

Olatunbosun Fakiye

10 6th Ave

Brooklyn, MD 21225

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July 30, 2025

Anne Arundel County Office of Planning and Zoning

2664 Riva Rd, Suite 3

Annapolis, MD 21401

RE: Setback Variance Request - 10 6th Ave, Brooklyn, MD 21225

Dear Zoning Board Members,

I am writing to respectfully request a variance from the required rear setback to allow a partial conversion of our existing detached garage into an Accessory Dwelling Unit (ADU) on our property located at 10 6th Ave, Brooklyn, MD 21225. The structure currently sits approximately 2 feet from the rear property line, while the required rear setback is 7 feet under current zoning regulations.

### **Purpose of the Request**

We are proposing to convert approximately 700 square feet of our existing two-story detached garage, which measures 33 feet by 28 feet and stands approximately 22 feet in height, into an ADU. The unit will be used to temporarily house a family member who is going through a difficult time and needs a stable living environment while working toward financial and personal recovery. The

remainder of the garage will continue to serve its existing function.

### **Justification for Variance**

- No Expansion: The ADU conversion will take place entirely within the existing structure. There will be no changes to the garage's footprint or height.
- Pre-Existing Location: The garage was constructed in its current location before the current zoning requirements were adopted. It has existed without issue or complaints from neighbors.
- Practical Difficulty: Rebuilding or relocating the garage to meet the 7-foot setback would create an undue financial and logistical hardship and is not feasible given the space constraints on the lot.
- Family Need: This conversion is essential to supporting a family member and represents a compassionate use of existing space. It will provide privacy, stability, and dignity for someone in need of support.
- Minimal Impact: The structure is located at the rear of the lot, screened by fencing, and buffered by open space. The project will have minimal visual or physical impact on adjacent properties.

### **Property and Neighborhood Context**

The subject property is approximately 61 feet by 130 feet (7,930 sq. ft.), located on a corner lot bordered by 6th Ave and Morgan Rd. The detached garage sits at the rear of the property, close to the back lot line, and is separated from neighboring properties by fencing and typical yard setbacks. The surrounding neighborhood includes similar detached structures, and the proposed use is consistent with the residential character of the area.

### **Conclusion**

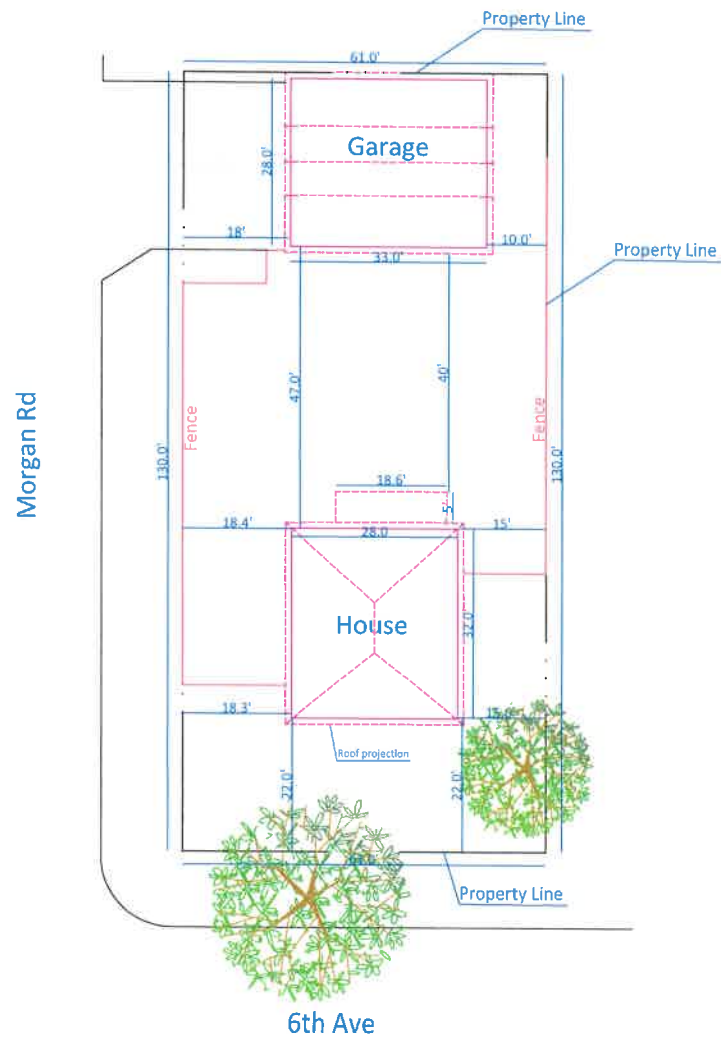
I respectfully request the Board's approval of this variance to allow for the practical reuse of an

existing structure to meet a pressing family housing need. The conversion will not impact the neighborhood negatively, does not expand the building footprint, and reflects a thoughtful, family-focused solution that adheres as closely as possible to the intent of zoning guidelines.

Thank you for your time and consideration. I am happy to provide any additional information or documentation upon request.

Sincerely,

Olatunbosun Fakiye



10 6th ave  
Baltimore Maryland 21225  
Scale: 1":20'

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