

16 DEC 2023

Notified Parties:

Dan Ryan Builders  
2099 Gaither Rd Ste 600  
Rockville, MD 20850-4018

DRB Homes WestRidge at Westphalia  
2670 Sierra Nevada Ave  
Upper Marlboro, MD 20774

Arundel Land Group, LLC  
6411 IVY LANE  
SUITE 200  
GREENBELT, MD;  
20770

D'Arcy & Partners LLC  
1333 BROADWAY, SUITE 502  
NEW YORK, NY, 10018

Subj: Poor Structural Build of my home (b) (6) Privacy, (b) (7)(C) Enforcement Privacy  
Upper Marlboro, MD, 20774, and development of a community next to loud highway noise without  
proper noise abatement affecting peace and quiet of a current homeowner and resident

Encl: (1) Amerispec (b) (6) Privacy, (b) (7)(C) Enforcement Privacy  
(2) Amerispec Pre-Drywall Inspection Report  
(3) DRB Warranty Email of noise complaint to MDOT Highway  
(4) MDOT Highway Noise Complaint (b) (6) Privacy, (b) (7)(C) Enforcement Privacy  
(5) MDOT Highway Noise Complaint (b) (6) Privacy, (b) (7)(C) Enforcement Privacy  
(6) MDOT Response to Highway Noise Complaint (b) (6) Privacy, (b) (7)(C) Enforcement Privacy  
(b) (6) Privacy, (b) (7)(C) Enforcement Privacy  
(8) (b) (6) Privacy, (b) (7)(C) Enforcement Privacy

Ref: Cover Letter Dan Ryan Builders, DRB Homes WestRidge at Westphalia, Arundel Land  
Group LLC, D'Arcy & Partners LLC Subject: Urgent Addressal of Structural and Noise Issues at  
(b) (6) Privacy, (b) (7)(C) Enforcement Privacy, Upper Marlboro MD 20774

Good Day Sir or Ma'am,

I hope you are having a wonderful Christmas holiday and your family and friends are well. I hate  
to write you during this time regarding my concerns, but due to the escalation of personal health concerns  
and worsened traffic noise problems coming from the 95/495 exchange highway near exits 11 and 13  
(N/S), I have reached a point where relief of the poorly constructed home I was sold is necessary to  
address to prevent further harm to my mental health and quality of life at my residence located at (b) (6) Privacy,  
(b) (6) Privacy, (b) (7)(C) Enforcement Privacy Upper Marlboro, MD, 20774.

Upper Marlboro, MD, 20774

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The following text outlines some structural concerns about my home, along with evidence and history. I request that you complete the construction of my home to the promised quality as per the contract, advertising, and guarantee made during the homebuying process. The below items still remain incomplete at present.:

- Sealants to doors, windows, and attic
- Insulation of attic (New)
- The soundness of the home's structural design is compromised by constant highway noise, which worsens during cold weather.
- Brick missing from the end of my home
- (Other items identified (b) (6) Privacy, (b) (7)(C) Enforcement Privacy delivered to DRB Homes)

**Impact on my personal health and quality of life:**

As a (b) (6) Privacy, (b) (7)(C) Enforcement Privacy I find myself in a relentless battle, not against an enemy, but against the very walls of my home. (b) (6) Privacy, (b) (7)(C) Enforcement Privacy is a silent testament to that fateful day when an improvised explosive device shattered my world, and now, the lack of quality soundproofing in my custom-designed house, a misstep by DRB and its subcontractors, has become an unforeseen adversary.

Each night, the reverberating growls of commercial trucks and the piercing roars of vehicles with enhanced exhaust systems slice through the quietude of my surroundings. These sounds, reminiscent of the chaos in (b) (6) Privacy, (b) (7)(C) Enforcement Privacy, transform my master bedroom – a space I meticulously designed as a sanctuary – into a stage for reliving trauma. I had envisioned this room as a fortress of peace, a place where I could escape the grip of my past. Instead, it has become a reminder of it.

On one particularly restless night, as the clock ticked **1am**, the sudden explosive rumble of a racing engine jolted me awake. My heart pounded against my chest, echoing the vibrations that shook the walls. In that moment, the line between past and present blurred, and (b) (6) Privacy, (b) (7)(C) Enforcement Privacy The nightmares and tremors that followed were a stark reminder of the fragility of my peace. Additionally, this night was where my dog was startled by my abrupt awakening. This is just a single event, but recently this event has been ongoing three to four times a week.

This incessant noise is more than a mere annoyance; it's a catalyst for (b) (6) Privacy, (b) (7)(C) Enforcement Privacy disrupting my sleep and casting a shadow over my work-life balance. The tranquility I longed for in my own home now seems like a distant dream. Yet, amidst this turmoil, I find strength in small victories – moments of quiet, the support of loved ones, and the resilience that has carried me through much darker times. I often ponder potential solutions – soundproofing, perhaps, or even advocacy for stricter noise control in residential areas. These thoughts, while sometimes overwhelming, also bring a glimmer of hope. They remind me that although my battlefields have changed, my spirit of perseverance remains unbroken.

The serious issues with my home, including the poor soundproofing that is significantly affecting my quality of life. (b) (6) Privacy, (b) (7)(C) Enforcement Privacy, the excessive noise has been particularly distressing, aggravating (b) (6) Privacy, (b) (7)(C) Enforcement Privacy. I want to make it clear that I am prepared to take further action if these concerns are not adequately addressed. I have decided to concurrently inform my state and federal representatives about this situation, ensuring that they are aware of the potential need for their involvement. My ongoing

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research into housing and disability laws is focused on understanding all my rights and options as a disabled homeowner. This includes looking into regulations by the Federal Housing Administration and the Environmental Protection Agency regarding noise abatement near highways.

**Social Responsibility:**

I am sure that when you made the decision to design and build new homes within Prince George County, Maryland, you surveyed the area to know that this community is populated by minorities and that the population who would purchase would come from underrepresented communities that are traditionally underrepresented, and receive disparate treatment compared to communities where minorities are not the dominant population.

I hope that your decision was brought upon the promise to bring quality, safe housing to this area, to reduce the structural disparities of outcomes minorities experience when pursuing the “American Dream” of home ownership. To that end, I am writing to formally notify you that the promise of a quality built, safe, and sound home that was promised has been marred, and (b) (6) Privacy, (b) (7)(C) Enforcement Privacy. Acknowledging COVID-19 caused supply delays, I was extremely patient and understanding. However, the failure to identify the significant highway noise near my future home was a major misstep which has caused me significant disruption to my peace and health.

In addition, recently establishing (b) (6) Privacy, (b) (7)(C) Enforcement Privacy” operated from within my home office at this address, (b) (6) Privacy, (b) (7)(C) Enforcement Privacy, has become a challenge due to the relentless noise. This constant disturbance significantly hampers my concentration and efficiency, as I spend 10-12 hours daily trying to work in an environment that is far from conducive to productivity.

While DRB did caution about potential hazards like military aircraft noise, the issue of highway noise – which has proven to be a more pressing concern – was never mentioned. Had I been aware of this significant factor, it would have greatly influenced my decision-making process regarding the home purchase. While I appreciate the community itself, the ongoing highway noise disrupts the tranquility of my living and working space. Therefore, I am seeking immediate and effective intervention from DRB to address this oversight, which significantly impacts my health and well-being – a critical factor that was not disclosed to me before I committed to a 30-year mortgage.

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**Conclusion:**

I am hopeful that we can resolve this issue amicably and promptly. I aim to find a solution that allows me to live peacefully in my home, as I rightfully have the right to enjoy. I look forward to resolving this matter to my satisfaction due to the trust I placed with DRB, the developer, and other parties involved to deliver a quality home (b) (6) Privacy, (b) (7)(C) Enforcement Privacy

I pray that my detailed explanation, evidence, and narrative provide you the required motivation to expeditiously reduce the current stress I am experiencing in dealing with ear shattering highway noise, or else I will have to invoke my rights as a homeowner and begin the process of cure with you, your builders, developers, and interested parties to include the media, veteran advocacy and home owner advocacy groups, and my elected officials.

**Response requested within 15 calendar days of delivery by certified mail. Please send replies to (b) (6) Privacy, (b) (7)(C) Enforcement Privacy, Upper Marlboro, MD, 20774.**

Sincerely,

(b) (6) Privacy, (b) (7)(C) Enforcement Privacy

Copies to:

Hon. Susan C. Lee, *Secretary of State*  
Michael W. Lore, Esq., *Deputy Secretary of State* Fred L. Wineland Building, 16 Francis St.,  
Annapolis, MD 21401  
(410) 974-5521; 1-888-874-0013 (toll free); fax: (410) 974-5190; tty: (410) 333-3098  
e-mail: [dlmdsos\\_sos@maryland.gov](mailto:dlmdsos_sos@maryland.gov)  
web: <http://sos.maryland.gov/>

Hon. Teny Hamilton Hoyer (Democrat), U.S. Representative, 5th Congressional District  
Prince George's County:  
U.S. District Courthouse, 6500 Cherrywood Lane, Suite 310, Greenbelt, MD 20770  
(301) 474-0119; fax: (301) 474-4697

Hon. Governor Wes Moore  
Maryland State Governor  
100 State Circle  
Annapolis, Maryland  
21401-1925

Hon. Angela D. Ashbrooks  
Prince George's County Executive  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
Largo, MD 20774

Upper Marlboro, MD, 20774

Secretary Anthony Woods  
Maryland Department of Veterans Affairs  
16 Francis Street, 4th Floor - Annapolis, MD 21401

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Planning Department, Maryland-National Capital Park and Planning Commission (M-NCPPC).

Re: to confirm that a noise analysis was performed and accepted for the residential development in this area and if any abatement was required. (b) (6) Privacy, (b) (7)(C) Enforcement Privacy