

M.A.F. & Associates, LLC
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M.A.F. & Associates, LLC

September 22, 2025

Planner
Department of Planning & Zoning
2664 Riva Road
Annapolis MD 21401

RE: Duffy/Chushing Property, Parcel 246
1420 Woodland Beach Road, Pasadena, MD 21122
Previous Case Number 2023-0109-V

Dear Planner:

On behalf of the property owner, M.A.F. & Associates, LLC is submitting a variance application for the above-mentioned property to 18-16-405 (a) to extend the timeframe to obtain a building permit by an additional 18 months. This variance (Case Number 2023-0109-V) approval was filed on April 4, 2024 and expires on October 4, 2025.

We make this request based on the property owners' unexpected family matters. The property owner had two immediate family member pass within the last 18 months. The passing of the two family members put a lot of business matters on hold as well as this project.

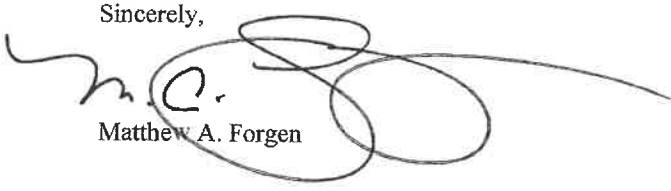
During time of dealing with the loss of her two family members, the property owner has become the guardian of her sister with intellectual disabilities. This became a more pressing matter to deal with than obtaining the remaining approvals for this project.

After dealing with the passing of the two family members and getting settled in with being the guardian of her sister, the property owner is now able to proceed with processing the required building permit application for county approval.

Approval of this variance request will allow the property owner the time needed to receive an approved building permit.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

Sincerely,



Matthew A. Forgen