

PRO. EXHIBIT# 1
CASE: 2023-0168-V
DATE: 3/7/24

February 29, 2024

Anne Arundel County
Office of Administrative Hearings
Arundel Center
Annapolis, MD 21404
Attn: Holly Colby
zhcolb22@aacounty.org

Re: Sikora Properties, LLC - 2023-0168-V (AD 2, CD 6)
Property address: 610 Echo Cove Dr, Crownsville, MD 21032

Dear Ms. Colby,

I want to first thank you for your diligence in assuring that I received notification of the hearing. I am sure it was just an oversight that I was not listed as an adjoining owner on the Variance, Grading and Sediment Control Plan submitted by Sikora Properties despite living right next door.

I am objecting to the approval of the request for a variance for the property noted above. I am the property owner of 612 Echo Cove Dr. In a memorandum from Hala Flores, dated 09/28/2023, she stated that,

"The proposed development, as shown, will impact the swale flow shared by the adjacent property (612 Echo Cove). A right to discharge permission will be required."

If I am understanding that correctly, it is my right to refuse that permission.

I greatly appreciate the County's efforts to protect the environment, but I am honestly not sure my own variance should have been approved as it was submitted. I have included photos of two trees that have already fallen along that swale line with no visible signs of disease prior to their fall. I have planted more than double the trees and bushes required by the county when I built my home and added rain barrels on every corner of my home to reduce my own impact to the swale. This has improved the impact significantly, but I am still filling in areas of trouble with additional vegetation.

In addition, the home is clearly being built behind the existing homes on both sides and significantly reduces water views. Pursuant to Anne Arundel County Code 18-2-402, noted below for your convenience, I believe I (and my neighbors) have rights that will be violated by the approval of this request for a variance. I have included photos of the view impacted from my home and my neighbor at 614 Echo Cove.

§ 18-2-402. Principal structures.

The Office of Planning and Zoning designates the location of a principal structure on a waterfront lot based on:

- (1) an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another;
- (2) the height, location, necessity, and purpose of the proposed structure;

- (3) existing and allowed land uses on the lot and adjacent waterfront properties;
 - (4) topographic and other physical features of the lot and adjacent waterfront properties, including shoreline irregularities and restrictions based on the required placement of utilities;
 - (5) the impact of the structure on the use and enjoyment of adjacent waterfront properties and their light, air, and view; and
 - (6) protection of environmental features and maximization of ESD design criteria.
- (Bill No. 4-05; Bill No. 93-12)

I understand additional reports may be submitted by the county post my response, and prior to the hearing. I will continue to monitor the application file for changes and will submit additional comments if needed. I am happy to provide additional information and offer a tour of my property if helpful. I look forward to participating in the upcoming zoom meeting, and appreciate your consideration of the above concerns.

Sincerely,



Carol Burns
612 Echo Cove Drive
Snailena@gmail.com

I am concurring in the above objection based on the environmental impacts for building within the steep grade and because my river views will be impacted.

Sincerely,



Peggy McNutt
614 Echo Cove Drive
pegmcnutt@sbcglobal.net















