

Sir,

I want to take the opportunity to express my concern for the proposed zoning appeal. For context, I've resided on Edgewood Road for the last 13 years.

This intersection is the most crowded in Pinehurst - aside from the front entrance/exit. There is constant bus, golf cart, pedestrian, commercial, and residential traffic at that corner. It would be reckless to change the building restriction lines to accommodate a home that is to be placed on a lot where the buyers knew from the start what they had to work with at the risk of the safety of people of this neighborhood.

I personally exercise and cross that intersection no less than 6 times per week. I can say with certainty that it is an unsafe decision to further complicate that intersection. That intersection routinely has cars, golf carts and commercial vehicles parked around it - which already compromises visibility of pedestrian traffic, not to mention the safety of the 15+ children that wait at that bus stop and PLAY at that park EVERY DAY.

The poor planning of the buyers and their advisors should not reflect the safety of our residents. This lot is no smaller than the majority of the lots here in Pinehurst.

I hope the owners of this new home understand that this community comes with MANY rules and covenants...they are living in a place with pre existing rules and a staunch HOA. They need to follow the rules of this neighborhood as we other residents of Pinehurst do - even when we disagree. Rules are in place for the safety and community - it is what every single person here signed up for.

Please represent the larger population here and support the safety of our community over a single land owner.

Respectfully,  
Nikki Chauvin  
6577 Edgewood Road

Hello,

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians. This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection. (If this request was made for a different area of Pinehurst, a location that was not heavily traveled by motorists and pedestrians, this would be a different situation.) Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Thank you,

Christina DeV Vaughn

Christina DeV Vaughn  
6551 Twin Lake Dr  
New Market, MD 21774  
[Cdevaughn16@gmail.com](mailto:Cdevaughn16@gmail.com)  
301-676-8844 cell

Dear Members of the Board of Appeals,

As a concerned resident of the Pinehurst subdivision in Lake Linganore who resides on East Lakeridge Rd, I am writing to express my opposition to the request by B and R Group to reduce the required 25 ft front building restriction line to 10 ft for lot # 579 at the intersection of East Lakeridge Rd and Edgewood Rd. Reducing this requirement to 10 ft would compromise the safety of this intersection and potentially lead to an increase in hazards and accidents to both motorists and pedestrians.

This intersection is heavily traveled on a daily basis by motorists, pedestrians and school children. It is a main thoroughfare in the community. Reducing the BRL to 10 feet would decrease the sightline needed by motorists, including school buses, to safely travel this intersection. Over 300 homeowners have to travel on East Lakeridge Rd to either enter or exit the community. All but 9 homeowners must drive by this intersection. If this request was made in a different area of the community that was not as heavily traveled, we would be in a different situation but that is not the case.

As a result of the reasons identified above, we urge the Board of Appeals to prioritize public and community safety by denying this request.

Sincerely,  
Colleen Bowman  
Resident

Re: Lot # 579 Pinehurst: Lot at corner of East Lakeridge Road and Edgewood Rd., New Market, MD  
21774 B275703

Dear Members of the Board of Appeals,

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians.

This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection. (If this request was made for a different area of Pinehurst, a location that was not heavily traveled by motorists and pedestrians, this would be a different situation. )

Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Gwen DaHavilland

Laurel Caurvina  
6582 Edgewood Road  
New Market, MD 21774  
[Lcaurvina@gmail.com](mailto:Lcaurvina@gmail.com)  
814-502-2257

Hi Mr. Paone,

My name is Laurel Caurvina and I live directly across the street (on the corner with the deck) from the proposed building lot at 6586 Edgewood Rd.

I strongly believe that building a house on this lot will provide safety hazards to both pedestrians and drivers. My father bought this house in 2001 and I purchased it from him in 2020, so I have been here for a very long time. I have personally witnessed near tragedies; including my family dog getting hit by a car.

Due to the curve coming up East Lakeridge, there is a blind spot to oncoming pedestrians and traffic that already cause issues. As you know, there are no sidewalks for pedestrians on either side of East Lakeridge road and if the house is built there, there will be no space for one in the future.

Setting aside the playground and grass area being used frequently by community members, it is also where the school buses pick up and drop off students. The safety of the children in this community is one of my largest concerns. Although there is a stop sign, I constantly see drivers not fully stopping and using that intersection as a place to turn around. My yard has been driven through many times; most recently last year where the Lake Linganore Association had to repair my yard.

Finally, building a brand new house in an area with 30+ year old homes will alter the aesthetics of this part of the neighborhood.

Due to these reasons, I believe the statement made in Sec. 1-19-3.220 General Criteria - Variance: Section (C)(2)(D) of the proposal is incorrect: "The Applicant states that the granting of this variance will be in harmony with Chapter 1-19 of the Frederick County Code and would have no detrimental effect on any adjoining properties. Constructing a single-family residence on this lot will have no negative impact on the surrounding community or public welfare."

Please let me know if you need any additional information from me, and I hope these concerns are weighed in the decision.

Sincerely,

Laurel Caurvina

January 22, 2024

Dear Members of the Board of Appeals:

Again, I strongly object to the zoning appeal for 6586 Edgewood Road, located at the intersection of East Lakeridge Road and Edgewood Road in New Market, Pinehurst, which seeks to reduce the setback requirement from 25 feet to just 10 feet from the building's restricted line. This appeal has raised significant safety concerns that require attention.

Everything I said in my original letter stands true, except *in my previous letter, I estimated that 250 homes in this area needed to travel by this intersection.* After accessing the map online and counting the lots, there are **300 homes** whose homeowners must journey past the intersection of Edgewood Rd. and East Lakeridge Rd.

Another important note to consider: the applicant is an investor/builder. His goal is to build a home and move on to another project. He is not going to be concerned about the ramifications of location/traffic etc. for the person who purchases the house or for that matter the neighborhood.

#### **Safety concerns at a heavily traveled intersection:**

As you can see from the attached map of the homes in this area, three hundred homeowners need to use Edgewood Rd or East Lakeridge Rd to enter or exit the development. Most homeowners need to use Edgewood Rd. The roads on the map can be deceiving. Some homes seem as if the occupants can drive on East Lakeridge to enter or exit, but the road loops around to Edgewood Rd. (Not included in this count are 20 undeveloped lots (green) and the nine homes that are situated before this intersection.)

Additionally, with 300 homes/occupants, there are multiple school buses, delivery drivers (Amazon Prime) and contractors who need to travel on Edgewood Rd. or East Lakeridge Road.

#### **Key Concerns:**

1. Traffic Visibility: A reduced setback could cause the driver's line of sight to be blocked at this busy intersection, increasing the risk of traffic accidents. Maintaining clear visibility is paramount because of the intersection's importance as the primary exit for all residents. *The attached map shows the **300 homes/homeowners** that need to travel by this intersection to leave or arrive at their property.* (Most properties have at least two vehicles.)

#### **2. Pedestrian Safety:**

Reducing the setback risks to pedestrian safety since we do not have sidewalks and must walk in the street. In addition to residential drivers, there are delivery drivers and service drivers who frequent this intersection. (Note: The setback would be fine if this lot were on a different road. Since this is a heavily traveled intersection, there is a huge safety concern.)

The Need for Safety,  
Harmonious Development, and Due Diligence:

The applicant's claim that the variance is necessary for construction is heartfelt. Still, it's essential to note that the applicant should have conducted proper research or consulted with the seller regarding zoning variances before the property purchase. **As mentioned earlier, the setback would be acceptable if this property were located on a less traveled road.**

I strongly urge the Board to prioritize community safety by denying the request for a setback reduction to 10 feet. Instead, I recommend upholding the existing regulations and guidelines for properties of this size. As you deliberate on this zoning appeal, please keep our community's safety and well-being at the forefront of your decision-making process.

Sincerely,  
Lisa Rhoads

6596 East Lakeridge Road, New Market, MD 21774

Attachment: Map of the section of Pinehurst where the property lot is located.

This email opposes the proposed variance to reduce the required 25 foot front building restriction line to a 10 foot for the home proposed to be built at 6586 Edgewood Rd., New Market, MD 21774.

The corner where the owner wants to build the house is a very busy intersection with lots of children, running for buses and cars, leaving the development at all hours of the day not to mention delivery trucks.

This homes' location will obstruct views of traffic and pedestrians on Edgewood Road and E. Lake Ridge Rd., which would be disastrous for the children that wait at that corner for the bus and children, playing and pedestrians walking as there is no sidewalk. Additionally, there are cars parked on either side of the road on Edgewood, which makes it difficult for cars and children and pedestrians to be seen and to squeeze through the lane. This is a small lot with a large playground area. Building a home here would be a hazard to our community.

Please do not approve this request.

Mary Ellen Hilleary

E. Lakeridge Road

New Market MD



**From:** Martta Roach <[muddyhorse@gmail.com](mailto:muddyhorse@gmail.com)>  
**Sent:** Monday, January 22, 2024 9:26 AM  
**To:** Paone, Michael <[MPaone@FrederickCountyMD.gov](mailto:MPaone@FrederickCountyMD.gov)>  
**Subject:** Lot 579 Pinehurst

**[EXTERNAL EMAIL]**

To the Board of Appeals for Frederick Co.,

Please review my email letter from October 2023 regarding this property as my opinion has not changed on the subject.

I am still in opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft as this will greatly reduce the sight line at the intersection of E Lakeridge Rd and Edgewood Rd making this heavily travelled intersection ( both motorist and pedestrian ) very dangerous.

I urge the Board of Appeals to prioritize public safety by denying this request.

Sincerely,

Martta Roach  
Edgewood Rd  
Pinehurst

Dear Members of the Board of Appeals,

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians.

This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection. (If this request was made for a different area of Pinehurst, a location that was not heavily traveled by motorists and pedestrians, this would be a different situation. )

Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Meredith Yakscoe-Markle  
Pinehurst Resident

Good Afternoon!

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft at the corner of Edgewood and East Lakeridge road.

Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection.

Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians. This intersection is heavily traveled daily and includes various bus stops for school aged children.

Reducing the BRL to 10 feet would disrupt the sight line by motorists making it more danger to traverse our community. This is a legitimate threat to safety.

Therefore, I urge the Board of Appeals to prioritize public safety by denying the request to keep our community safe!

Nicol Augustine  
Pinehurst Resident for 10yrs

Dear Michael,

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. I have written an email previously about the situation below. And now we face an appeal. That piece of property should have never been for sale because it sits on the corner of Pinehurst's storm water drainage plan. This area is a major collector of water from Edgewater and E. Lakeridge, which collects water from the major hill above. (I have sent pictures previously.) Pinehurst was a community established prior to environmental laws that required planning and development to include storm water ponds for developments. When our HOA finally established an up-to-date plan with paved roads and established ditches to catch runoff water 15 years ago, our community agreed to want an update to our outdated system. The placement of this home, on that corner, negates the plan.

I am against reducing this requirement to 10 ft because it would disrupt Pinehurst's original plan for storm water runoff, compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians.

This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection.

Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Respectfully,  
Pam Pennington  
10801 Lake Court East

To whom it may concern;

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians.

I've written to the HOA numerous times regarding my concerns about the traffic on Edgewood road as it is. House that will encroach on sight lines right next to the playground is a terrible idea. It's only going to contribute to the traffic and safety issues this area is already experiencing. This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community.

The lot was designed for a smaller house. This area of Pinehurst has smaller houses. Most homes in this section are under 1800 ft<sup>2</sup>. It is become more common to put larger houses on these lots when the community was clearly not designed to support them.

Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Signed,  
Rachael Graser  
Resident of Edgewood Rd

Dear Michael Paone and members of the board of appeals,

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians.

This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection. (If this request was made for a different area of Pinehurst, a location that was not heavily traveled by motorists and pedestrians, this would be a different situation. )

Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Signed,  
Samantha Merten

From: Martta Roach <muddyhorse@gmail.com>  
Sent: Tuesday, October 17, 2023 12:38 PM  
To: Paone, Michael  
Subject: Objection to Zoning Appeal - Variance request for lot #579, 6586 Edgewood Rd, New Market, MD 21774

[EXTERNAL EMAIL]

To the Members of the Board of Appeals:  
Subject: Objection to the Zoning Appeal, Variance Request for lot #579, 6586 Edgewood Rd, New Market, MD 21774

Dear Members of the Board of Appeals:

I object to the zoning appeal for 6586 Edgewood Rd, which aims to change the setback from 25 feet to 10 feet from the street. This variance raises serious safety concerns for this busy intersection.

This intersection (Edgewood Rd and East Lakeridge Rd.) is a critical route for both cars and pedestrians. The reduced setback would bring the house much closer to the road, increasing the possibility of accidents at this intersection. This is a high traffic area for both vehicles and pedestrians.

Several school buses stop at or near this intersection. The proposed variance would make this an unsafe practice, dangerous for cars, buses and people as the sight lines would be blocked.

I strongly urge you to consider the safety of the community and deny the request for this variance.

Thank you for keeping the safety of our community in mind when making this zoning appeal.

Sincerely,  
Martta Roach

Lisa Rhoads  
6596 E. Lakeridge Road  
New Market, MD 21774

February 9, 2024

Andrew Brown, Chairman, Board of Appeals  
Zoning Administration  
30 N. Market St.  
Frederick, MD 21701

Dear Mr. Andrew Brown:

I am requesting reconsideration of the BOA approval of B-23-18 for the following concerns:

1. The proposed home's size and design are not in harmony with the surrounding homes. The applicant could still build a smaller home with a more modified variance. The planned 1,200 sq. ft. house is larger than the typical 850 sq. ft. footprints of the homes in the local vicinity, many do not have garages. (see pictures)
2. The B&R representative's claim that the line of sight for motorists is sufficient for 25 mph is questionable due to the hill's steep incline where this lot is located. This poses a safety risk for pedestrians, mainly since no sidewalks exist.
3. Safety in our community is the top priority, money, and value pales in comparison to safety. While a new home would increase the value of the nearby homes and homeowner dues, the primary concern should be for the safety of residents, particularly children who play at the nearby playground and cross the street without sidewalks.
4. Given the potential impact on pedestrian safety and neighborhood harmony, I request a more comprehensive hearing with more members present. As we know, a house is a permanent structure, so it's crucial to thoroughly investigate this case's implications.

I respectfully request a reconsideration of the decision made on 1/25/24.

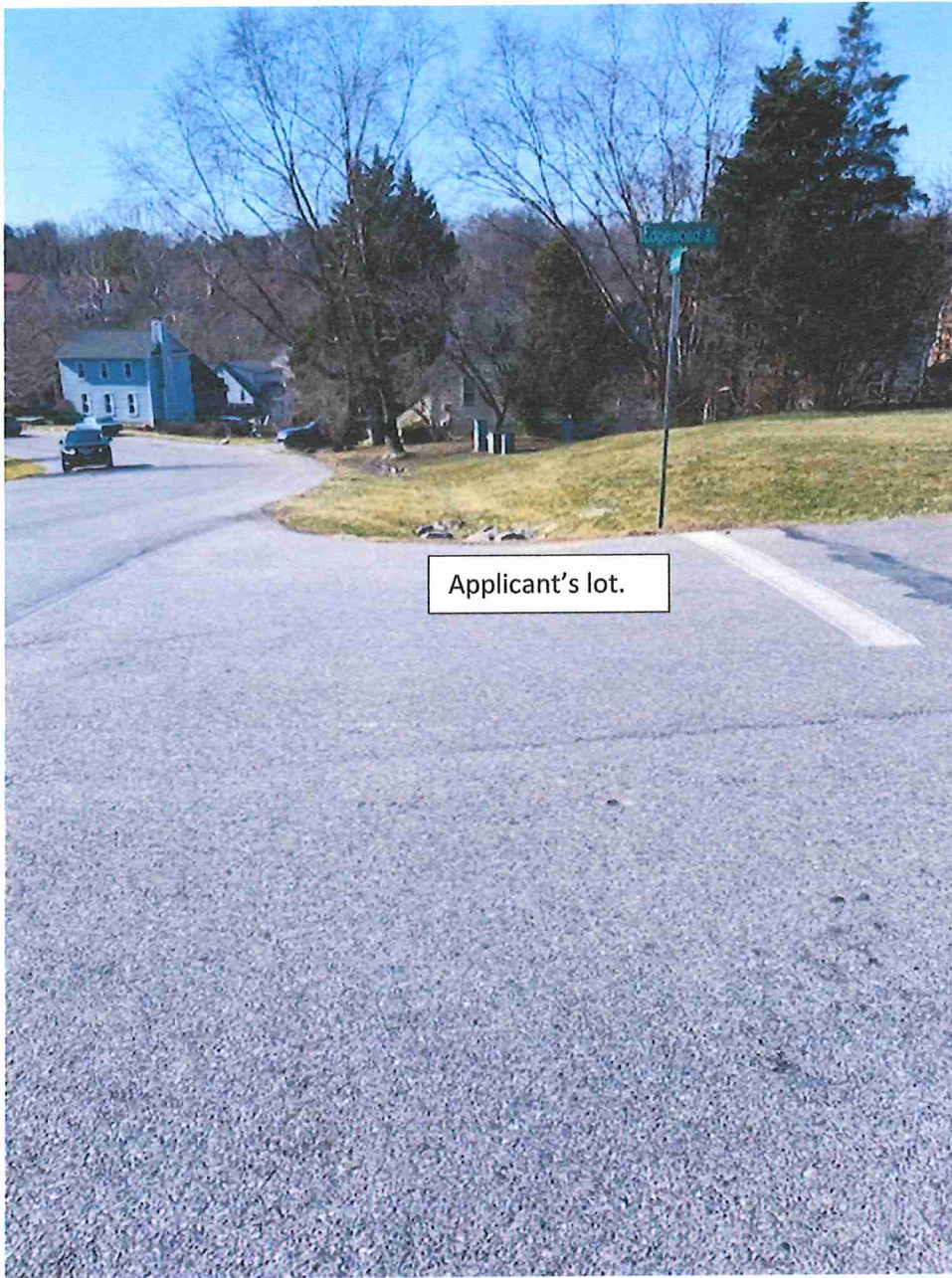
Respectfully submitted,



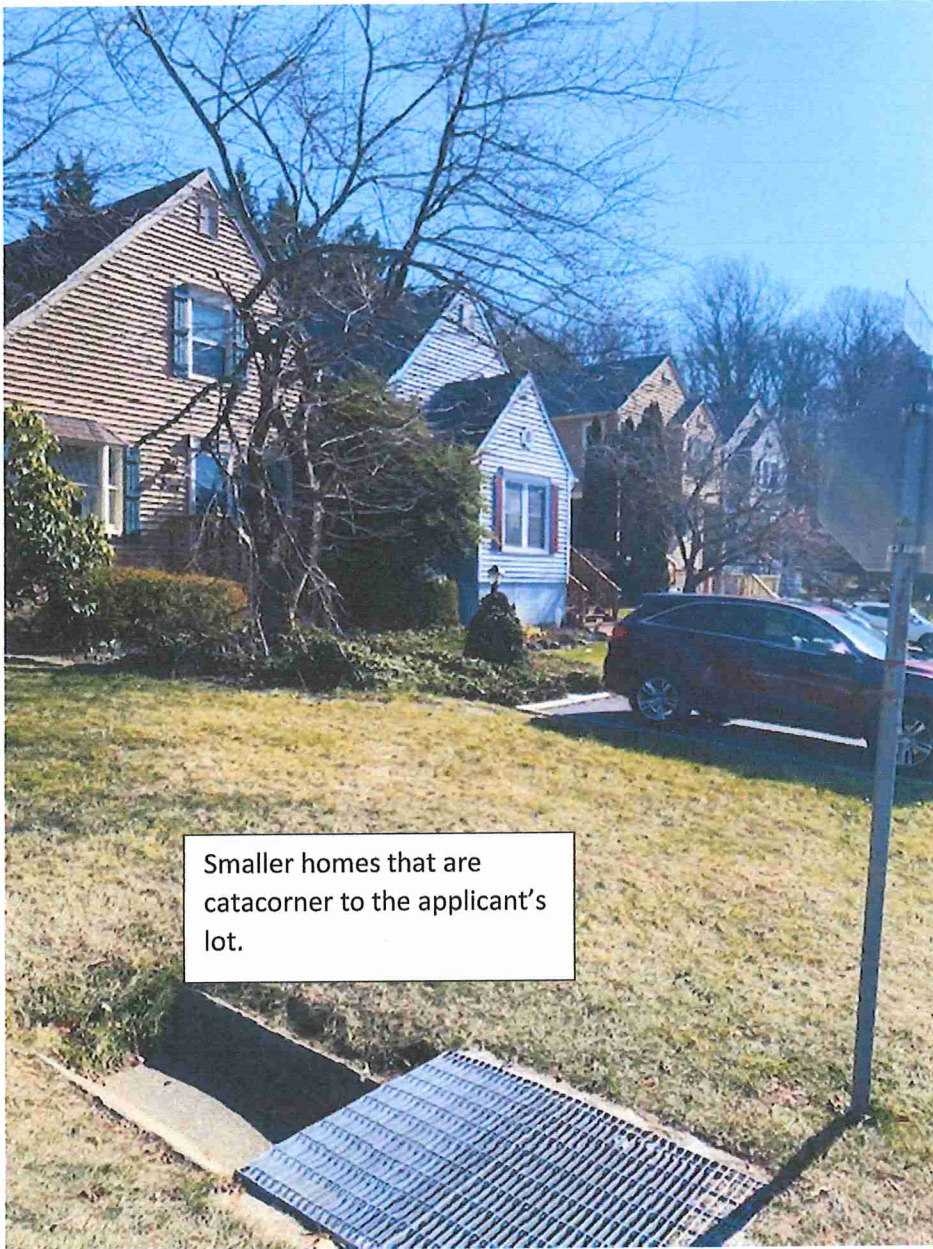
Lisa Rhoads







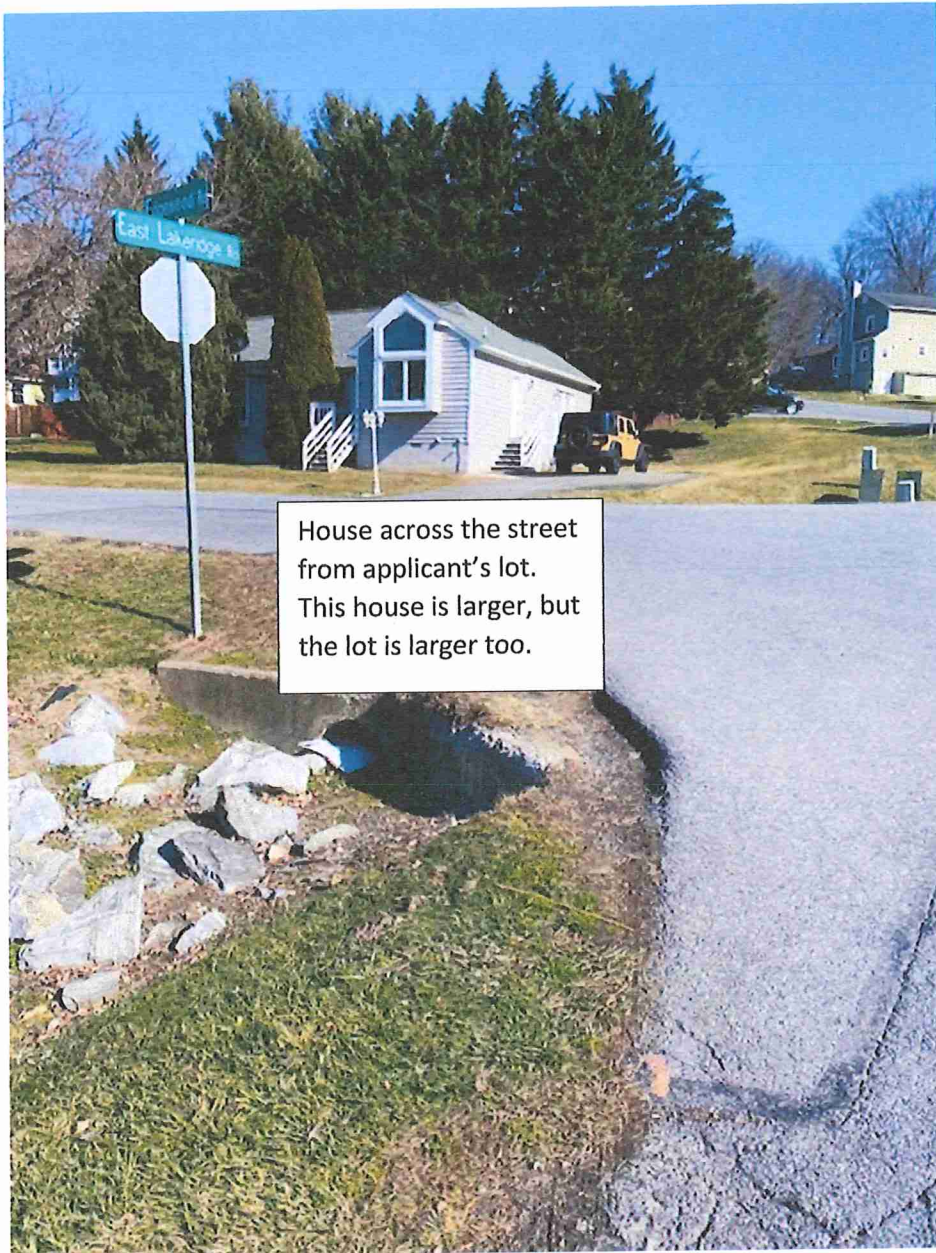
Applicant's lot.



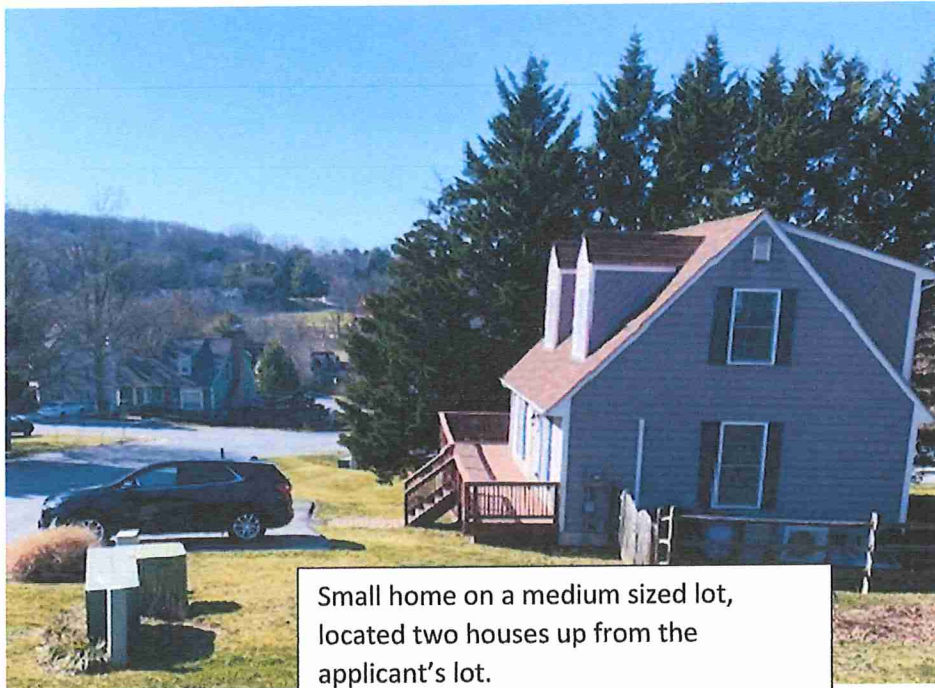
Smaller homes that are  
catacorner to the applicant's  
lot.







House across the street  
from applicant's lot.  
This house is larger, but  
the lot is larger too.



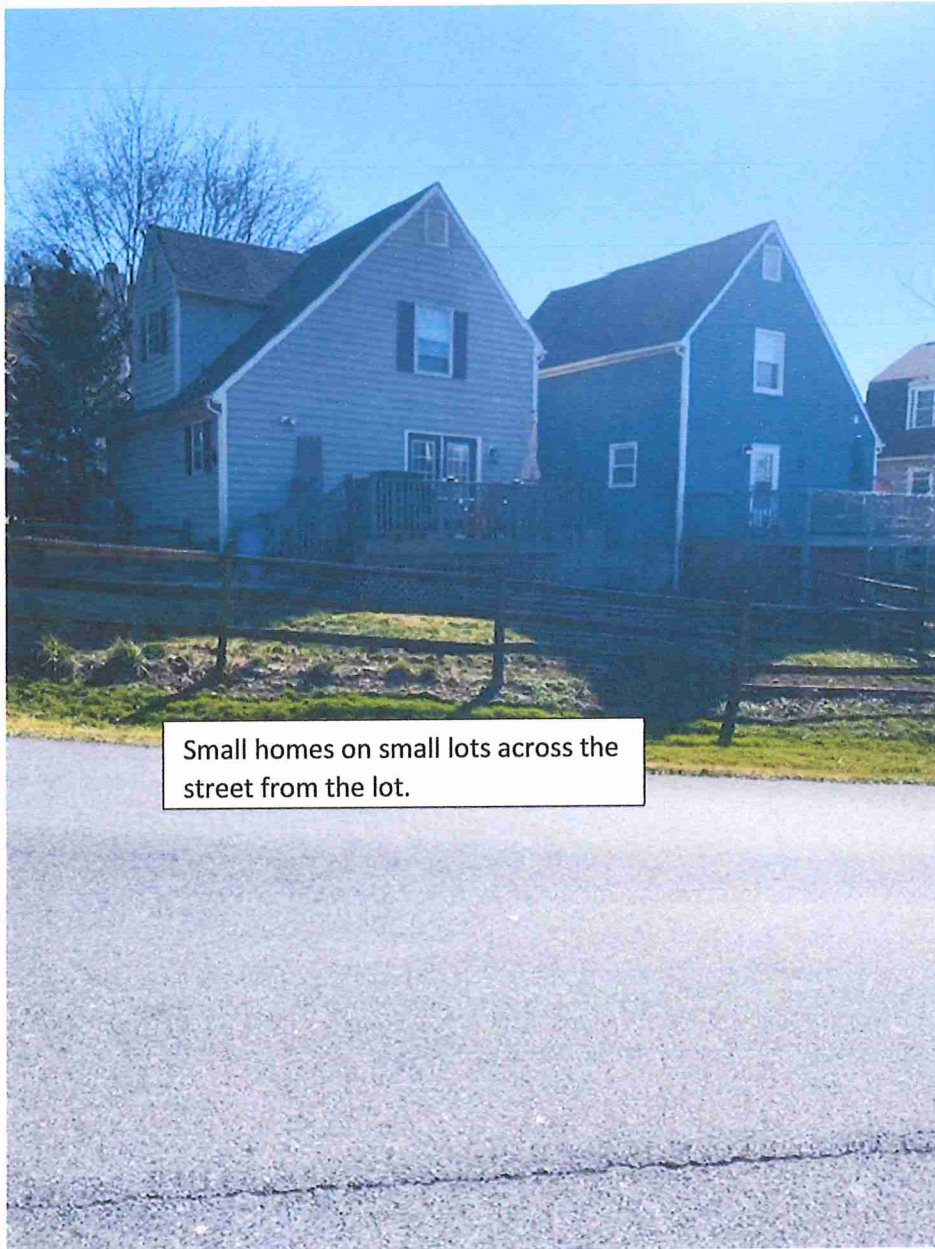
Small home on a medium sized lot,  
located two houses up from the  
applicant's lot.





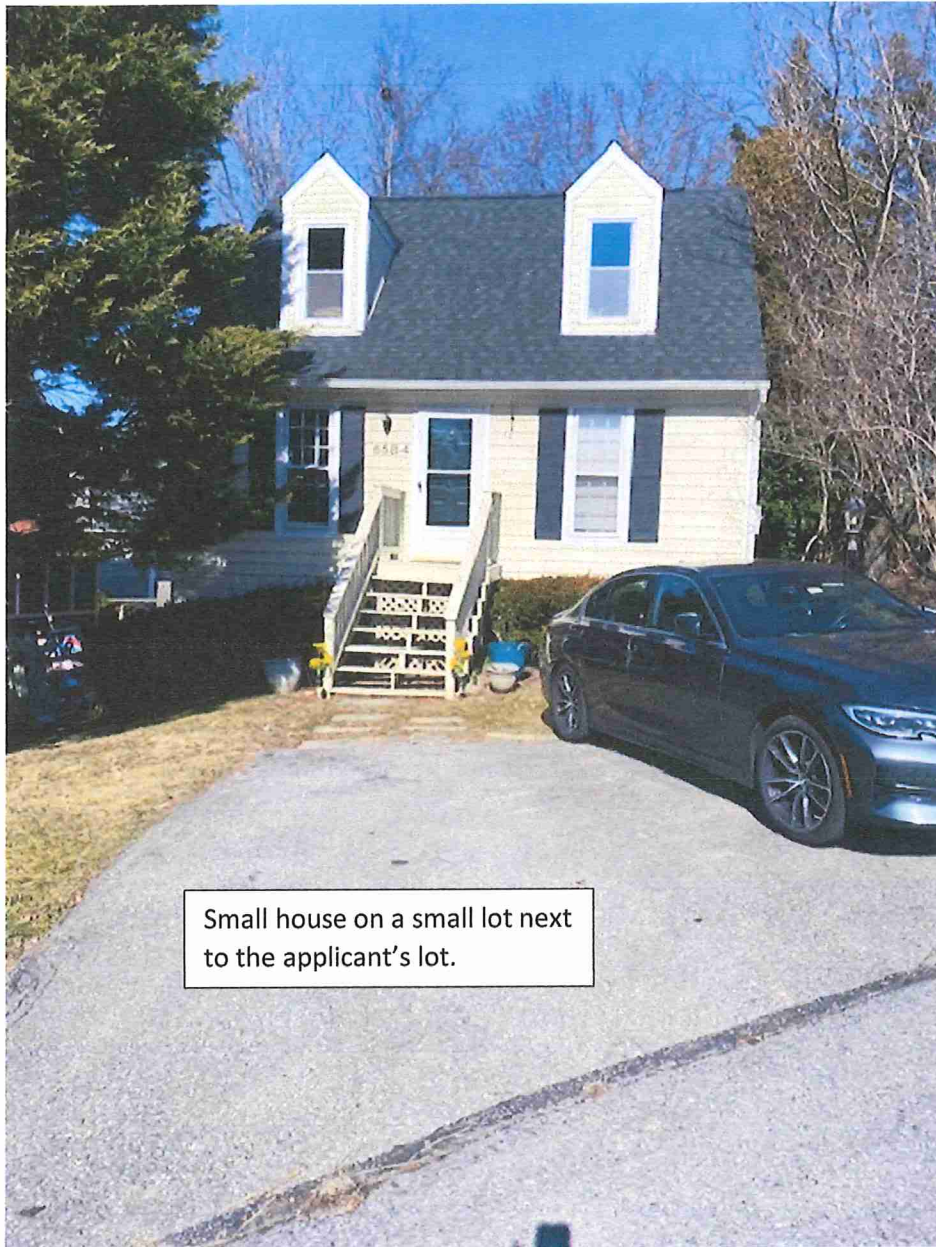
Smaller homes  
on small lots

Here is the lot for the  
proposed house.



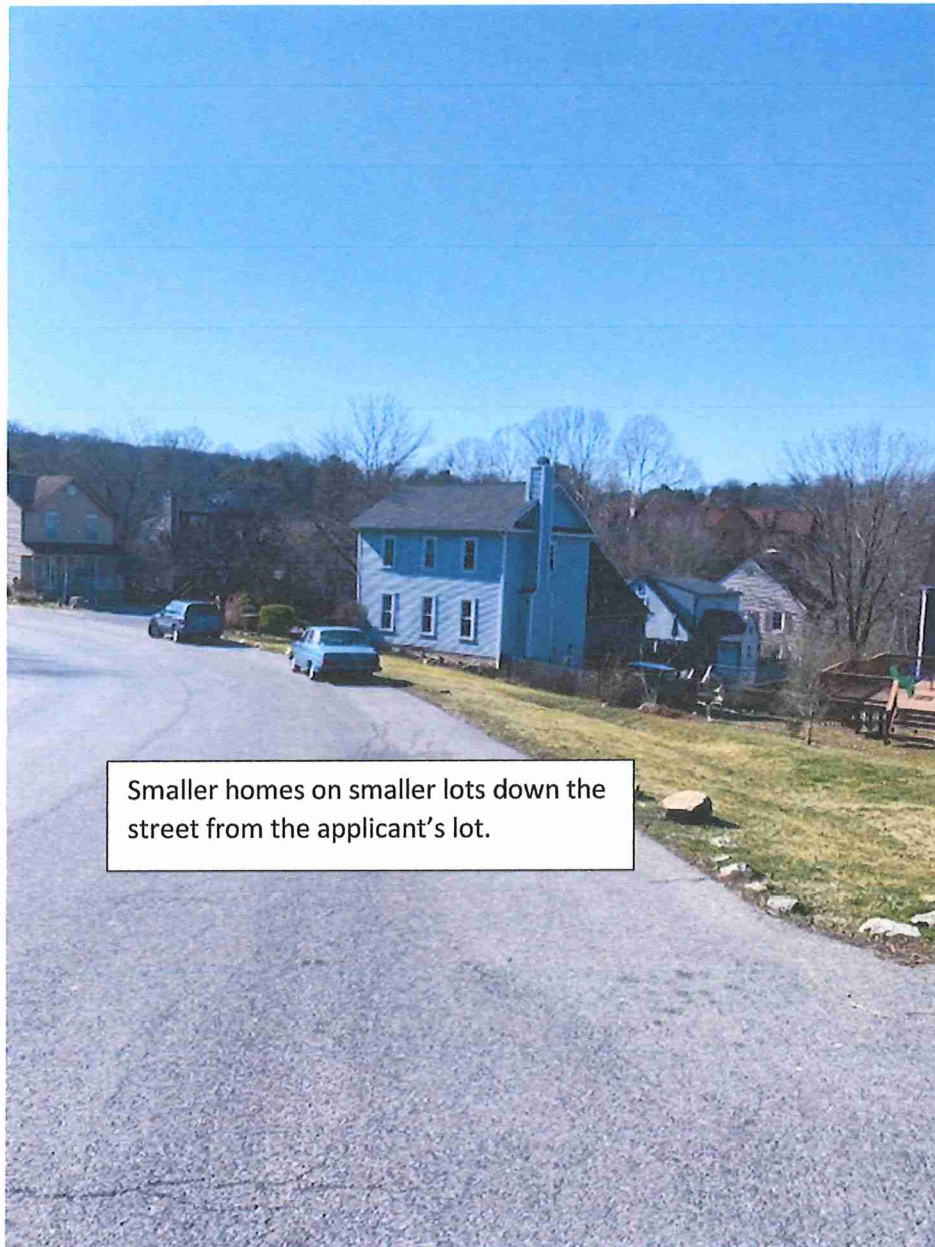
Small homes on small lots across the street from the lot.





Small house on a small lot next to the applicant's lot.





Smaller homes on smaller lots down the street from the applicant's lot.

**From:** [brian Hennigan](#)  
**To:** [Paone, Michael](#)  
**Subject:** Variance Request for lot#579  
**Date:** Sunday, October 22, 2023 7:05:04 PM

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[EXTERNAL EMAIL]

Dear Members of the Board of Appeals,

I strongly object to the zoning appeal for 6586 Edgewood Rd. That is the second most used intersection in our development, second to the intersection on Boyers Mill Road & Pinehurst Drive. Although Boyers Mill of course gets more traffic this particular intersection has more foot traffic and especially children walking to & from the bus stop during school hours. The problem with the change in the variance is that it will compromise our sight line from oncoming cars & increase the danger of not being able to see as we are turning on to East Lakeridge. Thank you.

**From:** [Madison Jezioro](#)  
**To:** [Paone, Michael](#)  
**Subject:** property lot # 579 at the intersection of East Lakeridge Rd and Edgewood Rd  
**Date:** Sunday, January 21, 2024 2:51:59 PM

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**[EXTERNAL EMAIL]**

Dear Members of the Board of Appeals,

I am writing to express my opposition to the request by B & R Group to reduce the required 25 ft front building restriction line to 10 ft. Reducing this requirement to 10 ft would compromise the safety of the intersection, potentially leading to increased risks of accidents and hazards for motorists and pedestrians. This intersection is heavily traveled daily by many motorists, pedestrians and school children. Reducing the BRL to 10 feet would disrupt the sight line by motorists. Over 300 homeowners have to travel on East Lakeridge Road to enter or exit the community. All but nine of the homeowners need to drive by this intersection. (If this request was made for a different area of Pinehurst, a location that was not heavily traveled by motorists and pedestrians, this would be a different situation. )

I personally walk my dog there every day which can already be dicey due to the rate of speed at which some drive. Therefore, I urge the Board of Appeals to prioritize public safety by denying the request.

Thank you,  
Madison Jezioro

**From:** [Marc Chauvin](#)  
**To:** [Paone, Michael](#)  
**Subject:** Zoning Board Appeal - Case # B-23-18 B275703  
**Date:** Thursday, October 19, 2023 6:49:15 AM

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**[EXTERNAL EMAIL]**

Hello Mr. Paone -

This is in regards to the zoning appeal of the property located at 6585 Edgewood Road in New Market, MD. It has come to our attention that the new owners are looking to have Frederick County amend the current variance stipulations in order to build a home on this lot that is closer to the building restricted line. This is an appeal that I as a community member in this location feel is something that should not be allowed by the county.

This property was purchased [according to SDAT] in November of 2020, well after the zoning changes noted in the applicants appeal of 1977. This has gone through several owners since the lots creation, and the purchase of this property should have contained with it the understanding of what was legally allowed to be constructed, the parameters of that construction, and the zoning/variance regulations as set forth by Frederick County. The applicants appeal based on the inability to build a home on this site is not a valid argument. SDAT shows this property as comprising 4,276 sq ft of land, while the home that I currently reside in is only 2880 sq ft of land. The argument that the lot size is not able to sustain a home within the current county code is not an accurate statement and this appeal is an attempt to build a home based on desired size and layout and not based on what is allowed and feasible. A large amount of homes on Edgewood Road and the surrounding streets are similar to this lot size if not smaller and have homes on them that fall within the Building Restricted Lines and county code.

Furthermore, this change in building location will cause unnecessary safety issues for the community as a whole. The intersection that this home is proposed to be built on is a major intersection for the entirety of the eastern portion of the Pinehurst development in the Lake Linganore community. It is located next to a playground that sees a high turnout of children almost every day of the week, it is also the location of one of the main bus stops for this portion of the community. Allowing a home to be farther into the intersection will make this already somewhat unsafe intersection even more so.

The visibility of traffic from incoming and outgoing vehicles along East Lakeridge makes this a difficult intersection to navigate without obstruction. The impedance of a home based on the proposed site plan will further cause this to be a dangerous intersection for not only vehicle traffic, but also the active outdoor community of walkers, bikers, and children that utilize this portion of Edgewood Road.

The applicants statement that this will not impact the use of any other property is untrue - it will in fact impact every property that exists on the eastern side of the Pinehurst development by causing safety issues for both pedestrians, bus riders, and the general neighborhood.

I appreciate you taking the time to look into this matter and take these thoughts into consideration during the appeal process.

Sincerely,

Marc Chauvin

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Marc Chauvin, SSM, MSPM, CTS  
[marcchauvin@gmail.com](mailto:marcchauvin@gmail.com)