



PRO. EXHIBIT# 1  
H CASE: 2025-0183-V  
DATE: 12/4/25

**(no subject)**

1 message

**Veronica Tovey** <vtovey@whatsupmag.com>  
To: "zhcolb22@aacounty.org" <zhcolb22@aacounty.org>

Mon, Nov 24, 2025 at 12:28 PM

re: John Francis Dolan,II--2025-0183-v request for variance

This email responds to your letter dated October 9, 2025, Notice of Hearing and request for comment.

The case boils down to a request for you to O,K, the various and extensive unpermitted actions which violate the Critical Areas protection law, That Maryland law, which you know, became law over 20 years ago to protect the waters and environment in the state and our local streams, like Church Creek. To allow anyone or everyone to build unpermitted structures in violation of the Critical Areas law and then later to get that building OKed harms the vegetation, waterway, and the integrity of the law. It sets a terrible example.

Also the building of the new unpermitted structures prompted them to cut down and destroy 10 to 20 trees on the slope to create the flat surfaces for the building of the unpermitted accessory structures. These actions, if OKed, will only lead to more destruction of our critical and important areas.

In conclusion: Do not approve the variances, have them undo the violations and fix the vegetation. Thank you for your consideration.

Sincerely,  
Veronica Tovey  
32 Wilelinor Drive

PRO. EXHIBIT# 2  
CASE: 2025-0183-V  
DATE: 2/26/26

## Statement of Adjoining Property Owners

Case No. 2025-0183-V – 1816 & 1818 Woods Road

To the Administrative Hearing Officer:

We are the owners of lot 1 in Bywater Estates - the property adjoining lot 2 which houses 1816 and 1818 Woods Road. We respectfully submit this statement to describe the direct and ongoing impacts that the construction and current site conditions at the subject properties have had on our home, our land, and the established character of this neighborhood.

We understand that County and State agencies will address regulatory compliance. Our purpose is not to repeat those findings, but to place into the record the real, lived impact we experience as adjoining property owners as a result from this construction.

### NEIGHBORHOOD CHARACTER AND LOSS OF PRIVACY

We purchased our property in 1999 for the peace, wooded setting, and privacy this peninsula provided. For many years, the properties at 1816 and 1818 were consistent with that character—low-impact waterfront homes buffered by mature vegetation. Long time resident Kinsey Potter founded the South River Federation. She maintained the property by implementing green infrastructure measures, including rain gardens, to manage stormwater responsibly.

The 2021 tornado caused tree loss throughout the area, including on the subject property. However, instead of restoring the wooded character of the site through replanting and natural regeneration, additional clearing occurred and the open areas were developed with constructed features, including a patio with a pergola-style structure; a deck with seating, enclosed steam sauna, and under-deck storage; and retaining structures and steps leading to a roofed gazebo with seating and an outdoor kitchen.

As a result, natural ground cover and buffering were replaced with hardscape and outdoor living structures. When gatherings occur, activity is visible and audible from our bedroom and bathroom—areas that were previously private and screened by mature vegetation.

### RUNOFF, EROSION, AND PHYSICAL IMPACTS TO OUR PROPERTY

Our property lies downhill from 1816 and 1818 Woods Road (Lot 2), making it particularly vulnerable to changes in grading, impervious surface, and drainage patterns originating from that site.

A portion of the construction connects directly to the driveway area that extends from the private easement across our property. Since this work was completed, runoff patterns have changed significantly. During rain events, water now flows from Lot 2 onto the driveway area in concentrated volumes, effectively creating a channel of moving water.

Once the runoff reaches our driveway, it splits into two distinct flow paths. A substantial volume travels forcefully down our driveway, while the remainder is diverted to the opposite side of an entryway and retaining wall and continues downslope toward our house. In both cases, runoff now moves around both sides of our home.

This increased and redirected runoff has caused measurable and damaging impacts, including exposure of long-buried erosion control infrastructure, formation of a significant soil depression leading toward the creek, erosion beneath and around our retaining wall, and deposition of soil and sediment into two areas of Church Creek adjacent to our property during and after rain events.

#### TRAFFIC, SAFETY, AND USE OF THE PRIVATE DRIVEWAY

In addition to stormwater impacts, the intensity of use associated with the subject properties has increased traffic along the shared 9-foot private access. The properties are now occupied by multiple families and/or renters, resulting in frequent delivery and service vehicles using the driveway.

During construction, heavy trucks repeatedly traveled this narrow access, treating it as a roadway rather than a private residential driveway. This access was never designed or constructed to function as a road, and the volume and weight of construction and delivery vehicles caused visible wear and damage.

Most concerning, during this period a construction vehicle struck our dog while using the shared access. Our dog was fortunately not seriously injured, but the incident illustrates the safety risks created when a narrow private driveway is used as a roadway for heavy and frequent vehicle traffic.

#### FIRE ACCESS AND EMERGENCY VEHICLE CONCERNS

Primary access to our property and to 1816 and 1818 Woods Road is provided through our driveway by a recorded 9-foot-wide private right-of-way easement. While that width may be legally sufficient to serve a single dwelling, it does not meet minimum fire department access requirements to safely serve three dwellings.

Under NFPA 1 (2018) §18.2.3, as amended by the Anne Arundel County Fire Prevention Code, fire department access roads serving more than one dwelling must meet minimum standards for width, load capacity, surface, clearance, and turning radius. Anne Arundel County Code §15-3-102(b)(2) limits substandard access exemptions to private driveways serving only one dwelling unit.

The existing easement is physically constrained and not constructed to fire access standards. Granting the variance would formalize intensified residential use without correcting this access deficiency.

#### REQUESTED RELIEF REGARDING ACCESS

We oppose granting after-the-fact variance relief that would legalize construction and site conditions that have already harmed our property and altered neighborhood character.

Regardless of the outcome of the variance request, we respectfully ask that continued reliance on the private easement through our driveway not be authorized or perpetuated as access for 1816 and 1818 Woods Road. We request that primary access be re-established through the original Woods Road right-of-way consistent with the subdivision's original design.

We are not seeking to prevent lawful residential use. We object to the legalization and continuation of construction and access patterns that have already damaged our property, diminished our privacy, and altered the wooded character and serenity that defined this neighborhood for decades.

Respectfully submitted,

Peter and Stefanie O'Rourke  
1814 Woods Rd  
Annapolis, MD. 21401