

Full Name	Home Address	City	Zip Code	Representing	Representing?	Legislation*	Position	Remarks
Paul Spadaro	309 South Drive	Severna Park	21146	No		Magothy River Association	Support	Dear County Councilman, The Magothy River Association, representing 30 communities and 300 individuals, urges you to support Bill 16-20. We believe voting for Bill 16-20 attempts to restrict campus-like community assisted living campuses in local neighborhoods. While not perfect, it is a step in the right direction which is to limit over development. I do not have to remind you of how gross and bad our local rivers looked and smelled the last couple weeks. See picture below. There are many consequences from over-development, nutrient overload is one of them. Nutrient overload from septic systems and stormwater runoff is one factor that this is making our creeks stink. While we recognize the need for assisted-living facilities, there are environmental issues to consider. We believe these campus-like community based assisted-living facilities will have a much greater negative impact on the health of the Magothy than a single-family home. When it comes to protecting our quality of life and the health of our local rivers, there is no such thing as a Republican Oyster or a Democratic Yellow Perch. Passing Bill 16-20 to create and establish some boundaries is just one "small thing" you can do to help control the harmful consequences arising from over-development and protect our rivers for generations to enjoy. Sincerely Moving forward, Paul Spadaro President, Magothy River Association
Thomas Yuhas	5133 Mountain Road	Pasadena	21122	Yes			Support	Please support Bill 16-20 as a common sense first step in tightening the huge loophole in county code regarding the construction of Group Homes and Community-Based Assisted Living facilities. Current county code ignores the impact of these facilities on residential neighborhoods. The county administration still views these facilities as residential uses, even though the county's Director of Planning and Zoning has said from the zoning perspective, the use would be considered institutional-residential - not residential use. The County Attorney has stated, "...you have a residentially zoned neighborhood, the people who live there relied on that residential zoning that this would be residential, and more or less you have institutional uses that have now moved in." Further, a recent federal court ruling stated that the operation of a group home/assisted-living facility is a business use of the property – even though its customers will live in a residential setting. Surely the county should follow the advice of its experts on land use and law, and the federal courts, and recognize that the operation of these facilities is not a residential use of property by the owner. The impact on the community of this effective zoning change should be acknowledged. Some council members have wondered if this is a solution in search of a problem. I can assure you it is not. It is happening in my neighborhood and it has occurred in many others. The Director of Planning and Zoning has stated that this issue has come to the attention of his office. Further, he has stated that "8 beds, or 8 people or less, has been generally accepted throughout the state as a use that fits within a single family neighborhood without causing too many difficulties. So everyone has permitted that by right. When you go above 8 up to 16 almost every jurisdiction requires someone to go through a special exception process." The rest of the state has already acted to respect their communities while providing needed services to their disabled populations. Please support Bill 16-20 as a step in recognizing the impacts these larger operations have on residential neighborhoods.
Patricia A. Lynch	1648 Homewood Road	Annapolis	21409	Yes			Support	It is essential that the AAC Council pass this amended Bill #16-20 in order to protect Communities from developments of multiple, adjacent properties sold as a campus of Assisted Living(AL) homes. There is a serious need to establish rules in our AAC Code for AL projects that could house up to 16 residents. Currently these campuses may be established in any residential zoning district (except RA) with no requirement that the character of the neighborhood be considered nor maintained. The integrity of our communities must be protected and preserved. These campuses will require large parking areas, bring in delivery trucks, workers' vehicles, medical and cleaning services while operating as a commercial business in a residential zoned community. These Category 2 AL campuses-housing up to 16 residents, must be banned by Bill #16-20. Also, AAC should not allow dwellings that house this large number of residents to be located in the critical area on septic systems. These are commercial businesses and do not belong in R-zoned neighborhoods.
Amy H Leahy	712 Monmouth Ave	Severna Park	21146	No		Greater Severna Park Council	Support	The Greater Severna Park Council supports this legislation. Dear Members of the County Council; The Greater Severna Park Council is an umbrella organization of over 50 communities in Severna Park. GSPC is in support of Bill 16-20 as amended. We feel it is not as strong as it could be, however, and believe the need for parking for visitors and employees be increased. There should also be some requirement that traffic levels be appropriate to allow for timely arrival of emergency vehicles. Of particular concern is the assisted living facilities on a peninsula corridor where emergency vehicles would be hindered by adequate facilities of roads. We respectfully ask the council to pass this legislation. Amy Leahy GSPC V.P. for Public Affairs
Deborah Weller	120 Linda Lane	Millersville	21108	Yes			Support	The Bill address the following issues that negatively impacts community livability and property values. Developers should not be permitted to tear down the existing home and build a new facility with 16 or more rooms in ANY residential. Construction of the new facility should be consistent with the neighborhood design. There should be a provision in code in code to ensure these high-density multi-tenant facilities are built in a manner that respects the surrounding community. Anne Arundel County should have rules and regulation that treat smaller homes (0-8 beds) differently from larger facilities (9+ beds) for zoning purposes. • The facility should be governed by signage regulation for residential communities. Any facilities constructed in residential communities should not impact the community. • Additional parking requirements for these high-density facilities should be included in the bill to avoid impact on the Community. • Will backup power systems be required at these facilities? • These multi-tenant facilities generate more waste than a household. How does the county treat the waste generated by these commercial businesses? Is it part of the community's curbside pickup? How many cans are allowed?

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Dennis Maher	5161 Mountain Road	PASADENA	21122	Yes		Bill 16-20a2	Support	My wife and I are in support of Bill 16-20:Amended. Our concern is that these facilities can be placed in Critical areas. This Bill attempts to lessen the environmental impact on our creeks, rivers, and the bay. We are not opposed to community based assisted living facilities. However, we are concerned about the effects of multiple facilities being located in close proximity in Critical areas with wells and septic systems. Please vote in favor of Bill 16-20: Amended. Thank you for your consideration and service to our communities.
Frank Sliwinski	1511 Long Point Road	Pasadena	21122	Yes		Bill 16-20a2	Support	As I have provided in previous testimony, 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 still support Bill 16-20 as amended which will address zoning allowances made by a previous bill without considering the ramifications such "permitted" use in residential zoning designations. Although this bill will not correct all of what I believe to be severe oversights and inconsistencies as to how zoning is enforced in the county, it is a good start. 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.
Frances Yuhas	5133 Mountain Road	Pasadena	21122	Yes	Mrs.	Bill 16-20a2	Support	My testimony: Please vote in favor of Bill 16-20 to address what I believe are clearly inappropriate allowances for developers of group homes, recovery and assisted living facilities related to "community-based." It is unconscionable that: <ul style="list-style-type: none"> <li>• Developers are permitted to expand an existing home and/or demolish an 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.</li> <li>• 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.</li> <li>• Baltimore, Howard and Montgomery County (and most likely others) have legal development requirements to govern these types of facilities.</li> <li>• P&amp;Z Director, Steve Kai-Ziegler also stated in the March work session for Bill 16-20 that he agreed that Anne Arundel County should have similar provisions.</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 a 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 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.</li> </ul>

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Stacy Lawson	1458 Pangbourne Way	Hanover	21076	Yes		Bill 16-20a2	Support	Please vote in favor of Bill 16-20. I draw your attention to facts that should prompt councilmembers to correct inconsistencies in the application of rules related to what is and is not permissible in certain zoning districts. Facts you should be aware of <ul style="list-style-type: none"> <li>• Developers are permitted to tear down the 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>• Developers can build these high-density multi-tenant facilities and there are 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 Residentially-zoned community.</li> <li>• Anne Arundel County seems to be unique in its loose treatment of these types of facilities in residential zones. Many counties/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 or on curbs and lawns in the surrounding community.</li> <li>• These facilities serve a population with disabilities but are built using Residential building code – which doesn’t require builders to meet even the basics of the Americans with Disabilities Act.</li> <li>• If your community has a Homeowner Association, its rules will not apply to these facilities.</li> <li>• Developers can acquire adjoining lots and build multiple buildings in a campus-style complex– possibly next door to you.</li> <li>• As of early March 2020, the county has 10 applications for larger group homes – and 9 of those applications are seeking to construct the buildings in a single residential community.</li> <li>• These facilities can be built in neighborhoods that use wells and septic systems, not public water and sewer service. High density housing on well and septic can stress the aquifer and water quality of our rivers and bay.</li> <li>• The county code allows these high-density facilities to be sited in areas with well and septic, but they are not required to have backup power systems. Imagine your loved one without water for bathing, flushing, or facility cleaning for days after a tropical storm or winter Nor-easter.</li> <li>• These multi-tenant facilities generate more waste than a household. How does the county treat the waste generated by these commercial businesses? Is it part of the community’s curbside pickup? How many cans are allowed?</li> <li>• The county would like more affordable facilities to serve our disabled population. While the county has taken measures recently to create affordable workforce housing, there are no similar income/cost provisions for these types of facilities. These commercial, for-profit businesses are given special privileges to up-zone residential property to commercial use, with no incentive to create affordable facilities. And even if a facility is designated as a not-for profit, what provisions/mechanisms are in place to ensure the spirit of the not-for profit designation is not abused.</li> <li>• A developer who wants to build a single 17-bed assisted-living facility is subject to conditions with respect to zoning, parking requirements, public water service, etc. But a developer can create a much larger facility by building multiple 16-bed facilities in a residential neighborhood without being restricted to the same kinds of conditions.</li> <li>• To justify the special privileges afforded to developers of these facilities, county officials claim any homeowner can use their property in this manner, and to limit these developers would discriminate against a “disadvantaged” segment of the population. However, if you were to convert your property in an identical manner but rent rooms to the general public (instead of a “disadvantaged” segment), the county would reclassify your use as a rooming house instead of a residence thereby preventing your activity unless you lived in specific zoning classifications. Thank you for your attention to this matter.</li> </ul>
Virginia Sliwinski	5160 MOUNTAIN RD	PASADENA	21122	Yes		Bill 16-20a2	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. 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 zoning use. Please vote in favor of Bill 16-20. Thank you.
Jennifer Ann Krafchik	1705 BALDWIN DRIVE	MILLERSVILLE	21108	Yes		Bill 16-20a2	Oppose	
Margaret R Black	2534 Cheval Dr	Davidsonville	21035	Yes		Bill 16-20a2	Oppose	
Randy Bollinger	2905 Spring Lakes Drive	Davidsonville	21035	Yes		Bill 16-20a2	Support	First, let me clearly state that I am *not* against the mission that these facilities are about. But, what I am against is the fact there is no oversight and control of the development of these facilities with respect to how they impact the surrounding communities and the infrastructure. We need to properly regulate the development of these facilities, much like other Counties in Maryland do. That Anne Arundel currently does not regulate these facilities means that (once again) developers can pretty much do whatever they want and the County and the impacted community have no say in the matter. When will this madness stop? It will stop when the County puts into place proper laws and permitting rules on the development of the facilities in the first place. Thank You.

Council Testimony June 15, 2020 (public)

Full Name	Home Address	City	Zip Code	Representing	Representing?	Legislation*	Position	Remarks
Gloria Joyce Rosencranz	705 Mattawa Ct	Millersville	21108	Yes		Bill 16-20a2	Oppose	It is irresponsible to present this legislation when only virtual communication is allowed. Why is this Bill on a seemingly short fuse? Land use is addressed in the GDP, which has been postponed and out of the public purview. Where is the data supporting this need? Where is the Dept Rec/Parks required annual Greenway Plan that may guide land use for these type facilities? Besides the total lack of regulation within residential neighborhoods, where is the Needs Assessment that details the population projected to require eldercare in the next x years? How many beds are needed over what timeframe? WHERE is the most need, so a facility is planned in that area. How many are currently occupied vs available? There are many Community and Environmental issues in this Bill. It is very disappointing that the County does not have a defined process to publicize proposed legislation so the citizens can meaningfully comment in advance. And the most obvious point: REDEVELOPMENT of abandoned Mall property that has all the utilities, parking and access roads (even buses)??? SMART GROWTH? Marley Station is a wide-open venue. Soon Annapolis Mall may follow suit. Respectfully Submitted
Scott Blackketter	1594 Millersville Rd.	Millersville	21108	No	Neighbors of Millersville Park	Bill 16-20a2	Oppose	We are very concerned about the lack of regulation for Group Homes, Recovery Facilities and Assisted Living Facilities in residential neighborhoods. While we understand the value of providing such housing within a diverse variety of communities, deviation from established zoning should be handled as a variance with a hearing like any other re-development zoning change. Otherwise, the loopholes are an invitation for abuse and a disservice to home owners who expect established zoning to be enforced by the County. When a home owner buys into a community they check the zoning of nearby properties carefully to avoid being blind sided by changes in their community in the future. Loopholes (exceptions) for group homes is unacceptable. Thank you.
Matt Minahan	3651 First Avenue	Edgewater	21037	No	Neighbors of the Mayo Peninsula, AA Peninsula Coalition	Bill 16-20a2	Support	We support Bill No. 16-20 for the addition of code language to preclude development of campuses of Types I and II Community Based Assisted Living Facilities and Group Homes. We ask that you support it as well, given the potential impact it could have on Mayo and every other peninsula in Anne Arundel County. We are disappointed, however, that the Council did not take this opportunity to improve several other deficient parts of this code and urge your consideration of the following additional inclusions: 1. Conditional use for Community Based Assisted Living Facilities Type II and Group Homes Type II (up to 16 occupants) should include availability of public water and sewer, so as not to overburden the aquifer in residential areas already densely populated. 2. Conditional use for Community Based Assisted Living Facilities Type II and Group Homes Type II should include APFO test for roads prior to approval. 3. The minimum required parking spaces for Community Based Assisted Living Facilities, Types I and II, and Group Homes Type I is inadequate – 2 spaces per facility. We suggest this requirement should align more closely with that of conventional assisted living facilities. We question whether Type II facilities of this size – up to 16 occupants – should even be considered in R1, R2, R5 residentially-zoned mature communities. That said, our proposed changes would support both the existing communities and the inclusion of these facilities into those communities more smoothly. Sincerely, Matt Minahan, President, Neighbors of the Mayo Peninsula; Convener, Peninsula Coalition
Marybeth Duvall	802 Fairridge Drive	Crownsville	21032	Yes		Bill 16-20a2	Oppose	
Gordon Bertrand	930 Astern Way Unit 203	Annapolis	21401	Yes		Bill 16-20a2	Support	
Jennifer Carter	2306 Putnam Ln	Crofton	21114	Yes		Bill 16-20a2	Support	
Theresa Bronakoski	1635 Millersville Road	Millersville	21108	Yes		Bill 16-20a2	Oppose	These type of facilities need to be at the same standards of medical institutions due to their patients. Also, these facilities should not be put in a residential but in a medical area for close proximity to possible needed medical care.
JOSHUA B THOMPSON	1315 Saint Stephens Church Road,	Crownsville	21032	Yes		Bill 16-20a2	Support	
Amy Bonnet	2454 Chelmsford Dr	Crofton	21114	Yes		Bill 16-20a2	Support	Please vote yes on 16-20. We need reasonable regulation on this type of housing.
Nathaniel Gray	2331 Westport Ln	Crofton	21114	Yes		Bill 16-20a2	Support	Please support effective legislation that gives seniors a voice in the regulations underpinning the high-density urban development, and utilization of residentially zoned land and natural resources (e.g. water, sewage treatment).
Farhad Farmanara	2806 Billhimer Ct	Crofton	21114	Yes		Bill 16-20a2	Support	As a long-time resident of Anne Arundel County, I support and vote in favor of Bill 16-20. It is time we regulate the uncontrolled development and extending favors to big developers. Let's put people first! Thank you.

Full Name	Home Address	City	Zip Code	Representing	Representing?	Legislation*	Position	Remarks
Christina Schriver	1813 Harewood Ln	Crofton	21114	Yes		Bill 16-20a2	Oppose	Developers are permitted to tear down the 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 a critical area. • Developers can build these high-density multi-tenant facilities and there are 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 Residentially-zoned community. • Anne Arundel County seems to be unique in its loose treatment of these types of facilities in residential zones. Many counties/jurisdictions in Maryland already treat smaller homes (0-8 beds) differently from larger facilities (9+ beds) for zoning purposes. Let's keep AA county a nice place for taxpayers to live, not just a nice place for developers. • 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, which negatively impacts wildlife as well as neighborhood appeal. • There are no parking requirements for these high-density facilities – leading tenants, guests, and staff to park in the yard or on curbs and lawns in the surrounding community. • These facilities serve a population with disabilities but are built using Residential building code – which doesn't require builders to meet even the basics of the Americans with Disabilities Act • Developers can acquire adjoining lots and build multiple buildings in a campus-style complex. This is unacceptable. • As of early March 2020, the county has 10 applications for larger group homes – and 9 of those applications are seeking to construct the buildings in a single residential community. • These facilities can be built in neighborhoods that use wells and septic systems, not public water and sewer service. High density housing on well and septic can stress the aquifer and water quality of our rivers and bay • These multi-tenant facilities generate more waste than a household. How does the county treat the waste generated by these commercial businesses? Is it part of the community's curbside pickup? How many cans are allowed?
Lynne Rockenbauch	429 Severnside Dr	Severna Park	21146	Yes		Bill 16-20a2	Oppose	Although this bill is greatly improved with current amendments, there are two more areas that should be addressed. 1. Keep large buildings out of the critical area. We need to reduce impervious surface to reduce effects of stormwater runoff. An building to house 15 residents is generally going to be much larger impervious surface than a normal family residence. 2. Buildings to house 15 also create more waste than a normal family house. This is also an issue for our rivers and streams already suffering from excess nitrogen. These facilities need to be required to use county sewer utilities.
Lois wolff	1608 Cliff dr	Mayo	21106	Yes		Bill 16-20a2	Support	The Mayo community was successful in stopping more development in our Glebe Heights section & for the same reasons I support 16-20. We're a one-way in one way out area. We can't handle more people, cars etc. & traffic. For example, waiting @ the intersection RT 214 & Muddy Creek Rd. I counted 101 vehicles just leaving towards RT 2.
Alexandria Miller	1606 Cliff Drive	Edgewater	21037	Yes		Bill 16-20a2	Support	With all the development going on in the county, we don't need any More population added to our neighborhoods, never mind the traffic involved.
John Berish	3202 Elliott Drive	Annapolis	21403	Yes		Bill 16-20a2	Support	
John Berish	3202 Elliott Drive	Annapolis	21403	Yes		Bill 16-20a2	Oppose	
						<b>30 Submissions</b>		

Dear Members of the County Council;

The Greater Severna Park Council is an umbrella organization of over 50 communities in Severna Park. GSPC is in support of Bill 16-20 as amended. We feel it is not as strong as it could be, however, and believe the need for parking for visitors and employees be increased. There should also be some requirement that traffic levels be appropriate to allow for timely arrival of emergency vehicles. Of particular concern is the assisted living facilities on a peninsula corridor where emergency vehicles would be hindered by adequate facilities of roads.

We respectfully ask the council to pass this legislation.

Amy Leahy  
GSPC V.P. for Public Affairs



June 11, 2020

To: Councilwoman Jessica Haire

Re: Proposed Bill No. 16-20, as amended June 1, 2020

Honorable Councilwoman Haire,

We support Bill No. 16-20 for the addition of code language to preclude development of campuses of Types I and II Community Based Assisted Living Facilities and Group Homes. We ask that you support it as well, given the potential impact it could have on Mayo and every other peninsula in Anne Arundel County.

We are disappointed, however, that the Council did not take this opportunity to improve several other deficient parts of this code and urge your consideration of the following additional inclusions:

1. Conditional use for Community Based Assisted Living Facilities Type II and Group Homes Type II (up to 16 occupants) should include availability of public water and sewer, so as not to overburden the aquifer in residential areas already densely populated.
2. Conditional use for Community Based Assisted Living Facilities Type II and Group Homes Type II should include APFO test for roads prior to approval.
3. The minimum required parking spaces for Community Based Assisted Living Facilities, Types I and II, and Group Homes Type I is inadequate – 2 spaces per facility. We suggest this requirement should align more closely with that of conventional assisted living facilities. We question whether Type II facilities of this size – up to 16 occupants – should even be considered in R1, R2, R5 residentially-zoned mature communities.

That said, our proposed changes would support both the existing communities and the inclusion of these facilities into those communities more smoothly.

Thank you for your consideration and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Minahan", with a long horizontal flourish extending to the right.

Matt Minahan, President, Neighbors of the Mayo Peninsula

cc: Councilwoman Sarah Lacey



Councilwoman Allison M. Pickard  
Councilman Nathan Volke  
Councilman Andrew Pruski  
Councilwoman Amanda Fiedler  
Councilwoman Lisa D. B. Rodvien  
Anne Arundel County Peninsula Coalition  
Growth Action Network  
Henry Hopkins

