

Hearing for: ANTHONY DUNNI - 2023-0170-V (AD4, CD5)

Dear Planning and Zoning Members of Anne Arundel County,

As a property owner of the property sharing the boundary line of 549 Burns Crossing Rd, Gambrills, MD, I wish to voice my concerns with a variance in the RLD zoning designation. We moved into this house in July of '79. The decision was based on the location (residential zone, school district), the house and property were a nightmare. Gradually we made it a comfortable home. We are less than thrilled with the encroaching development. Changing the zoning is disconcerting, so I am driven to speak my thoughts.

1. Mr. Dunning bought the property as a development investment a couple of years ago, I do not comprehend how that translates into a financial hardship for a church as that zoning was in place before the property was sold,
2. The lot size is only 4/5 of the Zoning required size for the church.
3. The "anticipated" construction is the parking lot but if the zoning variance is granted what unanticipated construction will occur?
4. A commercial landscaping business at 519 Burns Crossing Rd was forced to relocate because of residential zoning several years ago.
5. The initial hours of worship are minimal, are there any long term restrictions/

Thank you for your consideration

Irene Hepfer

539 Burns Crossing Rd

Gambrills, Md 21054

iihepfer@aol.com

PRO. EXHIBIT# 1
CASE: 2023-0170-V
DATE: 3/19/24