

Letter of Explanation for Variance Extension Request
Variance Case Number 2024-0046-V
Granted May 16, 2024

Subject Property:

**438 Riverside Drive
Pasadena, MD 21122**

Tax Account No.:

03-881-11256700

Owners:

**Matthew Coyle
Barbara H. Coyle**

Agent for Owners:
Applying as Applicant

**MBAS Sheds
Linda Bachman
410-360-9717
bachmanshedbuilders@gmail.com**

We are requesting an extension for the above referenced Variance in order to complete the Permit process and obtain its approval. It was a long process in securing a builder to design a garage that would satisfy our needs at a cost that was reasonable for us. Plus the contractor that was quoting the removal of the impervious surfaces that would comply with the County's critical area requirements as well as quoting the foundation work passed away suddenly. We lost time in interviewing a new contractor and obtaining new quotes for that portion of the job.

We have spent several months responding to the Permit Office and various departments within the County satisfying their requirements because we are in a critical area. For instance, after several weeks corresponding back and forth, we were finally able to have a conference with the Environmental Health Director and his staff to discuss the attic and stairwell construction of the garage. We were being told we could not have a height above 6' 11" in the attic and we couldn't have a stairwell. It had to be fold down stairs. The problem was when calling the top area of a garage an "attic" on the drawing sets off alarms at the Environmental Health Department. It signals the possibility to them of making the upper area a "dwelling". We have no intention of doing that. Its strictly for storage. We're quite aware of the limitations of our septic system. So at the conference we compromised and agreed to have the builder redesign the upper garage area and define it as a "loft", with limited floor space, with a knee wall, and a stairwell. We are in our seventies and fold down stairs would be a safety issue for us. We need the upper storage area of the garage because we are removing three sheds off of the property in order to reduce the impervious surfaces to come into compliance with the critical area restrictions. The new drawings are being produced by our builder and we hope to get them soon.

Also we are currently responding to the Environmental Department's requirement relative to the "level of disturbance" of the shrubs and trees. We hope to resolve that issue soon.

Granting the extension of this Variance will allow us to move forward and complete the Permit process. Currently we are unable to while this Variance extension approval is pending.

We appreciate your consideration.