

Testimony for 6/1/20 for public v2

Full Name	Home Address	City	Zip Code	Representing yourself?	Whom do you represent?	Legislation	Position	Remarks
Thomas Yuhas	5133 Mountain Road	Pasadena	21122	Yes		Bill 16-20a	Support	Current county zoning code allows redevelopment of any residential property into a group home or a community-based assisted living facility with no provisions or conditions. Further, the county allows developers to purchase and redevelop adjoining residences to construct campus environments of high density housing – allowing them to skirt the rules pertaining to larger facilities. The county’s current position is that these redevelopments are consistent with residential use. But the county’s Director of Planning and Zoning has stated that above 8 beds, the use is not residential, but institutional-residential. He has also stated that, to his knowledge, every other jurisdiction in the state treats facilities with more than 8 beds differently due to the impacts of the larger operation. Clearly these facilities do not operate in a manner consistent with residential use. Rather than go through the process to rezone neighborhoods as mixed-use, the county has decided they will grant privileges to certain developers to redevelop neighborhood properties wherever they see fit. And the neighborhood, the very people officials have sworn to represent, can do nothing about it. It is time for the county to begin to act responsibly. Please support Bill 16-20 to address this developer loophole and begin the process of returning some common sense provisions to our zoning code.
Frank Sliwinski	1511 Long Point Road	PASADENA	21122	Yes		Bill 16-20a	Support	I am a senior citizen and have lived in the same neighborhood in Anne Arundel County since 1952. I have witnessed the impacts of increased development of the county over time of both positive and negative. I support Bill 16-20 which will correct zoning allowances made by a previous bill without considering the ramifications such "permitted" use in residential zoning designations. Bill 16-20 will require Assisted Living Facilities, Community-based, Group Homes and Recovery homes for greater than 8 residents to obtain approval by the conditional use process as required by any other similar development. I also believe these types of commercial, for-profit facilities should not be allowed to be situated on residential lots not served by public water & sewer service nor be allowed to be combined with adjacent lots to form a multi-building complex. I urge the council to vote in favor of Bill 16-20. Thank you for listening to my thoughts on the matter.
Virginia Sliwinski	5133 MOUNTAIN RD	PASADENA	21122	Yes		Bill 16-20a	Support	I am a senior citizen and have lived in three different neighborhoods in Anne Arundel County for the past 65 years. I have had a parent, an aunt and a sister-in-law who have needed assistance in care, each for several years, so I have first-hand experience with both large Assisted Living Facilities as well as smaller, community-based facilities. I have an appreciation of how the facilities are run and the infrastructure required to support the patients and staff. There should be zoning and permitting issues taken into consideration when governing such facilities to minimize the negative impacts the construction, renovation and expansion of an existing residential property can have on the character of a quiet residential neighborhood. Large signs, bright flood lights, large paved parking lots, large "Dumpster-type" garbage receptacles and constant vehicular traffic are not typical characteristics of a residential property. I support Bill 16-20 which will provide appropriate provisions to ensure the types of facilities that the bill address are consistent with residential rather than commercial use. Please vote in favor of Bill 16-20. Thank you.
Stacy Lawson	1458 Pangbourne Way	Hanover	21076	Yes		Bill 16-20a	Support	As I state previously, I was shocked to learn that: • Developers are permitted to tear down an existing home and build a new facility with 16 or more rooms in ANY residential community – even if designated as a limited development area or in critical area. • Anne Arundel seems to be unique in its loose treatment of these types of facilities in residential zones. Many jurisdictions in Maryland already treat smaller homes (0-8 beds) differently from larger facilities (9+ beds) for zoning purposes. • Since no specific provisions exist to govern siting and construction, the facility can be treated as residential, commercial, institutional, or a combination depending on the specific issue – opening the door for a developer’s legal team to challenge any inspection/requirement that doesn’t go in their favor. • The county allows these businesses to have a 64 sq. ft. lighted sign – even if it is outside your bedroom window. • There are no parking requirements for these high-density facilities – leading tenants, guests, and staff to park in the yard, on curbs and lawns in the surrounding community. • These facilities serve a population with disabilities but are built using Residential building code – with no requirements to meet even the basics of the Americans with Disabilities Act. • If your community has a HOA, its rules will not apply to these facilities. • Developers can acquire adjoining lots and build multiple buildings in a campus-style complex. • Developers can build these high-density multi-tenant facilities with no specific provisions in code to ensure they are built in a manner that respects the surrounding community. These commercial businesses are allowed in any Residential-zoned community. Please vote in favor of Bill 16-20. Thank you.
Dennis Maher	5161 Mountain Road	PASADENA	21122	Yes		Bill 16-20a	Support	Council Members, Please vote in favor of Bill 16-20: Amended. This Bill gives some needed structure to Bill 23-15. Thank you.
Joan C Cade	5178 Mountain Road	Pasadena	21122	Yes		Bill 16-20a	Support	
Carroll Nordhoff	5059 Mountain Road	Pasadena	21122	Yes		Bill 16-20a	Support	The above address is a family home in AA County. I strongly support passage of Council bill 16-20. Passage of the Bill will not prohibit assisted living mega facilities, but rather hold the developers accountable to very reasonable requirements. I also have a home in Baltimore County where the provisions outlined in the Bill are in place and, I believe, are working well. Thank you for the opportunity to share my thoughts. Carroll Nordhoff
Frances Yuhas	5133 Mountain Road	Pasadena	21122	Yes		Bill 16-20a	Support	It is unconscionable that: •Developers are permitted to expand an existing home and/or demolish and existing home to build a new facility with 16 or more rooms in ANY residential community – with few if any rules or conditions that any other homeowner is bound to abide by. •Since no specific provisions exist to govern siting and construction, the assisted living facility, group home or recovery facility can be treated as residential, commercial, institutional, or a combination depending on the specific issue – opening the door for a developer’s legal team to challenge any inspection/requirement that doesn’t go in their favor. •Baltimore, Howard and Montgomery County (and most likely others) have legal development requirements to govern these types of facilities. •P&Z Director, Steve Kall-Ziegler also stated in the March work session for Bill 16-20 that he agreed that Anne Arundel County should have similar provisions. •The county allows these businesses to have a 64 sq. ft. lighted sign – even if it is outside your bedroom window. •There are no parking requirements for these high-density facilities – leading tenants, guests, and staff to park in the yard, on curbs and lawns in the surrounding community. •These facilities serve a population with disabilities but are built using Residential building code – with no requirements to meet even the basics of the Americans with Disabilities Act. •If a community has a HOA, its rules will not apply to these facilities. •Developers can acquire adjoining lots and build multiple buildings in a campus-style complex. • Developers can build these commercial, for profit, high-density multi-tenant facilities with no specific provisions in code to ensure they are built in a manner that respects the surrounding community. Please vote in favor of Bill 16-20 to correct these egregious shortcomings in the current rules. Thank you.
Susan Opie Owen	639 Broadwater Way	Gibson island	21056	Yes		Bill 16-20a	Support	
Amy Petronis Rand	523 Broadwater Way	Gibson Island	21056	Yes		Bill 16-20a	Support	I strongly support enactment of Anne Arundel County Bill 16-20 in order to prevent the establishment of institutions arising from adjacent group homes, thus defeating the purpose of community integration of those with needs in ordinary living. In addition, our beloved natural resource, the Chesapeake Bay, must remain healthy. Anne Arundel County itself applies certain usage restrictions to mitigate building density consequences. An increased number of parking spaces, required by code for group homes, necessarily hinders best practices in management of unwanted runoff (increased impervious area). Anne Arundel County even locally administers the Bay Restoration Fund which provides financial incentives to install nitrogen-reducing septic systems. Let us not kid ourselves. Group homes, while providing a valuable community service, are big business, primarily a real estate play. The denser a set of group homes owned and/or operated by a single group of financial beneficiaries, the higher the profit. The company called "Group Home Riches" makes clear the name of the game is to make lots and lots of money. RALAcademy’s "Make financial freedom a family tradition" motto reinforces this characterization of the industry. The purpose of group homes is to integrate individuals into a community, not to develop what, in fact, become the very institutions that are anathema to the mission. To that end, I support Anne Arundel County Bill 16-20 which limits the side-by-side developments of group homes.

Full Name	Home Address	City	Zip Code	Representing yourself?	Whom do you represent?	Legislation	Position	Remarks
William Smith	871 Woods Rd.	Pasadena	21122	Yes		Bill 16-20a	Support	Pasadena should not open the flood gates for assisted living on a narrow peninsula such as down Mt. Road. Our existing infrastructure simply cannot handle this type of commercial business. This deals with safety in transportation(no shoulder, no egress low speed limit), well and septic strain, Chesapeake Bay pollution due to prescription drugs, constant loud emergency vehicles, and a negative shift in how assisted living is conducted. Please support Bill 16-20. -Will Smith Lifelong Anne Arundel County Resident
Kelly Foley	153 Berrywood Drive,	Severna Park	21146	Yes		Bill 16-20a	Support	I support this bill which closes a loophole and provides better controls for the size of small assisted-living facilities in AA County. Councilman Volke has the support of the Office of Law, Department of Aging and Department of Planning and Zoning. But he needs 4 votes from the County Council. Mr. Volke thank you for your comments in previous meetings and submitting this bill.
Natesha Schwaderer, LCAC	437 Seward Ave.	Brooklyn Park	21225	Yes		Bill 16-20a	Oppose	I've cone to learn that this proposed legislation will negatively impact sober living facilities and recovery houses in this county. As a resident of this county and an addiction counselor working in the field for over fifteen years, I have found that substance abuse treatment paired with a sober and supportive living environment is the most effective method of assisting individuals who have lost everything to the disease of addiction. I beg everyone listening to this testimony to imagine themselves homeless, without any supports and addicted to a substance (or behavior) they cant quite shake trying to repair their lives without a secure, welcoming place to lay their heads at night. Taking that opportunity away from another human being is inhumane.
Lori Ranck	1909 Pagham Road	Glen Burnie	21061	No	Evolve	Bill 16-20a	Oppose	I am employed and live in Anne Arundel County. I have seen first hand how Evolve Life Centers Housing has helped save thousands of lives in our community. The support and dedication that Ms. Sara Burden (CEO) and Mr. Christopher Pederson (Vice President) is beyond belief. They use passion, tenacity and their voice to help form a better safer community by helping the addiction crisis here in Anne Arundel County We need to continue what has been created and is working. Please stop this Bill!
<b>14 submissions (Bill No. 16-20, as amended)</b>								
Craig Lussi	1812 Skipper's Row	Gibson Island	21056	Yes		Bill 16-20	Oppose	Dear Honorable Council Members,My name is Craig Lussi. During the past 15 years, my family members and I (and our most dedicated and compassionate staff at Assisted Living Well Compassionate Care, LLC) have set the highest standards for care of older people with disabilities in our group homes and community based assisted living homes in Anne Arundel County. That work has been recognized at the highest levels of state government:"For 15 years, Assisted Living Well's family setting homes in residential neighborhoods with their highly trained and most compassionate caregivers have provided their residents with unmatched assistance, with activities of daily living, and have continued to set the highest standards of care and compassion." - William Dorrill, Former Deputy Director, Office of Health Care Quality, State of Maryland As recently as March 13, 2020, Shawn Settles, Program Manager, Assisted Living & Adult Medical Day Care at the Maryland Department of Health, commented that our homes are the only assisted living homes in the State of which he is aware that protect their residents and staff with ultraviolet air scrubbers and negative ion air scrubbers. We are committed to protecting our residents from harms of all kinds, and to protecting their rights under the Fair Housing Act of 1988. As you know from my previous advocacy with the County, I will oppose efforts to diminish the rights of seniors with disabilities to live in housing of their choice in Anne Arundel County. See attached letter from Andrew D. Levy, challenging Council Member Volke's attempts to change the County ordinance concerning the location of assisted living homes. I have reason to believe that Mr. Volke's views may grow out of community opposition to another of our group homes that was expressed on April 4, 2018 at the Mountain Road Branch Library in Pasadena, Maryland. While it is painful to repeat, the adjacent neighbor impugned the quality and operation of our proposed group home, saying it is down in a gully. You can't see it from the road, but we can all see it from our nice homes. Summertime heat sitting on our porches dealing with it being a dump field and that's what we get to look at. Dirty old people's diapers and all. We have lived our lives here and now it's going to turn into a free for all with cars in and out, trash, diapers and old people. Our million-dollar pieces of property that we've worked our lives for is now just eh. We are going to put hogs in. Nasty, smelling, squealing hogs. Have a pig farm right next door so the old people can smell them along with the diapers. I would also like to go on record objecting to Mr. Volke's improper and out-of-context sentence fragment from federal agency guidance to suggest that the County Council can amend the zoning ordinance without running afoul of the federal Fair Housing Act. That guidance, known as the Joint Statement on State and Local Land Use Laws,[1]explains that local governments must be exceedingly careful when considering "spacing" or "dispersal" requirements applicable to group homes. In cherry-picking a sentence fragment in the Joint Statement to support his proposed amendment as legitimately based in "concerns for over-concentration of group homes," Mr. Volke ignores an important caveat. The Joint Statement validates such "concerns" only where a group home provider asks—as a "reasonable accommodation"—to exceed the permitted number of residents in any single group home. The full context of that provision says: A "spacing" or "dispersal" requirement generally refers to a requirement that a group home for persons with disabilities must not be located within a specific distance of another group home. Sometimes a spacing requirement is designed so it applies only to group homes and sometimes a spacing requirement is framed more generally and applies to group homes and other types of uses such as boarding houses, student housing, or even certain types of businesses. In a community where a certain number of unrelated persons are permitted by local ordinance to reside together in a home, it would violate the Act for the local ordinance to impose a spacing requirement on group homes that do not exceed that permitted number of residents because the spacing requirement would be a condition imposed on persons with disabilities that is not imposed on persons without disabilities. In situations where a group home seeks a reasonable accommodation to exceed the number of unrelated persons who are permitted by local ordinance to reside together, the Fair Housing Act does not prevent state or local governments from taking into account concerns about the over-concentration of group homes that are located in close proximity to each other." The current County ordinance, which complies with the federal Fair Housing Act, permits up to sixteen unrelated persons to live together in a group home in every residential zone. County residents would be better served if Mr. Volke desisted from his attempts to link assisted living group homes for seniors with disabilities with the fears he has stirred up about group homes for recovering drug addicts. The Fair Housing Act enhanced local inspection and enforcement of the Federal guidelines related thereto adequately address concerns about crime and direct threats to the community. There have been no recorded incidents of disabled seniors residing in group homes and or community based assisted livings who have been accused and or caught committing neighborhoods crimes in Anne Arundel County. Rather, seniors living in group homes and community based assisted living homes act as "living history" teachers for thousands of school age children who satisfy their community service requirements and learn about compassion, empathy, family, diversity and life lessons. These seniors have inspired many young people to seek careers in the medical and related fields of study. Thank you all again for your service and commitment to serving the needs of all the citizens of Anne Arundel County and upholding the FHA. Sincerely,Craig Lussi [1]U.S. Department of Housing and Urban Development and U.S. Department of Justice, JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT OF JUSTICE STATE AND LOCAL LAND USE LAWS AND PRACTICES AND THE APPLICATION OF THE FAIR HOUSING ACT (November 10, 2016), available at <a href="https://www.justice.gov/crt/page/file/909956/download">https://www.justice.gov/crt/page/file/909956/download</a> (last visited May 18, 2020).
Jeffrey Mathews	5166 Mountain Road	Pasadena	21122	Yes		Bill 16-20	Support	I support Bill 16-20, as I support the spirit of community-based assisted living facilities. However, as provided in 16-20, it is absolutely crucial that these facilities be true, integrated members of the community. Under current law, developers are allowed to create large multi-house campuses, as we're seeing in our neighborhood, with very limited possibility of residents having contact with other community members. Further, as the effective size of these facilities grows, as I am seeing in my neighborhood, there is greater and greater negative impact on other community members, in terms of traffic, access to emergency services, not to mention the fact that these facilities seemingly are not bound by the zoning and critical areas regulations that are designed to protect our collective environment and resources. Bill 16-20 is absolutely critical to ensure truly community-based assisted living facilities are truly members of the community -- and good neighbors.

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Marie Nemphos	5174 Mountain Road	Pasadena	21122	Yes		Bill 16-20	Support	I support this bill for many reasons. Here are a few: Land Resources: Facilities on Septic and Well overburden land resources. County Resources: Facilities require extra First Responder attention and will overburden county resources. State Resources: Facilities on a two lane state road without turn lanes will overburden the use of state roads and pose a danger to those traveling on the road.
Terri collins	993 Round Bay Rd	Crownsville	21032	Yes		Bill 16-20	Oppose	
Marte Birnbaum	331 Kahler Way	Glen Burnie	21060	Yes		Bill 16-20	Oppose	My spouse and I recently moved to Anne Arundel County where I am employed in Annapolis as a social worker. I oppose Bill 16 20 as written, and the proposed zoning change contained therein. My reasons are several: I began social work in 1989; a year after the Fair Housing Act was enacted. That Act was designed to keep zoning changes, restrictive "covenants", and special use permits, meant to exclude individuals with specific issues or problems, including histories of substance use, from residential communities. Limits on recovery focused housing in this bill, are short-sighted. People engaged in recovery and becoming productive members of society should not be excluded from safe communities. Secure and supportive housing such as recovery residences, is so critical for persons in early recovery that the American Society of Addiction Medicine (ASAM) has defined clinical assessment of a need for a Recovery/Living environments as a key component of treatment plans (ASAM Dimension 6). The primary considerations for recommending recovering persons to a Recovery Residence is that a return to a previous living situation, and proximity to the people, places and things of a using past, poses a direct threat to their treatment and recovery. ASAM Dimension 6 additionally includes an assessment that the individual would benefit from a structured recovery environment. Persons assessed as requiring this level of aftercare are recommended for Recovery Residences which offer the necessary safeguards and supports. I am aware that Anne Arundel County has a low number of such housing and more, not less, are needed. Please do not pass Bill 16 20 which will restrict the amount of aftercare in our county. Respectfully, Marte Birnbaum, LCSW-C
Elizabeth Davis	Broadwater Way	Gibson Island	21056	Yes		Bill 16-20	Support	I urge the legislature to pass this Bill. The legislation, as it stands, is detrimental to the fabric of our residential communities. Please protect our neighborhoods and vote for this bill. Stop developers from destroying neighborhoods!
Timothy Rodgers	5170 Mountain Road	Pasadena	21122	Yes		Bill 16-20	Support	Current commercial zoning laws prohibit a developer from building an assisted living facility with greater than 16 beds wherever he or she pleases. However, there is nothing in the current zoning laws that prohibit a for-profit developer from circumventing this zoning protection by acquiring adjacent residential properties and subsequently converting each to a Community-Based Assisted Living Facility with less than 17 beds. I was appalled to learn that this residential zoning loophole has resulted in the creation of numerous abutting-property assisted living campuses, exceeding 16 total beds, in multiple locations throughout the county. Locations include Riviera Beach, Gambrills, Millersville, Annapolis and Linthicum. Even more troubling is the fact that this is being done in critically protected areas with well and septic systems without proper consideration of potential environmental impacts. These commercial activities clearly put an undue strain on the residential neighborhoods where they have been allowed to propagate, including increased traffic from staff workers, visitors, food delivery, waste removal, emergency vehicles and medical deliveries. I strongly urge the County Council to pass this legislation. Thank you.
James McCoy	25 Tennessee Ave	Pasadena	21122	Yes		Bill 16-20	Support	I support Bill 16-20. As a resident of Anne Arundel county I am aware that assisted living facilities, group homes, and other similar commercial for-profit developments are allowed in any residential zoning district without consideration of the negative impacts to current property owner and neighbors. Bill 16-20 will address some of my concerns. Please vote in favor of Bill 16-20.
Daniel Watkins	8243 Mimico South	Millersville	21108	No	Anne Arundel Medical Center Pathways program	Bill 16-20	Oppose	Anne Arundel County Council Members: On behalf of the Anne Arundel Medical Center Pathways program, please accept the attached testimony in Opposition to Bill 16 20.
John Deering Watson	1710 Jorrick Road, P.O. Box 110	Gibson Island	21056	Yes		Bill 16-20	Support	Please endorse, support and vote in favor of Bill 20-16 which is scheduled to expire on May 23,2020. My wife, Barbara Ann and I have lived in our home on Gibson Island since 1981 until she passed away on July 27, 2019. Now, I live in our home with my daughter who has taken a job in Annapolis. Through out the years our whole family (three boys and one girl) has revered the Chesapeake Bay which provides both economic and recreational vitality to the area. Without AAC bill 20-16, there is potential for over running the septic systems which will poison our cherished Chesapeake Bay. Residential zoned communities cant handle high density multi tenant facilities. I urge you to vote for Bill 20-16 being sponsored by Nathan Volke. Sincerely, John Deering Watson
David Asher	771 Skywater Rd.	Gibson Island	21056	Yes		Bill 16-20	Support	I am a resident of Anne Arundel County and I am writing to you today to support the passage of Anne Arundel Bill 20-16. Community assisted living facilities are both necessary and positive institutions. It is important, however, that they follow community guidelines that have been put in place to protect the character of the residential neighborhoods in which they locate, including adherence to environmental laws and regulations to protect the Bay and its critical areas. Bill 20-16 addresses a very important county issue relating to the current lack of regulation for group homes in residential neighborhoods in our county. The Bill differentiates between small and large facilities that can be sited on residentially zoned properties and would bring Anne Arundel county in line with other Maryland counties. The Bill also addresses the acquisition of adjoining properties by developers for the purpose of building large campus facilities, which allow developers to skirt rules designed to address large facilities. Campus facilities completely change residential neighborhoods and put undue additional burden on local roads and infrastructure by in effect introducing large commercial operations of high-density housing. Furthermore, developers who use FHA to run ramshackle over community, County, State, and even other Federal codes, should not be provided an effectively protected status that makes them above the law. This commercial practice of using FHA as a club to coerce judgements, irrespective of community, environmental, and societal impact, threatens to interfere with public support for fair housing for the elderly, infirm, and medically needy. I call on the Anne Arundel county to take a well-reasoned stand that can be taken up, if needed, by higher level courts.
Merrie Louise Raynolds	1710 Jorrick Road, P.O. Box 110	Gibson Island	21056	Yes		Bill 16-20	Support	It is very important that this bill passes. Under the current guidelines group homes and assisted living facilities are able to open in residential neighborhoods. Residential neighborhood are not equipped to support parking for these types of development. They are residential not commercial neighborhoods. The septic system for these residential properties are not equipped for the increased number of people. This is environmentally problematic for our rivers and cherished Chesapeake bay. Please pass this bill.
Charles Bagley IV	1418 Sir William Way	Crownsville	21032	Yes		Bill 16-20	Support	I am a life long resident of Anne Arundel County (68 years) and I support Bill 16-20. In doing research on this Bill, I was surprised to learn how easy it is to convert any residential property in the County to a group home or a community based assisted living facility. In short, there are no provisions in the County code to prevent a change of use of the property from residential to a for profit use, group home or assisted living facility, with no review by the County. This Bill would bring Anne Arundel County into line with other Maryland Counties.

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Jonathan Hyde	1623 St. Giles Road, North Cove Cottage	Gibson Island	21056	Yes		Bill 16-20	Support	I am for placing reasonable restrictions on community-based assisted living facilities. As I understand it, and I am not trained in the law, the current law was an attempt by the county to address the need to care for our aging population. It is a "developer's" law, crafted by and pushed through by developer interests. But they are not the only stakeholders affected. As we get experience with it, I believe the County Council will find good cause to modify this law. Specific to my interest in this bill, I don't understand how 9 residents plus 3 or more staff can be permitted a septic system on less than an acre, and on a R-1 residence within the Chesapeake Bay Critical Area, when I was put through the wringer less than 10 years ago for less and for a property in the same community but not in the critical area. And I don't understand how the council could continue to disparately favor the interests of such developers over communities in these matters once it becomes aware of the negative impacts of giving these developers carte blanche.
Kim Zukowski	2817 Eastshire Dr	Baltimore	21230	Yes		Bill 16-20	Oppose	I lived in the Chrysalis House in Anne Arundel county when I first got clean if it wasn't for that safe environment I don't know what would have happened and that was in 1989 I am still in recovery today
Janice C. Garahy	616 Lake Shore Drive	Pasadena	21122	Yes		Bill 16-20	Support	FOR the purpose of defining community based assisting living facilities I and II, group homes I and II, and recovery residences I and II based on numbers of residents; amending the parking space requirements for assisted living facilities; adding parking space requirements for community based assisted living facilities I and II, group homes I and II, recovery residences I and II, and rooming houses; allowing assisted living facilities as special exception use in RA residential districts; allowing community based assisting living facilities I, group homes I, and recovery residences I as permitted uses in residential districts; allowing community based assisting living facilities II, group homes II, and recovery residences II as conditional uses in residential districts; allowing rooming houses as conditional uses in R10 and R15 residential districts; adding the conditional use requirements for community based assisting living facilities II, group homes II, recovery residences II, and rooming houses; making technical corrections; and generally relating to zoning.
Kaleigh Moreland	206A Victor Parkway	Annapolis	21403	Yes		Bill 16-20	Oppose	In Opposition to the Enactment of Anne Arundel County Council Bill 16-20. My name is Kaleigh Moreland and I oppose Bill 16-20. As an Anne Arundel County resident who successfully completed a drug treatment program and then lived in a sober living home in Anne Arundel County I am in opposition to Bill 16-20. I lived in Serenity Sistas Inc for 2 years. Living in a sober living home provided me safety, accountability, support, and a family like community that I did not have elsewhere. That time living in a recovery house I was able to mold back into a productive member of my community, re-enroll in higher education at AACC, maintain employment, healthy relationships and so much more. My lawyer advised me to move into a certified sober living home. As someone new to recovery it is important to live in a certified recovery home because community is the main factor needed to overcome addiction. Based on my experiences living in a sober living home in Anne Arundel County I believe Bill 16-20 will be harmful to the operation of the existing certified recovery homes in the county.
Stacy Lawson	1458 Pangbourne Way	Hanover	21076	Yes		Bill 16-20	Support	I was shocked to learn that: <ul style="list-style-type: none"> <li>• Developers are permitted to tear down an existing home and build a new facility with 16 or more rooms in ANY residential community – even if designated as a limited development area or in critical area.</li> <li>• Anne Arundel seems to be unique in its loose treatment of these types of facilities in residential zones. Many jurisdictions in Maryland already treat smaller homes (0-8 beds) differently from larger facilities (9+ beds) for zoning purposes.</li> <li>• Since no specific provisions exist to govern siting and construction, the facility can be treated as residential, commercial, institutional, or a combination depending on the specific issue – opening the door for a developer's legal team to challenge any inspection/requirement that doesn't go in their favor.</li> <li>• The county allows these businesses to have a 64 sq. ft. lighted sign – even if it is outside your bedroom window.</li> <li>• There are no parking requirements for these high-density facilities – leading tenants, guests, and staff to park in the yard, on curbs and lawns in the surrounding community.</li> <li>• These facilities serve a population with disabilities but are built using Residential building code – with no requirements to meet even the basics of the Americans with Disabilities Act.</li> <li>• If your community has a HOA, its rules will not apply to these facilities.</li> <li>• Developers can acquire adjoining lots and build multiple buildings in a campus-style complex.</li> <li>• Developers can build these high-density multi-tenant facilities with no specific provisions in code to ensure they are built in a manner that respects the surrounding community. These commercial businesses are allowed in any Residential-zoned community. Please vote in favor of Bill 16-20. Thank you.</li> </ul>
charles berman	22 Saint Ives Dr	Severna Park	21146-1430	Yes		Bill 20-20	Oppose	<b>18 submissions (Bill No. 16-20, first reading)</b>
								<b>1 submission (Bill No. 20-20)</b>
Tristian Pagan- Brisbois	221 Cypress Creek Rd	Severna Park	21146	Yes		Bill 21-20	Oppose	<b>1 submission (Bill No. 21-20)</b>
Matthew Barry	237 West St.	Annapolis	21401	Yes		Bill 22-20	No Position	Say NO to developers and YES to protecting our forests and remaining non-developed areas.
veronica hippensteel	109 Earliana Ct	pasadena	21122	Yes		Bill 22-20	No Position	I want the laws we already have enforced. I reported my neighbor for clearing the forest conservation area of seven trees. I have pictures of this lot as I have lived here 20 years. Nothing was done. They replanted one and it is already gone.
Therese Kalmus	476 White Cedar Lane	Severna Park	21146	Yes		Bill 22-20	Oppose	Please oppose this bill. We already have way too much crowding.
Julie O'Reilly	601 Alston Place	Severna Park	21146	Yes		Bill 22-20	Oppose	I oppose loosening restrictions for residential development of any type in the county. I do not want to sacrifice my children's education by increasing class sizes and their health by creating expanded classrooms via trailers. In light of Covid 19 and concerns regarding future waves on this virus (and likely future pandemics), we need less kids in each classroom to allow proper social distancing to keep kids healthy and safe. Furthermore, we are already having big problems with flooding in some communities such as Chartridge due to new developments eliminating trees that would have prevented this problem and the lack of respect builder's have for zoning by circumventing those restrictions (e.g., blue house built on sidewalk on Earleigh Heights Connector). Please do not deepen the pockets of a few builders by sacrificing our children's health and safety.
								<b>4 submissions (Bill No. 22-20)</b>
Cynthia F. Keller	3503 CEDARS STABLE ROAD	HARWOOD	20776	Yes		Bill 23-20	Support	I live at 3503 Cedars Stable Rd. It's a small private community in Harwood directly off of Solomons Island Rd. Exiting our road during peak traffic times is often challenging. SHA indicates 21,400 vehicles pass our street daily. Cedars Stable Rd is private, it is the responsibility of the 8 community members to maintain the Rd and it has no lighting at night. On a busy day we might pass 2-3 other vehicles on our road. At any given time you will find the neighbors walking their dogs, kids riding bikes, elderly folks taking a stroll, parents strolling infants, or others just exercising. We were recently served notice by the owners (the Crones) of 3501 Cedars Stable Rd of their intent to build a Brewery & Tap House on their property. That parcel of land is just over 12 acres and meets the 10 acre requirement mandated for a farm brewery by AA Co. Unfortunately that property is divided right down the middle by our private rd. The community has met and has advised that we will not permit the use of our road for the Crones' private venture. We have retained legal representation in our plight to block the proposed brewery. Bill 23-20 does not stop a brewery from being constructed but certain aspects in the bill may make it financially unfeasible for the Crones to go forward with their plans. Put yourself in our shoes for just a moment. You live in a small, quiet, private community of 8 homes. Traffic and crime are non-existent. Your home is surrounded by horse pastures, woodland, and farmland. In comes a brewery. You now have traffic congestion, trash, unpleasant smells, and impaired drivers on the street you use to be able to walk at any hour of the day/night. Trying to exit our road will become even more difficult. Drivers will become frustrated and take chances darting out into traffic. Eventually someone will cause a serious accident. A brewery in this location poses a significant risk to the current homeowners as well as the 21,400 vehicles that pass Cedars Stable Rd each day. Bill 23-20 makes requirements for farm breweries equal to that of wineries in our county. I ask that in the interest of public safety you support Bill 23-20 on 6/1/20.

Testimony for 6/1/20 for public v2

Full Name	Home Address	City	Zip Code	Representing yourself?	Whom do you represent?	Legislation	Position	Remarks
William D. KELLER	3503 Cedars Stable Rd.	Harwood	20776	Yes		Bill 23-20	Oppose	The owners of 3501 Cedars Stable Rd. are planning to construct a Farm Brewery / Tap House on their property. Their property meets the 10 acre requirement but is divided down the middle by a private road which is owned by the other 8 community members. Our community strongly opposes this brewery and has retained legal representation to fight the proposed plan. This brewery poses a very significant threat to public safety. This private road is utilized by community members for walking, jogging, small children biking or skate boarding, and sees very little traffic. The road is not maintained by the county and has no lighting at night. Additionally, Cedars Stable Rd. exits directly onto Solomons Island Rd. The estimated daily traffic passing our rd. according to the Md. State Hwy Admin. is 21,400! During peak hrs it can take as long as 6-7 minutes to find a break in traffic to exit Cedars Stable Rd. This is a serious threat to public safety when drivers leaving the Tap House after consuming alcoholic beverages try to exit onto Rt. 2. Bill 23-20 will not stop the construction of the brewery but it may make it financially difficult if the owners have to install a road that gives direct access to the brewery. The intent of bill 23-20 is to make AA Co. Farm Brewery requirements equal to those of the Wineries. In closing, a Brewery at 3501 Cedars Stable rd poses an extremely serious threat to public safety. Someone will eventually die due to the traffic patterns at this site. You have the power to save lives by passing Bill 23-20. We ask that you please support this bill on 6/1/20.
<b>2 submissions (Bill No. 23-20)</b>								
Martin F. Smith	938 Tidewater Grove Court	Annapolis	21401	Yes		Res 15-20	Oppose	I oppose the passage of this resolution. In my opinion, the proposed changes to the Charter are not needed.
Jessica Pachler	506 President St	Annapolis	21403	Yes		Res 15-20	Oppose	This bill is unbelievably absurd and dangerous. As public officials, you must balance public health risks with economic and quality of life needs, and politics should not be a part of it. The County Executive was elected to this position by the citizens of this county and it is incredibly foolish and dangerous for any members of the council to use a global pandemic as an excuse for a political power grab. The County Executive has been an incredible and transparent leader throughout this crisis. As a registered Republican, I'm embarrassed. As an American, I'm dismayed. Please stop the political games and let the experts and elected leaders do their jobs, for the good of all of us. And thank you County Executive for everything you have done and are doing for the citizens of Anne Arundel County.
veronica hippensteel	Noone	pasadena	21122	Yes		Res 15-20	Support	I support taking away the executive being able to shut down business. We as adults can decide what is safe for us. It is not right to ruin business.
Waverlean Glenn	12 Bens Dr. apt C	Annapolis	21403	Yes		Res 15-20	Oppose	It's no way Maryland should be opening back up yet. It's still not safe for people to be going back to work or to restaurants and bars. The legislature would rather to open things back up, over people living. That's really sad. They are willing to kill millions of people for a dollar bill.
Timothy Leonard	1015 Park Ave	Annapolis	21403	Yes		Res 15-20	Oppose	please don't open the county yet. Numbers aren't low enough.
Noel Smith Brazilian Jiu Jits	152 Northdale Road	Glen Burnie	21060	Yes		Res 15-20	Support	My martial art school has supported the community for over 11 years now, and with these draconian rules I am now going to be forced to close if I cannot open in the next month or two. I have spent the last 11 years of my life dedicating myself to bettering the mental health and minds of the community from Anne Arundel County. What people don't understand with this lockdown mental health issues are on the rise suicide is on the rise and no one seems to care. What most people don't understand is the relief of stress, anger, dread and suicide come from going to the gym and working out with their friends. What I don't understand is why places like Walmart Lowe's Target grocery stores can be packed with people who are definitely not social distancing which does nothing for people's mental health and there have been no breakouts in these establishments and Anne Arundel County as of yet but Jim's who can provide proper guidelines with social distancing and allowing people to get back to the gym to maintain their mental health and fitness which right now as per the CDC people who are in shape seem to be less affected by the Chinese virus. I honestly don't want to waste my time or air thinking about this anymore because I know we are a democratic state and the Democrats don't really give two s**** about the American people All they really care about is forcing more government regulations on us. Hopefully somebody in the legislature has common sense and allows so-called non-essential people to go back to work.
Dawn M Davis	1344 Chestnut Avenue	Annapolis	21403	Yes		Res 15-20	Oppose	I am writing to express my support for the County's reopening guidelines and decision to make science based decisions regarding social distancing and quarantine. Health experts predict a resurgence if reopenings occur too early. While other jurisdictions may have met the criteria set out by Governor Hogan, Anne Arundel County continues to be a hot spot for this virus. Voters are counting on you.
Sharon Wood	705 Monmouth Ave	Severna Park	21146	Yes		Res 15-20	Support	This amendment is crucial to keep the original intent regarding assisted living facilities to accommodate a need not allow developers to buy up adjacent property to create a "village" of this type of housing.
<b>8 submissions (Res. No. 15-20)</b>								