

Rebecca Wilmoth and Richard Simmons
2009 Baltimore Ave
Gambrills, MD 21054

10/27/2025

Anne Arundel County Office of Planning and Zoning Variance Review Division
44 Calvert Street
Annapolis, MD 21401

Re: Request for Variance to Side Lot Line Setback Requirement

To Whom It May Concern:

We are writing to respectfully request a variance from the side yard setback requirement for properties zoned RA in Anne Arundel County. The zoning ordinance requires a minimum 15-foot setback from the side property line; we are requesting approval to reduce this setback to 7 feet to allow for the construction of a residential in-ground swimming pool.

Our property is approximately 22,500 square feet-significantly smaller than the typical minimum lot size of 40,000 square feet for RA-zoned parcels. This smaller lot size, in combination with the existing layout of the primary dwelling and the location of the onsite well, imposes practical constraints on where a pool can reasonably be located.

Project Description:

The proposed project seeks a variance to permit the construction of a 16' x 40' pool in the backyard of the property with a setback of 7' from the side lot line. The proposed pool location will comply with all other applicable zoning requirements.

Requirements for all variances:

1. The variance is the minimum variance necessary to afford relief
 - a. We have carefully considered multiple layout options, and the proposed location represents the minimum variance necessary to afford relief. Relocating the pool to meet the required setback would be impractical and would either conflict with the well setback or compromise functional outdoor space.
2. The granting of the variance will not:

a. Alter the essential character of the neighborhood or district in which the lot is located: The proposed pool will not alter the essential character of the neighborhood. Several neighboring properties include in-ground pools, suggesting that such improvements are consistent with the established pattern of development in our area. Additionally, the rear of our property directly borders a dairy farm, providing significant visual and physical buffering, with no impact to any directly adjoining residence.

b. Substantially impair the appropriate use or development of adjacent properties: The proposed pool will not impair the appropriate use or future development of adjacent properties. The layout respects privacy and distance to neighbors, and the pool will not interfere with any existing structures or utilities on nearby lots.

c. Reduce forest cover in non-critical areas: Our property is not located within a designated Critical Area, and there is no existing forest cover in the proposed pool location. Therefore, the project will not result in a reduction of forest cover within a Limited Development Area (LDA) or Resource Conservation Area (RCA).

d. Be detrimental to public welfare: The project poses no risk to public welfare. It is a private residential improvement in keeping with the size, scale, and use of other structures in the vicinity.

We would like to express our gratitude to all parties involved in the review of this variance application. We look forward to your continued review and to working alongside you throughout this process. The relief sought is both modest and reasonable, and it would allow us to make functional and beneficial use of our property in a manner consistent with our neighbors.

Thank you for your time and consideration.

Sincerely,

Rebecca Wilmoth & Richard Simmons

◀ 190' 0" ▶

