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To: [Clerk of the Council](#)
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Subject: Appeal for A-9973-C-01
Date: Wednesday, February 9, 2022 3:20:52 PM

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Good day,

My name is Andrea Bobby Allen. I am a person of record and I submit my request to appeal the Hearing Examiner's decision on A-9973-C-01 (Westphalia Meadows). Please note that the instructions for filing an appeal state that I must send a copy of this appeal to all persons of record, however, the notice that I received did not include a list of the persons of record. Therefore, I cannot complete this step in the process.

My reasons for appealing are as follows:

1. I am concerned about how the new construction will impact flooding in my neighborhood (Westphalia Woods) which is adjacent to the construction site. I am concerned that construction for an area this large will cause run-off water to run into my neighborhood which has only one exit/entrance. Flooding will make it difficult to get in/out of the neighborhood, especially during a medical emergency. Many reside. My neighborhood's residents are aging and many are considered elderly and/or disabled. Metro Access comes to my neighborhood several times a day to take residents to medical and chemotherapy appointments. I also have concerns about how potential flooding will impact my home. My home at 10009 Howell Drive, sits at the bottom of a hill and is susceptible to flooding. I currently have a commercial storm drain installed at the foot of my garage/driveway to manage flooding and I am current on my flood insurance provided through FEMA.
2. There is a family of eagles living on the property slated for construction. Their presence and home was reported Maryland Department of Natural Resources for monitoring and protection. There are a significant number of deer that graze on the site of the construction. We already have an issue with too many deer darting in the street, especially at night time. I am concerned about my safety while driving because this construction will only lead to the destruction of their home and cause them to dart into or linger in the streets more.
3. The proposed decision to approve a new neighborhood with 350+ homes and residents will lead to changes in the public school system bussing. Currently, the county's centralized bus plan allows for students to walk further and alongside busy streets that are not paved with a sidewalk or guardrails, as long as the student is not walking more than 1 mile. With more residents to the area, I worry that we are creating more dangerous conditions on top of already dangerous conditions. The addition of more county students will widen the walking radius of children and force to walk further on Westphalia Road which is a street known for speedy driving and limited sidewalks. My kids' safety are at risk.

4. Noise pollution is a concern. The increased traffic from the new residents and resulting noise will be an annoyance to say the least. I moved to the area because of the nature and serenity. Now, I feel like that is being stripped from me due to greedy investors/developers.
5. Washington Gas Pipeline: Washington Gas is installing a huge gas line that will run from Maryland to Pennsylvania. The gas line will also run behind Westphalia Woods and through the new development. I have environmental concerns (gas leak, water contamination, toxic fumes, etc). I do not believe this developer is going to be transparent about this gas line to future homebuyers and residents. Also, what will the developers do if there is damage to a home or (gob forbid!) a fatality due to a gas leak?
6. During the Zoning Hearing, the developer's attorney stated that the homes built would be comparable to the size and lots of the homes in Westphalia Woods. Westphalia Woods homes are on average 4-6 bedroom, 2-3 car garage homes on one or more acre lots. The proposed decision appears to be for attached townhouses. This does not sound comparable to me.
7. Traffic is a major concern, especially because there is only one way into my neighborhood. Additional vehicle traffic will make exiting the neighborhood a longer ordeal. Conversely, entering into the neighborhood is anxiety provoking because my neighborhood's entrance is positioned at a bend in the road. Other motorists often speed like race cars on Westphalia Road. It is hard to see around the bend and I am always scared that a speedy driver will rear-end me while I am stopped on the street waiting for oncoming traffic to pass me so I can safely make a left turn.

I am rushing to submit this appeal because I just recently received it due to postal mail delays. If a supplement is necessary due to memory lapse, I will submit at least 5 days before the hearing.

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