Tammy Zahner

From: tracey mummert <westfieldmom2000@yahoo.com>
Sent: Wednesday, January 5, 2022 1:53 PM
To: Tammy Zahner; Appeals Board
Subject: Re: Closing arguments - 21-105-SPHXA

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.

Hi Tammy - Yes. That is correct. I'm not a lawyer - just a noisy protestant. I'll defer to the attorney officially representing two of the other protestants so as not to overstep or muddy the waters. Thanks for confirming.

Tracey Mummert

On Wednesday, January 5, 2022, 01:43:43 PM EST, Tammy Zahner <tzahner@baltimorecountymd.gov> wrote:

Dear Mrs. Mummert:

I just want to make sure I understand correctly, are withdrawing your Closing Statement in its entirety?

Tammy A. Zahner, Legal Secretary

Board of Appeals for Baltimore County

The Jefferson Building, Suite 203

105 W. Chesapeake Avenue

Towson, Maryland 21204

tzahner@baltimorecountymd.gov

(410) 887-3180

(410) 887-3182 Fax

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From: tracey mummert <westfieldmom2000@yahoo.com>
Sent: Wednesday, January 5, 2022 1:36 PM
To: Tammy Zahner <tzahner@baltimorecountymd.gov>; Appeals Board <appealsboard@baltimorecountymd.gov>
Subject: Re: Closing arguments - 21-105-SPHXA

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.

Thanks for the information Tammy. Hope all is well.

I've decided to withdraw my comments.

Tracey Mummert

On Tuesday, January 4, 2022, 12:05:13 PM EST, Tammy Zahner <tzahner@baltimorecountymd.gov> wrote:

Dear Ms. Mummert:

In addition to providing the Board of Appeals with your closing argument, you must provide the parties with a copy, or their counsel if they are represented. After you have done so, you must provide the Board of Appeals with a Certificate of Service indicating the date and manner of service (first class mail or email or both) that you sent a copy.

Attached is a copy of the Address List for your convenience.

Please let us know if you have any questions.

Board of Appeals for Baltimore County

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105 W. Chesapeake Avenue

Towson, Maryland 21204

appealsboard@baltimorecountymd.gov

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From: Appeals Board
Sent: Tuesday, January 4, 2022 11:18 AM
To: 'tracey mummert' <westfieldmom2000@yahoo.com>
Subject: RE: Closing arguments - 21-105-SPHXA

Your closing arguments have been received.

Thank you.

Board of Appeals for Baltimore County

The Jefferson Building, Suite 203

105 W. Chesapeake Avenue

Towson, Maryland 21204

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From: tracey mummert <westfieldmom2000@yahoo.com>
Sent: Sunday, January 2, 2022 5:50 PM
To: Appeals Board <appealsboard@baltimorecountymd.gov>
Subject: Closing arguments - 21-105-SPHXA

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.

Please see attached my closing arguments in reference to 21-105-SPHXA, St. Rita's/Family Crisis Center Petition for Special Hearing held virtually on November 18, 2021 and November 23, 2021.

Both documents are formatted for ease in printing.

Many thanks,

Tracey B. Mummert

Get your COVID-19 vaccine today.

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January 2, 2022

RECEIVED
JAN 03 2022
BALTIMORE COUNTY
BOARD OF APPEALS

To: The Honorable
Joseph L. Evans
Deborah Dopkin
Adam T. Sampson

From: Tracey B. Mummert, Protestant

RE: Case 21-105-SPHXA, Special Hearing pursuant to BCZR §500.7 concerning St. Rita's Church and the Family Crisis Center of Baltimore County

Dear Panel:

While not a lawyer, as one of the principles in making sure the neighborhood's opposition to the St. Rita's boarding house proposal is heard, I wanted to take this opportunity to submit my own closing arguments.

Case #21-105-SPHXA requests that a rooming/boarding house be located at what used to be a vibrant church and school. Through no fault of the surrounding neighborhood, the archdiocese's gross mismanagement of the property now subjects the neighborhood to yet another one of the county's proposed social programs in the middle of the long-standing residential area surrounding St. Rita's Catholic Church. As many of the protestants stated, while we do no not object to the utility of the project, <u>we do not agree</u> that a residential neighborhood, and more specifically our neighborhood, is the best placement of the project.

From the outset of the St. Rita's proposal, which is to expand the Family Crisis Center (FCC) into what is currently the St. Rita's school and convent to construct transitional housing for previously abused people, it became clear that we, the immediate neighborhood, have been purposefully circumvented from the very beginning given that the process for quietly sliding this through the zoning requirements was well underway before most of us knew anything about it. By then, state and local monies had been allocated, the local community association had been contacted and was supposedly "on board," and a big-time lawyer was hired to handle the zoning hearing. It was assumed by many in the area that this project was "a done deal." The problem was that the residents of the immediate area of the proposed project were neither contacted nor aware until days before the initial zoning hearing – and they were opposed to the project.

To begin with, it was unscrupulous of the county to practically hide the zoning signs announcing the zoning petition. The signs were inconspicuously placed on Dunleer Road, a small one-way street that borders one side of the St. Rita's complex, faced the wrong way, in a clump of bushes. If you were driving on that street, passing the church, you wouldn't have noticed the signs. A next-door neighbor of St. Rita's for 60 years (Ms. Sparks), AND a parishioner there, testified that she did not know until a few days before the hearing of any plans for a boarding house. That is just unconscionable, despicable, and underhanded by the county, the FCC, and the archdiocese.

Second, the few people in the immediate neighborhood who learned of the original petition to build a boarding house quickly spread the word to the rest of the neighborhood, as we had only a few days to prepare for the June hearing, if we wanted our reactions to be heard. Fortunately, we WERE heard, despite its inconvenient scheduling for those who work, its use of technology that most of our neighbors do not understand, and our complete lack of experience with the zoning process. All that said, the proposal was categorically denied.

Third, my experience with the "community association" is that it suggests an entity way more impactful than it really is. It is made up of a handful of St. Rita's officers and a few loyal parishioners who don't want to hear anyone else's opinion about the FCC project except their own. They are a very small, ineffective group of about 10 people who allegedly represent 1300 households. About 1290 of those households don't even know they exist. I didn't and I've been in the neighborhood for almost 20 years. When I and others were accused of living under a rock for not knowing anything about the St. Rita's project, we started attending the meetings in September, which coincidentally was a few months before the election of new officers. The officers in place were there for an extra 2 years because no one showed up for the last election. That's how well attended they are. Not to belabor the point, but two of us (from the St. Rita's opposition) were nominated for office in October. Three days before the meeting in November to vote we were told by the current officers that we were not members in good standing because we had not participated in their signature community event - dumpster day, which had taken place a month earlier. At the November election, the same criteria were applied to anyone there to vote. As Mr. Massoni pointed out in his testimony at the 11/23 hearing, if you hadn't participated in dumpster day you were not only ineligible to run for office, but you were also ineligible to vote. Some of the few people who had been faithfully attending these meetings for the past several years (and whose opinions concerning St. Rita's were shunned) were eliminated from the voting process because of their lack of involvement in dumpster day. Apparently, the October dumpster day was a handy event to separate out those who were against the St. Rita's project and rendered all but about the original 10 people to vote. For their own candidates of course. That's what this "association" is all about. To think that it is a barometer for the residents of our community, let alone the immediate neighborhood surrounding St. Rita's, is mind boggling to say the least.

Fourth, the FCC director has stated in several public meetings **that she would not proceed with the project if the neighborhood was opposed**. Well, we ARE opposed but the process to move forward with this project continues, despite Ms. Amie Post's expressed statement not to do so. Ms. Post suggested that "many" people in the immediate area of St. Rita's are in favor of the project. We started a pen/ink petition which showed that 63 people near the area of St. Rita's were opposed to the project. We then established a website – www.stopstritasboardinghouse.com - that provided detailed information about the project, the hearings, and links to local representatives that people could use to express their thoughts. It also linked to an online petition (piggybacking off of the pen/ink petition) where people could electronically confirm their opposition. We fielded about 20 calls and emails from local residents asking for more information and how they could help. We filled requests for 100 signs opposing the project from neighborhood people willing to put one in their yards and had to have 40 more made to meet the demand. The petition generated over $320.00 in donations from people opposed to the project (which went to the change.org platform, not us). As Ms.

Plancon testified, the day before the November 23 hearing she walked the 3-block area of the neighborhood and found that all but 2 people who answered the door were opposed to the proposed boarding house, not for.

I've included here a more detailed spreadsheet of the data from the online petition "data dump" originally submitted in our November 23 exhibit. It includes the addresses of each and every person (that I could find) in the general area who signed the petition opposing the project so as to demonstrate opposition of those in the "immediate area" who would be affected. Overall, 295 people (63 pen/ink and 232 online) opposed the project. Combining the online data with the pen/ink data and adjusting for location and duplication resulted in evidence of 90 people in the immediate area of St. Rita's who are opposed to the project. This is inconsistent with Ms. Post's testimony about support from the neighborhood.

Instead of backing off as promised, Ms. Post upped her game before the recent appeals hearings, with the distribution of propaganda to area residents that was eloquently engineered to make anyone against the project appear to be against all of humankind and downplay the impact this project will no doubt have on our neighborhood in direct conflict with those of us who are affected. Her contracted materials were mailed out to about 5000 people in the community – and more than 4800 were not returned - yet she claims 81% approval. She has spent a half million dollars preparing for this project BEFORE a decision has been made on its approval.

While the original petition presented at the hearing in June appears to have been re-stated at the appeals hearing without change, the spin coming from the FCC has.

- The petition suggests the construction of up to 15 units. The FCC materials say 12. So, which is it? Three additional units plus children adds additional impact.
- The original hearing discussion suggested office space for 20. The new materials suggest an "average of 6 staff daily" at the site; no mention of office space to house up to 20 staff at any one time.
- The original hearing suggested community space that would benefit only the FCC community and their program needs, as one would expect. Current materials suggest that proposed community space might be available to the public, no doubt a ploy to gain traction with the community. Which is it, would that really happen, and how is that supposed to work?
- Both hearings and FCC materials suggest that each unit would include 2-4 bedrooms.
- There was uncertainty about allowing friends and family, but in the spirit of "normalcy" program residents would be allowed to come and go from the front of the proposed new building rather than the back. A "no friends or family" policy flies in the face of "normalcy," something we all know will never be implemented, adding to the transient nature and social impact of this project.

As I testified, the FCC materials suggest that impact of the project on the immediate neighborhood is low. 12 adults and 6 staff suggest low impact. What they don't talk about is the other end of the spectrum that could involve up to 60 boarders (12 – 15 adults with 3-4 children) their family, friends, children's friends, crisis center staff and vendors. **This does not suggest low impact.**

The FCC materials want us to believe that this project represents "one of the lowest-density uses ever considered for this site" suggesting that the old St. Rita's school, when operating, involved the comings and goings of 600 daily visitors, like it was yesterday. **St. Rita's hasn't seen that much activity in 50 years.**

The FCC materials suggest that this housing project would not present **a safety issue to the neighborhood.** We are a small neighborhood already surrounded by high occupancy housing in the form of apartments. In the past few years, these apartments have become increasingly more subsidized due to county mandates. Coincidentally, in the past few years we have been experiencing more crime, litter, loitering, and noise in and around our neighborhood. Any additional housing project that adds up to 60 people 24/7 in a limited space would surely increase the risk of more crime. Several months ago, one of our neighbors was accosted while working in his own backyard, his home ransacked, and then kidnapped and taken around town to various ATM machines where the thugs were using his bank card to get cash. And now we are supposed to welcome a boarding house - whose clients are transient, whose children could include those up to 18 years of age or older (if disabled), whose daily staffing levels are vague and could be upwards of 20, whose friends and family policies are uncommitted, whose community access is undefined, whose buildings will bulge right up to our curbs, impacting our traffic and parking and sewer lines - into a residential neighborhood where people walk their dogs, and our kids and grandkids play and bicycle, and in what is arguably one of the nicest neighborhoods in Dundalk.

Ms. Post mentioned that this is not a section 8 type of program. I would suggest that a program funded with 9.5 million dollars, some of which are my taxpayer dollars, would constitute a subsidized program. There's now a drug treatment center in the same shopping center where the Crisis Center currently resides. One only has to visit the shopping center to see the trash, the cigarette butts, and people loitering and panhandling. We have fought hard for many years to stay quiet and safe, despite the influx of community programs jammed down our throats that have negatively impacted our right to a peaceful, crime-free, and drama-free existence. Please do not subject us to any more social programs that are supposed to benefit our community.

As for this zoning hearing process, it appears we are witnessing a de facto request for a zoning change. Doesn't that require some sort of evidence that the neighborhood has undergone significant changes? I thought the zoning regulations were there to protect my right to live in my residential neighborhood unencumbered by a project that is inconsistent with the intent of my neighborhood. Wouldn't a boarding house or community care center be inconsistent with the spirit of my neighborhood? Our neighborhood hasn't changed in 50 years. It was and has always been a neighborhood of privately-owned, individual, single-family houses. How does a boarding house, shelter, community care center (the petitioners don't seem to know what to call it) – meet the intent of the neighborhood, which is a neighborhood of privately owned, individual, single-family houses? How does a boarding house not violate that intent? How does a solid concrete structure that is proposed to come out to within 2 feet of the sidewalk instead of the required setback of 40 feet not impact parking and traffic and provide additional greenspace? How does closing up existing parking spots to create new structures not impact the immediate neighborhood that uses what's currently there for their own purposes on any

given day of the week? How does "reducing the existing parking considerations from the required 63 spaces for just the church to 39 joint use parking spaces for a 250-seat place of worship and a rectory, the offices, and the people living in the boardinghouse" (stated in the petition) ADD to available parking?

The zoning regulations are supposed to protect us as residents of Baltimore County.
An approval of this program in the middle of a neighborhood of private, individually owned single-family homes would represent a blatant disregard for our rights as residents of this neighborhood and would set a precedent for similar projects in similar neighborhoods all across Baltimore County.

We've noticed that the people who are in support of this project fall into 2 general groups –

1) those who do not live in the immediate area most impacted by the project; and
2) those who are parishioners of the St. Rita's church which stands to gain financially from the sale of the property.

If the project goes immensely well or horribly wrong the only people impacted are the immediate residents surrounding the project. Not the "community." Most of the "community" doesn't live directly across the street, down the street, around the corner, or behind the proposed project. We do not want to take that risk.

And yet, we are the bad guys. We are the villains here. We are not allowed to take issue with the project. Our concerns are met with hostility and name calling. In one meeting prior to the June hearing Ms. Post suggested that those of us against the project were opposed because the project participants "did not look like us." That was a statement made directly to Mr. Massoni and witnessed by others. We find that extremely offensive. We are a neighborhood of old people, young people, black people, white people, gay people, lesbian people, and others who watch out for each other. This is our home. If one were to propose a project like this in a comparable neighborhood in Hunt Valley, Lutherville, Timonium, Towson, or Greenspring Valley do you think there wouldn't be pushback from these neighborhoods? We realize that programs such as these are well-intended. But they don't seem to wind up in the neighborhoods of those same well-intended people.

There are other locations in Baltimore County, like Diamond Point, as testified to by Ms. Carolyn Jones, where a project like this could be housed that doesn't involve a residential neighborhood. We urge you to have the petitioner seek out those alternate opportunities. A project like this simply does not belong in the middle of our neighborhood.

Thank you for your consideration.

Attachment: Petition Signatures.xls

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

	Name	#	Street	City	State	Postal Co	Country	Signed On
1	Jordan Goocharan	215	Ellerslie Ct	Abingdon	MD	21009	US	11/12/2021
2	Ellen Sauerbrey		former MD House of De	Baldwin	MD	21013	US	11/2/2021
3	Deborah Harris	5621	Ready Ave	Baltimore	MD	21212	US	10/30/2021
4	Stephanie Sroka	2809	3rd St	Baltimore	MD	21219	US	11/6/2021
5	Chester Bartko	7303	Hughes Ave	Sparrows Point	MD	21219	US	11/5/2021
6	Nicholas Bennett	4527	Sandwood Rd	Sparrows PointN	MD	21219	US	11/7/2021
7	Jason Rogers	2239	Redthorn Rd	Middle River	MD	21220	US	11/4/2021
8	JoAnna Mason	12	Tamarck Trl	Middle River	MD	21220	US	11/2/2021
9	Richard metzgar		Balt County Delegate	Essex	MD	21221	US	11/8/2021
10	Christina Hauburger	611	Riverside Rd	Essex	MD	21221	US	11/5/2021
11	Matt Canpbell	62	Yew Rd	Essex	MD	21221	US	11/12/2021
12	Timothy May	7317	Alvah Ave	Dundalk	MD	21222	US	11/5/2021
13	Yvonne Hay	7317	Alvah Ave	Dundalk	MD	21222	US	11/5/2021
14	Yvonne Hay	7317	Alvah Ave	Dundalk	MD	21222	US	11/11/2021
15	Joyce Underwood	7406	Alvah Ave	Dundalk	MD	21222	US	11/24/2021
16	SALVATORE GALATOLO	3110	Ardee Way	Dundalk	MD	21222	US	11/7/2021
17	HEATHER BRUNING	3111	Ardee Way	Dundalk	MD	21222	US	11/4/2021
18	Stephen Frey	3151	Baybriar Rd	Dundalk	MD	21222	US	11/12/2021
19	Kari Price	3151	Baybriar Rd	Dundalk	MD	21222	US	11/22/2021
20	Michael Wray	8253	Beachwood Rd	Dundalk	MD	21222	US	11/1/2021
21	Jo Woodham	6913	Belclare Rd	Dundalk	MD	21222	US	11/3/2021
22	Joshua Jackson	1817	Belle Ave	Dundalk	MD	21222	US	11/5/2021
23	Elizabeth Skenderovic	6717	Brentwood Ave	Dundalk	MD	21222	US	10/28/2021
24	Brandi Fawcett	6946	Broening Hwy	Dundalk	MD	21222	US	11/5/2021
25	Brent Emerick	7606	Cedar Rd	Dundalk	MD	21222	US	11/6/2021
26	Rose Tallon	1954	Denbury Dr	Dundalk	MD	21222	US	11/25/2021
27	Sheila Brooks	6813	Dunbar Rd	Dundalk	MD	21222	US	11/20/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

28	James Lating	3004	Dunbrin Rd	Dundalk	MD	21222	US	11/18/2021
29	Roxanne L Warga	3005	Dunbrin Rd	Dundalk	MD	21222	US	10/30/2021
30	Jordan Warga	3005	Dunbrin Rd	Dundalk	MD	21222	US	11/4/2021
31	MICHAEL SMERO	35	Dundalk Ave	Dundalk	MD	21222	US	10/30/2021
32	Jessica Coronel	2907	Dundalk Ave	Baltimore	MD	21222	US	11/11/2021
33	Francis Bancewicz	3001	Dundalk Ave	Dundalk	MD	21222	US	11/30/2021
34	PATRICIA HENDERSON	2903	Dunglow Rd	Dundalk	MD	21222	US	11/1/2021
35	Stefanus Santoso	3001	Dunglow Rd	Baltimore	MD	21222	US	10/31/2021
36	Nicolas Santoso	3001	Dunglow Rd	Dundalk	MD	21222	US	10/31/2021
37	Jennyfer Santoso	3001	Dunglow Rd	Dundalk	MD	21222	US	10/31/2021
38	Lauren Santoso	3001	Dunglow Rd	Dundalk	MD	21222	US	10/31/2021
39	CAROLINA Pranatio	3001	Dunglow Rd	Dundalk	MD	21222	US	10/31/2021
40	Salley Bonomolo	3002	Dunglow Rd	Dundalk	MD	21222	US	10/30/2021
41	John Stacey Mitchell	3003	Dunglow Rd	Dundalk	MD	21222	US	11/9/2021
42	Andrew DiLegge	3014	Dunglow Rd	Dundalk	MD	21222	US	11/7/2021
43	Kevin DiLegge	3014	Dunglow Rd	Dundalk	MD	21222	US	11/12/2021
44	Peggy Virgilio	3015	Dunglow Rd	Dundalk	MD	21222	US	10/28/2021
45	Gregory Massoni	3022	Dunglow Rd	Dundalk	MD	21222	US	10/26/2021
46	William Yacumis	3030	Dunglow Rd	Dundalk	MD	21222	US	11/5/2021
47	Patra Yacumis	3030	Dunglow Rd	Dundalk	MD	21222	US	11/5/2021
48	Rick MacDougall	3100	Dunglow Rd	Dundalk	MD	21222	US	10/27/2021
49	Diane MacDougall	3100	Dunglow Rd	Dundalk	MD	21222	US	10/28/2021
50	Tracey Mummert	3101	Dunglow Rd	Dundalk	MD	21222	US	10/25/2021
51	Joseph Guido	3101	Dunglow Rd	Dundalk	MD	21222	US	10/25/2021
52	Kerry Plancon	3102	Dunglow Rd	Dundalk	MD	21222	US	11/6/2021
53	Duncan E. Plançon	3102	Dunglow Rd	Dundalk	MD	21222	US	11/22/2021
54	Aaron Murphy	3104	Dunglow Rd	Dundalk	MD	21222	US	11/7/2021
55	Tracey Gray	3110	Dunglow Rd	Dundalk	MD	21222	US	10/29/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

56	Michael Gray	3110	Dunglow Rd	Dundalk	MD	21222	US	10/31/2021
57	Tom Zdanowicz	3124	Dunglow Rd	Dundalk	MD	21222	US	11/6/2021
58	tanja Rucci	6808	Dunhill Rd	Dundalk	MD	21222	US	11/29/2021
59	Georgio Comninos	6809	Dunhill Rd	Dundalk	MD	21222	US	11/4/2021
60	Kenneth Durbin	6827	Dunhill Rd	Dundalk	MD	21222	US	11/5/2021
61	Lauren Clem	7012	Dunhill Rd	Dundalk	MD	21222	US	11/7/2021
62	Travis Wachter	7023	Dunhill Rd	Dundalk	MD	21222	US	11/5/2021
63	Elizabeth Sergard	7030	Dunhill Rd	Dundalk	MD	21222	US	11/6/2021
64	Lynnae Dalleva	7044	Dunhill Rd	Dundalk	MD	21222	US	11/5/2021
65	Richard Carder	2904	Dunleer Rd	Dundalk	MD	21222	US	11/6/2021
66	Melissa Carder	2904	Dunleer Rd	Baltimore	MD	21222	US	11/10/2021
67	Jim Devlin	3000	Dunleer Rd	Dundalk	MD	21222	US	11/12/2021
68	Ann Sparks	3002	Dunleer Rd	Dundalk	MD	21222	US	10/28/2021
69	Sharon Sparks	3002	Dunleer Rd	Dundalk	MD	21222	US	10/28/2021
70	Jeff Shagena	3011	Dunleer Rd	Dundalk	MD	21222	US	11/6/2021
71	Jeff Shagena	3011	Dunleer Rd	Dundalk	MD	21222	US	11/6/2021
72	Barrie Drum	3028	Dunleer Rd	Dundalk	MD	21222	US	10/29/2021
73	Jennifer Kentfield	3032	Dunleer Rd	Dundalk	MD	21222	US	11/4/2021
74	Nicole malloy	2	Dunmanway Rd	Dundalk	MD	21222	US	11/4/2021
75	Ray Moon	3006	Dunmore Rd	Dundalk	MD	21222	US	11/8/2021
76	Yukari Moon	3006	Dunmore Rd	Dundalk	MD	21222	US	11/9/2021
77	Carol Morris	3014	Dunmore Rd	Dundalk	MD	21222	US	11/4/2021
78	Kemper Morris	3014	Dunmore Rd	Dundalk	MD	21222	US	11/4/2021
79	Carolyn Jones	3016	Dunmore Rd	Dundalk	MD	21222	US	10/28/2021
80	Scott Fulghum	3005	Dunran Rd	Dundalk	MD	21222	US	10/30/2021
81	Tammy Fulghum	3005	Dunran Rd	Dundalk	MD	21222	US	10/30/2021
82	Jennifer Andreas	3009	Dunran Rd	Dundalk	MD	21222	US	11/4/2021
83	Karen Armetta	3011	Dunran Rd	Dundalk	MD	21222	US	10/31/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

84	James Armetta	3011	Dunran Rd	Dundalk	MD	21222	US	10/31/2021
85	Ronald Nadeau	7401	Edsworth Rd	Dundalk	MD	21222	US	11/5/2021
86	Douglas Frey	1696	Evergreen Dr	Dundalk	DC	21222	US	11/12/2021
87	wendy Garrett-Smero	8023	Gray Haven Rd	Dundalk	MD	21222	US	10/30/2021
88	Steve Phillips	7018	Holabird Ave	Dundalk	MD	21222	US	11/4/2021
89	Christian Barrow	29	Kinship Rd	Dundalk	MD	21222	US	11/10/2021
90	Cody Keeth	24	Liberty Pkwy	Dundalk	MD	21222	US	11/17/2021
91	Jessica Hatch	24	Liberty Pkwy	Dundalk	MD	21222	US	11/17/2021
92	John Papastefanou	35	Liberty Pkwy	Dundalk	MD	21222	US	11/5/2021
93	Maria Granruth	37	Liberty Pkwy	Dundalk	MD	21222	US	11/5/2021
94	John Terzi	2647	Liberty Pkwy	Dundalk	MD	21222	US	10/31/2021
95	June Miller	3305	Liberty Pkwy	Dundalk	MD	21222	US	11/6/2021
96	June Miller	3305	Liberty Pkwy	Dundalk	MD	21222	US	11/11/2021
97	Damon Carter	7847	Lockwood Rd	Dundalk	MD	21222	US	11/11/2021
98	Kim Smith	8132	Longpoint Rd	Dundalk	MD	21222	US	11/5/2021
99	Anne Stankis	8203	Longpoint Rd	Dundalk	MD	21222	US	11/4/2021
100	Kimberly Geho	4236	Lynhurst Rd	Dundalk	MD	21222	US	11/5/2021
101	Carolyn Phillips-Smith	224	Maple Ave	Dundalk	MD	21222	US	11/9/2021
102	Garrett Brown	703	Margo Rd	Dundalk	MD	21222	US	11/4/2021
103	Sheila Hall	3219	McShane Way	Dundalk	MD	21222	US	11/5/2021
104	Leslie McJilton	1730	Merritt Blvd	Dundalk	MD	21222	US	11/5/2021
105	Jane Roger	849	Mildred Ave	Dundalk	MD	21222	US	10/30/2021
106	Jane Davella	2707	Moorgate Rd	Dundalk	MD	21222	US	10/31/2021
107	Viola Karavedas-Eibister	7001	Mornington Rd	Dundalk	MD	21222	US	10/30/2021
108	Donna Eibister	7001	Mornington Rd	Dundalk	MD	21222	US	10/30/2021
109	Debbie Forakis	75	Northship Rd	Dundalk	MD	21222	US	11/5/2021
110	Kim zais	1909	Oxley Rd	Dundalk	MD	21222	US	11/3/2021
111	Jack Charles	16	Patapsco Ave	Dundalk	MD	21222	US	11/13/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

112	Margetta Covello	240	Pinewood Rd	Dundalk	MD	21222	US	11/5/2021
113	Debbie schneider	7403	School Ave	Dundalk	MD	21222	US	11/5/2021
114	William Mossman	1707	Searles Rd	Dundalk	MD	21222	US	11/21/2021
115	Holly Geiman	7913	St. Gregory Dr.	Dundalk	MD	21222	US	11/5/2021
116	Shawn Taylor	7548	Westfield Rd	Dundalk	MD	21222	US	11/12/2021
117	Debra Spencer	1340	Willow Rd	Dundalk	MD	21222	US	11/5/2021
118	Kelly Dorn	101	Wise Ave	Dundalk	MD	21222	US	11/7/2021
119	cathy hurley	6729	Woodley Rd	Dundalk	MD	21222	US	11/5/2021
120	Stephanie Goins	3430	Yardley Rd	Dundalk	MD	21222	US	11/6/2021
121	Paul Christian Goins	3430	Yardley Rd	Dundalk	MD	21222	US	11/6/2021
122	Angela Goins	3430	Yardley Rd	Dundalk	MD	21222	US	11/6/2021
123	Danielle Goins	3430	Yardley Rd	Dundalk	MD	21222	US	11/6/2021
124	Paul L Goins	3430	Yardley Rd	Dundalk	MD	21222	US	11/6/2021
125	Katherine Coronel	2907	Dundalk Ave	Dundalk	MD	21222	US	11/11/2021
126	Kelsey Lewis			Dundalk	MD	21222	US	11/7/2021
127	Frank Schaffer	6736	Boston Ave	Baltimore	MD	21224	US	11/5/2021
128	Kathleen Mahala	1750	Brookview Rd	Baltimore	MD	21224	US	11/5/2021
129	Amanda Duda	7026	Hamlet Ave	Baltimore	MD	21234	US	11/2/2021
130	Kathleen Smero	8285	Berryfield Dr	Nottingham	MD	21236	US	10/30/2021
131	Kara Savarese	4	Danben Ct	Nottingham	MD	21236	US	11/6/2021
132	Joseph Pasko	16	Willow Path Ct	Nottingham	MD	21236	US	10/30/2021
133	Lindsey Walters			Nottingham	MD	21236	US	11/7/2021
134	Katie Guido	616	Beach Dr	Annapolis	MD	21403	US	11/24/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

	Key:							
	The yellow highlight =	**Immediate area of the St. Rita's project which includes Dunglow, Dunmore, Dunbrin,**						
		Dunran, Dunleer, Dunhill, Dunmanway, Mornington Rds, Dundalk Ave and Ardee Way						
	*232 Total signatures of online petition (through end of November 2021)							
	131 in the general nieghborbood (134 - 3 duplicates)							
	61 here are in the immediate neighborhood of the proposed project							
	29 from the pen/ink petition are in the immediate neighborhood adjusted for duplicates with online petition							
	90 total in the immediate area of the proposed project							
	*In the spirit of transparency these are questionable signatures (I'm guessing these are people							
	who troll change.org and randomly sign)							
1	Beata Jazwiec			Tannersville	PA	18372	US	10/28/2021
2	Sarah Crognale			Philadelphia	PA	19145	US	10/28/2021
3	Bryan Osorio			Petal		39465	US	10/28/2021
4	James Bolland			El Dorado		71730	US	10/28/2021
5	Gavareon Marshall			Corpus Christi		78416	US	10/28/2021
6	Albert Kennedy			Ramona		92065	US	10/29/2021
7	Tommy Yung			Miami Beach		33139	US	10/29/2021
8	Fredreka Mccoy			Montgomery		36106	US	10/29/2021
9	MARIE CODDOU			Humble		77346	US	10/29/2021
10	Ajay Tandol			Panipat		132103	US	10/29/2021
11	Himanshu Bramhvanshi			Nagpur		440001	US	10/30/2021
12	Edith Moses			Bartlesville	OK	74006	US	10/30/2021
13	Donna Minatra			Lebanon	TN	37090	US	10/30/2021
14	Renee Welch			Jackson		49201	US	10/30/2021
15	Carlos Rona			Loveland		80525	US	10/31/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

16	Chester Clark			Horsham		19044	US	10/31/2021
17	Miles Leavengood						US	11/1/2021
18	Marie H			Snellville		30078	US	11/1/2021
19	Art Nanni			Cutler Bay		33157	US	11/1/2021
20	kurt baker			Evansville		47715	US	11/1/2021
21	William Michals			Larkspur		80118	US	11/1/2021
22	Maddie Breneman			Chicago	IL	60647	US	11/2/2021
23	Jessica Marwig			Verona	WI	94404	US	11/2/2021
24	Jesse Smith			Griffin		30223	US	11/2/2021
25	Thucuc Thi Pham			Coon Rapids		55433	US	11/2/2021
26	Jeromy Weber			Los Angeles		90044	US	11/2/2021
27	Matthew Cole			Sunnyvale		94087	US	11/2/2021
28	Jamie Albers			Kiln	MS	39556	US	11/2/2021
29	Alexis Mueller						US	11/3/2021
30	Eric Winkelmann			Manchester		3103	US	11/3/2021
31	Pearl Wolkin			Brooklyn		11236	US	11/3/2021
32	Alex Ozack			Glen Lyon		18617	US	11/3/2021
33	Erin Kelley			Indian land		29707	US	11/3/2021
34	Travon Criswell			Kankakee		60901	US	11/3/2021
35	Andrew Anderson			Tucson		85710	US	11/4/2021
36	Bryan Obi			Carrollton	TX	75007	US	11/5/2021
37	Dorice Hellwig			Poplar Bluff	MO	63901	US	11/5/2021
38	Jamie Jackson			Dorchester	MA	2121	US	11/6/2021
39	Rebecca Conti			Wantagh	NY	11793	US	11/6/2021
40	Cristian Landeros			Milwaukee		53221	US	11/6/2021
41	Didier Cerrato			Bronx		11416	US	11/6/2021
42	Ashelynn Brooks			Baltimore	PA	17363	US	11/7/2021
43	Park Balloutine			Bronx	NY	10453	US	11/7/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

44	Amy Chae			College Station		77845	US	11/7/2021
45	Adriana M			Cumming		30041	US	11/7/2021
46	Toni Hamilton			Detroit		48	US	11/7/2021
47	Faith Brianne			Fort Wayne		46808	US	11/7/2021
48	Teresa Wise			Hamilton		45011	US	11/7/2021
49	Richard McConnell			Olympia Fields		60461	US	11/7/2021
50	HUEY WYCHE			Fort Washingtor	MD	20744	US	11/8/2021
51	Joe Silva			90242	CA	90201	US	11/8/2021
52	Erika Rikhiram			Clermont		34711	US	11/8/2021
53	mom fmfmmf			Falls Church		22046	US	11/8/2021
54	Brooke Wallace			Haines City	FL	33844	US	11/8/2021
55	Katherine Perez-Rojas			Los Angeles		90028	US	11/8/2021
56	Sanya Williams			Royal Palm Beach		33411	US	11/8/2021
57	Barb Beaudean			Saint Charles		63303	US	11/8/2021
58	Alyann Her			Saint Paul		55106	US	11/8/2021
59	Liam Williamson			Slidell		70458	US	11/8/2021
60	Tanya Presley			Sulphur		70663	US	11/8/2021
61	Nel Mollas			Swansea	MO	62226	US	11/9/2021
62	Sonia Khan			Arlington		22204	US	11/9/2021
63	Paul Park			Cleveland		44135	US	11/9/2021
64	Yetenayet Taye			District Heights		20747	US	11/9/2021
65	Brittney Alvarez			Fontana		92336	US	11/9/2021
66	Justin Gist			Jonesboro		72404	US	11/9/2021
67	Julian Cochran			Kansas City		66104	US	11/9/2021
68	Eric Tatum			Lancaster		75134	US	11/9/2021
69	Nicholas Stromquist			Minneapolis		55428	US	11/9/2021
70	Joanne Christian			Mt Pleasant		75455	US	11/9/2021
71	Gaurav Kumar			New Delhi		110003	US	11/9/2021

Signers of Online Petition Opposing a Rooming/Boarding House at St. Rita's

72	kaleigh morgan			Pottsville		17907	US	11/9/2021
73	Kai Radmand			Rocklin		95765	US	11/9/2021
74	vincent cherian			ronkonkoma		11779	US	11/9/2021
75	Hannah Newman			Toms River		8753	US	11/9/2021
76	Liam Lynch			Wilbraham		1095	US	11/9/2021
77	void cancel				MD		US	11/9/2021
78	Holly Johnson						US	11/10/2021
79	Markeshila Howard			Gonzales		70737	US	11/10/2021
80	EDG gaming			Panorama City		94102	US	11/10/2021
81	Aspen Carroll			Philadelphia		19120	US	11/10/2021
82	Danny Fried			San Jose		95117	US	11/10/2021
83	Alexa Carbajal			Tucson		85756	US	11/10/2021
84	Derek Wheeler			Williamsburg		23188	US	11/11/2021
85	Alicia Willard			Asheboro		27205	US	11/11/2021
86	Zach Williams			Normal		61761	US	11/11/2021
87	Rudra Guin			Sudbury		1776	US	11/11/2021
88	Josh Standiford			Lake Zurich		60047	US	11/11/2021
89	Shirlene Smith			Columbus	OH	43232	US	11/11/2021
90	andrew Abrahamson			East Hartford	CT	6108	US	11/11/2021
91	Mirna Romero			Chevy Chase	MD	20815	US	11/11/2021
92	Stevie Bannon			Atlanta	GA	30319	US	11/12/2021
93	Aditya sharma			Kanpur		208021	US	11/13/2021
94	christopher joseph chalmers			Spring Hill		34609	US	11/14/2021
95	Mark Martinez			Wichita Falls		76308	US	11/15/2021
96	Cursed Tuna			Cibolo		78108	US	11/18/2021
97	Jasmine Z			Charleston		29401	US	11/18/2021
98	Veda Marie			Fountain Valley		92708	US	11/18/2021