

June 1, 2025 (revised)

Zoning Administration
Office of Planning and Zoning
Anne Arundel County
2664 Riva Road, 3rd floor
Annapolis, MD 21401

To Whom It May Concern:

This letter is in support of a variance application for property located at 5806 Park Road, Brooklyn Park, MD 21225.

More specifically, a 10'(W) by 20'(D) by 7.5'(H) unenclosed carport (within 3' of ex. principal structure) has been proposed in the front yard, for which variance relief is required. The proposed carport would be installed within 2 feet of the existing front façade of the dwelling, 3 feet from the west side lot line (**variance**), and 3 feet from the front lot line (**variance**) per the revised site plan. The proposed carport would provide permanent storage for an antique automobile (i.e., a 1941 Packard sedan) recently inherited by the applicant.

Whereas the subject site is nonconforming with respect to the minimum off-street parking requirement, the proposed carport would allow off-street parking for one (1) vehicle.

With regard to the requested variances, the applicant would submit that the location of the existing dwelling at the minimum 25-foot front yard setback does not permit development of any kind in the front yard without a variance. Also, there is no rear yard vehicular access to the property, and the site is fully fenced, front (4'H chain link with 10'(W) gates) and rear (6'H wooden privacy). Therefore, the most advantageous location for the proposed carport would be within 2 feet of the front lot line adjacent to existing chain-link fence/gates, sidewalk, and curb cut/road apron in the County right-of-way. Finally, a minimum 3-foot west side yard setback would allow for routine maintenance of the carport within the confines of the site.

Should you have any questions, please don't hesitate to contact me, and thank you for your attention in this matter.

Sincerely,

/s/

John Fury

SITE PLAN

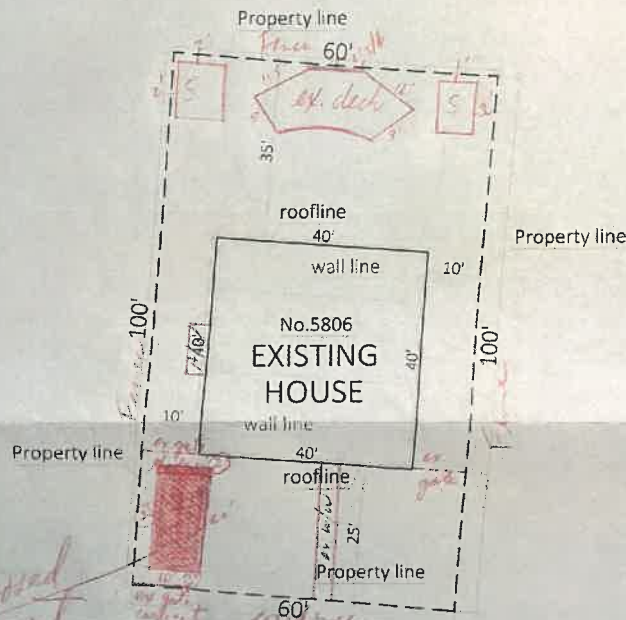
5806 Park Rd

Brooklyn Park, MD 21225

Parcel ID: 05-047-17973000

Lot area: 0.14 Acres

Paper Size: 11"x17"



$10' (W) \times 20' (D) \times 7.5' (H)$ Park Rd

200 SF
unenclosed w/ metal roof

3' front yard setback
3' west side lot line
2' front facade of ex. SFD.



VICINITY MAP

Disclaimer

This is not a legal survey, nor is it intended to be an as-shown one.
These measurements are approximate and are for illustrative purposes only.
This work represents only general information and should not be relied upon as being legally authoritative for the precise location of any property boundary.

DIST	SOUTH	WEST	POINT	SOUTH	WEST
1	27522.15	774.54	41	28056.46	1292.20
2	27542.81	785.27	42	27525.76	1295.97
3	27572.63	812.00	43	27525.44	1300.45
4	27592.53	814.96	44	27525.15	1304.28
5	27599.26	791.71	45	27522.50	1304.28
6	28088.88	802.44	46	27665.80	1442.34
7	28112.05	829.17	47	27621.61	1418.76
8	28151.93	832.03	48	27618.13	1421.10
9	28178.64	808.88	49	27880.35	1423.68
10	28328.21	813.61	50	27632.17	1409.78
11	28351.43	846.34	51	27609.02	1389.05
12	28351.33	849.30	52	27534.21	1377.69
13	28351.06	826.08	53	27525.23	1464.53
14	28367.61	836.78	54	27523.81	1487.54
15	28370.10	863.51	55	27482.50	1492.09
16	28370.73	866.27	56	28362.35	1453.41
17	28375.46	843.22	57	28388.19	1480.25
18	28380.01	853.95	58	28388.06	1274.81
19	28390.23	880.48	59	28362.00	1251.62
20	27702.78	754.24	60	28604.04	1238.76
21	27672.57	707.91	61	28632.41	1265.31
22	27690.30	558.29	62	28784.31	1244.28
23	27717.03	535.14	63	28805.82	1221.31
24	27719.89	405.24	64	28875.45	1231.66
25	27696.74	468.51	65	28847.08	1205.11
26	27703.18	378.74	66	28880.50	1238.26
27	28610.85	443.81	67	28844.75	676.18
28	28604.41	533.58	68	28674.29	288.25
29	28577.68	556.79	69	28662.14	567.52
30	28594.89	528.05	70	28675.89	521.61
31	28604.29	600.65	71	28129.07	409.27
32	28826.35	712.02	72	28055.25	1206.67
33	28840.60	736.17	73	28042.46	528.46
34	28836.61	790.97	74	28789.52	505.29
35	28809.95	814.12			
36	28821.10	1262.17			
37	28816.24	1288.24			
38	28827.71	1293.50			
39	28821.75	1260.31			
40	28808.50	1269.01			

■ DENOTES STONE MARKER

1. FRONT YARD SETBACKS ARE 25 FT. (BUILDING LINE)
2. ALL STREET INTERSECTION RADII ARE 25 FT, EXCEPT AS SHOWN.
3. MINIMUM LOT AREA = 6000 SQUARE FEET
4. " " FRONT 60 FEET

• BROOKLYN PARK - ANNEX N° 2 • 5TH. ELECTION DISTRICT, ANNE ARUNDEL CO.

ROBERT C. HAZARD & UNION TRUST CO. OF MD. TRUSTEES
DEED TO C. BRADDOCK JONES, J.H.N. 280/493, JULY 23, 1943.

C. BRADDOCK JONES, 406 WATER ST., BALTO. (OWNER)
BELLE GROVE CORP. MEADOW & BELLE GROVE ROADS, BALTO. (DEVELOPER)

ANY LOT TRANSFERRED WILL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY
THE SAME AS THOSE SHOWN ON THE PLAT. ONLY ONE PRINCIPAL BUILDING
WILL BE PERMITTED ON ANY SUCH LOT (EXCEPT IN THE CASE OF GARDEN
APARTMENTS). LOTS MAY BE DIVIDED AND ADDED TO OTHER LOTS TO MAKE THEM LARGER.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS
A SUBDIVISION OF PART OF THE LANDS CONVEYED BY ROBERT C. HAZARD &
UNION TRUST CO. OF MD. TRUSTEES TO C. BRADDOCK JONES BY DEED DATED
JULY 23, 1943, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY
IN LIDER J.H.N. 280, OF FOLIO 493, AND THAT STONES MARKED THUS: ■ HAVE BEEN
PLACED AS INDICATED TO THE APPROVED FINISH GRADE.

DATE: Jan 5 - 1945

James M. Lison
SURVEYOR

THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT

