

PRO. EXHIBIT# 1  
CASE: 2025-0073-V  
DATE: 7/15/25

# MILL CREEK MA



11 July 2025

From: Mill Creek Marina, LLC

To: Sam Clark

Subj: Variance - 2025-0073-V (AD 3, CD 5)

As an adjacent property to 1635 Orchard Beach Rd, Mill Creek Marina is located directly next to the variance requested by Mr. Clark. The shed will have little to no environmental impact on the property and Mill Creek. Additionally there will be no views impacted by the construction of this shed. There will be no adverse impacts to the site or the neighborhood, and Mill Creek Maraina is in full support of the variance requested.

Very Respectfully,

A handwritten signature in cursive script that reads "Peter Penzell".

Peter Penzell

Managing Member

Mill Creek Marina, LLC

PRO. EXHIBIT# 2  
CASE: 2025-0073-V  
DATE: 7/15/25

July 11, 2025

Anne Arundel County  
Office of Administration Hearings  
PO Box 2700  
Annapolis, MD 21404

REF: SAMUEL AUSTIN CLARK – 2025-0073-V (AD 3, CD 5)

Dear Mr. Douglas Clark Hollmann, Esq.

**As an adjoining waterfront property owner to 1635 Orchard Beach Road, I fully oppose the variance request by Sam Clark to permit a 336 square foot accessory structure with less setbacks and buffer than required and with disturbance to slopes of 15% or greater.**

While I understand the county considers this a shed, at 14' x 24' x 15' the structure will be recognized as a large single car garage. The size of this structure amplifies my slope stability and aesthetic concerns as an adjoining neighbor.

Additionally, there is no hardship that prevents Mr. Clark from building his 14'x24' structure elsewhere on his acreage. There are, however, reasons which make this large structure a concern at the proposed location;

**1) Proximity to slope**

- a. Without an engineering analysis of the soil, I have concerns that the weight any current or future property owner places in the structure will collapse the slope during periods of heavy rain when there is soil instability.
- b. As evidence, in the winter of 2023/2024, our Mill Creek neighbor residing at 228 Mountain Laurel Lane had a complete collapse of their stairway on a slope leading to their Mill Creek pier. **(see ATTACHMENT A)**

**2) The proposed site would entail building a large structure well within sight of an otherwise pristine creek view and I feel doing so affects my property value.**

- a. Mr. Clark does not currently maintain his water-facing structures as evidenced in attached photos. His current pier and walkway are littered with open sheds and weed covered decking, spilling out unmaintained watercraft and debris with no regard for neighborhood aesthetics. The condition has been worsening since we purchased our property in 2021. **(see ATTACHMENT B)**
- b. As sheds typically accumulate stored material behind them, which will face my property, and based on the precedent set by his current structures, I have no confidence that Mr. Clark's shed will not quickly become an eyesore with little regard to impact on adjoining property.

I do very much respect the viewpoints of Mr. Clark's neighbors and community aesthetics. I am open to a smaller shed or revised design. As currently proposed, however, I oppose the variance request for reasons stated above.

Thank you for your time and consideration of all viewpoints in this matter.

Sincerely,

*Todd Blakaitis*

Todd Blakaitis (Account No. 3000-9000-4829)  
372 Forest Beach Road  
Annapolis, MD 21409  
todddb123@yahoo.com

**ATTACHMENT A - Slope Collapse at 228 Mountain Laurel Lane**





**ATTACHMENT B - Outdoor Structures @ 1635 Orchard Beach Road**

