

# THREE NOTCH DENTAL

IMPLANTS - COSMETICS - FAMILY

January 31, 2025

St. Mary's County Board of Appeals  
41770 Baldrige Street  
Leonardtown, MD 20650

Subject: Riverside Townhouses ZAAP 24-0018

Dear Members of the Board of Appeals,

I hope this letter finds you well. I am writing to formally express my concerns regarding the proposed townhouse development on the property adjacent to my dental practice, Three Notch Dental, located at 23192 Three Notch Road, California, MD 20619.

## Traffic and Safety Concerns

From a safety perspective, I am particularly concerned about the increased traffic congestion and potential hazards. Several years ago, my son and I were involved in a traffic accident on Three Notch Road due to a stopped bus. A distracted driver rear-ended my truck, totaling it. Fortunately, neither of us was injured, but the experience underscores my concern about adding a new residential development without proper traffic accommodations.

The proposed townhouses will be on a private road that school buses will not enter, requiring children to wait on Three Notch Road, one of the busiest intersections in the county, for pickup six times per day. This creates a serious risk for children and additional traffic congestion. Additionally, the proposed development and potential car wash would downgrade the intersection from a Level D to a Level F. While I understand that the impact fee can be paid in lieu of a future traffic light, this does not address the immediate or future safety concerns of a major intersection. There is a right-of-way at the rear of the property but lacks permission for use by the developers. If Three Notch Road remains the only viable bus access point, extending the shoulder would only lengthen the merge lane and place the bottleneck in front of the townhomes and the children's bus stop.

A safer alternative would be to reduce the number of proposed townhomes to allow space for a public road where buses could enter and safely pick up children.

## Business and Property Concerns

As a business owner, I have several concerns regarding how this development may negatively impact my practice and property.

- **Parking Overflow:** The updated plan includes 42 townhouses, each with a garage and driveway space, plus an additional eight overflow parking spaces. However, this does not account for residents who may have multiple vehicles, teenage drivers, or guests

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during events such as holiday gatherings or the Super Bowl. I fear that once the overflow spaces are full, residents and guests may attempt to park in my lot, which could disrupt my business operations. Alternatively, they may park near Starbucks and attempt to cross Three Notch Road without a designated crosswalk, creating a significant safety hazard.

- **Security Measures:** If the project is approved, I respectfully request that the townhouse development contribute to the cost of additional fencing, security cameras, and hydraulic bollards to prevent unauthorized parking or trespassing on my property in order to mitigate these risks. This would help address both liability and safety concerns.

## Environmental and Structural Concerns

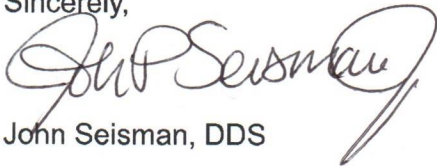
Another issue is the potential impact on the natural landscape and structural integrity of the surrounding properties.

- **Retaining Wall and Tree Damage:** The current plan includes an eight-foot retaining wall near the rear of my property, where several large oak trees are located within several feet. The construction of this wall could damage the trees' root systems, depriving them of nutrients and water, leading to instability and eventual death. This presents a liability risk, as weakened trees could fall and cause damage to my building, fence, or the proposed childrens' playground adjacent to it.
- **Proposed Solution:** Reducing the number of townhomes would allow for increased parking and an expanded buffer zone to protect the trees, ensuring a safer and more sustainable development.

I appreciate the Board's time and careful consideration of these concerns. I respectfully request that the developers reevaluate their plans to address traffic safety, parking overflow, and environmental impact. A more balanced approach—such as reducing the number of townhomes to accommodate a public road, additional parking, and an improved buffer—would be in the best interest of both future residents and existing businesses.

Thank you for your attention to this matter. I look forward to your response and to working towards a solution that serves the needs of all parties involved.

Sincerely,



John Seisman, DDS

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