

APP. EXHIBIT#

CASE: 2025-0170-V

DATE: 11/4/25

AA Co., Off. of Admin. Hearings, Case No. 2025-0170-V

593 West Drive, Severna Park, MD

Hearing: 11/4/25

EXHIBIT LIST

EXHIBIT A – Sign Posting on Subj. Property

EXHIBIT B – Request for Variance Letter

EXHIBIT C – Site Plan (Revised)

EXHIBIT D – Gravel Pad

EXHIBIT E – Deed L. 35383, F. 1

EXHIBIT F – SDAT Data with Tax Map

EXHIBIT G – 1933 Plat of Carrollton Manor

EXHIBIT H – Critical Area Map

EXHIBIT I – Topographical Map

EXHIBIT J – Google Maps Images of Subj. Property

EXHIBIT K – Google Maps Images of Subj. Property with County SW Drain

EXHIBIT L – Letters/Email of Neighbor Support

EXHIBIT M – Select Neighborhood Properties (19 pp.)

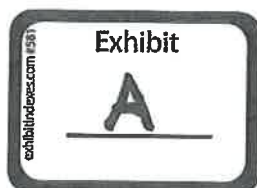
EXHIBIT N – AA Co. Eng. Aerial of 591 West Dr. & Environs

EXHIBIT O – AA Co. Eng. Aerial of 597 West Dr. & Environs

EXHIBIT P – AA Co. Eng. Aerial of 586 Knollwood Dr. & Environs

EXHIBIT Q – AA Co. Eng. Aerial of 534 Manor Rd. & Environs

EXHIBIT R – AA Co. Eng. Aerial of 614 Knollwood Dr. & Environs



Robert Mann & Cynthia Gibson
593 West Drive, Severna Park, MD 21146
561-628-1559 / Robert.mann@sysco.com

Date: August 26, 2025

Anne Arundel County Office of Planning and Zoning
2664 Riva Road #170, Annapolis, MD 21401

Subject: Request for Variance – Setback Requirement
Property Address: 593 West Drive, Severna Park, MD 21146
Permit Number: **B02438629** (Residential Single Family Dwelling Permit)

I am writing to formally request a variance from the required side and rear yard setback for the property located at 593 West Drive which is owned by Cynthia Gibson. We are respectfully requesting relief from the 15-foot rear yard setback and 7-foot side yard setback to allow for the placement of a shed.

Due to the current conditions and hardship beyond our control, strict compliance with the zoning setback requirements would create a practical difficulty or undue hardship, preventing reasonable use of the property.

- Recently blended 5-member family has been blended into one household
- Existing property and home (small size - without the available space and budget for a garage addition)
- Existing structures, landscape and impeding privacy fence along right side property line
- All neighboring property owners do NOT object to the placement or visibility of the new shed (names, contact info and addresses available upon request)

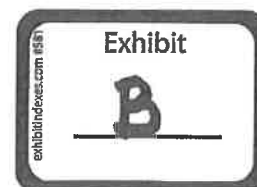
The proposed structure is 12 foot by 30 foot, and we are requesting a variance to allow a setback of 4-foot rear setback and 2+ foot side set back. The 2-foot requested side yard set back is approximately +6~8 inches due to neighbors impeding privacy fence.

We believe that granting this variance:

- Has no negative environmental and or critical area impacts
- Will not adversely affect the character of the neighborhood,
- Will not be detrimental to the public welfare or injurious to nearby properties
- Represents the minimum necessary to afford relief.

Please find attached a copy of the site plan showing the proposed structure and its relation to property lines, as well as photographs and supporting documentation. We respectfully request your consideration and approval of this variance. Please contact us via LUN or in person if you require additional information or documentation.

Sincerely,
Robert Mann and Cynthia Gibson





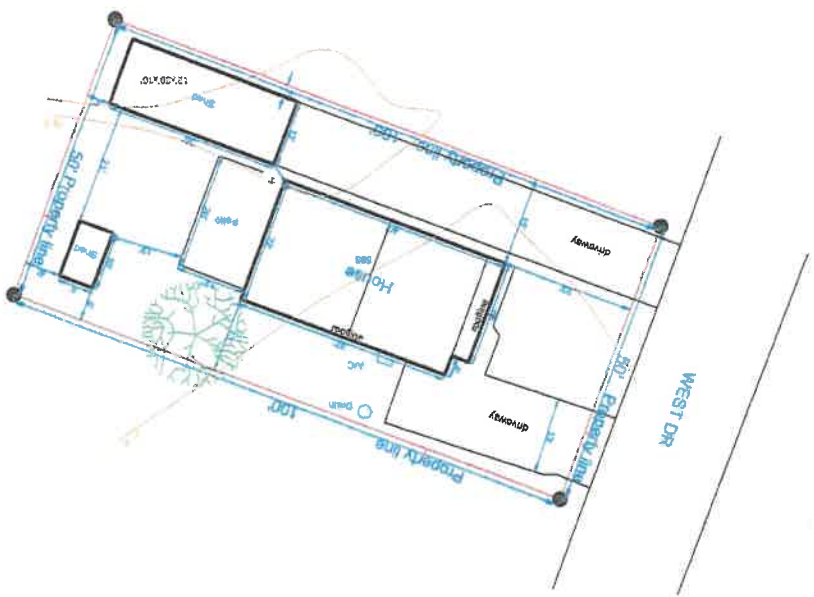
Parcel No. (APN) 03-170-00033118
 Land Use RESIDENTIAL
 SINGLE FAMILY RESIDENCE
 Lot Area 5,000 SF (0.12 ACRES)

ADDRESS: 553 WEST DR
 SEVERNA PARK, MD 21146
 Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of
 features, objects or boundaries and should not be relied upon
 as being legally authoritative for the precise location of any
 feature, object or boundary.

Parcel No. (APN) 03-170-90033116
 Land Use RESIDENTIAL
 Single Family Residence
 Lot Area 5,000 SF (0.12 ACRES)
 ADDRESS: 593 WEST DR
 SEVERNA PARK, MD 21146
 Scale: 1"=20'



Gravel Pad

Shed
11'6" X 30'

Gravel Pad
14' X 32'

White rock
1' X 94' (linear)

- 8" of ground dirt pulled from the back to the front
- Pad/ground dirt packed and then leveled with survey laser
- Crushed gravel (2~3" rock) across the top of the pad
- Crushed gravel Pad leveled with survey laser
- White river rock (1~2" rock) over gravel, around the perimeter 1' X 94 linear feet

Scale 1" = 4.285'

593 West Drive, Severna Park, MD 21146

(Block #19 Lot #16 & 17 Carolton Manor)

Exhibit

D

exhibitindex.com #521

Endeavor Title, LLC
File No. 20-5860
Tax ID # 3-170-90033116

Semi-Annual Payments
09-15-2020 DJB

ACCT. 03-170-90033116
ALL LIENS ARE PAID AS
OF 09-15-2020 A.A. COUNTY
BY: DJB

Anne Arundel Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$1,750.00
TOTAL \$1,810.00
SAP JD
Oct 08, 2020 03:24 pm

This Deed, made this 7th day of August, 2020 by and between Alexander R. Gagne and Jacqueline L. Gagne, parties of the first part, Grantors; and Cynthia Gibson, party of the second part, Grantee.

Anne Arundel Cty Finance Office
County Transfer Tax \$3,500.00
County Recordation Tax \$2,450.00
09/15/2020 10:51 AM DJB

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Cynthia Gibson, her personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots numbered Sixteen (16) and Seventeen (17) in Block numbered Nineteen (19) in the subdivision known as "Carrollton Manor" as per plat thereof recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 9 at plats 23-24. The improvements thereon being commonly known as No. 593 West Drive, Severna Park, Maryland.

Being the same property which by deed dated July 29, 2016, and recorded among the Land Records of Anne Arundel County, Maryland on August 2, 2016, in Liber 29877, in Folio 311, was granted and conveyed by Stacy Mack PR of the Estate of Mark Stine aka Mark E Stine unto Alexander R. Gagne and Jacqueline L. Gagne.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Cynthia Gibson, her personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.



As Witness the hands and seals of said Grantors, the day and year first above written.

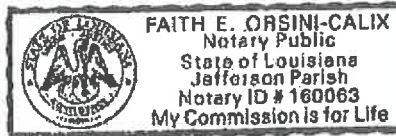
_____(SEAL) Alexander R. Gagne (SEAL)
 Witness
 _____(SEAL) Jacqueline L. Gagne (SEAL)
 Witness

STATE OF LOUISIANA
 COUNTY OF PARISH OF _____, to wit:

I hereby certify that on the 5 day of AUGUST, 2020, before me, the subscriber, a Notary Public of the State aforesaid, in and for the County aforesaid, personally appeared Alexander R Gagne, Jacqueline L Gagne and , known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Faith E. Orsini-Calix
 Signature of Notary Public



My Commission Expires: for life

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

_____(SEAL)
Jason I. Kavalas, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Endeavor Title, LLC
50 Scott Adam Road
Suite 210
Cockeysville, MD 21030

**Maryland
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor Alexander R. Gagne**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).593 West Drive, Severna Park, MD 21146**3. Reasons for Exemption****Resident Status**☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

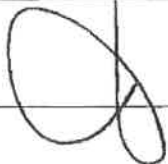
Principal Residence☒

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness



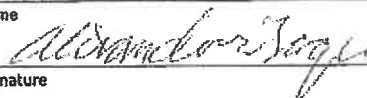
Alexander R. Gagne

Name

3 Aug 2020

**Date

Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

**Maryland
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Jacqueline L. Gagne

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

593 West Drive, Severna Park, MD 21146

3. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☒

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Jacqueline L. Gagne

Name

8/5/2020

**Date

Jacqueline L. Gagne
Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

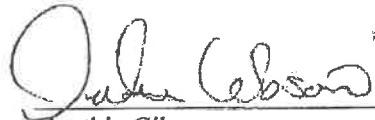
Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

OWNER OCCUPANCY AFFIDAVIT

Cynthia Gibson, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

 (SEAL)
Cynthia Gibson

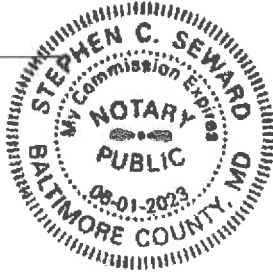
STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL, to wit:

I hereby certify that on the 7th day of AUGUST, 2020, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Cynthia Gibson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.


Signature of Notary Public

My Commission Expires:



Owner Occupancy Affidavit

File No.: 20-5860

Page 1 of 1

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: **Anne Arundel**
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only - All Copies Must Be Legible)

1 Type(s) of Instruments ☐ Check Box if addendum Intake Form is Attached)
☒ Deed ☐ Mortgage ☐ Other _____
☒ Deed of Trust ☐ Lease ☐ Other _____

2 Conveyance Type Check Box
☒ Improved Sale Arms-Length (1) ☐ Unimproved Sale Arms-Length (2) ☐ Multiple Accounts Arms-Length (3) ☐ Not an Arms-Length Sale (9)

3 Tax Exemptions (if applicable)
 Recodification _____
 State Transfer _____
 Cite or Explain Authority County Transfer _____

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recodification Tax Consideration	
Purchase Price/Consideration	\$ 350,000.00	Transfer Tax Consideration	\$
Amc New Mortgage	\$ 332,500.00	X () % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recodification Tax Consideration	\$
Full Cash Value	\$	X () per \$500 =	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 66.00	\$ 60.00	Tax Bill
Search Fee	\$	\$	C B Credit
State Recodification Tax	\$ 2,450.00	\$	Ag Tax/Other:
State Transfer Tax	\$ 1,750.00	\$	
County Transfer Tax	\$ 3,500.00	\$	
Other	\$	\$	
Other	\$	\$	

6 Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. L.O.G.
	3-170-90033116	29877 311			☐ (S)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
		16	19		
Location/Address of Property Being Conveyed (2)					
593 West Drive, Severna Park, MD 21146					
Other Property Identifiers (if applicable)					Water Meter Account No.
Residential ☒ Or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: \$					
Partial Conveyance ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred					
If Partial Conveyance, List Improvements					

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Alexander R. Gagne and Jacqueline L. Gagne	Cynthia Gibson
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Cynthia Gibson	
New Owner's (Grantee) Mailing Address	
593 West Drive, Severna Park, MD 21146	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	First Home Mortgage Corporation

10 Contact/Mail Information

Instrument Submitted By or Contact Person		☒ Return to Contact Person
Name: Kim Richter		☐ Hold for Pickup
Firm: Endeavor Title, LLC		☐ Return Address Provided
Address: 50 Scott Adam Road, Suite 210		
Cockeysville, MD 21030	Phone: (410) 666-3780	

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information	Yes	No	Will the property being conveyed be the grantee's principal residence?
	☒ Yes	☐ No	
	☐ Yes	☒ No	Does the transfer include personal property? If yes, identify: _____
	☐ Yes	☒ No	Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required)

Assessment use only - Do Not Write Below This Line

Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification	
Transfer Number	Date Received:	Deed Reference:		Assigned Property No			
Year	20	20	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd	Ex. St.	Ex. Cd		

REMARKS:

Space Reserved for County Validation

11/06/2020 Printed 08/26/2025

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 35383, p. 0006, MSA CE59-35825, Date available 11/06/2020 Printed 08/26/2025

Distribution:

H302 - Clerk's Office
Pink - Office of FinanceCounty - SDAT
Goldenrod - Treasurer

ADC-CC-300(5/2007)

File No.: 20-5860

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 03 Subdivision - 170 Account Identifier - 90033116

Owner Information

Owner Name: GIBSON CYNTHIA Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 593 WEST DRIVE Deed Reference: /35383/ 00001
SEVERNA PARK MD 21146-

Location & Structure Information

Premises Address: 593 WEST DR Legal Description: LTS 16 17 BK 19
SEVERNA PARK 21146-0000 593 WEST DR
CARROLLTON MANOR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0031	0004	0038	3320001.02	170		19	16	2025	
									Plat Ref: 0009/ 0023

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1982	1,380 SF		5,000 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	SIDING/	3	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments As of 07/01/2025	As of 07/01/2026
Land:	243,000	263,500		
Improvements	129,100	188,900		
Total:	372,100	452,400	398,867	425,633
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
GAGNE ALEXANDER R	10/08/2020	\$350,000
Type: ARMS LENGTH IMPROVED	Deed1: /35383/ 00001	Deed2:
Seller: STINE MARK E	Date: 08/02/2016	Price: \$310,000
Type: ARMS LENGTH IMPROVED	Deed1: /29877/ 00311	Deed2:
Seller: PEARCE MICHAEL	Date: 11/25/2014	Price: \$333,000
Type: ARMS LENGTH IMPROVED	Deed1: /27833/ 00080	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

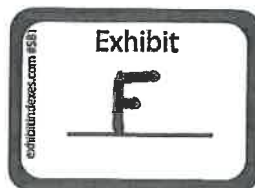
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Denied 05/19/2022

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



District: **03** Subdivision: **170** Account Number: **90033116**

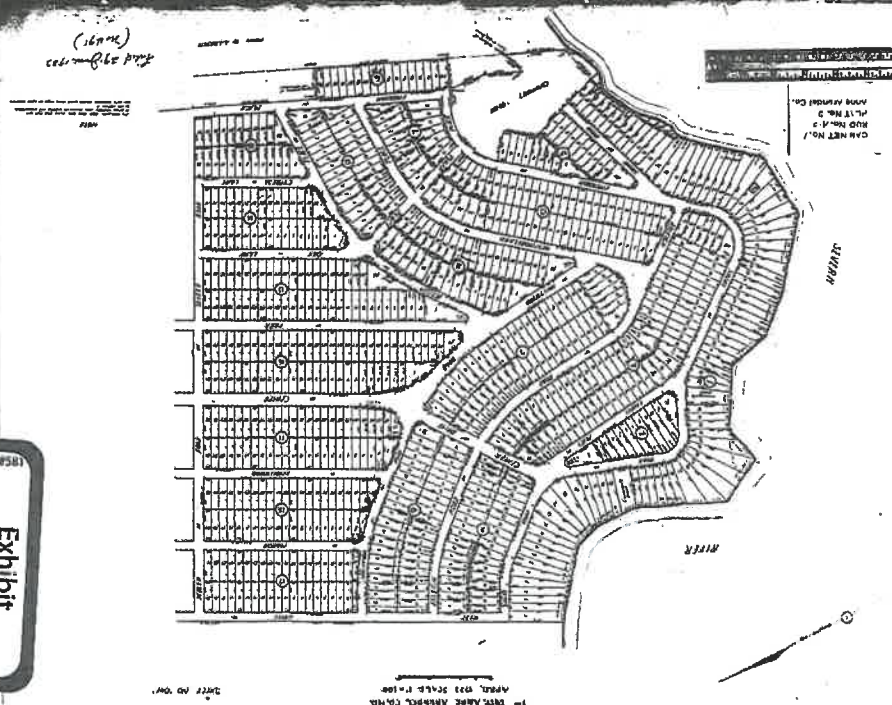
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dlmdpvhelpdesk_mdp@maryland.gov (mailto:dlmdpvhelpdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).

MSA_C2259_848.pdf 1 / 2 39% 2a



ANNE ARUNDEL COUNTY CIRCUIT COURT
(Plats, Cabinet File) 1868-1952

1933/06/29

Carrollton Manor (FSR 3, folio 80-81); Original
Recording 9-10, Cabinet Number 1, Rod Number
A-3

Plat 491; Plat Book 9, pp. 23-24

[MSA C2259-848](#)

[Return to Search](#)

Display Images

Start: End:

[Save PDF](#)

[\[+\] Send Image Feedback](#)

The PDF is by default compiled from the most recently
scanned images of the selected plat. If other image
types exist, a link will be available to view them below.

Click the images below to download/open them.

Microfilm Scans:

[MSA C2259-848, p. 1](#) (TIF)

[MSA C2259-848, p. 2](#) (TIF)



"CARROLLTON MANOR"
 SUBDIVIDED BY THE
CARROLLTON MANOR REAL ESTATE CO.
 3RD DIST. ANNE ARUNDEL CO. MD.
 APRIL 1933 SCALE 1"=100'

SHEET NO "ONE"



CABINET No. 1
 ROD No. A-3
 PLAT No. 3
 Anne Arundel Co.

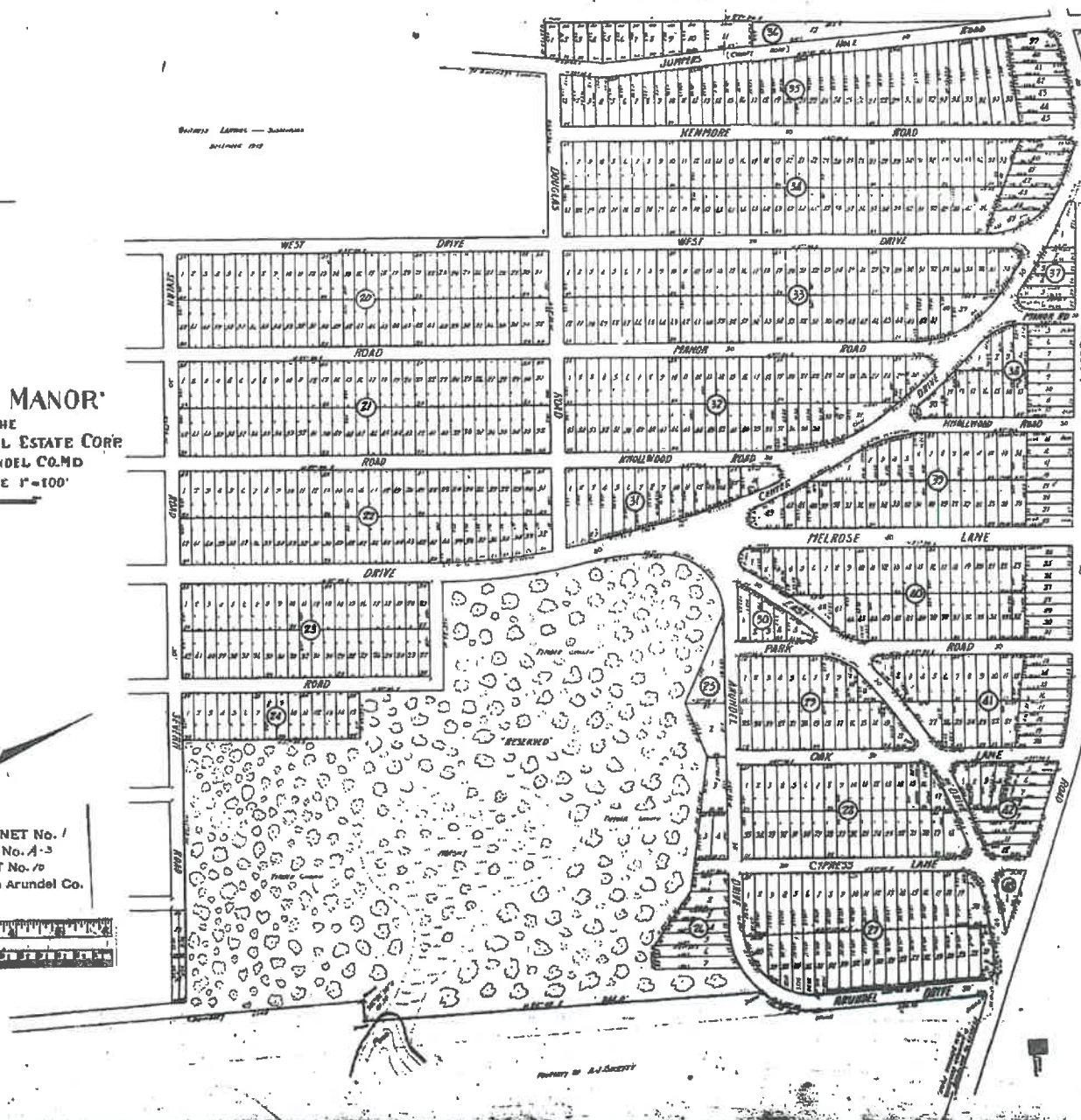
NOTE
 1. - Surveyor does not warrant the accuracy of the plat.
 2. - The plat is subject to the provisions of the Act of the General Assembly of the State of Maryland, passed March 28, 1928, relating to the recording of plats.

Filed 29 June 1933
 (No. 491)

10

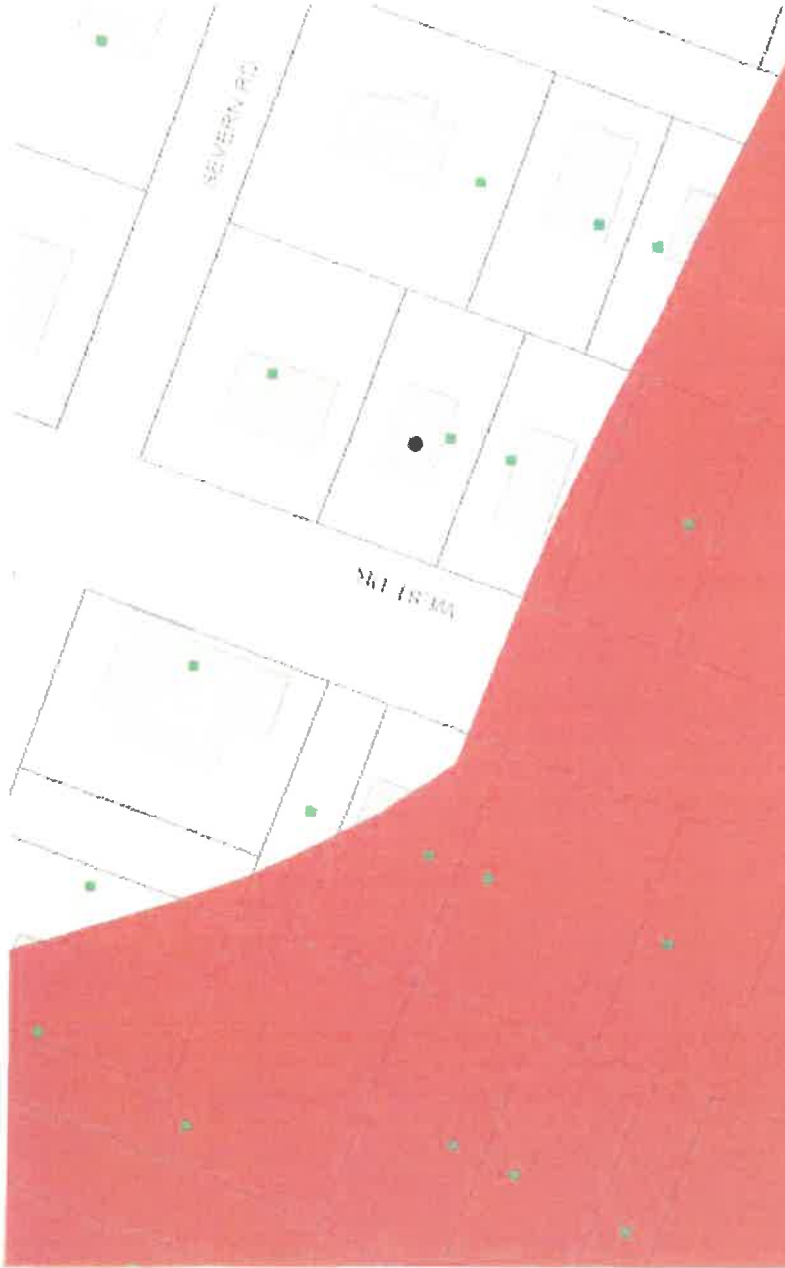
CABINET No. 1

100



...and the ...

Filed 29-June-1923
(No 491)

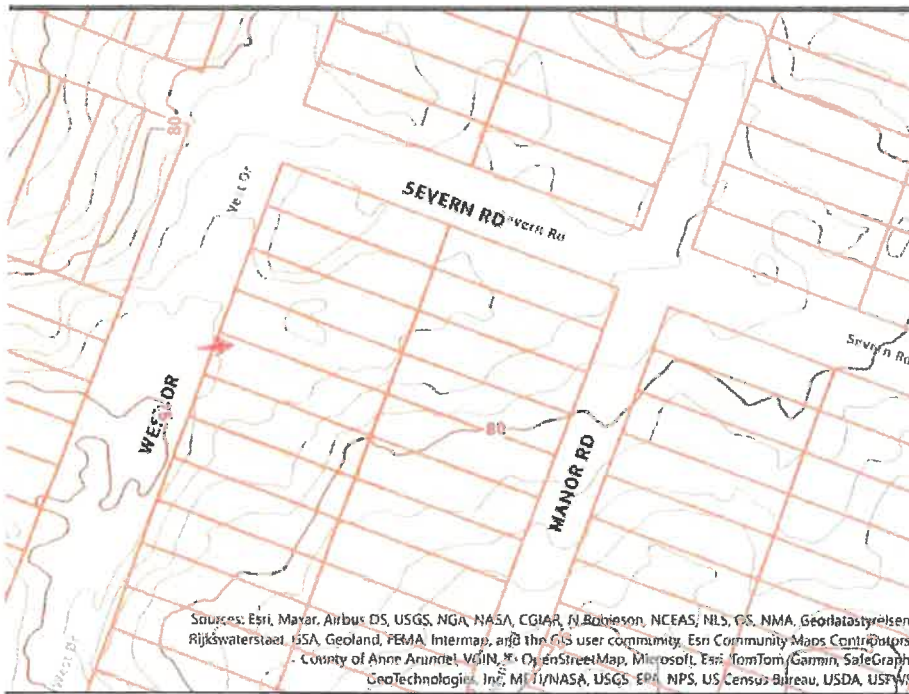
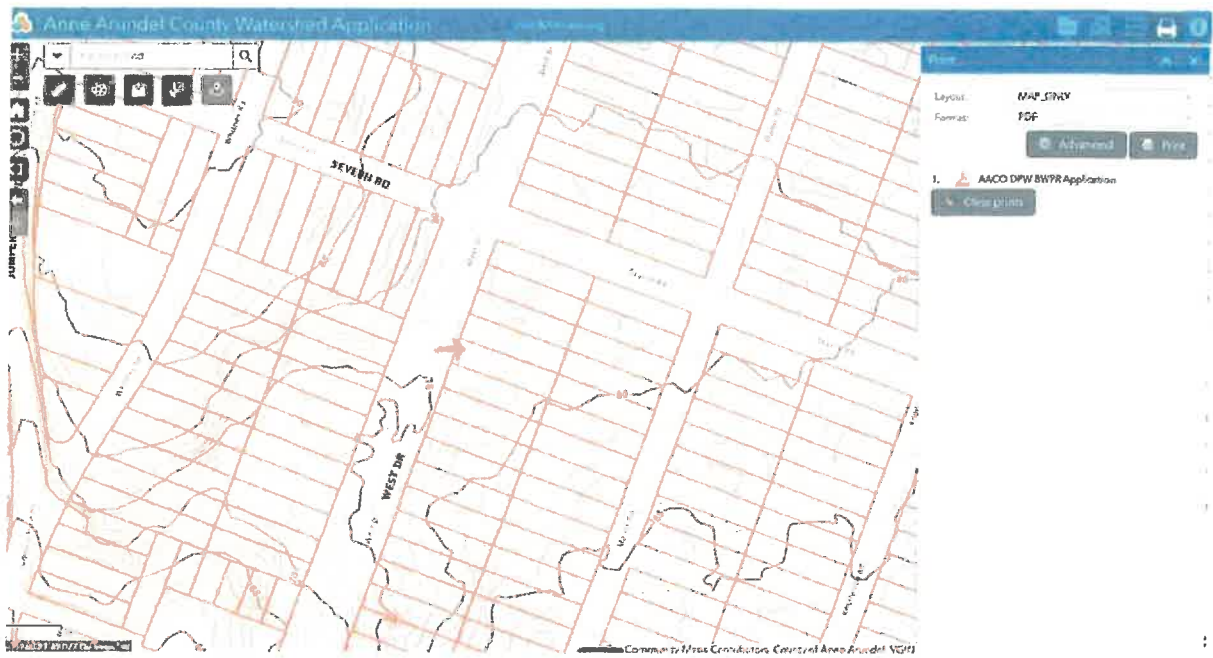


MID MAP: MDP, SDAT, County of Anne Arundel, VTA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD
IMAP, DNR, MDP, CBCAC, Anne Arundel County, Baltimore City, Baltimore County, Caroline County, Calvert
County, Cecil County, Charles County, Dorchester County, Harford County, Kent County, Prince George's County,
Queen Anne's County, St. Mary's County, Somerset County, Talbot County, Wicomico County, Worcester County,
MD MAP, ESRI





Sources: Esri, Maxar, Airbus-DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



593 West Drive (Google Maps Sept 2023)



593 West Drive (Google Maps Sept 2023)



Storm Drains Near 593 West (←)

County SW Drain



From: Pennie Burroughs <pennieburroughs@hotmail.com>
Sent: Thursday, 9 October, 2025 1:16 PM
To: Mann, Robert 000 <Robert.mann@sysco.com>
Cc: Pennie Burroughs <pennieburroughs@hotmail.com>
Subject: Approval of Shed

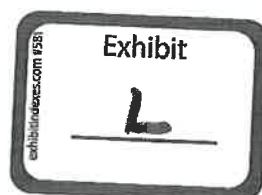
EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi Robert:

I just wanted to let you know that I positively approve of your new shed, which is very attractive and adds a lot of curb appeal to your property and mine. You did a great job located and landscaping the project and it looks great.

Sincerely,

Linda (Pennie) Burroughs
592 West Drive
Severna Park, MD 21146
410-320-1661



From: william maddex <wmaddex@gmail.com>
Sent: Friday, 10 October, 2025 11:09 AM
To: Mann, Robert 000 <Robert.mann@sysco.com>
Subject: Shed Variance Request for 593 West Drive

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

October 10, 2025

To whom it may concern,

I am writing in support of Cynthia Gibson's request for a variance with regard to a shed being placed on her property located at 593 West Drive, Severna Park, MD 21146. I believe that it will not hinder the overall character of the property and neighborhood, and will provide adequate safety and security for their personal property stored inside the shed as well.

Respectfully,

William T Maddex
591 West Drive
Severna Park, MD 32952
(410)269-3142

Subject: 595 West Drive

Sa



D Sexton <dsexton145@gmail.com>
to Mann, Robert 000

Sun, Oct 19, 8:48 AM (5 days ago)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good morning Robert,

Sorry it's taken so long to write this letter to you, and honestly, wasn't sure exactly how to word it.

I am not opposed to you having a shed in the backyard. Since our properties are next to each other, I wanted to let you know That I have no issue with your shed. We are all faced with limited space and understand that while the limited space is not ideal for anyone us, it is acceptable to me.

Good luck and thank you,

Diana



Kevin Best <kevin@kevinbestlaw.com>

Fw: Shed

Mann, Robert 000 <Robert.Mann@sysco.com>
To: Kevin Best <kevin@kevinbestlaw.com>

Mon, Oct 27, 2025 at 7:53 AM

Kevin

Good morning sir, attached is another letter in support. Thanks

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Lenora <Leonora2@comcast.net>
Sent: Sunday, October 26, 2025 8:53:04 PM
To: Mann, Robert 000 <robert.mann@sysco.com>
Subject: Shed

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

October 26, 2025
Regarding Shed Variance
for Cynthia Gibson & Robert Mann
[593 West Drive,](#)
[Severna Park, Md 21146](#)

I am writing this letter as a neighbor to support Ms Cynthia Gibson's request for a variance. I live a few streets behind Ms Gibson. I must say the shed is a fine improvement to the neighborhood. It is built very nicely, it is not big, it does not obstruct any view in the neighborhood, it does not impede traffic in anyway- it is in the back of the yard and located only on her property. It is built with a beautiful design and painted to blend with other sheds in the neighborhood. I am appealing to allow for a variance to keep the shed on her property as it currently exists.
Sincerely,
Ms. L. Krall Dennis
[638 Hollywood Rd.](#)
Severna Park, Md. 21146

ANNE ARUNDEL COUNTY
CODE VARIANCE
593 WEST DRIVE., SEVERNA
PARK MD 21146

Mann, Robert
593 WEST DR SEVERNA PARK, MD 21146



Table of Contents

1. 633 Ravine Rd, Severna Park, 21146	3
2. 643 Shore Drive., Severna Park, 21146.....	4
3. 648 Shore Drive., Severna Park 21146.....	4
4. 511 Jumpers Hole, Severna Park.....	5
5. 608 Oak Ln, Severna Park, 21146	5
6. 664 Raleigh Rd, Severna Park, 21146	6
7. 625 Alston Lane, Severna Park, 21146.....	6
8. 579 Center Drive, Severna Park, 21146.....	6
9. 536 East Drive, Severna Park.....	7
10. 1300 Carroll Rd., Severna Park 21146.....	8
11. 1314 Holliben Rd, Severna Park	8
12. 555 Manor Rd, Severna Park, 21146	9
13. 533 Manor Rd., Severna Park.....	9
14. 664 Hollywood Rd., Severna Park, 21146	10
15. 581 Manor Rd., Severna Park, 21146	10
16. 508 West Drive, Severna Park, 21146.....	11
17. 565 Benfield road, Severna Park (Commercial property - Jessica Hood Realtor).....	11
18. 507 Kenmore Rd., Severna Park, 21146.....	12
19. 643 Severn Rd, Severna Park, 21146.....	13
20. 602 Knollwood Rd, Severna Park, 21146	13
21. 613 West Drive, Severna Park, 21146.....	14
22. 598 West Drive, Severna Park, 21146	14
23. 601 West Drive, Severna Park, 21146.....	15
24. 601 West Dr, Severna Park, 21146.....	15
25. 632 Severn Rd, Severna Park, 21146.....	16
26. 614 Jumpers Hole Rd, Severna Park, 21146	16
27. 620 Jumpers Hole Rd., Severna Park, 21146.....	17
28. 638 Honeysuckle Ln., Severna Park, 21146.....	17
29. 610 West Drive., Severna Park 21146.....	18

1. 633 Ravine Rd, Severna Park, 21146

- Front yard,
- 2' off roadway,
- 2' off back property line



2. 643 Shore Drive., Severna Park, 21146

- 2.5' off from front property line and roadway



3. 648 Shore Drive., Severna Park 21146

- 3' off from front property line and roadway



4. 511 Jumpers Hole, Severna Park

- Directly on rear property line, 5' offside property line



5. 608 Oak Ln, Severna Park, 21146

- 2.5' off from side property line
- Directly on rear property line



6. 664 Raleigh Rd, Severna Park, 21146

- Front yard,
- directly on Side/Back property line,
- 9 ft off of the front road



7. 625 Alston Lane, Severna Park, 21146

- Corner lot, 9" off of rear property line, 6.5' off of side property line



8. 579 Center Drive, Severna Park, 21146

- Corner lot, 3' off of side property line, 4.5' off of rear property line, 2 story shed



9. 536 East Drive, Severna Park



10. 1300 Carroll Rd., Severna Park 21146

- 2' from side property line, 1' off rear property line



11. 1314 Holliben Rd, Severna Park

- Directly on side property line, 3' off back property line



12. 555 Manor Rd, Severna Park, 21146

- Corner lot, directly on rear property line, 4' off side (neighbor) property line, 8' off of side street



13. 533 Manor Rd., Severna Park

- 2 story shed, 1' off side property line, 3' off back property line



14. 664 Hollywood Rd., Severna Park, 21146

- Corner lot, directly on rear property line



15. 581 Manor Rd., Severna Park, 21146

- 2 story shed, directly on rear property line, 5' off of side property line



16. 508 West Drive, Severna Park, 21146

- Directly on side property line, 3' off rear property line



17. 565 Benfield road, Severna Park (Commercial property - Jessica Hood Realtor)

- Corner lot (Benfield and Kenmore Rd), directly on rear and side property line



18. 507 Kenmore Rd., Severna Park, 21146

- Directly on side property line, roof line extends over property line and fence



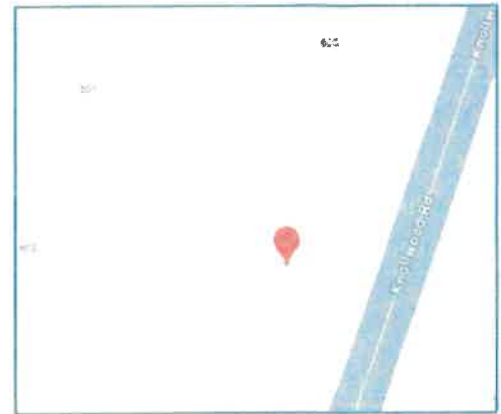
19. 643 Severn Rd, Severna Park, 21146

- Corner lot, directly on side and rear property line



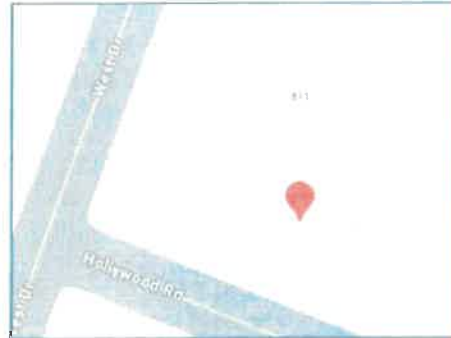
20. 602 Knollwood Rd, Severna Park, 21146

- Directly on rear property line, 4' off side property line



21. 613 West Drive, Severna Park, 21146

- Corner lot, directly on rear property line, not shown on google maps



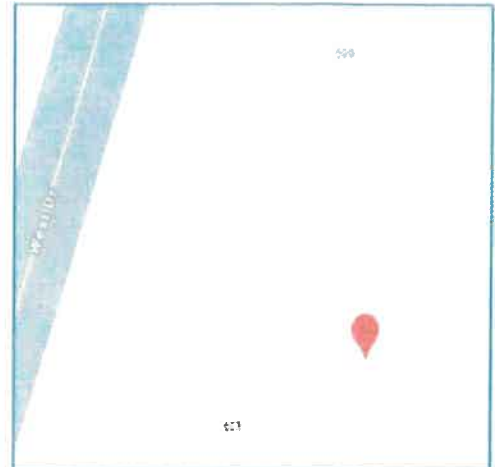
22. 598 West Drive, Severna Park, 21146

- Directly on rear property line, 1' offside of property line



23. 601 West Drive, Severna Park, 21146

- Lofted 2 story shed, directly on rear property line, 5' offside property line



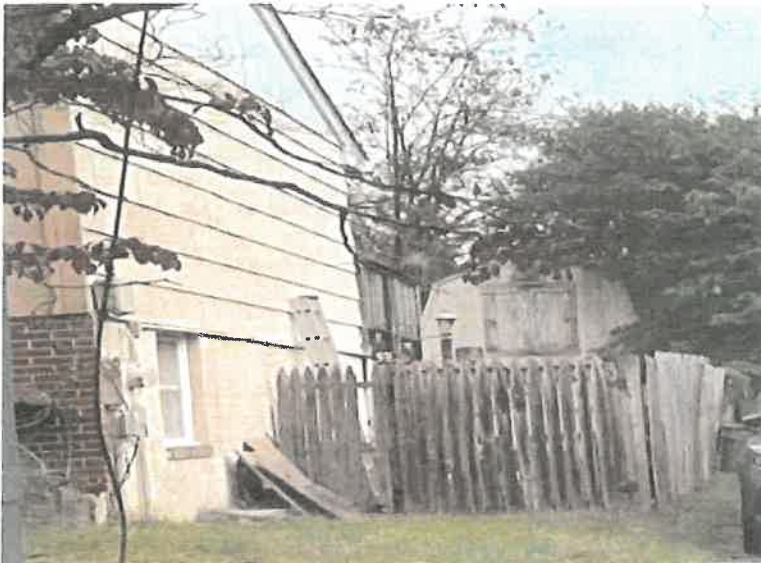
24. 601 West Dr, Severna Park, 21146

- Directly on side property line, 12' from street



25. 632 Severn Rd, Severna Park, 21146

- 2 story shed, directly on side and rear property line



26. 614 Jumpers Hole Rd, Severna Park, 21146

- 2 sheds, 12' of front street and property line, directly on side property line



27. 620 Jumpers Hole Rd., Severna Park, 21146

- 3' offside property line



28. 638 Honeysuckle Ln., Severna Park, 21146

- 8" offside property line



29. 610 West Drive., Severna Park 21146

- Corner lot, directly on side property line, 8' from side street



Map Legend –



= applicants address



= locations of accessory buildings that impede set back and property lines



= Critical zone per county boundaries (Red shaded area)

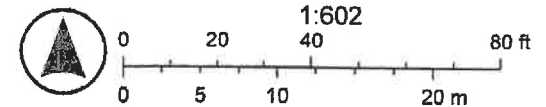


Anne Arundel County Engineering Record Drawing and Monuments



10/8/2025, 1:13:55 PM

Address Points Local Road Label 2024 Photos
Streets County Boundary Red: Red Green: Green Blue: Blue



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

Anne Arundel County Engineering Record Drawing and Monuments



10/8/2025, 1:19:07 PM

◦ Address Points
▭ Parcels

Streets

Local Road Label

▭ County Boundary

2024 Photos

▭ Red: Red

▭ Green: Green

▭ Blue: Blue



0 12.5 25 50 ft
0 4 8 16 m

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

Anne Arundel County Engineering Record Drawing and Monuments



10/8/2025, 1:36:09 PM

○ Address Points
□ Parcels

Streets

Local Road Label

□ County Boundary

2024 Photos

■ Red: Red

■ Green: Green

■ Blue: Blue



0 12.5 25 50 ft
0 4 8 16 m

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

Anne Arundel County Engineering Record Drawing and Monuments



10/8/2025, 1:32:34 PM

◦ Address Points

▭ Parcels

Streets

Local Road Label

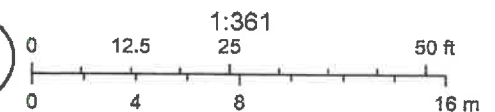
▭ County Boundary

2024 Photos

▭ Red: Red

▭ Green: Green

▭ Blue: Blue



Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

Anne Arundel County Engineering Record Drawing and Monuments



10/8/2025, 1:38:02 PM

○ Address Points
□ Parcels

Streets

Local Road Label

□ County Boundary

2024 Photos

■ Red: Red

■ Green: Green

■ Blue: Blue



0 12.5 25 50 ft
0 4 8 16 m

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Anne Arundel County

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.