

Friday, January 26, 2024

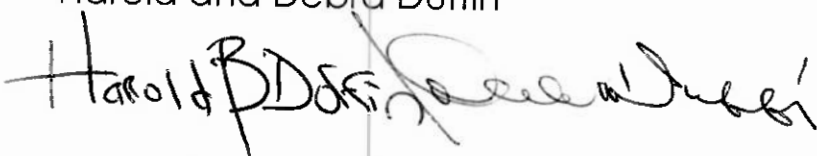
Dear Ms. Kathleen Byrne,

I am writing this letter on behalf of myself and family to oppose the proposed conditional use for the senior housing of Ruby Drive that does not comply with the requirements nor the master plan. I urge you to please visit Ruby Drive so that you are able to get a visual of our neighborhood. You will then truly get a clear picture of how dense of an area this is. We have lived on this property for over 50 years and are directly across and beside the proposed site for World Shine. The eight-building facility will alter the residential character of the nearby neighborhoods as well as create unacceptable noise and traffic. There is no data to show the environmental impact on the surrounding properties and the effect it will have on the well and septic for our community. Further, there have been no studies to show the impact of Ten Mile Creek and Little Seneca Reservoir.

They have stated that 34.7% impervious service is the proposed project. This project is proposed to be slightly higher than 19% for a zone of R200. What does slightly higher mean? We are a zone of R200, why are we being compared to a zone of R200TDR? With all of the parking lots, asphalt, and sidewalks there is no way for the water to naturally seep into the ground.

I am deeply concerned for us three remaining Ruby Drive residents that are going to be affected tremendously if this is not stopped. I want to reiterate that this is not the right setting for this facility.

Thank you for your time,  
Harold and Debra Duffin

A handwritten signature in black ink, appearing to read "Harold and Debra Duffin". The signature is written in a cursive style and is positioned above the typed name and address.

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(301)873-6829

Exhibit 22 (c)(i)  
OZAH Case No: CU 23-11