



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

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Round Bay Community, Inc - 2023-0146-s (AD 3,CD 5)

1 message

Chip Carr <chip.carr@monumentsofthebysrealty.com>

Sun, Dec 31, 2023 at 8:29 AM

To: Rob Konowal <pzkono00@aacounty.org>, Holly Colby <zhcolb22@aacounty.org>

Rob & Holly,

I wanted to communicate to you some facts that have surfaced in recent days. As I mentioned in my email to you on 12/17/23, the 8/22/23 letter from Fetch, LLC to Planning & Zoning regarding the re-decking and raising Edgewater pier mentions *the allowance of additional slips are part of this application.*

Round Bay hired Fetch, LLC about a year ago to assist in concept drawings and assist with the permit application process. With my own due diligence was able to find out through the Planning & Zoning office that the Case Hearing to be heard on Jan 9 was only for the raising and re-decking of Edgewater pier. In fact, Planning & Zoning told me that it didn't make sense to have two Special Exception Hearings as this would not cost effective for Round Bay community.

As a community member and a property owner adjacent to Edgewater pier I feel the Round Bay Board and specifically John Stefancik (2023 President) and Dick Fredricks (Pier Committee Chair, also Board member) have not been transparent to myself or the community. Their lack of Transparency, Integrity and Honesty are now in question. Fetch, LLC certainly understood the application process and as our community representative communicated this to the Pier Chair Dick Fredricks.

While Dick states my self-interests is the driver in opposing the extension with additional slips, you now realize that through my neighbor's responses, have the same feelings and concerns as I do. And in a effort to shoe horn the extension and addition slips through a Joint Application on 12/21/23 serves as proof that their Transparency, Integrity and Honesty is slim at best. Even other Board members were unaware of this Joint Application.

Please be aware that this does affect the livelihoods of our neighbors both adjacent to Edgewater pier and the entire community.

I like to add that Edgewater pier as always been referred to as a pier, on a dead end street. We are not a marina community. We have 3 community piers for the community to boat, swim, fish and crab. The community has excellent access throughout our shore line for members to access their moored boats, dinghies, sailboats, kayaks and SUP's.

Sincerely,
Chip Carr



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

Case No. 2023-0146-S (111Edgewater Rd, Severna Park)

1 message

tgfish1@gmail.com <tgfish1@gmail.com>

Thu, Dec 28, 2023 at 6:13 PM

To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>, "pzkono00@aacounty.org" <pzkono00@aacounty.org>

To Whom It May Concern,

As being a long time Round Bay Community Member (since the early 60's) I was quite surprised when I saw the "Notice For Special Exception" posted at 111 Edgewater Road. I feel that I was not properly informed by "Round Bay Inc." of the extent or scope of work to be performed at said location. In talking to other community members, "in good standing", I found out that they also knew little or nothing about the proposed work let alone that a variance request had been filed.

On the grounds that Round Bay Comm. Inc. needs to do a better job of informing its dues paying members about projects that they are requesting a AA County variance for. I feel that the senior population (including me), as well as other would like to have this hearing postponed and rescheduled once we are better informed by RB Inc. I would also like to request that the public meeting be a "in person meeting" instead of a Zoom meeting. A Zoom Meeting would only put us Seniors (old people), once again, at a disadvantage. Heck, I'm still trying to operate my iPhone!

Thank you for ALL that you do for the people of AA Co.

Sincerely,

Thomas G. Fish

138 Round Bay Road

Severna Park, MD. 21146

410-294-7344

tgfish1@gmail.com

Sent from Mail for Windows

Request for Extension and Comprehensive Evaluation of Proposed Edgewater Pier Expansion

1 message

Stacey Sickels Boyce <staceysickels@gmail.com>

Fri, Dec 29, 2023 at 10:22 AM

To: "Carr, Chip" <CCarr@cbmove.com>, "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>, "pzkono00@aacounty.org" <pzkono00@aacounty.org>

I am writing to express my concerns and request an extension of the evaluation process regarding the proposed expansion of the Edgewater Pier, situated directly opposite my residence at 209 Severn River Road. I am opposed to this proposed expansion until further study is made with the concerns below addressed.

My primary concern is the potential impact that the addition of 60 feet to the existing pier could have on our community. I believe that a more comprehensive assessment is necessary to ensure that all aspects of this expansion are thoroughly considered.

Outlined below are some key concerns that I believe warrant careful examination:

Parking Issues: The Edgewater Pier currently experiences challenges related to parking, causing inconvenience and traffic congestion in our neighborhood. With the addition of more slips, there will likely be an increase in associated vehicles, exacerbating the existing parking problems. On two occasions, emergency vehicles struggled to access my property due to blocked streets (the EMT did not feel they could pull the ambulance down the street fully), putting my mother's well-being at risk (they had to walk to reach our home and push her a block away to the waiting ambulance). Addressing current parking issues should be a priority before further expansion is considered.

Property Damage: The narrow launch area leading to the pier has resulted in damage to my property during boat launches. As our neighborhood is not designed as a marina, the limited space makes maneuvering difficult for boat owners. The recurring damage to my property includes repeated knocking into my mailbox (which I've moved to multiple locations). The damage also includes the erosion of the hillside as trucks towing boats cannot make a turn and wind up carving up the hill. This poses environmental challenges that need careful consideration.

Additional People and Facilities: An expanded pier will likely bring more people to the area, raising concerns about restroom facilities and environmental impact. Currently, the absence of public restrooms at the pier has led to unwanted access requests at my home, and improper disposal of waste (including people urinating and defecating along the parking area in view of our outside dining area). This is a nuisance and poses a threat to our community's

environment. Plans for managing increased foot traffic and addressing sanitary concerns need to be thoroughly communicated.

Access and Slip Allocation: I am unaware of the details regarding access to the proposed additional slips. As someone who has been on a waiting list for a slip for many years, it is essential for the community to be informed about how the allocation process will be managed. Transparency in this regard is crucial for fostering a sense of fairness and understanding.

Communication Process: The current communication approach, limited to the adjacent households and occurring over a holiday weekend, raises questions about transparency and inclusivity. A non-riparian community such as Round Bay should ensure that all community members are informed through proper channels, such as mailed notifications, especially when changes to the shoreline and pier are being considered. As we are currently working out of state, we would need a provision to participate remotely in any hearings.

Considering the gravity of these concerns, I respectfully request an extension of the evaluation process to allow for a more thorough examination of the proposed expansion's potential impact on our community. I believe that engaging all community members in this dialogue is crucial for fostering understanding and support for any proposed changes.

Thank you for your attention to this matter. I look forward to a comprehensive evaluation and open communication on this important community issue.

Sincerely,

Stacey Sickels Boyce and C. O. Lee Boyce, Jr.
209 Severn River Road
Severna Park, Maryland 21146
410-991-4926

staceysickels@gmail.com (temporarily at 162 Farley Street, Mountain View, California 94043)

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Stacey Sickels

410.991.4926 | staceysickels@gmail.com

LinkedIn



PRO. EXHIBIT# 4
CASE: 2023-0146-S
DATE: 1/9/24

Case No. 2023-0146-S (111 Edgewater Rd Severna Park)

1 message

Peter Morse <peterjmorse@icloud.com>

Fri, Dec 29, 2023 at 1:36 PM

To: zhcolb22@aacounty.org

Good afternoon,

On 12/21/23 my neighbor, Chip Carr, received the attached via Certified Mail stating that a application to extend Edgewater pier the addition of more slips. I believe that this is to be included in and part of the Hearing on 1/9/24. (Joint Application and Existing & Proposed site plans)

I join Chip in requesting the hearing be postponed because of the timing of this letter. The community has not been transparent to the members and they need to be informed properly. FYI, nothing was said of any additional application to extend Edgewater pier and the addition of slips at our neighborhood association annual meeting, held 11/30/23. Because of the Holidays many are traveling Christmas week and are not aware of this application, the Notice signs just went up on 12/26/23.

I believe many of the community members both adjacent to Edgewater pier and as well as others will reject this application and need time after the Holidays to be informed.

Sincerely,

Peter Morse
105 Edgewater Rd
Severna Park MD 21146
443 370 3270

 **Fetch application letter for additional slips Dec 23 (1).pdf**
648K



PRO. EXHIBIT# 5
CASE: 2023-0146-S
DATE: 1/9/24

Request for delay in variance hearing for Case No 2023-0146-S

1 message

Olivia Brown <oliviabrown111@gmail.com>
To: pzkono00@aacounty.org, zhcolb22@aacounty.org

Fri, Dec 29, 2023 at 2:02 PM

Dear Mr. Konowal and Ms. Colby:

I am emailing you regarding the proposed pier extension project in the neighborhood of Round Bay in Severna Park, Case no:2023-0146-S. I am a homeowner (111 Askewton Rd.) and a renter (200 Severn River Rd.). I have lived in this community for over 35 years and I am very concerned about this proposal.

Yesterday, my neighbor Chip Carr made me aware of the proposed extension of the pier and addition of slips. The letter, dated December 21, went out informing only the contiguous neighbors of the plans. I live 3 doors down from the pier and was not informed. The zoning variance meeting is scheduled on January 9, which does not provide enough time for review. This letter was sent over the holidays compounding the timing crunch. I do not believe many neighbors are aware of this variance. Many people have been traveling and visiting family over the holiday, certainly not reviewing plans or discussing the possible impact on our neighborhood.

I believe the impact of this pier and slip expansion will be felt negatively by many but will benefit a few. Parking is a big issue where the pier is located. In the summer, typically most if not all of the parking spots are taken by the current boaters and community members. Additional cars will have to park along Severn River Road, where I live, and will cause problems for the people that live there. The roads are narrow and sometimes it is hard for county services to get to the houses along that road. With more cars this will compound that issue and make it more difficult for the people that live there to park.

The community of Round Bay is tranquil and provides waterfront access to all community members. The views across the Severn River are beautiful and the wildlife is abundant. Should the pier extension go through I am concerned that these important aspects of our world will be replaced by a parking lot of boats and lots of parked cars and traffic. No one is preventing anyone from having a boat in our community. Currently, anyone is permitted to drop a mooring and use the community dinghy racks to access their boats.

At the least, please reschedule this meeting to give us more time to review and consider this plan.

Sincerely,

Olivia Brown

200 Severn River Rd., Severna Park, MD
111 Askewton Rd., Severna Park, MD
oliviabrown111@gmail.com

443-800-4412



PRO. EXHIBIT# 6
CASE: 2023-0146-5
DATE: 1/9/24

Round Bay Community Pier Enlargement & Extention

1 message

Gail Boesel <gailboesel@gmail.com>

Fri, Dec 29, 2023 at 3:27 PM

To: zhcolb22@aacounty.org, pzkono00@aacounty.org

I am writing to express opposition to the extension of the Edgewater Pier in Round Bay. I live within 100 feet of the current pier which is completely within our line of sight. The situation with traffic and parking deserves more consideration as does the whole project, I feel strongly that that whole project needs much more public input and discussion,

Thank you,

Gail Boesel

200 Severn River Road

Additional slips at Edgewater in Round Bay

1 message

Larry Roussil <LROUSSIL@southerntrust.com>
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Sat, Dec 30, 2023 at 2:21 PM

Holly,

I wanted to send this email to let you know that I am against enlarging the Edgewater dock in Round Bay.

Thank you!

Larry Roussil

103 Trailing Ivy Lane

Severna Park, Maryland 21146

410-991-4664



Larry Roussil




Senior Loan Officer

NMLS # 112806



Office 410-451-9114
Mobile 410-991-4664

Location
170 Jennifer Rd Suite 335
Annapolis, MD 21401

-  Email me
-  My Website
-  My Reviews

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