

APP. EXHIBIT# 1
CASE: 2025-0018-V
DATE: 4/3/25



06/18/2025

APP. EXHIBIT# 2
CASE: 2025-0018-V
DATE: 4/3/25

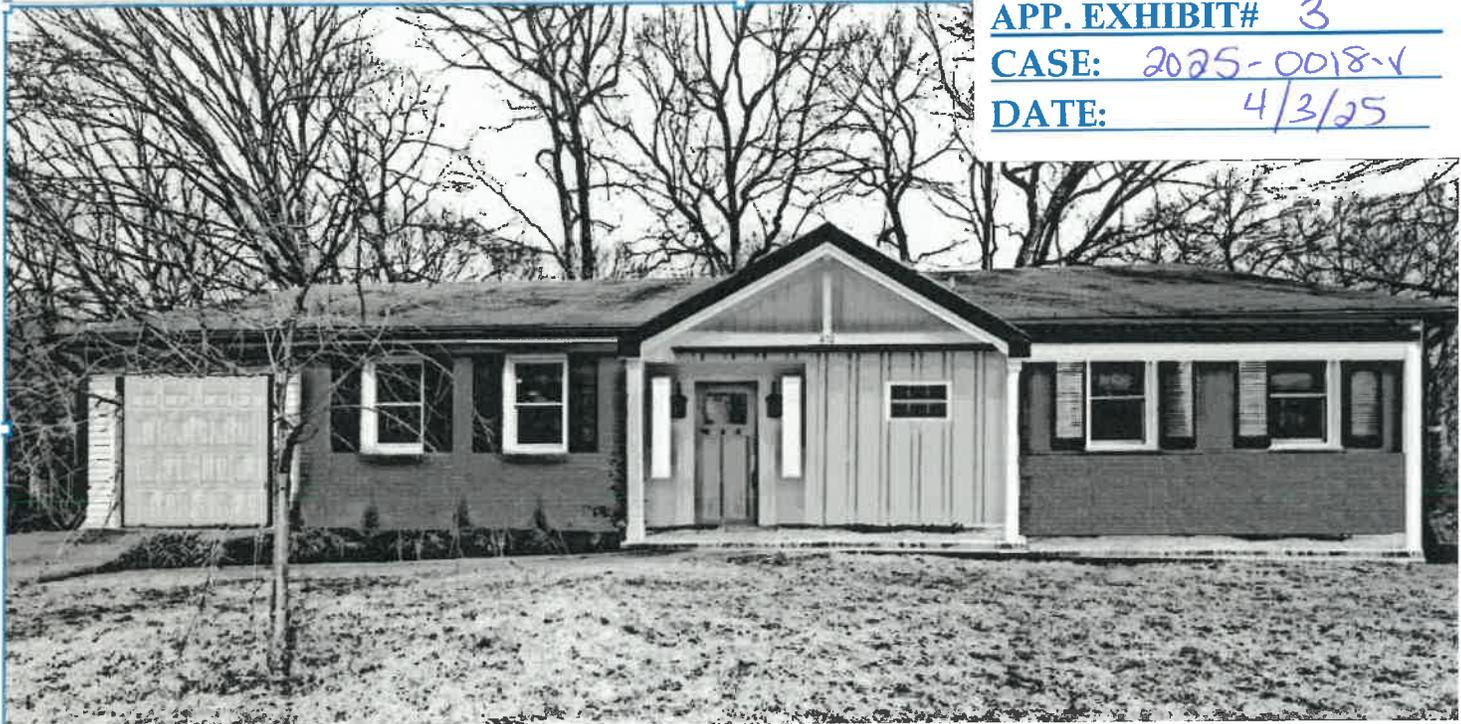








APP. EXHIBIT# 3
CASE: 2025-0018-V
DATE: 4/3/25



APP. EXHIBIT# 4
CASE: 2025-0018-V
DATE: 4/3/25



To: Anne Arundel County Zoning Administration
From: Residents of Kensington Estates Community
Date: 15 March 2025
Subject: Support for Proposed Front Porch Addition at 613 Kensington Ave, Severna Park, MD

We, the undersigned residents of the Kensington Estates community and neighbors within sight lines to 613 Kensington Ave E, are writing to express our support for the proposed addition of a front porch at this address, owned by Michael and Casey Goldberg.

After reviewing the proposal and considering its impact, we have no opposition to the plan to extend the front porch, which will result in a reduction of the front setback from 25 feet to 21 feet. We believe this addition will enhance the aesthetic appeal of the property and contribute positively to the overall value and character of the surrounding neighborhood.

We appreciate the opportunity to provide feedback on this matter and fully support the Goldbergs in their efforts to improve their home. Please feel free to contact us if any further information is needed.
Sincerely,

Names and Signatures of Supporting Neighbors:

✕ 

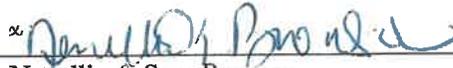
Rachel Ladysh & Christopher Burbank
609 Kensington Ave E

✕ 

Jackie & Sam Carmel
611 Kensington Ave E

✕ 

Joseph O'Neill
615 Kensington Ave E

✕ 

Nanellia & Sam Bronson
612 Kensington Ave E

✕ 

Bello Machre Inc.
610 Kensington Ave E

APP. EXHIBIT# 5
CASE: 2025-0018-V
DATE: 4/3/25

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2008-0362-V

ROBERT EMENECKER AND JOANN EMENECKER

FIFTH ASSESSMENT DISTRICT

DATE HEARD: JANUARY 27, 2009

ORDERED BY:
DOUGLAS CLARK HOLLMANN, ADMINISTRATIVE HEARING OFFICER

PLANNER: **JOHN FURY**

DATE FILED: FEBRUARY 4, 2009

PLEADINGS

Robert Emenecker and Joann Emenecker, the applicants, seek a variance (2008-0362-V) to allow a front porch with less setbacks than required on property located along the south side of Cleveland Road, west of Locust Road in Linthicum.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Mr. Emenecker testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

FINDINGS AND CONCLUSIONS

A hearing was held on January 27, 2009, in which witnesses were sworn and the following evidence was presented with regard to the proposed variance requested by the applicants.

The applicants own a single-family dwelling with a street address of 501 Cleveland Road, in the subdivision of Shipley Heights, Linthicum, Maryland 21090 (the Property). The Property comprises 6,950 square feet and is zoned R5

residential. The request is to remove an existing front porch and construct a new front porch that will be 15 feet from the front lot line.

Anne Arundel County Code, Article 18, § 18-4-701 requires principal structures in the R5 district to maintain a front setback of 25 feet. Accordingly, the proposal requires a variance of 10 feet.

John Fury, a planner with the Office of Planning and Zoning (OPZ), testified that the property is below the minimum area and width for the district. The Property is improved with a single-family dwelling. There is a small 4' X 5' front porch on the front of the house, which sits 16 feet off the front property line. The proposed new porch would be wider and extend 1-foot closer to the front property line. Mr. Fury testified that research shows that the new porch would be in harmony with porches in the neighborhood. Mr. Fury offered and I accepted exhibits submitted in support of the application.

Mr. Emenecker testified that he and his wife wish to expand their porch to make it more in keeping with other porches in the neighborhood. He submitted numerous photographs of the neighborhood and testified that the house was built in 1957 and the new porch was one of the upgrades he and his wife were making to the Property. A modified location survey of the Property dated October 3, 1994 (the Site Plan) was accepted into evidence, which showed the proposed front porch the applicants are requesting permission to construct.

There were no adverse agency comments. No one testified against the application. By way of conclusion, Mr. Fury, for the OPZ, supported the application.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the code. This property minimally satisfies the test of unique physical conditions, consisting of its reduced area and width, such that there is no reasonable possibility of development in strict conformance with the code. I further find that the variance represents the minimum relief. This is a modest porch, which will allow the applicants to enjoy the front of their property. The porch, as requested, will require a variance that will be 1-foot closer to the front property line than the existing porch. There was nothing to suggest that the granting of the variance would alter the essential character of the neighborhood, or substantially impair the appropriate use or development of adjacent property, or cause a detriment to the public welfare.

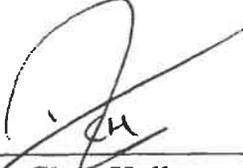
ORDER

PURSUANT to the application of Robert Emenecker and Joann Emenecker, petitioning for a variance to allow a front porch with less setbacks than required; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 4th day of February 2009,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** a variance of ten (10) feet to the front setback to allow a front porch in accordance with the Site Plan referenced above and received into evidence at the hearing on January 27, 2009.

The foregoing variance is subject to the condition that the porch shall remain open and unenclosed.



Douglas Clark Hollmann
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further § 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within 18 months. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise they will be discarded.

"County Exhibit"

FINDINGS AND RECOMMENDATION OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND

APPLICANT: Robert & Joann Emenecker

ASSESSMENT DISTRICT: Fifth

CASE NUMBER: 2008-0362-V

COUNCIL DISTRICT: First

HEARING DATE: January 27, 2009

PREPARED BY: John R. Fury
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling addition with less setbacks than required.

LOCATION AND DESCRIPTION OF SITE

The subject property is rectangular in shape and consists of 6,950 square feet. It is located on the south side of Cleveland Road, 0 feet west of Locust Road in Linthicum. The property is identified as Lot 278 of Parcel 49 in Block 8 on Tax Map 4. The property has been zoned R5-Residential district since the adoption of the BWI/Linthicum Small Area Plan zoning maps effective June 21, 2004.

The site is located in the subdivision of Shipley Heights and is improved with a dwelling, deck, swimming pool, detached garage, and concrete driveway and walkway.

APPLICANT'S PROPOSAL

Should the request be granted, the applicant proposes to remove an existing front porch and to construct a new front porch addition as indicated on the site plan that would be located 15 feet from the front lot line.

REQUESTED VARIANCE

Article 18-4-701 of the Anne Arundel County Zoning Ordinance requires that a principal structure in an R5-Residential district shall be setback a minimum of 25 feet from the front lot line. As proposed, a variance of 10 feet is required.

FINDINGS

The site is a corner lot with frontage on Cleveland Road, Locust Road, and an un-named 12-foot alley. The subject property is nonconforming with respect to the minimum lot area and width requirements for a lot in an R5-Residential district. Whereas the dwelling is located 16 feet from the front lot line and 9 feet from the corner side lot line, it is nonconforming to zoning setbacks for the R5-Residential district. The applicant proposes to demolish the existing 4'x 5' front porch and to construct a 6'x 12' covered porch; therefore, the proposal would encroach 1 foot further into the

2008-0362-V

front yard than the existing porch. The proposed porch would be open and unenclosed with a height of 14 feet.

With regard to the standards by which a variance may be granted, this Office would submit the following findings:

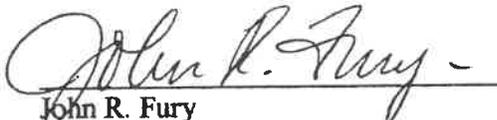
1. The site has unique physical conditions with the substandard lot area and width in an R5 zoning district along with the nonconforming front setback of the existing dwelling such that there is no possibility of further development of the lot that is in strict compliance with the Code.
2. The granting of the variance request would neither alter the essential character of the neighborhood, nor would it substantially impair the appropriate use or development of adjacent properties.
3. The requested variance is the minimum necessary to afford relief.

Agency comments were of no objection to the requested variance.

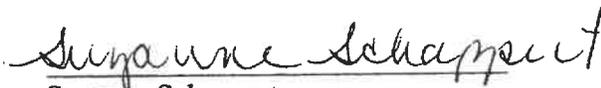
RECOMMENDATION

Based upon the standards set forth in Article 18-16-305, under which a variance may be granted, this Office would recommend that the applicant's variance request be granted.

This recommendation does not confirm the legal status of a lot. The legality of a lot is determined through the building permit process.


John R. Fury
Planner

1/21/09
Date


Suzanne Schappert
Planning Administrator

1.22.09
Date

"County Exhibit"

To Whom It May Concern:

We are requesting a variance of the required 25' front setback required in the R5 zoning in which our property is located. As you can see by a copy of the tax map included, Shipley Heights (our subdivision), is laid out with every lot being the same size and in very uniform structure. The houses were built in 1957 and since then the zoning in our area has changed. When our house was built, the front of the house sits 21' from the front property line. Again, the current zoning requires 25', so the house itself does not meet setbacks, as do none of the other houses.

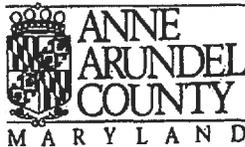
Currently there is a small 4' x 5' front porch on the front of the house which sits 16' off the front property line (21' minus 5'). We are simply proposing to elongate that porch and extend it by only 1'. The resulting proposed porch would be 6' x 12', and the resulting setback would be 15' from the front property line. The porch will be covered, as it is now, but will be open with no walls. The porch is currently only one story and the proposed porch will be the same, staying to the existing 14' height. This will match the numerous other porches that can be found in the same locations on many other houses in the neighborhood and on our street.

Therefore, we respectfully request a variance of 10' from the required 25' front setback. In essence, all but 1' of this request is simply to justify pre-existing conditions. The other foot is our only new encroachment. Thank you in advance for your consideration in this matter.

TUL 1/27/09C 9:45

15

CASE # 2008-03624
FEE PAID 250⁰⁰
DATE 11/19/08



ZONE RS ALEX _____
200 MAP _____ 1000 MAP _____
CRITICAL AREA: IDA _____ LDA _____ RCA _____
SAP: Linthicum
No. of Signs 2

VARIANCE APPLICATION

Applicant: Robert + Joann Emernecker
(All persons having 10% or more interest in property)

Property Address: 501 Cleveland Rd Linthicum md 21090

Property Location: 50 feet of frontage on the (n, s, e, w) side of Cleveland street (road, lane, etc.); 0 feet (n, s, e, w) of Locust street (road, lane, etc. (nearest intersecting street).

Tax Account Number 5747 1283 6600 Tax District 05 Council District 1

Waterfront Lot NO Corner Lot YES Deed Title Reference 6552/713

Zoning of Property R 5 Lot # 218 Tax Map 4 Block N/A Parcel 49

Area (sq.ft. or acres) 6950 # Subdivision Name Shipley Heights

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, uses, etc.) Remove ex. front porch, extend 1' out to proposed 6' x 12' front porch (open-no walls) resulting front setback will be 15' instead of required 25'. incidently, current house even without existing porch does not meet this setback.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of 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 Robert Emernecker Owner's Signature Joann Emernecker

Print Name Robert Emernecker Print Name Joann Emernecker

Street Number, Street, P.O. Box 501 Cleveland Rd Street Number, Street, P.O. Box 501 Cleveland Rd

City, State, Zip Linthicum md 21090 City, State, Zip Linthicum md 21090

Phone _____ (WK) _____ (HM) Phone _____ (WK) _____ (HM)

For Office Use Only

Application accepted by Anne Arundel County, Office of Planning and Zoning:

Signature [Handwritten Signature]
(Rev. 07/21/2008)

Date 11/19/08
Anne Arundel County
Administrative Services

RECEIVED

NOV 24 2008

Variance to allow a dwelling addition (front porch) with less setbacks than required

1. THIS PLAN IS NOT TO BE USED FOR THE PHYSICAL LOCATION OF PROPERTY LINES

THIS PROPERTY IS NOT LOCATED WITHIN ANY PREVIOUSLY DETERMINED FLOOD PLAIN AREA, UNLESS OTHERWISE INDICATED.

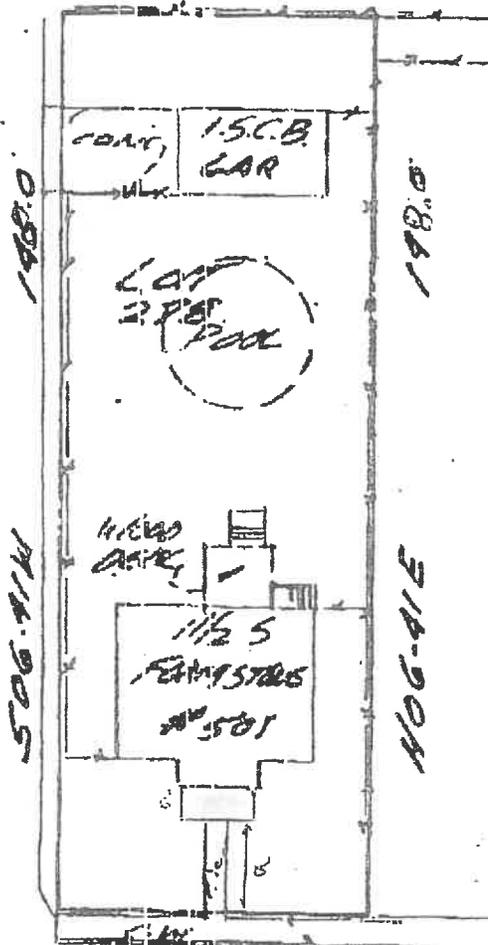
"County Exhibit"



ROAD

153.19W
50.0

12 FOOT ACCESS



LOT 278
SECTION A

"SHIPLEY HEIGHTS"
PLAT BOOK 16 PLAT 9
ANNE ARUNDEL COUNTY
MARYLAND

Robert Joann Emenecker
501 Cleveland Rd
Linthicum md 21090

CLEVELAND ROAD

LOCATION SURVEY

NO. 501 CLEVELAND ROAD

SCALE: 1"=30'

THIS IS TO CERTIFY THAT ON OCT. 31, 1994 I PERFORMED A LOCATION SURVEY ON THE SUBJECT PROPERTY FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND SAID IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, UNLESS INDICATED BY ASTERISK.

Thomas M. Hoffman
THOMAS M. HOFFMAN

LS #6130



The Surveyors
Professional Land Surveyors
307 W. LAFAYETTE AVENUE
BALTIMORE, MD 21217
PHONE: (410) 728-8767

APP. EXHIBIT# 6
CASE: 2025-0018-V
DATE: 4/3/25

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2012-0161-V

DANIEL A. ALLEN AND ROBERT HENRY WILHELM

THIRD ASSESSMENT DISTRICT

DATE HEARD: AUGUST 7, 2012

ORDERED BY:

DOUGLAS CLARK HOLLMANN
ADMINISTRATIVE HEARING OFFICER

PLANNER: LORI RHODES

DATE FILED: AUGUST 24, 2012

PLEADINGS

Daniel A. Allen and Robert Henry Wilhelm, the applicants, seek a variance (2012-0161-V) to allow a dwelling addition (front porch) with less setbacks than required on property located on the southwest side of Sycamore Road, south of Benfield Road, Severna Park.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. David Garvey, of RJ Beasley General Contractors, testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

FINDINGS

A hearing was held on August 7, 2012, in which witnesses were sworn and the following evidence was presented with regard to the proposed variance requested by the applicants.

The Property

The applicants own the subject property, which has a street address of 102 Sycamore Road, Severna Park, MD 21146. The property is identified as Lot 5 of

Parcel 69 in Block 12 on Tax Map 31 in the Evergreen Estates. It is zoned R5-Residential District and is not in the critical area.

The Proposed Work

The applicants are proposing to add a 7'6" x 20' wide covered front porch to the front of the existing dwelling that will be located 21 feet from the front lot line, as shown on County Exhibit 2 admitted into evidence at the hearing.

The Anne Arundel County Code

Article 18, § 18-4-701 provides that a principal structure in an R5 district must be located at least 25 feet from the front lot line.

The Variance Requested

The work proposed will require a zoning variance of 4 feet to the 25-foot front lot line requirements of § 18-4-701.

The Evidence Submitted At The Hearing

Lori Rhodes, a planner with the Office of Planning and Zoning (OPZ), testified in favor of granting the proposed variance. The lot meets the standards for a lot in the R5 district; however, the placement of the dwelling only 28 feet from the front lot line limits the space available for a front porch to 3 feet. The applicants wish to have a porch that is 7'6" deep so they can have a covered entrance and use the porch to sit outside. This is an amenity other property owners have in the neighborhood and would not change the essential character of the neighborhood. Accordingly, the depth of the proposed porch, requiring a 4-foot variance, is the minimum needed to provide relief for the applicants.

The Department of Health has no objection to the proposed work as the property is served by public water and sewer.

The applicants testified to the same effect and asked that they be permitted to have a sheltered entrance to their home, which was not constructed when the house was built in 1958. They testified that similar porches have been built on several properties in the Evergreen Estates subdivision where the subject property is located.

There was no other testimony taken or exhibits received in the matter. The Hearing Officer did not visit the property.

DECISION

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to conditional relief from the Code.

Requirements for Zoning Variance

§ 18-16-305 sets forth the requirements for granting a zoning variance. Subsection (a) reads, in part, as follows: a variance may be granted if the Administrative Hearing Officer finds that practical difficulties or unnecessary hardships prevent conformance with the strict letter of this article, provided the spirit of law is observed, public safety secured, and substantial justice done. A variance may be granted only if the Administrative Hearing Officer makes the following affirmative findings:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional

topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or

- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.

The variance process is a two-step process. The first step requires a finding that special conditions or circumstances exist that are peculiar to the land or structure at issue which requires a finding that the property whereupon the structures are to be placed or use conducted is unique and unusual in a manner different from the nature of the surrounding properties. The second part of the test is whether the uniqueness and peculiarity of the property causes the zoning provisions to have a disproportionate impact upon the subject property causing the owner a practical difficulty or unnecessary hardship. "Uniqueness" requires that the subject property have an inherent characteristic not shared by other properties in the area. *Trinity Assembly of God of Baltimore City, Inc. v. People's Counsel for Baltimore County*, 178 Md. App. 232, 941 A.2d 560 (2008); *Umerley v. People's Counsel for Baltimore County*, 108 Md. App. 497, 672 A.2d 173 (1996); *North v. St. Mary's County*, 99 Md. App. 502, 638 A.2d 1175 (1994), cert. denied, 336 Md. 224, 647 A.2d 444 (1994).

Furthermore, a variance may not be granted unless it is found that: (1) the variance is the minimum variance necessary to afford relief; (2) the granting of the variance will not alter the essential character of the neighborhood or district in

which the lot is located, (3) substantially impair the appropriate use or development of adjacent property, (4) reduce forest cover in the limited development and resource conservation areas of the critical area, (5) be contrary to acceptable clearing and replanting practices required for development in the critical area, or (6) be detrimental to the public welfare.

Findings - Zoning Variance

I find, based upon the evidence that, because of the unique physical conditions peculiar to and inherent in the subject property, i.e., the placement of the house so that a variance is needed to have a porch wider than 2 feet, something other houses have in the neighborhood, there is no reasonable possibility of developing the lot in strict conformance with the Code.

I further find that the requested variance is the minimum variance necessary to afford relief, that the granting of the variance will not alter the essential character of the neighborhood or district in which the lot is located, substantially impair the appropriate use or development of adjacent property, reduce forest cover in the limited development and resource conservation areas of the critical area, be contrary to acceptable clearing and replanting practices required for development in the critical area, or be detrimental to the public welfare.

ORDER

PURSUANT to the application of Daniel A. Allen and Robert Henry Wilhelm, petitioning for a variance to allow a dwelling addition (front porch) with less setbacks than required; and

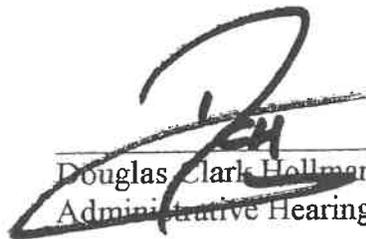
PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is, this 24th day of August, 2012,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** a variance of four (4) feet to the 25-foot front lot line setback requirement of § 18-4-701 to construct the front porch as shown on County Exhibit 2.

Furthermore, County Exhibit 2, referenced in this decision, is incorporated herein as if fully set forth and made a part of this Order. The proposed improvements shown on County Exhibit 2 shall be constructed on the property in the locations shown therein.

The foregoing variance is subject to the following conditions:

- A. The applicants shall comply with any instructions and necessary approvals from the Permit Application Center and the Department of Health
- B. The porch shall remain open and unenclosed.
- C. This Order does not constitute a building permit. In order for the applicants to construct the structures permitted in this decision, they must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.


Douglas Clark Hollmann
Administrative Hearing Officer

NOTICE TO APPLICANTS

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further § 18-16-405(a) provides that a variance expires by operation of law unless the applicants obtain a building permit within 18 months. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise they will be discarded.

FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND

CO. EXHIBIT#: 1
CASE: 2012-0161-V
DATE: Aug 7 2012

APPLICANT: Daniel Allen & Robert H. Wilhelm **ASSESSMENT DISTRICT:** Third
CASE NUMBER: 2012-0161-V **COUNCILMANIC DISTRICT:** Fifth
HEARING DATE: August 7, 2012 **PREPARED BY:** Lori Rhodes
Planner II

REQUEST

The applicants are requesting a variance to allow a dwelling addition (front porch) with less setbacks than required on property located at 102 Sycamore Road, Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 10,775 square feet. It is located with 91 feet of frontage along the southwest side of Sycamore Road, and 112 feet south of Benfield Road. The property is identified as Parcel 69 in Block 12, on Tax Map 31. It is also known as Lot 5 within the subdivision of Evergreen Estates.

The zoning maps adopted as part of the comprehensive rezoning of Councilmanic District 5, effective January 29, 2012, classified the subject property as R5-Residential District.

The site is improved with a one and one-half story dwelling with attached carport and frame building, concrete drive, sidewalk and patio. A wood privacy fence encloses the rear yard.

APPLICANT'S PROPOSAL

The applicants propose to construct a front porch addition (7.5'L x 20'W) that will be located 21 feet from the front lot line.

REQUESTED VARIANCE

Anne Arundel County Code, Article 18, §18-4-701 of the Zoning Code provides that the minimum front lot line setbacks for principal structures located in a R5- Residential District shall be at least 25 feet from a front lot line. As such, the request necessitates a zoning variance of 4 feet to the required 25-foot front lot line setback to allow the proposed porch to be located 21 feet from the front lot line.

FINDINGS

The subject property is slightly irregular in shape and it exceeds the minimum dimensional requirements of lot width, 60 feet and lot area, 7,000 square feet that is required for a lot that is located in an R5 District. According to State tax records, the dwelling was constructed in 1958. The applicants propose to build a front porch addition with dimensions of 7.5'L x 20'W. Although the site exceeds the minimum lot area, the house was constructed 28 feet from the front building restriction line, thereby limiting development potential in the front of the house.

2012-0161-V
Allen & Wilhelm

Review of the County aerial photograph for the year 2010 shows a mix of old and new dwelling types with modest sized razed ranch dwellings as the predominate dwelling type. The photo shows evidence of dwellings improved with open porches within the community.

The Health Department offered comments of no objection to the variance request. Public water and sewer serve the site.

Based on these findings, it is the opinion of this Office that exceptional circumstances arise from the siting of the dwelling within 3 feet of the required front lot line setback, such that the grant of the requested variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot. The requested variance to allow a front porch addition will have no impact on abutting properties; therefore, the variance request will not impair the appropriate use or development of adjacent property. Furthermore, the variance request will not alter the essential character of the neighborhood. The variance request is the minimum necessary to afford relief to allow reasonable use of the subject property.

RECOMMENDATION

Based upon the standards set forth in Article 18, § 18-16-305 under which a variance may be granted, this Office would recommend (conditional approval) of a zoning variance of 4 feet to the required 25-foot front lot line setback to allow an *open and unenclosed* front porch addition to be located 21 feet from the front lot line.

This recommendation does not confirm the legal status of a lot. The legality of a lot is determined through a building permit process.


Lori Rhodes
Planner II

8/1/12
Date


Carole L. Sanner
Assistant Planning and Zoning Officer

8/1/12
Date

Variance to allow a dwelling addition (front porch) with less setbacks than required

CASE # 2012-0161-V

FEE PAID 215-

DATE 6/14/12



ZONE RS ALEX 8/7e
200 MAP 1000 MAP 9.30
CRITICAL AREA: IDA LDA RCA
SAP: Severna Park
No. of Signs 1

VARIANCE APPLICATION

Applicant: Daniel Allen, Robert Wilhelm
(All persons having 10% or more interest in property)

Property Address: 102 Sycamore Rd, Severna Park, MD 21146

Property Location: 91 feet of frontage on the (n, s, e, w) side of Sycamore Rd (street, road, lane, etc.); 112 feet (n, s, e, w) of Benfield street, road, lane, etc. (nearest intersecting street).

Tax Account Number 326011614900 Tax District 03 Council District 5

Waterfront Lot N Corner Lot N Deed Title Reference 22767/00387

Zoning of Property RS Lot # 5 Tax Map 31 Block A12 Parcel 0069

Area (sq. ft. or acres) 10,775 SF Subdivision Name Evergreen Estates

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, uses, etc.) Build/extend new covered front porch to 20' wide x 7' deep. The porch will extend into existing front setback to 21', the existing allowable front setback is 25'. The variance request is for 4'.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of 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 Daniel/Robert Owner's Signature Daniel/Robert

Print Name Daniel Allen / Robert Wilhelm Print Name Daniel Allen / Robert Wilhelm

Street Number, Street, P.O. Box 102 Sycamore Rd. Street Number, Street, P.O. Box 102 Sycamore Rd.

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

Phone 443-223-1214 (WK) Same (HM) Phone 443-223-1214 (WK) Same (HM)

For Office Use Only

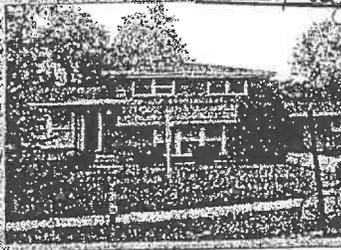
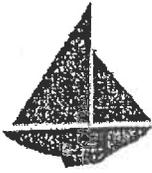
Application accepted by Anne Arundel County, Office of Planning and Zoning:

Signature [Handwritten Signature]
(Rev: 07/21/2008)



CO. EXHIBIT#: 2
CASE: 2012-0161-V
DATE: Aug 7 2012

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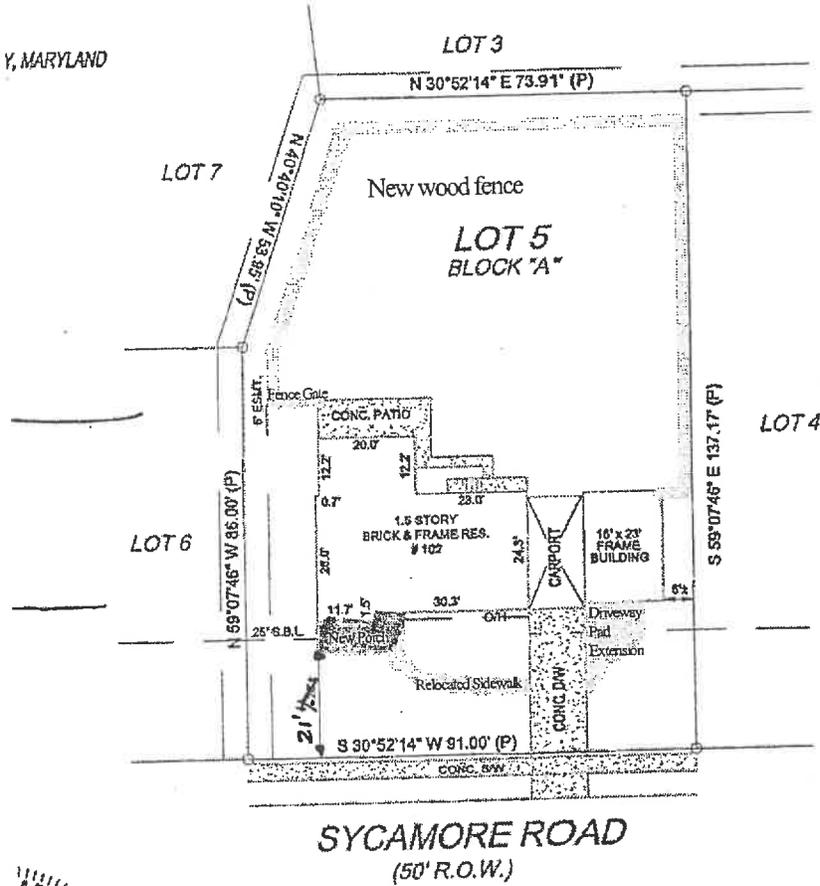


SYCAMORE ROAD SEVERNA PARK, Maryland 21146

SURVEY NUMBER: MD1009.1262

1997 REVISION HISTORY: (rev.1 10/15/2010) (rev.1 9/29/2010)

Y, MARYLAND



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



DATE: 10/15/2010

ALLEN

KEVIN LODOWSKI



Nancy Corporon
Cell: (443) 285-3179
Fax: (410) 740-1293
Office: (410) 740-1200
nancycorporon@remax.net



ASTAL TITLE, LLC; FAIRWAY INDEPENDENT
RS AND/OR ASSIGNS; AS THEIR INTERESTS

pared this drawing or was in responsible charge
vaying work reflected in it, all in compliance with
ation .12 of Chapter 09.13.06 of the Code of
15.

EXACTA
MARYLAND

EXACTA MARYLAND SURVEYORS, INC.
10480 TITLE PATRUMENT PARKWAY, SUITE 409
COLUMBIA, MD 21044
P: (443) 692-6523 F: (443) 692-6524