

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

APPLICANT: Cynthia Gibson

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2025-0170-V

COUNCIL DISTRICT: 5

HEARING DATE: November 4, 2025

PREPARED BY: Jennifer Lechner
Planner



REQUEST

The applicant is requesting a variance to allow a dwelling addition (shed) with less setbacks than required on property located at 593 West Drive in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 5,000 square feet of land and is located on the east side of West Drive. It is identified as Lots 16 & 17 of Block 19 in the Carrollton Manor subdivision, Parcel 38 in Grid 4 on Tax Map 31. The property is zoned R5 – Residential District, and does not lie within the Chesapeake Bay Critical Area. It is improved with a two-story dwelling, two sheds, and other associated facilities.

PROPOSAL

The applicant proposes to perfect the placement of a shed (12ft x 30ft x 10ft in height).

REQUESTED VARIANCES

In accordance with § 18-2-204(a) of the Anne Arundel County Zoning Ordinance, a structure located within three feet of a principal structure is part of the principal structure and is not an accessory structure. Because the shed was installed two feet from the dwelling, it must adhere to the principal structure setbacks.

§ 18-4-701 provides that a principal structure in an R5 District shall be set back a minimum of seven feet from the side lot line and fifteen feet from the rear lot line. The shed was placed as close as two feet to the side lot line and as close as four feet to the rear lot line, necessitating variances of five feet and eleven feet, respectively.

FINDINGS

The subject property is rectangular in shape and meets the minimum lot size of 5,000 square feet and the minimum lot width of 50 feet for lots served by public sewer in the R5 District.

The property is the subject of a building violation case, B-2025-1391, for a new shed and driveway without prior approval. Building permit B02438629, to install a 30' x 11.5' x 10' shed,

was submitted on July 18, 2025 to abate the violation. Variance approval must be obtained prior to the permit being issued.

Agency Comments

The **Health Department** noted that the property is served by public water and sewer facilities, and has no objection to the request.

Variance Criteria

For the granting of a 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 other than financial considerations, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. The need sufficient to justify a variance must be substantial and urgent and not merely for the convenience of the applicants.

In this particular case, there does not appear to be anything unique about the subject property, nor do exceptional circumstances exist that would have prevented the applicant from developing the lot in conformance with the Code. While the lot is small, it is not undersized for the zoning district, and there is space for a shed that would meet the minimum setbacks. Because the applicant placed a shed which is too large for the property too close to the lot lines, the difficulty and hardship have been self-inflicted.

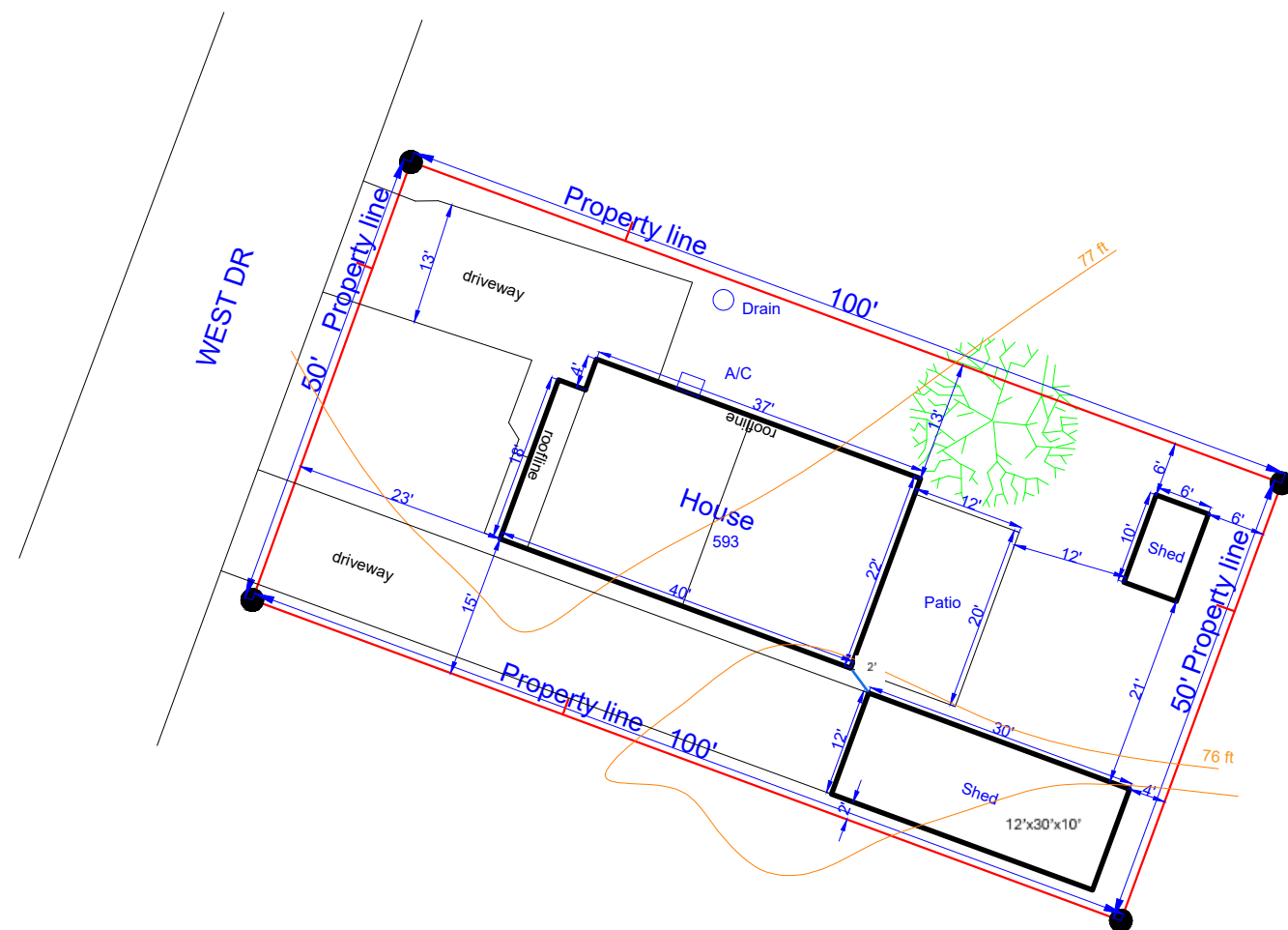
Furthermore, the granting of the variance will alter the essential character of the neighborhood or district in which the lot is located. The proximity of the shed to the lot lines, especially the side lot line, will make it impossible to maintain the structure solely from the applicant's property. As such, the variance will substantially impair the appropriate use or development of the adjacent property, and may be detrimental to the public welfare.

For the reasons stated above, the request is not considered to be the minimum necessary to afford relief, and this Office cannot support the proposed variance.

RECOMMENDATION

Based upon the standards set forth in § 18-16-305 of the Code under which a variance may be granted, this Office recommends ***denial*** of the requested variances to § 18-4-701 to allow a dwelling addition (shed) with less setbacks than required.

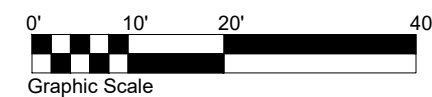
DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This 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.



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'

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.



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.

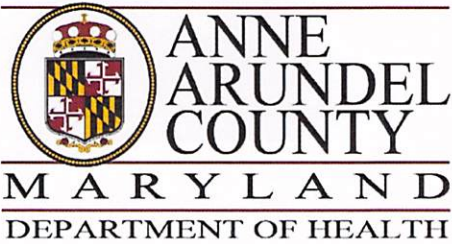
We believe that granting this variance:

- 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



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 *BC*
Bureau of Environmental Health

DATE: September 2, 2025

RE: Christopher A. Deleonbus
593 West Drive
Severna Park, MD 21146

NUMBER: 2025-0170-V
SUBJECT: Variance/Special Exception/Rezoning

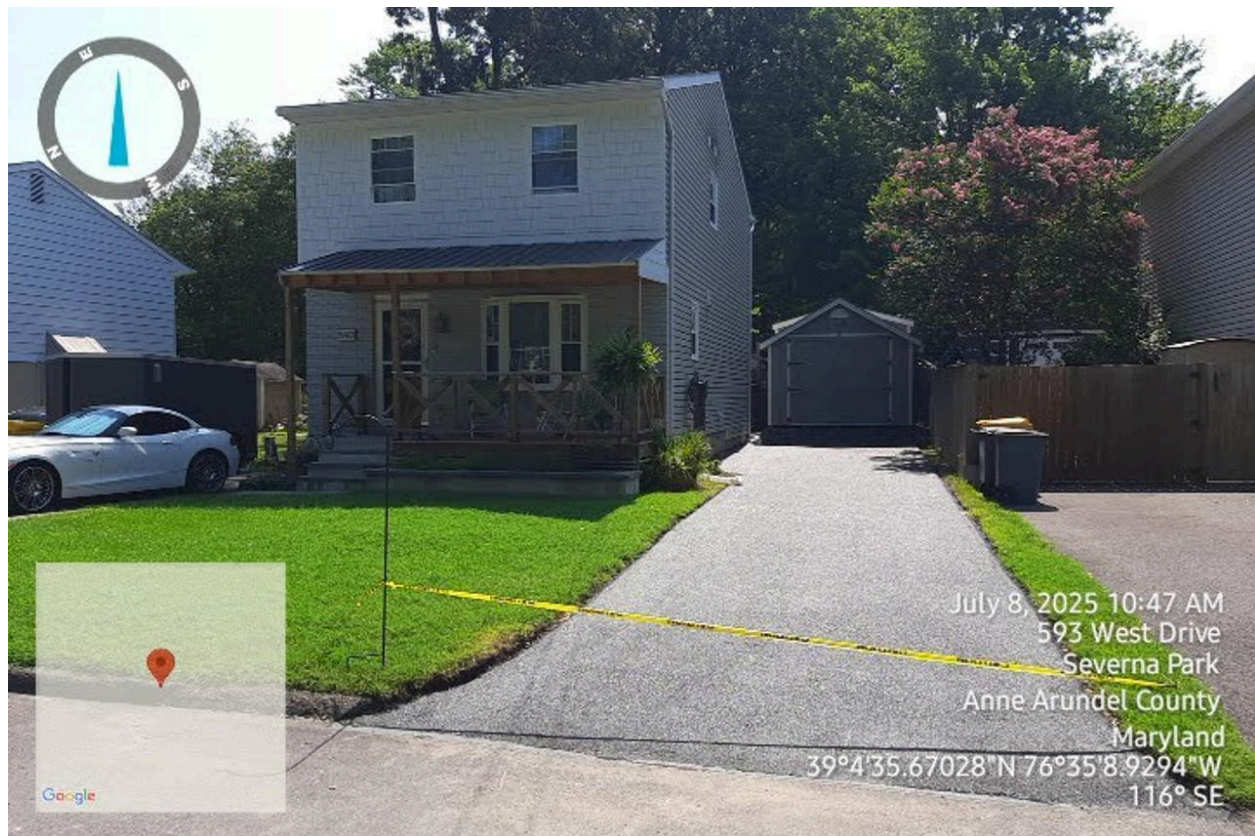
The Health Department has reviewed the above referenced variance to allow a dwelling addition (shed) with less setbacks than required.

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.

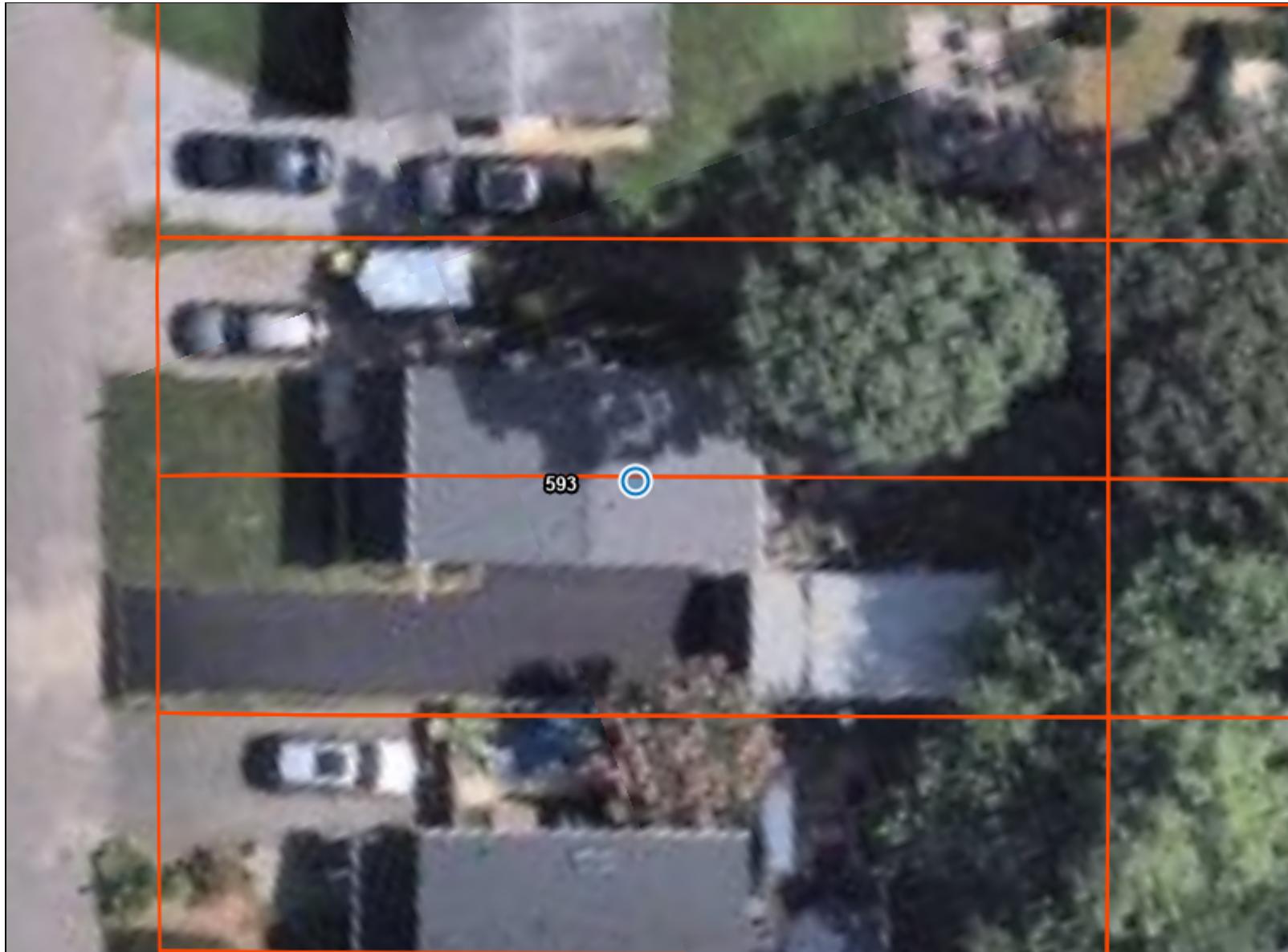
If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

County Exhibit - Inspector photo from Complaint Case # B-2025-1391



593 West Drive (2025-0170-V)



Legend

Foundation

Addressing



Parcels

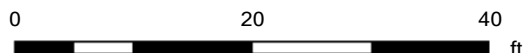


Parcels - Annapolis City



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Nearmap



THIS MAP IS NOT TO BE
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Notes