

Richard M. Terselic
4325 Araby Church Road

Re: BOA hearing notice posted for 4023 Araby Church Road

Members of the Board of Appeals: Zoning violations exist throughout Araby View -- many of them adjoin my family homestead property. Over the past decade the subject building(s) and surrounding yard areas have progressively morphed into a de facto commercial/industrial zone. Our south-county property tax assessments recently increased by a whopping 30% in the current three-year cycle... making zoning enforcement ever so much more necessary to protect us from all manners of unpleasantries forced upon us by zoning code violators. Without private covenants or HOA oversights we wholly depend on strong Zoning enforcement to protect our R-1 residential property values/enjoyments against unwelcome illegal uses. Enforcement of Zoning & Permitting codes keeps us all safer and combats the scourge of urban blight.

In reading through the appeal documents; it became pellucidly clear to me that the property owner and the designated representative have allowed false statements (as referenced below) to exist in their application regarding the use of the subject building(s), thus the BOA appears obligated to deny approval until after the property owner ceases long-established business-use zoning violations.

Thank you all for your service.

References:

- The SDAT Real Property record shows that the property was purchased by the current owner on 6-28-2004.
- The SDAT Business Entity record shows that GREEN VALUE, LLC: W12970984 was chartered by the property owner on 3-19-2009 and is currently in good standing.
- Google Maps Street photography from 2022, 2012, 2009, and 2007 proves exponential expansion of non-conforming business use on the property. (photo attachments)
- <https://green-value.com/meet-the-team> (pdf attached) indicates that at least five W-2'd employees are working from the property, utilizing multiple lettered trucks, and related excess construction materials stored in plain view from the roadway. Continued expansion post-November 2022 includes daily operational parking carved-out within the County R-o-W.

<https://www.frederickcountymd.gov/ArchiveCenter/ViewFile/Item/15690>

(E) Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of Chapter 1-19 of the Frederick County Code in the zone involved, or any use expressly or by implication prohibited by the terms of Chapter 1-19 of the Frederick County Code in said zone.

The Applicant states that the requested use is as an accessory structure, for personal use. There has been no reference for using for any business but for personal hobbies, and storage. under the terms of Chapter 1-19 of the Frederick County Code.



ABOUT US



Steve

Steve, our Production Manager, has been in the landscape business his whole life. He can run any piece of equipment



Janet

Janet, our designer, completed a graduate program in landscape design and has an undergraduate background in engineering. Her favorite compliment was being compared to a Lorax.

safely and is known as a perfectionist. He keeps everyone on the job focused on the details and staying professional.



Pedro

Pedro, our foreman, is always working hard and is thinking about the next thing that needs to get done. He coaches soccer in his off time.



the Guys

Elmer, Eduin and others are hardworking and trained to do things the Green Value way.

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GREEN VALUE LANDSCAPE + DESIGN

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