



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

Fwd: 217 Riverside Drive - Variance Extension hearing - 2024-0042-V

1 message

Barb Kappel <barbkappel2010@gmail.com>
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Mon, May 6, 2024 at 2:55 PM

----- Forwarded message -----

From: **Brad Kappel** <bradkappel@gmail.com>
Date: Mon, May 6, 2024 at 12:49 PM
Subject: Fwd: 217 Riverside Drive - Variance Extension hearing - 2024-0042-V
To: Barb Kappel <barbkappel2010@gmail.com>

With gratitude,

BRAD KAPPEL

Executive Vice President

TTR Sotheby's International Realty

209 Main Street | Annapolis, MD 21401
c. 410 279 9476 | o. 410 280 5600
brad.kappel@sothebysrealty.com

Visit www.BradKappel.com to Make Your Move

#1 Real Estate Agent in Maryland
Top 100 Sotheby's Agent Worldwide

From: Brad Kappel | Sotheby's International Realty <bradkappel@gmail.com>
Sent: Monday, May 6, 2024 9:47:35 AM
To: zhcold22@ascounty.org <zhcold22@ascounty.org>
Cc: bradkappel@gmail.com <bradkappel@gmail.com>; 'Barb Kappel' <barbkappel2010@gmail.com>
Subject: 217 Riverside Drive - Variance Extension hearing - 2024-0042-V

Dear Holly –

My wife and I currently reside at 219 Winchester Beach Drive in Winchester-on-the-Severn. Our property sits directly below 217 Riverside Drive. When we saw the Variance hearing sign was placed on the hillside above our property it came to our attention that the Doney's were attempting to secure an extension for the right to develop 217 Riverside Drive. As you can see from the photos (VIEW PHOTO GALLERY) this property is severely sloped, some slopes in excess of 60 degrees and the property is currently undeveloped. The foliage and ground cover is dense and substantial. When we experience severe rain storms, we have noted that soil and sediment washes down the steep slope at 217 Riverside drive and deposits on Winchester Beach Drive which is in front of our property. In fact, just this past year we had to install a series of (3) box drains across the front edge of our property to capture the excess run off from 217 Riverside Drive as well as Winchester Beach Drive. Of most concern is the major erosion and destabilization of the slope that occurred earlier this year at 214 Winchester Beach Drive which is adjacent 217 Riverside Drive. The entire hillside that runs alongside Riverside Drive and the north side of 217 Riverside Drive slid down and exposed raw earth of which the area is approx. 70ft wide by 50 feet of vertical hillside. AA County officials had to temporally block access to the this section of Riverside road until they could ensure the roadway was safe to traverse.

The owners of 214 Winchester Beach Drive have put down canvas mesh to temporarily stabilize the soil BUT there has been no remediation completed which would be a permanent solution for stabilizing the bank.

The deforestation of the slope and potential construction of a new home on 217 Riverside Drive would pose severe risk for heavy erosion/runoff. 90% of 217 Riverside Drive is encumbered by slopes in excess of 15 degrees and some slopes are in excess of 60 degrees and the entire property lies within the Critical area buffer zone. The Donney's were required to obtain a variance for the right to develop this property because it does not meet the minimum standards set forth by AA County. The AA County Critical area laws were put into place for this very instance which is to prevent the development and disruption of property that do not have the key elements necessary to protect the environment and prevent runoff into the Chesapeake Bay watershed. There is zero impervious surface currently on 217 Riverside Drive and if/when the construct a new home and driveway on the site, that will cause rainwater to be diverted down the slopes. It is impossible to have 100% confidence that any type of storm water mgmt. system could mitigate all of the risk of a major erosion/runoff event from occurring.

We have a very significant interest in the denial of this extension request because this variance would allow the disturbance of 217 Riverside Drive which would only exacerbate the runoff issues that already exist at 217 Riverside Drive. There is no way to properly handle the catchment of the stormwater that would be generated by the development of 217 Riverside Drive and thus this would compromise our property which lies at the base of the steep slope. It is also likely that the development of 217 Riverside Drive would cause future compromise to the adjacent property, 214 Winchester Beach Drive which also lies directly above our property.

We are requesting that you take our concerns into consideration as you determine whether to issue an extension of the variance for 217 Riverside drive.

Please feel free to contact us if you have any questions.

With gratitude,

BRAD & BARB KAPPEL

219 Winchester Beach Drive

Annapolis, MD 21409

410.279.9476
