Baltimore County Administrative Law Judge

400 Washington Ave

Towson, MD 21204

December 1, 2021

Your Honor:

I am writing about case 2021-0273-SPHX. I am opposed to the Grey Rock mansion being allowed to have living quarters in the community. The way the notice is written, "to permit living quarters," this approval would allow multiple living quarters which would allow the mansion to become a Bed & Breakfast or be rented out as an Air BNB. I am very opposed to this happening in my community.

Currently the mansion does not contribute one dollar to the upkeep and maintenance of our community, even though they utilize our roads, SWM ponds, snow removal, Insurance, etc. The community has tried to work with the owners of the mansion about this issue and have had no success in reaching an agreement with the Owners of the mansion. Allowing another use that will put more demands on our infrastructure with no contribution to the Community from the mansion seems like a lose lose for the Community.

In addition, I understand that there is a potential zoning violation at the Mansion. I don't believe we should be giving the Mansion any more authorization until the clear up their current violations. The noise from the music that goes late into the night is a constant nuisance made worse by it being outside. At times, the party goers dispose of empty drink cups and beer bottles in our grass and landscape areas and the mansion never cleans anything up.

I hope that you will reject the case in front of you until the mansion contributes their fair share to the Community. Once a deal is reached, I could be persuaded to change my view on the Mansions zoning request. Thanks for taking the time to review my comments on case 2021-0273-SPHX.

Sincerely yours,

Cindy Steinberg

DEC 13 2021

Baltimore County Administrative Law Judge

400 Washington Ave

Towson, MD 21204

December 1, 2021

Your Honor:

I am writing about case 2021-0273-SPHX. I am opposed to the Grey Rock mansion being allowed to have living quarters in the community. The way the notice is written, "to permit living quarters," this approval would allow multiple living quarters which would allow the mansion to become a Bed & Breakfast or be rented out as an Air BNB. I am very opposed to this happening in my community.

Currently the mansion does not contribute one dollar to the upkeep and maintenance of our community, even though they utilize our roads, SWM ponds, snow removal, Insurance, etc. The community has tried to work with the owners of the mansion about this issue and have had no success in reaching an agreement with the Owners of the mansion. Allowing another use that will put more demands on our infrastructure with no contribution to the Community from the mansion seems like a lose lose for the Community.

In addition, I understand that there is a potential zoning violation at the Mansion. I don't believe we should be giving the Mansion any more authorization until the clear up their current violations. The noise from the music that goes late into the night is a constant nuisance made worse by it being outside. At times, the party goers dispose of empty drink cups and beer bottles in our grass and landscape areas and the mansion never cleans anything up.

I hope that you will reject the case in front of you until the mansion contributes their fair share to the Community. Once a deal is reached, I could be persuaded to change my view on the Mansions zoning request. Thanks for taking the time to review my comments on case 2021-0273-SPHX.

Sincerely yours,

Eileen Leikach

Baltimore County Administrative Law Judge

400 Washington Ave

Towson, MD 21204

December 1, 2021

Your Honor:

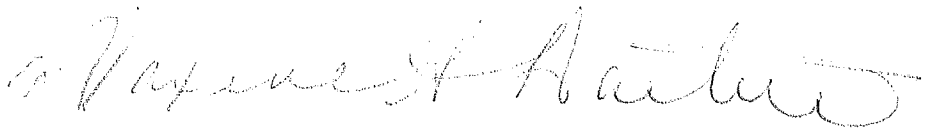
I am writing about case 2021-0273-SPHX. I am opposed to the Grey Rock mansion being allowed to have living quarters in the community. The way the notice is written, "to permit living quarters," this approval would allow multiple living quarters which would allow the mansion to become a Bed & Breakfast or be rented out as an Air BNB. I am very opposed to this happening in my community.

Currently the mansion does not contribute one dollar to the upkeep and maintenance of our community, even though they utilize our roads, SWM ponds, snow removal, Insurance, etc. The community has tried to work with the owners of the mansion about this issue and have had no success in reaching an agreement with the Owners of the mansion. Allowing another use that will put more demands on our infrastructure with no contribution to the Community from the mansion seems like a lose lose for the Community.

In addition, I understand that there is a potential zoning violation at the Mansion. I don't believe we should be giving the Mansion any more authorization until the clear up their current violations. The noise from the music that goes late into the night is a constant nuisance made worse by it being outside. At times, the party goers dispose of empty drink cups and beer bottles in our grass and landscape areas and the mansion never cleans anything up.

I hope that you will reject the case in front of you until the mansion contributes their fair share to the Community. Once a deal is reached, I could be persuaded to change my view on the Mansions zoning request. Thanks for taking the time to review my comments on case 2021-0273-SPHX.

Sincerely yours,



Baltimore County Administrative Law Judge
400 Washington Ave
Towson, MD 21204

December 1, 2021

Your Honor and honorable Zoning committee members:

I am writing about case **2021-0273-SPHX**. I am opposed to the Grey Rock mansion being allowed to have living quarters in the community. The way the notice is written, "to permit living quarters," this approval would allow multiple living quarters which would allow the mansion to become a Bed & Breakfast or be rented out as an Air BNB. I am very opposed to this happening in my community.

Currently the mansion does not contribute one dollar to the upkeep and maintenance of our community, (including utilizing our roads, enjoying the aesthetics of our ponds, participating in the costs of snow removal or landscaping, overall insurance costs, etc.).

The community has tried to work with the owners of the mansion and have had no success in reaching an agreement with the owners. Allowing another use that will put more demands on our infrastructure with no contribution to the Community from the mansion is an untenable idea for our Community.

In addition, I understand that there is a potential zoning violation at the Mansion already. I don't believe we should be giving the Mansion any more authorization if they can't comply with existing rules.

The noise from the music that goes late into the night is a constant nuisance to residents that live directly near the mansion and can be heard throughout the complex. It is made worse when music is played outside. Also, at times, the party goers dispose of empty drink cups and beer bottles in our grass and landscape areas and the mansion never cleans these items up after events. So cleanup falls upon our residents or our community to complete.

I know that bookings might be down a bit due to the pandemic, but more people are scheduling events again than a short while ago. The owners purchased the mansion knowing it was an event site and NOT a bed and breakfast. I find this projected switch unacceptable.

I hope that you will reject the case in front of you. I have lived here for over 11 years. I do not wish to see this change.

Sincerely yours,

Susan L. Sweitzer

Baltimore County Administrative Law Judge

400 Washington Ave

Towson, MD 21204

December 8, 2021

Your Honor:

I am writing about case 2021-0273-SPHX. I am opposed to the Grey Rock mansion being allowed to have living quarters in the community. The way the notice is written, "to permit living quarters," this approval would allow multiple living quarters which would allow the mansion to become a Bed & Breakfast or be rented out as an Air BNB. I am very opposed to this happening in my community.

Currently the mansion does not contribute one dollar to the upkeep and maintenance of our community, even though they utilize our roads, SWM ponds, snow removal, Insurance, etc. The community has tried to work with the owners of the mansion about this issue and have had no success in reaching an agreement with the Owners of the mansion. Allowing another use that will put more demands on our infrastructure with no contribution to the Community from the mansion seems like a lose lose for the Community.

In addition, I understand that there is a potential zoning violation at the Mansion. I don't believe we should be giving the Mansion any more authorization until they clear up their current violations. The noise from the music that goes late into the night is a constant nuisance made worse by it being outside. At times, the party goers dispose of empty drink cups and beer bottles in our grass and landscape areas and the mansion never cleans anything up.

I hope that you will reject the case in front of you. Thank you for taking the time to review my comments on cas 2021-0273-SPHX.

Sincerely yours,

Lorraine Steinberg

Lorraine Steinberg

9200 James Howard Lane

Pikesville, MD 21208

December 7, 2021

Baltimore County Administrative Law Judge
400 Washington Ave
Towson, MD 21204

Your Honor and Honorable Zoning Committee Members:

This letter pertains to case **2021-0273-SPHX**. As a Grey Rock resident, I strongly oppose the Grey Rock Mansion being allowed to have living quarters in the community as a Bed & Breakfast or Air BNB. First and foremost, I do not want an influx of transients coming to my community.

Already, the noise from music played at the mansion during special events often goes late into the night. It is a nuisance to residents that live directly near the mansion and can be heard throughout the complex. It is made worse when music is played outside. Also, at times, the party goers dispose of empty drink cups and beer bottles in our grass and landscape areas and the mansion never cleans these items up after events. So cleanup falls upon our residents or our community to complete.

Additionally, the mansion does not contribute one dollar to the upkeep and maintenance of our community including utilizing our roads, enjoying the aesthetics of our ponds, participating in the costs of snow removal or landscaping, overall insurance costs, etc.

The community has unsuccessfully tried to work with the owners of the mansion. Allowing another use that will put more demands on our infrastructure with no contribution to the Community from the mansion is an untenable idea for our Community.

Finally, I understand that there already is a potential zoning violation at the mansion. I don't believe we should be giving the mansion any more authorization if they can't comply with existing rules.

The owners purchased the mansion knowing it was an event site and NOT a bed and breakfast. I find this projected switch unacceptable.

I hope that you will reject the case in front of you. I have lived here for 19 years and do not wish to see this change.

Sincerely yours,

Caryn Sagal
9222 James Howard Lane
Pikesville, MD 21208