Subject: Letter of Explanation for Zoning Variance – Shed Placement at 712 Oak Grove Circle

Dear Zoning Hearing Officer,

I am submitting this letter in support of my request for a zoning variance to allow for the placement of a 12' x 16' shed on my property located at 712 Oak Grove Circle, Severna Park, MD 21146. This request arises due to unique conditions imposed by the property's corner lot status and recent inspection failure of the previously approved shed location that was constructed on 5/6/25.

Background and Justification

1. Corner Lot Hardship

As a corner lot, my property is subject to two front yard setbacks:

- o 20 feet from Cypress Road
- o 40 feet from Gordon Avenue

This designation significantly restricts buildable space, eliminating what would typically function as a **rear yard**. The lot's layout and topography make it impossible to place the shed without encroaching on the 40-foot Gordon Avenue setback.

2. Inspection Failure of Existing Shed Location

The shed was initially installed under a utility power line, which resulted in a failed inspection. Relocating the shed is necessary for public safety and utility compliance. The only feasible alternative location on the property would require a variance from the 40-foot setback along Gordon Avenue.

- 3. Minimal Impact & Neighborhood Character
 - The proposed shed is a modest residential accessory structure (192 sq ft, 13'3" tall). It will be visually screened by existing vegetation and will not affect sight lines, access, or neighboring properties. The 20' Cypress setback will be maintained in full. A photographic exhibit has been included for your review.
- 4. Not a Self-Imposed Hardship

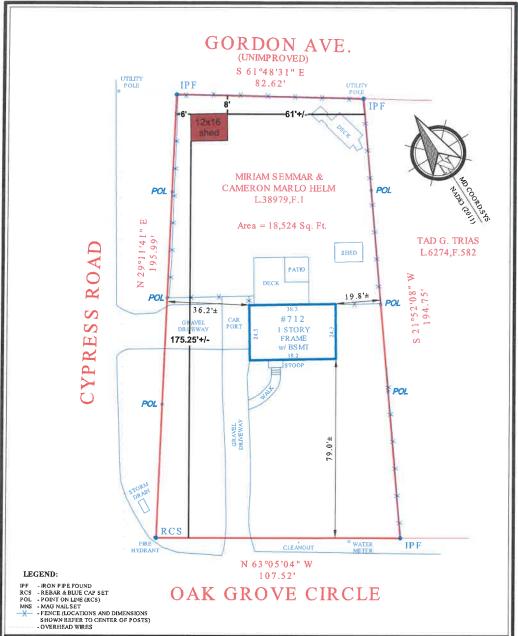
The hardship is not self-created. The dual front setback designation, combined with the utility easement conflict, presents a unique challenge. My goal is to relocate the shed in a safe, functional location while preserving the intent of the zoning code.

Conclusion

Given the unique corner lot constraints, utility clearance issue, and the modest nature of the proposed structure, I respectfully request approval of this variance. This request represents the least deviation necessary to achieve safe, practical use of my property.

Thank you for your consideration.

Sincerely,
Miriam Semmar



BOUNDARY SURVEY OF:

#712 OAK GROVE CIRCLE

MIRIAM SEMMAR & CAMERON MARLO HELM LIBER 38979 FOLIO 1

ANNE ARUNDEL COUNTY, MARYLAND SCALE: 1'= 30' DATE: 02/06/2024

DR AWN BY: JCM/SM FILE #: 240414 - 700

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SURVEYOR'S CERTIFICATE

IHBREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPILANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO THILE REPORT WAS FURNISHED TO NOR DIONE BY THIS COME ANY. SADE PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENT OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.

LICENSE EXPIRATION DATE: 01-16-2025



J. Howard Beard Health Services Building 3 Harry S. Truman Parkway Annapolis, Maryland 21401 Phone: 410-222-7095 Fax: 410-222-7294 Maryland Relay (TTY): 711 www.aahealth.org

Tonii Gedin, RN, DNP Health Officer

MEMORANDUM

TO:

Sadé Medina, Zoning Applications

Planning and Zoning Department, MS-6301

FROM:

Brian Chew, Program Manager

Bureau of Environmental Health

DATE:

August 22, 2025

RE:

Miriam Semmar

712 Oak Grove Circle

Severna Park, MD 21146

NUMBER:

2025-0166-V

SUBJECT:

Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to perfect an accessory structure (shed) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc:

Sterling Seay