

While I agree we need more affordable starter housing in Maryland, I oppose SB0036 and its upending of current zoning regulations. I live in a community with single family homes with two-car garages and at times the street parking is tight. If any neighbor sold their home and the buyer chose to demolish the single-family home to replace it with townhomes this would drastically change the character of the cul-de-sac in which I live and create a parking nightmare. Further, it would be difficult for trash and recycling trucks to navigate to the end of the court. I'm concerned about emergency equipment having sufficient access to get to a home in need. I question whether the U.S. Postal Service and other delivery providers would be able to maneuver such congested neighborhoods. The proposed density allowances of SB0036 would stretch already stretched county resources, possibly to a breaking point.

For environmental reasons, we are trying to create landscaping to better absorb the water that flows from neighboring lots. Allowing such dense zoning on land barely suited for the current density will create less permeability and more standing water and flooding.

I don't know what the answer is and don't want to say "not in my backyard." I want my young adult child to be able to afford a home. I believe we need a different approach. SB0036 makes me think of Joni Mitchell's line – "They paved paradise and put up a parking lot." Please don't pass SB0036 and allow developers to pave Maryland for affordable housing. Let's work together to come up with a different strategy for the next generation of home buyers and our seniors on fixed incomes.

Sincerely,

*Monica*

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