

Justification Statement (Section 297-416 B)

I would like to build a storage building in my front left side yard of my property which would pass 10 feet over the building restriction line. My property on which I would like to build is restricted in size and shape by a forest conservation area and an in-use and future septic easement. Topographical conditions, such as substantial sloping on the property which in turn leads to a creek makes it immensely difficult to construct a storage building in any other location other than the flat land I am petitioning to use. Moreover, storm water run-off on my property would be compromised if the storage building is not constructed in this flat area on my property. If granted the ability to construct the storage building as requested, the building would not impede the view of the property owner of Lot 21, nor inhibit my access to future septic easement or my backyard and would have the least impact on storm water run-off on my property.

Justification Statement (Section 297-416 C 1-6)

In addition to restrictions on my parcel beyond my control (forest conservation and septic easement), constructing a storage building on the right-side yard of my property would conflict with the property owner of Lot 21 (my neighbor) as a monstrosity and unwelcome eyesore. Furthermore, building on the right-side yard would warrant hardship **(1)** to me in blocking accessibility to my future septic easement, as well as obstruct the access to my backyard itself, which other owners of property in the same land use classification do not share. All property owners have the right to build on their own property; for me to be denied the opportunity to build on my property would deprive me of rights commonly shared by other owners of property in the area **(2)**. To allow me to build my storage building in the only feasible spot on my property, would not grant me any special privilege to other property owners who had a similar lot configuration **(3)**. The shape of my lot and the inherent storm water run-off design is all county approved and these conditions are not self-imposed or self-created **(4)**. I am fully aware of the existing building restrictions and am not seeking a variance for greater profitability **(5)**. The variance I am proposing is consistent with the Charles County Comprehensive Plan. Considering that this plan focuses on County growth categorized by strong environmental protection measures and conserving resources, my plan to build on the only flat area within my lot, as not to compromise storm water run-off, ties in directly with the mission. **(6)**.