



Long Creek Construction, Ltd.

14207 Annapolis Rd. Bowie, MD 20720
301.860.1027 (Office) 301.852.8237 (Cell)
MHIC #129026 VA #2705189765 WDC #420214000157

8/18/2025

Property Owner

James Griffie
910 Skyhill Ln.
Odenton, MD 2113

Contractor/Applicant

Long Creek Construction
Wyron Morales
14207 Old Annapolis Rd. Bowie, MD 20720
info@longcreekconstruction.com
301-306-1028

Tax ID# 900663119

Building permit: B02438314

Scope of work: Build 16x16 Screen Porch

Request for a variance to remove the existing deck and to replace it with a 16x16 screen porch. The property is in the R5 zone, which limits the size of the screen porch to a setback of 25' in front, 15' in rear, and 7' on the side. To build the 16x16 screen porch, the rear setback will need an additional 5' from the rear property line to accommodate the project. The front and side setback requirements have been met.

Granting this variance will not alter the essential characteristics of the neighborhood, impair the use or development of neighboring properties, nor reduce forest coverage. The current condition of the rear of the home is grass covered with no trees or shrubs. The screen porch will not obstruct views of neighbors, nor prevent neighboring homeowners from building on their property.

Kind regards,

Wyron Morales, Applicant

FLOOD PLAIN NOTE

THIS LOT LIES WITHIN ZONE "C"
(AREA OF MINIMAL FLOODING)
AS DETERMINED BY (F.E.M.A.)
FEDERAL EMERGENCY MANAGEMENT
AGENCY. COMMUNITY PANEL NO.

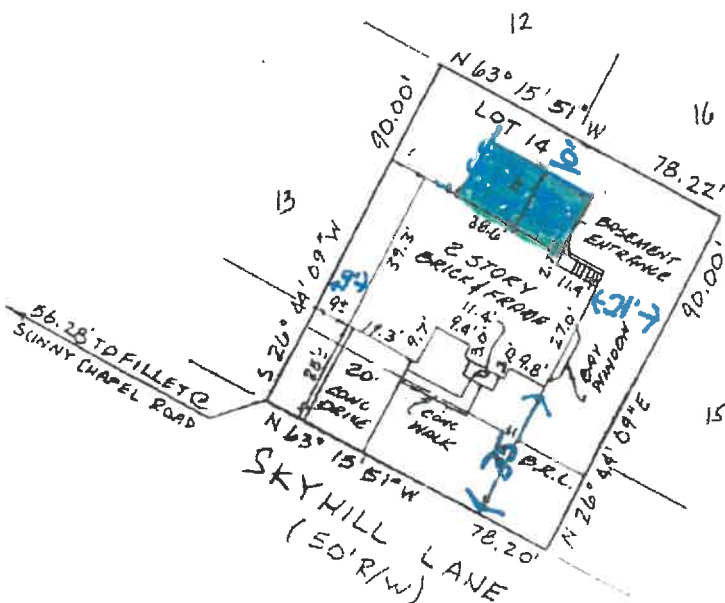
2400080025C EFFECTIVE

MAY 2, 1983

Date

REINSPECTED, REVISED, AND RECERTIFIED
ON 4-14-94.

John R. Brady Jr. 4/14/94
JOHN R. BRADY JR. DATE
PROPERTY LINE SURVEYOR NO. 64



210 INDICATES HOUSE NUMBER
"FINAL"

LOT 14 CHAPEL VILLAGE PHASE I
4TH. DISTRICT ANNE ARUNDEL CO., MD.

I hereby certify that improvements are
located as shown hereon and to the best
of my information, professional know-
ledge and belief, there are no encroach-
ments except as shown.

John R. Brady Jr. 1/14/94
JOHN R. BRADY JR. Date
PROPERTY LINE SURVEYOR NO. 64

*This survey was prepared and certified
benefit of a title report*

Plat Recorded in Plat Book No. 118

Plat No. 29 Plat No. 4203

THIS PLAT IS NOT INTENDED TO BE USED FOR
THE PURPOSE OF ESTABLISHING PROPERTY LINES

JOHN E. HARMS, JR. AND ASSOCIATES

Consulting Engineers Planners Land Surveyors

GOVERNOR RITCHIE HIGHWAY
P.O. BOX 5 PASADENA, MARYLAND 2112
1"=40'

DRAWN BY P.S.B.

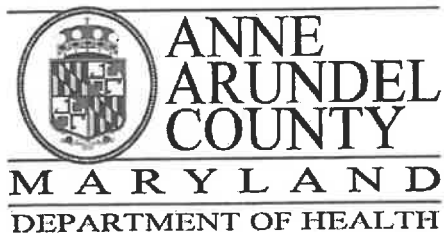












J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

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: August 22, 2025

RE: David A. Hartzell
910 Skyhill Lane
Odenton, MD 21113

NUMBER: 2025-0169-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling addition (screened porch and patio) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

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

cc: Sterling Seay