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From: johncannonpe@comcast.net
Sent: Tuesday, March 03, 2020 1:24 PM
To: 'council3@baltimorecountymd.gov'
Cc: 'wepitmanjr@aol.com'
Subject: Opposed to "up zoning": CZMP Issue #3-014 Re zoning of 4711 Carroll Manor Rd from RC-5 to BR (Heartfelt Care Providers)

Ref. CZMP Issue #3-014 Re zoning of 4711 Carroll Manor Rd from RC-5 to BR (Heartfelt Care Providers).

Dear Councilman Kach,

I am writing in opposition to the "up zoning" for “change of use” zoning application: CZMP Issue #3-014 Re zoning of 4711 Carroll Manor Rd from RC-5 to BR (Heartfelt Care Providers).

The zoning was clear to the purchaser when recently acquired. The recent purchaser has never lived on the property although a residential mortgage is recorded at the time of acquisition. The home remains unoccupied.

Community Impacts:

Health, Safety, negative impact on Property Values and negative impact on total tax revenue receipts in the neighborhood are my primary concerns.

My 78-year old father-in-law lives on Irving Drive close behind the subject property and we live nearby in Ravenhurst and travel on Carrol Manor Road every day to visit on another. He purchased his property with the current zoning as a basis for that property value based decision and we are opposed to zoning changes in the surrounding communities.

Noise will increase due to operating a institutional facility in the residential neighborhood.

Low wage, low skilled shift workers will commute from lower cost areas and increase vehicle traffic in the area at all hours and the now relatively quiet weekends.

Crime potential will increase with more traffic.

Incongruity in the mix of development in the community.

Deforestation
The 50% wooded lot would loose more trees with additional development.

Repurpose Risk
Likelihood that any care facility could be repurposed as a drug treatment facility.

Water availability an water quality.
Well yields are already problematic in the area.
Increasing impervious area will not increase the regular dangerous pooling and ponding on Carrol Manor Road.
Water quality will suffer with increased water soluble pharmaceutical disposal into septic and leaching into the ground.
We already have sewage treatment ash being spread all over our fields, we don’t need more point source pollutants entering our aquifers.
I seriously doubt there is sufficient area on the plot for any increase in septic size to accommodate the proposed use.

EMS
Carroll Manor Road Health Care Provider development will increase the workload of EMS volunteers who are already stretched quite thin in the area.
Distance to a fire/EMS station is not ideal for the proposed use.

Carrol Manor Road
Is a short-cut thoroughfare for commuters to and from Harford County, Towson, Lutherville, Timonium, and Cockeysville.
Is a school bus, staff, and parent drop off thoroughfare for Carrol Manor Elementary School.
Is not designed for the vehicle traffic already, no shoulders, poor drainage, pooling, puddles, blind curves, hidden entrances.

Damned Speed Bumps
Posted speed limit signs and enforcement are sufficient to curtail speeding in rural Baltimore County. A driver cannot safely travel Carroll Manor Road at the posted speed limits with the gigantic unmarked unsigned speed humps. This is a poorly implemented solution that damages vehicles and is unsafe.
Carroll Manor Road is now unwalkable due to commuters driving around speed bumps onto lawns, creating ruts and imperiling pedestrians.

Signage
There is already a huge faded sign (and haphazardly mislaid headstones) at the old St. John the Evangelist Catholic Church Lot.
Another unsightly sign would not be welcomed.

Light Pollution
Uncontrolled skyward lighting from TIF supported Towson development has already made the night sky glow in the area.
More facility lighting, not subject to any regulation or enforcement would add to the already considerable uncheck light pollution in the county.

Thank you,

- John Cannon

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