



PRO. EXHIBIT# 1  
CASE: 2023-0151-V  
DATE: 10/26/23

## James P. Wright 87 Bay Drive Annapolis 2023-0151-V

1 message

Patrick Winterschladen <patrick@winterschladen.com>

Wed, Oct 18, 2023 at 7:32 PM

To: Holly Colby <zhcolb22@aacounty.org>

Dear Ms Holby,

I wanted to express my concern about Mr Wright's latest variance application. It seems to attempt some amelioration of some of the contentious points of his prior request while at the same time exacerbating some of the objectionable issues, especially those relating to the character of the neighborhood.

I think a particularly problematic aspect of the revised plan is the siting of the pool in the Bay Drive front yard. This would definitely be out of character with Bay Ridge and would cause noise and view issues for the neighbors as well as those using the common area on the water side of Bay Drive. I believe pools are required by code to be surrounded by a safety fence which would be hideous in the front yard. I can think of no other property in Bay Ridge with a pool situated in the front yard. By front yard I mean, in cases like this, the "front" front yard and not the frontage on a subsidiary street.

I have lived in Bay Ridge since 1986 at 6 Bancroft Avenue, less than a block from 87 Bay Drive, and I have never been so dismayed by the erosion of the character of the neighborhood.

Thank you for your time and consideration,

Sincerely

Patrick Winterschladen  
6 Bancroft Avenue  
Annapolis, MD 21403

patrick@winterschladen.com  
443 454 3409 mobile  
410 268 6478. home

Sent from my iPad



PRO. EXHIBIT# 2  
CASE: 2023-0151-V  
DATE: 10/20/23

**James P Wright 87 Bay Drive Annapolis, 2023-0151-V**

1 message

Thu, Oct 12, 2023 at 10:31 AM

To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Hi Holly,

Thank you for discussing the proposed variance at 87 Bay Dr. with me this morning. As I explained, I live near the 87 Bay Dr. property and received a notification letter regarding the redevelopment.

I have lived on this block for 35+ years.

It is common knowledge that Mr. Wright does not live at 87 Bay Drive. I walk in front of his house daily. He visits a few weeks a year.

His house is listed on Airbnb.

It is also common knowledge that Mr. Wright lives in California and is an architect with 2 offices in California, and there is no indication he is planning to move to Bay Ridge. I understand he discussed with neighbors his plans to construct a rental complex on this property.

1) I oppose the variance to build 2 new separate additional buildings on the property. This would not be in keeping with the character of the Bay Ridge neighborhood. In my review of nearby homes, and properties of similar size, I do not see any other properties with 3 buildings on one parcel of this size. In addition, it is also my understanding that all the buildings are planned to be rental units, again, without the owner residing on the property. We are a community of single-family homes, not rental complexes.

2) I oppose the construction of a pool facing Bay Drive. There are currently NO pools facing Bay Dr. or River Dr. either. This community has been here for 100 years, and there are no pools facing the community common area, by design. The area between Bay Dr. and the Chesapeake Bay in front of Mr. Wrights property is the community common area. It is a peaceful, nature filled bluff, where our neighbors walk peacefully with their families, meet friends to sit on benches, watch the sun rise and moon rise and watch the stars at night. We take pictures of the bay and wildlife. We do not even have streetlights in this area. I emphasize again this area is peaceful and dark along Bay Dr. I'm sure Mr. Wright's planned pool facing this area would be well lit, luminescent all night, and be well used by the short-term renters who are in vacation mode all the time. A pool in this location will most definitely destroy the character of the community. There is no hardship that requires a pool on the front of the property. There is plenty of room behind the house where everyone else on River and Bay have constructed their pools.

Thank you for your consideration in this matter.

Sincerely, a very concerned neighbor.



PRO. EXHIBIT# 3  
H CASE: 2023-0151-V  
DATE: 10/26/23

**James P Wright--87 Bay Drive, Annapolis, Md. 21403--Application for Variance 2023-0151-V**

1 message

Fri, Oct 13, 2023 at 10:53 AM

To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Dear Holly,

Like many of my neighbors in Bay Ridge, I am very concerned about and opposed to the plans of my immediate neighbor, James Wright, to build both a garage and a separate ADU in the rear of his property, and construct a swimming pool on the side of his property facing Bay Drive. Mr. Wright is not a full-time resident of Bay Ridge, although he claims as his "principal residence" BOTH his California home and his home in Bay Ridge. He regularly lists his home at 87 Bay Drive for short-term rentals on AirBnB and/or VRBO.

To my knowledge, there are no properties in Bay Ridge with three (3) separate buildings on one parcel, such as Mr. Wright seeks to construct. Given his statements and past actions, it may be reasonably assumed that he likely will at no time be a full-time resident on the property. His use of his property primarily as a rental facility is completely inconsistent with the character of Bay Ridge---we are a community of single-family homes and not one with rental compounds capable of renting to numerous persons for short periods who are more concerned with partying and using/abusing our precious community grounds and facilities.

I also oppose Mr. Wright's construction of a pool on the north side of his property facing Bay Drive. Mr. Wright does not even mention (or request a variance or other permission for) his proposed relocation of a swimming pool, which was allowed to be constructed in his REAR lot pursuant to Mr. Hollmann's Order of July 25, 2023 in Case No. 2023-0075-V. This Order allowed a pool to be constructed in his rear lot, but denied Mr. Wright's request to construct a garage/ADU. In Bay Ridge, there has never been a pool built which faces the Bay and our community common property which serves as a natural bluff where residents may walk and meet friends. Mr. Wright's proposed pool with its bright lights, fencing and noisy short-term rental inhabitants (both day and night) would not only be an eyesore of the community but would seriously interfere with our (being the direct neighbor) peaceful enjoyment of our own property.

The construction of two buildings and a pool facing Bay Drive would dramatically alter and be inconsistent with the Bay Ridge community . Moreover--- just as was determined last July in Mr. Wright's prior effort to obtain a variance (Case 2023-0075-V)--- the variance currently requested by Mr. Wright satisfies neither subsection (1) or (2) of Section 18-16-305----Mr. Wright's property is not unique, and it would "alter the essential character of the neighborhood or district in which the lot is located" (see page 13-14 of the Order of Douglas Clark Hollmann filed July 25, 2023 re Case Number 2023-0075-V).

Thank you for your consideration of this important matter.

Sincerely,

A very concerned neighbor-----PLEASE DO NOT INCLUDE MY NAME IN ANY PUBLIC RECORD FOR THIS PROCEEDING.



PRO. EXHIBIT# 4  
CASE: 2023-0151-V  
DATE: 10/20/23

## James P. Wright 87 Bay Dive Annapolis 2023-0151-V

1 message

Carol Patterson <leonpatt@aol.com>  
Reply-To: Carol Patterson <leonpatt@aol.com>  
To: zhcolb22@aacounty.org

Sat, Oct 14, 2023 at 12:02 PM

Dear Ms. Colby,

I have lived in Bay Ridge since 1945. My husband Noel and I have lived at 60 River Drive since our marriage in 1962. Our grandchildren are 4<sup>th</sup> generation Bay Ridgers. Over these past 81 years I've seen Bay Ridge mature into a community of caring, cooperative neighbors, multi-generational families and welcome new families, who work together for the betterment of the community and to meet challenges big and small through a strong civic association (BRCA) established over 100 years ago. We now face with a new concern:

I am writing in opposition to Jim Wright's requested variance for 87 Bay Drive, a house he has listed as an AirB&B. If granted, it would be a flagrant commercialization of Bay Ridge property within a peaceful, unified, residential, and historic neighborhood of single family homes. It would establish a dangerous precedent. While Mr. Wright owns 87 Bay Drive, he no longer lives there, and apparently has no plans to do so. He is an architect who visits sporadically for several weeks a year, but now lives in California where he has offices. He has shared with neighbors his plan to convert this property into a rental complex including 2 buildings for which he is seeking a variance--one an ADU, the other a new garage showing possible living space above. I oppose that variance. It is my understanding that the owner must live in one building on the property he owns in order to rent his ADU on the same property. This is not Mr. Wright's intention. We are a community of single family homes, not of commercial vacation destinations.

I oppose Mr. Wright's proposed front-yard pool construction: Residents—unaccompanied children on foot or bikes, elderly with canes and walkers, young mothers with babies in strollers and toddlers in tow, walk the waterfront streets of Bay Ridge every day. Bay Drive is lined with homes, lawns, gardens, and mature trees fronting the road and a long stretch of green Commons, shade trees and the Bay itself on the water side. It is quiet. There are no street lights by choice. Walking Bay Drive and the Commons any time day or night and especially at sunrise or on a moonlit night is a treasured activity embodying the peaceful, quiet enjoyment of natural scenery and wildlife. It would be detrimental to, and out-of-sync with, the peaceful ambiance, character and aesthetics of Bay Ridge, nurtured and valued through the years by residents for over a century to approve Mr. Wright's request for the construction of a front-yard pool which would require bright safety lighting after dark for the use of vacationing renters. The few Bay Dive and River Drive residents who own pools have placed them behind their homes for privacy, not on the water side, not blocking neighbors' water views with required tall safety fencing.

Mr. Wright's variance, if granted, as well as his proposed front-yard pool construction would establish precedents that would adversely alter the quality of life in Bay Ridge for years to come.

Sincere gratitude for your consideration in this matter,

Carol Patterson

410-267-6888 (Home) 410-991-9888 (Cell)



PRO. EXHIBIT# 5  
CASE: 2023-0151-V  
DATE: 10/26/23

## James P. Wright 87 Bay Drive Annapolis 2023-0151-V

1 message

ki walish <kikiwb@gmail.com>

Mon, Oct 16, 2023 at 8:40 AM

To: zhcolb22@aacounty.org

Cc: Lily Openshaw <laopenshaw@verizon.net>, edervin24@gmail.com, John Vogel <jhvogs@gmail.com>, Patrick Winterschladen <winterschladen@me.com>, Jane McWilliams <janemcwill@gmail.com>, Carol Patterson <leonpatt@aol.com>

Dear Ms Colby,

I am writing to you as a very concerned resident of Bay Ridge for 24 years. I care very much about our Bay Ridge Community and I've been on the Safety Committee here for several years. I am also responsible for all the duck blind permits that are off the shores of our community. I work with DNR since we lease these blinds from them as a community so we don't have duck hunting off the shores of this wonderful and quiet neighborhood.

My husband and I walk along Bay Drive and are very concerned about Jim Wright's request to move his pool to the front yard of his property. This would totally take away from the look and feel of this lovely community. People have worked for years to preserve the common areas. These areas for walking and sitting on the many benches along Bay Drive to sit and admire the views. Neighbors go to this area to watch the full moon and look at the stars. The lights and the noise from a pool in the front yard would totally ruin the feel of the community. No one along the Bay Ave or River Dr. have a pool in their front yard. Everyone who has a pool has it located in their backyard.

It has been evident to most residents here that Mr Wright does not live in the home located at 87 Bay Drive which has been listed as an Airbnb.

My husband and I both oppose Mr. Wright's proposed front yard pool. And his request to add rental units to his property that he does not live in.

We appreciate your time and consideration in this matter!

Very concerned resident,  
Ki (Marianne) Walish  
George Baldwin  
410 280 1865 home #



PRO. EXHIBIT# 6  
CASE: 2023-0151-V  
DATE: 10/26/23

---

**James Wright- 87 Bay Drive 2023-0151-V**

1 message

---

**Janet Mae** <janetmae108@gmail.com>  
To: Holly Colby <zhcolb22@aacounty.org>

Sun, Oct 22, 2023 at 8:40 PM

Dear Holly,

I am writing to veto James Wright's plans for 87 Bay drive. I live directly behind him. What he plans to do would negatively impact my, and my neighbors' quality of life in Bay Ridge.

As is stated from the previous hearing, he and his wife Christine, are Airbnb managers who live in California full time. They run several of them. The Wright's are trying to build more space, to make room for more people, to make more money. Currently, his property can sleep 9 "guests" at a time. He is trying to increase that number to roughly 15. Bottom line is that James Wright is attempting to put a large commercial Airbnb business in a quiet residential neighborhood. His plan to move the pool is also problematic, I'm sure a lot of neighbors will address the pool issue at the hearing. He and his wife are already running his house as an Airbnb. It's roughly \$1000.00 per night when you add in the taxes, cleaning fee and service charge. There are 4- 5 cars parked haphazardly in the front yard as I write this. Maybe it's too late to do anything about his current Airbnb but I certainly don't want it larger and I don't want to live with all the problems that come with it. Please, reject this plan. My family has been in Bay Ridge for 44 years.

Thank you,

Janet Luby

4 Cushing Avenue

