

Amanda Pseftis
412 Serpentine Trail
Crownsville, MD 21032
amanda.pseftis@icloud.com
410-940-8764

September 17, 2024

Anne Arundel Planning and Zoning
2664 Riva Rd #3
Annapolis, MD 21401

Re: Variance Request for 412 Serpentine Trail – Setback Requirement

To whom it may concern,

I am writing to request a variance for a setback requirement for our property located at 412 Serpentine Trail. In September 2022, we constructed a temporary ramp to assist our 14-year-old large breed dog, who suffers from severe osteoarthritis and dilated cardiomyopathy, in safely accessing the yard. Due to his medical condition and weight (too heavy for me to lift and carry down stairs), the ramp is essential for his safety and mobility.

Unique Property Characteristics:

Our property has a sloped yard. On one side, the deck is the height of a second floor, making that side impractical for building a ramp. The ramp was built on the only feasible side, where the deck is approximately 5 feet from the ground. This allowed for a safe and accessible design for our dog.

In addition, in 2010, the previous owners were granted a rear setback variance (2010-0279-V) for construction on the property. At that time, the county determined that the abutting paper road, Sweet Gum Trail, provided a 12.5-foot buffer to the property line. The ramp we have constructed is situated 0.3 feet from our property line, 12.8 feet from the center of Sweet Gum Trail, maintaining the same buffer established in the previous variance.

Ramp Dimensions & Construction Date:

The ramp, built in September 2022, extends 10 feet toward the rear property line and is 4 feet wide. There is a 4x4 foot landing, followed by an additional 10 feet of ramp that runs parallel to the property line. The ramp has standard 4-foot-high railings. The structure is temporary and will be removed when our dog is no longer with us.

Public Impact:

The ramp has no impact on public visibility or neighborhood aesthetics. It is not visible from Serpentine Trail or from our front yard. Its placement and design ensure it does not alter the visual character of the neighborhood or negatively affect adjacent properties. Placing the ramp

on the other side of the deck, facing Serpentine Trail, would have had a far larger environmental footprint and greater visual impact.

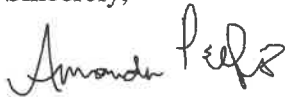
Minimum Variance:

The requested variance is the minimum necessary to allow the ramp to remain. Removing or altering the ramp would impose unnecessary hardship, as it is crucial for our dog's safety and mobility. Additionally, the ramp does not encroach beyond the buffer already accounted for in the 2010 variance, further minimizing any impact on the property or surrounding area.

We respectfully request that the board consider the temporary nature of the structure, the unique physical conditions of our property, and the precedent set by the previous variance. Granting this variance would allow us to continue caring for our dog without disrupting the character of the neighborhood or impacting public welfare.

Thank you for your time and consideration of this request. We look forward to a favorable decision.

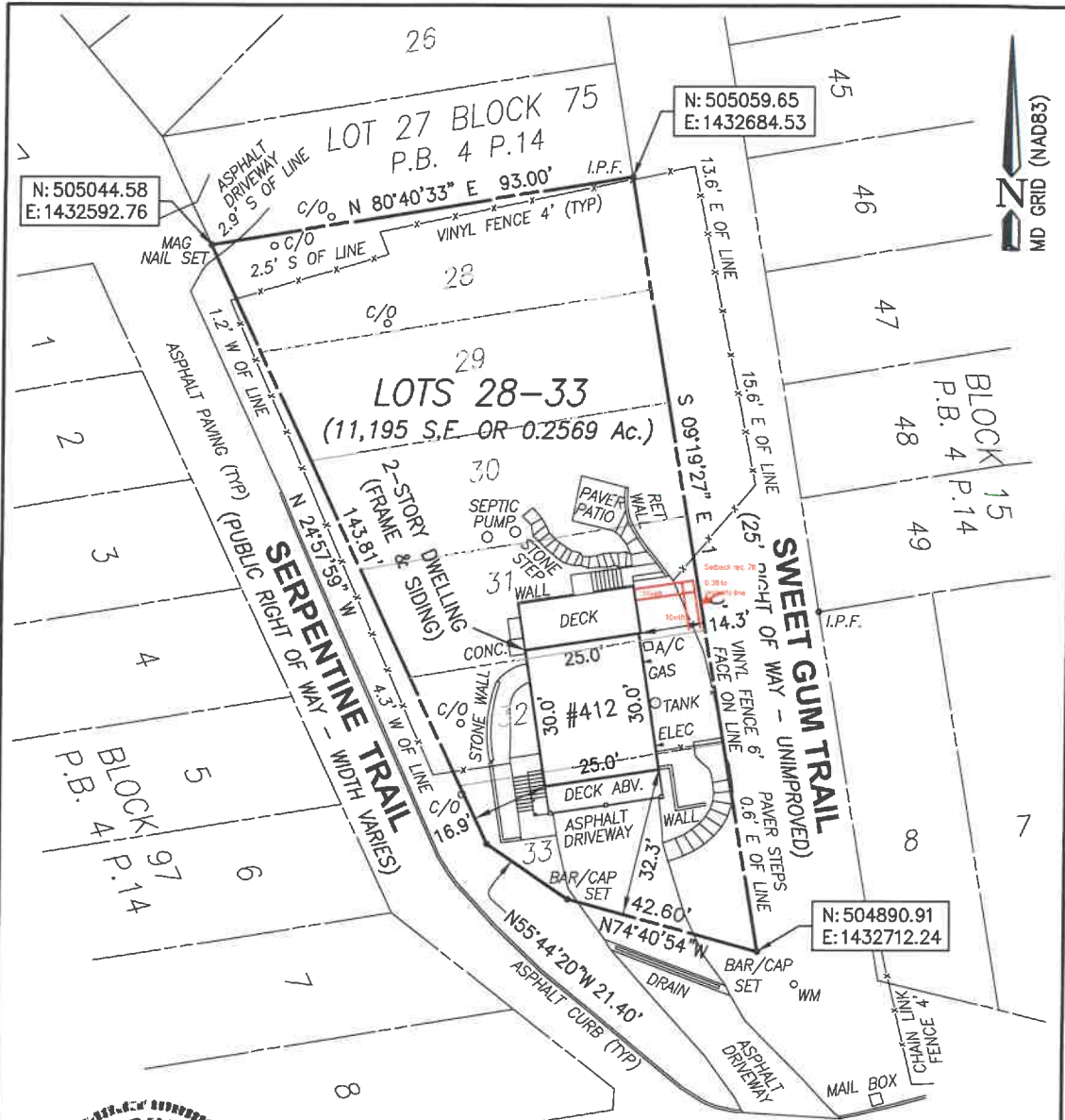
Sincerely,

A handwritten signature in black ink that reads "Amanda Pseftis". The signature is written in a cursive, flowing style.

Amanda Pseftis

410-940-8764

amanda.pseftis@icloud.com



ASH TRAIL
(25' PUBLIC RIGHT OF WAY)

OWNERS:
ANGELIS N. PSEFTIS &
AMANDA G. PSEFTIS
412 SERPENTINE TRAIL
CROWNSVILLE, MD 21032

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my professional knowledge and ability, that the plan shown hereon is correct; that it is based on a field survey performed under my direct supervision of the real property acquired by Angelis Nicholas Pseftis and Amanda G. Seftis by deed dated July 18, 2014 and recorded in the Land Records of Anne Arundel County, Maryland in Liber 27482 at Folio 228; and that property corner markers have been found or set as indicated hereon. No title report was reviewed in the preparation of this plat, so there may be encumbrances or other restrictions of use not shown hereon.

[Signature]
November 10, 2020
CLOVERLEA LAND SURVEYS, Inc. Date
R. WINFIELD VINING, Jr.
PROFESSIONAL LAND SURVEYOR
MD REG. No.: 10957

JOB No. CLOV07-200-890

Cloverlea Land Surveys, Inc.

LAND SURVEYING - SITE PLANNING - CAD DRAFTSMEN
PO BOX 4430, ANNAPOLIS, MD 21403
OFFICE (443) 203-2400 FAX (443) 458-0684

BOUNDARY SURVEY &
IMPROVEMENT LOCATION DRAWING
LOTS 28-33, BLOCK 75
IN THE SUBDIVISION OF
HARALD HARBOR
AS DEPICTED ON
PLAT BOOK 4 AT PAGE 14
SECOND (2nd) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
OCTOBER 2020 - SCALE 1" = 30'



