My name is Richard Stecker. I reside at 9404 Ryans Way, Perry Hall, Md 21128. The property at 9402 Ryans Way is being improved by Carlos Levine as a primary residence. Mr. Levine has proposed the construction of a detached garage on the property to house his private collection of 20-plus cars.

9402 Ryans Way is a stand-alone property, and is not part of the Honeygo Falls Home Owners' Association. I have met with Mr. Levine to review and discuss his plans for the garage. Given that the intent of the garage is to house a private collection, and is not part of a business or enterprise to repair or restore vehicles, it is not envisioned that traffic and/or parking on Ryans Way will be impacted by the presence of this structure. The proposed location of the garage is mostly obscured by trees, so it does not obstruct the view of the area.

I am Mr. Levine's closest neighbor, and based on the plans he has proposed, the view of the garage will not disturb the view from my property. It would seem that other neighbors will be affected less than me.

I have no personal or business relationship with Mr. Levine. I do not intend to provide consent or approval for this project. I am writing to document my lack of objection to it. While I am an officer of the Honeygo Falls HOA, this letter does not provide any consent from the HOA.

Thank you for your attention to this matter.

Printed Name RICHARD STECKER

Signature Richard Stecker Date 3/21/23

Phone 410-215-4248

Relationship NONE

EXHIBIT

tabbies

7