

June 3, 2025

Anne Arundel County Zoning

Re: Variance request

Michael Felner

517 Norwich Rd.

Severna Park, Md. 21146

Requesting to construct a pier on my property for recreational use.

Due to the center of cove property line and setback extensions, there is minimal space to build a safe pier and have a boat slip.

With consideration of the existing adjacent piers, the access needed for those and mine, and working with Lenny Anderson of Anderson Marine Construction, We came up with a design that will work for all three properties.

As a result, I request a variance for 2' of my proposed pier to be in the 15' setback, 13' from the North property line, and 2 pilings on the North property line.

Thank you for your consideration in this matter.

Michael Felner

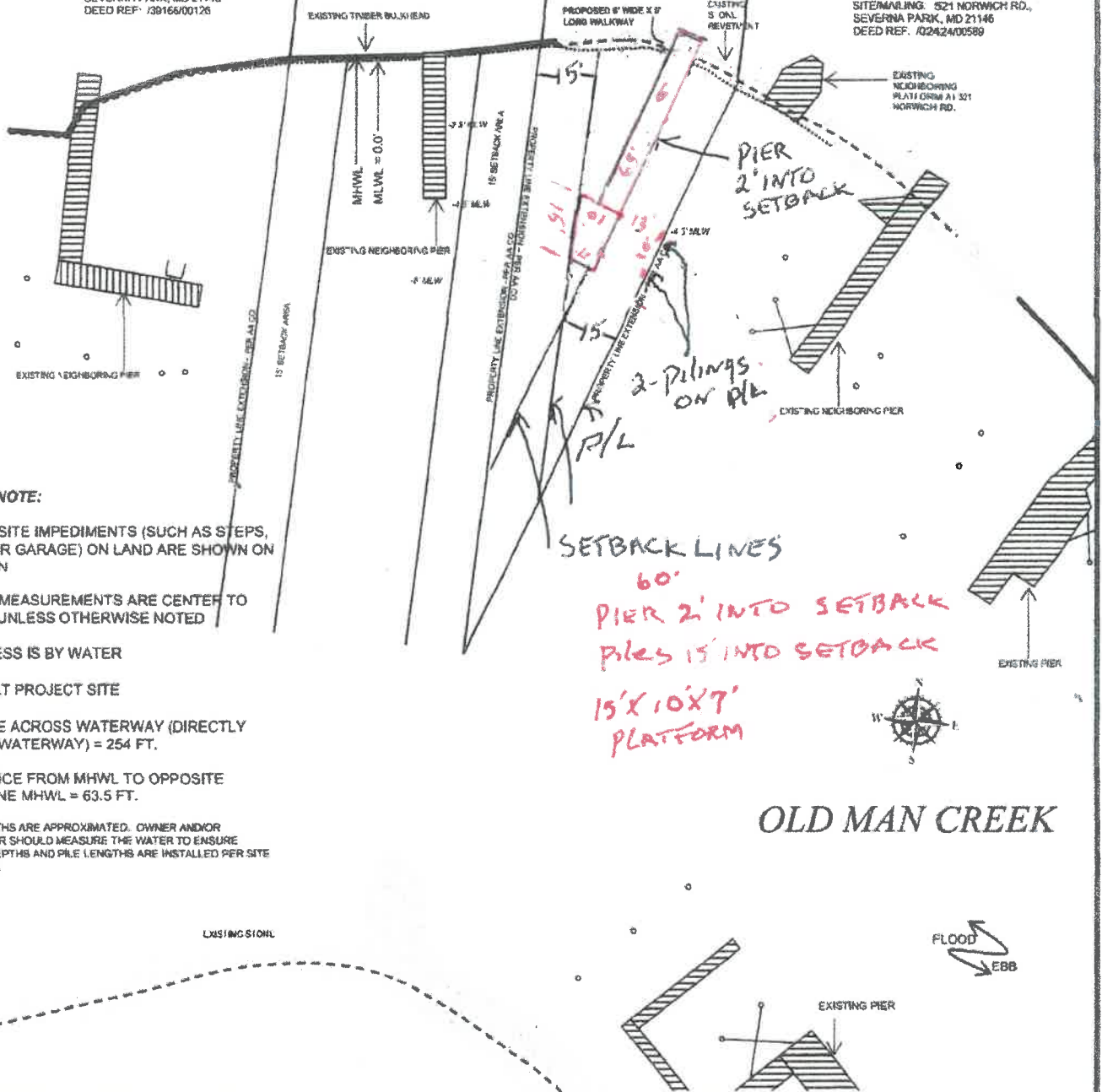
A handwritten signature in dark ink, appearing to read 'm felner', with a long horizontal flourish extending to the right.

NEIGHBORING OWNER(S):
KIMBERLY E. MARSELLA
SITE: 513 NORWICH RD.
SEVERNA PARK, MD 21146
MAILING: 636 CYPRESS
POINT DR.
SEVERNA PARK, MD 21146
DEED REF: J30166/00126

NEIGHBORING OWNER(S):
MICHAEL D. CASEY
SITE: 515 NORWICH RD.
SEVERNA PARK, MD 21146
MAILING: PO BOX 6272
ANNAPOLIS, MD 21401
DEED REF: J3899700399

APPLICANT:
MICHAEL FELNER
517 NORWICH RD.
SEVERNA PARK,
MD 21146

NEIGHBORING OWNER(S):
BRADFORD & BERNADINE MOORE
SITE/MAILING: 521 NORWICH RD.,
SEVERNA PARK, MD 21146
DEED REF: J02424/00589



PLEASE NOTE:

NOT ALL SITE IMPEDIMENTS (SUCH AS STEPS, HOUSE OR GARAGE) ON LAND ARE SHOWN ON THIS PLAN

ALL PILE MEASUREMENTS ARE CENTER TO CENTER UNLESS OTHERWISE NOTED

ALL ACCESS IS BY WATER

NO SAV AT PROJECT SITE

DISTANCE ACROSS WATERWAY (DIRECTLY ACROSS WATERWAY) = 254 FT.

1/4 DISTANCE FROM MHWL TO OPPOSITE SHORELINE MHWL = 63.5 FT.

WATER DEPTHS ARE APPROXIMATED. OWNER AND/OR CONTRACTOR SHOULD MEASURE THE WATER TO ENSURE CORRECT DEPTHS AND PILE LENGTHS ARE INSTALLED PER SITE CONDITIONS.

Proposed Condition Plan

SCALE
1" = 40'

MICHAEL FELNER

SITE ADDRESS:
517 NORWICH RD.
SEVERNA PARK, MD 21146

PROPERTY DETAILS:

DISTRICT: 03 SUBDIVISION: 692
ACCT. NUMBER: 33658600
LOT(S): PT LT 48 MAP: 24
GRID: 14 PARCEL: 339
DEED REF: J00965/00211
PLAT REF.: PLATS B-175; PLAT BOOK 15, P. 20, MSA S1235-1280
PROPERTY LAND AREA: 8,568 SF
DATE: 2-22-24
PAGE 4 OF 6

PROPOSED WORK:
PIER

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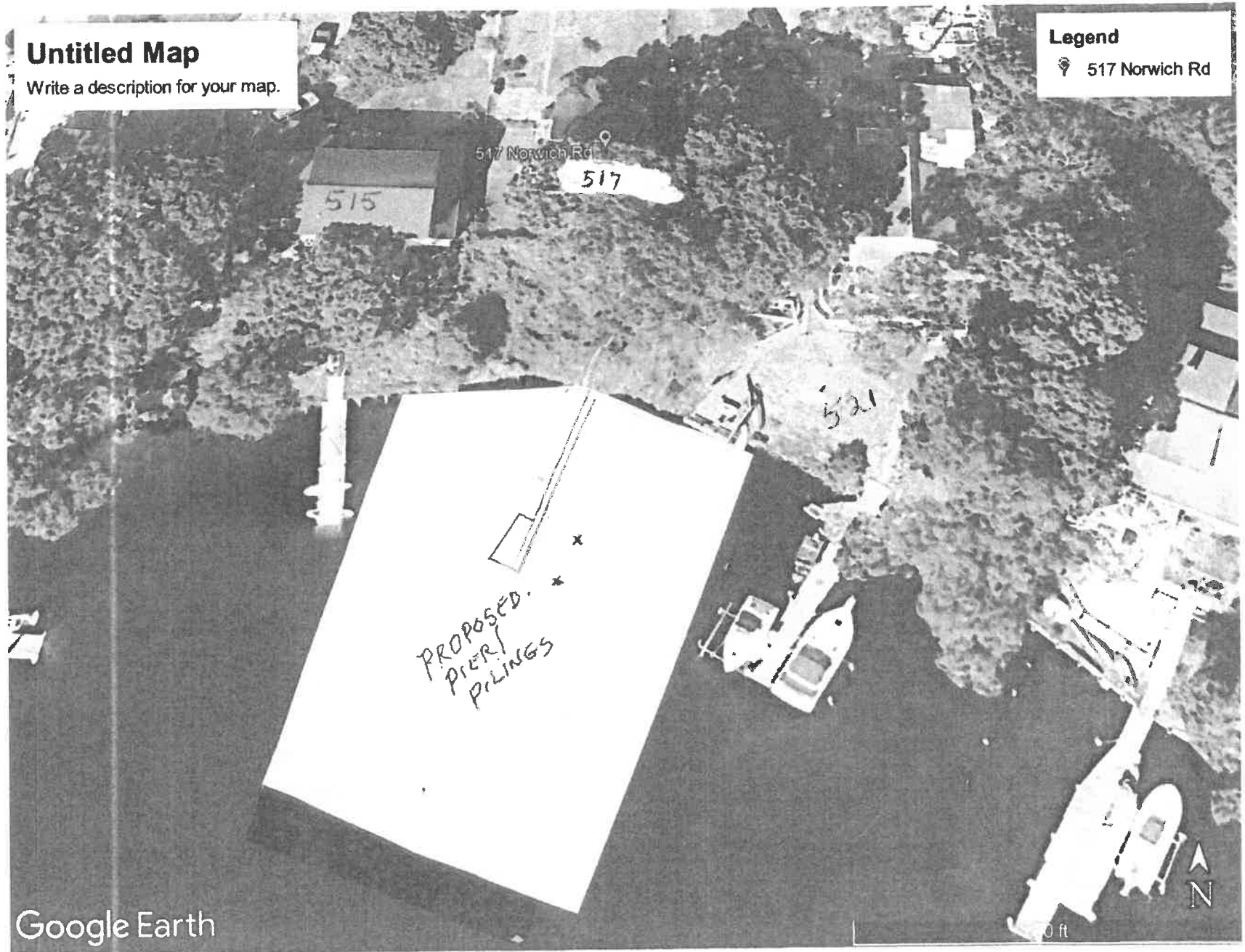
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Untitled Map

Write a description for your map.

Legend

📍 517 Norwich Rd



Google Earth