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May, 20, 2025

To the Board of Variance of Anne Arundle County

Request for Variance – Front and Side Yard Setbacks for Proposed Pole Barn

To Whom It May Concern,

We are writing to formally request a variance to the front and side yard setback requirements for the construction of a pole barn on our property located at 6809 Walke Rd.

Specifically, we are requesting:

- A reduction of the front yard setback from 50 feet to 15 feet.^{SEP}
- A reduction of the side yard setback from 15 feet to 10 feet.^{SEP}

The proposed pole barn is intended to provide essential protection for our assets, including vehicles and equipment, from weather and other environmental factors. Unfortunately, due to the existing placement of our home, well, and septic system, it is not physically feasible to meet the current setback requirements as outlined in the zoning regulations. The layout of our property does not allow for practical placement of the structure while adhering to the full setbacks.

It is worth noting that our existing residence is already situated approximately 9 feet from the front property line, which demonstrates a precedent for reduced front setbacks on the property and does not pose any safety or aesthetic concerns. The proposed pole barn will not negatively impact neighboring properties or obstruct any sightlines, and we believe it is a reasonable use of our land under the circumstances.

We respectfully request the Board's consideration and approval of this variance so that we may proceed with construction in a safe and practical manner that is consistent with the established character of the property and surrounding area.

Thank you for your time and attention to this request. We would be happy to provide additional details, plans, or attend a hearing as required.

Sincerely,^{SEP} **Nicholes Walters**

Victoria Loechner

