

January 29, 2024

To the Office of Zoning and Administrative Hearings,

My name is Terri Meyer, and I am a property owner next to the west side of the proposed Assisted Living site. I testified at the Jan 18<sup>th</sup>, planning board meeting voicing my opposition to the Worldshine Ruby Drive development project.

Here are my concerns:

1. I am particularly concerned about the **lighting impacts** to the houses on the west side of the property since **our homes are built much lower in elevation in relation to the proposed site**. The codes the applicant cited assume that the impacting properties are level with the facility, but this is not the case. The board did not challenge the applicant to address the specific concern and just accepted the applicant's response.
2. The **traffic** on W. Old Baltimore road has already increased significantly where there are bottlenecks during peak hours due to recent development which is not yet finished. Page 70 of the Master Plan clearly states "West Old Baltimore Road, an attractive rural road which provides access to Black Hill Regional Park,...provide an important link between the east and west sides of 1-270, **but this Plan does not support widening the road.**" An assisted living facility to house 120 people in 8 buildings will clearly be an undue burden on a road that is already congested at peak hours.

I respectfully request that the Hearing Examiner, Kathleen Byrne, reject CU202311 and deny this development project which isn't inline with the Master Plan.

Respectfully,



Terri Meyer  
22005 Ivy Leaf Dr.  
Boys, MD 20841

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