



PRO. EXHIBIT# 1

CASE: 2025-0134-V

DATE: 10/21/25

Comment on Variance requested for The Hideaway Marina, hearing on October 21, 2025

1 message

Caren Carney <Dr.Carney@outlook.com>

Tue, Sep 9, 2025 at 9:31 AM

To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Cc: Caren Carney <Dr.Carney@outlook.com>

Dear Ms. Colby,

I received a letter from the Office of Administrative Hearings regarding a hearing to be held on October 21, 2025. It pertains to:

THE HIDEAWAY MARINA, LLC – 2025-0134-V (AD 1, CD 7) variance to allow a pier and mooring pilings with less setbacks than required.

Tax ID: 1000-0471-9350

Property Address: 4159 Cadle Creek Road, Edgewater, MD 21037

My address is below my signature, and I received the notice because I'm within 300 feet of the proposed changes. I hope this letter will suffice for feedback instead of attending the hearing.

Please know that ever since Scott and Annette Zepko purchased the old Cadle Creek Marina, they have done nothing but significantly improve the property and its appearance (which was ugly and dreadful) on both land and in Cadle Creek.

I believe that the tasteful changes and improvements that they have made, though costly, have resulted in a much higher quality of life in our neighborhood. In addition, they are wonderful neighbors.

Having viewed the application on file, I hope your office will approve these changes which appear to me to be minor.

Finally, I was pleased to be able to provide this feedback online, delighted that you've made Zoom meetings accessible to the public, and grateful that the county is returning to the older practice where neighbors within 300 feet of proposed changes can be informed.

Thank you. Please contact me if you have any questions.

Sincerely,

Caren M. Carney, Ph.D.

4170 Cadle Creek Road

Edgewater, MD 21037

301.395.8495