

For Office Use Only

CASE # 2022-0143-V  
FEE PAID 250.00  
DATE 9/12/22



For Office Use Only

ZONE R5  
CRITICAL AREA: IDA \_\_\_ LDA \_\_\_ RCA \_\_\_  
BMA: Yes \_\_\_ No \_\_\_  
NO. OF SIGNS 2

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Exterior Dynamics Timothy & Courtney Morgan  
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 860 Cottonwood Drive Severna Park, MD 21146

Property Location: 90 feet of frontage on the ( SW ) side of Cottonwood Drive ;  
(Enter Street Name)  
050 feet ( SW ) of (Nearest intersecting street) Fernwood Drive  
(Enter Street Name)

12-digit Tax Account Number 373231605600 Tax District ( 3 ) Council District ( 5 )

Waterfront Lot: Y  N  Corner Lot: Y  N  Deed Title Reference /33814/ 00464

Zoning District R5 Lot # 118 Tax Map 0031 Block/Grid 0006 Parcel 0068

Area 15,000 ( Sq Ft. ) Subdivision Name Severna Forest

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Allow existing screened porch built by original owner of home, which current owner will upgrade to 3  
season room with slider windows, exterior door, and bring existing stairs and electrical to code

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature Courtney L Morgan

Print Name Exterior Dynamics Print Name Courtney L. Morgan

Mailing Address 496 Bottlesford Court Mailing Address 860 Cottonwood Drive

City, State, Zip Severna Park, MD 21146 City, State, Zip Severna Park, MD 21146

Work Phone 443-618-6007 Work Phone \_\_\_\_\_

Home Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Cell Phone 443-618-6007 Cell Phone 410-599-0827

Email Address lancekasten@verizon.net Email Address courtney.morgan727@gmail.com

\*\*\* Below For Office Use Only \*\*\*

Application accepted by Anne Arundel County Office of Planning and Zoning: DD 9/12/22  
Initials Date

Variance to allow a dwelling addition with less setbacks than required

Letter of Explanation for Variance Application  
860 Cottonwood Drive, Severna Park, MD 21146

To Whom It May Concern:

A variance is requested to allow the existing screened in porch ("Porch") at the home of 860 Cottonwood Drive, Severna Park, MD 21146 ("Home") and the intended renovation of the Porch to a more practicable 3-season sunroom ("Sunroom") pursuant to a contract with Exterior Dynamics ("Contractor"). In November 2019, the current owners (collectively, "Owners") purchased the Home from the family who built it ("Sellers") in the late 1960s. Upon information and belief, the Porch was added onto the Home by the Sellers in the early 1990s.<sup>1</sup>

This application is not an attempt to seek a drastic or controversial change to the Home, the lot upon which it sits, or to impact the overall look or character of the neighborhood. Rather, the Owners are simply asking that an existing structure which was built onto and made a part of the Home more than 25 years ago be allowed by the County, and that the Owners be granted permission to convert it to a Sunroom by adding windows and an exterior door to the existing screened areas of the structure while bringing certain other features, such as the egress stairs, up to code. The variance is necessary due to the manner in which the Home was built on the lot, which results in one corner of the Porch sitting a mere 3' less than the required 20' setback from one property line. Notably, the neighbors who share that property line purchased their home in 2013 – more than 15 years after the Porch was built – and have verbally conveyed to the Owners their support for this request and the proposed Sunroom.

Porch Dimensions and Setbacks

The existing Porch is 16' x 18'6" for a total of 296 square feet. The porch sits 4'6" above the ground atop footed 6x6 supports. The Porch walls are 8' from such supports to the gutter and downspout, with a combined total height of 16'6" from ground to shingled roof. The left wall of the Porch is setback 60' from Cottonwood Drive and, at its closest distance, 17' from the neighboring property at 858 Cottonwood Drive ("Cottonwood Neighbor") at its back left corner – a direct result of the angle upon which the Home sits on the corner lot. The right wall of the Porch is setback 69' from the neighboring property at 316 Fernwood Drive ("Fernwood Neighbor"). No changes to the size or dimensions will be made to convert the Porch to a Sunroom.

Justification

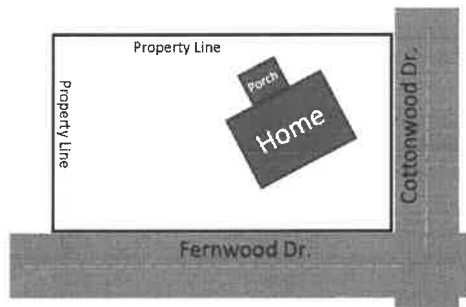
**A. Characteristics of the property**

As stated above, the need for a variance is primarily due to the location on the lot and angle at which the Home was built. Many houses on corner lots in Severna Forest were built at an angle – it is a common characteristic in the neighborhood. The Home is unique in that though it was built at an angle, its location was shifted all the way to the Cottonwood Drive side of the lot. This leaves the Cottonwood

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<sup>1</sup> The Owners sought historical records from the County with respect to the Porch but were unable to locate them. They therefore asked multiple neighbors, one of whom had the contact information for the grandson of the Sellers, who provided this information.

Drive side of the Home with a tiny side yard and the Fernwood Drive side of the Home with a massive side yard. Accordingly, the Porch is 3' short of the required 20' from the property line shared with Cottonwood Neighbor in one small area, thus creating the need for the variance. But if you were to walk along this property line across the back of the Home's lot toward the Fernwood Neighbor, the Home (which sits to your left) gets further from the property line (which sits to your right) with each step due to the angle at which it was built. If the Home was built more in the center of the lot – but still at an angle in keeping with the character of the neighborhood– the back left corner of the Porch would easily be setback more than 20' from the property line shared with the Cottonwood Neighbor, thereby eliminating the need for a variance.



### **B. Characteristics of the neighborhood**

It is also worth noting that allowing the Porch and the proposed renovation to a Sunroom will not negatively affect the look or character of the neighborhood. Most homes in Severna Forest feature a screened-in porch or sunroom off the back of the house and/or a screened-in or windowed porch in the front of the house. The existing Porch sits off the back of the Home, is integrated with the Home's roof and gutters/downspout system, with soffits and siding that match those of the Home.

If the variance is allowed, the footprint and overall exterior appearance of the Porch will not be substantively altered as a Sunroom. The Owners intend to install windows in the existing screened areas of the Porch and a full-glass exterior door in place of the existing screen door. Both upgrades will keep with the look and character of the Home and neighborhood. The existing siding of the Home will be matched in certain areas of the Sunroom where necessary. The only anticipated change to the structure is a proposed 4' landing and stairs with railing, which is necessary for safety and Code purposes, as the existing stairs are shallow, narrow, and do not have a railing. Note that this addition will feature a white vinyl railing, a material that is consistently used throughout the neighborhood which will match the existing fencing on the lot.

After explaining the need for a variance and the planned Sunroom to multiple neighbors – including the Cottonwood Neighbor, Fernwood Neighbor, and three others that can see the Porch or the Home from their respective properties – all expressed verbal support for this application. This is likely because the Porch has existed on the lot for more than 25 years. The Porch has been a longstanding part of the makeup of the Home and the neighborhood. Virtually every property owner within 300 feet of the Home purchased their respective properties more than a decade after the Porch was built. As such, granting the variance and allowing the Sunroom will be a subtle, largely uncontroversial upgrade. Most neighbors likely won't even notice, and those that do will welcome the continued upkeep and maintenance of the Home – which the Owners take great pride in.

### C. Extenuating circumstances of the Owners

Importantly, the Owners' desire for the variance and permission to convert the Porch to a Sunroom is driven primarily by health reasons. One Owner has severe seasonal allergies, and through testing, it was revealed that they are allergic to many of the environmental triggers in the area. A young child of the Owners also has a history of respiratory illness and related hospitalization. Though controlled with daily medication, the child's respiratory issues can be impacted by environmental factors.

After purchasing the Home in 2019, the Owners turned the Porch into an outdoor play space for their children. However, in the spring of 2020, they quickly realized that despite best efforts and regular power washing, the Porch was always covered in pollen. As a result, the child and the Owner were frequently experiencing symptoms during and shortly after use of the Porch, even while taking daily allergy medication. The fact that toys, a playhouse, and chairs were in an enclosed area protected from the elements did not mitigate their issues. Thus, for the last two years, the Porch has not been used. Nearly 300 additional square feet of living space is essentially useless. But by allowing the variance and the Sunroom, the Owners will be able to reclaim this square footage and create a living space that is safe for the entire family to enjoy. Without the variance and the planned renovation, the Porch will continue to be an unusable space that poses unnecessary risk to family members.

Moreover, it would be cost prohibitive to tear down the Porch if the application is not granted. The roof of the Home would need considerable work and repairs because the pitch of the roof and all shingles tie seamlessly into the roof of the Porch. The gutter and downspout structures on the back of the Home, together with all of the soffits, would similarly need to be replaced or repaired. The Porch has electrical outlets that would need to be carefully terminated during demolition. And 18' of the back of the Home would need to be properly wrapped and finished with matching siding. The Owners would then have to address the step down off the back of the Home, which would require some kind of staircase or deck to be built where the Porch once stood, and the existing supports that are cemented into the lot would need to be removed. Though the deck would likely add the most value back to the Home, its space will likely be largely unusable to the Owners because of its exposure to the same elements that compel them to seek the variance and renovation.

For the reasons stated herein, we respectfully request the approval of the variance application for the Home. We are happy to answer any questions and/or provide any further information necessary to assist in your decision with respect to the application. We greatly appreciate your time and consideration.

Sincerely,



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Lance Kasten, Exterior Dynamics



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Courtney Morgan, Owner

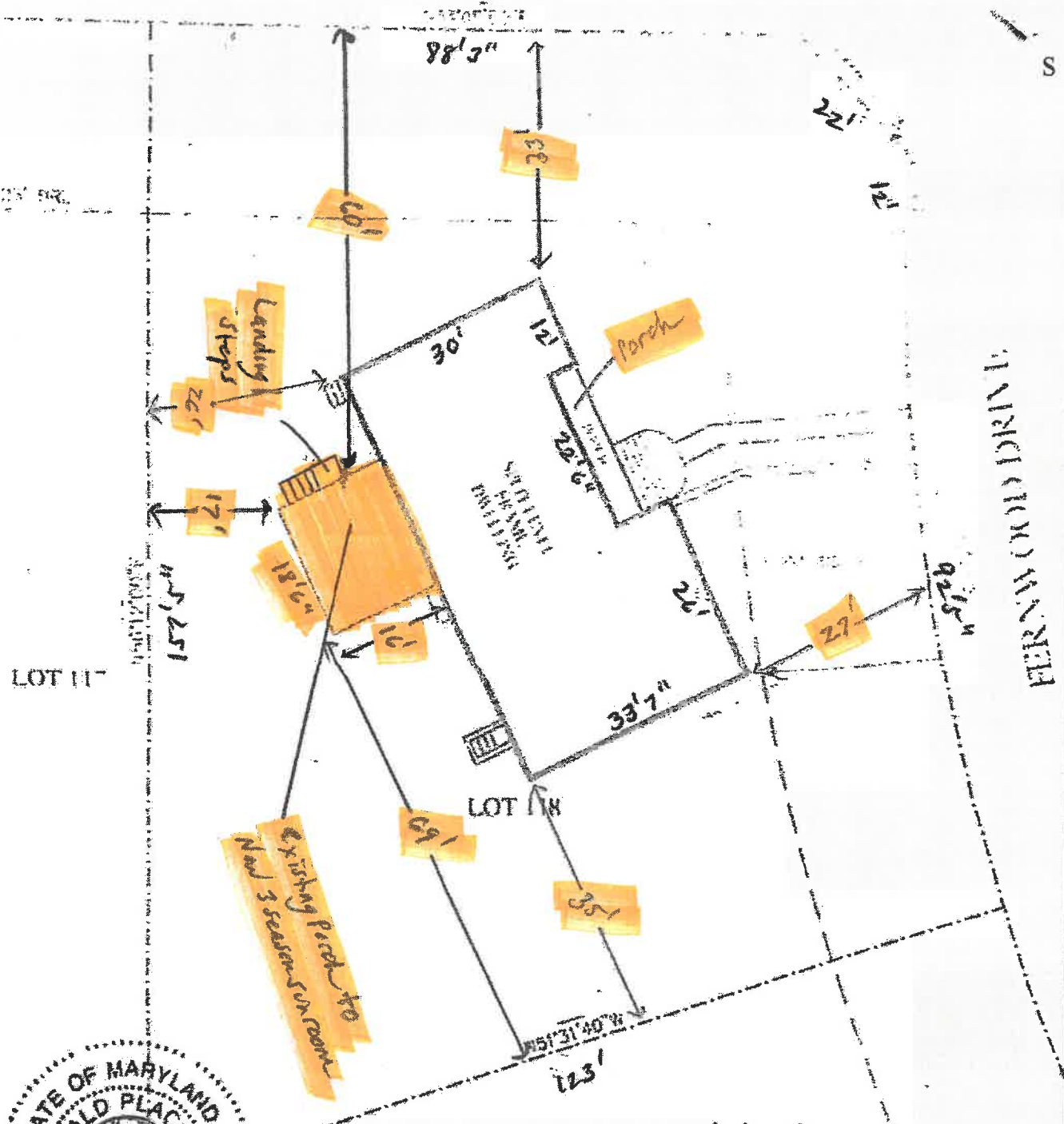
# Placek & Associates, Inc.

Planners & Surveyors

1000 West 10th Street, Suite 100  
 Lincoln, Nebraska 68502  
 (402) 441-1111

TITLE GROUP

COTTONWOOD DRIVE



FERNWOOD DRIVE

LOT 117

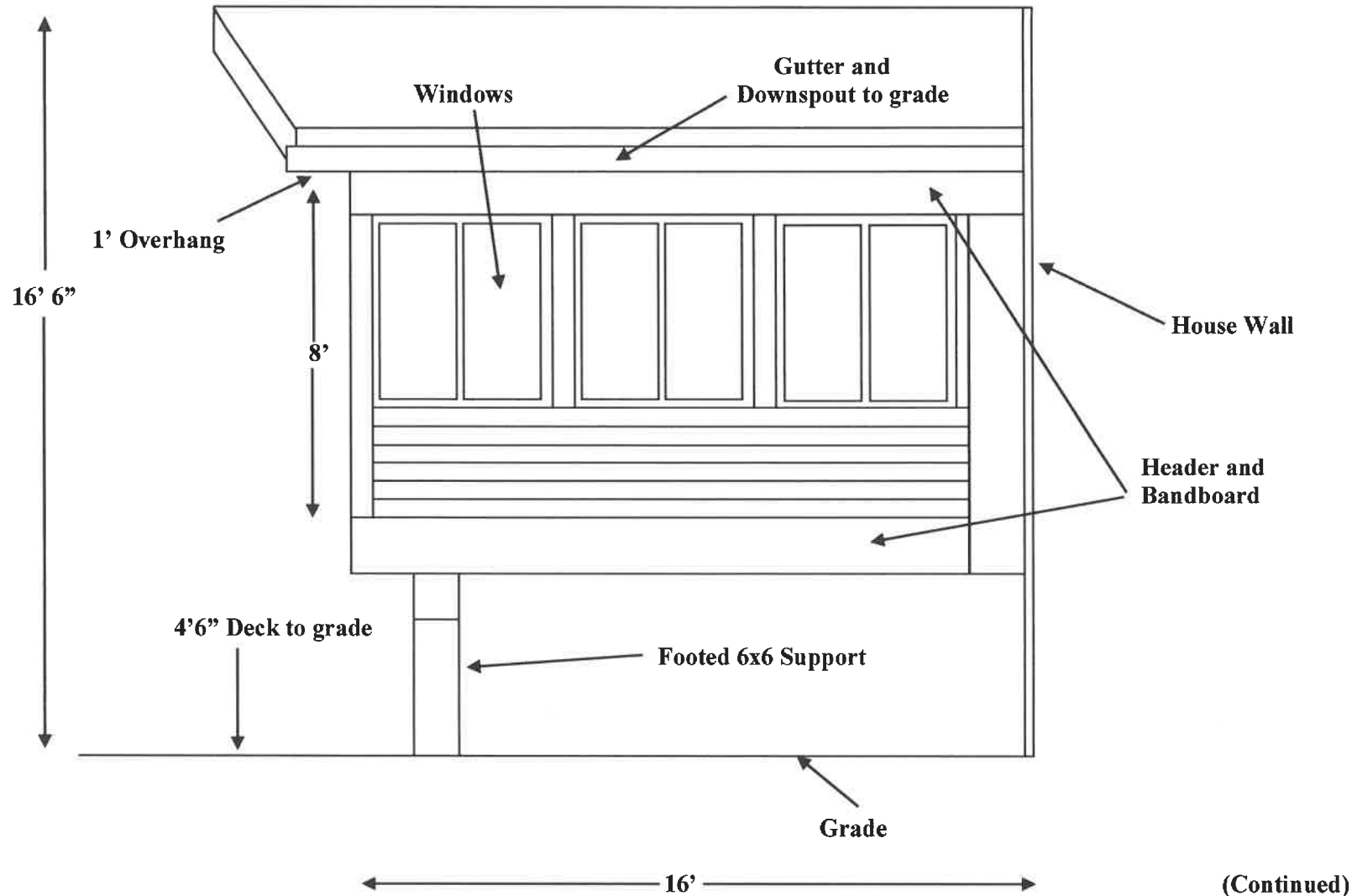
LOT 118

LOT 119

1 to 20  
scale

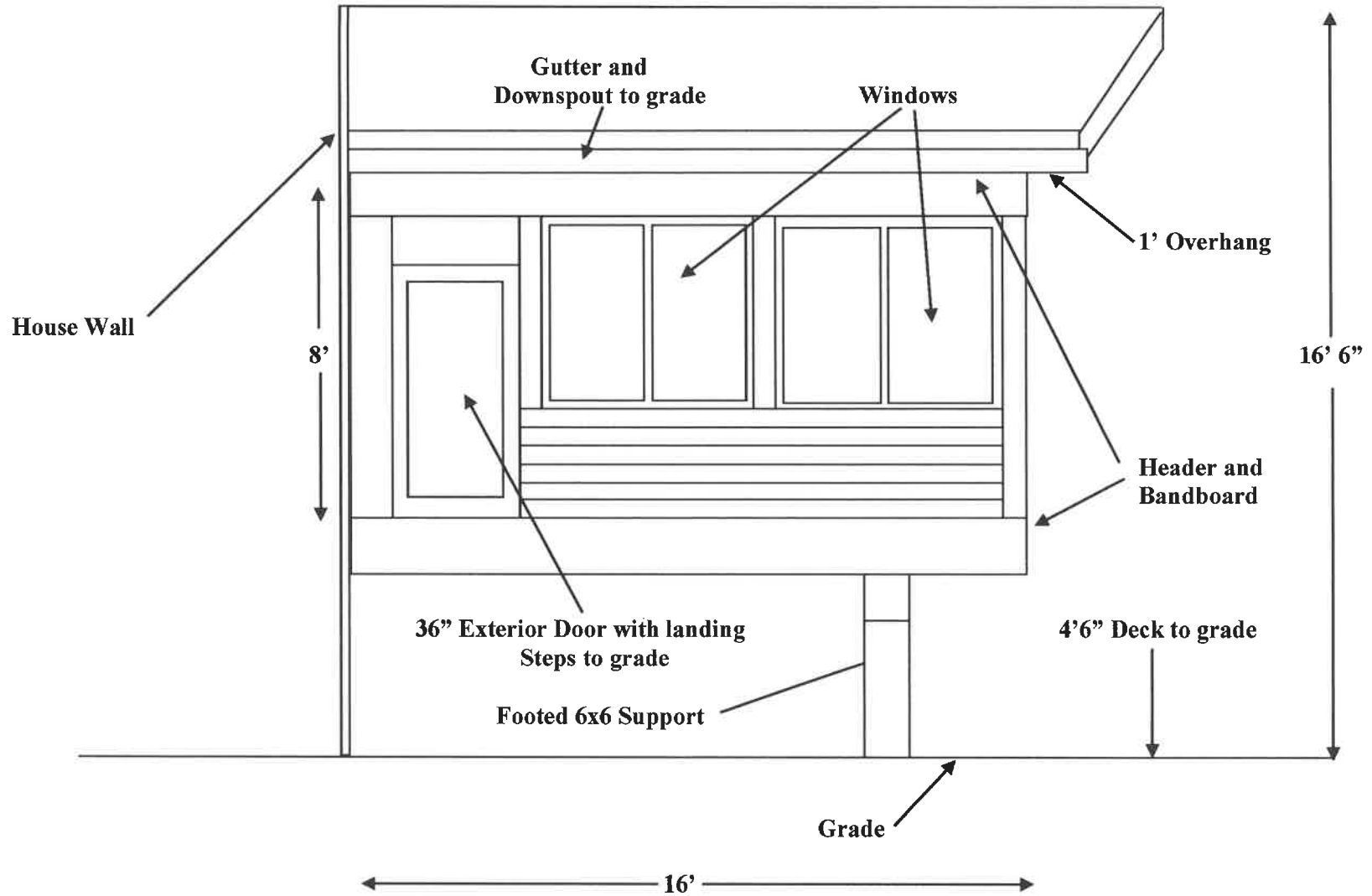


# RIGHT SIDE PORCH TO SUNROOM WALL



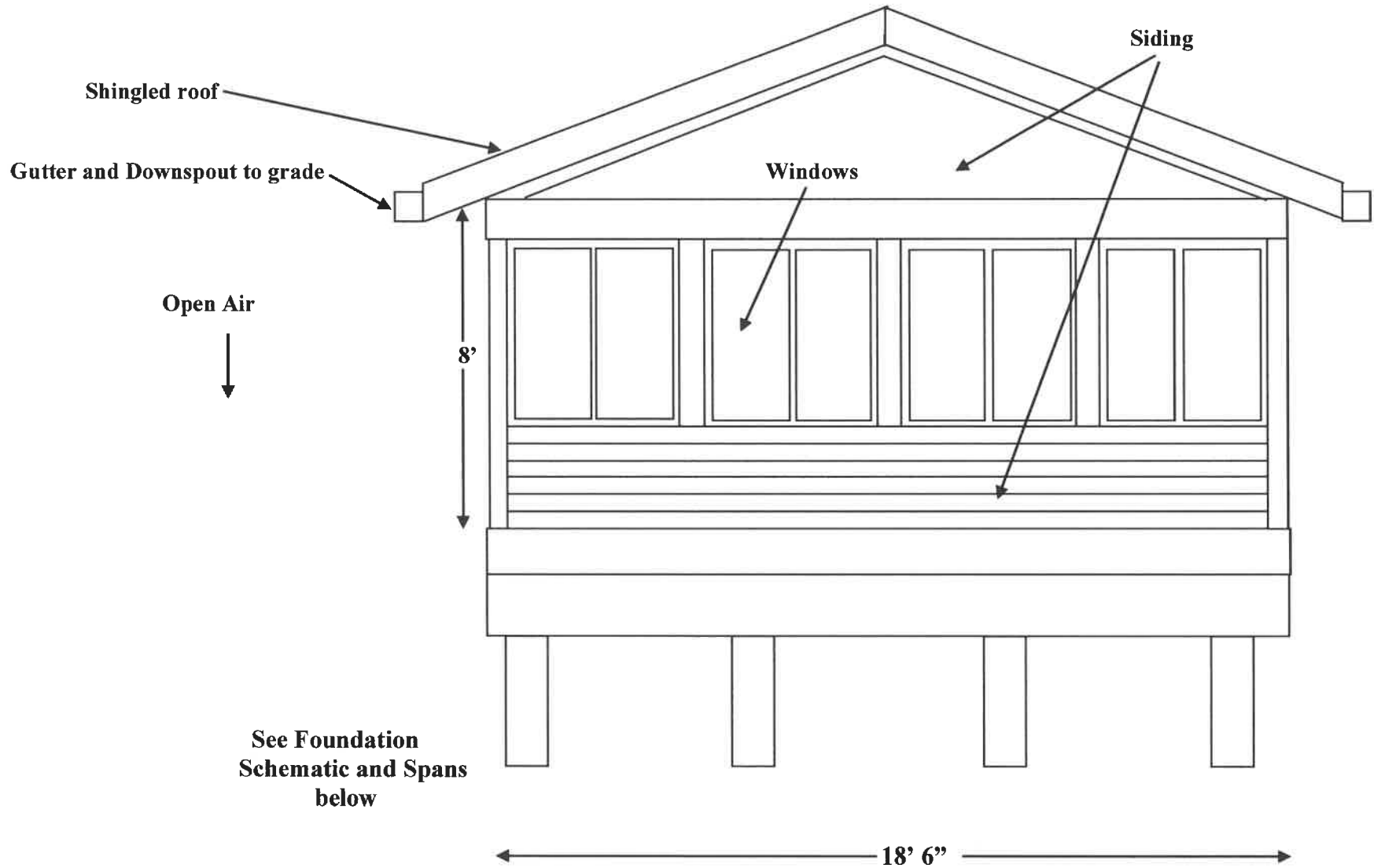
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# LEFT SIDE PORCH TO SUNROOM WALL



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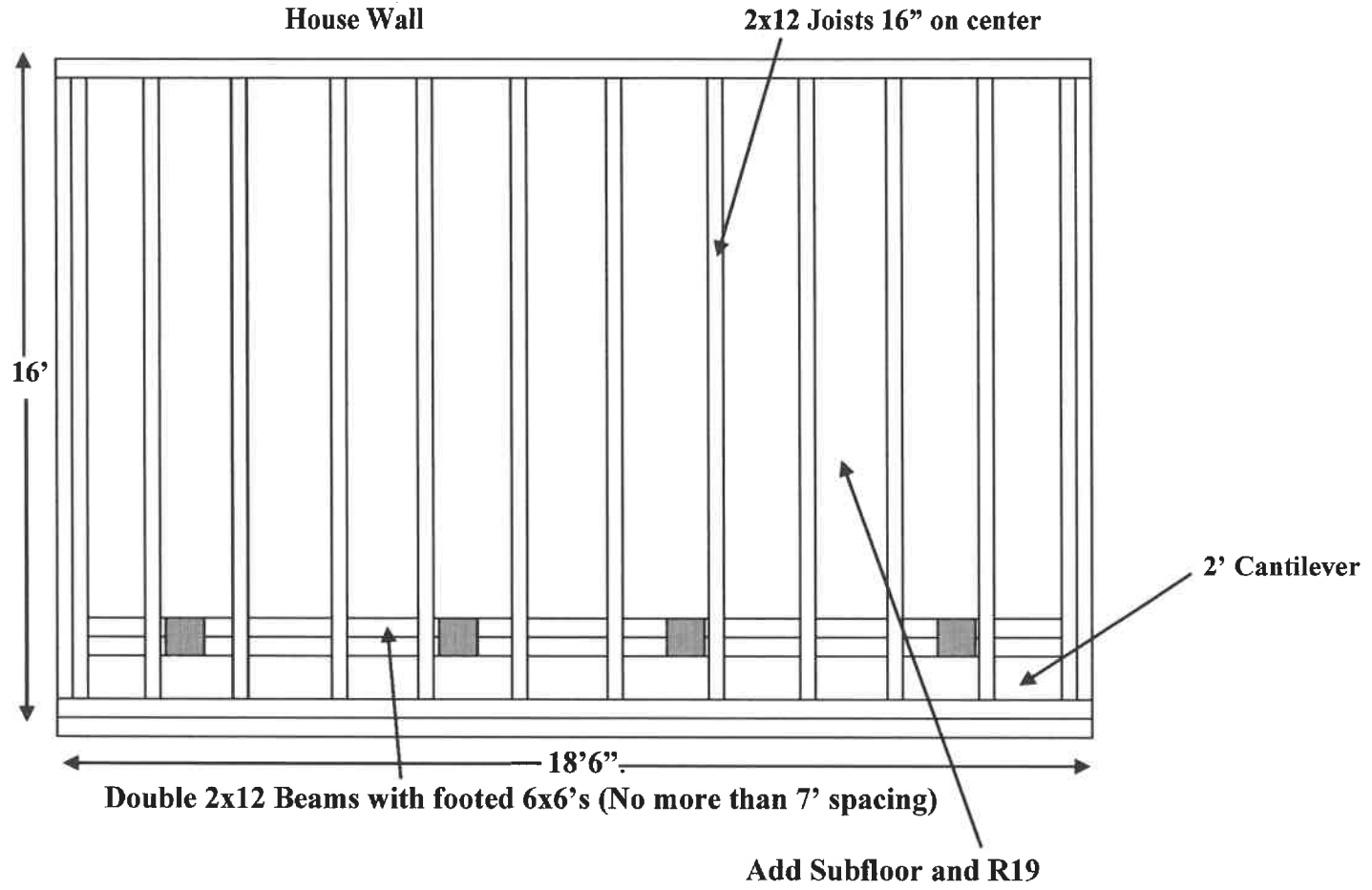
# FRONT PORCH TO SUNROOM WALL



(Continued)



# EXISTING FOUNDATION



(Continued)

