

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

**APPLICANT:** Abigail Nkurukoh & Clovis Fuh


**ASSESSMENT DISTRICT:** 4

**CASE NUMBER:** 2025-0078-V

**COUNCILMANIC DISTRICT:** 4

**HEARING DATE:** July 1, 2025

**PREPARED BY:** Joan A. Jenkins  
Planner III



**REQUEST**

The applicants are requesting a variance to allow a dwelling addition (garage) with less setbacks than required on property located at 2667 Evergreen Road in Odenton.

**LOCATION AND DESCRIPTION OF SITE**

The subject site consists of 2.9 acres of land and is accessed via a shared driveway off of the southwest side of Evergreen Road. It is identified as Parcel 213 in Block 11 on Tax Map 36. The property is zoned RLD – Residential Low Density District. This property is currently improved with a single-story single-family detached dwelling, a shed, a gazebo, and associated facilities.

**APPLICANT'S PROPOSAL**

The applicants propose to add several improvements to the existing dwelling: an entrance to the basement, sun room, deck, front porch and garage addition. The garage is the subject of this variance.

**REQUESTED VARIANCES**

§ 18-4-401 of the Anne Arundel County Zoning Code requires a principal structure in an RLD - Residential Low Density District to be set back a minimum of twenty feet from the side lot lines. The garage is located seventeen feet from the northeast side lot line, necessitating a variance of three feet.

**FINDINGS**

The subject property is irregularly L-shaped. The lot meets the width and area requirements of a lot in the RLD District. This is a large property that is primarily wooded with the house located close to the front of the lot where the northeast side lot line angles outward creating a greater distance from the rear corner of the house than the front. The proposed garage addition would be in-line with the side facade of the house which locates a small portion within the required setback area.

A review of the County aerial photograph from 2025 shows a neighborhood of variable-sized lots. The existing dwelling was constructed in 1964 according to State of Maryland tax assessment records.

The **Health Department** commented that they have reviewed the on-site sewage disposal system and have determined that the proposed request does not adversely affect the system. The Health Department has no objection to the above request for the garage, however, the proposed sunroom doesn't meet the required 10' setback to the septic tank.

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to or inherent in the particular lot or because of exceptional circumstances, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. In this particular case, the existing dwelling is located on the lot close to a skewed lot line making any improvement in line with the side of the house and forward of the dwelling on the north side impossible to meet setback requirements. The need for the variance results from the skewed nature of the side lot line and the location of the existing dwelling.

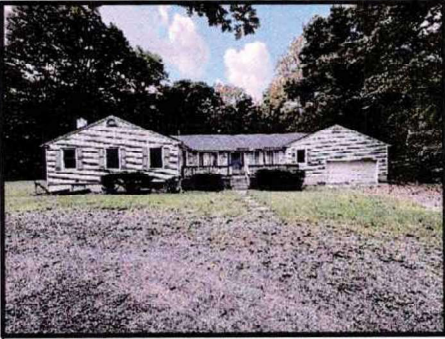
Approval of the variance would not alter the essential character of the neighborhood or impair the appropriate use or development of adjacent property, as the neighboring property to the northeast is already developed with a dwelling. The proposal will not be contrary to acceptable clearing and replanting practices and approval of the variance would not be detrimental to the public welfare.

Given the location of the existing dwelling, the angle of the lot line, and the minimal nature of the requested variance, the variance is considered to be the minimum necessary to afford relief.

## **RECOMMENDATION**

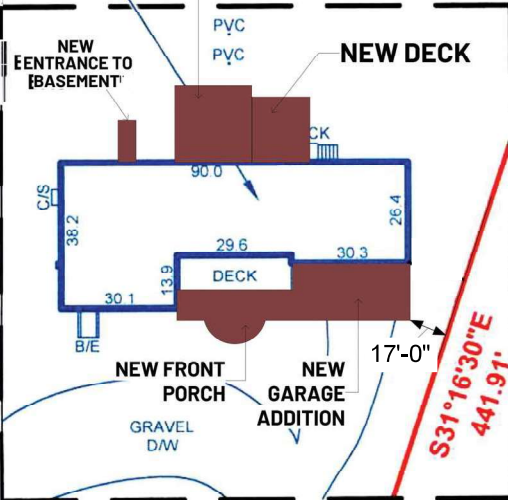
Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends **approval** of a zoning variance to § 18-4-401 to allow the proposed dwelling addition (garage) to be constructed three feet from the northeast side lot line as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

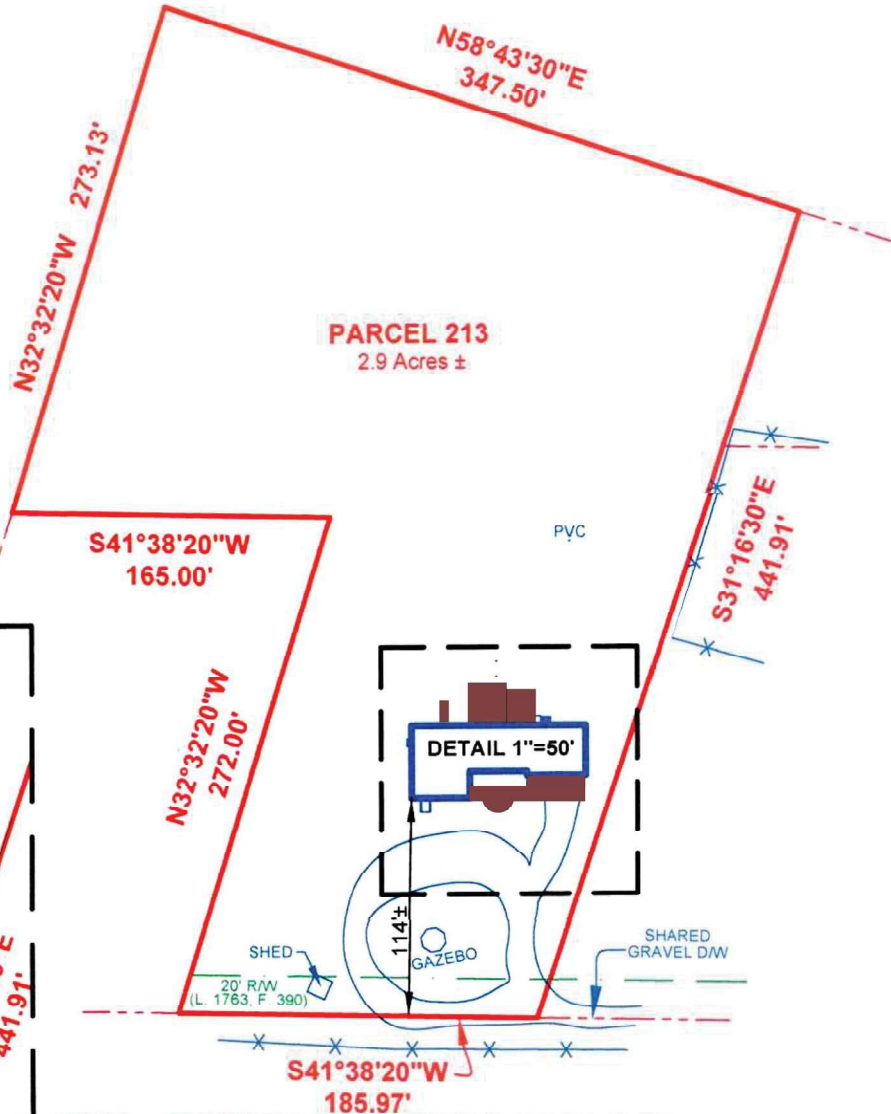


#2667  
1 STORY  
FRAME  
W/ BSMT

NEW SUN ROOM



DETAIL 1"=50'



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
- WW - WINDOW WELL
- O/H - 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 09.13.06 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'±. 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.

A Land Surveying Company

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and  
**Associates, Inc.**

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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.

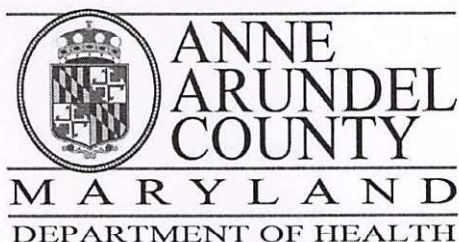
The variance is needed given that the proposed garage is less than 20' from the side boundary line and we are unable to relocate the garage to the other site of the house due to constraints played out by the existing internal layout of the house. The side of the garage extension will be aligned with 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






J. Howard Beard Health Services Building  
3 Harry S. Truman Parkway  
Annapolis, Maryland 21401  
Phone: 410-222-7095 Fax: 410-222-7294  
Maryland Relay (TTY): 711  
www.aahealth.org

**Tonii Gedin, RN, DNP**  
**Health Officer**

### MEMORANDUM

TO: Sadé Medina, Zoning Applications  
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager   
Bureau of Environmental Health

DATE: May 2, 2025

RE: Abigail Nkurukoh  
2667 Evergreen Road  
Odenton, MD 21113

NUMBER: 2025-0078-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal system. The Health Department has no objection to the above referenced request for the garage. However, the proposed sunroom doesn't meet the required 10' setback to the septic tank.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

# Map Title



**Legend**

Foundation

Addressing

Parcels

Parcels - Annapolis City

Environment

County Environment

ATHLETIC COURT

BRIDGE

BUILDING

DECK

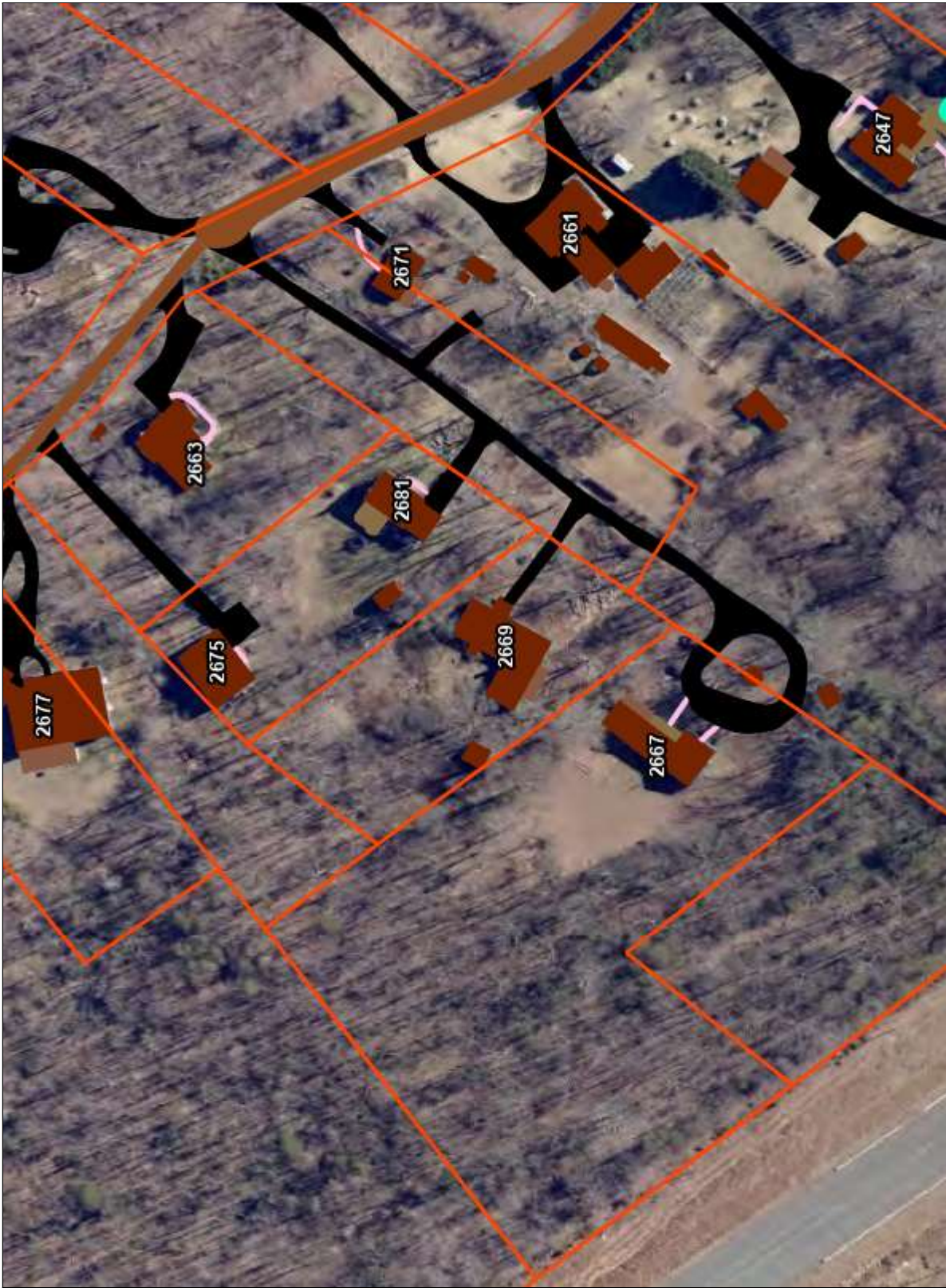
DRIVEWAY

OTHER

OVERPASS

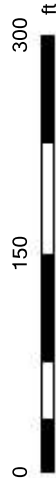
PARKING AREA

DATA



This map is a user generated static output from an Internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

## Notes



THIS MAP IS NOT TO BE  
USED FOR NAVIGATION