

PRO. EXHIBIT# 1
CASE: 2024-0226 V
DATE: 6/24/25

Karen Martinez
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Anne Arundel County Office of Administrative Hearings
Arundel Center, P.O. Box 2700
Annapolis, MD 21404-2700

Re: Opposition to Zoning Variance Request for Joseph Jamison, case number 2024-0226-V (AD 1, CD 7)

Dear Douglas Clark Hollman, Esq., Administrative Hearing Officer,

I am writing to express my opposition to the zoning variance request submitted by my neighbor, Joe Jamison, for the property located at 1515 Arundel Road, Edgewater, Maryland 21037. The requested variance seeks approval to construct a building too close to the street, to allow the new structure to exceed the size of the main building already on the property, and to construct an ADU that is larger than allowed.

As a resident of the Woodland Beach/London Towne neighborhood in Edgewater, I have several concerns about the potential impact of this construction on our neighborhood:

1. **Proximity to the Street:** Allowing construction too close to the street would disrupt the established character of the neighborhood and could set a concerning precedent for future development. The current zoning laws are in place to maintain a consistent and safe streetscape, and this variance would significantly alter the overall aesthetic and potentially affect the safety of pedestrians, cyclists, and drivers in the area.
2. **Scale of the New Structure:** The proposal for a structure that is larger than the main building on the property would disproportionately affect the visual balance of the neighborhood. It would create an out-of-scale building that is not in keeping with the size and character of the existing homes, which could negatively affect property values and the quality of life for neighboring residents.
3. **Potential for Increased Traffic and Noise:** The construction of a larger structure closer to the street could result in increased noise, traffic, and disruption in the neighborhood, all of which are concerns that many residents, including myself, are uncomfortable with. We value the current character of our area, and such changes would likely disturb the natural flow of the community.
4. **Potential for Future Commercial Use:** The proposed construction that would include a four-car garage, on a block where no other homes have even a single car garage, raises concerns about future use of the construction beyond the

proposed residential and storage space. The overall size of the proposed construction gives me great pause, and the potential precedent could permanently damage the character of our neighborhood.

In light of these concerns, I respectfully request that the Office of Planning and Zoning deny this variance request. The existing zoning regulations were put in place for a reason, and it is important that they be upheld in order to maintain the integrity of our neighborhood.

Thank you for considering my concerns.

Sincerely,
Karen Martinez