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April 10, 2020

Baltimore County Planning Department
CZMP Public Comment

Re: CZMP 2020 Issue: 7-002
1800 Kittyhawk Road
Baltimore, MD 21221
15-23-001980

Gentlemen:

I am the owner of both 1808 and 1810 Kittyhawk Road, Baltimore, MD 21221. I am **OPPOSED** to Petitioner's request to change the zoning classification on this property from DR5.5 to BM.

The community in question is a residential neighborhood. The requested zoning change is inconsistent with the long time residential character of the neighborhood and would have a negative impact on the other properties in the subdivision. Specifically:

1. The streets in and out of the community to and from the subject property were not designed for commercial traffic; both sides of the subdivision streets are lined with residential properties; the change in zoning places an undue burden on residential streets.

2. There is inadequate parking available to support BM zoning.

3. Due to the proximity of neighboring properties to the subject property, BM zoning opens the door to permitted activities on the property that would create noise inconsistent with the peace and tranquility of a residential neighborhood.

4. A change to BM zoning opens the door to both present and future permitted uses that would result in the degradation of the residential nature of the neighborhood.

Very truly yours,

Paul R. Stiffler