



PRO. EXHIBIT# 1  
CASE: 2024-0168-V  
DATE: 11/19/24

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**Hearing Date 11/19,2024 at 1100a.m. 4760 Bayfields Road, Harwood, MD 20776**

1 message

pennycharliekidd@aol.com <pennycharliekidd@aol.com>

Thu, Oct 10, 2024 at 4:58 PM

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

Dear Holly,

As per our phone call today, Oct 10, 2024, ref zoom call as per above variance request on property 4760 Bayfields Road, Harwood, MD 20776. As property owners within 300 feet, my wife Penelope (Penny) and I, Charles Kidd, submit the following, in case we are unable to attend the zoom on that date.

We have observed this property to be in total disrepair all the way back to 1997, when construction began and stopped many times. NO request for permits to shore up the property with rip rap, living shore line, or any other means has been noted. The structure has been open to the elements over the years to the extent that wild life were living within it. Mildew and mold is evident and rotting floors from water intrusion were noted in the past. No certificate of occupancy was ever issued to my understanding.

The remains of a sunken vessel were deposited on the front lawn years ago by the DNR and still remain there. The detached garage has occupants living on the second deck, which is against a long standing community covenant that dates back to the 1950's. The property is in such disrepair, I would suggest the county grant only a permit for total destruction and removal of the existing structure. Under no circumstances should the "Critical Area" be allowed to be violated..

Respectfully Submitted,  
Charles, Penny Kidd  
4634 Bayfields Road  
Harwood, MD 20776



PRO. EXHIBIT# 2  
CASE: 2024-0168-V  
DATE: 11/19/24

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## Neighbor Response Zoning Case No: 2024-0168-V; Evergreen Ventures, LLC

1 message

Judy Quasney <jannaq65@outlook.com>  
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Fri, Nov 15, 2024 at 9:24 PM

Dear Holly,

My husband and I are residents of Bayfields Road and would like to comment about the referenced case. After reviewing the Office of Planning and Zoning (OPZ) report, we oppose granting the requested variance to Evergreen Ventures and request "disapproval".

We offer a few items for your consideration:

1. The recommendations in the OPZ report refer to a 1997 permit approval for building/property development by Evergreen Ventures. However, Evergreen Ventures did not own the property until 2003 based on the State of Maryland real property database (attached document). Mr. Blake R. Van Leer owned the property in 1997, not Evergreen Ventures. It seems highly irregular that a current owner can refer to approvals of a prior owner in their variance application. Possibly Mr. Van Leer is still part of the ownership?
2. The OPZ report states that Evergreen Ventures now wants to obtain a variance to bring the property into compliance. They have had 21 years (possibly longer) to complete the work and have not done so. What assures that they will take the proper actions now?
3. The OPZ report states that the Development Division had "no objection" to completing the renovation work of the existing structure, which was permitted and constructed in the late 1990s, more than 25 years ago (see attached photographs). Building codes, inspection requirements and related County oversight have changed. How can a permit from so long ago be viable today?
4. The buffer mitigation plan presented by Evergreen Ventures does not appear to have adequate amounts of vegetation necessary to secure a proper buffer. The way it is shown to rectify an eroding shoreline appears piecemeal and minimal given the changes predicted in water levels for the West River and its tributaries such as Cox Creek.
5. The "modified conditional approval" recommendation of OPZ allows Evergreen Ventures too much leeway. Given 21-27 years of ownership (from 2003 or 1997?), Evergreen Ventures has had nearly three decades to address their development needs given their permit authorization from 1997 and have chosen not to do so. Such disregard illustrates an unwillingness to abide by County and State requirements. A "modified conditional approval" does not seem strong enough to correct the current unlawful conditions.

We request Anne Arundel County and the State of Maryland Critical Area Commission to take the strongest measures possible to cure this situation holistically.

Respectfully Submitted,  
Judy and Tom Quasney  
4708 Brayfields Road

Harwood, MD 20776

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**2 attachments**

 **4760 Property Tax Assessment 2024.pdf**  
1542K

 **4760 Bayfields Road - Photos.pdf**  
158K

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None  
 Account Identifier:

District - 01 Subdivision - 000 Account Number - 02658600

**Owner Information**

Owner Name: EVERGREEN VENTURES LLC  
 Mailing Address: PO BOX 3030  
 WARRENTON VA 20188-1730

Use: RESIDENTIAL  
 Principal Residence: NO  
 Deed Reference: /12995/ 00018

**Location & Structure Information**

Premises Address: 4760 BAYFIELDS RD  
 HARWOOD 20776-0000  
 Waterfront

Legal Description: 8.03 ACRES  
 4760 BAYFIELDS RD  
 BAYFIELD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0002	0574	1060050.02	000				2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1951	10,049 SF		8.0300 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	FRAME/	5	7 full/ 2 half	1 Attached	2022

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	1,083,100	1,233,100		
Improvements	1,150,800	1,537,000		
Total:	2,233,900	2,770,100	2,412,633	2,591,367
Preferential Land:	0	0		

**Transfer Information**

Seller: VAN LEER, BLAKE R  
 Type: ARMS LENGTH IMPROVED  
 Seller: YOUNG, ANDREA T  
 Type: ARMS LENGTH IMPROVED  
 Seller: D'AOUST ARTHUR  
 Type: ARMS LENGTH IMPROVED

Date: 04/29/2003  
 Deed1: /12995/ 00018  
 Date: 09/24/1996  
 Deed1: /07619/ 00043  
 Date: 08/14/1989  
 Deed1: /04913/ 00591

Price: \$1,100,000  
 Deed2:  
 Price: \$1,100,000  
 Deed2:  
 Price: \$1,300,000  
 Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

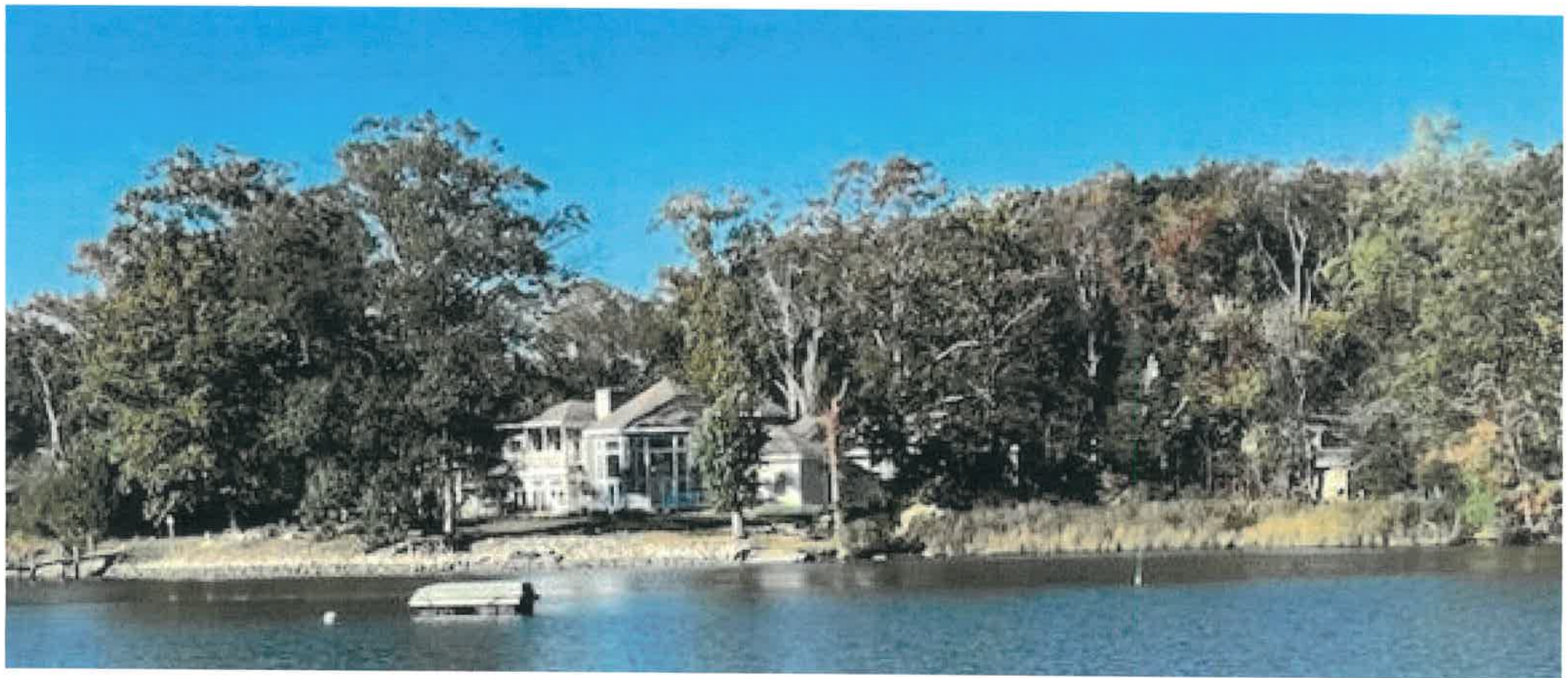
Date:

# 4760 Bayfields Road

Shoreline Erosion and Property

October 2024

# View from Cox Creek







View of 4760 from Cox Creek

Part – 1 House north side  
enlarged



View of 4760 from  
Cox Creek

Part 2 - House south  
side enlarged





Attached Garage  
Magnified