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Via Hand Delivery

Robert Hoffman, Esq.
Venable, L.L.P.
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204-5517

Re: College Manor

Dear Rob:

I write on behalf of the Lutherville Community Association and its board of directors to convey the community's response to the proposal presented by College Manor at our December 18, 2007 meeting.

Preliminarily, my clients wish to express their sincere thanks to John Horine and College Manor for their initiative in seeking out the opinions and input of the community. The Association feels strongly, however, that the current proposal is unacceptable. We believe the buildings are grossly out of scale with the surrounding neighborhood and are entirely inconsistent with its historic character. The buildings are simply too big, there are too many of them, and they are too close to the property line and to adjacent homes. The loss of the large canopy trees that presently occupy this property will not only accentuate this incongruity but permanently impair the pleasant, park-like setting and viewshed that the community now enjoys. The proposal will fundamentally and irreversibly change the neighborhood.

For these same reasons, the Association is strongly opposed to College Manor's request to change the zoning on this property to DR16. The density allowed under that zoning classification is too intense and could allow any number of uses that would be as intrusive as College Manor's current proposal. The Association believes that the existing DR2 is the appropriate zoning for this neighborhood.

All of this said, the Association remains willing to continue listening and working with College Manor in the hopes of achieving a development that is of the proper scale and consistent with the historic nature of the community. We are not rejecting any and all proposals that College Manor will share with the Association. The proposal, however, will have to be substantially smaller in scale and density in order for the Association to fully support it. If possible, please let me know by Friday, February 1, 2008 if College Manor will be submitting another proposal.

As for now, I'm sure you understand that the Association has to do what is necessary to express its views to Baltimore County before decisions are made that will irreparably change the neighborhood. The Association, for example, will be actively opposing the upzoning request through the approaching CZMP hearing process.

Again, thank you for your efforts. Please contact me if you have any questions.

Best regards,

Michael R. McCann