

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.

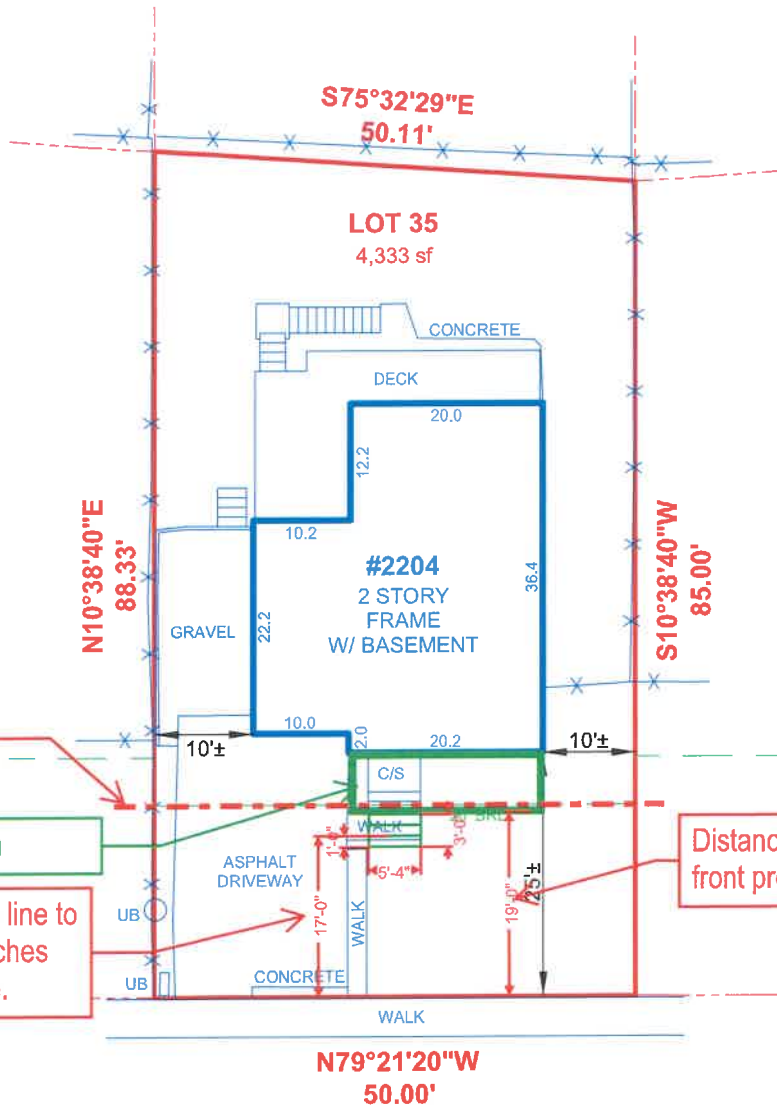
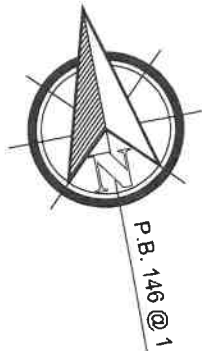
Jacob H. Browning, AIA

(703) 955-0180

Info@blackflag-design.com



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **2±**



LEGEND:

- X— 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 SET FORTH 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±. NO TITLE REPORT WAS FURNISHED TO 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 BE 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



APN # 03-388-90079227

T10



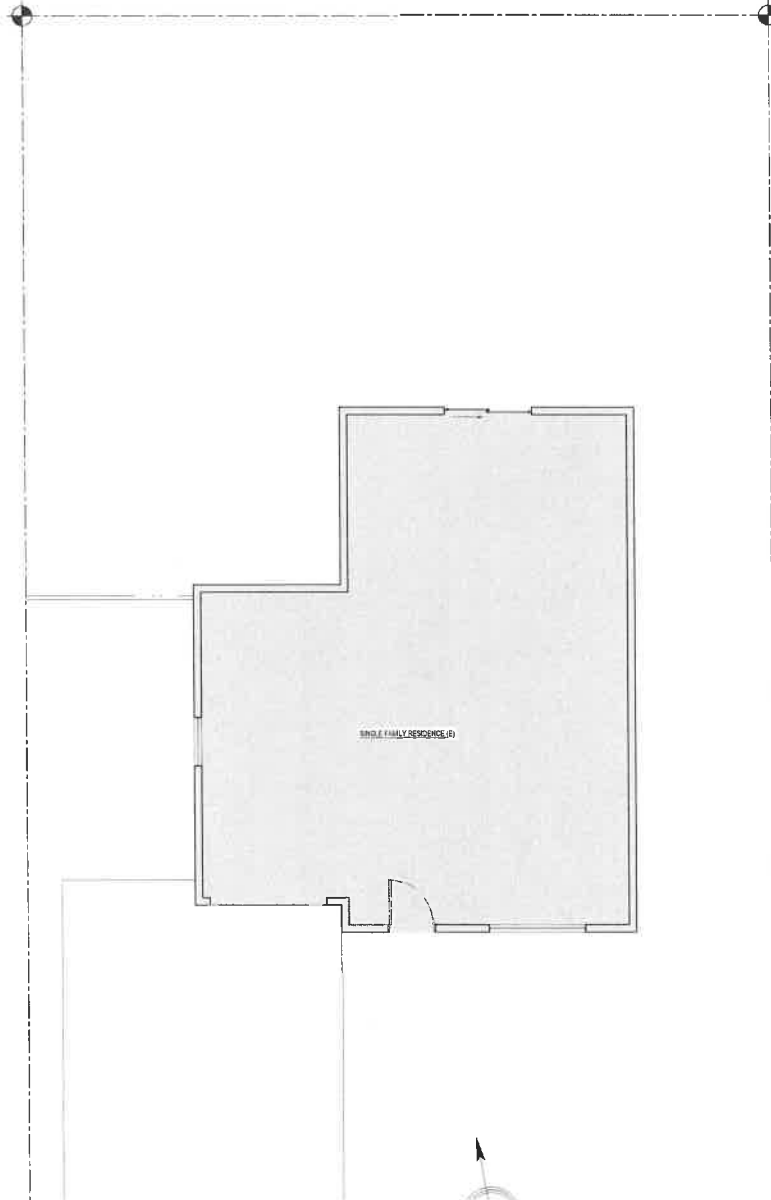
info@blackflag-design.com (723) 954-0180

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 ELEVATION SHEET AND WINDOW SCHEDULE PRIOR TO DEMOLITION.
3. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED STRUCTURAL CONDITIONS PRIOR TO DEMOLITION.
4. CONTRACTOR TO PROVIDE ALL SHORING BRACING, ETC. PRIOR TO AND DURING ALL DEMOLITION TO MAINTAIN THE SOUNDNESS OF ALL STRUCTURES UNTIL THE PROPOSED ALTERATIONS AND ADDITIONS TO BE CONSTRUCTED.
5. REMOVE ALL EXISTING LIGHTING 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 PATCH ROOF AS REQUIRED AFTER REMOVING THESE ITEMS TO PREVENT LEAKS.
9. REMOVE ANY EXPOSED CONDUIT AND PLUMBING FROM EXTERIOR WALLS.
10. REMOVE ALL EXPOSED SCREWS, NAILS, AND OTHER HARDSHIP ATTACHMENT PIECES THAT HAVE BEEN EXPOSED DUE TO DEMOLITION.
11. REMOVE ALL HVAC GRILLS.

DEMOLITION KEY

- (B) WALL TO REMAIN
- (C) WALL TO DEMO TO EXTENTS SHOWN
- (D) BUILDING ELEMENT TO DEMO



01

SITE PLAN - EXISTING
SCALE: 1/4" = 1'-0"



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

LICENSE NO. 21132 EXPIRATION DATE SEPTEMBER 22, 2026

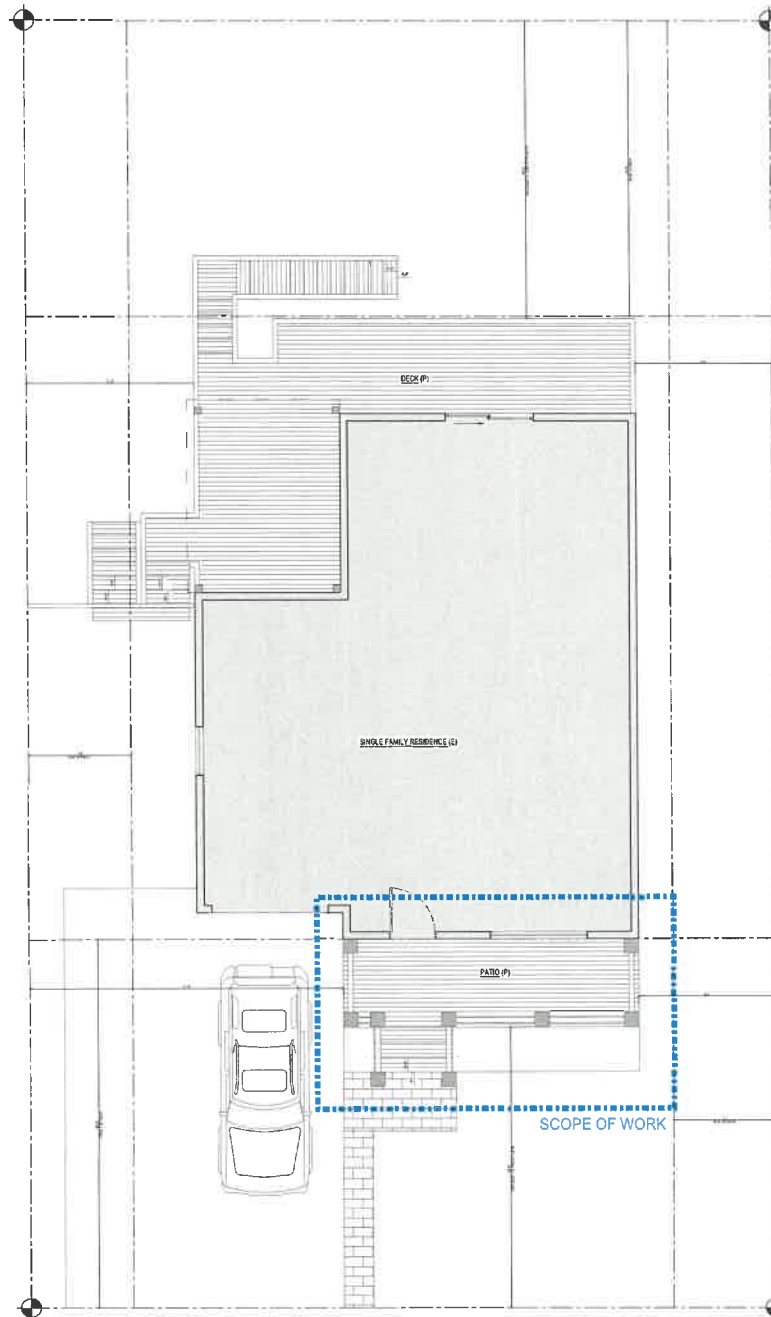
PROJECT: 2302
PROJECT NAME: GRANT RESIDENCE
2304 28TH ST
PASADENA, MD 21112
APR: 03-388-8607922

INSTRUMENTS OF SERVICE
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND
REMAIN THE PROPERTY OF BLACK FLAG DESIGN. THEY ARE NOT
TO BE REPRODUCED OR ALTERED IN ANY WAY NOR DISCLOSED
OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS
WRITTEN PERMISSION OF BLACK FLAG DESIGN.

REVISION
SD REVIEW 08.06.2022
CD REVIEW 01 08.13.2022
PRICING MEETING 10.16.2022
PERMIT SUBMITTAL 11.06.2022

SITE PLAN - EXISTING

A1.C



01

SITE PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



info@blackflagdesign.com (714) 955-4180

MATERIAL LEGEND (SITE)

	DRIVEWAY EXISTING TO REMAIN
	CONCRETE PAVERS SIZE: TBD. MPOR: TBD. FINISH: TBD.
	COMPOSITE DECKING SIZE: STANDARD MPOR: TBD. FINISH: TBD.



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 22153 EXPIRATION DATE SEPTEMBER 30, 2025

PROJECT: 2360
PROJECT NAME: GRANT RESIDENCE
2004 23RD ST
PASADENA, MD 21111
APR: 03-368-9007822

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REVISION:
SD REVIEW 08.06.2024
CD REVIEW 08.13.2024
PROJECT MEETING 10.14.2024
PROJECT SUBMITTAL 11.06.2024

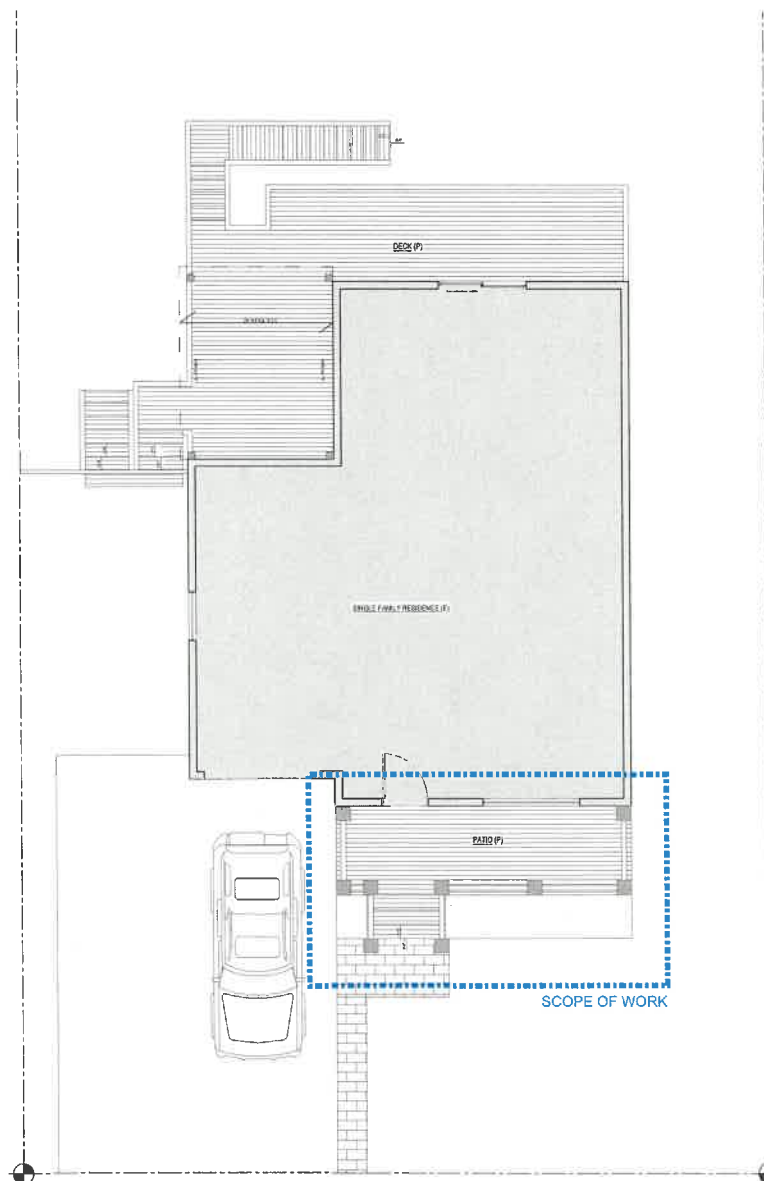
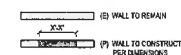
SITE PLAN - PROPOSED

A1.1



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CONSTRUCTION KEY



PROFESSIONAL CERTIFICATION:
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APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 22133 EXPIRATION DATE SEPTEMBER 22, 2026

PROJECT: 2362
PROJECT NAME: GRANT RESIDENCE
2204 28TH ST
PASADENA, MD 21112
APN: 22-388-807822

INSTRUMENTS OF SERVICE
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REVISION:
SD REVIEW 08.06.202
CD REVIEW 01 08.11.202
PROJECT MEETING 10.11.202
PERMIT SUBMITTAL 11.06.202

FLOOR PLAN - PROPOSED

01 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

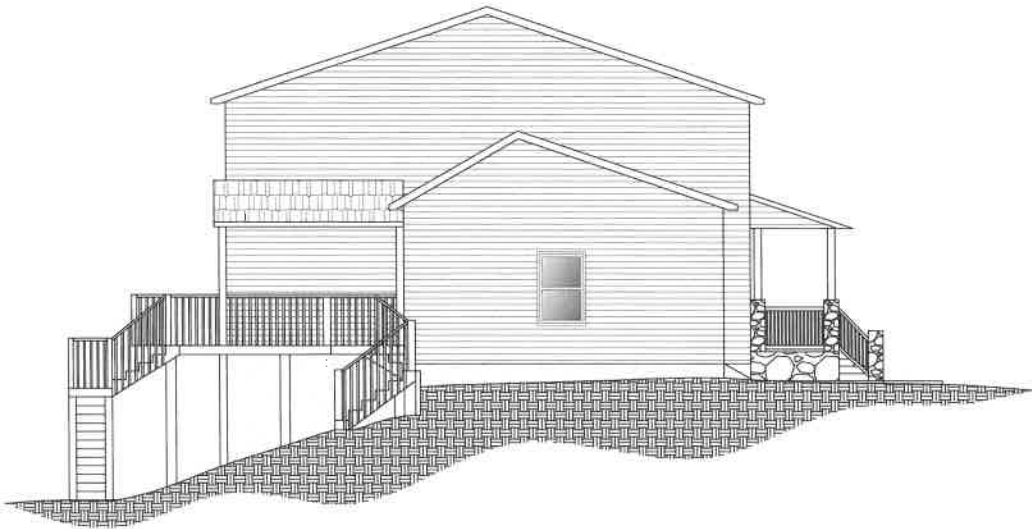
A2.1



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VENTILATION NOTES
CRAWLSPACES WILL HAVE VENTILATED OPENINGS WITH A MINIMUM NET FREE AREA OF 1 SQ. FT. FOR EVERY 150 SQ. FT. OF CRAWL SPACE AREA. THE CRAWLSPACE WILL BE UNVENTED IF ANY OF THE FOLLOWING CRITERIA ARE MET:
- THE CRAWL SPACE HAS A CONTINUOUS SEALED GROUND COVER, SUCH AS A IMPERMEANT MEMBRANE.
- THE CRAWL SPACE HAS INSULATED PERIMETER WALLS.
- THE CRAWL SPACE IS A PART OF THE RESIDENCE'S THERMAL ENVELOPE AND WILL MAINTAIN A TEMPERATURE SIMILAR TO THE RESIDENCE.

MATERIAL LEGEND (EXTERIOR)	
	EXTERIOR SIDING
	TOP
	TO MATCH EXISTING HOME
	ASPHALT SHINGLES
	STANDARD
	TO MATCH EXISTING HOME



03 SIDE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



02 FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 21133 EXPIRATION DATE SEPTEMBER 22, 2026.
PROJECT: 2503
PROJECT NAME: GRANT RESIDENCE 2204-2207H-01 PASADENA, MD 21112
APR: 03-385-4007822

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REVISION:	
SD REVIEW	08.08.202
CD REVIEW C1	08.13.202
PREPARED MEETING	10.14.202
PERMIT SUBMITTAL	11.06.202

ELEVATIONS - PROPOSED



