance to Place Accessory Structure Less Than 7 Feet from Property Boundary for 3639 Fontron Dr. Edgewater, MD.

I am writing to formally request a variance from the Anne Arundel County zoning regulations to allow the placement of an accessory structure (open sided steel carport) on the driveway of my property located at 3639 Fontron Dr less than 7 feet from the property boundary of the neighboring residence of Mr. Mark Engel at 3635 Fontron Dr.

I am petitioning for the proposed carport to be centered on the back of the existing driveway allowing as much distance from the property line as possible. The specific location has been chosen due to it being the best option on the property. I was unable to find a plat for the property or subdivision, and the oldest map images I could find on your website that were clear enough to view, were from 1990 and 1995 and the driveway was in the same location on those images which I have included in my package.

The proposed carport is a 20 x 20 structure on a driveway that is 24 feet wide at its narrowest point where it will allow for a 2 foot boundary, but it gradually widens to allow a 3 foot boundary towards the front of the structure. The structure will be open sided to be as least obstructive as possible and will be white to blend with the aesthetic of the home and will be maintained to be visually pleasing from the street.

Along the front of the house there is a fence which would have to be removed to re-locate the carport to any other location. On the left street facing side where the driveway already exists, there is a stone planter that lines the driveway in an L shape at the back in front of the fence that is original to the house. Also, there are two trees behind the driveway and a stone patio off the side entry of the house which put a substantial burden on me as the homeowner to move the carport to a spot allowing a 7 ft clearance from the property line on that side. On the right side of the house, there are also two trees, behind the fence and a substantial row of mature bushes along the fence line. In addition to this, that side of the house has cellar door type access to the crawl space and the oil tank which would preclude the carport from being located on that side without substantial burden and cost. My street is known for the beautiful old cherry trees that line it, one of which is in

my front yard. The trees on my property enhance the aesthetic and provide habitat for numerous squirrels and birds, I believe they should remain intact. I am in need of the carport because sap from the trees has damaged my new car which is going to require me to get it repainted at a significant cost.

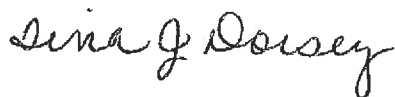
I understand that the current zoning regulations require a minimum setback of 7 feet from the property boundary. However, I believe that granting this variance will not adversely affect the surrounding properties or the overall character of the neighborhood. The proposed structure will be professionally installed and open sided. It will be situated at the back of the driveway under the trees where it will be the least obstructive. There are other such structures in the neighborhood in similar locations although perhaps within the required boundaries. I have discussed my desire to install the carport with my neighbor, Mark Engel, who has lived at this location for many years (although recently purchased from his mother-in-law) and he has no objection to the project, or the chosen location and he is aware of that I am seeking a variance from the existing zoning regulations. Mr. Engle has graciously provided a letter in support of my accessory structure which I have included in my documentation.

In support of this petition, I have included the following documents:

1. A detailed site plan showing the proposed location of the accessory dwelling structure.
2. A copy of the deed.
3. A Letter of support from the adjacent property owner.
4. Images of the property from both 1990, 1995 and current showing the location of the driveway.
5. Front images of Left and Right side of property
6. A mailing list of all property owners within 300 feet of my property.

I respectfully request that the Office of Planning and Zoning consider this petition favorably. I am available to discuss this request further and provide any additional information that may be required. Thank you for your time and consideration.

Sincerely,



Tina J. Dorsey



**ANNE
ARUNDEL
COUNTY**


M A R Y L A N D
DEPARTMENT OF HEALTH

J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager 
Bureau of Environmental Health

DATE: December 20, 2024

RE: Tina J. Dorsey
3639 Fontron Drive
Edgewater, MD 21037

NUMBER: 2024-0230-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow an accessory structure (carport) with less setbacks than required.

The Health Department has reviewed the well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the well water supply system. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

December 11, 2024

Mark Engel

3635 Fontron Dr

Edgewater MD, 21037

I am writing to confirm that I am aware that my neighbor Tina Dorsey, whose property is adjacent to mine, is requesting a permit to add a carport to her driveway which will not be the required 7ft from the property line. I am aware that the carport would be placed directly on the back of the existing driveway and I would like to officially go on record to say that I have no objection to the carport being placed in this location regardless of its position and distance from the property line.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Engel', written in a cursive style.

Mark Engel

Markgoinghunting@yahoo.com

410-693-4841

Cc: Tina Dorsey

3639 Fontron Dr.

Edgewater, MD 21027

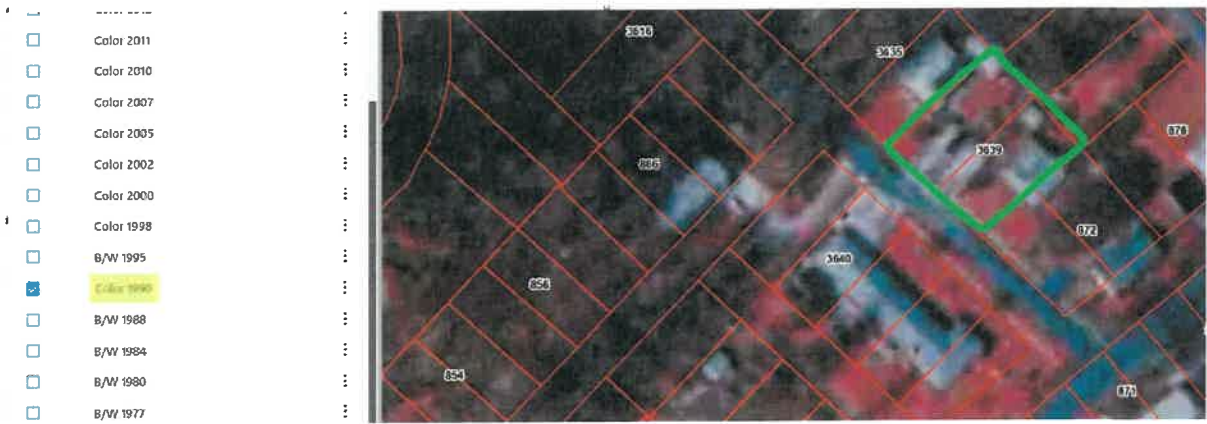


Left side of house street facing



Right side of house street facing

Images of 3639 Fontron Dr from 1995 and 1990 showing driveway was there in those years.





Current overhead image of 3639 Fontron Dr