



A Better Outdoor Experience

1301 Trimble Road
Edgewood, MD 21040
(410) 780 - 0780

LETTER OF EXPLANATION

By: Marcel Mileo, RLA

Date: September 24, 2025

Subject: Variance Request

Property Address: 5215 Sixth Street, Brooklyn Park MD 21225

Variance Request: To install a porch to match existing porch dimensions and setbacks, and to add back the roof that fell off in August of 2010.

Hardship: Current zoning regulations do not allow installing a roofed porch as it was before because it encroaches into the front yard.

Project Description:

This property was built in 1930 and the original home included an L shaped wraparound porch. The porch was made out of masonry and consisted of a concrete slab, support columns, a roof and steps. Up to approximately August of 2010 the roof of the porch remained intact. After that time the roof fell off. Presently the concrete is deteriorated. Please see photos provided.

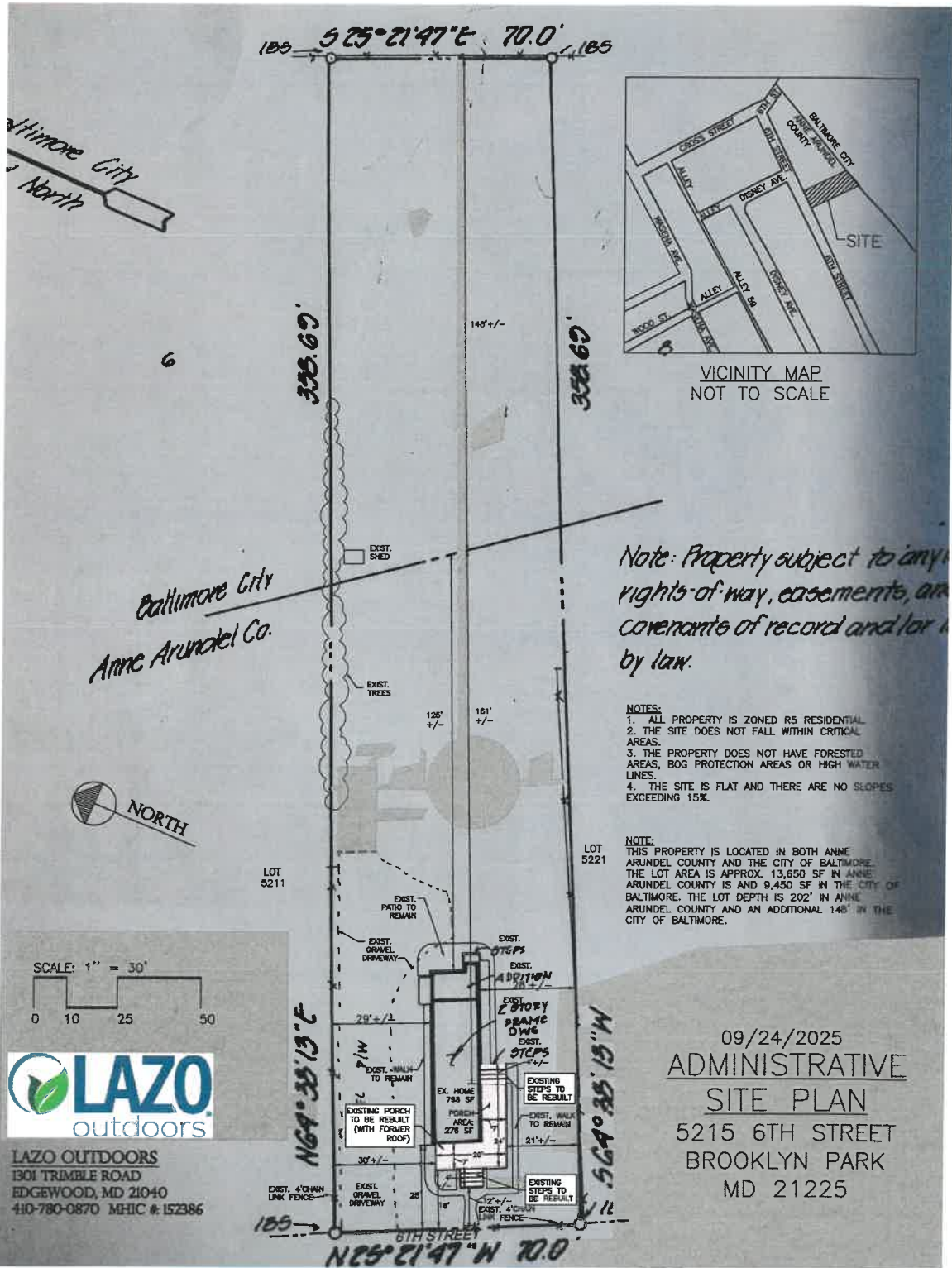
Property: The property is approximately 70' wide. The depth is 202' in Anne Arundel County and an additional 148' in the City of Baltimore. The property has an area of 13,650 sf in Anne Arundel County and approximately 9,450 sf in the City of Baltimore. It is flat. The neighborhood is a dense neighborhood and the majority of the lots are narrow. Many of the existing homes sit close to the front property line.

Residence: The existing residence is approximately 18' high and occupies an area of 798 sf. It measures 52' by 15'. The setbacks are: front yard 25', side yards 29' and 28' and rear yard is approximately 125' in Anne Arundel County and an additional 148' in the City of Baltimore.

Porch: The current porch no longer has a roof. The height is 3'. It is 7' deep along the front and along the side. The front length is 20' and the side length is 24'. The front yard setback is 16'. The side yard setbacks are 30' and 21'. The rear yard setback is approximately 161' in Anne Arundel County and an additional 148' in the City of Baltimore. The square footage is 276 sf. Once the roof is added the total height will be approximately 15'.

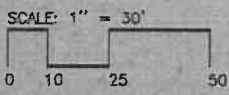
The owner would like to install a new porch of the same dimensions as what is currently there but adding back the roof that it formerly had. It would also be made out of masonry. The setbacks would all remain the same as what is there now. Current zoning regulations do not allow a porch of these dimensions to be installed. It would be too close to the front property line. It is our request that a variance be granted that would allow the owner to construct a new roofed porch of the same dimensions as what is there now and adding back the roof.

If any additional information is required I can be reached at 717-802-1486 or marcel@lazooutdoors.com.

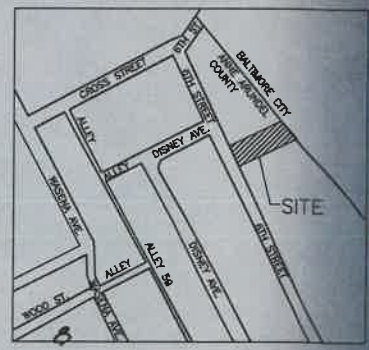


Baltimore City
North

Baltimore City
Anne Arundel Co.



LAZO OUTDOORS
1301 TRIMBLE ROAD
EDGEWOOD, MD 21040
410-780-0870 MHIC #: 152386



VICINITY MAP
NOT TO SCALE

Note: Property subject to any
rights-of-way, easements, and
covenants of record and/or
by law.

- NOTES:
1. ALL PROPERTY IS ZONED R6 RESIDENTIAL
 2. THE SITE DOES NOT FALL WITHIN CRITICAL AREAS.
 3. THE PROPERTY DOES NOT HAVE FORESTED AREAS, BOG PROTECTION AREAS OR HIGH WATER LINES.
 4. THE SITE IS FLAT AND THERE ARE NO SLOPES EXCEEDING 15%.

NOTE:
THIS PROPERTY IS LOCATED IN BOTH ANNE ARUNDEL COUNTY AND THE CITY OF BALTIMORE. THE LOT AREA IS APPROX. 13,650 SF IN ANNE ARUNDEL COUNTY AND 9,450 SF IN THE CITY OF BALTIMORE. THE LOT DEPTH IS 202' IN ANNE ARUNDEL COUNTY AND AN ADDITIONAL 145' IN THE CITY OF BALTIMORE.

09/24/2025
ADMINISTRATIVE
SITE PLAN
5215 6TH STREET
BROOKLYN PARK
MD 21225