



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

February 11, 2025

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

Re: **Park Ridge, Lot 33**
320 Jennings Road
T.M. 23 B. 23 P. 583

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client regarding setbacks. The variance requests are to Article 18, Section 4-601 of one foot to the required 20-foot corner side lot line and to Article 18-2-301(b) of one foot to allow a stoop and steps to extend more than 3' into a required setback.

We are requesting this variance to allow for a screen room to be built off the rear of the existing house. The screen room will be 19' x 20' and will sit back 19'+/- from the corner side lot line.

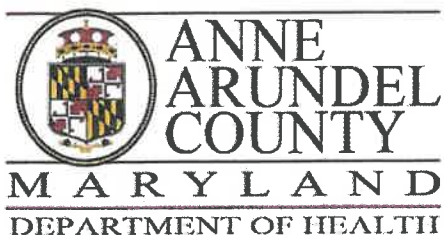
Explanation as required by Article 18, Section 16-305

We believe the granting of this variance is warranted because the requested variance is the minimal necessary to afford relief based upon the unique shape of the lot. Due to the existing road configuration, the lot was platted with an 80' width at the front lot line fronting Jennings Road, but narrowing to only 44' at the rear property line. Due to the unique lot configuration and the corner side lot line setback, the ability to improve the rear of the house, as typical of single-family homes, is not practical without a variance. The granting of this variance will not alter the character of the neighborhood as the house will not change and decks/screen porches are typical improvements on single family dwellings. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The granting of this variance will not be detrimental to the welfare of the public. The lot is not in the critical area.

If you have any questions or need any additional information please feel free to contact me at your convenience.

Sincerely,

Michael J. Werner, P.E.



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 19, 2025

RE: Robert L. Lentz
320 Jennings Road
Severna Park, MD 21146

NUMBER: 2025- J0026-V

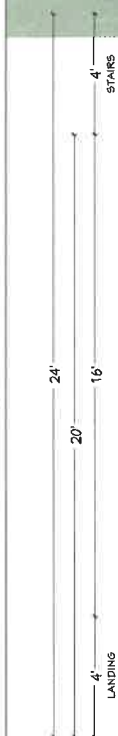
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (screened porch with multiple stoops and steps) with less setbacks than required.

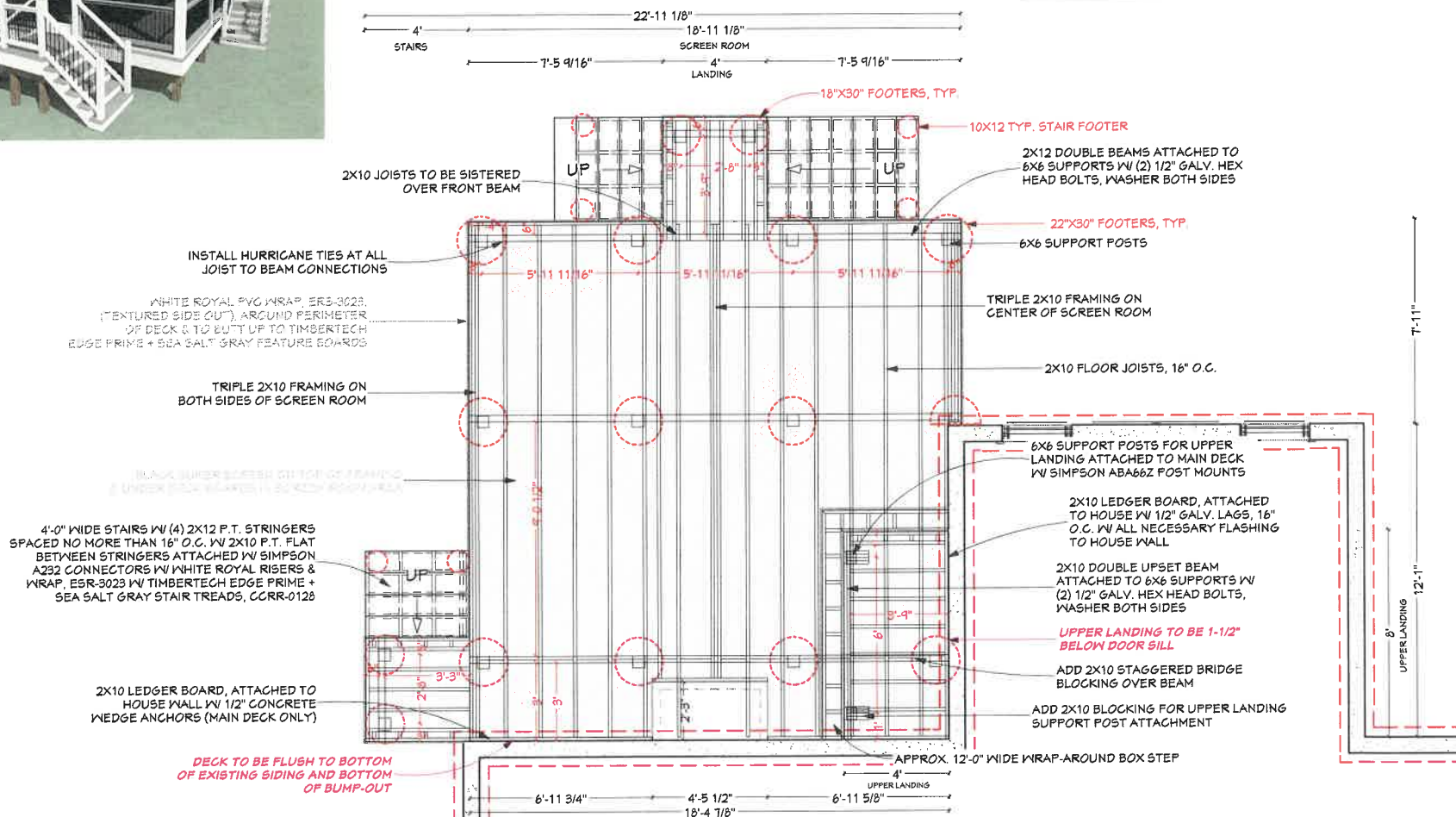
The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



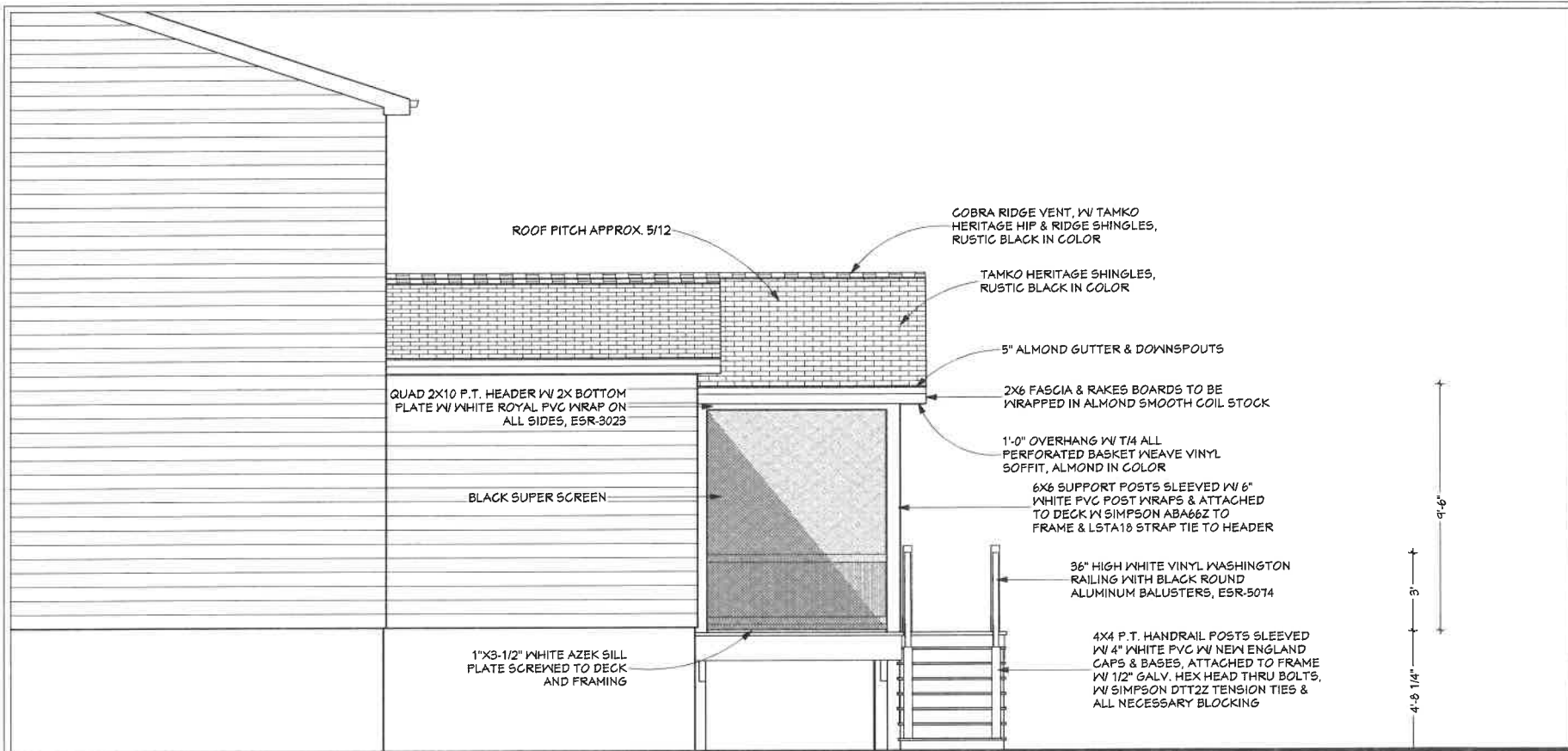
DATE:
11/16/2024
SCALE:
PER PLAN
SHEET:
1



FRAMING LAYOUT

$$\frac{1}{4} \text{ in} = 1 \text{ ft}$$

Lentz Bob FLOOR PLAN



LEFT ELEVATION

1/4" = 1' ft

Lentz Bob FLOOR PLAN

JOB NOTES:

1. J-CHANNEL & SIDING TO BE USED TO TIE NEW ROOF AND NEW SCREEN WALLS TO BE VARIFORM 6 1/4" BEADED SIDING, SANDY TAN IN COLOR.
 2. T4 ALL PERFORATED BASKET WEAVE ALMOND VINYL SOFFIT.
 3. TAMKO HERITAGE SHINGLES, RUSTIC BLACK IN COLOR.
 4. FASCIA AND RAKE BOARDS TO BE WRAPPED WITH ALMOND SMOOTH COIL STOCK.
 5. 5" GUTTERS & DOWNSPOUTS, ALMOND IN COLOR.
 6. CEILING TO BE FINISHED W/ T2 BEADED SOFFIT, COLONIAL WHITE IN COLOR.
 7. GAP OFF EXISTING FLOOD LIGHT AND REPLACE SIDING IN THAT AREA TO FINISH OFF EXTERIOR HOUSE WALL.
 8. ELECTRICAL PACKAGES IS AS FOLLOWS:
 - A. (1) NEW 120V CIRCUIT FOR SCREEN ROOM.
 - B. (2) RECEPTACLES (1) INSIDE OF SCREEN ROOM & (1) ON EXTERIOR OF SCREEN ROOM.
 - C. (2) EXTERIOR LIGHTS, ONE TO TIE OFF EXISTING AND USE EXISTING SWITCHES, SIDE LIGHT WILL GET NEW SWITCH, AND BOTH FIXTURES TO BE SUPPLIED BY ELECTRICIAN TO MATCH SHOWROOM EXTERIOR LIGHT.
 - D. (4) RECESSED LIGHTS IN CEILING W/ DIMMER SWITCH.
 - E. (1) CEILING FAN WITH DUAL SWITCH, CUSTOMER TO SUPPLY CEILING FAN.
- ANY ADDITIONAL ELECTRICAL WORK NOT LISTED WILL BE AN ADDITIONAL CHARGE TO THE CONTRACT PRICE.

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3. LEFT ELEVATION
4. FRONT ELEVATION
5. RIGHT ELEVATION
6. ROOF FRAMING
7. BRACING DETAILS
8. CAD DETAILS
9. RENDERINGS

PROJECT DESCRIPTION:
Lentz Bob Screen Room Layout
Bob Lentz
320 Jennings Road
Severna Park, MD 21146

DRAWINGS PROVIDED BY:
Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-564-4444
www.fenceanddeckconnection.com

DATE:

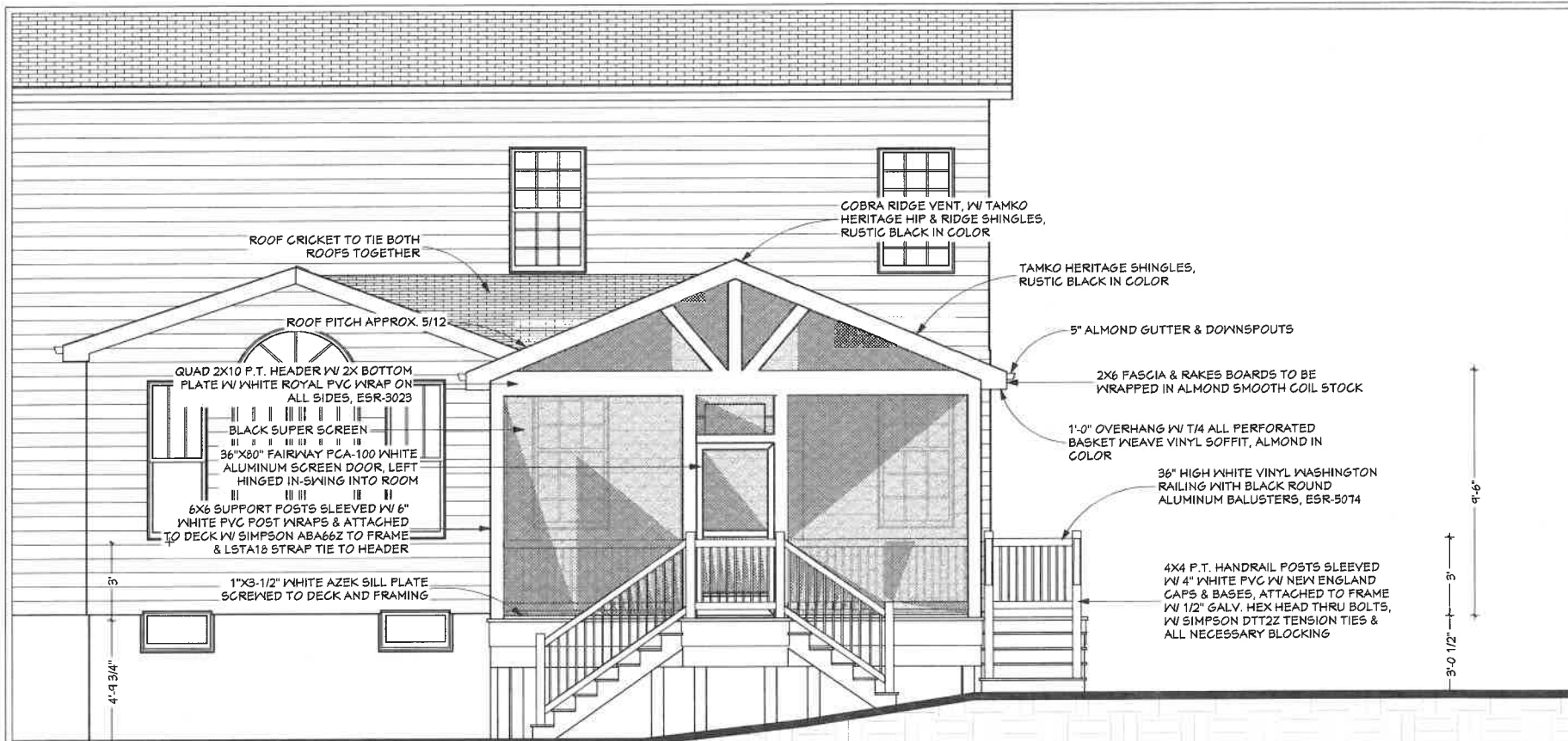
11/16/2024

SCALE:

PER PLAN

SHEET:

3



FRONT ELEVATION

1/4 in = 1 ft

Lentz Bob FLOOR PLAN

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 6. CEILING TO BE FINISHED W/ T/2 BEADED SOFFIT, COLONIAL WHITE IN COLOR.
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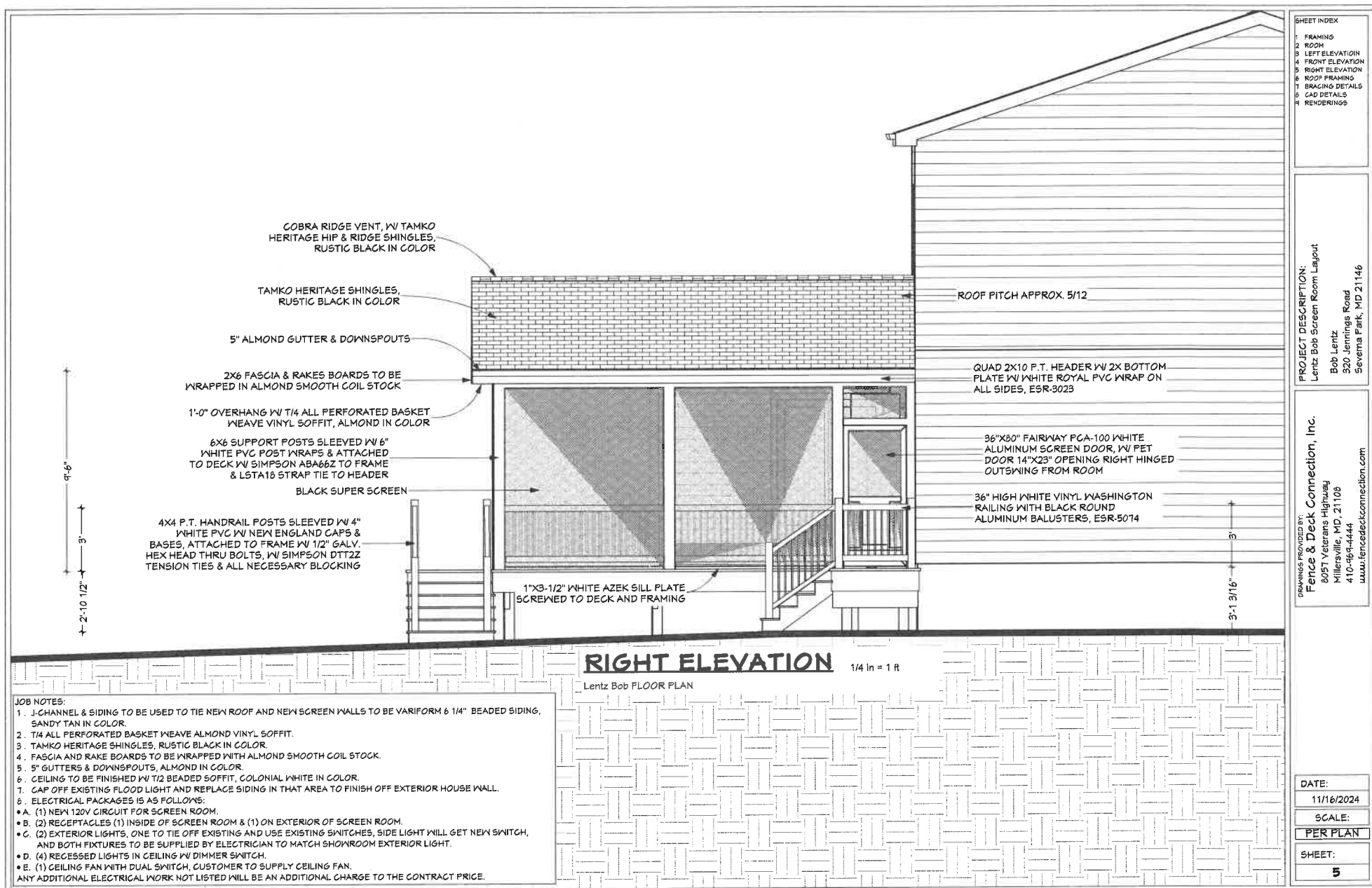
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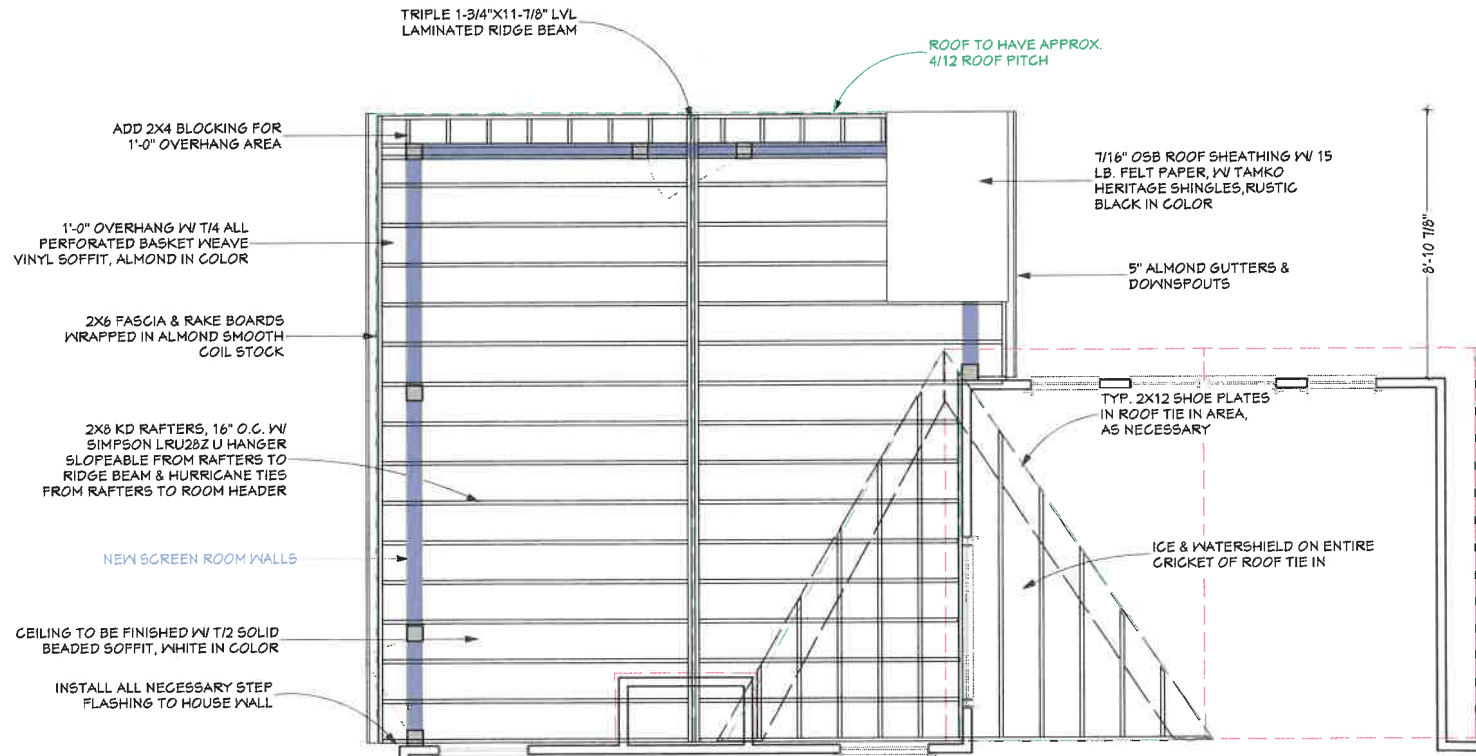
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ROOF LAYOUT 1/4 in = 1 ft
Lentz Bob FLOOR PLAN

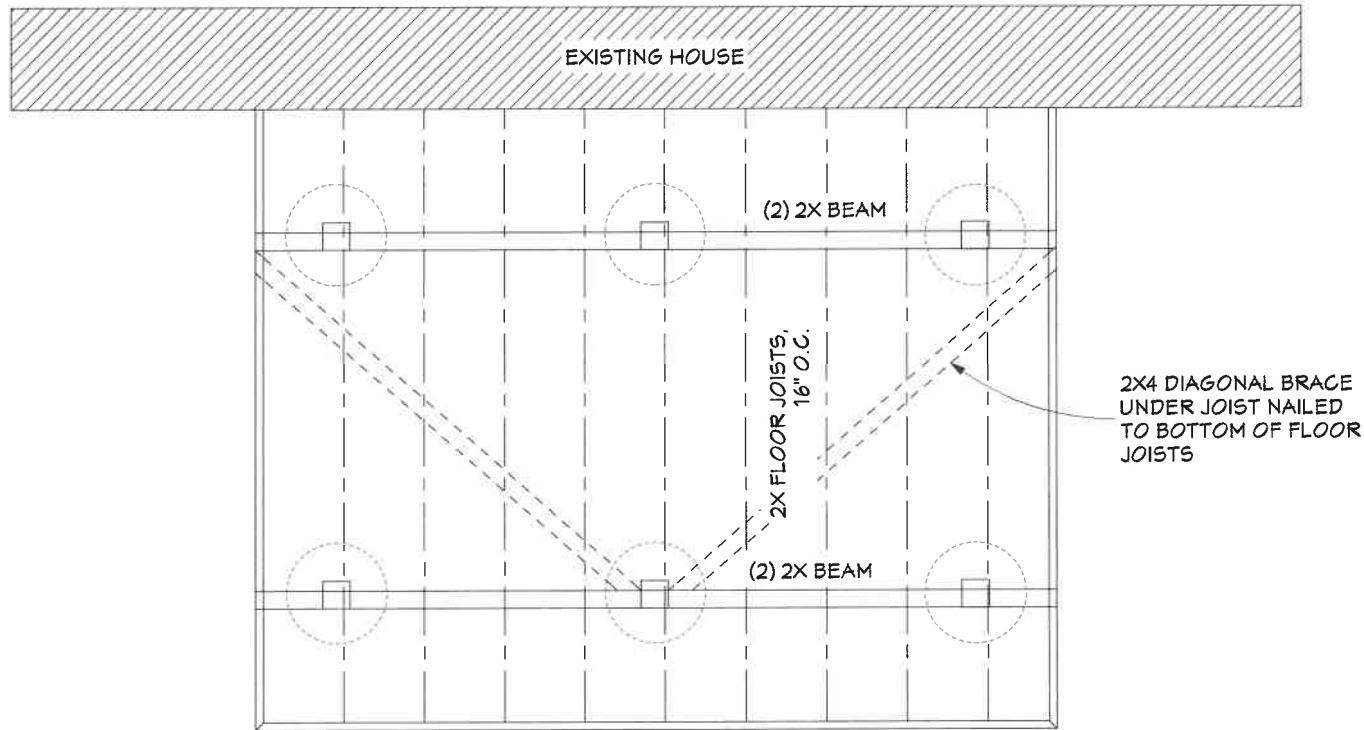
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BRACING DETAIL



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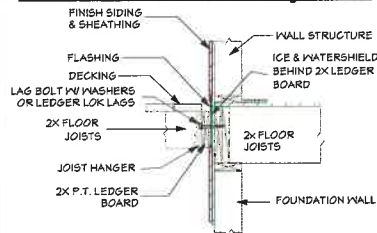
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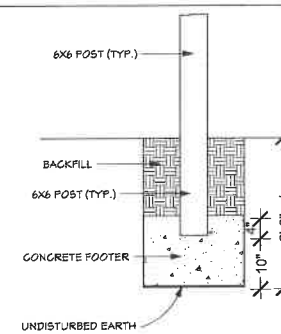
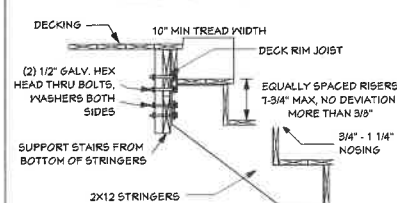
DETAIL SHEET
SCALE: 1/2" = 1'-0"
GENERAL NOTES:
 1. ALL FASTENERS SHALL BE ACQ APPROVED.
 2. ALL LUMBER TO BE #2 S. PINE OR BETTER.
 3. ALL WOOD RAILING AND DECKING TO BE #1 S. PINE.
 4. ALL LUMBER SHALL BE P/T.

JOB NOTES:
 1. 2X10 FLOOR JOISTS, PRESSURE TREATED.
 2. 2X12 DOUBLE BEAMS, PRESSURE TREATED.
 3. 6X6 SUPPORT POSTS, PRESSURE TREATED.
 4. TIMBERTECH EDGE PRIME + SEA SALT GRAY DECKING & FEATURE BOARDS, CGRR-0126.
 5. 36" HIGH WHITE VINYL WASHINGTON RAILING W/ BLACK ROUND ALUMINUM BALUSTERS, ESR-5074.
 6. WHITE ROYAL WRAP BOARDS, TEXTURED SIDE OUT, ESR-5023.

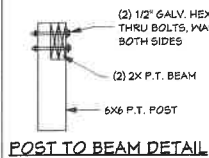
Deck Anchored to Wood Wall: Ledger to Wall



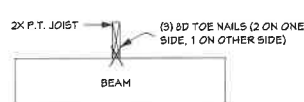
Exterior Stair Detail



FOOTER DETAIL

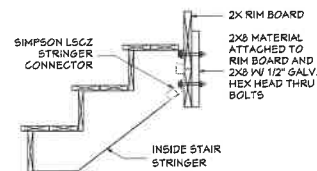
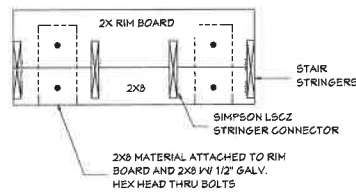


POST TO BEAM DETAIL

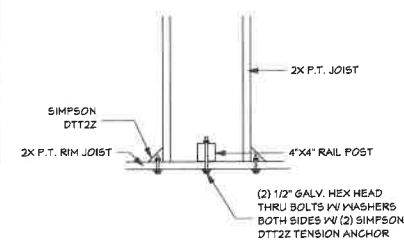


JOIST TO BEAM DETAIL

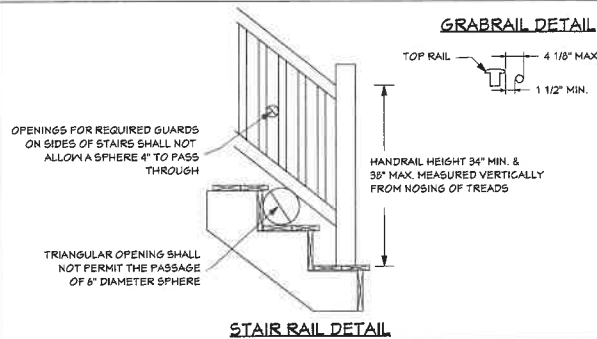
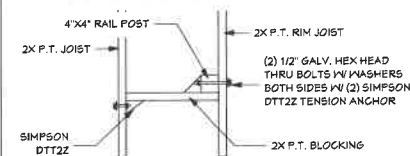
STAIR STRINGER ATTACHMENT



FRONT OF DECK ATTACHMENT



SIDES OF DECK ATTACHMENT



STAIR RAIL DETAIL

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