

The Hon. Douglas C. Holman, Esq.
Administrative Hearing Officer
2664 Riva Road
Annapolis, MD 21401

24 November 2025

Dear Mr. Holman,

My name is Janet Anderson, and I live at 11 Ridout Rd. I have lived at this address for 25 years. I am writing to you concerning the Variance Application (2025-0193-V) for Christian R. Carr at 3 Ridout Road in Severna Park, MD.

I am opposed to the granting of this Variance

The proposed structure compounds an existing problem our street has dealt with from the stormwater management problems that have been well documented with the county for over 10 years.

The new structure will add to existing stormwater management problems. These problems are severe and are well-documented. (see attached photos)

The addition of some minor stormwater management facilities described in the Application will not offset the existing stormwater problem that is only going to be made worse by the new and much larger building and the increase in impervious surfaces.

The catchment area containing the 3 Ridout Rd property drains south down Ridout Rd to a culvert in Ridout Rd on NE corner of my property. Furthermore, the contours show that 3 Ridout property receives runoff from higher properties on the north end of it's Eastern boundary, which adds to the flow across the subject property. From there the runoff water flows down Ridout Rd to the culvert. Here it is joined by runoff from other parts of the catchment area. The culvert drains directly to the Severn River through a large concrete pipe.

The attached photos illustrate what we currently deal with as a result of the continued removal of vegetations and denuded friable slopes either without permit or at the pleasure of winning Permitted Variations to existing codes.

The excessive and increased flooding in the street and in my yard has increased my property maintenance and expense. This includes the need to replace HVAC units, invest in a significant drainage and sump pump system, damage to vehicles. In addition, there is a safety issue as the water can be well over my knees in the street which could cause bodily injury.

Without an effective stormwater maintenance project in place for this catchment area to overcome the chronic runoff situation in Ridout Rd., no further works on steep slopes should be permitted.

Thank you for your consideration.

Janet Anderson

An average rainfall during Spring of 2025



Storm in 2018

PRO. EXHIBIT# 2
CASE: 2025-0193-V
DATE: 12/2/25

The Hon. Douglas C. Holman, Esq.
Administrative Hearing Officer
2664 Riva Rd.,
Annapolis, MD 21401

24 November 2025

Dear Mr Holman,

We are Lynda and Russ Bowler, owning and living at 10 Ridout Rd. We have lived at this address for 35 years. We are writing to you concerning Variance Application (2025-0193-V) for Christian R. Carr at 3 Ridout Rd.

We are apposed to the granting of this Variance.

The proposed structure compounds an existing drainage problem in this catchment.

The new structure will add to existing stormwater management problems. These problems are severe and are well-documented. (see attached photos and descriptions) The addition of some minor stormwater management facilities described in the Application will not offset the existing stormwater problem that is only going to be made worse by the new and much larger building and the increase in impervious surfaces.

The catchment area containing the 3 Ridout Rd property drains south down Ridout Rd to a culvert in Ridout Rd on NE corner of our property. Furthermore, the contours show that 3 Ridout property receives runoff from higher properties on the north end of it's Eastern boundary, which adds to the flow across the subject property. From there the runoff water flows down Ridout Rd to the culvert. Here it is joined by runoff from other parts of the catchment area. The culvert drains directly to the Severn River through a large concrete pipe.

This drainage system has become critically impacted by past slope Variances on properties higher up in the catchment area. The reduced vegetation has caused the runoff to become laden with silt from the friable soils in this area causing drain blockage and flooding. Combined with mulch and other debris the runoff arrives with increasing velocity and enough debris to block the culvert grate alongside our property. This has become more noticeable over the past 10 to 15 years as the houses along Old Station Rd higher up in the catchment area have removed vegetation and denuded friable slopes either without permit or at the pleasure of winning Permitted Variations to existing codes.

We have been in discussions with County Engineers over the past years and in 2018 prepared a paper outlining the problems confronting the runoff and drainage issues on Ridout Rd. This included the condition of the pipe to the River and the none return valve (which works quite well for high tides). At the time I had understood some funds were earmarked for addressing the runoff problem but those funds must have gone to other projects.

The frequent flooding of our driveway and yard with stormwater containing significant debris and silt is an ongoing source of property maintenance for us. This involves power washing the driveway, cleaning up and disposing of the debris. The County culvert clearing rig cannot operate at this culvert as it has sunk considerably over the years we have been here and now always contains water.

In summary:

Without **an effective stormwater maintenance project in place for this catchment area** to overcome the chronic runoff situation in Ridout Rd., no further works on steep slopes should be permitted. Thank you for your consideration.



Recent silt laden flow from light rainfall running south (towards the camera) down Ridout Rd from 3 Ridout Rd.(far side of yellow bin)



Sediment laden runoff between 9 and 11 Ridout Rd.



Grating (on the right) and surrounding area with mulch and debris from rain runoff



Silt laden discharge from Ridout Rd culvert into the Severn River.



Grating over culvert between 8 & 10 Ridout Rd. blocked with mulch and debris following rainfall.

PRO. EXHIBIT# 3
CASE: 2025-0193-V
DATE: 12/2/25

The Hon. Douglas C. Holman, Esq.
Administrative Hearing Officer
2664 Riva Road
Annapolis, MD 21401

24 November 2025

Dear Mr. Holman,

My name is Korkut Onal

I live at 7 Ridout Road, Severna Park, Maryland 21146.

I am writing to you concerning the Variance Application (2025-0193-V) for Christian R. Carr at 3 Ridout Road in Severna Park, MD.

I am opposed to the granting of this Variance

The proposed structure is out of character with the neighboring homes within Round Bay

The proposed structure compounds an existing problem

The new structure will add to existing stormwater management problems. These problems are severe and are well-documented. The addition of some minor stormwater management facilities to this lot will not offset the existing stormwater problem that is only going to be made worse by the new and much larger building and the increase in impervious surfaces.

I appreciate the owner's desire to improve his property, and he should have the right to do so, however, his rights end at his property line and the proposed new construction is going to exacerbate the existing flooding problems that all of the neighbors in Round Bay are experiencing. The County has invested considerable resources and taxpayer funds in trying to address the problem that Mr. Carr intends to worsen.

The applicant's property is at the highest point in the neighborhood. It is these slopes that necessitate the need for a Critical Area Variance. It is these slopes that will encourage the flow of water downhill to neighboring properties and the County's woefully inadequate stormwater system. The Critical Area is a fragile environmental resource zone that must be protected from unwarranted damage. An increase in stormwater runoff, the loss of forest canopy and the expansion of impervious surfaces is not consistent with the protection of the Critical Area. The Scenic Rivers Land Trust has invested significant time, energy and financial resources into the protection of this area and the lands that lie along the Severn River. The approval of this Variance will endanger these preservation efforts.

Mr. Carr's project will impact the critical root zone of several trees that are not on his property. These trees are important for shade and habitat but, even more importantly, they serve to prevent erosion from the upper slopes to the downslope portions of the neighborhood.

Mr. Carr's project should not be permitted to expand beyond his existing footprint and it should not block light access to adjacent homes (sunrise/sunset), therefore, it should not be permitted to be higher than its current height.

The Variance should be denied. There is no hardship. The property is intended to support a residential dwelling. It does. Any additional uses such as a garage or an ADA are a luxury that is not necessary. Any hardship is self-created.

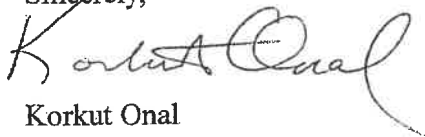
The Variance should not be approved because it is not the minimum necessary. The garage and the ADA are not necessary. An expansion in the footprint of the home is not necessary.

This project, if allowed to go forward is not because of a hardship on the part of the applicant. In fact, it will come at the price of new hardships being created for neighboring properties as they are subjected to lost viewsheds, reduced sunlight access, increased flooding problems, exacerbated erosion and sedimentation, and fewer trees.

Please protect the many homes of our neighborhood from the consequences of one persons' desire for a new home that is larger than necessary and the desire to create a rental unit to pay for it.

If you choose to conduct a site visit prior to rendering an opinion in this matter, I invite you to examine the subject property from my home. Please feel free to visit. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Korkut Onal', with a stylized, flowing script.

Korkut Onal

PRO. EXHIBIT# 4
CASE: 2025-0193-V
DATE: 12/2/25

Douglas Clark Hollmann
Anne Arundel County Office of Administrative Hearings
2664 Riva Road
Annapolis, MD 21401

Mr. Hollmann,

This letter is in reference to the zoning variance request (2025-0193-V) for Christian Carr for 3 Ridout Road, Severna Park, MD 21146.

We are John and Kelley Stefancik and our home is located directly behind Christian's, at 12 Severn River Road. We are lot 105R and share a rear property line with Mr. Carr. Currently, his home is situated on top of the rear property line. His plans indicate he will need to dig the existing foundation deeper to support the renovation to the north side of the structure to enlarge the current basement. This would potentially cause harm to our mature tree root structure located within several feet of the proposed construction. Loss of our mature trees would result in significant hardship to our family as their absence would cause drainage of rainwater into our sloped lot. We are opposed to this variance because his proposed structure will increase existing storm water management problems on our property.

We presently have water running through our basement and mitigation of all stormwater runoff is our chief concern. So we are also worried that the location of proposed impervious surface between his home and garage/ADU, may direct runoff into our yard as it moves down from the nearby hillside above both properties.

In order to approve a variance we wish to see alternate plans be made to protect all surrounding vegetation that affects our property. This area is extremely sensitive, well within the critical area, and we would hope that these issues shown above are of paramount consideration.

Attached are photos of our trees showing their proximity of the proposed home to be renovated (circled in red). Please consider making a visit to our property at your convenience to see for yourself prior to rendering an opinion on this matter. Thanks for your consideration.

Respectfully submitted,

John & Kelley Stefancik
443-621-0416
410-963-6803







Protestant Ex 5

2025-0193-V

The Hon. Douglas C. Holman, Esq.
Administrative Hearing Officer
2664 Riva Road
Annapolis, MD 21401

25 November 2025

Dear Mr. Holman,

My name is Thomas Lindsay, I live at 9 Ridout Road – approximately 200 feet from the subject property.

I am writing to you concerning the Variance Application (2025-0193-V) for Christian R. Carr at 3 Ridout Road in Severna Park, MD. I am opposed to the granting of this Variance. I do not think that Variances should be granted except in extremely limited situations.

The proposed structure compounds an existing problem; there are severe and well-documented problems with flooding in this neighborhood. The applicant lives at the top of the hill. All of his problems – including his stormwater – run downhill which would impact everyone downstream.

I appreciate the owner's desire to improve his property and he should have the right to do so, however, the proposed new construction is going to exacerbate the existing flooding problems that all of the neighbors in Round Bay are experiencing. The County has invested considerable resources and taxpayer funds in trying to address the problem.

Mr. Carr's project will impact several trees, most of which are not on his property. These trees are important to the neighborhood for shade and habitat but, even more importantly, they serve to prevent erosion from the upper slopes to the downslope portions of the neighborhood.

The Variance should be denied. The property is intended to support a residential dwelling. Many of the homes in Round Bay do not have a garage or an apartment unit.

This project, if approved, will be our homes and the neighborhood as it will cause increased flooding problems, exacerbated erosion and sedimentation, and fewer trees.

Please protect the many homes of our neighborhood by rejecting this variance.

Sincerely,

Thomas C. Lindsay



The Hon. Douglas C. Holman, Esq.
Administrative Hearing Officer
2664 Riva Road
Annapolis, MD 21401

Protestant Ex 6

2025-0193-V

25 November 2025

Dear Mr. Holman,

Hager Land Use, LLC has been retained by several residents of the Round Bay community to assist them in presenting their opposition and to advocate for the denial of the Variances being sought by the applicant, Christian R. Carr, of 3 Ridout Road in Severna Park, MD.

These neighbors will be providing letters outlining their concerns with the proposed Variances. Additionally, they will be in attendance at the Hearing on December 2, to offer testimony in opposition to the Variances. I am entering this letter to provide clarity as to my role and to introduce items that you may wish to consider as part of this process. I will also be taking part in the Hearing next Tuesday to offer testimony in opposition to the applicant's case.

Article 18-16-305 requires the establishment of hardship. In fact, there is no hardship except for that which is being created for the neighbors as a result of Mr. Carr's new compound. Looking at the Variance standards individually:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or*

There are certainly topographical conditions inherent to the subject property, however, they are not preventing an existing dwelling of comfortable dimensions from utilizing the site. OPZ has designated this property as "Residential Low Density" as part of Plan 2040, in 2017, the assigned Land Use was "Single Family Detached" and the property's zoning is R2. These are all consistent with the neighborhood and with the manner in which this property is being utilized. It is intended to support a single-family home, and it does. No Variances or special treatments are necessary to allow the intended use to take place.

Any arguments on the part of the applicant that suggest that the steep slopes are a hardship are completely disingenuous. In fact, those same steep slopes are what create such a significant problem for neighboring properties. As the water rushes off the new mega-structure and is unable to penetrate into the soil because there is insufficient pervious area to absorb it and then it continues down these steep slopes and off of the Carr property with ever

increasing velocity, the stormwater will carry silt, vegetation, mulch, etc onto roadway, neighboring properties and into undersized drainage features that quickly become clogged by debris.

- (2) *Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot.*

As stated, there are no hardships or practical difficulties. If Mr. Carr is desirous of a new home, there is no reason why the existing footprint cannot be utilized. Additionally, no hardship is associated with the applicant's desire for an accessory apartment, except as a money maker.

- (c) **Requirements for all variances.** *A variance may not be granted unless it is found that:*

- (1) *the variance is the minimum variance necessary to afford relief; and*

The minimum necessary does not require a bigger home, a garage, and an accessory apartment.

- (2) *the granting of the variance will not:*

- (i) *alter the essential character of the neighborhood or district in which the lot is located;*

In fact, granting these Variances will, in fact, alter the character of the neighborhood. No other homes have accessory apartments. Further, the construction activities associated with the new home will impact substantial portions of the critical root zone of a number of trees which are located on adjoining properties. These trees are important to neighborhood character and they are critically important for soil stabilization and erosion control. These trees are located at the apex of the slope and they dominate the neighborhood skyline.

- (ii) *substantially impair the appropriate use or development of adjacent property;*

Neighboring properties are already laboring under significant stormwater challenges. One home has nine (9) sump pumps. It is fundamental inequitable for the applicant to receive approval for Variances when the granting of those Variances will negatively impact neighboring properties.

- (iii) *reduce forest cover in the limited development and resource conservation areas of the critical area;*

Forest cover will be reduced by the loss of trees on adjoining properties due to critical root zone impacts through construction. There are also a significant number of dead or dying trees in the downslope areas from the subject property. There is

abundant evidence that there health is being impacted by excess water flowing from upslope areas.

- (iv) *be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; nor*

N/A

- (v) *be detrimental to the public welfare.*

Clearly, the project that will result from the approval of these Variances will be detrimental to public health as trees will be lost, increased flooding will result, and floodwaters will cover roadways for longer durations during storm events.

The applicant's property is at the highest point in the neighborhood. It is these slopes that necessitate the need for a Critical Area Variance. It is these slopes that will encourage the flow of water downhill to neighboring properties and the County's woefully inadequate stormwater system. The Critical Area is a fragile environmental resource zone that must be protected from unwarranted damage. An increase in stormwater runoff, the loss of forest canopy and the expansion of impervious surfaces is not consistent with the protection of the Critical Area. The Scenic Rivers Land Trust has invested significant time, energy and financial resources into the protection of this area and the lands that lie along the Severn River. The approval of this Variance will endanger these preservation efforts.

Mr. Carr's project will impact the critical root zone of several trees that are not on his property. These trees are important for shade and habitat but, even more importantly, they serve to prevent erosion from the upper slopes to the downslope portions of the neighborhood.

Mr. Carr's project should not be permitted to expand beyond his existing footprint and it should not block light access to adjacent homes (sunrise/sunset), therefore, it should not be permitted to be higher than its current height.

The need for the Variance is self-created and it is not the minimum necessary. The lot is sufficiently large and unencumbered to provide for an acceptably large single-family dwelling; in fact, it has done so for decades. The requested relief is not the minimum necessary. The garage and the ADA are not necessary. An expansion in the footprint of the home is not necessary.

Thank you for your thoughtful deliberations of these considerations. I look forward to providing testimony at next week's Hearing. Thank you.

Philip R. Hager

Protestant Ex 7 2025-0193-V

The Hon. Douglas C. Holman, Esq.
Administrative Hearing Officer
2664 Riva Road
Annapolis, MD 21401

25 November 2025

Dear Mr. Holman,

We are Ann Hickman-Sabatino and Rick Sabatino, and we are writing to you to express our reservations regarding Variance Application 2025-0193-V. As a point of perspective, our home at 14 Severn River Rd shares a property line w/3 Ridout Rd.

While we support our neighbor, Christian Carr, in the conceptual plans for his home, we do have specific concerns that we feel need to be addressed before this Variance should be approved. In 2018, the previous owners of 3 Ridout Road had gutter work done and had the gravel driveway and parking area resurfaced. (This southeast corner of Mr. Carr's property abuts the northwest corner of ours.) The result of that work on our property was that after storms there was a flow of water that was strong enough to wash leaves and mulch down from the north property line to the south. We also experienced water percolating up in over a dozen spots from underground in the area near the property line. In order to keep this inundation from ruining our entire back yard, I installed a French Drain two feet below grade and two low retaining walls.

We saw on the documents submitted for Mr. Carr that the gravel driveway and parking lot will be removed. We expect that this will ultimately improve the runoff, as long as this is maintained as green space. However, we also note that the new roof area of the proposed improvement is much larger than the existing one. As a result, the runoff from the house will certainly be more than that given off currently. We did not see any evidence of grading or on-site stormwater management planned as part of the Variance, so our concern is that we will experience renewed hardship if the Variance is approved as proposed. It is important to us that rainwater is managed before entering our property.

In summary, we'll leave the impacts that this Variance will have on the runoff down Ridout Road and the associated need for an enhanced stormwater management system, as well as the hardships brought upon other properties in the vicinity of Mr. Carr's property, to those most effected by them. Our intent is to bring to your attention those impacts that we've experienced first-hand up to now, as well as those that we expect to arise from the Variance as it currently exists. If our concerns can be addressed in an updated version of the Variance such that we would not experience any hardship from the proposed development, we would support that Variance.

Respectfully,

Ann Hickman-Sabatino & Rick Sabatino

