April 10, 2020

Baltimore County Department of Planning
Attn: CZMP Coordinator
Jefferson Building
105 West Chesapeake Avenue, Suite 101
Towson, MD 21204

Re: CZMP Issue 5-056

Dear Planning Board Members,

I am writing IN FAVOR of the above referenced CZMP issue.

Councilman Marks first brought this idea to the attention of the community when a Starbucks with drive-thru replaced a bank at the intersection of Regester and York. The Starbucks was approved because the county felt since it was an already existing drive-thru it would be no more traffic. While drinking a terrible cup of over-priced coffee is a popular past time in our neighborhood now, the noise of deliveries between 11p and 6a, the trash dumped in residents' yards, the numerous wrong-way drivers, and the frequent fender benders at that intersection (not all accidents are reported) have increased exponentially. (I know because as the president of the Board I am the one who receives the complaints directly from residents.)

While Starbucks is considered a high-end fast food restaurant, an oxymoron if I've ever heard one, it has definitely decreased the quality of living for the residents nearest the building as well as those between Starbucks and the destination of the person discarding their finished Starbucks purchases. We do not want additional opportunities for big box stores, rental car enterprises, hookah lounges, fast food restaurants and the like to further devalue and degrade our historic community nor our sister communities of Anneslie, Stoneleigh, and Wiltondale.

The appropriate zoning will allow our area to maintain the character of our small commercial district and supporting small, local businesses such as The Charmery and Stoneleigh Lanes. Our community should not be required to spend resident membership dollars continually to defend against special exception hearing processes…assuming we even catch them in time.

Our community wants to preserve our pedestrian-oriented commercial area, which supports local businesses. We **DO** want 2-3 story mixed-use buildings with retail on the ground floor. We **DO NOT** want big box stores, cookie-cutter national chain stores or fast food restaurants with drive-thrus that will generate large amounts of traffic and put our children who walk to school in danger. Ultimately a new zoning use designation ("Main Street?") needs to be created or specially legislated zone needs to be established to protect the character of our neighborhoods' commercial district and keep in line with the historical designation of the nearby neighborhoods.

Thank you for the privilege of your time,

Karen M. Arnett Rodriguez
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