

Variance Request: Letter of explanation

2667 Evergreen, Rd Odenton, MD 21113

To whom it may concern,

We are applying for a variance so that we may add a 14 x 19 extension garage to the front of our single family home at 2667 Evergreen Rd, Odenton, MD 21113. The side boundary line will be approximately 17' from the proposed garage. Pushing the garage to the front will make it easier and safer to enter and exit the building.

The variance is needed given that the proposed garage is less than 20' from the side boundary line and we are unable to relocate the garage to the other side of the house due to constraints played out by the existing internal layout of the house. The side of the garage extension will be aligned with the side of the existing family home but the slope of the boundary lines puts the front of the garage at about 17ft from the side boundary line.

Thank you for your consideration in this matter. Please contact us 412-626-0824 for further questions. Thank you

Sincerely,

Abigail Nkurukoh & Clovis Fuh



#2667
1 STORY
FRAME
W/ BSMT

L 1763, F 390

NEW SUN ROOM

NEW DECK

NEW
ENTRANCE TO
BASEMENT

PVC

PVC

C/S

38.2

30.1

13.9

29.6

30.3

26.4

15.1

10'-4"

NEW FRONT
PORCH

GRAVEL
D/W

NEW GARAGE
ADDITION

DETAIL 1"=50'

N32°32'20"W 273.13'

N58°43'30"E
347.50'

PARCEL 213
2.9 Acres ±

S41°38'20"W
165.00'

N32°32'20"W
272.00'

S31°16'30"E
441.91'

PVC

DETAIL 1"=50'

SHED
20' RW
(L 1763, F 390)

S41°38'20"W
185.97'

SHARED
GRAVEL D/W

TO: EVERGREEN ROAD

LOCATION DRAWING OF:
#2667 EVERGREEN ROAD
PARCEL 213 TAX MAP 36
N/F PROPERTY OF
FIRST FRANKLIN MORTGAGE LOAN TRUST
LIBER 40401 FOLIO 390
ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1"=100' DATE: 09-20-2024
DRAWN BY: CP/B.G. FILE #: 248488-200

LEGEND:

- * - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP OR SLAB
- CONC - CONCRETE
- D/W - DRIVEWAY
- UP - UTILITY POLE
- FR - FRAME
- MAC - MACADAM
- WWV - WINDOW WELL
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **3±**

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 06.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3/4". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.



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