



**Carballo
Architecture**

September 14, 2022

Letter of Explanation

**Office of Planning and Zoning
2664 Riva Road, P.O. BOX 6675
Annapolis, MD 21401**

**Home Owner:
Ms. Vanessa Johanna Eliate Platek**

**Subject Property:
25 Lincoln Parkway, Annapolis MD 21401**

The purpose of this letter is to request a variance to reduce front yard setback from 25'-0" to 21'-0" for the proposed front covered porch. The property is located at 25 Lincoln Parkway in Annapolis, MD 21401. The lot consists of 15,422 square feet. The site is zoned R-2, Residential.

The owner wishes to construct a front yard covered porch with no additional lot coverage proposed. This covered porch requires a variance. The covered porch will be set back 21'-0" facing Lincoln Parkway. As such, the owner is requesting relief to article § 18-4-601:

**§ 18-4-601. Bulk Regulations R-2 (In Part)
Minimum setbacks: Front Lot Line 25'**

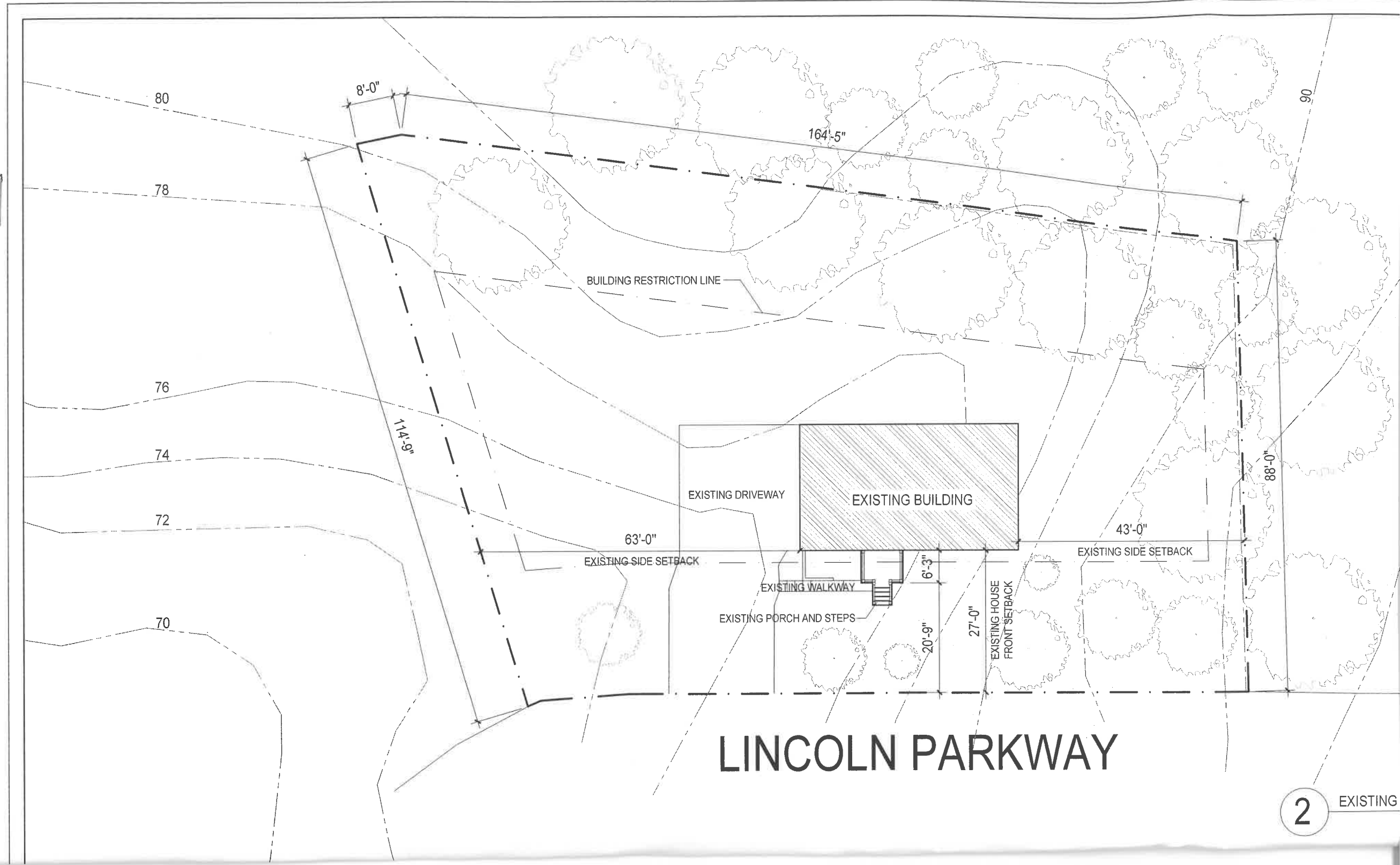
The scope of work consists of constructing a new wood frame front covered porch with shed roof. The covered porch will be accessed via steps leading from the front yard coming 4'-0" off the porch. All work done according to Anne Arundel County Code and regulations.

In closing, the variance requested are the minimum necessary to afford relief. This covered porch will cause no ill effects to the environment or the neighborhood.

Should you have any questions, comments, or require any additional information, please do not hesitate to contact me.

Sincerely,

**Adam Carballo
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LINCOLN PARKWAY

