

The 2 duplexes at the corner lot (10211) might well be just the first step in Mr. Terou's long-range plan for Westland Bay. Last year, when he purchased the 2 lots (10205 and 10211) from the owner of 1216 Westland Bay, he also had the entire wooded tract along Westland Bay surveyed. The owner of this land does not live on Westland Bay. Surveyors working there said they were told to survey that tract by the man who bought the lots at the corner. It has worried us ever since that he was surveying land he was not buying at the time.

Also, Mr. Terou misrepresented his plans when he contacted several homeowners on Westland Bay in 2023 to say he intended to build a million-dollar, single-family home for himself on the two corner lots (what is now labeled as Lots 1, 2, and 3) and to ask for driveway access to our street. All the homeowners he contacted rightly refused such permission because that access is limited to the original homes on Westland Bay and also to avoid construction trucks and future additional traffic on our private street.

It was difficult to believe, even then, that a successful businessman intended to build a big house and move in with his family on a small lot, so near such a busy street as Westland Drive, and easy to see now what he had planned all along. Through his application, we find that he already lives in a huge home in a subdivision close to Lotts Elementary School. He bought this house in 2022 (as per Zillow). There is a large tract of trees next to his subdivision but the applicant does not seem to be developing any of it because he probably wants to keep his neighborhood free of further development, especially duplexes. But he seems quite willing to impinge on our single-family homes neighborhood with duplexes.

With his proposal to convert the 2 lots into 3 (to cram 2 duplexes on what was 1 lot), we can anticipate all the problems if construction trucks (and later, visitor cars, worker trucks, and so on) park on our street. Because Westland Bay is a narrow street, delivery vehicles, trash-pickup trucks, and some emergency vehicles (e.g., fire trucks) would not be able to access Westland Bay.

But the future may be even worse. The fact that he calls his plan "Dream Subdivision" suggests what he may be envisioning. Calling 2 duplexes and 1 ranch house a "subdivision" is most unusual. It seems likely that Terou wants to develop much more on our street. The owner of the wooded tract on Westland Bay (who lives on Burch Cove) may agree to sell all of that land to Terou, who can easily fit about 8 additional duplexes there (at the small size he's planning for the ones at the corner). The owner of 1216 Westland Bay has long wanted to sell his house and if Terou purchases it, he could pack about 10-12 duplexes there because that lot has a long frontage. This would mean a total of about 20 duplexes or 40 new families on a street where there have been merely 9 single-family homes for 35 years. Also, he would have the whole length of 1216 at his disposal for driveways coming onto Westland Bay and this would create further distress (noise, traffic congestion, etc.) for the original homeowners on our street. His dream development, if extended along our street, would quickly become our nightmare.

The homeowners on Westland Bay have lived here for 30-35 years and we do not want a developer to encroach on our peaceful neighborhood with duplexes (possibly a string of them to come) and destroy the quiet character and the natural beauty of our single-family residential street.

We are posting this attachment to make the MPC aware not only of concerns about the current project, but also the possible future repercussions of their decision. We request that you deny the current application to prevent the degradation of our neighborhood.