

25028 – Grant

Variance Application | Letter of Explanation
December 18, 2025

Overview:

We are seeking a variance for the property located at:

2204 228th St.,

Pasadena, MD 21122

We are proposing a front porch be constructed that extends beyond the front setback line. We are including full architectural drawings of this porch with this application.

We believe a variance should be granted for the following reasons:

1. Homes on this street already break the required front setback to achieve the look our homeowner would like.
2. This new porch will bring this home up to the design already established on 228th Street, and will create a more coherent neighborhood.
3. The front setback line is restrictive to this property, this home was built farther forward than other homes on the street.

In summation, we are looking to bring this home up to standard with the rest of the street and add coherence of the fabric of this street.

Detailed Explanation:

The proposed 6-foot encroachment into the required 25-foot front setback (resulting in a 19-foot setback from the property line) is modest, necessary, and fully consistent with the established development pattern along 228th Street. Measurements of properties within a 100'-0" radius reveals no fewer than two existing residences with front porches that encroach beyond the required setback with their own front porch (2208 228th St, 2200 228th St.). These porches are common along the streetfront, and are integral to the street's cohesive architectural identity. They have long been accepted by the County without adverse impact on traffic, drainage, light, air, or emergency access.

Granting this variance will allow the subject property to align with this prevailing standard rather than appear incongruously plain. The existing dwelling currently sits at the full 25-foot line, creating a visual discontinuity with neighboring homes whose porches animate the streetscape and foster a welcoming pedestrian environment. Extending the porch will bring the residence into architectural harmony with the block, eliminating the abrupt “step-back” that presently disrupts the rhythm of the street wall. This improvement enhances rather than detracts from the neighborhood’s character.

Finally, the requested relief meets every criterion under Anne Arundel County Code § 18-16-305 for practical difficulty and neighborhood consistency. The encroachment is limited to an open, unenclosed porch; it preserves all required side and rear yards; it introduces a very minor increase in impervious surface; and it mirrors encroachments already deemed compatible by prior County practice. Approval will affirm the County’s longstanding recognition that minor front-yard adjustments are appropriate when they reinforce—rather than undermine—an established streetscape.

What we are looking to achieve is a home that contributes to a more coherent neighborhood, and the same leniency already granted to neighboring properties.

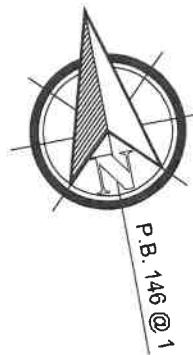
Thank you for your time. Please reach out using the information below if you have any questions.

Jacob H. Browning, AIA

(703) 955-0180
Info@blackflag-design.com



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **$2'\pm$**



P.B. 146 @ 1

20'-0" Front Setback Line

LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- UB - UTILITY BOX
- O/H - OVERHANG

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:

#2204 228TH STREET

LOT 35

PLAT ONE OF TWO

OUTING GLEN

PLAT BOOK 146, PLAT 1

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=20' DATE: 08-15-2025

DRAWN BY: AP FILE #: 257087-200



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS $2'\pm$. NO TITLE REPORT WAS FURNISHED NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BY CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST. A BOUNDARY SURVEY IS RECOMMENDED.

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114

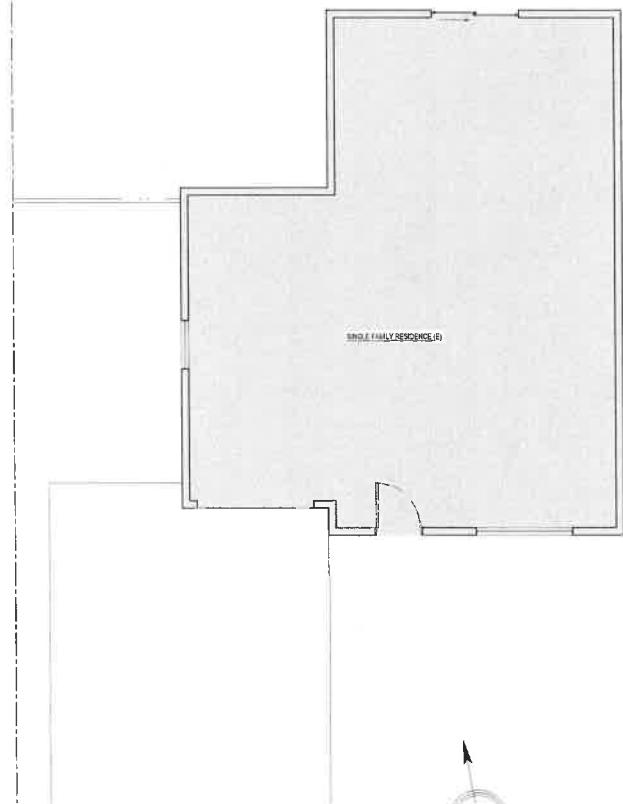
Email: orders@duley.biz On the web: www.duley.biz

DEMOLITION GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL HORIZONTAL DIMENSIONS WITH PROPOSED FLOOR PLANS PRIOR TO DEMOLITION.
2. VERIFY OPENINGS TO BE REMOVED WITH PROPOSED DEMOLITION PLANS AND PROVIDE CONTRACTOR TO DEMOLITION.
3. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED STRUCTURAL CONDITIONS PRIOR TO DEMOLITION.
4. CONTRACTOR TO PROVIDE ALL SHORING, BRACING, ETC. PROVIDED AND USED IN ALL DEMOLITION TO ENSURE THE SAFETY OF ALL PERSONNEL AND THE PROPOSED ALTERNATIVES AND ADDITIONS TO BE CONSTRUCTED.
5. REMOVE ALL EXPOSED CONDUIT AND CAP ELECTRICAL FOR SAFETY AND FUTURE USE.
6. PROVIDE TEMPORARY LOCKING AT MAIN ENTRY DURING CONSTRUCTION.
7. CONTRACTOR TO REMOVE AND HAUL ANY ASSOCIATED DEBRIS.
8. REMOVE ALL ROOFTOP ELECTRICAL CONDUIT AND EXPOSED PLUMBING (HORIZONTAL ONLY) ON ROOF AS REQUIRED AFTER REMOVING THESE ITEMS TO PREVENT DAMAGE TO ROOFING SYSTEM.
9. REMOVE ANY EXPOSED CONDUIT AND PLUMBING FROM EXTERIOR WALLS.
10. REMOVE ALL EXPOSED SCREWS, NAILS, AND OTHER VARIOUS ATTACHMENT PIECES THAT HAVE BEEN EXPOSED DUE TO DEMOLITION.
11. REMOVE ALL HVAC GRILLS.

DEMOLITION KEY

	(E) WALL TO REMAIN
	(F) WALL TO DEMO TO EXENTS SH
	(B) BUILDING ELEMENT TO DEMO



01

SITE PLAN - EXISTING

SCALE: 1/4" = 1'-0"

A1.C

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 21133 EXPIRATION DATE SEPTEMBER 22, 2026.

PROJECT: GRANT RESIDENCE
PROJECT NAME: 2204 2207 2211 ST
PASADENA, MD 21113
APN: 03-384-000-7922

DISCLAIMER: THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND
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REVISION:
SD REVIEW 08.02.2022
CD REVIEW 08.11.2022
PRINC MEETING 10.14.2022
PERM SUBMITAL 11.06.2022

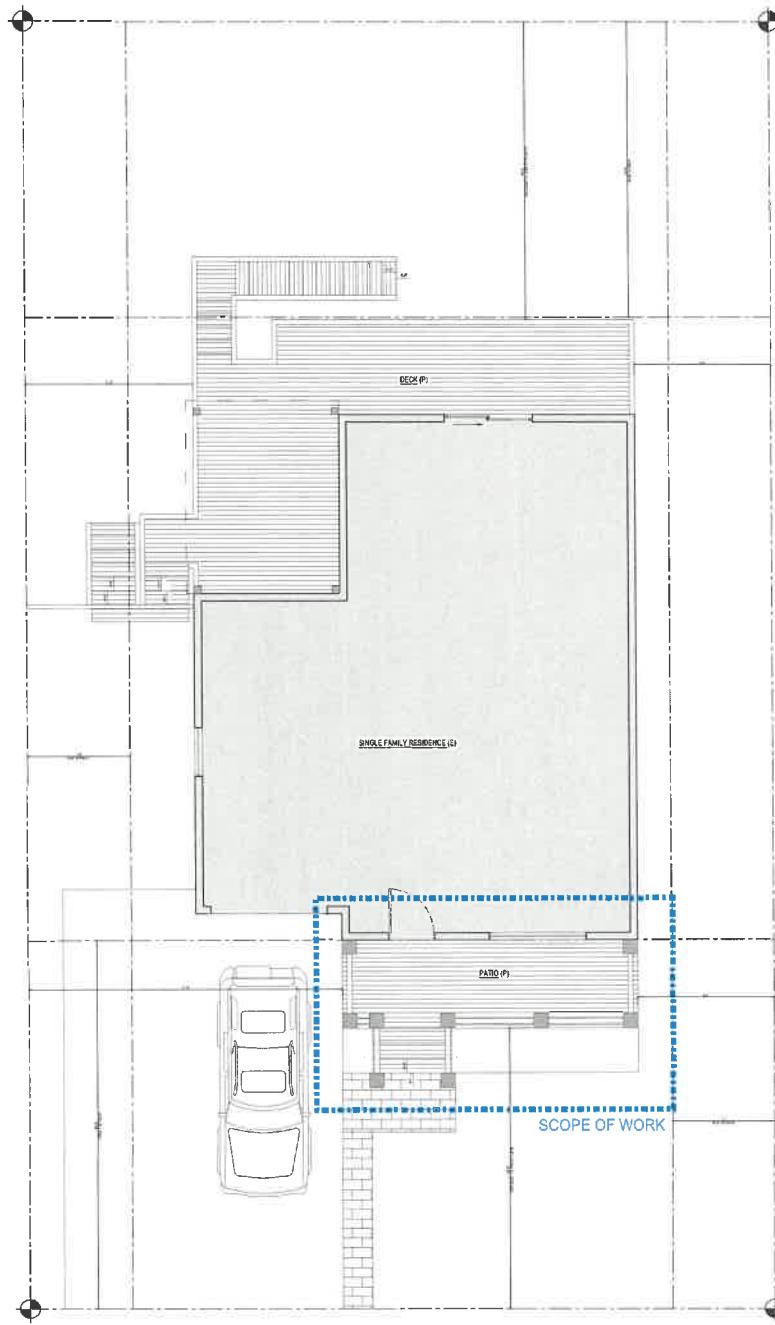
SITE PLAN - EXISTING



**BLACK FLAG
DESIGN**

info@blackflag-design.com (703) 955-0182

MATERIAL LEGEND (SITE)



PROFESSIONAL CERTIFICATION:
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LICENSE NO. 22130. EXPIRATION DATE SEPTEMBER 22, 2026.

PROJECT: 2592

PROJECT NAME: GRANT RESIDENCE

2204 228TH ST
PASADENA MD 2112

APN: 03-388-9507922

ANNUAL MEMBER DUES

INSTRUMENTS OF SERVICE
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WINTER EDITION OF SECURITY DESIGN.

REVISION:

SD REVIEW 08.06.2012
CD REVIEW 01 08.12.2012

PRICING MEETING 10,14,232
PRICING MEETING 10,14,232

PERIOD SUBMITAL

SITE PLAN - PROPOSED

A 1 1

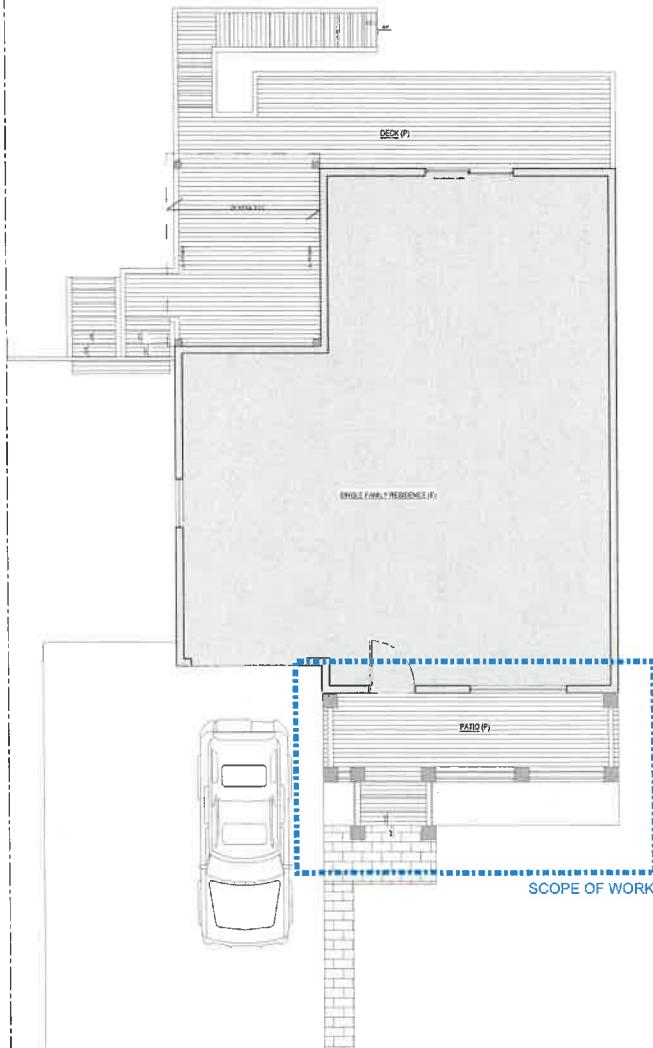
八一

SITE PLAN - PROPOSED

A1.1

CONSTRUCTION KEY

-  (B) WALL TO REMAIN
-  (X) X
-  (P) WALL TO CONSTRUCT
PERIMETER SICKS



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LICENSURE NO. 21112, EXPIRATION DATE SEPTEMBER 22, 2026

PROJECT: 300
PROJECT NAME: GRANT RESIDENCE
2024 22TH ST
FAX: 301-907-0782
APN: 03-048-80782

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REVISION:
CD REVIEW 06.06.202
CD REVIEW B1 06.11.202
PRICING WORKING 10.14.202
PERMIT SUBMITAL 11.16.202

FLOOR PLAN - PROPOSED
SCALE: 1/8" = 10'

01

FLOOR PLAN - PROPOSED

A2.1



info@blackflag-design.com

(301) 955-0100

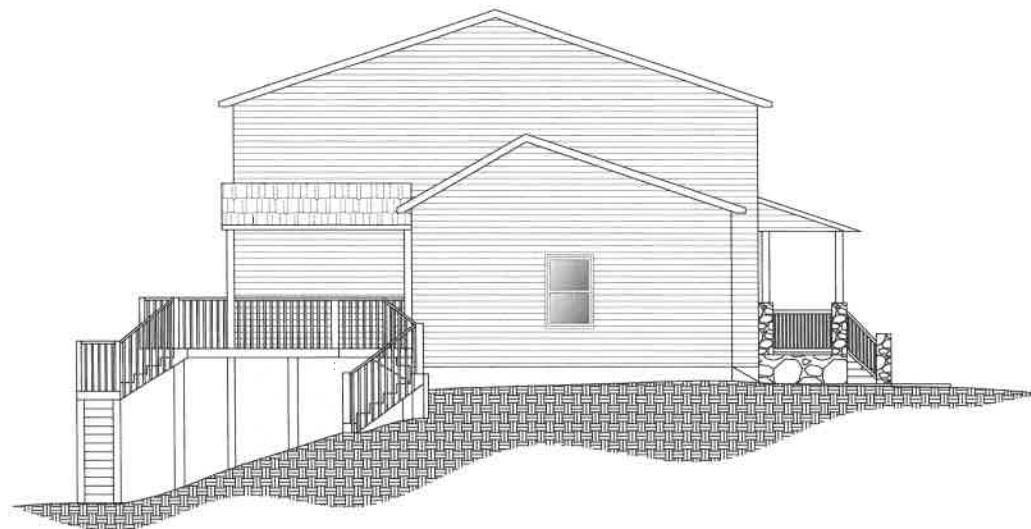
VENTILATION NOTES

CRAWLSPACES WILL HAVE VENTILATED OPENINGS WITH A MINIMUM NET FREE AREA OF 1.5 CFS FOR EVERY 100 SQ.FT. OF CRAWLSPACE. THE CRAWLSPACE VENTILATION BE UNVENTED IF ANY OF THE FOLLOWING CRITERIA ARE MET:

- THE CRAWL SPACE HAS A CONTINUOUS SEALED GROUND COVER, WHICH IS 100% IMPERVIOUS TO AIR.
- THE CRAWL SPACE HAS INSULATED PERIMETER WALLS.
- THE CRAWL SPACE IS A PART OF THE RESIDENCE'S THERMAL ENVELOPE AND IS AT A TEMPERATURE SIMILAR TO THE RESIDENCE.

MATERIAL LEGEND (EXTERIOR)

EXTERIOR SIDING
SH. TBL.
TO MATCH EXISTING HOME
ASPHALT SHINGLES
STANDARD,
TBL.
TO MATCH EXISTING HOME



03

SIDE ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



02

FRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

A3.1

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LICENCE NO. 22113 EXPIRATION DATE SEPTEMBER 22, 2026.



2026
GRANT RESIDENTIAL
200A 2337-51
PASADENA, MD 2112
APN 03-384-900782

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REVISION
CD REVIEW 08/01/2026
CD REVIEW 1 08/13/2026
PRICING MEETING 18/14/2026
PERMIT SUBMITTAL 18/14/2026

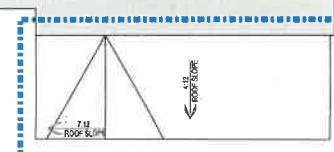
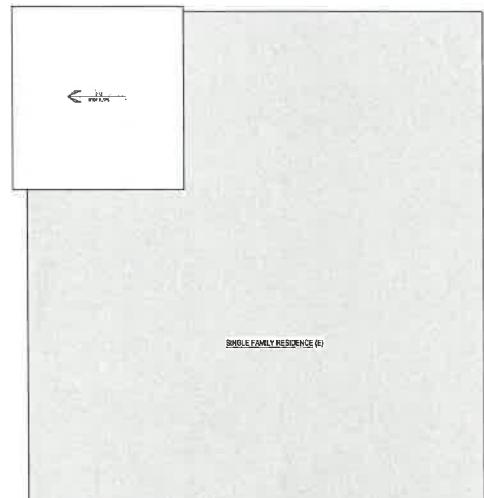
ELEVATIONS - PROPOSED

VENTILATION NOTES

ATTICS WILL HAVE VENTILATED OPENINGS WITH A MINIMUM NET FREE AREA OF 1/150TH OF THE ATTIC FLOOR AREA. IF THE VENTILATION SYSTEM IS BALANCED BETWEEN INTAKE AND EXHAUST, THE VENTILATION REQUIREMENT REDUCES TO 1 SQ.FT. FOR EVERY 300 SF. OF ATTIC SPACE.

MATERIAL LEGEND (ROOF PLAN)

ASPHALT SHINGLE
BLK SHINGLES
MEM. TIN
FINISH, TO MATCH EXISTING



SCOPE OF WORK



01

ROOF PLAN - PROPOSED
SCALE 1/8" = 1'-0"

A6.1

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LICENSURE NO. 23113. EXPIRATION DATE SEPTEMBER 22, 2016.

PROJECT: 2302
PROJECT NAME: DRAFT BSC-2014-01
224-2014-01-19
PASADENA, MD 21112
APN: 01-348-0007822

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REVISION:
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CD REVIEW 08/06/2013 08/06/2013
PRINC. MEETING 13/06/2013 13/06/2013
PERMIT SUBMITTAL 11/06/2013 11/06/2013

ROOF PLAN - PROPOSED

8/6/2013
8/6/2013
8/6/2013
8/6/2013
13/6/2013
11/6/2013



