

The St. Margaret's Farm Property Owners Association Board of Directors met on October 12<sup>th</sup> to discuss this request for variances and wishes to provide the following response.

The entire community has not approved this project as we had no knowledge of its scope until receipt of the filing for these variances. The community has expressed the desire to have the current structure repaired or replaced.

The structure has not been vacant for 30 years and to the best of our knowledge there has been no issue with vagrants.

Because of the close proximity of the property to recent \$1M + project to correct the storm drain system that was silting in Mill Creek we are concerned that the scope of the project will mitigate some of the benefits of the new storm water management effort.

The community would welcome a new structure on the property, but feels that size of the proposed replacement will not be in keeping with the existing structures and will have an unnecessary negative impact on the environment.

**PRO. EXHIBIT#** 1  
**CASE:** 2023-0153-V  
**DATE:** 6/27/24

Comments on the 'Request for Variances' related to the Katz property:  
October, 13, 2023  
SMFPOA Board of Directors

1. The property currently seeking the approval of 'request for variances' is a member of the HOA known as the 'Saint Margaret's Farm Property Association' (SMFPOA) and as such must adhere to all the covenants and By-Laws of the association.
2. The Board of Directors of the SMFPOA has recently been provided with a copy of the variance request and has had the chance to review the information covered in the request. In addition to a review of the paper work to assure that all work complies with all community covenants and by-laws, we have solicited a review from other home owners (members of the SMFPOA). It should be noted that the statement in the paperwork that the new residence ' ... is widely supported by the SMFPOA has ...' is not true since most members have never received a copy of the request until very recently.

Some points that have resulted from the review:

1. The community as a whole is all in favor of the demolition of the current structure on the property and the subsequent construction of a complaint single family home on the property. We do agree that the current structure is an eye-sore to the community and has fallen into complete disrepair.
2. The design of the structure to be built apparently does not violate any of the SMFPOA covenants or By-Laws, but there are some aesthetic issues that should be reviewed with the variances.
  - a. The request to permit a setback of less than 50 feet (to Kingsberry Drive) is of concern to some of the home-owners- especially to those residing adjacent to the subject property. We prefer that such a request be denied.
  - b. The request to allow construction within 50 ft. of the crest of 'steep slopes.' Needs additional review since that area has been a significant concern and careful planning over the past 5 years and should not be disturbed. We request that such a request be denied.
  - c. The request to allow '...disturbance within the 100' Chesapeake Bay Critical Area...' would result in disturbance of the area that has been undergoing extensive land management over the past 5 to 10 years and should not be disturbed from all of the studies completed to support the work that has been ongoing. We prefer that this request be denied.
  - d. It is difficult to determine the size of the house footprint on the lot. Most homes in the community have a footprint of 2000 to 3000 sq. ft. If this proposed structure is larger than 5000 sq. ft., it may not be in keeping with the general structure of other homes. A closer review of the exact footprint of the proposed structure should be discussed between the owner and representatives of the community Board of directors.