



P.O. Box 852 | Arnold, MD 21012 | [www.arnoldpreservationcouncil.org](http://www.arnoldpreservationcouncil.org)

Mr. Larry Tom  
Office of Planning and Zoning  
Anne Arundel County Maryland  
2664 Riva Road, MS 6401  
Annapolis, MD 21401

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PLANNING ADMINISTRATION

Dear Mr. Tom,

7 March 2016

Arnold Preservation Council Board of Directors formally objects to the modifications requested by Bay Engineering, Inc. on behalf of Crownsville Investments, LLC for 61 East Joyce Lane, Subdivision, S2014 – 002/P 2014-0007-00-NS.

Modifications #1

To disturb steep slopes and their buffers would not be needed if lot #15 were eliminated. Additional grading, a grinder pump, micro-storm water management and disturbance to steep slopes and buffers would be eliminated. In addition please note lots 1,2,3,4,6 and 7 are proposed to be 4, 590 sq. ft while lot # 15 directly in front of Mr. Evers is almost 2/3 the size at 7,685 sq. ft. There was significant objection at the community meeting regarding this lot and our objections were expressed directly to the Crownsville Investments LLC representative Bill Dodd. After the meeting via e-mail he acknowledged the objections; however APC has yet to see any changes to the plan.

The plan indicates significant grading and creation of many steep slopes when completed without addressing storm-water management or maintenance.

It was very hard to determine the steep slopes and grade without a legend. Most of the plans we have received are 1 inch = 40 feet, this one being 1 inch = 30 feet was difficult to read, and therefore we would like further clarification on the slopes and buffer disturbance.

Modification #3 & #4

How does the fee in lieu of forest conservation benefit the residents that will buy these homes or provide forest conservation on site to protect the adjoining residential properties? 18-4-601, R-5 bulk regulations require a 50-foot setback on the site being developed, not 35-feet.

The mission of Arnold Preservation Council is to unite the community of Arnold, preserve its rural heritage and enhance its environment by advocating responsible growth, linked neighborhoods, local businesses and excellent schools

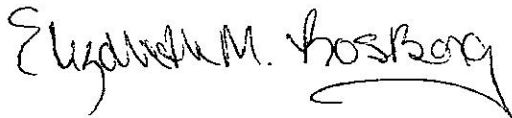
Also, the 0.79-acre conservation and the 1.38 acres covered by the fee in lieu of conservation and reforestation adds up to 2.17 acres, not 2.32 acres.

Modification #5

The request to reduce the road width from 28 feet to 24 feet and not allow parking on the streets is a safety issue. There is no extra parking allotted and what happens when people have holiday parties, friends gather to watch football etc.? Who will enforce it?

In conclusion, Arnold Preservation Council requests lot #15 is eliminated, explanation of steep slopes and buffers is further defined, road width standards be met, and forest conservation requirements be met on site. Crownsville Investment LLC should not be allowed to compromise safety, not meet forest conservation requirements, and disturb steep slopes.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth M. Rosborg". The signature is written in a cursive style with a prominent flourish at the end of the name.

Elizabeth M. Rosborg  
President 2012-2016