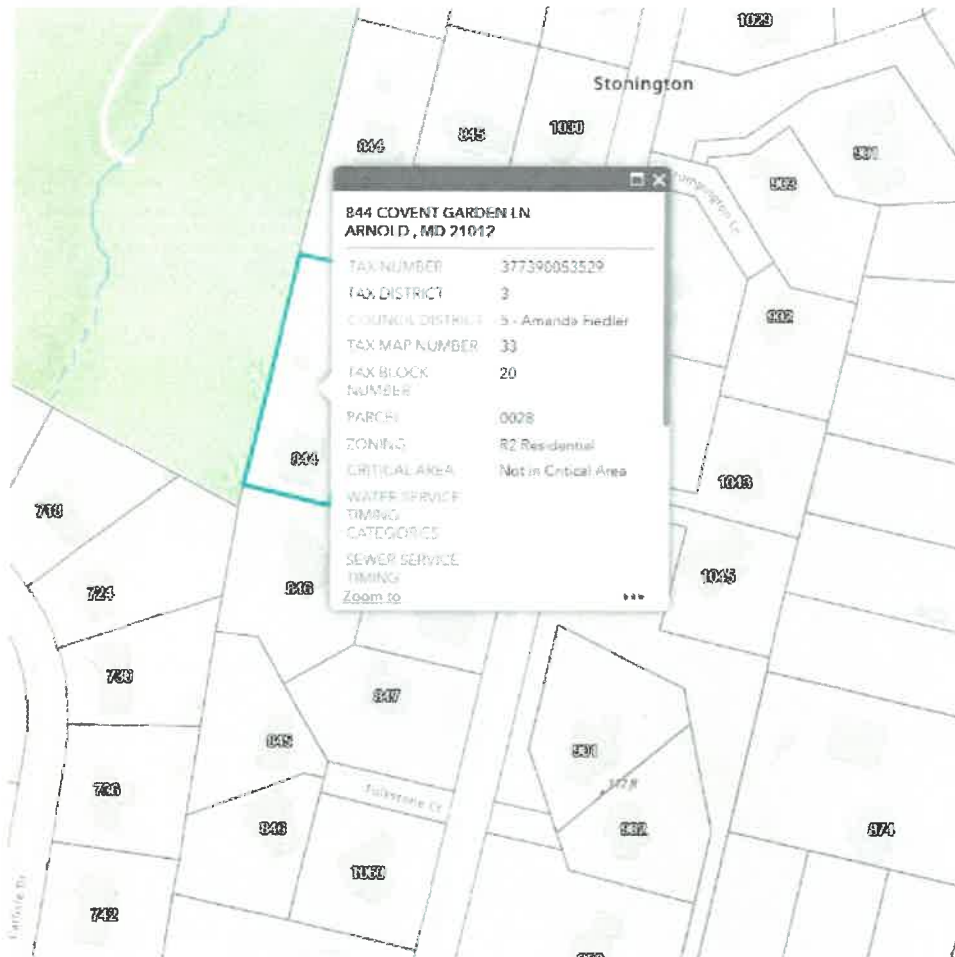


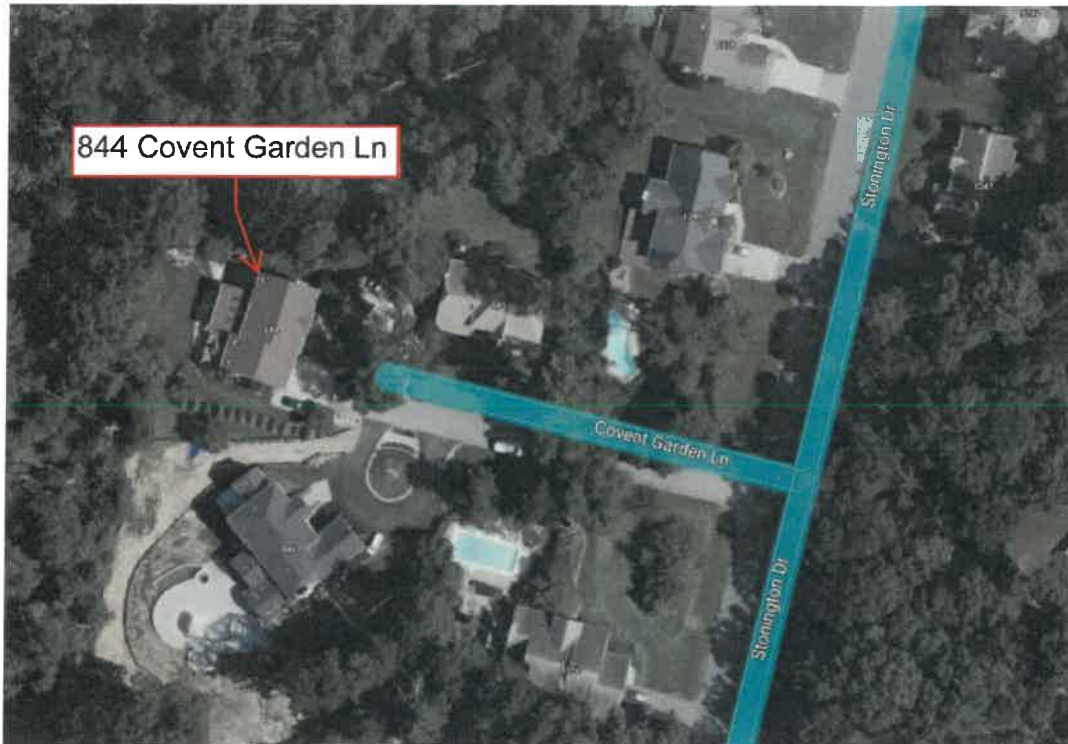
July 7, 2025

Office of Planning and Zoning
Anne Arundel County, MD

Re: Variance Request to Construct Portico
844 Covent Garden Lane
Arnold, MD 21012

This serves as the Letter of Explanation in requesting a variance to construct a one-story portico over an existing front porch within 20 feet of a property line. Attachments to the Administrative Site Plan show the proposed portico relative to the two-story plus attic house. The house and porch were originally constructed in 1990 when the neighborhood was being developed. The neighborhood (Stonington on the Magothy) is zoned R2 with the referenced address on a 0.72-acre lot. The neighborhood open areas are wooded affording privacy between homeowners. Porticos are very common in the neighborhood including all homes shown in the below areal image except for 844 Covent Garden Lane.





The List of Nearby Property Owners identify all property owners within 300 feet of the property lines on all sides of the lot; however, there are only three property owners that will be able to see the portico from certain aspects.

845 Covert Garden Lane is the closest to the proposed portico. The portico would be visible from the garage and driveway on the side of the house. See photo on page 3.

846 Covert Garden Lane faces 845 Covert Garden Lane but could see the portico when looking left from their front porch. See photo on page 4.

1050 Stonington Drive is the furthest away. The portico would be seen from the deck in the rear of the house. See photo on page 5.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wm Wagner".

William Wagner, P.E. (MD 19541)
844 Covert Garden Lane
Arnold, MD 21012
Billwagner548@gmail.com

Enclosures

845 Covent Garden Lane

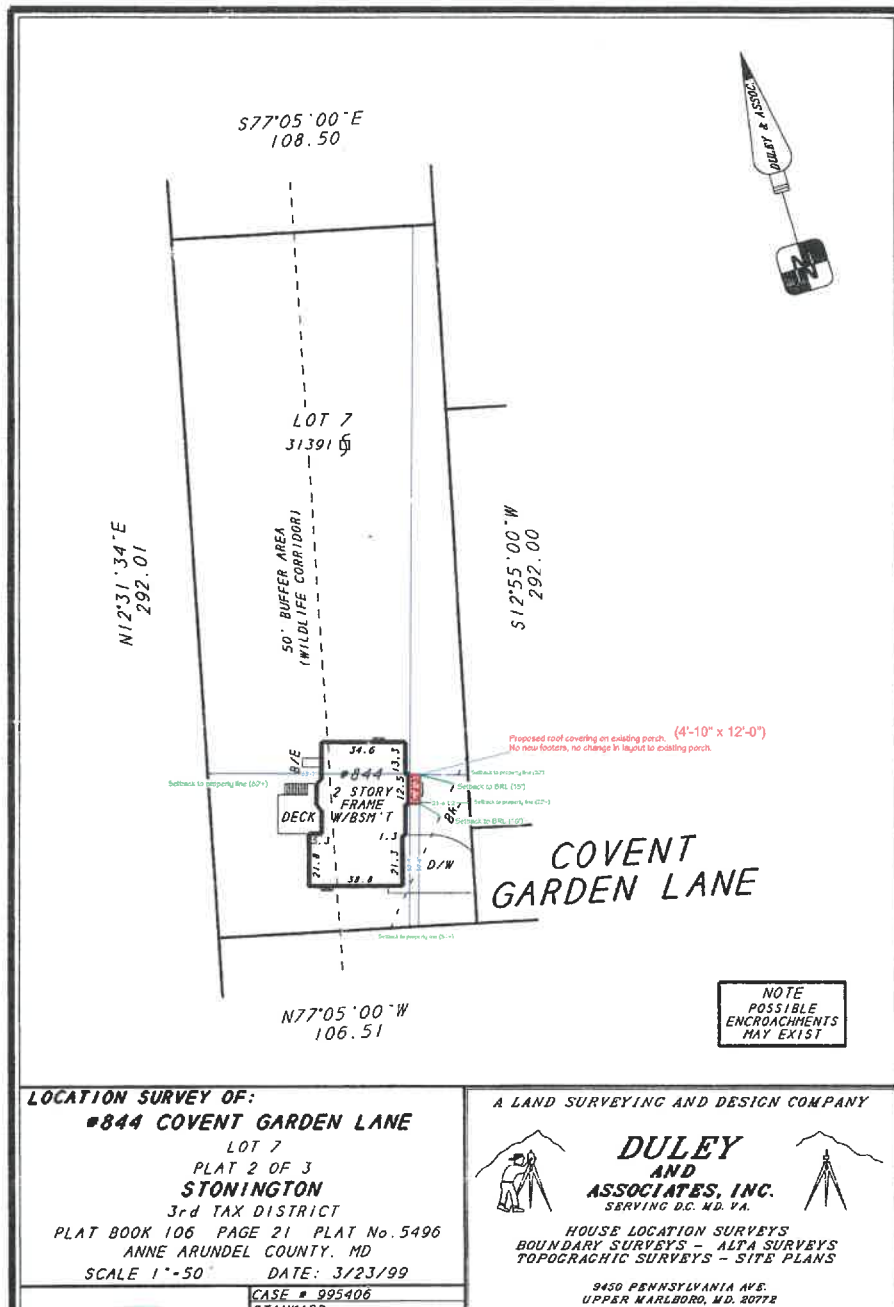


846 Covent Garden Lane



1050 Stonington Drive

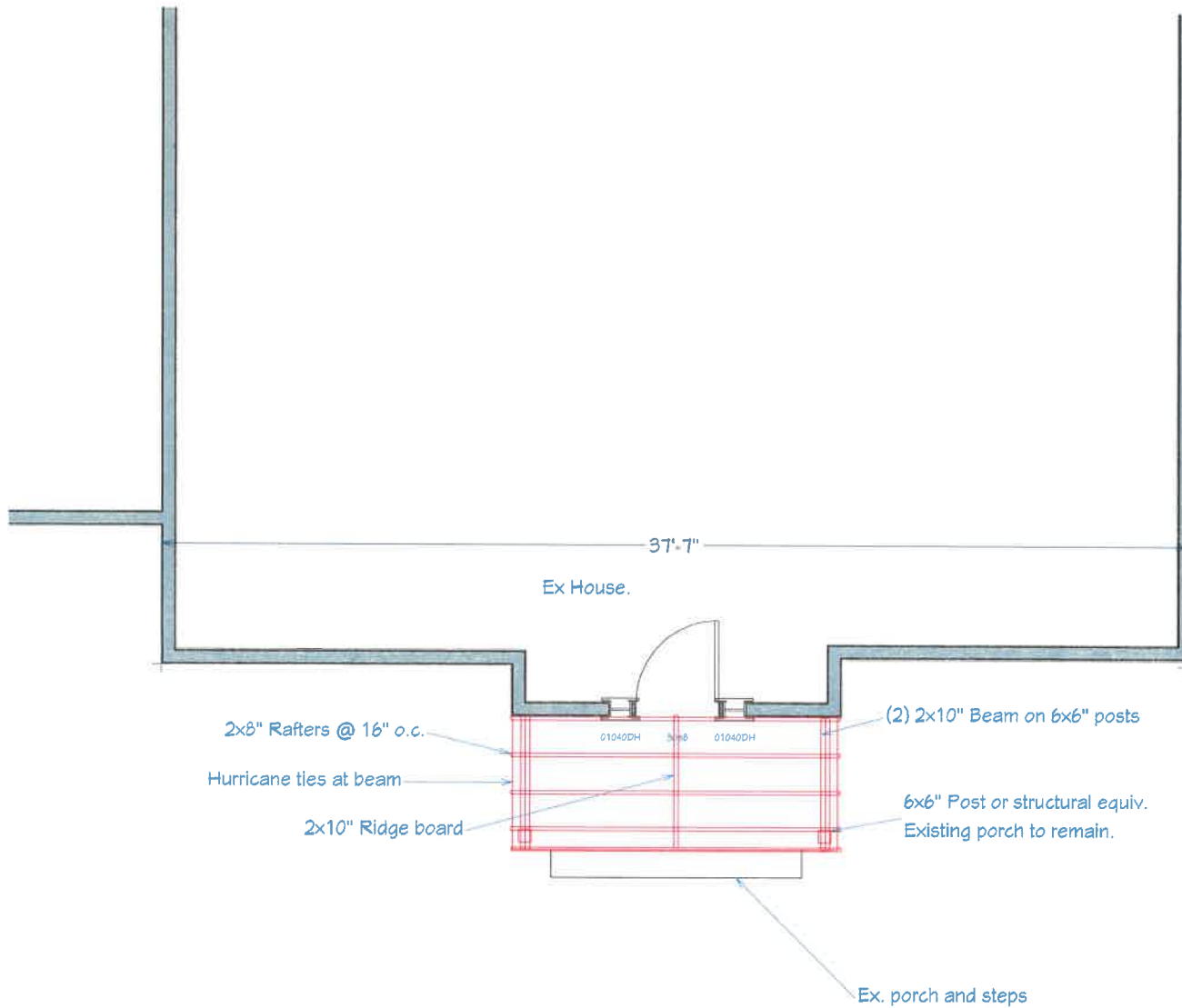




844 Covent Garden Lane
Arnold MD 21012

Scale 1/4" = 1'

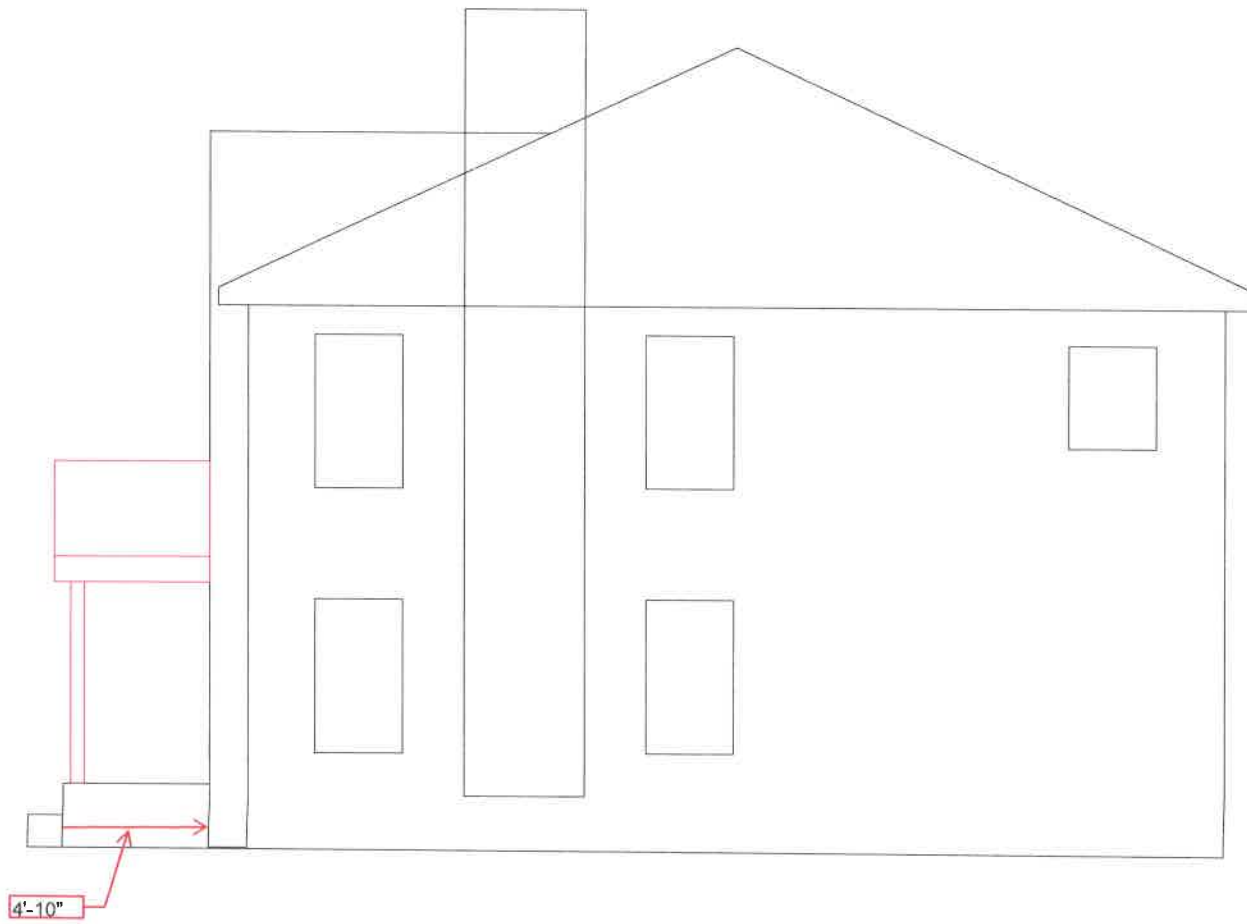
Construction Plans (Top View)



844 Covent Garden Lane
Arnold MD 21012

Scale 1/4" = 1'

Proposed Elevation (Right)



844 Covent Garden Lane
Arnold MD 21012

Scale 1/4" = 1'

Proposed Elevation (Front)

