

YES! to SINGLE-FAMILY HOMES and APPROPRIATE SITE USE

YES! to MAINTAINING MARKET VALUE

YES! to DUNLOGGIN BEAUTY

NO! to MORE TRAFFIC and OVERCROWDED SCHOOLS

NO! to FRONT YARD PARKING PADS

NO! to BAD PRECEDENT

Did you know that the Conditional Use application from a professional real estate developer now before the County for 4033 St. John's Lane is to *convert the house into a multi-family dwelling* (a 2-unit apartment house) and that **Howard County recommends that this application be GRANTED?**

Did you know that the *next hearing* before the hearing examiner is scheduled for **October 29 at 6 pm** in the George Howard County Office Building?

Did you know that the latest plan for 4033 St. John's Lane submitted to the Department of Planning and Zoning includes a *4-vehicle parking pad in the front yard?*

Did you know there are *26 types of Conditional Uses* that are available in single-family residential (R-20) zones such as Dunloggin so long as certain conditions are met? And that these include beauty parlors, country inns, large day care centers and two family dwellings? *See Section 131.0 of the Howard County Zoning Regulations for a complete listing and more information.*

Did you know that there is *no limit to how many such Conditional Uses may be approved* in a residential area even if the schools are above 115% enrollment (which Dunloggin Middle School is)?

Did you know that, under applicable Maryland Court decisions, the *burden is very much on the protestants* (those opposing a Conditional Use permit) to show that the Conditional Use, if granted in a particular location (such as 4033 St. John's Lane), is more detrimental and obnoxious at that location than anywhere else in the vicinity?

Support your neighbors who are protesting the 4033 St. John's Lane Conditional Use application:

- **Come to the hearing** on **October 29, 6 pm, George Howard County Office Building**
- **Contribute to the legal fees.** The protestants have engaged an experienced, proven and able zoning and land use lawyer. To date, the application has been rebuffed on procedural grounds. We are continuing a strong fight...and lawyers don't work *gratis*. So far, the St. John's Community Association and a small number of neighbors have paid the legal fees; **we need your help as interested neighbors and Dunloggin residents!**
 - ❖ A contribution of \$25, \$50, \$100, \$200, \$500 or whatever you feel it is worth to keep Dunloggin a neighborhood of single family homes would be a big help!
 - ❖ **Please make checks payable to J. Carroll Holzer, P.A., with reference to file No. 8129,** and deliver or mail to Lorna Rudnikas at 4029 St. John's Lane.

The only thing we as residents can do is continue to oppose these Conditional Uses in Dunloggin as and where it makes sense to do so. *In years past, residents were successful in defeating proposals for a large country inn at Temora on Columbia Road and for a very large day care center further down Columbia Road, while supporting the petition for the Wayside Inn Bed and Breakfast.*

If a two-family dwelling (or any of the other 25 Conditional Uses allowed in R-20 zones) can be placed at 4033 St. John's Lane, one can be next door to you – how would you like that?

Thank you! The Dunloggin you are helping save is your own!