

October 9, 2025

Anne Arundel County Department of Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

Re: #B02437148/104 Catalfa Ave – Pasadena, MD 21122
Request for Variance to the Rear Set-Back

Dear Sir or Madam,

Am writing in response to the comments letter for #B0237148, stating that “the proposed addition does not meet the rear setback requirements” for a property zoned as R2. Per Anne Arundel County Code, Subtitle 6.R2 – Residential Districts 18-4-601, since the property is nonconforming, the rear set back is currently 20’.

The property currently has an existing 8’ x 12’ attached sunroom (picture below) that the property owner, Mrs. Donna Lewis, is wanting to remove and replace with a 16’ x 12’ attached sunroom. This additional 8’ to the length of the sunroom would create an encroachment of 3’ into the 20’ rear setback.

The property owner is requesting a variance to reduce the required setback per code from 20’ to 17’. Mrs. Lewis is requesting this minor encroachment to grant her more usable sunroom space on her ground floor. The requesting increase in size to the sunroom is minimal, being only an additional 96 SF in size.

The unique circumstances that exist on this property is that the existing residence sits back further on the property from the street than neighboring dwellings this creates a smaller rear yard for the sunroom than neighboring properties. Due to the current roof lines and existing basement access on the rear of the house, this does not allow for the proposed replacement sunroom to be constructed lengthwise to the existing residence. Also, although the North side yard of the residence has space, the existing septic system prohibits any additional construction on that side of the dwelling, which creates a hardship and limits construction to the back side of the existing dwelling.

If the variance to the setback is granted, it will not alter the essential character of the neighborhood. Nor are any trees being removed to construct the proposed sunroom, so there will be no negative impacts on the environment. The property is not in the critical area. Also, the proposed encroachment into the rear set back will not substantially impair the use or development of the adjacent properties. The 3’ variance into the existing setback is the minimum required to grant my Client relief.

I can be reached at 410-570-6602 with any questions. Thank you for your consideration.

Kind regards,

Jennifer L Harrison

Jennifer L Harrison Design/Consulting, LLC

Cc

Mrs. Donna Lewis, property owner
Taylor Smulsky, 605 Enterprises, LLC

Attachment;
Pictures Below



104 CATALFA AVE - PASADENA, MD 21122
 Tax ID # 3634-2194-1360
 SITE PLAN
 10.08.2025 SCALE: 1" = 20'-0" +/-
 REVISED 10.18.25

