

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**:

- **20 feet from Cypress Road**
- **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

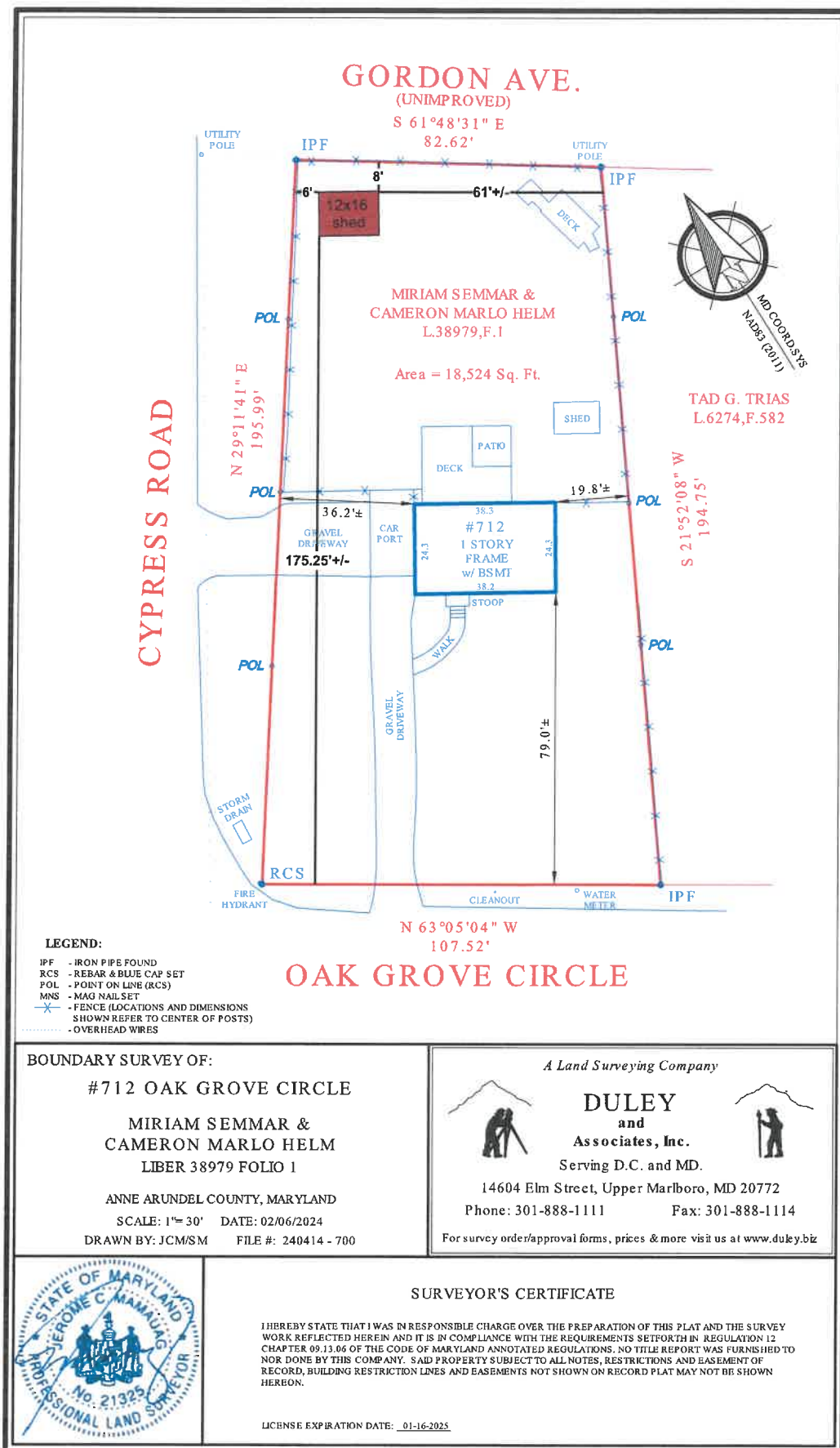
The hardship is not self-created. The **dual front setback designation**, combined with the **utility easement conflict**, presents a unique challenge. My goal is to relocate the shed in a **safe, functional location** while preserving the **intent of the zoning code**.

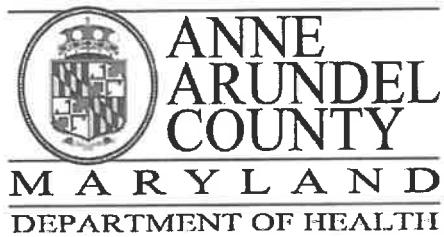
Conclusion

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






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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