

PRO. EXHIBIT# 1
CASE: 2025-0122-V
DATE: 9/16/25

SUBJECT: Variance Request

TREVER WAYNE BELDEN AND GRACE VICTORIA BELDON

2025-0122-V (ad7, cd 7)

946 Bay Drive, Deale MD 20751

To: Holly Colby

Office of Administrative Hearings

I am requesting that the variance request be DENIED for 946 Bay Drive for the following reasons and I ask that the board consider them before making any decision.

The property is at the intersection of 5th Street and Bay Drive and is a corner lot, Bay Drive is a single lane road. Any additional construction on this site will OBSTRUCT the view of vehicles turning on this corner. THIS IS A MAJOR SAFETY ISSUE. This is a small neighborhood. In addition to the many pedestrians, there are many children who ride bicycles and ATVs around this corner and any sight obstructions will cause safety issues which can lead to an accident. Many of these riders are moving too fast to avoid such an accident if their view around this corner is blocked as this additional structure will do.

The entire purpose of corner lot setback is for safety and any additional construction will cause problems that can lead to a serious accident.

In addition, with Bay Drive being a single lane - there is a problem with larger vehicles having restricted sight lines when more than one vehicle is trying to drive down Bay Drive. There is no easy way to back-up on the corner of Bay and (5th or 6th Streets) if there is another vehicle on Bay at the time and the driver will not be able to see the other vehicle. This has already caused problems with work vehicles parking on Bay.

Another point, this property was already given additional relief on the setbacks for a corner lot when it was originally constructed. The rear does not have a 20 foot setback required for corner lots. There is no reason to give additional relief to allow for additional construction on this property. Specifically, when there have already corner lot violations:

Since the house was originally built, there have been quite a few liberties taken such as:

Building a 6 ft (or greater) fence between the 5994 6th Street and 946 Bay Drive. Both lots are corner lots that straddle each other and the fence is too tall for the corner lots and was never permitted.

The original driveway has also been expanded (and paved) several times to become a 6 car driveway which I believe violates the original authorization for construction on this lot.

The owners have also added a shed that is greater than 64 square feet that is not set back from the side lot. The shed is just a few feet from 5th Street.

This variance application also wants to allow for the safety for parking the vehicles: However,

there is no

reason why the owners cannot park their extensive collection of vehicles on 5th street

as many other

vehicles on adjacent properties park their cars on the road without problems.

With respect to the ELDERLY FATHER (GRAND FATHER). He has been here for many months

and does not appear to be too elderly to terrorized the neighborhood while riding his motorcycle. Also, he has not even bothered to register his (out of state registered) pickup truck (as required by Maryland law) so it is not even clear if he is planning to stay.

There is no reason to believe that this is nothing more than a thinly veiled attempt to construct a rental unit (since the father has said he will pay to live there). In the future, this would be just another garage apartment that does not fit with the small Deale Beach neighborhood.

If the hearing board does allow any additional construction, it should be to an smaller addition to the house and not

a separate unit. There is no reason to allow exterior stairs to extend the between the original house and the garage and reduces the permeable surface that causes runoff to the Chesapeake bay and Flooding on the corner.

Finally, the corner between 5th and Bay floods and has substantial water runoff when there is any

significant rainfall. Any more permeable surface coverage will only make the flooding worse. Just since the original gravel driveway was expanded and paved over the flooding on this corner has been increasing. The backup of water sits on this corner for days after a good rain.