

Genee Varlack, Adrian Emprise, LLC [17B; 17C; 17C-1REM; 17M]
3129 Ripple Road
Windsor Mill, MD 21244

April 22, 2026

Department of Planning and Natural Resources
Division of Comprehensive & Coastal Zone Planning
c/o Leila LaPlace- Matthew

Subject: Strong Opposition to Rezoning Request for [CCP-0011-26 #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00]

Dear Members of the Planning and Zoning Board,

I am writing to express my strong opposition to the request to rezone the parcel located at #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00 from residential to commercial use.

This proposal is inconsistent with the established character and long-term vision of our residential community. The subject property is landlocked within a residential neighborhood, with access limited to a private road that was never designed to accommodate commercial or industrial traffic. A single parcel should not be permitted to dictate or undermine the planning framework that governs the surrounding area.

The intended use of this property, to store heavy trucks, is particularly troubling. Such activity is wholly incompatible with a residential environment. The noise generated by diesel engines, idling trucks, and frequent vehicle movement would significantly disrupt the peace and quality of life for nearby residents. This is especially concerning given the proximity of a senior center and neighboring homes, where residents would be directly impacted by excessive noise and disturbance.

In addition to noise concerns, the private road providing access to the property is not structurally suited for heavy truck traffic. The increased load and frequency of use would likely lead to accelerated deterioration, safety hazards, and costly repairs, placing an unfair burden on the residents who depend on and maintain this roadway.

Furthermore, this rezoning request stands in direct contrast to the community's recent planning decisions. The approval of nearby land for residential apartment development reflects a clear and consistent vision for growth that supports housing and community cohesion (Bill No. 35-0281). Introducing a commercial truck storage operation into the same area contradicts that vision and creates a conflicting land use pattern that undermines thoughtful planning efforts.

This request is a clear example of spot zoning, where a single parcel is singled out for treatment that is inconsistent with the surrounding zoning for the benefit of a specific property owner

rather than the community at large. Such actions weaken the integrity of the zoning process and warrant careful scrutiny.

Rather than approving an inappropriate and disruptive rezoning, I respectfully urge the Board to deny this application and encourage the property owners to pursue alternative solutions that align with existing zoning regulations or seek locations in properly designated commercial or industrial areas.

For the preservation of our neighborhood's character, safety, and livability, I strongly request that you reject this rezoning request.

Thank you for your time and consideration.

Sincerely,
Genee Varlack, Adrian Emprise, LLC [17B; 17C; 17C-1REM; 17M]