

Brandon & Carly Stepp
2518 228th St
Pasadena, MD 21122
Bstepp14@gmail.com
443-261-9556
09 March 2025

Anne Arundel County Variance Board
44 Calvert Street, Room 160
Annapolis, MD 21401

Subject: Request for Variance to Expand & Enclose Existing Deck at 2518 228th St,
Pasadena, MD 21122

Dear Members of the Variance Board,

I am writing to formally request a variance to allow for the expansion and enclosure of my existing deck, located at 2518 228th St, Pasadena, Maryland. The current deck has served my family since June 2016, but its usability is severely limited due to weather conditions and pest issues such as mosquitoes. Unfortunately, my proposal does not meet the setback regulations; however, it represents only a modest increase in size, from 12x10 feet to 12x14 feet, and I believe it meets all other criteria for consideration.

Importance of the Enclosed Deck

1. **Enhanced Usability for Family and Pets:** The enclosed deck will function as a safe and comfortable space for recreation throughout the year. Currently, we cannot use the deck due to inclement weather and insects, leaving both our family and pets without adequate outdoor access. An enclosed deck would provide a sheltered area where we can spend quality time together or keep our pets protected during adverse weather conditions.
2. **Minimal Impact on Surrounding Properties:** The enclosed deck will have minimal to no impact on neighboring properties. The adjacent areas consist of an open yard and a business space, ensuring that our proposed design does not infringe upon the privacy or enjoyment of others.
3. **Consideration of Lot Size:** It is important to note that the typical lot size in Maryland is approximately 150 feet, while my lot measures only about 130 feet. The limited depth of my backyard—approximately 30 feet—makes it nearly impossible to comply with county regulations for any deck construction without requiring a variance. This factor further underscores the necessity of my request.

Addressing Anne Arundel County Variance Criteria

I believe my request aligns with the specific variance code requirements outlined by Anne Arundel County:

1. **Minimum Variance Necessary:** The proposed expansion is a minor increase, aimed solely at enhancing usability without extending beyond what is necessary to create a functional outdoor living space.
2. **No Alteration of Neighborhood Character:** Granting this variance will not alter the essential character of the neighborhood. The proposed deck will blend seamlessly with the existing structures and will not be visually imposing or disruptive.
3. **Preservation of Adjacent Property Use:** The variance will not substantially impair the appropriate use or development of adjacent properties. The design ensures that there is no encroachment into surrounding yard spaces, maintaining both my and my neighbors' rights to enjoy our properties.
4. **Environmental Considerations:** The proposed expansion will not negatively affect forest cover or violate acceptable clearing and replanting practices, as the deck is built on an existing footprint. It will not be contrary to any practices required for development in critical areas.
5. **Public Welfare:** Approval of this variance will not be detrimental to public welfare. Instead, the enclosed deck represents a responsible enhancement that allows for greater livability while respecting community guidelines.

In light of these considerations, I respectfully request your support in granting this variance. We have a strong commitment to enhancing our property in a way that is respectful of our neighbors and compliant with county regulations.

Thank you for your time and consideration. I look forward to the opportunity to present my case further.

Sincerely,

Brandon & Carly Stepp

Maryland | 410.252.5535

PROPERTY ADDRESS: 2518 228TH STREET

PASADENA, MARYLAND 21122

SURVEY NUMBER: MD1606 1611

FIELD WORK DATE: 6/10/2016

REVISION HISTORY: REV D 6/16/2016

MD1606.1611

LOCATION DRAWING

LOT 13 & 14

SECTION 117, EVERD'S SUBDIVISION OF GREEN HAVEN

ANNE ARUNDEL COUNTY, MARYLAND

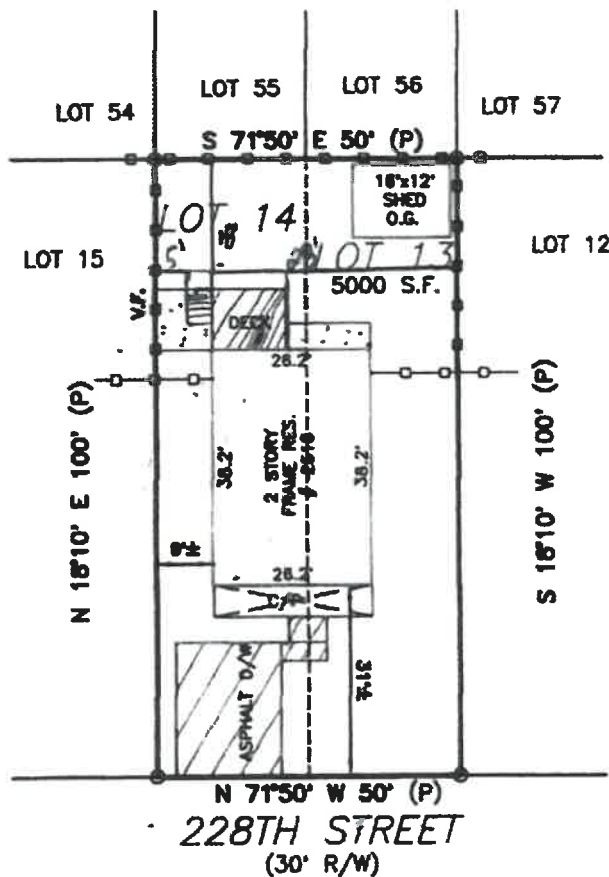
06-10-2016 SCALE 1"=30'



The proposed porch will be 12x14
The rear setback is 18'
Left side setback is 5'
Right side setback is 28'
It will be one story

PLEASE NOTE

This House Location Drawing is for informational purposes only. For Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=3'

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: TSM16000454

DATE: 6/16/2016

Deputy: [Signature]

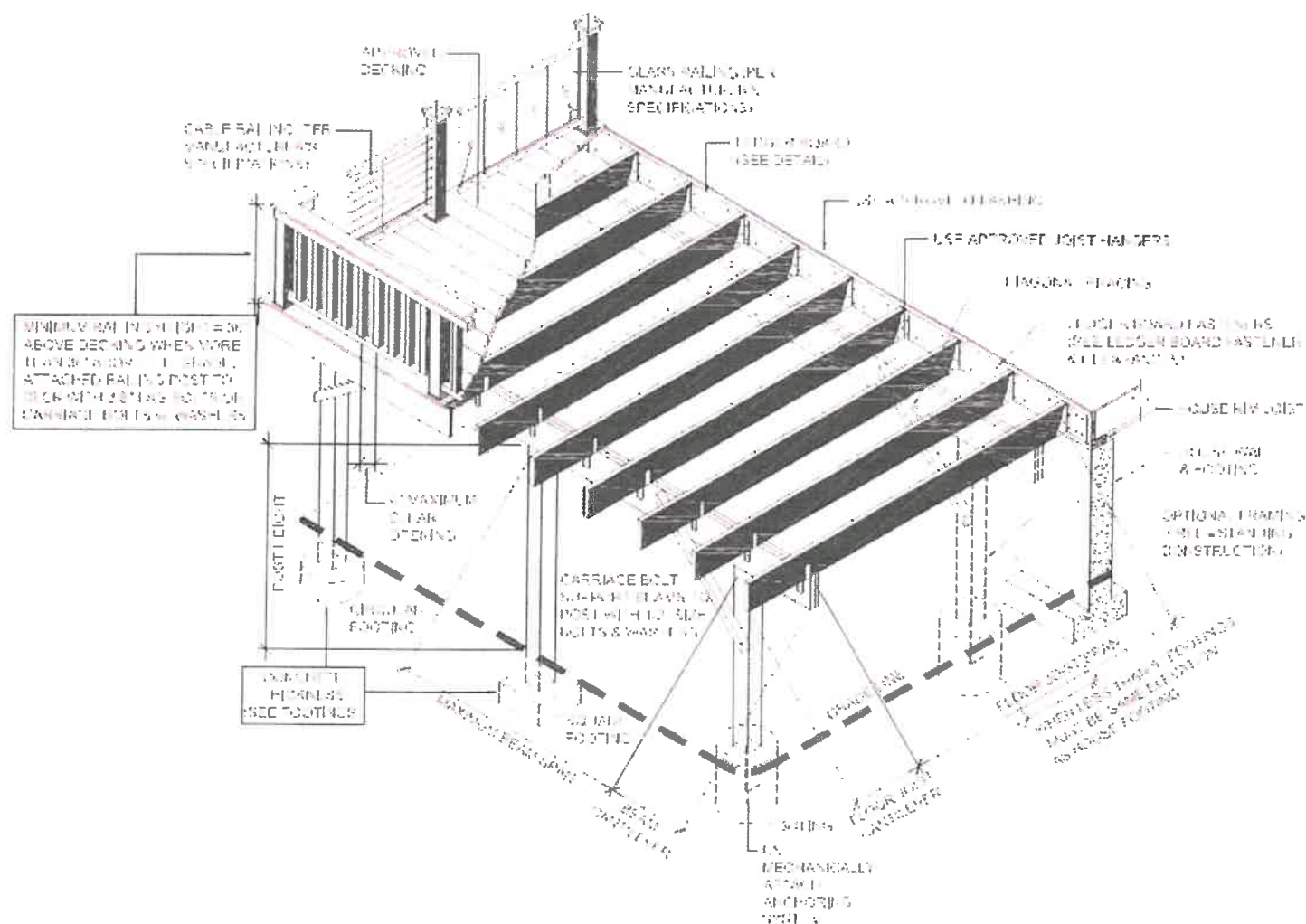
DECK CONSTRUCTION GUIDE

2021 International Residential Code

Building Permit # 1302433129

The intent of this guide is to assist homeowners and contractors to construct exterior wood-framed decks in accordance with the International Residential Code (IRC) – Section R507. Other decks can be built in accordance with IRC Section R301 and other applicable requirements.

This guide is for reference only. Please refer to the International Residential Code for complete details. Final review and approval shall be subjected to plan review and field inspections.



Applicant to first read through all applicable sections of the International Residential Code and all manufacture's requirements to become familiar with all requirements. Then, this guide can be utilized to assist in the design, review, construction and inspection of the deck.

Building permit submittal to include Construction Plans of the deck, scaled Site Plan, Standard Grading Plan

() and a Critical Area Worksheet if within the critical area ()

1.

The applicant shall fill in these areas below with the applicable information, and attach this first page with their building permit submittal. The other pages of this document do not need to be submitted with the building permit submittal.

FOOTINGS

TO BE COMPLETED BY THE APPLICANT

Footings (Square or Round):

Footings #	Tributary Area (sq.ft.)	Footings Length / Diameter (inches)	Footings Thickness (inches)
7	14	20	10

DECK POSTS

TO BE COMPLETED BY THE APPLICANT

Post #	Tributary Area (sq.ft.)	Post Size (inches)	Post Height (feet-inches)
7	14	6x6	3'

DECK BEAMS

TO BE COMPLETED BY THE APPLICANT

Beam Size: 22x10

Joist Span: 7'

Beam Span: 7'6"

Beam Cantilever: 1'9"

DECK JOISTS

TO BE COMPLETED BY THE APPLICANT

Joist Size: 2x8

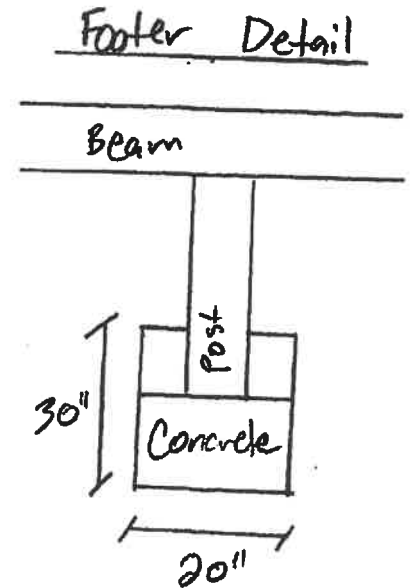
Joist Span: 7'

Joist Spacing: 16"

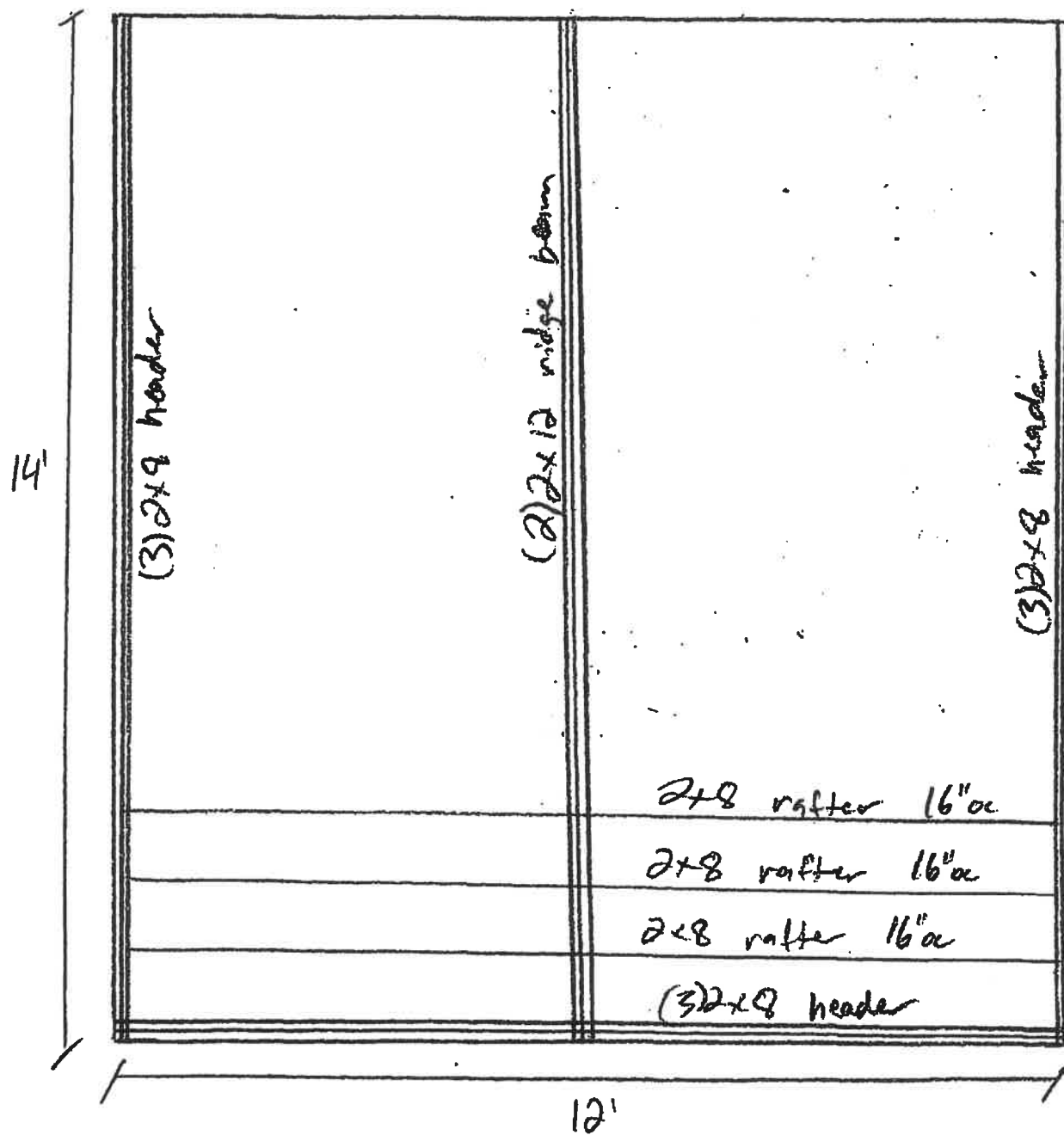
Joist Cantilever: Ø

3 1/2" ledge lvs every 16", fan @ ends

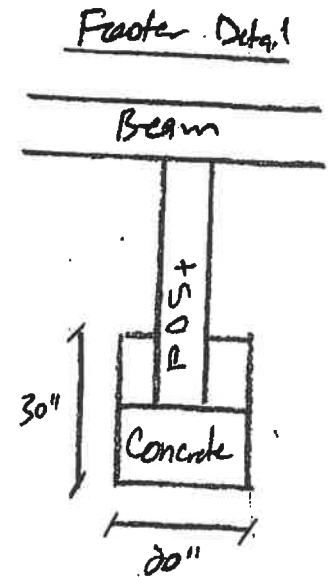
$\square = \text{Footen}$

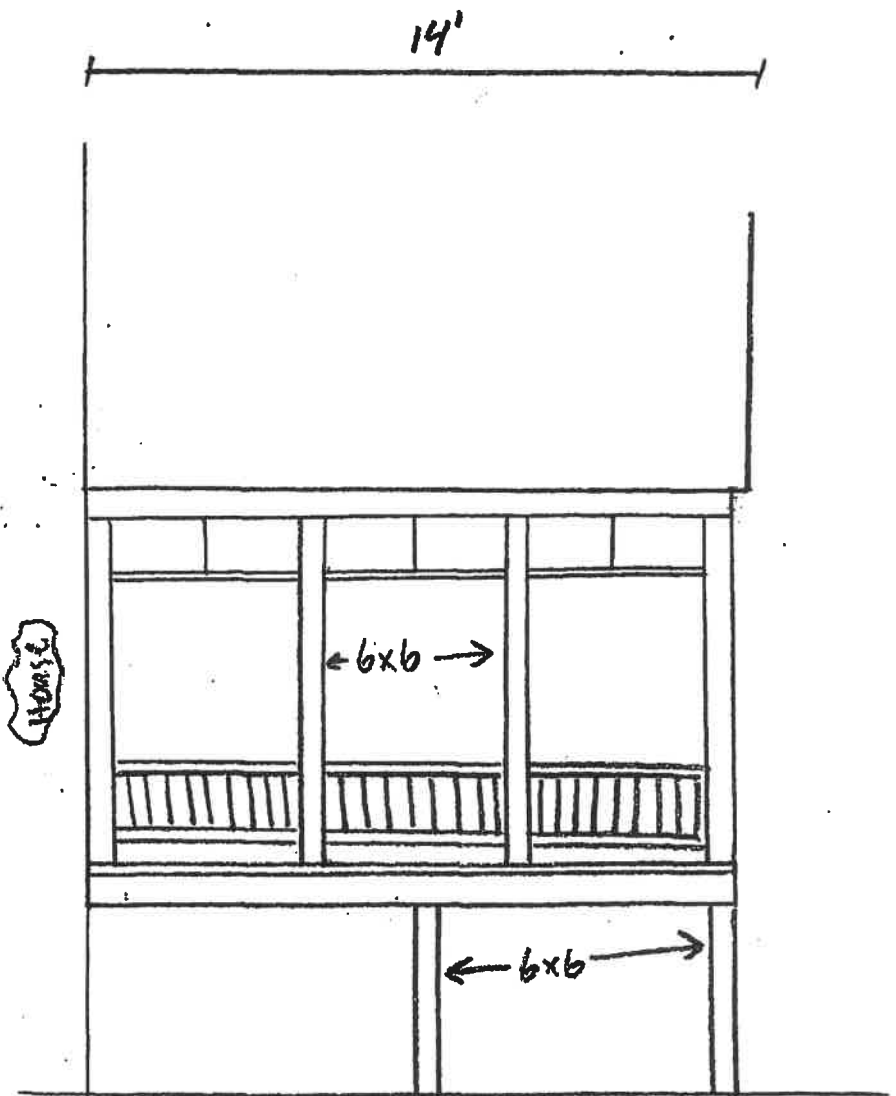
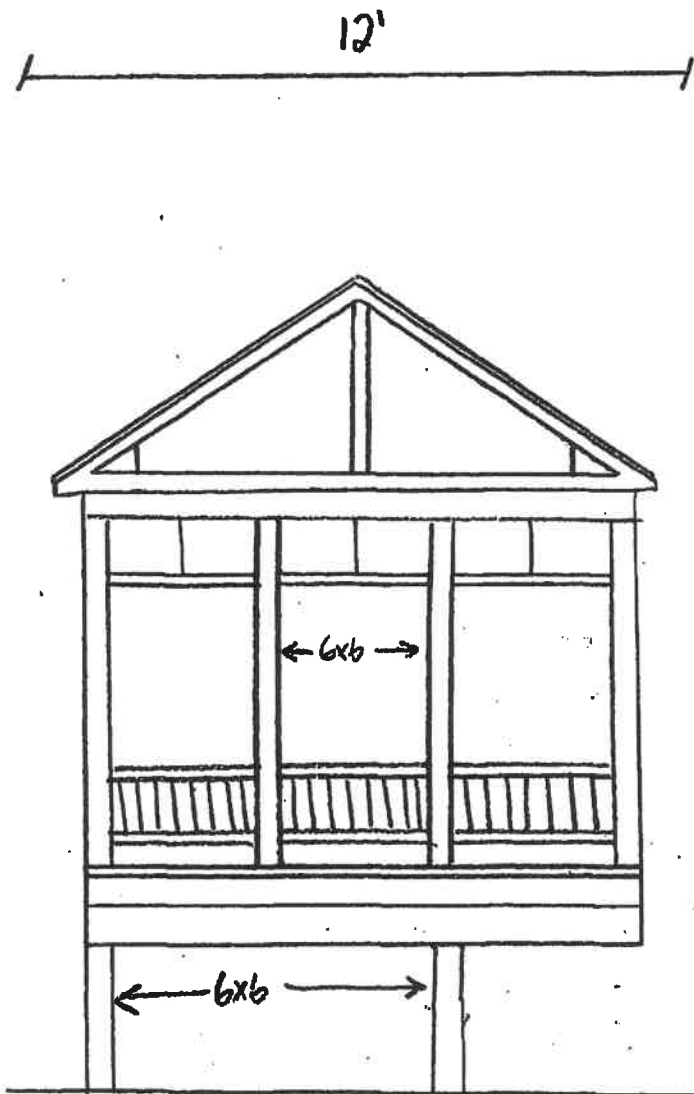


Footer Detail



20 scale 1/2"





250000
110000

(Landing and
steps omitted
for clarity)