



APP. EXHIBIT# 1
CASE: 2024-0042-V
DATE: 5/7/24

Fwd: 217 Riverside Dr - Doney Variance Extension Request - Case # 2024-0042-V

1 message

Natalie Downes Doney <jldoney@comcast.net>
To: Holly Colby <zhcolb22@aacounty.org>
Cc: Doug Bourquin <ddbouquin@gmail.com>

Wed, May 1, 2024 at 1:54 PM

Holly, We are John and Natalie Doney and we are scheduled for a hearing next Tuesday at 10am (Case #2024-0042-V). Would you please place the attached memo from Blake Lightcap from the Department of Public Works with respect to our request for the variance extension in Mr. Hollmann's file for our hearing. We intend on referring to it during the hearing.

Thank you for your help in this matter

John and Natalie Doney

Begin forwarded message:

From: Blake Lightcap <pwligh00@aacounty.org>
Subject: 217 Riverside Dr - Doney Variance Extension Request - Case # 2024-0042-V
Date: April 30, 2024 at 5:11:57 PM EDT
To: Subhash Dhir <ipdhir00@aacounty.org>
Cc: jldoney@comcast.net

Subhash,

I understand from speaking with Mr. and Mrs. Doney that there is a hearing next Tuesday regarding their variance extension request to develop the vacant lot at 217 Riverside Dr.

I am writing this email to inform you that DPW Highways became aware on 1/17/24 of a slope failure at the rear of the adjacent property at 214 Winchester Beach Dr (the rear of the property abuts Riverside Dr) that occurred on 1/9/2024. While on site performing routine monitoring of the slope failure on 2/2/24, I met Mrs. Doney who provided a lot of valuable historical context as previous owners of the house at 214 Winchester Beach Dr for many years. DPW has since had the ROW staked, topographic survey of the slope completed, soil borings and testing performed, and consulted with several contractors and engineers to evaluate a viable option to secure the slope and protect DPW assets (roadway pavement and water line) from risk. The Doney's granted myself and other DPW staff permission onto their property to access the slope for inspection and monitoring. Furthermore, it was communicated to the Doney's that access to the slope for repair or remedial action could require a temporary construction easement on their property as well. I even discussed the possibility that an existing BGE pole may need to be relocated or a brace pole may need to be installed along the frontage of 217 Riverside Dr to allow for construction access to the slope from Riverside Dr above depending on the equipment used. The Doney's have cooperated with DPW thus far and are patiently awaiting a determination on what additional work may need to be performed on the slope at 214 Winchester Beach Dr and whether or not access through their property at 217 Riverside Dr will be required to repair the slope.

Finally, I will offer that when asked if the Doney's should pursue a variance extension, I agreed that would be advisable given all the uncertainty around the conditions of the slope on the adjacent property. While admitting I was unfamiliar with the process or mechanism through which a variance or extension thereof is obtained, I could not see how the Doney's could proceed with construction on their property until a determination on if/how the slope would be addressed by the neighboring property owners was finalized.

I've copied Mr. Doney on this email, but would be more than willing to answer any questions you have or provide additional documents/details you'd require separately. My intention is not to intervene in the

variance extension process, but to make you aware of an ongoing matter that impacts the Doneys but is outside of their control.

Please don't hesitate to reach out should you want to discuss further.

Thank you,



*The Best Place
For All*

Blake Lightcap, PE
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