

To Whom It May Concern,  
Project Ruby Drive CU202311

I live at 21917 Ruby Drive, Boyds Maryland. I will be directly affected by The World Shine project in question, along with my entire family: my wife, my children, and my eighty-year-old mother-in-law who has lived at this address for 50 plus years. We have many concerns about this project. This is a residential community. There are six houses on Ruby Drive which is a dead-end street. Ruby Drive nor West Old Baltimore will support any additional traffic which a business, such as the World Shine project, will attract. There will be trash trucks, recycle trucks, employees, residents and visitors, food trucks, landscaping trucks, laundry trucks, mail, and delivery trucks, activities that would be coming and going, and not to mention any medical and emergency vehicles when needed. This will add noise, pollution, and traffic to our tiny little street. Lastly, this will create a larger amount of foot traffic which increases the risk of crime. The facility in question has a single point of entry and exit from West Old Baltimore Road which is a royal two-lane road (a historical road in Montgomery County). Ruby Drive is too dense of a street as is and furthermore these homes are on well and septic systems, and this will affect us tremendously. This development will change the character of the community. The property in question is a little over 5 acres with a plan to build 8 two-story buildings with over 120 beds, an activity building, and a large parking lot. I am fully aware that there is a need for senior facilities, but this is not the right location for such a large business. This business is not looking out for the best interests of the seniors or the community in which they will reside, but rather to make money.

The owner of 21908 Ruby Drive, the property in question for this project, also owns two other properties on Ruby Drive along with newly purchased 12405 West Old Baltimore Road. They own these properties under different names, Baron Investment Service (21905 Ruby Drive) and Quill Li (21901 Ruby Drive). These are also his business rental properties which are very run down, a clear reflection of his business ethics. Our homes were built in the 60's so there is no HOA associated with our street. Therefore, there are no regulations on the appearance of homes.

We have submitted letters, met with council members, county members, documented signatures of homeowners in the area, and held town meetings. We want to make our voices heard that this is not the right placement for such a facility.

With this being said, I urge you not to approve the plans/proposal of such a facility without a careful in person examination of the properties in question.

Harold R. Duffin



[Had.duffin@yahoo.com](mailto:Had.duffin@yahoo.com)

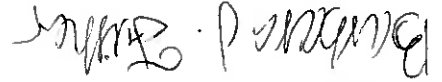
(301)873-6829

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I live at 21917 Ruby Drive, Boyds Maryland. I will be directly affected by The World Shine project in question, along with my entire family: my daughter, my son-in-law, and my granddaughters. I have lived at this address for 50 plus years. We have many concerns about this project. This is a residential community. There are six houses on Ruby Drive which is a dead-end street. Ruby Drive nor West Old Baltimore will support any additional traffic which a business, such as the World Shine project, will attract. There will be trash trucks, recycle trucks, employees, residents and visitors, food trucks, landscaping trucks, laundry trucks, mail, and delivery trucks, activities that would be coming and going, and not to mention any medical and emergency vehicles when needed. This will add noise, pollution, and traffic to our tiny little street. Lastly, this will create a larger amount of foot traffic which increases the risk of crime. The facility in question has a single point of entry and exit from West Old Baltimore Road which is a royal two-lane road (a historical road in Montgomery County). Ruby Drive is too dense of a street as is and furthermore these homes are on well and septic systems, and this will affect us tremendously. This development will change the character of the community. The property in question is a little over 5 acres with a plan to build 8 two-story buildings with over 120 beds, an activity building, and a large parking lot. I am fully aware that there is a need for senior facilities, but this is not the right location for such a large business. This business is not looking out for the best interests of the seniors or the community in which they will reside, but rather to make money.

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Barbara J. Fisher



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Debra F. Duffin



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Breyanna E. Duffin



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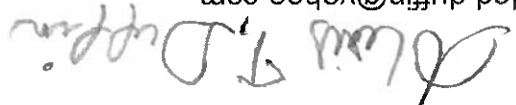
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Alexis T. Duffin



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