

## **Letter of Explanation**

The applicant is requesting a setback variance to allow a proposed 12'-4" x 14'-8" single story sunroom addition to be constructed on the rear of the existing residential single-family dwelling located at 1515 Farlow Avenue, Crofton Maryland 21114. The proposed sunroom will be on the rear of the dwelling and will result in a 13' setback to the rear property line. While the sunroom will meet the required side and front setbacks, the required rear setback is a minimum of 25', and thus will require a 12' variance. This information was obtained from the zoning reviewer comments upon applying for building permit B02432702.

The sunroom will be constructed where an existing exit door is on the rear of the house. There will be a small landing with steps down to an existing patio. The sunroom will remain below the peak of the existing home and the only variance needed is for the rear setback. The sunroom is very modest in nature, at less than 180 square feet. Still, the room is desperately needed for the additional living space for the applicants.

The lot is very small for the existing dwelling, at only 9,174 square feet (.21 acres). Because this lot is so small for the house, the existing dwelling is built essentially right at the rear setback. In other words, because of positioning this house on this diminutive lot, there is not even one foot available to construct something that would not require a variance.

It should be noted that the adjacent property directly to the rear of this subject property is a much smaller house with much more distance between the rear façade of that dwelling, and the common shared rear property line. Thus, when the 13' from the proposed sunroom is added to the 35+' to this adjacent property, it becomes clear that there is no detrimental affect to the adjacent neighbor. That address is 1518 Crofton Parkway.

To address the standards for granting a variance per 3-1-207, the applicant does in fact allege that practical difficulties and undue hardships prevent carrying out the strict letter of that article. It has already been shown that the unique physical consideration of small size and exceptional shallowness of the lot exists. This is primarily due to the house size and positioning that does not allow for ANY enclosed improvement in the rear without a variance application as the house is built right to the setback. Because of this, there is not only no reasonable possibility of developing the lot in conformance with Article 18 of the Code, there is truly no possibility.

Furthermore, because of these exceptional circumstances which are not financial in nature, the granting of this variance is necessary to avoid the practical difficulty of expanding living space on the house in a location that would not require the relief. The door already exists in this location and the sunroom is small in nature. An undue hardship would exist if the variance would not be approved in that this applicant would be denied a right enjoyed by nearly every other owner.

Due to the size of the proposed sunroom, and the fact the house is built to the required setback, this variance is in fact the minimum necessary to afford relief. The granting of the variance will not alter the essential character of the neighborhood or district which this lot is located in any way. The proposed sunroom is similar to many other similar structures on similar properties. It will not impair the appropriate use of the existing adjacent property. As stated, that property has an existing house that is smaller and further from the rear property line. No affect will occur. The sunroom will not reduce forest cover in any way as no vegetation needs to be removed, despite the fact that this property is NOT in the critical area. And this structure will not be contrary to acceptable clearing practices because as stated, no clearing is needed.

For the reasons contained herein, we trust you will find that all requirements have been met to approve the requested variance, and that the circumstances that exist with this request epitomize the very reason the variance process exists.





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**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 *BC*

DATE: January 16, 2025

RE: William Mcwhirter  
1515 Farlow Avenue  
Crofton, MD 21114

NUMBER: 2025-0005-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a proposed 12'-4" x 14'-8" single story sunroom addition, to be constructed on the rear of the existing residential single-family dwelling.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. 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