Variance Request: Letter of explanation

2667 Evergreen, Rd Odenton, MD 21113

To whom it may concern,

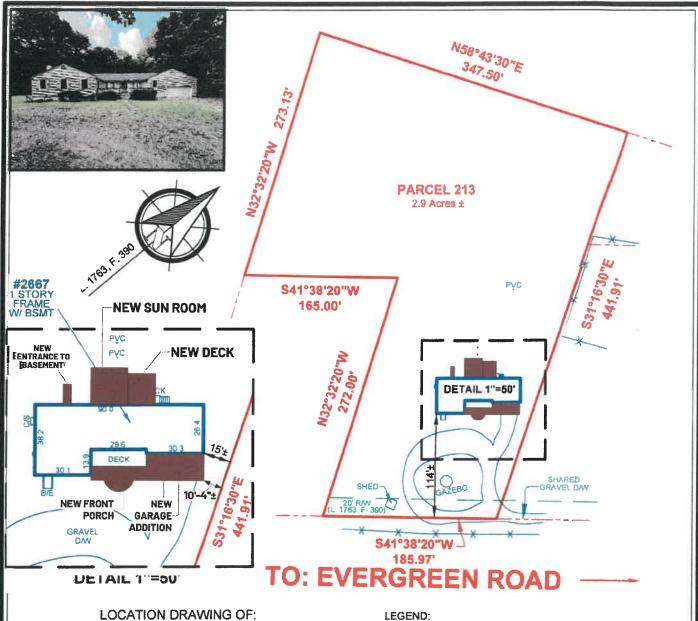
We are applying for a variance so that we may add a 14 x 19 extension garage to the front of our single family home at 2667 Evergreen Rd, Odenton, MD 21113. The side boundary line will be approximately 17' from the proposed garage. Pushing the garage to the front will make it easier and safer to enter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



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

- FENCE - BASEMENT ENTRANCE - BAY WINDOW B/E B/W

- BRICK

BR -BRL -BSMT -C/6 -CONC -- BLDG, RESTRICTION LINE

- BASEMENT - CONCRETE STOOP OR SLAB - CONCRETE - DRIVEWAY

- LITHLITY POLE

- FRAME - MACADAM - WINDOW WELL

- OVERHANG - PUBLIC UTILITY ESMT. - PUBLIC IMPROVEMENT ESMT.

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

COLOR KEY:

INFORMATION



SURVEYOR'S CERTIFICATE

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 SETFORTH IN REGULATION 12 CHAPTER 00, 13,00 OF THE

CODE OF MARYLAND ANNOTATED REGULATIONS. THIS BURVEY 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 SOUNDAY LINES, BUT SUCH IDENTIFICATION MAY NOT BE RECURRED

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 32. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS

COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS

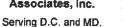
OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY, IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BY CONSIDERED TEMPORARY MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY



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A Land Surveying Company



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