

Zoning/Planning

Nicholas Nonn  
8446 Elvaton Rd  
Millersville Md 21108

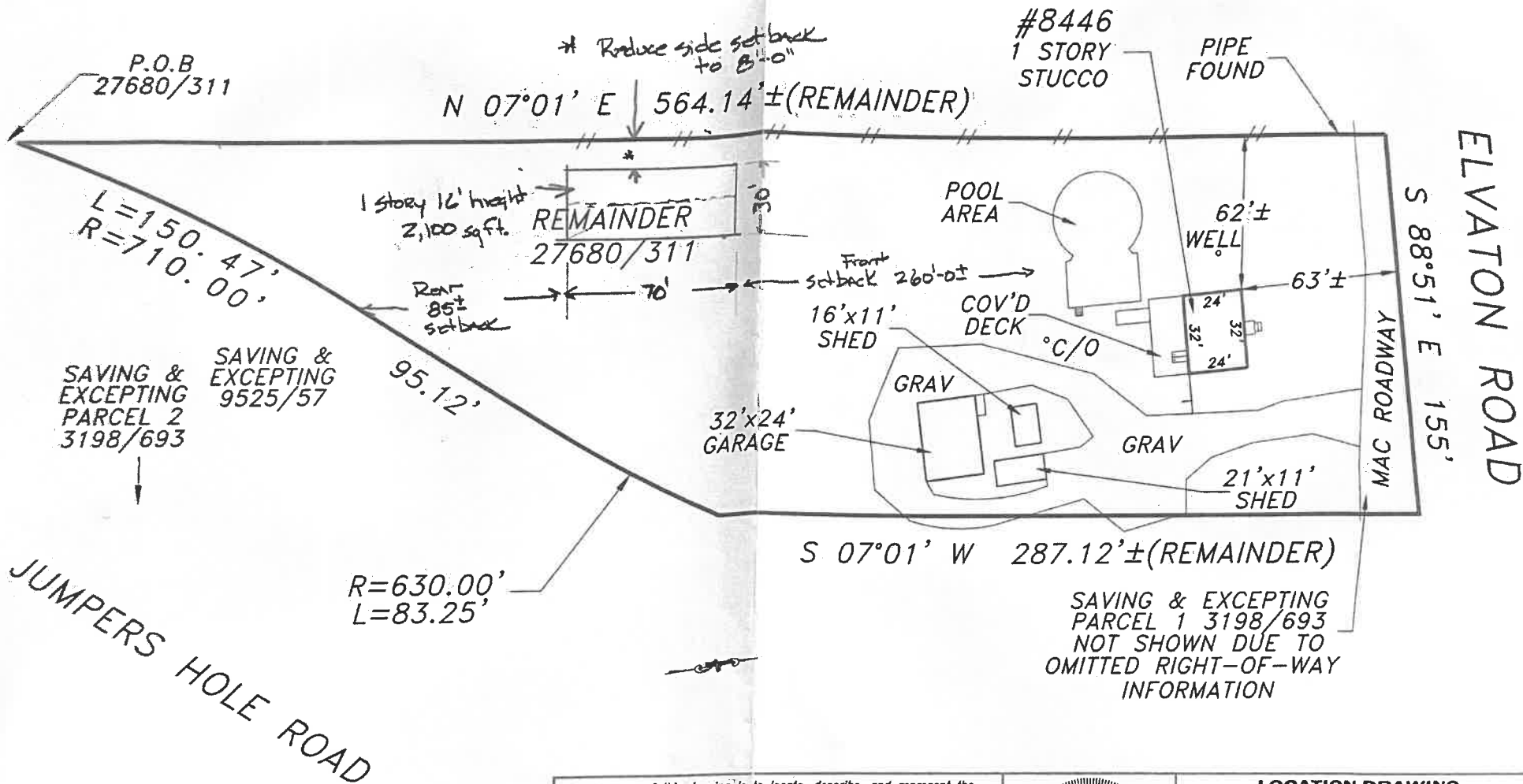
Dear Zoning/Planning:

The proposed variance being requested is for the construction of a detached garage at 8446 Elvaton Rd Millersville 21108. The request is to allow for a 2,100 sq. ft. garage in lieu of the current restriction that would limit the size according to the sq. footage of the house. The variance is also being requested to reduce the right-side setback from 15ft to 8ft. The property is roughly 2 acres and surrounded by a nice border of vegetation and tree lined. The lot has very little topography variation. A large portion of the open space is being micro-farmed; the building purpose will support the farm.

The existing structures include the primary residence a 2 story 32x24 house 24ft in height that sits 63ft back from the road. There are 2 accessory structures 21x11 and 16x11 that are 14 ft tall roughly 130ft back from the road. The building is planned in the rear of the property is roughly 280ft from the road and would replace the older dilapidated garage structures once completed. The additional sq. footage requested in the variance is similar to the area already served by these buildings. The zoning will allow for multiple accessory buildings that cumulatively would equal what is being requested, however this would equate to additional costs as well.

The property is adjacent to one residential zoned neighbor to the right that shares a 564 ft property line. The property is not that well-kept and the owner's house is no more than 8 ft from property line side. The proposed garage location would be set 280ft back from the front and parallel to the property line length ways. The reduced setback will allow a visual block while maximizing space in front for planting. The other property sidelines are adjacent to Jumpers Hole Rd and Elvaton with commercial zoning across the street.

Nicholas Nonn  
Property Owner

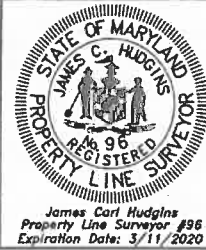


NOTE: 1) THE GRAVEL DRIVEWAY APPEARS TO LIE OFF THE SUBJECT PROPERTY.  
2) THE FENCE APPEARS TO LIE AT, NEAR, OR OVER THE PROPERTY LINE.

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:  
8446 Elvaton Road  
being the remainder of the land described in a deed recorded among the land records of Anne Arundel County, Maryland in Liber 27680 folio 311

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



**LOCATION DRAWING**  
8446 ELVATON ROAD  
3rd ELECTION DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND

**NTT Associates, Inc.**  
16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
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Scale: 1"= 40'  
Date: 10/10/2019  
Field By: RMS/SB  
Drawn By: DAM  
File No.: MISC 13531  
Page No.: 1 of 2