



September 19, 2025

Anne Arundel County
Office of Planning and Zoning
c/o Sterling Seay, Planning Administrator
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

**RE: VARIANCE REQUEST LETTER OF EXPLANATION FOR A TIME EXTENSION
VARIANCE #2024-0010-V
3205 WALNUT AVENUE, ANNAPOLIS, MD 21403**

Dear Ms. Seay:

Our clients are requesting a variance to extend the time by which they may maintain the existing variance approval and have permits issued. Without a time extension variance, the current variance approval will expire on October 9, 2025. We request this deadline to be extended by 18 months, to April 10, 2027. As set forth below, good cause exists for the issuance of this extension. The design team has been working through the three-step development process of designing the site as permitted the variance.

Current Owners 2024-0010-V:

Brandon Phillips
Nedelka Phillips

Procedural History:

The original variance application was heard on April 2, 2024. A decision was rendered on April 9, 2024. The variance was granted on this date. The grading permit was submitted at the end of January 2025 and comments generated. The design of the home has been modified inside the approved footprint.

The Need for an Extension:

The owners have required additional time to design the dwelling based on the final footprint and disturbances to slopes as approved by the Administrative Hearing Officer. The owners need to have the house redesigned to meet their needs, without changing the footprint that was approved by the variance. In the interim, there were supply issues and an uncertain economy that may have

made the approved house unbuildable, so design changes were investigated, and the project was put on hold due to the issues related to construction. The project was also transferred from the original engineer to Messick and Associates. The grading permit was submitted and approved by most agencies but an outside consultant was needed to do a major buffer management plan, which has taken additional time. The extension is needed to ensure the owners can construct the dwelling that was approved by the variance. It is not possible to have the construction drawings complete and a permit issued by October 9, 2025.

We appreciate your consideration of this request and feel it is in keeping with the spirit and intent of the Code. Should you have any questions of comment please feel free to contact our office at (410) 266-3212.

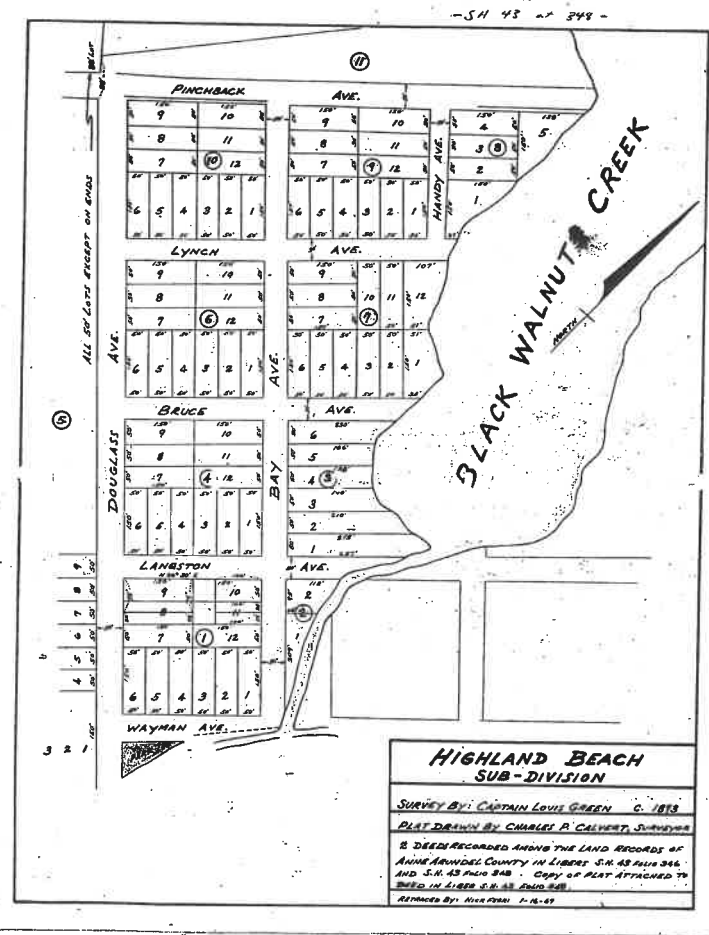
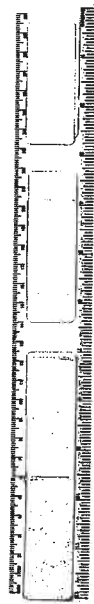
Sincerely,

Messick and Associates

Mike Gillespie

Mike Gillespie

cc. client, file



SEE PLAT BOOK "A" FOR ORIGINAL PLAT.
 (Note: Plotted by hand)

MSA S1235 - 4850