

March 6, 2024

Paul Spadaro
President
Magothy River Association
309 South Drive
Severna Park, MD

Dear Senators,

The Magothy River Association supports Senate Bill 1045

We have all heard stories of someone building a house across the street and now their basement is flooded; or a shopping mall is built a block away from a community which now causes excessive traffic jams and accidents to cars and people trying to cross the street.

Senate Bill 1045 will give the MRA a voice in the decision process that we currently lack. Due to the extremely limiting requirements for "standing" as in the Mt Misery case, the appeals that MRA pursued and the neighbors were dismissed in favor of the developer. SB 1045 would allow MRA to defend environmentally sensitive areas and defend homeowners and communities who lack other avenues of support to protect their quality of life.

The development community is opposed to this standing bill. I have been a volunteer for more than 30 years with the MRA and have been protecting and preserving the Magothy River. Anne Arundel County is biased in favor of the developer. SB 1045 is needed to equal the playing field; to provide checks and balances to a broken subdivision process; and to give residents and the local communities a voice, which has been blocked by the development community

How broken is the process? Consider this: Project engineers have known for decades that the County will not rigorously check a site plan in detail. So with little chance of getting caught, site plans are submitted with partial and/or misleading data which allows developers to effectively dodge and evade County regulations.

Here is an example: Check out the engineering site plan for the Dobbins Island case (image attached). You will notice a rectangle dashed lined building along the Magothy River at Grays Point. It is marked as an "EXIST. GARAGE", indicating an existing garage next to an existing house. Compare that drawing with "google earth" at the same spot and you see a much different picture!!! You see something very odd, it is an "amphibious vehicle" with a rowboat inside parked next to the existing house. Was this accident or done with some purpose? By saying there was an existing garage, a developer could combine both footprints and build a larger waterfront home.

In the case of Mt Misery, County code requires a boring hole with a soil profile to check soil type (see attached site plan), notice the soil profile for boring hole B-1 has an elevation of 106 feet. However the actual location of the boring hole B-1 on the site plan is located at the summit of MT Misery and should have an elevation of 152 feet. Again another accident or done with some purpose? Drawing the boring hole at the summit with the soil profile near Old County Road at the base of

MT Misery deceptively indicates that the soils are “stable on top of the summit”, when actually, those soils are extremely unstable.

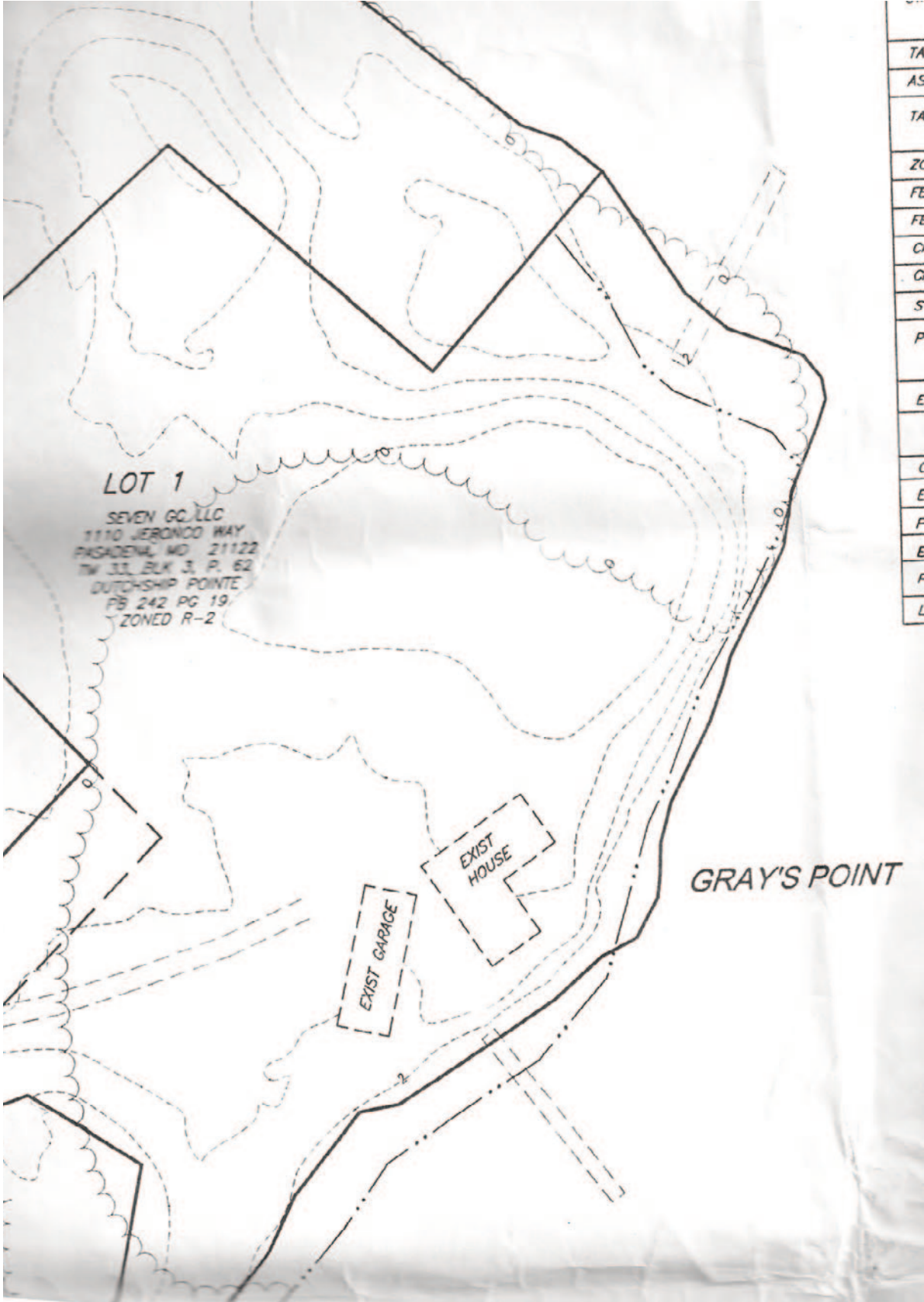
In the case of the Enclave project in Severna Park, project engineers are claiming that the proposed stormwater devices will treat 100% of the runoff generated from 12 houses project. But checking the project engineers’ calculations they are only treating 14% of the project with most of the stormwater runoff going directly into Cattail Creek.

Weave, bob and evade. This is what happens when supervision is left to development contractors, owners and project managers. When the County allows the fox to guard the chickens, many times the environment suffers and homeowners suffer and it has been this way for decades. This is why people with older homes that live near new developments have water in their basements!

Steve Schuh campaigned on people before politics, Pittman campaigned on communities first and other politicians in this VERY general assembly have campaigned on I WILL FIGHT FOR YOU. It is time to those words are put into action and help little guy by Supporting SB 1045

Thank you

Paul Spadaro
MRA President





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Streaming 100%

Google

center 39°04'57.54" N 76°23'03.76" W elev 2 ft

Eye alt

... decision, the applicant must apply for permits, along with any other approvals required in.

1.2, referenced in this decision, is incorporated a part of this Order. The proposed exhibit 2 shall be constructed on the subject site. The decision and order shall not prohibit changes to the facilities as presently shown on drawings made necessary by comments or views or construction, provided those minor changes are requested herein. The reasonableness of any such changes is the responsibility of the Office of Planning and Zoning.


 Douglas Clark Ballmann
 Administrative Hearing Officer

2. APPLICANT

... a building permit. In order for the applicant to be eligible for a building permit, the applicant must apply for all other permits, along with any other permits described herein.

... governmental agency having an interest in the subject property may file a Notice of Appeal with the Office of Planning and Zoning within 30 (thirty) days from the date of this Decision. If

