

PRO. EXHIBIT# 1
CASE: 2024-0215-V
DATE: 4/29/25

January 23, 2025

To: Mr. Robert Konowal
Anne Arundel County Planning and Zoning
2664 Riva Road 4th Floor
Annapolis, MD 21401

765 Snodgrass Road
Crownsville, 21032

RE: Application for Variance Site Plan on Snodgrass Road, Crownsville, MD

Dear Mr. Konowal,

I am writing to voice my concern about Matthew Rhoderick/Boyd&Dowgiallo application to develop R5 zoned land within an area designated Limited Development Area (LDA) on the Chesapeake Bay Critical Area Maps. Adding a residential property to this small sloped area would make that section of the street overcrowded as compared to the rest of the street and area and the removal of the tree cover on the lot will affect the soil stability.

The proposed development is within the critical area of the Severn River, and it is zoned as limited development in order to protect vegetation cover and prevent excessive development – the proposed development is contrary to both those goals.

The neighboring property 777 Snodgrass was recently purchased by our friend Violeta Sanjuan Calzado, a single mother who purchased the property on the, sensible, assumption that the neighboring wilderness land would continue to provide a buffer and nature habitat between the existing properties.

I feel this plan goes beyond reasonable use of sensitive LDA land. As a concerned citizen and property owner in one of the communities affected, I ask for a decision to stop the proposed over-building.

Sincerely,



Signature: _____
Printed Name: Abigail Rymer

Additional signees:

Gregory Critcher 765 Snodgrass Road
David Hyatt 749 Snodgrass Road

Aug
right
ere
lice
and
CCO
May
is a
ore

Sept
not
ong
fiao
nari

The proposed location of the structure on this construction site will be cutting through the root system of this oak tree. The development planned is to dig on the slope for the building, an in ground garage plus a 2-story house.

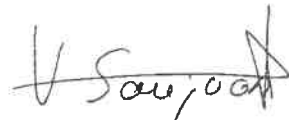
The oak tree has a trunk of about 50 inches in diameter, and it is about 100 feet tall. The estimated age of this tree is over 250 years old.

The proposed location of the structure is right next to the tree (purple circle) as you can see on the map.

These building plans will significantly disturb the soil of the plot and remove most of the root system of the wooded lot, including directly cutting through the root system of the oak tree in my property and likely killing it. On my property side, this will have an impact on the soil stability on my lot and the deck and foundations of my house that are sitting on the root system as well.

Additionally, the proposed three-story development will have a negative visual impact compared with other neighboring properties that are one or two story as well as being very close to the existing houses and significantly interfering in privacy.

With regards to vegetation cover, the proposed development is within the critical area of the Severn River, and it is zoned as limited development. The zoning was established to protect vegetation cover and prevent excessive development, and this should be taken into consideration on this proposed development.

A handwritten signature in black ink, appearing to read "V Sanjuan Calzado". The signature is stylized with a large "V" and a long horizontal line extending to the right.

Violeta Sanjuan Calzado, PhD

Senior Scientist. NASA Goddard Space Flight Center.

PRO. EXHIBIT# 3
CASE: 2024-0215-V
DATE: 4/29/25

Juan Miguel Paulo L. Landicho
410 Elm Trail
Crownsville, MD 21032

April 28, 2025

Mr. Robert Konowal
Anne Arundel County Planning and Zoning
2664 Riva Road 4th Floor
Annapolis, MD 21401

Re: Application for Variance Site Plan on 779 Snodgrass Road, Crownsville, MD 21032

Dear Mr. Konowal,

I live next to the planned development on Elm Trail, just off of Snodgrass Road.

In addition to Protestant Exhibits number 1 & 2 of which I am in agreement with, especially with Violeta Sanjuan Calzado's concern regarding the possibility of compromised soil stability should the tree within her property die due to the disturbance of its root system. I am of the opinion that the design of the proposed build needs to have provisions that ensures her property's foundation will not be compromised during and well into the future after the development.

I appreciate your time in reading our concerns and utmost consideration in this matter.

Take care,



Juan Miguel Paulo L. Landicho

PRO. EXHIBIT# 4
CASE: 2024-0215-V
DATE: 4/29/25

Douglas Clark Hollmann, Esq.
Administrative Hearing Officer
Anne Arundel County, MD

Re: Support of Variance #2024-0215-V

Dear Mr. Hollman,

I am writing in support of the variance requested by Matthew Rhoderick to develop the lot at 779 Snodgrass Rd. As a neighbor just across the street from 779 Snodgrass, my family welcomes the addition to a new, affordable house to our neighborhood.

We know Matthew well and also know he has successfully developed beautiful houses in Herald Harbor. Further, we hope he continues his success of improving our neighborhood.

Thank you for your consideration.

Regards,

John Doyle and Dr. Cara Wettlaufer
776 Snodgrass Rd. Crownsville, MD 21032



PRO. EXHIBIT# 5

CASE: 2024-0215-V

DATE: 4/29/25

Notice of hearing for Matthew Rhoderick-2024-0215-V

1 message

Calvin Sears <searsins@aol.com>
To: zhcolb22@aacounty.org
Cc: Brenda <bbsears04@gmail.com>

Sat, Apr 26, 2025 at 11:33 AM

Sent from my iPhoneRe: NOTICE OF HEARING FOR MATTHEW RHODERICK - 2024-0215-V

We are submitting comments to state our objection to a proposed dwelling at 779 Snodgrass Road, (Herald Harbor) Crownsville, MD.

When we moved to Herald Harbor 30 years ago, we were told there were several areas where development/building would not occur — the vacant lot adjacent to our current home being one of the areas. Knowing that development of that lot was not allowed most likely definitely impacted our decision to purchase our home. The property previously failed to pass percent tests. What has changed to allow development now?

A major concern we have is runoff. We understand there is a proposed dry well which is limited to the capacity it can hold. So what happens in times of heavy rain or severe storms when there is overflow from the dry well? We feel this will be an issue for our property. We have had runoff/flooding issues from another property in the past and thankfully had the issue resolved. Also, a graveled driveway is proposed. Again what happens in times of severe weather, i.e., will the gravel wash away and end up in our lot?

Once the trees are removed from the 779 Snodgrass lot, in our opinion, creates another situation for runoff issues to occur. According to an arborist, removing some of the trees will affect trees adjacent to the lot due to the extending root system and cause trees to die. One of the reasons people are drawn to this area is the forested environment. Cutting/killing trees certainly takes away from the ambience.

If the front of the proposed house was facing Snodgrass Road instead of Elm Trail, this would take care of some of the runoff since water would be diverted onto Snodgrass Road.

In our opinion, the best solution for the lot at 779 Snodgrass is NOT to develop, but instead sell the lot to the Crownsville Conservancy to ensure the property will never be developed.

CALVIN & BRENDA SEARS
789 Snodgrass Road

PRO. EXHIBIT# 6
CASE: 2024-0215-V
DATE: 4/29/25

Lindsey Gormus
786 Snodgrass Road
Crownsville, MD 21032

April 27, 2025

Douglas Clark Hollman, Esq.
Administrative Hearing Officer
Anne Arundel County, MD
Re: Variance #2024-0215-V (AD 2, CD 6)

To Whom It May Concern:

This letter is concerning the variance hearing for the lot at 779 Snodgrass Road, Crownsville, MD 21032. I have lived at 786 Snodgrass Road since 2017, with the Rhoderick Family as lovely neighbors. I have reviewed the plans for the variance and I have no issue with the proposed development on the lot at 779 Snodgrass Road. As a neighbor, I am in support of the addition of a small home on the 779 property would provide a nice option for the Herald Harbor housing market and a good addition to our wonderful street and neighborhood. To conclude, I am in support of Matthew Rhoderick's proposed variance for 779 Snodgrass Road.

Sincerely,

Lindsey Gormus
443-690-8847
lindseygormus@gmail.com