

APP. EXHIBIT# 1
CASE: 2024-0230-V
DATE: 2/20/25



NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
AN ACCESSORY STRUCTURE (CARPORT) WITH LESS
SETBACKS THAN REQUIRED.

LOCATION: 3639 FONTRON DRIVE, EDGEWATER

CASE NO: 2024-0230-V
TINA DORSEY

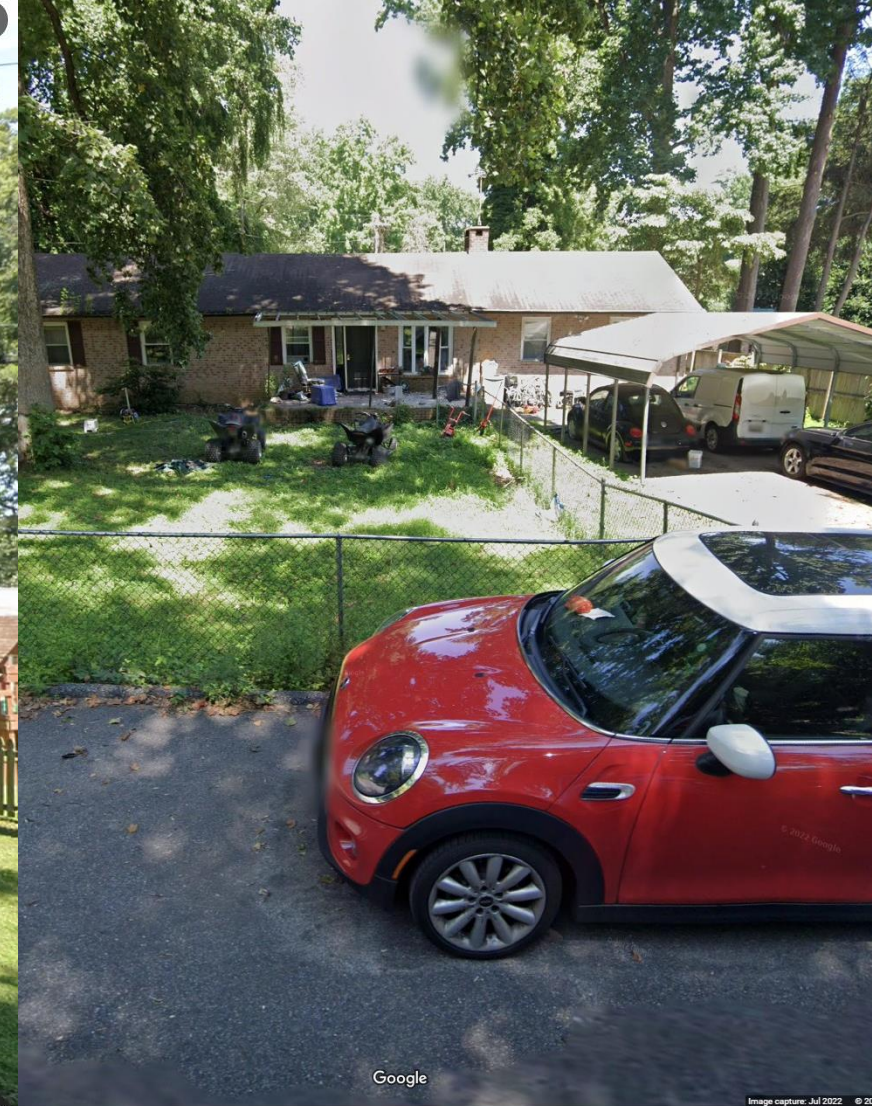
PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

Applicant Exhibit 2
2024-0230-V
02/20/2025

3639 Fontron Dr



Request for variance for accessory dwelling structure



Examples of existing carports on Fontron Dr

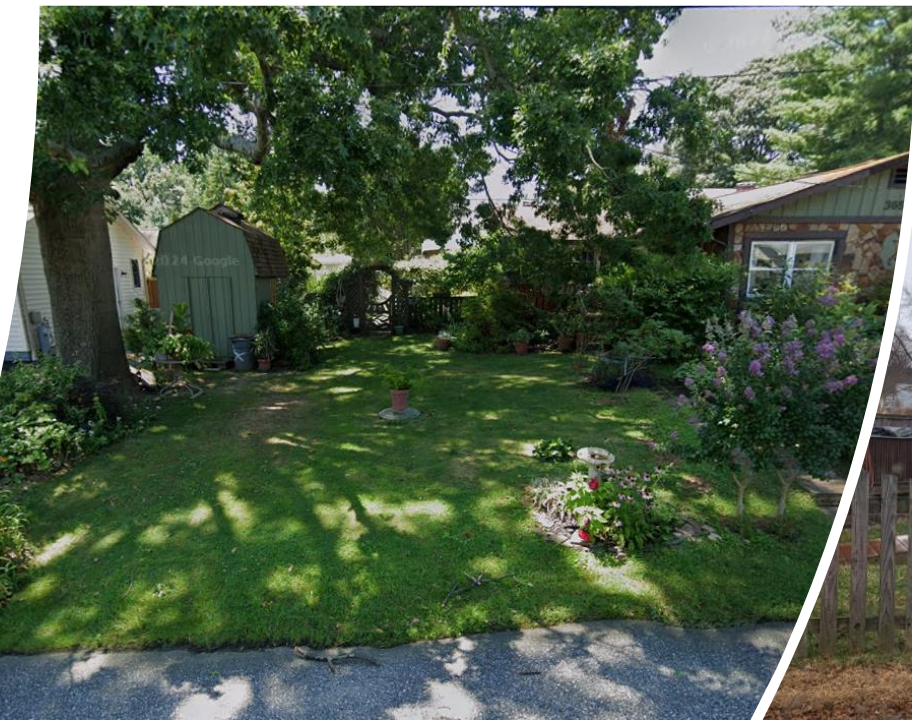
3698 4th Ave
Edgewater, Maryland
Google Street View
Jul 2022 See more dates



Accessory Buildings in Front of Homes

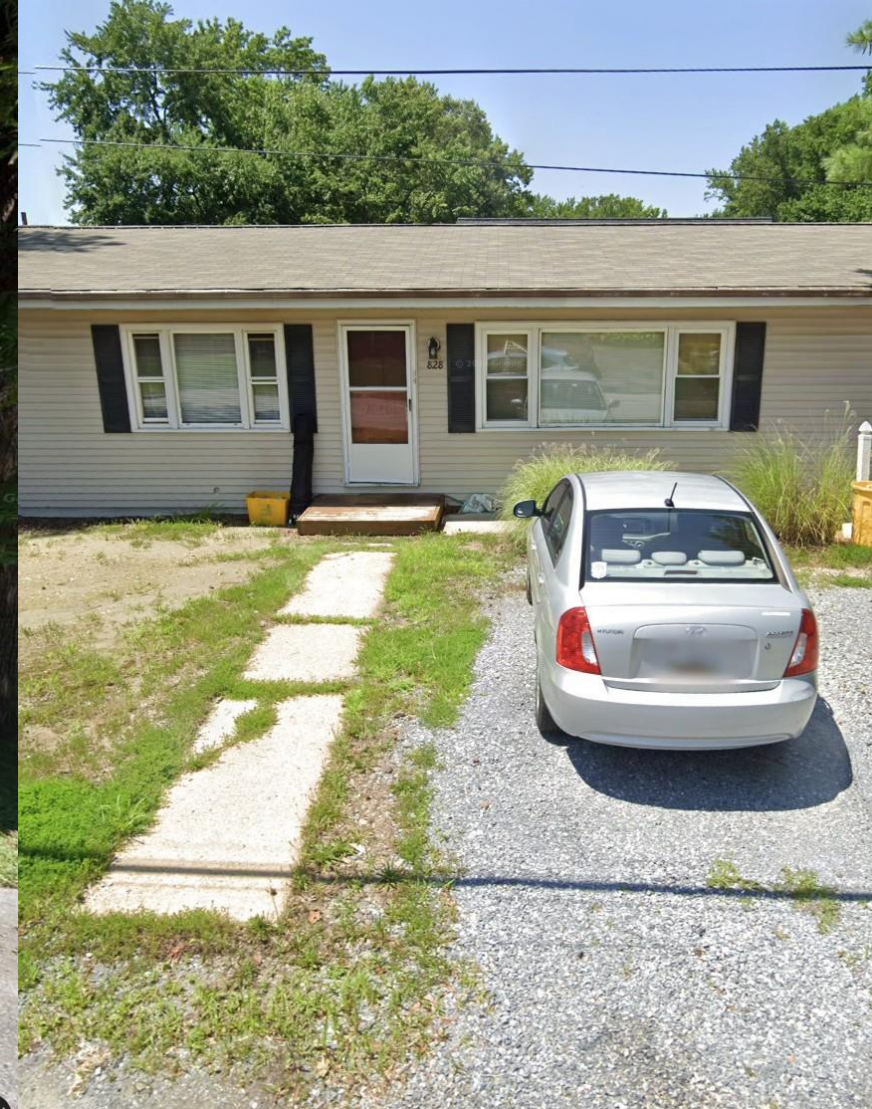


Buildings along fence lines





Common to the neighborhood



Non-Standard Housing Design and varying setbacks

Setbacks of

- 29.1
- 33.8
- 34.9



Points of Consideration

- Similar existing structures found on Fontron Dr. and throughout the neighborhood.
- Examples of structures in front of homes on Fontron Dr. and throughout the neighborhood.
- Homes have varying setbacks on Fontron Dr and throughout the neighborhood.
- Accessory structures exist varying from standard setbacks as well.
- Examples exist of homes that have all 3.

- **Support from nearest neighbors we were able to contact**
 - abutting property directly beside proposed structure – 3635 Fontron Dr. (letter provided)
 - directly across the street – 3640 Fontron Dr. (letter provided)
 - abutting property back corner – 875 Hillside Dr. (verbal)

- **Peculiarities of Lot**
 - Mature trees and shrubbery
 - Property lines are angled narrowing towards the front which is why the structure goes from 2ft to 3ft from edge of property line
 - Area next to proposed open sided structure will not be developed because it is an existing driveway, and a garage already exists on the property
 - Point of drainage for Fontron Dr.

Additional Considerations

Property and Home considerations

- Any area that the structure could be located would still require a variance
- and require the removal of mature trees and grass and require expense for removal, grading and considerable feet of concrete or asphalt.
- The large double lot with considerable areas of open lawn are selling points in an area of shrinking lots popular with families

Back areas of property

- suggested for alternate location have existing permanent structures both shed, and gazebo have poured concrete floors siding and electricity

Front area to directly behind fence of proposed site

- would eliminate purpose existing stone patio and grassy area used for outdoor dining and recreation

Front area behind fence on opposite side

- would also require a 4 ft clearance for access to existing AC unit, Oil tank and step-down access to cellar.
- Would eliminate existing benefit of grassy play area for grandkids and pets, or garden area



Environmental Concerns



Removal of trees and existing established shrubbery will remove wildlife habitat



Relocation to another area and requiring additional paving will create more impervious surface in an area that already has drainage and flooding issues



My property has a large drain in the front yard to assist with flooding from homes across the street that sit on a hill



Closing thoughts

- Relocation to any area of property will require a variance
 - Existing examples of similar structures, setbacks and variances throughout neighborhood
 - Proposed site will have least environmental impact and creation of additional impervious surface
 - Other locations will have impacts on existing home attributes and/or improvements
 - Interference with cellar, central air and oil tank access
 - Substantial expense
 - Removal of existing yard, play space buildings which are selling point for future families
-
- Car cover caused the paint damage from the sap
 - Not easy to remove
 - Should not take on and off regularly – scratch paint
 - Mature Japanese maple is also sap producing tree