

Variance Request Package

Letter of Explanation for Side Setback Variance Request

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09-19-25

Anne Arundel County Zoning Office
2664 Riva Road
Annapolis, MD 21401

Dear Members of the Zoning Board,

I am writing to request a variance from the required side yard setback for my property located at 531 Hawthorne Road, Linthicum Heights, MD 21090. The variance is necessary to allow for the construction of a 13-foot wide by 24-foot long gazebo-style roof structure with walls on two sides, to be attached to the front of the existing detached garage. The proposed structure will be approximately 14 feet in height and is intended to create a functional, covered outdoor space.

According to Anne Arundel County zoning regulations, a 7-foot side yard setback is required. However, the proposed structure would be located 2 feet from the side property line. I am therefore requesting a variance to allow a 5-foot encroachment into the required setback area.

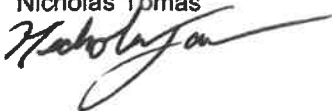
Justification for the Variance

1. Unique Lot Conditions – The configuration of the lot and the placement of the existing detached garage limit available space for improvements while maintaining compliance with current setback regulations.
2. Minimal Impact on Adjacent Properties – The gazebo-style addition will preserve sufficient open space, privacy, and visibility for neighboring properties. Its modest size and open design will not interfere with light, air, or the general character of the area. Similar structures exist within the community.
3. Not a Self-Created Hardship – This variance request arises from the existing layout of the property and garage. The hardship is not self-imposed but a result of existing conditions that limit where functional outdoor structures can reasonably be placed.
4. Reasonable Use of Property – Without this variance, the ability to improve and utilize outdoor space in a meaningful way would be significantly reduced. The structure will enhance the property's function while remaining consistent with the intent of the zoning regulations.

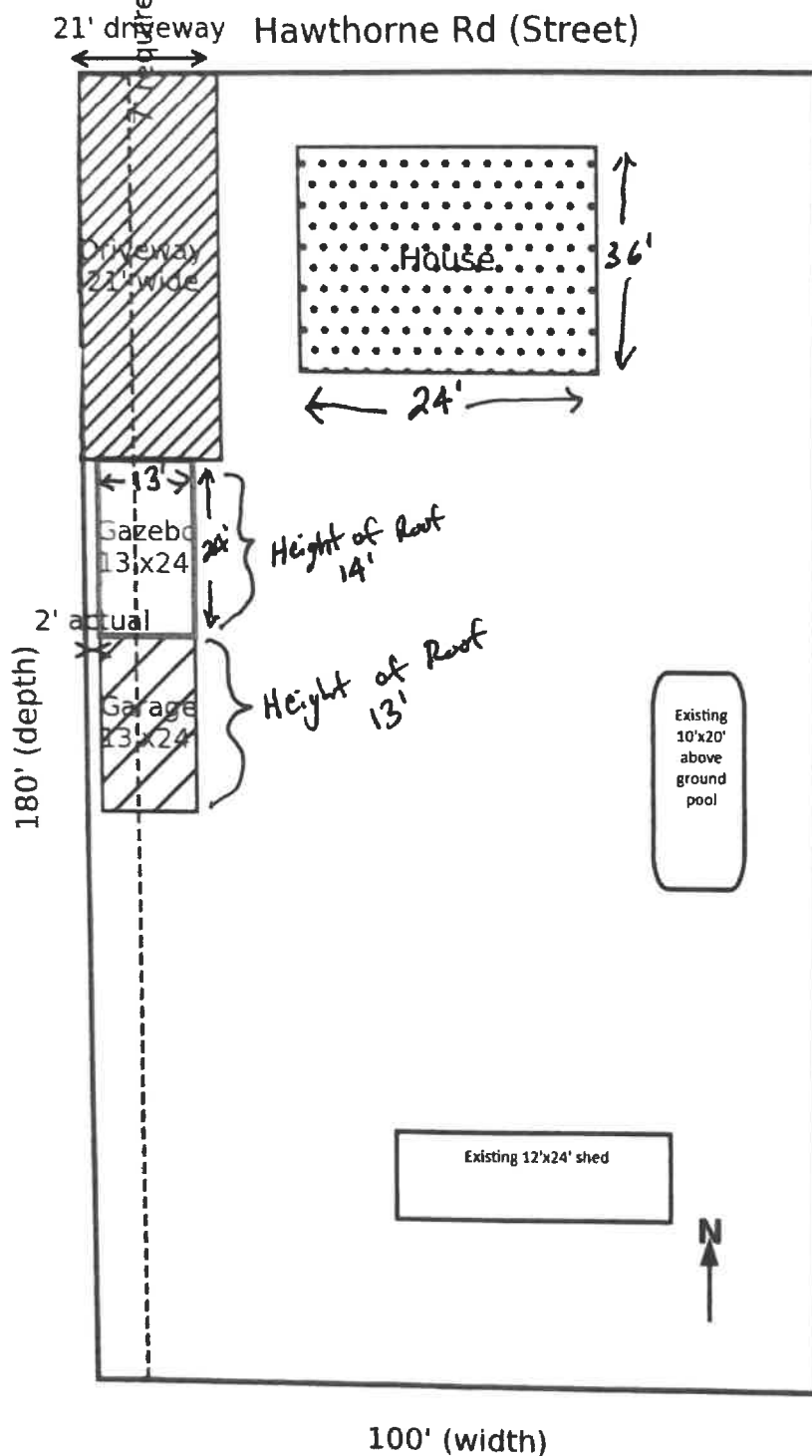
All required plans, site drawings, and application materials are included with this submission. I am available to attend the public hearing and provide any additional information the Board may require.

Thank you for your time and consideration of this request.

Sincerely,
Nicholas Tomas



Zoning Site Plan (with Driveway)



Scale: 1" = 20' (shown: 60')

Variance Summary

Lot Dimensions	100 ft (width) x 180 ft (depth)
Garage Setback	2 ft from left property line (7 ft required)
Proposed Gazebo	13 ft x 24 ft, attached to front of garage (street-facing)
Variance Requested	Approval for 2 ft setback where 7 ft is required
Scale	1 inch = 20 feet

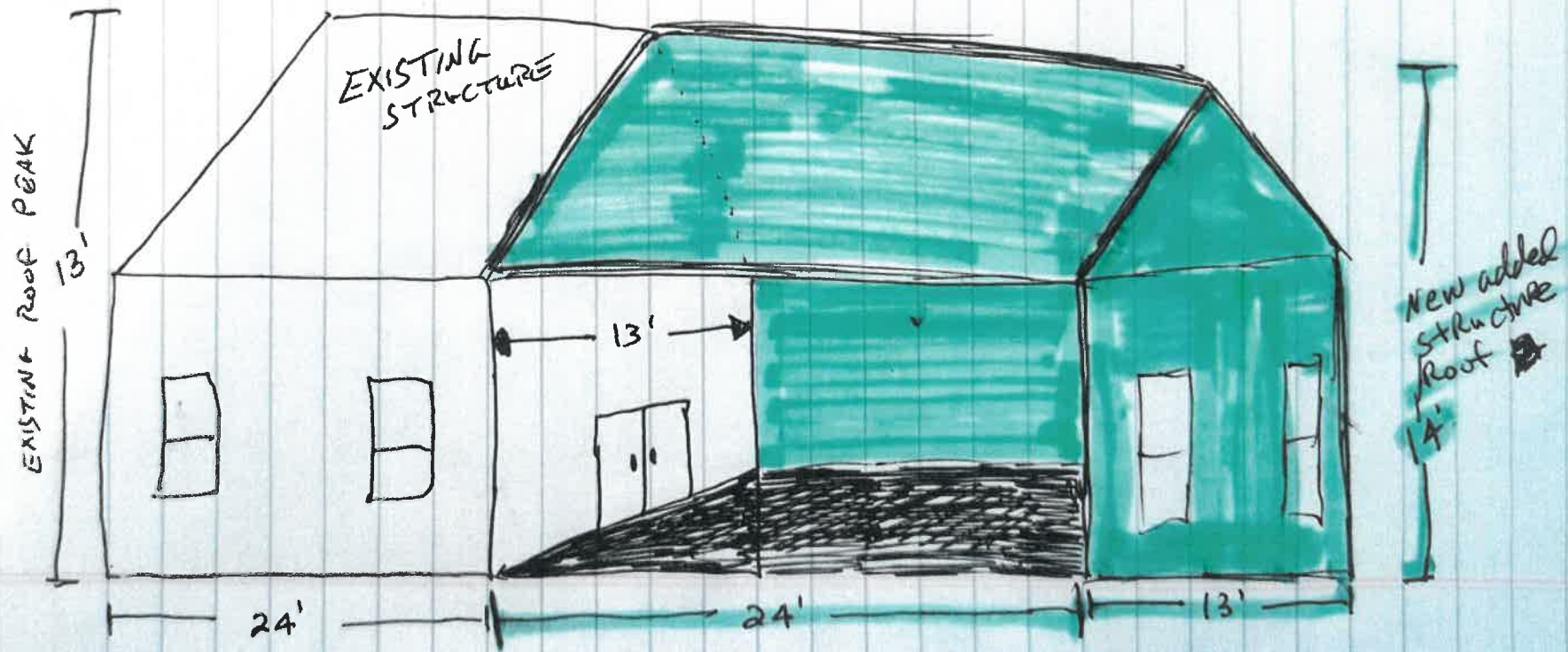
Zoning Site Plan (Black & White, with North Arrow)





NEW STRUCTURE

- with solid back wall against fence/trees.
- with solid street facing wall w/ 2 windows.
- the side facing the yard to remain open to create mostly covered patio.







Series Information

ANNE ARUNDEL COUNTY
CIRCUIT COURT
(Plat Book, Oversize Copy)
02/12/1915
C2323

Series Description

Linthicum Heights Annex., Land Record, Section 2, Folio 103

There are currently no items for this series.

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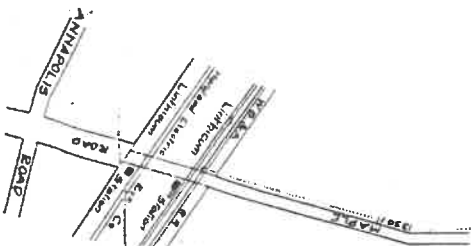
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LINTHICUM HEIGHTS ANNEX

OFFICE OF COMPANY

217-219 S PAUL ST
BALTIMORE, MD

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NOTE:
ROADS, AVENUES, ALLEYS AND STREETS AS
SHOWN ON THIS PLAN ARE FOR DESCRIPTIVE
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Traced from white print
H. G. Townsend, March 2, 1915

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