

PRO. EXHIBIT# 1
CASE: 2024-0144-S
DATE: 10/10/24

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September 23, 2024

Holly Colby
Department of Planning and Zoning
Anne Arundel County
2664 Riva Road
Annapolis, MD 21401

**Re: Opposition to Special Exception for Expansion of Nonconforming Use at 30 Aquahart Road,
Glen Burnie, MD 21061**

Dear Ms. Colby,

I am writing to formally oppose the application for a special exception filed by M.A.F. & Associates, LLC regarding the property located at 30 Aquahart Road, Glen Burnie, MD 21061. After reviewing the proposal for the expansion and combination of floor area related to the property's nonconforming use, I believe this exception will have detrimental consequences for the surrounding community and does not align with the spirit of the zoning laws of Anne Arundel County. My specific reasons for opposition are outlined below:

1. Impact on Neighborhood Character

The proposed expansion will significantly alter the existing character of the surrounding area. The combination of additional office space, garage, and storage into a single structure will intensify the nonconforming use, creating an industrial appearance that is incongruous with the surrounding properties. Such expansion could set a dangerous precedent, encouraging other nonconforming uses in the neighborhood to seek similar exceptions, leading to gradual erosion of the intended zoning structure. The purpose of zoning laws is to promote orderly and appropriate development; however, this expansion undermines that objective by increasing the property's departure from its original designation.

2. Potential Increase in Traffic and Safety Concerns

The proposed expansion of floor area, particularly with regard to the garage and storage space, is likely to increase traffic flow to and from the property, despite assertions to the contrary. With expanded operational space, the property may attract more commercial activities, including an influx of vehicles, service trucks, and employees. This will likely place an undue strain on local infrastructure, increasing the

risk of vehicular and pedestrian accidents. The applicant has not provided sufficient evidence that the expansion would not compromise the safety and welfare of residents and neighboring businesses.

3. Environmental Concerns – Stormwater Management and Pollution

The proposed expansion raises concerns regarding stormwater management and environmental impact. The applicant's claims regarding stormwater management seem insufficient in light of the proposed increase in impervious surface area. Without adequate plans to mitigate potential stormwater runoff, the expanded structure could exacerbate drainage issues, contributing to flooding or other environmental hazards for adjacent properties. Furthermore, the expansion of the garage and storage area raises concerns about potential increases in noise, fumes, and pollution, which could negatively affect the quality of life for nearby residents and businesses.

4. Intensification of Nonconforming Use

The applicant's request for this special exception will intensify the nonconforming use of the property, which is contrary to the intent of zoning laws. Nonconforming uses are intended to phase out over time, not expand or increase in scope. Allowing this expansion would perpetuate and exacerbate a nonconforming use that should be limited rather than enlarged. Such an exception conflicts with the established principles of land use and could undermine the legal framework designed to manage zoning districts.

5. Lack of Community Support and Precedent for Future Exceptions

It is my understanding that several neighbors share my concerns regarding this expansion, and there is no broad support from the local community for this proposal. Granting this exception would set a precedent that could encourage future nonconforming property owners to seek similar expansions, resulting in further degradation of the neighborhood's zoning integrity. The Planning and Zoning Department has a responsibility to uphold the zoning code to protect the collective interests of the community and ensure orderly development.

6. Public Need Not Demonstrated

The applicant has not adequately demonstrated a significant public need for the proposed expansion. The property has served its purpose for many years in its current form, and there is insufficient evidence to suggest that the proposed increase in floor area would provide a benefit to the community that justifies the associated risks. The lack of demonstrated public necessity further weakens the case for granting the special exception.

7. Potential Conflict with Public Facilities and Infrastructure

The expansion of the property could conflict with existing and future public facilities, roads, and services. The introduction of a larger structure and intensified use at the site may interfere with infrastructure plans for the area, including roadways and utilities, thereby complicating future development projects. I urge the Department to carefully consider the long-term implications of this expansion on public infrastructure and facilities before approving this exception.

8. Incompatibility with Zoning Code and General Development Plan

The proposed expansion is inconsistent with the goals of the County's General Development Plan, which seeks to ensure that development is in harmony with the surrounding community and in compliance with existing zoning laws. The applicant's request for a 30% expansion directly contradicts these objectives, as it seeks to further entrench a nonconforming use within a district that has likely evolved over time. As such, approving this request would represent a deviation from the overarching goals of Anne Arundel County's zoning regulations and development plan.

Conclusion

For the reasons outlined above, I respectfully urge the Department of Planning and Zoning to deny the special exception request for the expansion and combination of nonconforming uses at 30 Aquahart Road, Glen Burnie, MD. Approving this request would not only adversely affect the neighborhood and environment but would also set a precedent that undermines the zoning laws and protections that the County has established.

Thank you for your attention to this matter. I trust that you will consider the concerns of the community and uphold the zoning laws in the best interest of the residents and property owners.

Should you require any further information or wish to discuss this matter further, please feel free to contact me at 301-633-7416 or youngsinkoo@gmail.com

Sincerely,

Young S Koo