



January 22, 2025

Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Attn: Office of Planning and Zoning  
Zoning Administration  
Planning and Zoning Officer, Jenny Dempsey

Re: Variance Request Application  
BOA Decisions 2022-0135-S and 2022-0136-V  
Special Exception 2022-0135-S & Variance 2022-0136-V  
Time Extension Request

Property: 796 Generals Hwy.  
Millersville, MD 21108

Owner: Christopher Deleonibus  
Operating as The Lawn Pros Group  
1154 Goldfinch Lane  
Millersville, MD 21108

To Whom It May Concern:

In accordance with Anne Arundel County Code Article 18, Section 6, Subsection 405, items b) and c), and in keeping with Article 18, Section 6, Subsections 201, 304, and 305, hereby is being requested a variance to grant a time extension for the referenced BOA decision, dated August 9, 2023,

The business has expanded since the approvals by the Board of Appeals (BOA). Storage of new equipment, the need for outdoor storage bins for materials and the proximity of these to other features on the site has complicated the design. This time extension is being requested due to the applicant's continued difficulty in determining what the appropriate design, construction methods, materials and location of other features should be. This concern has made it difficult to determine if a new variance application should be sought or this decision extended. Various iterations of the structure and site plans have been developed. The owner is working diligently with the architect to stay within the footprint of the structure on the variance site plan. As his equipment storage needs have changed, he is struggling with the location and size of the structure shown on the site plan. While not a justification for a time extension, it is worth noting the change in cost of the initial proposed improvement has caused delays. The changes in material cost due to supply chain issues and revision of methodology necessary for the grading of the site and provision of stormwater management has impacted the design time. The impracticality of initiating a project with such level of uncertainty and with such a high probability of the

need for a new variance has delayed necessary decisions on the proper design of the project. The applicant is in the final design stage for the structure with the architect and site planning based upon the original site plan should be completed soon. The owner is prepared to move forward as fast as allowed by the permit review process.

It is the sole intent of the owners to improve the property in a timely manner consistent with the stipulations in the BOA Decisions 2022-0135-S and 2022-1036-V. The owner has been and will continue to work diligently with the county review agencies to finalize the plans and obtain the appropriate permits to construct the proposed improvement.

Granting of this variance is in keeping with the spirit and intent of the governing agencies goals and objectives, does not violate any county standards, rules or regulations and serves merely to extend the time frame to obtain appropriate permits for improvement of the property.

Should there be any questions or any additional information is required please contact John Bory @ (410) 266-1160 or [john@terrainmd.com](mailto:john@terrainmd.com).

Sincerely,

John Bory