

23310 By The Mill Road  
California, MD 20619  
February 1, 2025

St. Mary's County Board of Appeals  
Amanda Yowell  
Department of Land Use and Growth Management  
23150 Leonard Hall Drive  
P O Box 653  
Leonardtown, MD 20650

Re: Riverside Townhouses ZAAP 24-0018

Dear Appeals Board Members,

Thank you for accepting comments on this project. While affordable housing is needed nationwide, it should not be constructed in unsafe locations.

The location proposed for this project is unsafe for the proposed occupants and will increase driving risks for drivers in this area. It is unsafe because the entrance/exit is on a very busy highway merge lane. It is an unsafe connection to Rt 235, and will still be marginal after upgrades to Rt 235. Approval of this project should be contingent upon submission of a detailed safety study and design plan that addresses access to and from this project.

The location proposed for this project is unsafe for young and school age children. Unsafe due to proximity to Rt 235. Unsafe due no safe passage to the amenities within view of the project. Unsafe for school bus loading and unloading.

Please note that this project will have a direct effect on traffic trying to exit By The Mill Road. Some of the Townhouse traffic will try to enter onto Rt 235 North when northbound traffic is stopped at the light. Thus these vehicles will add additional congestion to the limited time available for By The Mill traffic, at times preventing safe egress from By The Mill Road. Egress constantly threatened by crossover vehicles from FDR Boulevard.

Thank you for considering the impacts of this proposed project.

Sincerely,

Gregory Stevens