

Michael and Casey Goldberg
613 Kensington Ave E
Severna Park, MD 21146
(410) 647-4198 [home]
(703) 615-5564 [mobile]

Re: Variance Request
Account # 01516700
District 03
Subdivision 121

To whom it may concern,

We are requesting a variance for 613 Kensington Ave E, Severna Park to allow the addition of a front porch that in some spots would cross into the designated 25 feet setback because the site is at the end of a cul-de-sac. This causes the site to have a curved front setback that does not allow the addition of a usable front porch without some of it crossing 4 feet into the 25 feet setback as shown in the site plan.

The site consists of 14,874 square feet. It is located with 27 feet of frontage, at the closest point of the house, at the end of the Kensington Ave E cul-de-sac. The property is identified as Parcel 39, Block F, Lot 8, in Plat Book 32, page 42 in the subdivision Kensington Estates (formerly known as Benfield Manor). The Deed Title Reference number is 32046/ 00459. The zoning maps currently classify the property as R-5 Residential District.

The current site hosts a one-story dwelling with a finished basement, attached 1-car garage, asphalt driveway, deck (side and back), patio (back) and sidewalk. A four feet high wood fence encloses the rear yard. We are proposing construction of a front porch addition, 32'L x 6'D with a maximum height of 17-feet at the peak (which is the current peak height of the house), that will be located 21 feet from the front lot line. The total square footage of the porch addition will be 512 square feet.

We understand that Anne Arundel County Code provides that the minimum front lot line setbacks for principal structures located in a R5 Residential District are to be at least 25 feet from a front lot line. As such, we are requesting a variance of 4 feet to the required 25-foot front line setback to allow the proposed porch to be located 21 feet from the front line.

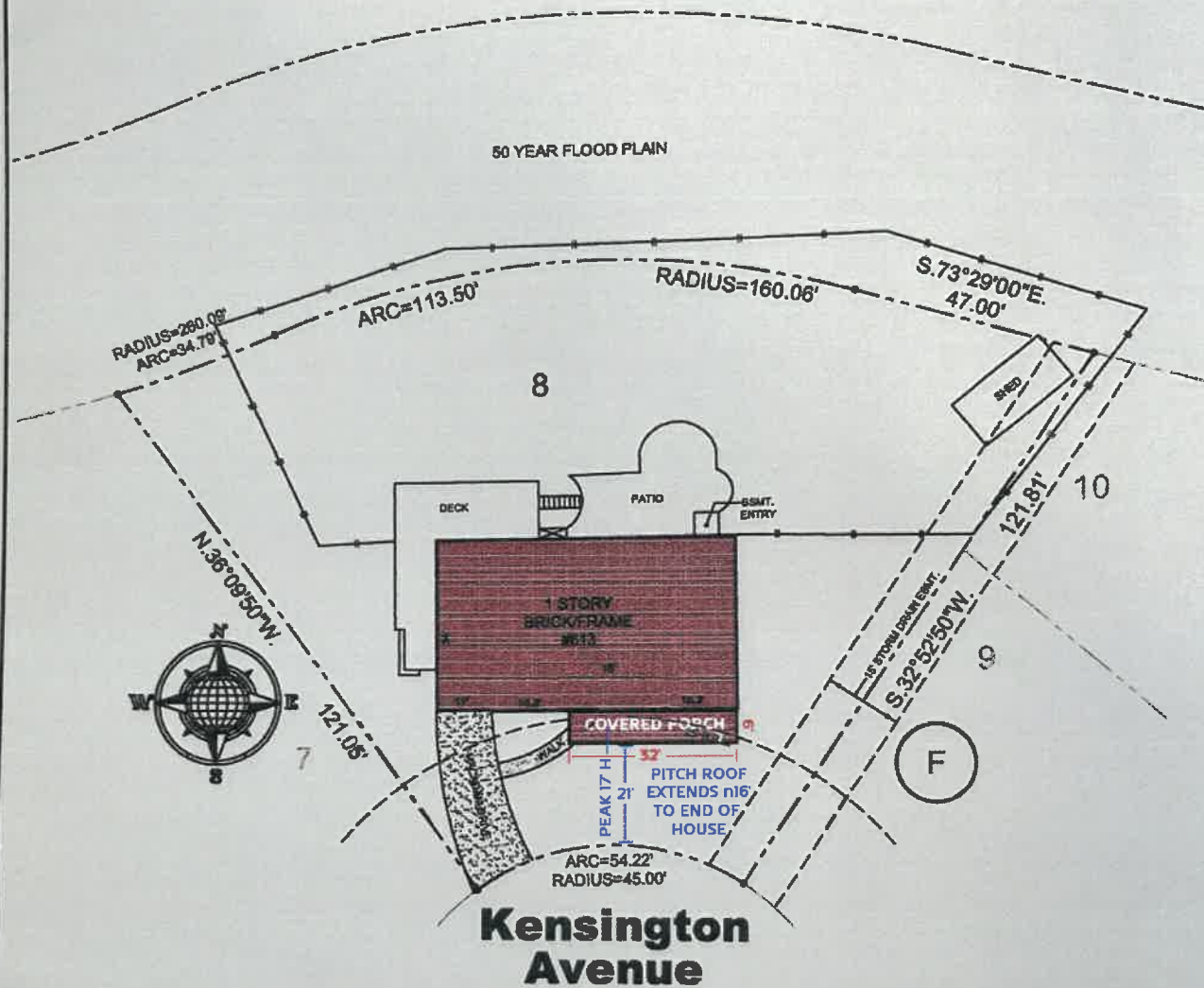
Granting a variance for the site under 18-16-305 (a.1) to reduce the setback by 4 feet to 21 feet, for only a front porch addition, would allow us the relief without:

- Altering the essential character of the neighborhood or district in which the lot is located;
 - Many of the homes in our neighborhood have front porches and if the variance was granted our home would match the character of the neighborhood. The design of the porch has been approved by the HOA Architectural committee provided a variance is granted.
- Substantially impairing the appropriate use or development of adjacent property;

- This variance would be in the front and would not impair the already developed properties on either side
- Reducing forest cover in the limited development and resource conservation areas of the critical area;
 - No trees would be removed
- Being contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area;
 - No clearing is necessary
- Being detrimental to the public welfare.
 - This will not interfere with use of the sidewalk in front of our home nor parking on the street.

Thank you for your consideration.

Michael A Goldberg
Casey W. Goldberg



Property Line survey recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

- NOTES:
- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 - 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 - 4) No title report furnished.
 - 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
 - 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.



License Expires: 3/28/2020

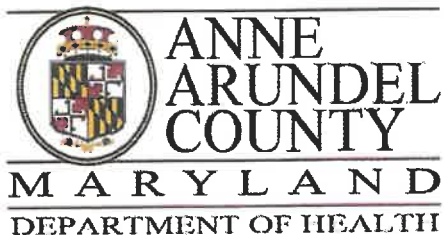
Certification: This is to certify that the improvements indicated hereon are located as shown.

Graden A. Rogers

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER:	FOLIO:
LOT: 8	BLOCK: F
SECTION:	PLAT:
PLAT ENTITLED: Benfield Manor	
RECORDED IN:	

613 Kensington Avenue




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: February 14, 2025

RE: Michael A. Goldberg
613 Kensington Ave. East
Severna Park, MD 21146

NUMBER: 2025-00018-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (covered front porch) with less setbacks than required.

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