



PRO. EXHIBIT# 1  
CASE: 2023-0188-V  
DATE: 2/1/24

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**Case No. 2023-0188-V**

1 message

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Ivan Barajas <ivanbarajas25@gmail.com>  
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Wed, Jan 24, 2024 at 8:51 PM

To whom it may concern,

As a resident of the Chartridge community, I am in full support for a variance request of the setback requirement regarding Case # 2023-0188-V be approved. The Wilusz's willingness to work with the county in resolving this issue, and the fact this shed was built over a year ago demonstrates the need for a variance request of the setback request to be taken seriously and approved.

Very respectfully,

Ivan Barajas



PRO. EXHIBIT# 2  
CASE: 2023-0188-V  
DATE: 2/1/24

## Approval for the Wilusz Variance Request

1 message

Briana Grajeda <brigrameda@gmail.com>  
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Wed, Jan 24, 2024 at 9:43 PM

To whom it may concern,

My name is Briana Grajeda and I have been a resident of Anne Arundel County for almost a year now, specifically in the Chartridge community of Severna Park. I reside directly across from the Wilusz residence and am in full support of approving the Wilusz's variance request of the setback requirement. **Case No. 2023-0188-V.** This case will set a negative precedent if this variance request is denied. The site visit back in September of 2023 that showed no evidence of runoff or erosion displays malice intent from a neighbor to get their way. I urge the county to approve this variance request in order to resolve this issue. The Wiluszs have been patrons and good citizens of Ann Arundel County for near a decade and deserve their voice to be heard, received, and respected. It is now time for the good people of Anne Arundel county to listen to their people. Thank you.

Best regards,  
Briana Grajeda



Steven Hopkins  
Sent from my iPhone

On Nov 27, 2023, at 1:33 PM, Sumner Handy <[sumner.handy@aacounty.org](mailto:sumner.handy@aacounty.org)> wrote:

**PRO. EXHIBIT#** 3  
**CASE:** 2023-0188-V  
**DATE:** 2/1/24

Hi Mr. Hopkins,

It was a pleasure speaking with you earlier. As we discussed, attached here are the site plan and letter of explanation submitted with variance application number 2023-0188-V at [443 Retford Drive](#) in Sevens Park. These materials will be uploaded to the AHO's website in the coming weeks.

If you have any additional questions about the variance process, please feel free to reply to this email or reach out to my team at 410-222-7437.

Take care,  
Sumner

Sumner Handy  
Planner III

Zoning Administration Section  
[2664 Riva Road](#)  
[Annapolis, MD 21401](#)

[410-222-7437](tel:410-222-7437)  
[www.aacounty.org](http://www.aacounty.org)  
<[2023-0188-V - Site Plan.pdf](#)>  
<[2023-0188-V - Letter of Explanation.pdf](#)>



PRO. EXHIBIT# 4  
CASE: 2023-0188-V  
DATE: 2/1/24

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**Case No: 2023-0188-V Request to remain anonymous**

1 message

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Thu, Jan 25, 2024 at 9:36 AM

To: "[REDACTED]" <zhcolb22@aacounty.org>

Good morning:

Thank you for taking the time to speak with me today. As I mentioned on the call, I support the shed remaining as is. I walk by the property daily and the shed is aesthetically pleasant, well-maintained and does not appear out of place for the house, yard or neighborhood. I respectfully request to remain anonymous with my email address removed from any filings. I am a neighbor who received notice of the hearing from the County.

Thank you

**PRO. EXHIBIT#** 5  
**CASE:** 2023-0188-V  
**DATE:** 2/1/24

Case No. 2023-0188-V

Attn: Holly Colby

Dear Ms. Colby,

I am writing this letter regarding Case No. 2023-0188-V, my neighbor Joseph and Lauren Wilusz's application for a variance of County Code 18-4-701. My name is Melissa Kopajtic. I own and reside at the nearby property, 414 Hucknall Court, Severna Park, 21146. Please consider this letter as my testament, in lieu of my appearance at the hearing scheduled for February 1, 2024. I have a conflict and will not be able to attend the hearing.

As a nearby resident, I am very much in support of the Wilusz's application for a variance of the setback requirement. Lauren and Joe went to great lengths to ensure the shed was built in the most appropriate location. They consulted with neighbors for their feedback and agreement, in advance, and followed the appropriate HOA protocol, receiving approval, in advance. I am satisfied with the current location of the shed, as it stands. I support approval of the variance required to maintain the shed in its current position.

Sincerely,

Melissa Kopajtic

MELISSA ,  
KOPAJTIC

Digitally signed by  
MELISSA KOPAJTIC  
Date: 2024.01.25  
09:59:52 -0500



PRO. EXHIBIT# 6  
CASE: 2023-0188-V  
DATE: 2/1/24

## Support for Residential Shed Variance Application - 443 Retford Dr. Case #2023-0188-V

1 message

Matthew Thanner <matt\_thanner@hotmail.com>  
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>  
Cc: Valerie <vbthanner@gmail.com>

Wed, Jan 31, 2024 at 9:52 AM

Dear Ms. Colby,

I am writing to express my wholehearted support for the requested 5' variance application submitted by Joseph and Lauren Wilusz for their existing residential shed at 443 Retford Drive. As a neighbor at the adjacent property on Lot 13, I believe that granting this variance is in the best interest of the community, and I would like to share my reasons for supporting this request.

### **Personal and Property Benefits:**

Much thought went into designing and building this shed so not only is it attractive, it is also used for storage of equipment and landscaping tools that may otherwise create an eyesore if left in the yard.

### **Compliance with Neighborhood Aesthetics:**

The current shed lines up with the footprint of the shed on the adjacent property at Lot 11, allowing the building to look aesthetically pleasing. It also mimics the design and location of several similar structures in the neighborhood.

### **Low Impact on Surrounding Properties:**

The shed sits nicely underneath a tree canopy along the fence line, as to not impede anyone's view of the pond. Over the year since the shed was constructed, there has never been any evidence of runoff or erosion. There is no reason to believe that the location of this shed should negatively impact neighboring properties.

### **Positive Impact on Property Values:**

I believe that the current shed location and design will enhance the overall value of the property and contribute positively to the surrounding real estate market. Moving the shed will make the property look less attractive and create an awkward space in the yard that may be difficult to navigate. This will in turn lower the property value.

### **Neighborhood Support:**

Due to the limited size of the homes in Chartridge, the need for a separate storage shed has become a necessity for most families. Allowing for the variance will enable The Wilusz family to maximize the amount of yard space to benefit their growing family. The HOA understood their need for additional storage and approved this structure.

In conclusion, I firmly believe that granting the variance for the residential shed at 443 Retford Drive is justified and will bring positive contributions to the community. I hope you will carefully consider this request and approve the variance application.

Thank you for your time and consideration.

Sincerely,

Matthew & Valerie Thanner

445 Retford Drive



PRO. EXHIBIT# 7  
CASE: 2023-0188-V  
DATE: 2/1/24

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**Case No. 2023-0188-V**

1 message

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**Bethany Kerley** <bethanyfrye@gmail.com>  
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Wed, Jan 31, 2024 at 10:38 AM

Dear Ms. Colby,

I hope this email finds you well.

My husband and I received a letter via USPS mail regarding the case in the subject line. As a nearby community resident, I am writing today **in support** of Joe and Lauren Wilusz's application for a variance request for County Code 18-4-701.

**We are satisfied** with the current placement of the shed as it stands and hope you'll consider granting the application in the Wilusz's favor.

Have a great day,  
Todd and Bethany Kerley  
443 Gainsborough Ct.

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Bethany Kerley





PRO. EXHIBIT# 8  
CASE: 2023-0188-V  
DATE: 2/1/24

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**Request for Variance, case No.2023-0188-V**

1 message

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robert mourad <bobmourad70@gmail.com>  
To: zhcolb22@aacounty.org

Wed, Jan 31, 2024 at 3:18 PM

Subject: Request for Variance, Case No. 2023-0188-V

Dear Anne Arundel County Office of Planning & Zoning,

As property owner of 446 Retford Dr, Severna Park, I look directly across the street at the northeast side of 443 Retford Dr, the property cited in case 2023-0188-V. I fully support approval of a variance of County Code 18-4-701, a setback for the existing shed as applied for by Joseph and Lauren Wilusz. The shed, in its current location at the rear of their property line, and with attached cover, provides low visibility from the street and neatly tucks away any outdoor objects that might otherwise be considered an eyesore if stored with lesser care. If forced to move the shed forward off the rear property line, it would be more obvious from the street and would not afford the opportunity to store outdoor items out of sight with the benefit of the attached cover. Additionally, the shed is a direct mirror off the fence line as that which currently exists without issue on Lot 11.

The Wilusz' property is unique not only in its small size compared to neighboring properties, but also in its high visibility to the community from both the street and the rear of their property, as it borders the common area pond and recreational fields. I trust that the Wiluszes took the utmost care in selecting the current site of their shed, knowing that the community values strong relationships among neighbors, who work hard to maintain well-kept and aesthetically pleasing properties for the enjoyment and benefit of all. In the five years I have lived here, I have observed the Wiluszes diligently care for their property both inside and out, and have never known them to take any action detrimental to the community or neighbors. I strongly believe if there were a problem created by the placement of their shed, they would have quickly worked to resolve or rectify the situation. It is my desire for the variance to be approved, in a 5' offset in all directions, so that the shed may remain in its current position.

Thank you for your consideration.

Sincerely,  
Robert Mourad  
Owner  
446 Retford Dr., Severna Park

Sent from Gmail Mobile



PRO. EXHIBIT# 9  
CASE: 2023-0188-V  
DATE: 2/1/24

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**Joe and Lauren Wilusz case 2023-0188-V**

1 message

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joe leonard <joe\_16800@msn.com>

Thu, Feb 1, 2024 at 12:58 AM

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

As a resident within 300ft of Joe and Lauren Wilusz, I write in support of application of variance 18-4-701. I have viewed from common area and didn't notice anything other than a well maintained yard and shed. In our community there are all shapes and sizes of sheds. Joe and Lauren have put a lot of effort and landscaping in their yard. Their shed has been in place for a long time.