Tammy Zahner

From: Tracey Mummert <westfieldmom2000@yahoo.com>
Sent: Saturday, December 4, 2021 6:46 PM
To: Appeals Board
Subject: Fwd: Article on "Nest" 12/2/21

CAUTION: This message from westfieldmom2000@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Forwarding at Carolyn Jones' request.

Sent from my iPhone

Begin forwarded message:

> **From:** Joseph Guido <forguido@yahoo.com>
> **Date:** December 4, 2021 at 3:02:19 PM EST
> **To:** TT <westfieldmom2000@yahoo.com>
> **Subject: Fwd: Article on "Nest" 12/2/21**
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Carolyn Jones <cadjones@comcast.net>
> > **Date:** December 3, 2021 at 9:10:30 PM EST
> > **To:** Gloriamcjilton <gloriamcjilton@yahoo.com>, Joe Guido <forguido@yahoo.com>, Rick Macdougall <rickmacdougall1953@gmail.com>, Carol Morris <Cgm1976Kcm0005@outlook.com>
> > **Subject: Fwd: Article on "Nest" 12/2/21**
> >
> > Sent from my iPhone
> >
> > Begin forwarded message:
> >
> > > **From:** Carolyn Jones <cadjones@comcast.net>
> > > **Date:** December 3, 2021 at 9:08:49 PM EST
> > > **To:** dbelson@chespub.com
> > > **Cc:** Baltimore County Council <countycouncil@baltimorecountymd.gov>, County executive <johnnyo@baltimorecountymd.gov>, Todd Crandall <council7@baltimorecountymd.gov>, Robin Grammer <Robin@robingrammer.com>, Ric Metzgar <ric.metzgar@house.state.md.us>, Bob Long

<bob.long@house.state.md.us>
Subject: Article on "Nest" 12/2/21

I read with interest the article on the FCC project proposal. I participated in the most recent hearing .

The survey you cited had 167 responses of that you stated 82.7% in favor roughly 138 from the DRC survey. We presented both an in person signature survey as well as on line. The Dundalk Highlands neighborhood had a response of 90 opposed ! Also separating the over 200 responses thus far to Dundalk area closest to the highlands with 115 no votes!
References to Old Dundalk Association and DunLogan does not reflect the community directly impacted by this ill conceived idea!
Concerns and impacts:
Traffic increase, parking issues, safety issues, set back issues, infrastructure failure of waterlines and sewers due to increased usage and historic valuation issues
The community directly affected has voiced it's concerns. Again I stress these associations do not speak for this community nor does the DRC.
We have suggested an alternative site and our tax dollars would be spent in a more beneficial manner by moving FCC operations to Diamond Point !
Plenty of parking space for expanded services housing for next step, housing for homeless families, counseling center, remedial education programs and job training programs! An oasis for successful transition to a new and better life for these people!
The Y can convert back to full community usage: Meeting rooms, clubs and athletic programs.

Ms Post had said if community objected She would no longer pursue.
So why is this still going on???
Sincerely,
Carolyn Jones
Sent from my iPhone

Krysundra Cannington

From: James L. Shea <jshea@rmmr.com>
Sent: Tuesday, November 23, 2021 3:32 PM
To: Appeals Board
Cc: John Gontrum (jgontrum@wtplaw.com)
Subject: FW: Newberry resident @ 3013 Dunleer Road Case #21-105-SPHXA The Boarding House-St Rita's

CAUTION: This message from jshea@rmmr.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Appeals Board,

Set out below is the email I received from a protestant during the hearing (which was discussed on the record).

Very truly yours,

James L. Shea, Jr.
Royston, Mueller, McLean & Reid, LLP
102 West Pennsylvania Ave., Suite 600
Towson, Maryland 21204
(410) 823-1800 (voice)
(410) 828-7859 (fax)
jshea@rmmr.com

From: laubetnew45@aol.com <laubetnew45@aol.com>
Sent: Tuesday, November 23, 2021 12:11 PM
To: James L. Shea <jshea@rmmr.com>
Subject: Newberry resident @ 3013 Dunleer Road Case #21-105-SPHXA The Boarding House-St Rita's

Good afternoon,

My name is Laura Newberry, husband is Roy Newberry, Jr. We reside @ 3013 Dunleer Road. We would like to vote NO to the boarding house @ St. Rita's. I am a dispatcher and tried to stay on phone with virtual meeting this morning, but was unable to do so due to the nature of my job. Please be sure our vote is counted in this most serious matter. Again, our vote is NO

Thank you,

The Newberry's
3013 Dunleer road

Tammy Zahner

From: Tom Z <tomzphone@gmail.com>
Sent: Tuesday, November 23, 2021 11:23 AM
To: Appeals Board
Subject: Re: St. Rita.

CAUTION: This message from tomzphone@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

If the center is opened, I will consider selling the house and moving out.

Tom Zdanowicz
Dunglow Rd.

On Tue, Nov 23, 2021, 11:03 AM Tom Z <tomzphone@gmail.com> wrote:
The statement that was made that most are in favor of the project it totally untrue.

All neighbors I have spoken to are completely against it I have seen at least 50 signs against it.

Also at least 226 people have signed the petition against the project and that number is climbing daily.

Tom Zdanowicz
Dunglow Rd.

Tammy Zahner

From: Tom Z <tomzphone@gmail.com>
Sent: Tuesday, November 23, 2021 11:03 AM
To: Appeals Board
Subject: St. Rita.

CAUTION: This message from tomzphone@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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Also at least 226 people have signed the petition against the project and that number is climbing daily.

Tom Zdanowicz
Dunglow Rd.

November 19, 2021

To Baltimore County Court of Appeals

In the matter of: Saint Rita's Roman Catholic Congregation, Inc. - Legal Owner
Family Crisis Center of Baltimore County - Contract Purchaser
Case number: 21-105-SPHXA
Property Location: 2907 Dunleer Road

Hello my name is Ray Moon and I live at 3006 Dunmore Road Dundalk, MD 21222

I did attend the virtual meeting on November 18, 2021 from the beginning to the end. I heard a lot of discussion about setbacks, parking, conformity to zoning and building a better community. I heard from the attorney representing the Family Crisis Center.I heard from the Director of the Family Crisis Center.I heard from five witnesses who support the project.

I would like to start by submitting to the board of appeals the obvious facts, which is that all of the supporting parties have a clear and vested interest.

- Beginning with the attorney who represents the family crisis center: he has a fiduciary responsibility to his client and he is also compensated.
- Next is the Director of the Family Crisis Center. Obviously, it is her project which is funded by our tax dollars at no cost to the Family Crisis Center. Not only for the purchase and development of the project but from there after for the totality of the ongoing operation. There are also expenses which have been incurred to engineers and others for the initial planning which need to be justified.
- Next is the engineering firm/construction company. They are already invested in the initial planning process and have a monetary gain to be had in the construction and ongoing operations and procedures. It is just a matter of business for them. After they are finished and gone then their interest has been fulfilled. They have no real concern about the neighborhood and especially not the future of the neighborhood.
- The next witness is the Director of the Dundalk Renaissance. This Directors job is to promote the Dundalk area, commercial and residential. The elimination of any vacant and abandon structure would benefit her cause. There may also be an existing working relationship with the Dundalk Renaissance and the Family Crisis Center or even a personal friendship due to the nature of their operations and closeness to their office locations, both being located in the same town center.
- The next witness is the spokes person for Saint Rita's Catholic church. The church has everything to gain by obtaining a buyer, regardless of who they are. The subdivision and sale of this property will free them from all ownership cost and responsibilities just as it did when they sold eight and eight A Dunmanway directly across the street from the entrance to their church. Number eight Dunmanway is now and has been for years another abandoned building which has been cited by the county department of code enforcement and probably all the departments. There are two massive construction waste containers with no covers which are overflowing with public waste including mattresses. They are so massive that the county refuses to bear the cost of removal and has had no success in getting the owner to

comply. There's also one or more homeless persons living behind the dumpster under a tarp. Rats and human waste are also present. This building is in direct view across the street (Dunmanway) from Saint Rita's main entrance and only one other building separates it from the Family Crisis Center on the same street. I'll discuss numerous other negative issues concerning this immediate area later in my statement.

- The next and final witness is the resident on Dunleer Road. Her vested interest simply relates to the abandon building being directly across the street from her home. Most all of us on both sides of this project can relate to that. We all agree that abandon buildings are not good but that doesn't specifically relate to this projects agenda. Her discussion mentioned very little about the Family Crisis Centers "Nest"(boarding house) project.
- Moving forward, I heard mentioned many times from both the Family Crisis Center and the Dundalk Renaissance about the importance of community and how their operations are making a positive impact on this area. I don't doubt that they both have helped individuals and have good intentions but my eyes don't see the positive impact on the area that they both exist in. Both organizations make note about the years and even decades that they have been here. That seems somewhat ironic because after only one visit through the Dundalk Towne Center(Day or night) you will quickly witness a very negative environment. Trash of all kinds, yes all kinds, litter of the streets and sidewalks which flows in to the storm sewers which in turn filters in to the Chesapeake Bay. The Veterans Park which Fronts the Town Center is a meeting place for homeless people, drug dealers, drug attic's, alcoholics and several groups that claim their territory in different areas. Even the post office is surrounded by trash including their fenced in parking lot. You will here vulgar and offensive language being shouted throughout the streets. Some of the existing merchants hang out on the sidewalk in front of their stores, making you feel like you need to cross the street to avoid them. You may be asked for money or a cigarette at any given time. You might feel very uncomfortable using the outside ATM machine because of people loitering around the bank. Moreover it's an intimidating area that exhibits fear and bad behavior. You don't see children playing ball in the park or families having picnics. Merchants such as Starbucks, Panera, most food chains, haircutters and most brand companies take an immediate U-turn after a short market study, advice from local realtors or simply a curd- side viewing. This area needs immediate attention for improvement. If the FCC and Dundalk Renaissance are truly concerned about promoting Dundalk in a positive way and building a better community then I would invite them to start in their own front yard. It baffles me how they are both a stones throw away from all this and have not been successful at creating a better community, especially after making a note about their long-term existence in the area. I would ask each of them these questions, although an honest answer could be a conflict of interest: do you or would you Bring your family, friends or out of town guests to the Dundalk Town Center to shop, have coffee, get your hair done, buy groceries, or meet for lunch or dinner? Do you enjoy this environment? Would you like for your children or grandchildren to hang out here while waiting for you to finish work? I cannot say that one or both organizations have done nothing to improve the area and I am aware that changing the mentality of a culture is not an overnight process but I do know that it must start with the basics. Such as strict enforcement of the existing laws. Hold merchants accountable and

responsible for trash and loitering within their boundaries. All lease agreements (commercial and residential) should include a portion of rents to be applied for street patrol(security) and other tried and true remedies such as petitioning your county representative for a “plan of action“. Moreover, a large portion of the areas residents are receiving government and other subsidies to pay rents, to buy food and medical care and many of them(if not most) are angry and complain about not getting enough. This mentality has been referred to as “entitlement“ at the cost of all hard-working taxpaying people. Many of these people refuse to gain employment because they are already living free and risk the chance of losing it. One must ask the question, does this area need more social service?

- This historic Dundalk area has been significantly stigmatized because it is already overflowing with social services and a disrespectful mentality. Our efforts must be on improving this troubled area before expanding or adding another social service which has not been proven to be a positive impact or a benefit for the community. It’s easy to understand why the FCC wishes to cross the street and belong to this neighborhood on Dunglow Road and surrounding streets. This may very well be the last neighborhood of homes which are upscale, Architecturally diverse and have clean streets and sidewalks in this area. The Dunglow neighborhood is an area where the streets are lined with tall old trees, wide sidewalks and spacious homes which are all architecturally different. Most homes are brick and were constructed with the finest materials of the time. The yards, front and rear, are well landscaped and maintained. Resident spend money on expensive tree service, flowers, edging sidewalks, leaf collection and other beautification projects. Home owners have invested in building expensive additions, gazebos and aesthetic gardens. Children are taught to be respectful and vandalism is a very rare occurrence but usually from someone from another area. You will see people walking their dogs and cleaning up after them.Many residents are successfully retired. There exist a strong pride of ownership and a general respect for each other which has been lost in many other areas.
- This is the very reason why the Dundalk Renaissance chooses to tour this neighborhood when trying to promote Dundalk. It is the premier neighborhood in Dundalk. We have all seen and see on a daily basis the damage which has been inflicted on the historic Dundalk town center and other Dundalk areas due to section 8 housing and other subsidies. There is a clear imbalance of social services. Fair or unfair, it is a reality that certain titles such as “boarding home for abused women“ or “shelter for victims of domestic violence“ or “drug addiction rehabilitation center“ or” alcoholic anonymous“ or “safe house“ or “hope house“ or “inmate reform“ or “family crisis center“ can and usually does cause a negative impact to a residential neighborhood. This will decrease the market niche for homebuyers, commercial tenants, upper scale residential tenants and business owners and developers which will intern negatively affect property values but what’s worse is that it combines and adds to a stronger foot hold to any existing negativity. This path of motion needs to be reversed! Instead all efforts to join forces to clean up the mess at hand should be implemented in order to bring back the prosperity of what once was a safe proud and prosperous area.
- The victims entering the FCC are in crisis and involved in a sad and negative situation and will bring with them that negative energy for sometime in the future. The FCC has no

control once the adult and specifically their children exit their building and enter the neighborhood. This might be a threat to the integrity of the peaceful and harmonious neighborhood. The FCC has no mention of a play area for children within their boundaries. If you estimate only two children per unit that would be 24 children +12 adults making a total of 36 people entering and exiting on a daily basis There has been no mention on how their community building is going to be offered to the neighborhood. This project seems to only benefit the Family Crisis Center.

- In summary I would like to say to “the family crisis center“ that I applaud your mission, appreciate what you do, have a great respect for your position and I don’t deny that you have helped many individuals and play an important role but the boarding house “nest project“ is not a good fit for our neighborhood. Other than eliminating the hazard of vacant buildings, this project would not benefit or be a positive impact on the Dunglow and surrounding neighborhood. In contrast it leans towards bringing a negative impact. Therefore I am asking the Board Of Appeals to reject and not approve this project.
- To Saint Rita’s Catholic Church, I fully understand your situation, being that of desperation to sell this property to be relieved of the cost, liability and burden of continued ownership. I am empathetic to your current situation but also feel optimistic that there are other buyers with new ideas. I was a licensed realtor in the state of Virginia for 16 years and have been in real estate acquisition and investment for the past 40 some years.
- To the Baltimore county board of appeals I ask these questions for thought purpose only not for a response. Would you want a boarding house for victims of abuse within a stones throw to your home or in your direct neighborhood? Do you believe that it could devalue your property or cause or bring with it a negative impact to your neighborhood? These are important questions for your consideration. The subject property is in and zoned residential and therefore should remain as such. If a variance is granted it seems only fitting that it would be for the same or similar use as previous. For example an extension of CCBC or another educational facility. It offers dormitory space for out of town residence, a gymnasium and classrooms. This would also bring the need for other opportunities in the historic Dundalk Towne Center. If the cost of purchase plus renovation exceeds market practicality then the highest and best use would be to remove the existing buildings request a government tax incentive for the developer to construct four single-family detached homes of like kind to the neighborhood. This plan would be in keeping with the neighborhood, comply to zoning and also benefit the county by increasing it’s real property tax revenue, which they are not receiving now.
- I reiterate my position: please say no to allowing a boarding house project at the subject location. Thank you very much for your consideration.

Ray Moon
3006 Dunmore Rd. Dundalk, MD 21222
540-598-0678