

Hollywood on Severn Improvement Association (
Severn Park, Maryland

PRO. EXHIBIT# 1
CASE: 2023-0222-V
DATE: 3/5/24

To: Holly Colby
From: Catherine MacAulay
President HOSIA (Hollywood on Severn Improvement Association)
Date: February 24, 2024

NOTICE OF HEARING

STEVE ORLAND BRINCKHAUS AND JEANETTE ORTIZ- 2023-0222-V (AD3, CD5)
Variance to allow an extension in time for the implementation and completion of a preciously approved variance
Property Address: 80 Riverside Drive, Severna Park 21145

My name is Catherine MacAulay, President of HOSIA, representing the 116 plus homes in our community. I live at 66 Riverside Drive Severna Park, Maryland 21146. The property in mention, 80 Riverside Drive, is seven houses down the road from my home,

Representing the community as President, I strongly urge you to extend the previously approved variance, allowing the new home owners to complete the necessary application process required for a building permit, which is needed to begin construction on a decaying structure in our community.

The current dilapidated structure at 80 Riverside is not only a terrible eyesore having a negative effect on our property values, it is huge safety concerns for our community. The structure resting precariously on the crest of a steep slope leading to our community beach, where our families and their children spend many hours is totally unstable and unsafe. The unsecured and unstable structure puts anyone at the beach in harms-way, should slippage occur. Such a catastrophe would not only potentially harm people it would be a substantial liability for our community. The structure has been vacant for five years with no attention or maintenances.

As a result, the HOSIA community strongly urges you to ***extend the previously approved variance*** to allow time for the new owners to complete the application process for a building permit and to construct a much-needed replacement structure on that site. A newly constructed home at 80 Riverside, with the required storm water management, even with small additional disruption in the steep slope, would not only eliminate a community eyesore, but almost certainly result in an improved environmental situation and eliminate risks and liability for the community from an adverse event.

Please extend the existing variance for setback and disruption of the steep slope in the critical areas buffer.

Regards;

Catherine MacAulay
President HOSIA



PRO. EXHIBIT# 2
CASE: 2023-0222-V
DATE: 3/5/24

Extension of variance

1 message

Laura Lewis <lewism70@gmail.com>

Wed, Feb 28, 2024 at 2:36 PM

To: zhcolb22@aacounty.org

My name is Laura M. Lewis and I live at 70 Riverside Drive, Severna Park, Md.

I am contacting you to let you know that I definitely wholeheartedly support the extension of the variance granted in June 2022 for 80 Riverside Drive. Severna Park, Maryland.

Sent from my iPhone



PRO. EXHIBIT# 3
CASE: 2023-0222-V
DATE: 3/5/24

extension of variance 80 Riverside Drive

1 message

Suzanne Leveille <suzille2000@gmail.com>
To: zhcolb22@aacounty.org

Fri, Feb 23, 2024 at 2:53 PM

Dear Ms. Colby,

I live a few houses down the street from 80 Riverside Drive in Severna Park. I am writing in strong support of the extension of the variance in time in order to allow for the implementation and completion of the previously approved variance. I sincerely hope that the work will commence as soon as possible to replace that old decrepit shack with a lovely new home, as planned.

I am very enthusiastic about the plan to build the new home at 80 Riverside, as all of my neighbors. The shack at that address is a terrible eyesore and brings down the whole neighborhood. The shack presents a safety hazard for the many children that come to that area to reach our community beach. Kids are tempted to explore empty old houses and I have no doubt that it is unsafe. Animals have lived inside that empty house for years.

Please allow this variance extension so that the work can commence. We bought our home here a couple of years ago and this is a wonderful neighborhood with great neighbors. Honestly, we hesitated to buy our home at first when we saw this terrible rundown shack at the end of the street, but we hoped that it was a temporary situation and would soon be replaced. We are thrilled that the new owners have a great plan to build their new house even though it is a small lot. The plan is very good and should proceed without further delays.

Sincerely,

Suzanne Leveille

66 Riverside Drive



H **PRO. EXHIBIT#** 4
CASE: 2023-0222-V
DATE: 3/5/24

Extension of the variance at 80. Riverside Dr

1 message

Michele Sims <michelesims3@hotmail.com>
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Thu, Feb 15, 2024 at 8:56 AM

Dear Holly Colby,

This is Michele & Alan Sims. We live 2 doors over from 80 Riverside Dr. & Greatly support the request by the new owners to extend the variances so they may begin construction of their new home. We completely support the statements made by Ardath Cade in her letter to you & the county & have waited for numerous years for this eyesore to be re constructed. Please grant these new owners the necessary variances so they may move forward with the building of their new home. Please feel free to contact either me or my husband at the numbers below should you have any questions or need more information.

Kindest regards,
Michele & Alan Sims
410-456-8669/301-655-6006

Sent from my iPhone



Holly Colby <zhcolb22@aacounty.org>

80 Riverside Dr

1 message

Michele Sims <michelesims3@hotmail.com>
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Thu, Feb 15, 2024 at 9:02 AM

2/15/24

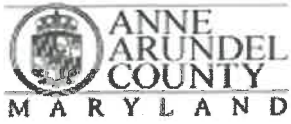
Dear Holly,

This is Michele Sims at 76 Riverside Dr. I believe I failed to include our address & the date (now included above) as well as this specific wording should it be needed. We completely support the request by the new owners of 80 Riverside Dr on their request for the extension of the variances granted in June 2022 for 80 Riverside Dr.

We are happy to answer any questions & may be reached at 410-456-8669 or 301/655-6006

Kindest regards,
Michele & Alan Sims
76 Riverside Dr.
Severna park, MD 21146

Sent from my iPhone



PRO. EXHIBIT# 5
CASE: 2023-0222-V
DATE: 3/5/24

Extension of June

1 message

Michael Gallagher <elhombre833@gmail.com>

Tue, Feb 13, 2024 at 4:29 PM

To: zhcolb22@aacounty.org

Hello, my name is Michael Gallagher. I am a resident of Hollywood on Severn. My address is 1302 Oak rd, Severna Park Md. 21146. I am writing to support the extension of the variances granted in June 2022 for 80 Riverside Drive—
Thank You



PRO. EXHIBIT# 6
CASE: 2023-0222-V
DATE: 3/5/24

80 RIVERSIDE DRIVE SEVERNA PARK

1 message

Frey, Michael A CIV USN COMNAVSEASYS COM DC (USA) <michael.a.frey.civ@us.navy.mil> Tue, Feb 13, 2024 at 1:30 PM
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Mr. Colby,

I support the extension of the variances granted in June 2022 for 80 Riverside Drive

Michael Frey

HOSIA Secretary/Board Member

1301 North Road

Severna Park

PRO. EXHIBIT# 7
CASE: 2023-0222-V
DATE: 3/5/24

From: ARDATH CADE ARDATHCADE@AOL.COM

Subject: Statement and back up material re Brinckhaus and Ortiz 2023-9222-Y(AD3CD5), March

Date: February 12, 2024 at 10:18 PM

To: zhcolb22@aacounty.org

Holly,,,,,I am submitting this statement to assure that it reaches you and will submit it along with the photos by mail (which sometimes is very unreliable) I plan to be available to testify at the hearing. Many thanks. ARDATH CADE

My name is ARDATH CADE, I live at 78 Riverside Drive, SEVERNA PARK, in the property next door to 80 Riverside Drive

I strongly urge you to extend the previously approved variance to allow time for the new owners to complete the application process for a building permit and to construct a much needed replacement structure on that site.

The property has been vacant for about five years, and was in poor repair at the time vacated and is now derelict and a neighborhood hazard.

I have attended all the hearings and requests through the years, and testified in support of the variance granted by Administrative Hearing Officer Hollmann in June, 2022.

Among my reasons for support:

This is a small house on a large lot. Its percentage of coverage of the lot is very modest. Even with the modest additional coverage, the footprint will be substantially smaller than the three adjacent homes—2 Fetter Lane, 1 Fetter Lane, and 78 Riverside . I am submitting photos of those three homes, along with photos of the existing structure on 80 Riverside to substantiate this.

It was clearly established by the previous owners , who unfortunately were transferred to Atlanta, in their hearing on this matter, that the reason for obtaining and planning to live in this location was because of its location over the water, and having deck area as well at internal views was critical. The need for this additional deck area is also essential because the house is so close to the street making appropriate access difficult without adding some additional coverage. It is unfortunate that when the house was built it was placed so close to the street, but of course requiring additional set back would only increase the disruption of the hillside if a structure of reasonable size were to be permitted.

Yes, we are all aware of the importance of the critical Areas law. I was an original member of the Critical Area Commission as we wrote the guidelines, and when Planning and Zoning officer frequently had to make judgements about interpretation, never easy.

And yes, the new coverage is a steep slope in the buffer, but the number of square feet affected, in relation to the lot size and to all of the actions taking place on properties along the Severn and throughout the state is miniscule.

A newly constructed home at 80 Riverside, with the required storm water

management, even with small additional disruption in the steep slope, would not only eliminate a community eyesore, but almost certainly result in an improved environmental situation.

Please extend the existing variance for setback and disruption of the steep slope in the critical areas buffer.

Thank you



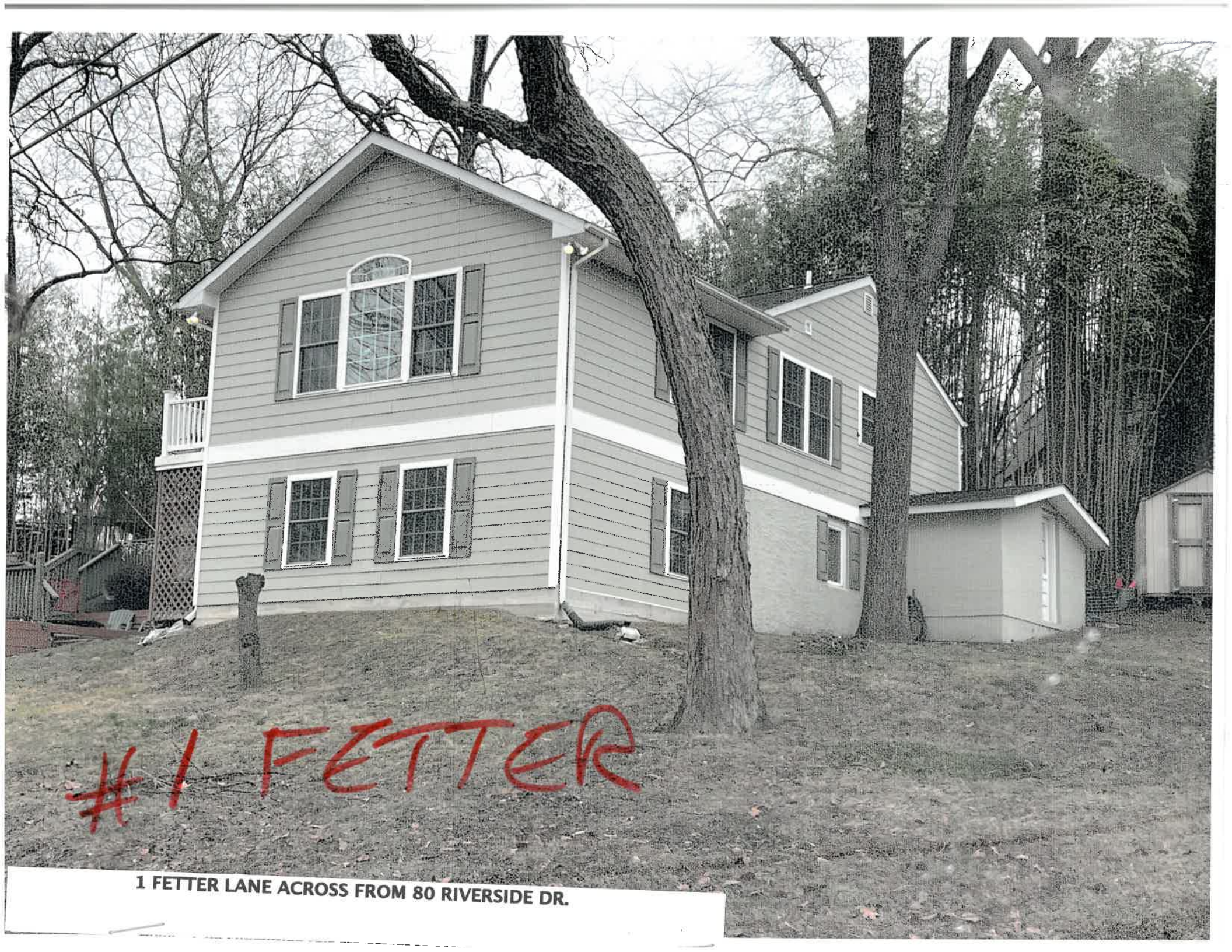
**80 RIVERSIDE DRIVE FROM FRONT DOOR OF 78 RIVERSIDE DRIVE,
1 FETTER LAND IN BACKGROUND**

TO THE
FETTER LAND



80 RIVERSIDE DRIVE FROM FETTER LAND,
PART OF 78 RIVERSIDE DRIVE IN BACKGROUND

80 RIVERSIDE
TO THE
RIVERSIDE

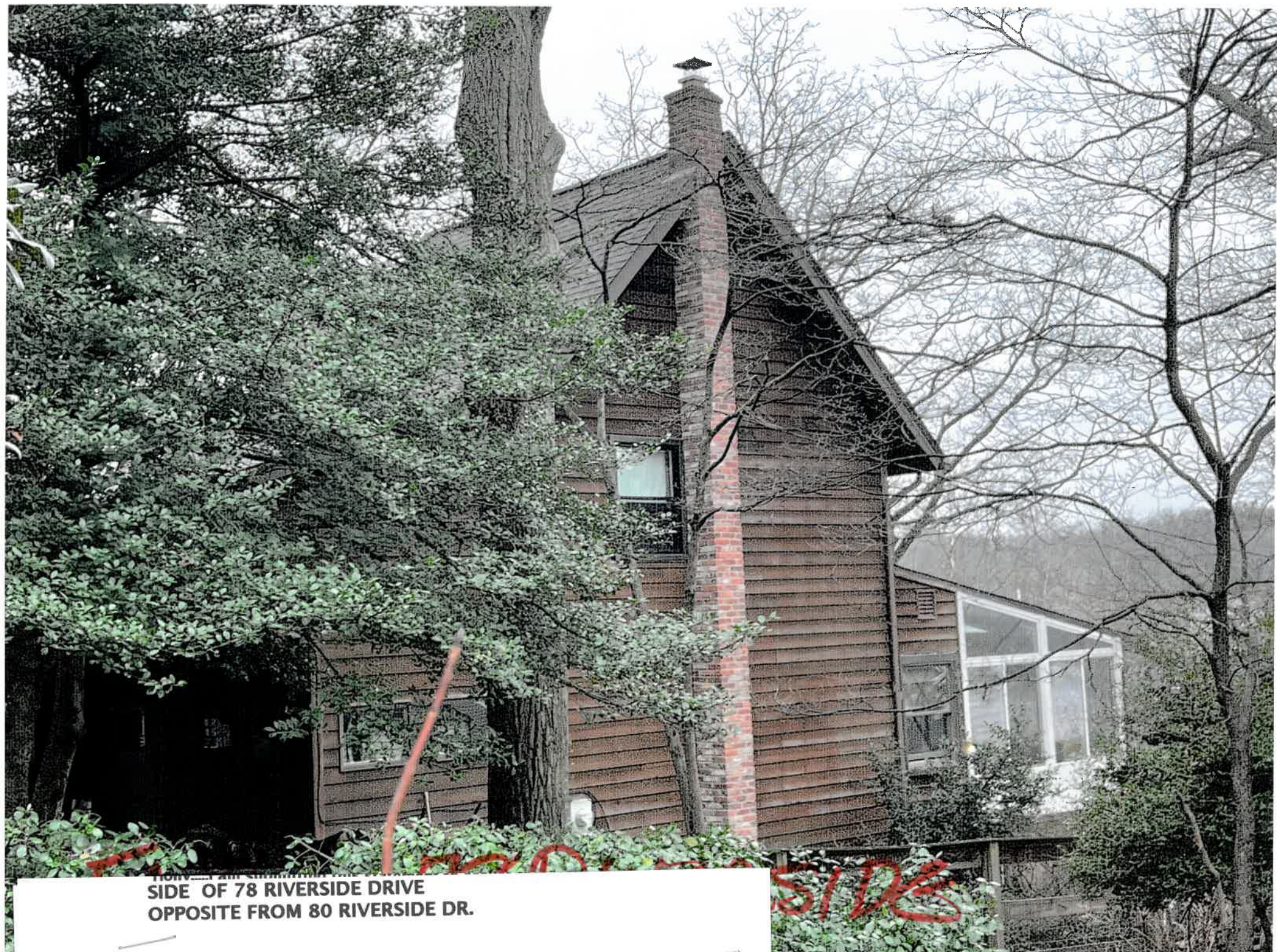


#1 FETTER

1 FETTER LANE ACROSS FROM 80 RIVERSIDE DR.



**2 FETTER LAND, IMMEDIATELY ADJACENT
TO 80 RIVERSIDE DRIVE**



FRONT SIDE OF 78 RIVERSIDE DRIVE
OPPOSITE FROM 80 RIVERSIDE DR.