

ANNE PEARSON
Director

Alliance For Community Education
and
Alliance For Sustainable Communities

PRO. EXHIBIT# 1
CASE: 2024-0177-V
DATE: 12/12/24

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November 11, 2024
Douglas Clark Hollmann, Esq., Administrative Hearing Officer
Arundel Center, P.O. Box 2700
Annapolis, MD 21404

Dear Mr. Hollman,

I am writing in response to your letter of October 31, 2024 regarding Khaloughi Company's application for a variance to allow a dwelling addition with less setbacks than required for 2037 Shore Drive, Edgewater, MD 21037.

I sincerely request that if this application will add increased land coverage, that it be denied for the following reasons:

1. This area was densely developed years ago and the existing density is continually increased as properties are sold, though a study by former Director of Public Works, Ron Bowen indicated that in order to restore Anne Arundel County's damaged Creeks, whose pollution affects the Chesapeake Bay, existing developed areas would need to be restored at a cost of over a billion dollars.
2. Research by experts indicates huge losses of endangered migrating songbirds whose habitat continues to be destroyed. Habitat for butterflies also continues to decrease.
3. Forest cover decreases as density increases. The threats from Climate Change and a continued rise in global temperatures make it critical to preserve forest canopy to clean and cool the air. Young trees planted in the Shore Drive creek buffer to replace the loss of mature trees do not survive. As we continue to lose mature trees in this area, we may suffer from a heat island effect.
4. I have planted a great number of trees on my narrow lot since coming to live here over 20 years ago. The roots of one of these trees, a large Sycamore, extend from my boundary line into the area adjacent, and may be endangered by any disruption of soils on 2037 Shore Drive. There is a mature holly tree on 2037 Shore Drive which might also be affected.

I would welcome your visit to discuss the above concerns. I look forward to hearing from you.

Sincerely yours,


Anne Pearson

