

APP. EXHIBIT# 1  
CASE: 2024-0229-V  
DATE: 4/1/25

# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
A DWELLING ADDITION (GARAGE WITH ADU ABOVE) WITH  
LESS SETBACKS THAN REQUIRED

LOCATION: 3538 DAK DRIVE, EDGEWATER  
CASE NO: 2024-0229-V  
ERIC BERGENDAHL

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE  
-WWW.AACOUNTY.ORG/ADMIN-HEARINGS





# NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW  
A DWELLING ADDITION (GARAGE WITH ADU ABOVE) WITH  
LESS SETBACKS THAN REQUIRED

LOCATION: 3538 OAK DRIVE, EDGEWATER

CASE NO: 2024-0220-V

ERIC BERGENDAHL

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT  
THE ZONING **DIVISION** AT 410-222-7437 OR VIEW **WEBSITE**  
[WWW.AACOUNTY.ORG/ADMIN-HEARINGS](http://WWW.AACOUNTY.ORG/ADMIN-HEARINGS)



**NOTICE**  
[Illegible text]

APP. EXHIBIT# 2  
CASE: 2024-0229-V  
DATE: 4/1/25

March 11, 2025

Eric and Pam Bergendahl  
3538 Oak Drive  
Edgewater Md. 21037

Dear Eric and Pam

I am writing this letter in response to your notification of intent to add an addition to your home. We understand that there is a variance hearing to request approval on this project. We are more than happy to attend the hearing for support if needed but wanted to document our statement for this home project.

***Berl and Katy Wheeler neighbors and owners of 445 Magnolia Drive, Edgewater Md 21037 would like to express our support of Eric and Pam's home improvement project and have no concerns related to the planned addition to their home. If you should need additional information or have questions, feel free to contact us.***

Warm regards,

Berl and Katy Wheeler  
445 Magnolia Drive  
Edgewater Md. 21037  
443-994-1952



Anne Arundel County Planning and Zoning Office  
Anne Arundel County, MD

3/11/2025

Subject: Support for Variance Application – Eric and Pam Bergendahl, 3538 Oak Drive,  
Edgewater, MD 21037

To whom it may concern:

I am writing in support of the variance application submitted by Eric and Pam Bergendahl for the proposed addition to their home at 3538 Oak Drive, Edgewater, MD 21037. As a resident of this community, I fully support their request and believe that the addition will be a positive enhancement to the property and the surrounding neighborhood.

The proposed addition is thoughtfully designed to blend seamlessly with the existing home and the character of the community. It will not degrade property values; in fact, it is expected to enhance the overall appeal of the neighborhood by improving the aesthetics and functionality of the residence. Additionally, the construction will be done in a manner that ensures it is not an eyesore and remains in harmony with the surrounding homes.

Eric and Pam Bergendahl have been responsible and considerate members of our community, and their investment in improving their home reflects their commitment to maintaining and enhancing the quality of our neighborhood. Given the thoughtful planning and the positive impact this addition will have, I urge the county to approve their variance application.

Thank you for your time and consideration. Please feel free to contact me should you require any further information.

Sincerely,

Gilberto A. Lemus

Mirtala Lemus

Gilberto and Mirtala Lemus  
3544 Oak Drive, Edgewater, MD 21037  
410-562-4420

Benjamin and Erin Dorsey  
3536 Oak Drive  
Edgewater, MD 21037  
benerindorsey@gmail.com  
443-510-0368

March 14, 2025

Anne Arundel County Office of Planning and Zoning  
2664 Riva Road  
Annapolis, MD 410-222-7450

Dear Members of the Committee,

We are writing to express our full support for our neighbors, the Bergendahls, in their request to add an addition to their home located at 3538 Oak Drive. After reviewing the proposed plans and considering the potential impact on our community, we believe that this project will be a positive enhancement to the neighborhood.

We believe the addition will not negatively affect the overall look and feel of our community. In fact, it may even contribute to increasing the value and appeal of the area.

*Additionally, the Bergendahls have always been responsible and considerate neighbors, and we trust that they will continue to follow all necessary guidelines and regulations throughout the construction process. We do not anticipate any significant disruption or inconvenience to the neighborhood during this time.*

*We are confident that this addition will be a great asset, and I fully support their efforts. Thank you for your consideration.*

Sincerely,  
The Dorseys



Mrs. Robin M. Hool  
441 Cherry Drive, Edgewater, Maryland 21037  
(410) 798-0589  
robinhool74@gmail.com

March 17, 2025  
Office of Administrative Hearings / Mr. Douglas Clark Hollmann, ESQ  
Arundel Center P.O. Box 2700, Annapolis, Maryland 21404-2700

Subject: Letter of Support for Variance Request – Eric Bergendahl – 3538 Oak Drive,  
Edgewater, MD 21037

Dear Members of the Zoning Board,

I am writing to express my support for the variance request submitted by Eric Bergendahl of 3538 Oak Drive, Edgewater, MD 21037 regarding a variance to allow a dwelling addition (garage with ADU above) with less setbacks than required. I am the owner of and live at 441 Cherry Drive, Edgewater, MD 21037, which is three houses away from property in question, and I have observed the project plans and understand the reasons for the variance request.

- I believe the proposed addition will have minimal impact on my property and the surrounding neighborhood. The plans demonstrate that the proposed addition will be well-integrated into the existing landscape and will not disrupt the character of our neighborhood.
- I am particularly pleased that the Bergendahl's have involved the community with great effort while planning this project. They have in my opinion, gone above and beyond to consider all of our thoughts and concerns.

I am writing to assure you that I am in favor of the variance request and believe that it should be approved. I am available to answer any questions you may have and would be happy to provide further information if needed.

Thank you for your time and consideration in this matter.

Sincerely,



Mrs. Robin M. Hool



To whom it may concern,

We have known Pam and Eric for over five years. During that time, they have been the most wonderful neighbors that a young couple purchasing their first house could have. Eric has helped us move multiple couches, and Pam has always offered their home in times of need. One summer, my husband and I lost power for over five days. Since we live in a well community, electricity is required to generate our home. Pam offered up her house for us to be able to sit and work from. Additionally, the Bergendahl's have helped us change pipes in our sink and fix washing machines.

We share the largest property line with Eric and Pam Bergandahl, so we would be the most affected by it. We have zero issues with them expanding their property. In fact, we would be so happy for them to be able to build upon and better their home.

Eric Bergandahl fully deserves to be able to be able to expand his own property to help his family in the same way that he has helped us. Neighbors like this are a once in a lifetime kind of neighbor, and we feel so grateful.

Best,

Melissa and Dimitri Daoulas

*Melissa and Dimitri Daoulas*

MyAnne  
Grindel

APP. EXHIBIT# 3  
CASE: 2024-0229-V  
DATE: 4/1/25

## Bergendahl - 3538 Oak Drive (1)



© All EagleView Technology Corporation

02/01/2024



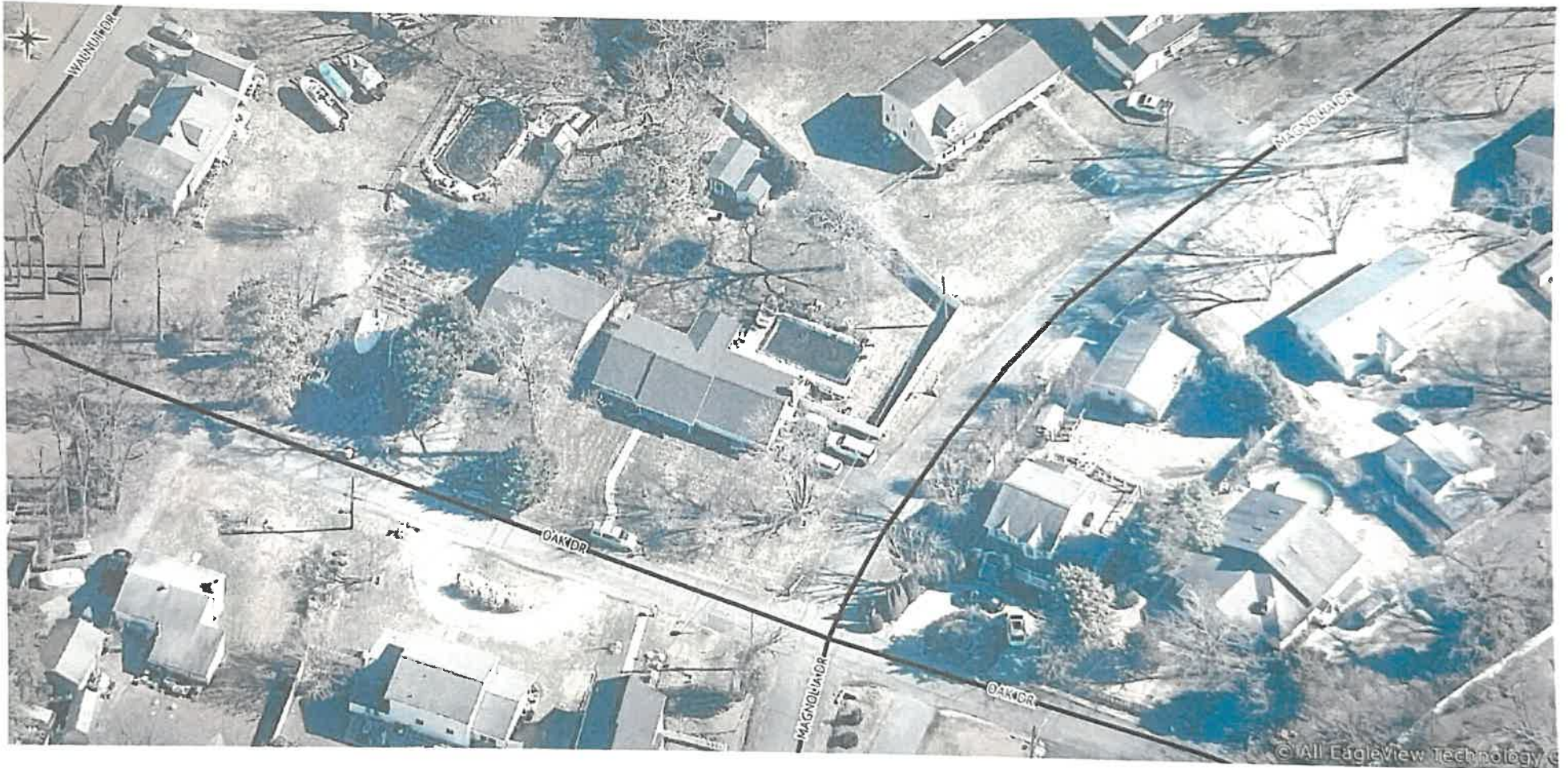
# Bergendahl - 3538 Oak Drive (4)



© All EagleView Technology ©



# Bergendahl - 3538 Oak Drive (3)





# Bergendahl - 3538 Oak Drive (4)





Oblique  
Dial pane  
open in new window

## Bergendahl - 3538 Oak Drive (5)

