

Statement of Barry Wides in Case No ADO 25-01

September 12, 2024

To 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]). His residence at 904 Nora is verified in a statement by his neighbor across the street, Chuck Schofer. And, 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 (a rental application is pending – see attached). Mr. Santos has tried to rent the basement of this house as a separate rental unit and has been subject to four enforcement actions by DHCA to prevent this (including through an Order of Abatement in District Court Case 1Z36222411 dated 4/23/19). Please see attached file “DHCA Enforcement Actions 907 Nora.pdf). Those current residing at the 907 Nora property park their vehicles at this address on a regular basis (see attached file of photos “cars of renters at 907 Nora.jpg”):

-Black Toyota Corolla, Maryland tags 3EZ3996

-Black Camry, Maryland tags (tag number illegible from photo)

-Black van, Maryland tags 3GC9953

In addition, 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 904 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. DHCA has also taken enforcement actions against Mr. Santos for this property. See attached file DHCA Enforcement Actions 904 Nora.pdf.
3. Mr. Santos stated it is his intent to occupy 907 Nora Drive as his primary residence when he applied for the ADU. He made this statement in an unsigned typed letter dated April 1, 2024. (see attached Santos Statement April 1 2024.pdf). However, as discussed above, Mr. Santos has a longstanding pattern of not complying with the county’s housing rules and being taken to court to comply. And the fact the he claims 3 homes as his primary residence, I am very skeptical that he will actually move from his 3,000 square foot home at 904 Nora to a 500 square foot ADU above a garage in the back yard of 907 Nora.