

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Michael Felner

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0110-V

COUNCILMANIC DISTRICT: 3

HEARING DATE: August 28, 2025

PREPARED BY: Joan A. Jenkins
Planner III

REQUEST

The applicant is requesting a variance to allow a pier and mooring pilings with less setbacks than required on property located at 517 Norwich Road in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 8,568 square feet of land, more or less, and is located with approximately 50 feet of frontage on the south side of Norwich Road, west of Inverness Road. The property is identified as Parcel 339 in Grid 14 on Tax Map 24, part of Lot 48 of the Riverdale subdivision. The property is zoned R2 - Residential District. This lot is platted to the shore of Old Man Creek, is entirely within the Chesapeake Bay Critical Area designated as LDA - Limited Development Area, and is mapped within a buffer modification area. The site is developed residentially with a dwelling and a detached garage. There are remnants of pier pilings in the water in front of the property. The property is served by public water and private septic.

APPLICANTS' PROPOSAL

The applicant proposes to construct a 6' by 69' pier with an irregularly shaped platform 10' by 15' on the end, and 2 mooring pilings.

REQUESTED VARIANCES

§ 18-2-404 (b) of the Code requires a pier or mooring piling be set back a minimum of fifteen feet from a lot line extended for a private pier. The pier and platform will be located 13 feet from the eastern property line extension requiring a variance of two feet. The two pilings will be located on the eastern property line requiring a variance of 15 feet.

FINDINGS

The subject property does not meet the area or width requirements for a lot in the R2 District without public sewer. Although the property is roughly rectangular-shaped except for the shoreline, the existing piers are creating the necessity of the eastern property line extension to be extended such that the water area between the lot lines extended is a small triangular area. The

proposed platform will meet the setbacks on the western side. It appears that there was a pier in a similar location at one time due to the presence of decomposing pilings in the water. It is common for properties along this waterfront to have a pier with at least one slip.

The applicant writes that he has worked with his contractor and the adjacent property owners to design the pier that works for all parties.

The **Anne Arundel County Department of Health** has reviewed the on-site sewage disposal system and has determined that the proposal does not affect the system therefore they have no objection to the request.

The **Development Division (Critical Area Team)** commented that the variance site plan does not show the most current conditions of this shoreline. It is recommended that the site plan be revised to reflect the new pier extension and platform to the West of the subject property. The property line extensions are consistent with permit B02425547 for the pier at 515 Norwich. Once the site plan is updated, the critical area section would like a chance to review it again for accuracy.¹

For the granting of a zoning variance, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot or because of exceptional circumstances, strict implementation of the Code would result in practical difficulties or an unnecessary hardship in the development of the lot.

Approval of the variances for the pier with a platform and two mooring pilings will not alter the essential character of the neighborhood. The variances would not impair the appropriate use or development of the neighboring property to the west as the platform has been designed to conform to the Code. The property to the east is already developed with a pier and two mooring slips and the proposed pilings will be far enough away from existing improvements to not impact navigation. The variances would not be detrimental to the public welfare.

The property line extension on the east is parallel to the existing pier on the adjacent property and converges with the property line to the west as the lines extend into the water. This convergence creates a limited area for constructing a pier with a platform and an associated slip. The pier structures are of reasonable size and would allow for mooring of one vessel, which is typical in a residential district. Therefore, the request can be considered to be the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Anne Arundel County Code under which a variance may be granted, this Office recommends **approval** of a variance to § 18-4-402 of thirteen feet to allow the pier and platform to be 13 feet from the eastern property line extension and **approval** of a variance of fifteen feet to § 18-4-402 to allow two mooring pilings to be placed at the property line extension as shown on the site plan.

¹ The site plan was revised to reflect recent improvements to the neighboring pier to the west and the Critical Area Team has reviewed it. That site plan has been added to the record and did not affect the variance request.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

THIS PLAN IS THE SOLE PROPERTY OF PITCH, LLC WHICH OWNS THE COPYRIGHT TO THE WORK THEREIN. NO PERSON OR ENTITY MAY USE A L OR ANY PART OF THE PLAN, INCLUDING THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, OR ANY THIRD PARTY, EXCEPT FOR THE EXPRESS PURPOSE OF APPLYING FOR PERMITS TO PERFORM THE WORK DESCRIBED IN THE PLAN.

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.

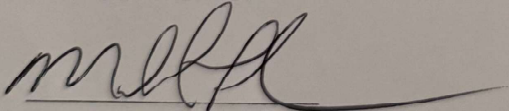
Due to the center of cove property line and setback extensions, there is minimal space to build a safe pier and have a boat slip.

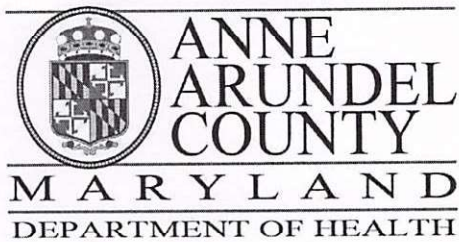
With consideration of the existing adjacent piers, the access needed for those and mine, and working with Lenny Anderson of Anderson Marine Construction, We came up with a design that will work for all three properties.

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 'mfelner', with a long horizontal flourish extending to the right.




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: June 16, 2025

RE: Michael E. Felner
517 Norwich Road
Severna Park, MD 21146

NUMBER: 2025-0110-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a pier and mooring pilings with less setbacks than required.

The Health Department has reviewed the on-site sewage disposal system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal system. 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

2025-0110-V

Menu Cancel Help

Task Details OPZ Critical Area Team

Assigned Date

06/11/2025

Assigned to

Melanie Mathews

Current Status

Complete w/ Comments

Action By

Melanie Mathews

Comments

The variance site plan does not show the most current conditions of this shoreline. It is recommended that the site plan be revised to reflect the new pier extension and platform to the West of the subject property. The property line extensions are consistent with permit B02425547 for the pier at 515 Norwich. Once the site plan is updated, the critical area section would like a chance to review it again for accuracy.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

06/30/2025

Assigned to Department

OPZ Critical Area

Status Date

06/24/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Critical Area

Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date

Review Notes

Reviewer Name

Melanie Mathews

Reviewer Phone Number

410-222-6136

Reviewer Email

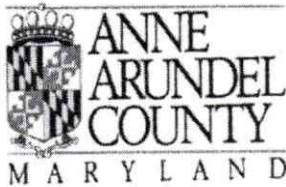
PZMATH20@aacounty.org

For Office Use Only

CASE # _____

FEE PAID _____

DATE _____



For Office Use Only

ZONE _____

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS _____

VARIANCE APPLICATION

 Applicant(s): MICHAEL FELNER
 (Applicant must have a financial, contractual, or proprietary interest in the property)
Property Address: 517 NORWICH ROAD, SEVERNA PARK, MD 21146
 Property Location: 50 feet of frontage on the (n, s, e, w) side of NORWICH (St, Rd, Ln, etc.);
211 feet (n, s, e, w) of (Nearest intersecting street) INVERNESS (St, Rd, Ln, etc.).
12-digit Tax Account Number 3692-3365-8600 Tax District 3 Council District 5Waterfront Lot (circle) (Y) N Corner Lot (circle) (Y) (N) Deed Title Reference 41008/00112Zoning District 3 Lot # 48 Tax Map 0024 Block/Grid 0014 Parcel 0339Area (sq. ft. or acres) 8,568 Subdivision Name RIVERDALE
 Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)
CONSTRUCT 6' X 65' PIER, 2' INTO NORTH SETBACK AND 2 PILINGS
ON THE NORTH PROPERTY LINE (15') INTO SETBACK

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

 Applicant's Signature [Signature] Owner's Signature [Signature]

 Print Name MICHAEL FELNER Print Name MICHAEL FELNER

 Mailing Address 517 NORWICH ROAD Mailing Address 517 NORWICH ROAD

 City, State, Zip SEVERNA PARK MD 21146 City, State, Zip SEVERNA PARK MD 21146

Phone _____ (Work) _____ (Home) Phone _____ (Work) _____ (Home)

 Cell Phone 410 977 1536 Cell Phone 410 977-1536

 Email Address LONGDRAFTRENTAL @ GMAIL.COM Email Address LONGDRAFTRENTAL @ GMAIL.COM

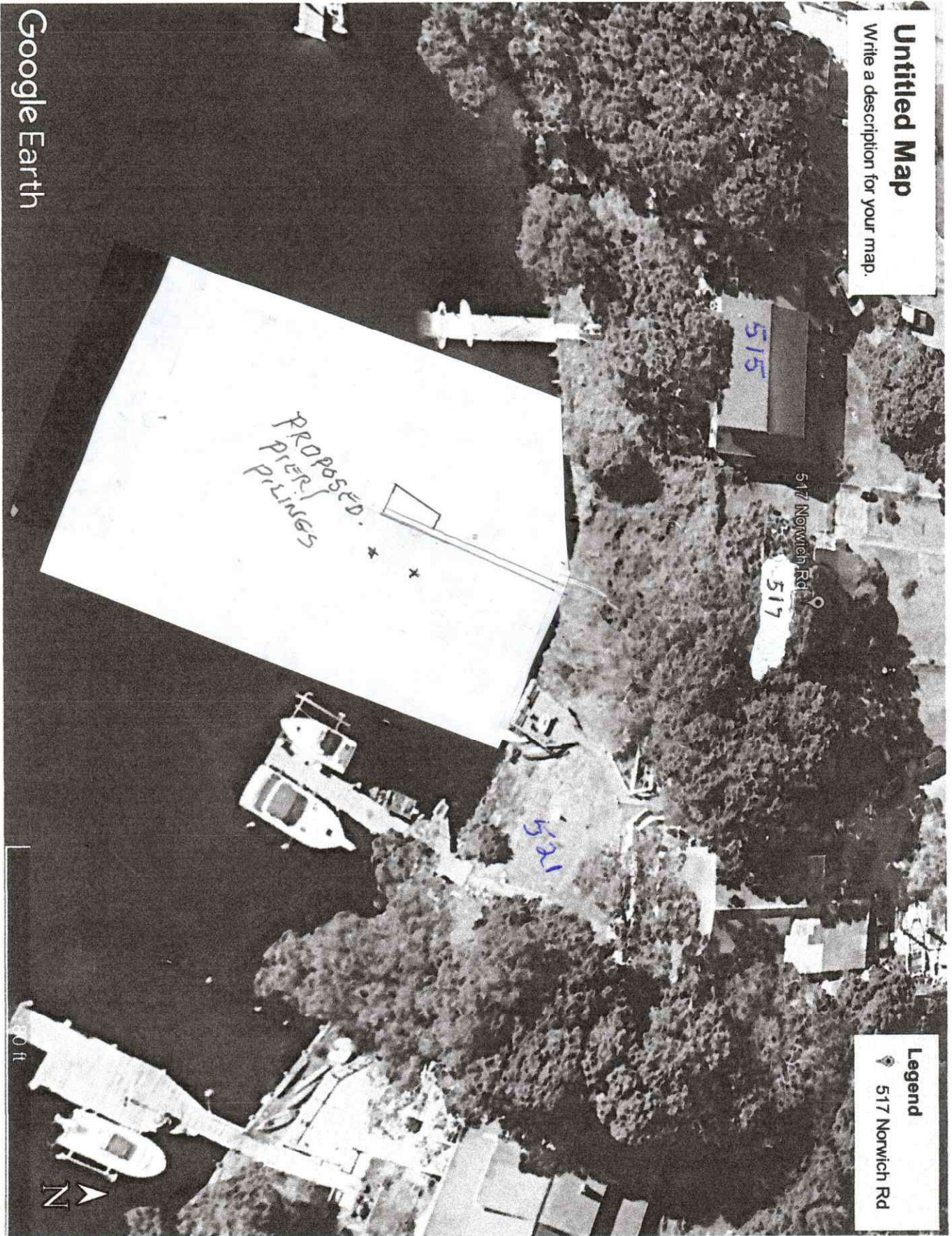
*** Below For Office Use Only ***

 Application accepted by Anne Arundel County Office of Planning and Zoning: _____
 Initials _____ Date _____

Variance to _____

Untitled Map

Write a description for your map.



Legend

517 Norwich Rd

Google Earth



Legend

Foundation

Addressing

Parcels

Parcels - Annapolis City

Planning

Zoning

Utility

Sewer

Force Main

Gravity

Low Pressure

Water



Nearmap

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE
USED FOR NAVIGATION

Notes