

Evidence Statement: ADU 25-01

Lisa O'Connor, on behalf of me and my mother Harriet O'Connor

11805 Renick Lane, directly across the street from 907 Nora Drive on the Renick Lane side of this corner property.

First, I have had many interactions with DPS and DHCA team members over the years about 907 Nora Drive. This interaction increased significantly since there was an initiation of permitting requests and visible yard demolition in late 2023 and early 2024. This has been an active dialog where we have provided the County with observations from the neighborhood, service requests and asked questions about the Code and the processes at hand.

I appreciate the interactions and insights from these County team members and their continued guidance through these County processes.

Summarized Statement:

There are many issues with the ADU permit at hand for 907 Nora Drive.

Fundamentally, both the applicant and application do not meet the criteria established in the Montgomery County Code:

1. He is not a resident of the property at 907 Nora, he has shared with the County he lives at 904 Nora Drive.
2. The owner, Arilton Santos, has never signed the Montgomery County ADU license application #95924. Signature is required, without legal signature, there is no attestation to the County for the application.
3. He failed to post notice as required after the May 2, 2024 preliminary inspection report and conditional outcome.
4. Since the eviction of two rental parties in 907 Nora Drive and the May 1 preliminary inspection report, **he has already re-rented the house at 907 Nora Drive**. The current occupant, post May 2024 inspection, is not a family member
5. He has an open investigation from March with DHCA (184027) for his two illegal rental units at that property.

6. He is not and has never been a registered landlord in the DHCA database. He has rented 907 Nora Drive since he acquired it. He has rented a second unit with 907 Nora drive since 2018 -2024
7. 907 Nora is not a registered Rental property in the DHCA database or in any other Maryland property search
8. He applied for this ADU license, while having unresolved DHCA and Code issues.
9. He has 10 prior Code Enforcement cases (as of Aug 23, 2024) where six of these cases since 2015 reported the illegal rental units.
10. The County should weigh and value feedback and facts from the community in these investigations. The owner has never been under oath or asked to legally attest to the truth of his statements in this process.
11. He already has an unauthorized ADU at 904 Nora Drive, his primary residence. This has been reinspected in September. Inspector found that the order to eradicate the ADU was not followed and there is full occupancy. (David Johnson, inspector)
12. There is a long track record of noncompliance with the County Code, DPS and DHCA. Those teams have spent countless hours over the years investigating and reinvestigating issues and violations at 904 and 907 Nora Drive.
13. There are potentially 9 years of undisclosed and untaxed rental income that could have been channeled to DHCA, DPS and the County to support the infrastructure and services that Montgomery County has had to provide.

This is short summary to make sure the high level points are captured and on the record of evidence for the hearing. Further evidence will be provided in separate attachments.

Regards,

Lisa O'Connor and Harriet O'Connor

11805 Renick Lane

Silver Spring, Maryland