

September 12, 2024

Tom Whom It May Concern:

I am writing concerning Case No. ADO 25-01 regarding ADU Application at 907 Nora Drive (license 95924). The ADU application for 907 Nora should be denied for the following reasons:

1. The county rules require the individual applying for the ADU live in the property as their primary residence. This is not the case.

+Mr. Santos and his immediate family live at 904 Nora Drive (see county land records showing this as owner occupied property by Mr. Santos [see attached file: 904 Nora Maryland property search.pdf]).

+907 Nora Drive, while listed by Mr. Santos as a primary residence (see file: 907 Nora Drive Maryland property search.pdf) is, in fact, currently being used, and has in the recent past been used, as an unlicensed rental property by Mr. Santos. This has been confirmed in previous inspections by DHCA (see attached file: 907 Nora dhca cases.pdf which shows DHCA cases related to the illegal rental of this property: 184027, 187414, 160665, 152706, 136300, 135726, 131538).

+Current renters at the property park their cars in the driveway (photos attached -see attached file "cars of renters at 907 Nora.jpg")

-Black Toyota Corolla, Maryland tags 3EZ3996

-Black Camry, Maryland tags D66897Z

-Black van, Maryland tags 3GC9953

+Mr. Santos owns a property a block away at 717 Tanley Road which is also listed in the land records as his primary residence (see file "717 Tanley md prop search.pdf").

2. The county rules only allow an individual to have one ADU. Mr. Santos already has an unlicensed ADU at 907 Nora Drive.

+Mr. Santos currently has an ADU above the garage of 904 Nora Drive (see attached photo of red brick house behind 904 Nora "house behind 904 nora.jpg"). This is not a licensed ADU. The county has inspected this ADU on case 184026 in March 2024 (see "904 nora adu 2024.jpg"). Based on at 9/5/24 discussion with DHCA staff member Tamala Robinson, the county did find this being used as an ADU. They required removal of kitchen appliances and that the unit be vacated by inhabitants. Neighbors have observed that the unit above the garage once again, currently being used once again as a residence.

3. Mr. Santos stated he plans to occupy 907 Nora Drive as his primary residence when he applied for the ADU. However, Mr. Santos has a longstanding pattern of not complying with the county's

housing rules. He continues to operate an illegal ADU at 904 Nora and has rented our 907 Nora for most of the last 10 years, despite repeated enforcement cases by the county.

For the reasons described above, the application should be denied.

Thank you for your consideration of my views.

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