

April 14, 2025  
Caroline Bolognese  
233 Island View Dr.  
Annapolis, MD 21401

PRO. EXHIBIT# 1  
CASE: 2025-0032-✓  
DATE: 4/22/25

Attn: Anne Arundel County Administrative Hearings

Re: Variance: Keith & Brooke Wegner 2025-0032V  
Attn: Holly Colby & Mellanie Mathews  
Hearing Date: April 22, 2025

To Whom it may Concern.

I am the adjacent property owner at 133 Island View Drive. I am writing to inform the Administrative Hearing Officer and other County review staff that I support the Wegner's variance to the side yard property line extension setback as detailed in the original variance request plans submitted by the Wegner's. All waterfront property disputes between the Wegner's and myself have been amicably resolved as per the publicly available settlement agreement. Furthermore, I have been informed that the Wegner's reduced their proposed variance request from 15 feet to 14.

I will support their revised 14-foot variance, which was subsequently required by the county and which is required by a fully executed settlement agreement between the Wegner's and myself. Any mooring pilings are to be set inside a 14-foot boundary line by each party. I have the language from Item 6 of our agreement which details the restrictions both parties must adhere to.

**6. Defendant's Construction of a Pier on her property.** If Defendant chooses to construct a pier on her property, Plaintiffs will cooperate with all necessary approvals and consent to the construction of a pier proposed by Defendant that is generally in the same in the location and that is the same size as shown in the Draft drawing attached hereto as Exhibit 1. Plaintiffs will not object to, challenge, or contest any required variances, permitting, and/or approvals related to the construction of the Pier, as depicted on Exhibit 1, on Defendant's property and the construction of any stairs, pathways, or other egresses providing access to the Pier on Defendant's property.

As detailed on Exhibit 1: a) the Pier shall not extend any further than the line drawn between the existing "Pier A" and "Pier C;" b) "Pier A" and "Pier B" (Defendant's Pier) shall be no closer than 28 feet apart from one another; c) Neither party shall object to the addition of mooring piles for the future mooring of boats and/or the addition and installation of boat lifts between the mooring piles at the respective Piers; and d) The parties shall restrict the placement of any mooring piles to inside of their respective fourteen foot "property dividing line" and the parties shall not place any mooring piles on the other party's side of the dividing line.

I would also agree to the original 15-foot variance requested by the Wegner's subject to the conditions below. If the Wegner's wish to seek the original 15' variance, I would require the following reciprocal conditions be met:

- Amendment of the mutual Settlement Agreement dated October 8, 2024, to reflect up to an agreed mooring/boat lift pile location to be no wider than 15-foot in width from each parties pier (rather than 14').
- The Installation of any mooring/lift piles pilings between the Wegner's & Bolognese to be installed "in-line" through the centerline of the piling(s) on the mutual property line extended.
- That All poles/piers to be installed/placed under the supervision of a licensed surveyor.

By supporting the Wegner's Variance request, it is hoped that this letter will work towards rebuilding goodwill between the Wegner's and myself and provide for a wider mooring benefiting both parties as well as provide for a more visually appealing "straight" line rather than "offset" line of pilings between our properties.

Respectfully,

Carolyn Bolognese