



APP. EXHIBIT# 1
CASE: 2023-0146-S
DATE: 1/9/24



RICHARD E. FREDRICKS

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APP. EXHIBIT# 2
CASE: 2023-0146-S
DATE: 1/9/24

December 27, 2023
Via Email and FedEx

Mr. Robert Konowal
Planner
Office of Planning and Zoning
Zoning Administration Section
Anne Arundel County
Heritage Office Complex
2664 Riva Road
Annapolis, MD21401

Re: Case No. 2023-0146-s
Hammond (Chip) Carr email 12-17-23

Dear Mr. Konowal:

I write in my capacity as a member of the board of the Round Bay Community Association, Inc. (RBCA) on which I serve as chair of the Piers Committee.

I was disappointed but not surprised to learn that Mr. Hammond (Chip) Carr had addressed you via email on December 17, 2023 when he stated his opposition to the raising and redecking of Edgewater Pier, and the installation of additional boat slips. While Mr. Carr is entitled to his opinions concerning Edgewater Pier, he is not entitled to his own facts. As a result, I offer the following so that you have a complete and accurate understanding.

The Piers Committee was established by the RBCA board two years ago with the mission to oversee the maintenance and operation of the community's three piers, including Edgewater Pier. From its inception, the Piers Committee has been comprised of a diverse group of 10 community members including Mr. Carr. The Piers Committee has met many times since its establishment, kept the RBCA leadership closely informed of developments, and updated the entire board and community members during monthly board meetings as well as during the RBCA's annual meetings.

With respect to the maintenance of Edgewater Pier, the pier was last rebuilt 23 years ago by a licensed contractor and with county approval. During the years since, the pier has been maintained by the RBCA board in a safe and serviceable condition. Due to the effects of wind, rain, sun and the tides, the pier's deck and catwalk planks have deteriorated to the point that they must be replaced. And due to sea level rise, there is a need to raise the deck and catwalk

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support structure one (1') foot to meet today's standards. Just last week, for example, 28 deck planks were torn loose from the head of the pier by a passing winter storm and had to be resecured to maintain the pier in a safe condition.

The Piers Committee, the RBCA board and the RBCA community members overwhelmingly support the raising and redecking of Edgewater Pier. Mr. Carr is the only person who has expressed opposition to this work to my knowledge.

With respect to the possible installation of additional boat slips at Edgewater Pier, this is a matter of continuing consideration by the RBCA leadership and board. The RBCA owns more than 3,000 linear feet of Severn River waterfront and maintains three piers, two of which include 18 boat slips each for a total of 36 community boat slips. The RBCA consists of approximately 230 homes nearly 40 of which have been built in recent times. This increase in community size coupled with an influx of new residents has given rise to significant interest for additional boat slips.

Contrary to Mr. Carr's comments, the primary driver for additional boat slips is the RBCA's mandate to consider and act to the benefit of all community members, not just one or two with only self-interests in mind. While Mr. Carr has enjoyed control of a community boat slip for many years, the RBCA community boat slip waiting list currently counts 87 members awaiting their turn. The RBCA obviously cannot provide this number of boat slips, but the addition of a modest number of boat slips would help ease this burden and would serve to benefit the community as a whole. Further, Mr. Carr's comment that many others oppose expanding the pier with additional boat slips is simply not true as the RBCA board engaged in a community wide survey this past month enquiring as to what the members would like to see in the way of community improvements. The addition of boat slips was very popular and ranked high on the list.

Finally, the possible addition of boat slips is dependent upon a number of factors including Anne Arundel County (AAC) approval, Maryland Department of the Environment (MDE) and Army Corps of Engineers (ACE) approvals, as well as RBCA board approval. The installation of additional boat slips is not expected to result in any appreciable increase in vehicle traffic through the community, cause parking problems, overload the boat ramp or impact public safety. In fact, any additional boat slips are expected to be filled by boats that are currently maintained on moorings and already utilize Edgewater Pier to take and discharge passengers, equipment, stores, water and/or electric. As for crime, thanks to the closeknit character of the RBCA community, the vigilance of RBCA's own seasonal security patrol and the good work of the Anne Arundel County Police Department, there is virtually no crime in the RBCA community.

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Please do not hesitate to contact me or Ms. Lauren Heinsohn, Fetch LLC should you have any questions as you consider the RBCA's request for a Special Exception prior to the scheduled hearing on January 9, 2024.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'R E F', with a long horizontal line extending to the right.

Richard E. Fredricks

cc: Lauren Heinsohn, Fetch, LLC
RBCA Board
RBCA Piers Committee

APP. EXHIBIT# 3
CASE: 2023-0146-S
DATE: 1/9/24

John J. Boyd
206 SEVERN RIVER ROAD
SEVERNA PARK, MD 21146
410-647-79800
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December 28, 2023
Via Email and UPS

Mr. Robert Konowal
Planner
Office of Planning and Zoning
Zoning Administration Section
Anne Arundel County
Heritage Office Complex
2664 Riva Road
Annapolis, MD 21401

Re: Edgewater Pier Case No. 2023-0146-s

Dear Mr. Konowal:

My wife, Cecil, and I have resided in the Round Bay Community of Severna Park for the past 59 years where our family home is situated adjacent to Edgewater Pier.

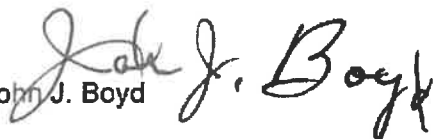
I understand that the board of the Round Bay Community Association is interested to rebuild Edgewater Pier. I served as a member of the board of directors of the Round Bay Community Association for a good number of years including when Edgewater Pier was last rebuilt. In fact, I oversaw the pier renewal project at the time and am very proud that the pier has held up as well as it has over these past twenty-three years.

That said, it is clear to me that Edgewater Pier must be raised and redecked. While the pier's pilings remain sound, the pier's support structure needs to be raised one foot because of the rising tides and the deck boards replaced to maintain the pier in a safe condition. Twenty-three years of weather and wave have taken their toll.

I also understand that the board of the Round Bay Community Association is considering the community's interest for additional boat slips. With the increase in the number of houses and new families in the community, the interest in boating and need for slips is understandable. Having considered this matter, I support the plan to lengthen Edgewater Pier straight offshore to install ten additional boat slips.

Please do not hesitate to contact me if you have any questions.

Sincerely yours,


John J. Boyd

cc: Round Bay Community Association