

APP. EXHIBIT# 1  
CASE: 2023-0009-V  
DATE: 4/4/24

**AFFIDAVIT OF POSTING**

I, Chad Mienieke, hereby attest that I have posted the signs for the Variance Case No. 2023-0009-V. The signs were posted on March 21, 2024 at approximately 8:00 am.

One (1) sign was posted along the property's frontage abutting Cedar Point Rd and

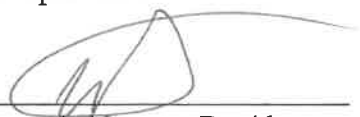
Two (2) signs were posted on the property in the front yards along the Shoreline on the North and South side of the lot.



Chad Meineke

Date: 4-4-24

Posted & Monitored under my Supervision



Wayne A. Newton, President  
Messick Group Inc.  
T/A Messick and Associates

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
DWELLING ADDITIONS WITH LESS SETBACKS THAN REQUIRED  
AND WITH NEW LOT COVERAGE NEARER TO THE SHORELINE  
THAN THE PRINCIPAL STRUCTURE AND AN ADDITION (SECOND  
STORY) TO AN ACCESSORY STRUCTURE WITH LESS  
SETBACKS THAN REQUIRED.

LOCATION: 13 CEDAR POINT ROAD SEVERNA PARK

CASE NO: 2023-0009-V

ACCINELLI LIVING TRUST

PENDING A PUBLIC HEARING. FOR INFO CONTACT THE  
ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM](http://WWW.AACOUNTY.ORG/ADMINHEAR/INDEX.CFM)

# NOTICE

REPAIRS TO THE WATER MAIN LINE IN THE  
NEARBY AREA OF THE ROAD TO THE  
PROPERTY OF THE CITY OF CHICAGO  
WILL BE MADE DURING THE NEXT FEW  
DAYS. THIS WORK MAY CAUSE  
DISRUPTIONS TO THE WATER SERVICE  
DURING THE PERIOD OF THE WORK.  
FOR MORE INFORMATION, PLEASE CONTACT THE  
CITY OF CHICAGO AT 312-322-1111  
WWW.CICAGO.PUB.UTILITIES.ORG



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DWELLING ADDITIONS WITH LESS SETBACKS THAN REQUIRED  
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THAN THE PRINCIPAL STRUCTURE AND AN ADDITION (SECOND  
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LOCATION: 13 CEDAR POINT ROAD SEVERNA PARK

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**NOTICE**  
AN APPLICATION HAS BEEN FILED FOR ZONING REVISION TO A USE  
AND/OR LOT AREA. THE PROPOSED ZONING REVISION IS  
AND WILL BE IN EFFECT FOR THE YEAR 2013. THE ZONING  
TEAM IS CURRENTLY REVIEWING THE APPLICATION AND WILL  
PRESENT TO THE BOARD OF SUPERVISORS FOR APPROVAL.  
LOCATION OF FILED WITH LAND SERVICES UNIT  
CASE NO. 2013-0001 N  
PENDING A PUBLIC HEARING. FOR INFORMATION THE  
ZONING DIVISION AT 21-2221 1ST ST. FIVE WAYS  
WWW.SACOUNTYORG/ADMINISTRATIVE



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DWELLING ADDITIONS WITH LESS SETBACKS THAN REQUIRED  
AND WITH NEW LOT COVERAGE NEARER TO THE SHORELINE  
THAN THE PRINCIPAL STRUCTURE AND AN ADDITION (SECOND  
STORY) TO AN ACCESSORY STRUCTURE WITH LESS  
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LOCATION: 13 CEDAR POINT ROAD SEVERNA PARK

CASE NO: 2023-0009-V

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# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
INSTALLING ADDITIONS WITH LESS SETBACKS THAN REQUIRED  
AND WITH NEW LOT COVERING ADDED TO THE EXISTING  
TRAILER STRUCTURE AND AN ADDITIONAL SECOND  
STORY TO AN ACCESSORY STRUCTURE WITH LESS  
SETBACKS THAN REQUIRED.

LOCATION: 13 CEMEK POINT ROAD SEVERNA PARK

CASE NO: 2023-0009 V

ACCINELLI LIVING TRUST

PENDING A PUBLIC HEARING. FOR INFO CONTACT THE  
ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
[WWW.ARCOUNTY.ORG/ADMIN/HEAR/INDEX.CFW](http://WWW.ARCOUNTY.ORG/ADMIN/HEAR/INDEX.CFW)

APP. EXHIBIT# 2  
CASE: 2023-0009-V  
DATE: 4/4/24

Anne Arundel County Engineering Record Drawing and Monuments

13 CEDAR POINT RD, 211- X  
Show search results for 13 CED...

Defined Neighborhood



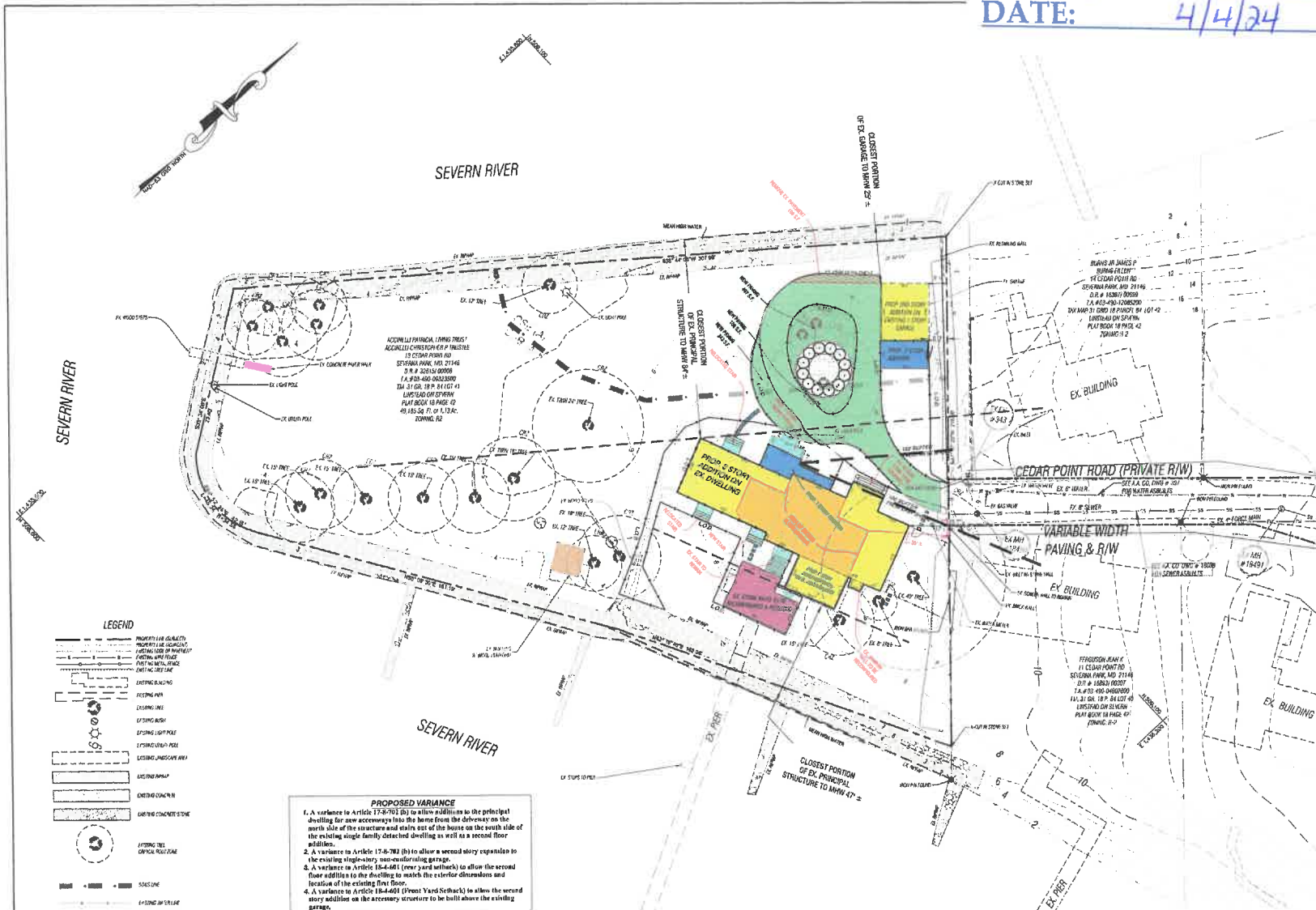


## Neighborhood Exhibit

Address	Existing House-2900 SF	Proposed House-3811 SF	1.07 ac
Address	House Footprint SF	Total SF Assuming 2 Floors	Lot Square Foot
13 Cedar Point Rd	3,297	6,594 SF	24,000 SF (0.55 ac)
61 Boone Trl	6,528	13,056 SF	53,144 SF (1.22 ac)
63 Boone Trl	4,650	9,300 SF	25,500 SF (0.58 ac)
1 Cedar Point Rd	2,461	4,922 SF	24,000 SF (0.55 ac)
3 Cedar Point Rd	3,803	7,606 SF	14,800 SF (0.33 ac)
5 Cedar Point Rd	2,651	5,302 SF	17,000 SF (0.39 ac)
7 Cedar Point Rd	4,826	9,650 SF	15,400 SF (0.35 ac)
9 Cedar Point Rd	2,385	4,770 SF	13,100 SF (0.30 ac)
11 Cedar Point Rd	2,291	4,582 SF	12,500 SF (0.28 ac)
14 Cedar Point Rd	2,992	5,984 SF	16,700 SF (0.38 ac)
10 Cedar Point Rd	4,230	8,460 SF	20,200 SF (0.46 ac)
8 Cedar Point Rd	1,531	3,062 SF	22,100 SF (0.50 ac)
6 Cedar Point Rd	2,459	4,918 SF	10,800 SF (0.24 ac)
2 Cedar Point Rd	2,377	4,754 SF	10,800 SF (0.24 ac)
101 Boone Trl	2,753	5,506 SF	13,500 SF (0.30 ac)
103 Boone Trl	2,030	4,060 SF	16,100 SF (0.36 ac)
105 Boone Trl	2,472	4,944 SF	17,400 SF (0.39 ac)
64 Boone Trl	2,155	4,310 SF	13,700 SF (0.31 ac)
62 Boone Trl			



VICINITY MAP  
SCALE: 1" = 200'  
ADC PERMITTED USE NUMBER 21003176



**TOTAL PROPOSED IMPERVIOUS COVERAGE**

EX. GARAGE	592 S.F.	0.01 - AC.
PROP. GARAGE ADDITION	247 S.F.	0.01 - AC.
EX. DWELLING	3,281 S.F.	0.07 - AC.
PROP. HOUSE ADDITION	827 S.F.	0.01 - AC.
EX. OUT BUILDING	149 S.F.	0.00 - AC.
RECONFIGURED PATIO	638 S.F.	0.01 - AC.
ACCESS STAIRS	332 S.F.	0.01 - AC.
DRIVEWAY	3,467 S.F.	0.08 - AC.
TYP. PAVERS ± 25	34.6 S.F.	0.00 - AC.
EX. WALKI WALL	41 S.F.	0.00 - AC.
<b>COVERAGE PROP. TOTAL</b>	<b>6,789 S.F.</b>	<b>0.20 - AC.</b>
<b>COVERAGE PERMITTED</b>	<b>8,499 S.F.</b>	<b>0.22 - AC.</b>

\*SEE EXISTING CONDITIONS PLAN

L.O.D. = 4.664  
AREA TO BE VEGETATIVELY STABILIZED = 2,000  
AREA TO BE STRUCTURALLY STABILIZED = 2,984  
NOTE: L.O.D. LESS THAN 4,000 S.F.  
STORMWATER MANAGEMENT TO BE PROVIDED BY  
PLANTINGS PER ARTICLE 17 OF THE CODE

**PROPOSED VARIANCE**

- A variance to Article 17-8-701 (b) to allow additions to the principal dwelling for new accessways into the barns from the driveway on the north side of the structure and entry to the house on the south side of the existing single family detached dwelling as well as a second floor addition.
- A variance to Article 17-8-703 (b) to allow a second story expansion to the existing single-story main-manufacturing garage.
- A variance to Article 18-4-461 (Front Yard Setback) to allow the second floor addition to the dwelling to match the exterior dimensions and location of the existing first floor.
- A variance to Article 18-4-461 (Front Yard Setback) to allow the second story addition on the accessory structure to be built above the existing garage.

**LEGEND**

	PROPERTY LINE (DOTTED)
	EASEMENT (DASHED)
	EXISTING BUILDING
	EXISTING WALL
	EXISTING ROOF
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING LANDSCAPE AREA
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING ENCLOSURE STONE
	EXISTING TREE
	EXISTING CAPITAL RESERVE AREA
	PROPOSED ADDITION
	PROPOSED LANDSCAPING
	PROPOSED ASPHALT
	PROPOSED CONCRETE

REVISION	DESCRIPTION	BY	DATE

**MESSICK & ASSOCIATES\***  
CONSULTING ENGINEERS,  
PLANNERS AND SURVEYORS

7 OLD SOLOMONS ISLAND ROAD, SUITE 202  
ANNAPOLIS, MARYLAND 21401  
(410) 265-3212 • FAX (410) 265-3502  
email: engr@messickandassociates.com

\*A MEMBER COMPANY OF THE MESSICK GROUP



**OWNER/DEVELOPER**  
PATRICIA ACCINELLI LIVING TRUST  
CHRISTOPHER P. ACCINELLI TRUSTEE  
13 CEDAR POINT ROAD  
SEVERNA PARK, MD. 21146-4505  
TEL PHONE: 410-268-3212  
E-MAIL: ENGR@MESSICKANDASSOCIATES.COM

**2<sup>ND</sup> FLOOR & NEW ADDITIONS EXHIBIT (REDLINE)**

**LINSTEAD ON SEVERN**  
VARIANCE PLAN  
LOT 41 (PLAT BOOK 18 PAGE 42)  
13 CEDAR POINT ROAD  
SEVERNA PARK, MD 21146

TAX MAP: 31 GRD: 18 PARCELS: 84  
3RD DISTRICT (ANNAPOLIS)  
SCALE: 1" = 20'

TAX ACCOUNT: 03-490-09223500 JOURNAL: R-2  
ANNE ARUNDEL COUNTY, MARYLAND 21146  
DATE: MARCH 2024 APPR: ANNE ARUNDEL COUNTY MARYLAND 21146  
SHEET: 1 OF 1