

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org


MCPB
Item #
10/26/06




MEMORANDUM

DATE: October 11, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief 
Development Review Division

FROM: Catherine Conlon, Subdivision Supervisor (301-495-4542)
Development Review Division 

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision for a House of Worship

PROJECT NAME: Shaare Tefila Congregation

CASE #: Preliminary Plan No. 120060560

REVIEW BASIS: Chapter 50 Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Located on the west side of Georgia Avenue, approximately 800 feet north of Emory Lane

MASTER PLAN: Olney

APPLICANT: Trustees of Shaare Tefila

ENGINEER: A. Morton Thomas and Associates, Inc.

FILING DATE: August 16, 2005

HEARING DATE: October 26, 2006

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Code and subject to the following conditions:

- 1) Development on the property is limited to a place of worship with a 500-seat sanctuary, a 300-seat social hall, a 150-student nursery school (with no more than 23 staff members), and a 272-student K-9 religious school (with no more than 18 staff members). The nursery school shall not function as a child day care center.
- 2) The hours of operation for the nursery school are restricted to 7:30 AM to 6:00 PM, Monday through Thursday, and 7:30 AM to 4:00 PM Friday; and that of the religious school to 4:30 PM to 6:30 PM on Wednesdays, and 9:30 AM to 12:15 PM on Sundays. On-site activities other than those of the nursery and religious school shall be scheduled to either start, or end, 30 minutes prior to, or subsequent to, the standard weekday peak-periods of 6:30-9:30 AM and 4:00-7:00 PM to minimize the impact of site-related traffic at intersections adjacent to the site.
- 3) The applicant shall re-stripe the eastbound Emory Lane approach to Georgia Avenue to provide a left, left/through/right, right lane combination in place of the existing left, through/right, right lane combination. This intersection improvement shall be implemented prior to issuance of any building occupancy permit for the proposed on-site uses.
- 4) The applicant shall manage all site-related vehicle queues, including those that relate to student drop-offs and pick-ups, within the subject property; and prevent spillover of any site-related traffic to the Georgia Avenue frontage road and/or other adjacent local streets. All parking related to typical activities at the synagogue shall be fully accommodated within the property, without spillover to the Georgia Avenue frontage road and/or other adjacent local streets.
- 5) The applicant shall provide a four-foot wide lead-in sidewalk from the Georgia Avenue frontage road into the site to the proposed buildings. This sidewalk shall be connected to the existing Georgia Avenue sidewalk (that is along the east side of the Georgia Avenue frontage road) with a handicapped access ramp (at the driveway), and a crosswalk. All on- and off-site sidewalk ramps, and the crosswalk, shall conform to Americans with Disabilities Act standards.
- 6) The applicant shall provide two inverted-U bike racks in front of the sanctuary and two inverted-U bike racks in the front of the classroom buildings.
- 7) The applicant shall dedicate, and the record plat shall reflect, right-of-way for Georgia Avenue to the full width mandated by the 2005 *Olney Master Plan*.
- 8) The applicant shall comply with the conditions of the Maryland State Highway Administration (SHA) approval letters dated September 28, 2006 and January 17, 2006, unless otherwise amended.
- 9) The applicant shall comply with the conditions of the Montgomery County Department of Public Works and Transportation (DPWT) approval letter dated March 24, 2006, unless otherwise amended.
- 10) The applicant shall comply with the conditions of the preliminary forest conservation plan approval dated October 10, 2006. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.

- 11) The applicant shall provide onsite landscaping and lighting, per a final landscape and lighting, plan approved by technical staff prior to recordation of the plat. At a minimum, the plan shall provide a landscape buffer along the south, west and north property boundaries to mitigate the impacts of the proposed parking and building on the adjacent residences. This buffer may be supplemented by efforts to protect and retain existing trees.
- 12) Compliance with the conditions of approval of the MCDPS stormwater management approval dated August 21, 2006.
- 13) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 14) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 15) Other necessary easements shall be reflected on the record plat.

SITE DESCRIPTION

The subject property consists of 4.09 acres of land located on the west side of Georgia Avenue (MD 97) north of Emory Lane (Attachment A). The property is zoned R-200 and currently contains an existing residential dwelling and accessory structure, which will be removed. The surrounding land use on the west side of Georgia Avenue (MD 97) is residential, and the Olney Manor Recreational Park is located opposite the site on the east side of Georgia Avenue (MD 97). The property is served by public water and sewer facilities. Access to the site is via an existing frontage/service road from Georgia Avenue (MD 97).

The property is located within the Upper Rock Creek watershed, which has a Use IV-P classification in this section. There are no streams, wetlands, floodplains or other environmentally sensitive areas on the property, and no existing forest. The site does contain several large individual trees, some of which are specimen size.

PROJECT DESCRIPTION

This is an application to create a single lot for the construction of a house of worship with accessory uses. The proposal includes a 500-seat sanctuary, a 300-seat social hall, a 150-student nursery school (with no more than 23 staff members), and a 272-student K-9 religious school (with no more than 18 staff members). The project will be constructed in phases, beginning with the house of worship.

Access to the site is via a private driveway from the existing frontage/service road along Georgia Avenue (MD 97). The on-site structures will be located in the north-central portion of the site, surrounded by a 125-space surface parking lot on the south and west. An on-site stormwater management facility is located on the west boundary of the property. The outfall pipe from this facility will carry stormwater runoff from the newly constructed building and parking surfaces, to the existing storm drain system located along Tavenner Court to the north of the site.

ANALYSIS AND FINDINGS

Master Plan Compliance

The proposed project is located within the area of the 2005 Olney Master Plan. The Plan does not have any specific guidance or comments about this property. The proposal is consistent with the goals and recommendation of the Plan, which recommends that, "Georgia Avenue between Norbeck Road and the Town Center should have an open semi-rural appearance to mark the transition from more densely populated areas south of Norbeck Road, to the low-density suburban character of Olney. A minimum of 100 foot setback for any dwelling or other structure along this stretch should be provided from the road right-of way. Additional landscaping and vegetation should also be used to make sure that main views along the road are trees and vegetation and not the houses and other buildings." The proposed project provides a front setback of approximately 174 feet from Georgia Avenue with landscaping in the front setback area. The proposal is consistent with the Olney Master Plan.

Transportation

Site Location, Vehicular Access, Pedestrian and Transit Amenities

Vehicular access to and from the site is proposed via a 20-foot driveway, off a Georgia Avenue service road along the eastern property boundary, that extends between Emory Lane and Emory Church Road (with no direct connection to either of these roads). The service road is approximately 24 feet wide and has a four-foot wide cement-concrete sidewalk on its east side. The service road is connected to Georgia Avenue (MD 97) at a curb cut approximately 500 feet south of Emory Church Road. At this location, Georgia Avenue is a median-divided major highway (with median breaks at Emory Lane and Emory Church Road), with three southbound lanes, and two northbound lanes along the site frontage. Georgia Avenue currently has a sidewalk along the east side, and a Class I bikeway/sidewalk along the west side between Norbeck Road (north of the site) and Olney.

Currently, a commercial use being developed within the southwest quadrant of Georgia Avenue and Silo Inn Drive is implementing certain off-site improvements at the intersection of Georgia Avenue and Emory Church Road. These improvements include extending the Georgia Avenue service road to the commercial development, providing a new curb, and installing a flashing signal at this intersection. As part of these improvements, the existing northbound Georgia Avenue right-turn lane to Emory Church Road is also being modified to permit both right-turn and through movements on this lane.

Traffic to and from the Shaare Tefila Congregation site could utilize the new curb cut to Georgia Avenue at Emory Church Road to make left turns into, and out of the service road, instead of performing U-turns at the Emory Lane (by traffic proceeding north toward Olney from the site), and Emory Church Road (by traffic approaching the site from the south) median breaks.

Metrobus routes Y8 and Y9, and Ride-On bus routes 52 and 53, currently provide service along Georgia Avenue and have bus stops near the site. Ride-On routes 52 and 53 also serve local communities in the area. Georgia Avenue is proposed to have a future express, two-lane, bi-directional, bus-only route within its median that will connect the northern Olney and Aspen Hill Communities with Glenmont Metro Station to the south.

Master Plan Roadways and Bikeway/Pedestrian/Trail Facilities

The Approved and Adopted 2005 *Olney Master Plan* includes the following nearby master-planned roadway and bikeway facilities:

1. Georgia Avenue, a north-south, four- to six-lane divided major highway (M-8) with a minimum right-of-way width of 120-150 feet (between Norbeck Road (MD 28) and the Howard County line). The roadway is recommended as a six-lane divided highway with a minimum right-of-way width of 150 feet between Norbeck Road and Emory Lane, and as a four-lane divided highway with a minimum right-of-way width of 150 feet between Emory Lane and Spartan Road. A Class I bikeway (shared-use path, SP-29) is recommended in the master plan along the west side of Georgia Avenue between Norbeck Road and MD 108, sections of which currently exist. Interchanges are recommended for Georgia Avenue with the Inter-County Connector, and with Norbeck Road.
2. Old Baltimore Road, a two-lane primary (P-2) with a minimum right-of-way width of 70 feet between MD 108 to the north and Georgia Avenue to the south. The master plan identifies adding a third approach lane for the westbound approach of Old Baltimore Road at its intersection with Georgia Avenue as an improvement to be considered in the future.
3. Emory Church Road, a non-master planned roadway, with a shared on-road bikeway (B-12 and B-13) between Georgia Avenue and Batchellors Forest Road.
4. Emory Lane, a two-lane arterial (A-277) with a minimum right-of-way width of 80 feet between Muncaster Mill Road to the south and Georgia Avenue to the northeast. The master plan recommends a shared-use path (SP-32; Class I bikeway) for Emory Lane, which currently exists, except for a short section between Muncaster Mill Road and Holly Ridge Road.

Local Area Transportation Review

- Site Generated Traffic

Shaare Tefila Congregation is planning to construct a place of worship, as well as certain ancillary uses on the property including, a 500-seat sanctuary, a 300-seat social hall, a 150-student nursery (with a staff of 23) and a 272-student religious school (with a staff of 18). Only the nursery and the religious schools were considered for Local Area Transportation Review

(LATR) analysis, since these were the only on-site uses that were considered to generate peak-hour trips within the weekday peak-periods.

For analysis purposes, typical hours for the nursery school were considered to be 7:30 AM to 6:00 PM for Monday through Thursday, and 7:30 AM to 4:00 PM on Friday. Most of the nursery school children were expected to leave the school by 3:00 PM, prior to the beginning of the evening peak-period. The applicant indicated that only approximately 10% of the total students will be left at the school after 4:00 PM. These students were expected to leave the nursery school between 4:00 PM and 6:00 PM, within the evening peak-period. The applicant also indicated that the nursery school would not function as a child day care center. The hours of operation for the religious school, with students attending grades K-9, were considered to be from 4:30 PM to 6:30 PM on Wednesdays, and 9:30 AM to 12:15 PM on Sundays. Staff recommends scheduling on-site activities (other than that of the nursery and religious schools) to either start, or end, 30 minutes prior to, or subsequent to, the standard weekday peak-periods of 6:30-9:30 AM and 4:00-7:00 PM, to minimize impact of site-related traffic at adjacent intersections during these peak-periods.

Peak-hour trips estimated for the proposed nursery and religious school during the weekday morning and the evening peak-periods are summarized in Table 1. As shown in Table 1, the nursery and religious schools together generate 57 and 202 "total" peak-hour trips (i.e., without any reduction for potential "pass-by" or "diverted" trips permitted for the proposed nursery use) during the weekday morning and evening peak-periods.

TABLE 1
SITE TRIP GENERATION
PROPOSED SHAARE TEFILA CONGREGATION SYNAGOGUE
NURSERY SCHOOL AND RELIGIOUS SCHOOL

Weekday School Activity	Peak-Hour Total Trips	
	Morning	Evening
Nursery School (150 students, 23 staff members)	57	30
Religious School (272 students, 18 staff members)	--	172
Total Weekday Site Peak Hour Trips	57	202

Source: Shaare Tefila Congregation Traffic Impact Study, Symmetra Design, Revised August 8, 2006.

- Congestion Levels at Nearby Intersections

A traffic study was required for the subject development per the *Local Area Transportation Review (LATR) Guidelines* since the nursery and religious school components of the proposed development were estimated to generate 30 or more total peak-hour trips during the typical weekday morning and evening peak periods. Other weekday activities at the site were expected to occur outside of the above peak periods.

The applicant is proposing to implement a roadway improvement to mitigate its site traffic impact at the Georgia Avenue/Emory Lane intersection (re-stripe eastbound Emory Lane approach to Georgia Avenue to provide a left, left/through/right, right lane combination in place of existing left, through/right, right lane combination). With this mitigation improvement, the proposed development meets the *LATR Guidelines* requirements at another intersection (Georgia Avenue/Old Baltimore Road intersection in this study) where the amount of site-generated peak-hour traffic results in an impact of less than 5 CLV's (based on Section TL1 of the 2007 AGP).

A summary of the Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and evening peak hours during the respective peak-periods, based on the analysis presented in the traffic study, is presented in Table 2.

TABLE 2
SUMMARY OF CAPACITY CALCULATIONS
PROPOSED SHAARE TEFILA CONGREGATION SYNAGOGUE
PLACE OF WORSHIP, NURSERY AND RELIGIOUS SCHOOL

Intersection	Traffic Conditions							
	Existing		Background		Total		Total w/Applicant Funded Imps	
	AM	PM	AM	PM	AM	PM	AM	PM
1. Georgia Ave/Old Baltimore Rd	1,526	1,085	1,579	1,190	1,583	1,204	--	--
2. Georgia Ave/Emory Church Rd	1,527	1,435	1,147	1,129	1,198	1,228	--	--
3. Georgia Ave/Emory Ln	1,306	1,541	1,386	1,604	1,393	1,647	1,397	1,444

Source: Shaare Tefila Congregation Traffic Impact Study. Symmetra Design. Revised August 8, 2006.
Congestion Standard for Olney Policy Area: 1,475.

As shown in Table 2, the weekday peak-hour CLV analysis presented in the study indicated that the mitigated-build condition CLV values at the study intersections would be either below the Olney Policy Area congestion standard of 1,475, mitigated, or within the threshold of CLV impact permitted under the current Annual Growth Policy when the applicant is providing a mitigation improvement. This application therefore satisfies the LATR requirements of the Adequate Public Facilities test. The proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Environment

Environmental Guidelines

There are no streams, wetlands, floodplains, or environmental buffers on the property. The MCDPS Stormwater Management Section approved the stormwater management concept for the project on August 21, 2006 which includes onsite water quality and quantity control in a dry pond with a pre-treatment cell. The proposed application meets all applicable requirements for protection of environmentally sensitive areas.

Forest Conservation

The plan meets all applicable requirements of the county Forest Conservation Law. The property contains no existing forest, but there is a 0.61 acre afforestation requirement. The applicant proposes to meet the requirement by providing 0.12 acre of on-site landscape credit, and 0.49 acre of off-site reforestation, or payment of a fee-in-lieu.

There are 14 large trees on the site, some of which are specimens of their species. All of these trees will be removed as a consequence of the proposed development. Hedgerows containing smaller trees are present off-site along the three property boundaries with adjacent residential uses. Due to the grading required for the development, the proposed limit of disturbance is contiguous with the property line in a majority of places. As a consequence, a number of off-site trees will be impacted by the proposed development. The most significant of these trees are a 20" diameter at breast height (DBH) Colorado spruce, and an 18" DBH Norway spruce, both in good condition.

At staff's request, the applicant sent a registered letter and a plan to all surrounding property owners, informing them of the potential affects of the proposed development. The plan was prepared and signed by an ISA certified arborist and includes a detailed evaluation of each tree, down to 6" DBH, and recommendations for protection, based on the development plan and tree health. The applicant is working directly with neighbors to address their tree concerns, and the final forest conservation plan will reflect any additional tree protection measures that may be needed.

Landscape and Lighting

A preliminary landscape and lighting plan was submitted as part of the preliminary plan application (Attachment C). The plan includes a landscape buffer along the entire southern and western boundaries of the property. Along the northern property boundary, landscaping is not provided between the proposed synagogue and adjacent residential. Staff recommends that additional buffering be provided along this boundary. The final details of the landscape and lighting plan will be reviewed and approved by MNCPPC staff prior to recordation of the plat.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lot and uses. The proposed lot size, width, shape and orientation are appropriate.

The lot was reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Concerns

This application predated specific requirements for meetings between the applicant and interested parties, however, written notice of the application and public hearing date was given to adjacent and confronting property owners, and local civic and homeowners associations. Two letters concerning the proposed development were received during the review of the case (Attachment D).

The first letter was received from Dr. Regan Crump, an adjacent property owner. Dr. Crump's property, at 16713 Gooseneck Terrace, abuts the eastern boundary of the subject property. Dr. Crump's property is lower than the subject property, and he stated that water flow from the property currently results in soil erosion in his yard. He requested that the new development not be permitted to occur unless this problem is addressed. The proposed stormwater management plan for the Shaare Tefila property includes an on-site stormwater management dry pond that will collect and detain the runoff from the new development. Drainage and overflow from this facility will be directed via pipe to an existing storm drain system in Tavenner Court to the north of the site, and away from Dr. Crump's property. Therefore, the proposed development plan will address Dr. Crump's concerns.

The second letter was received from Henry Kahwaty, President of the Victoria Springs Homeowners Association (HOA). Victoria Springs is the community adjacent to the subject property. The HOA is also concerned about control of stormwater runoff from the subject property. In addition, they request landscape buffering between the proposed development and adjacent houses, and measures to reduce the impact of on-site lighting. As discussed above, the concept for stormwater management includes complete control of runoff from the new development. A landscape and lighting plan has been submitted. The plan includes a mix of landscape planting (hardwood and evergreen trees and shrubs) around most of the property boundaries. The location of the proposed building in relation to the northern property line currently does not allow much room to landscape, however, staff will be working with the applicant to improve this situation as part of the final approval of the landscape plan. As previously mentioned, the applicant is working with adjacent property owners to maximize tree save on the adjacent lots, which will contribute to the buffer.

CONCLUSION:

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance, and is not in conflict with the recommendations of the Olney Master Plan. Access and public facilities will be adequate to serve the proposed lot and uses, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Landscape and Lighting Plan
Attachment D	Citizen Correspondence

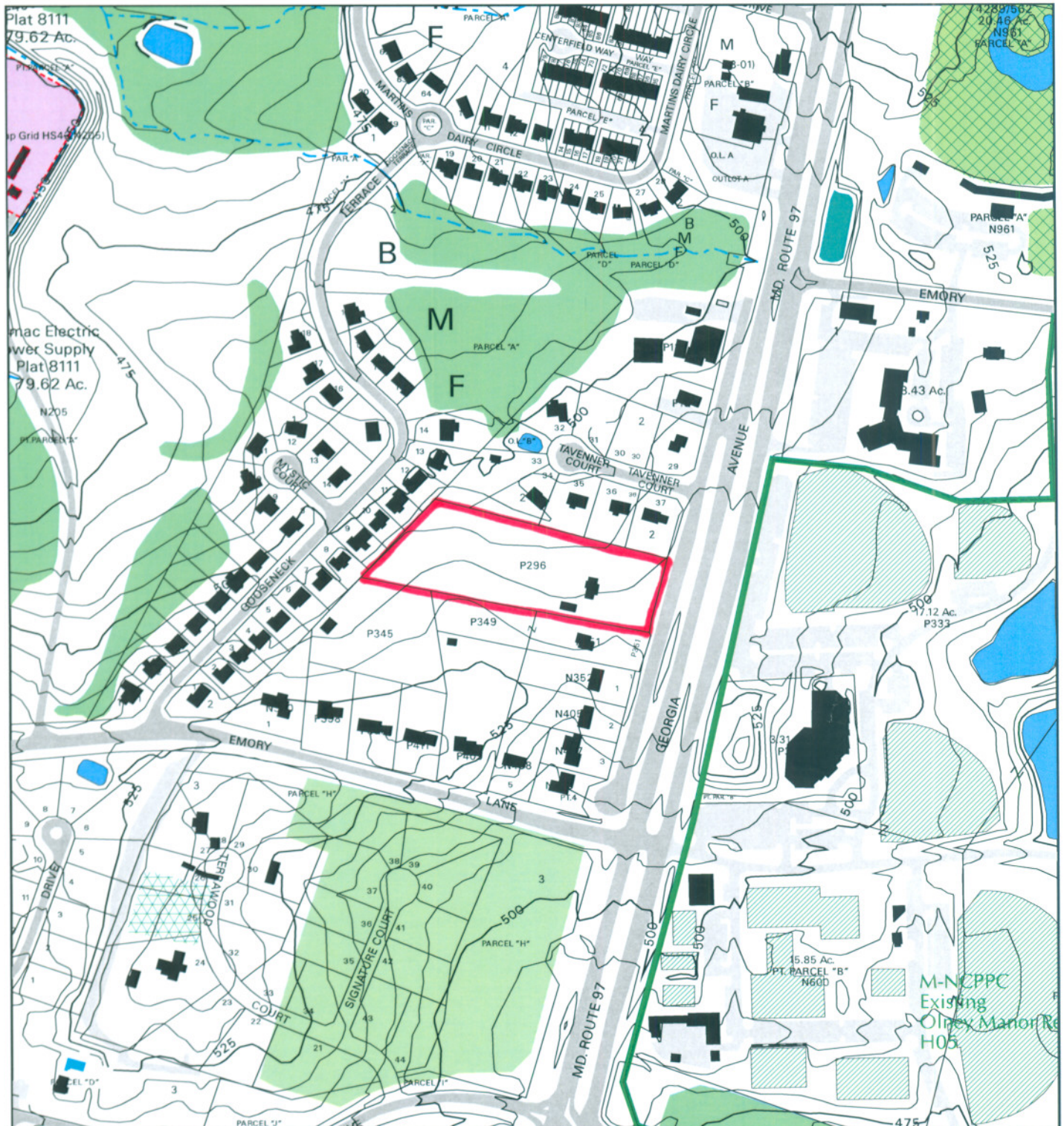
Table 3. Data Table and Checklist

Plan Name: Shaare Tefila				
Plan Number: 120060560				
Zoning: R-200				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: House of Worship and Ancillary Uses				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq. ft. ¹	178,088 sq. ft. or 4.09 acres	CAC	10/12/06
Lot Width	100 ft.	Meets minimum	CAC	10/12/06
Lot Frontage	25 ft.	Meets minimum	CAC	10/12/06
Setbacks				
Front	100 ft. Min. ²	Must meet minimum ³	CAC	10/12/06
Side	12ft. Min./ 25 ft. total	Must meet minimum ³	CAC	10/12/06
Rear	30 ft. Min.	Must meet minimum ³	CAC	10/12/06
Height	35 ft. Max.	May not exceed maximum	CAC	10/12/06
Parking setback	Equal to required building setback of adjacent zone, which is R-200 in this instance	Must meet minimum ³		
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		CAC	10/12/06
Road dedication and frontage improvements	Yes		Agency letters	9/28/06, 1/17/06, 3/24/06
Environmental Guidelines	N/A		Staff memo	10/12/06
Forest Conservation	Yes		Staff memo	10/12/06
Master Plan Compliance	Yes		Staff memo	10/12/06
Landscape and Lighting Plan	Yes		CAC	10/12/06
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		Agency letter	8/21/06
Water and Sewer (WSSC)	Yes		Agency Comments	12/19/05
Well and Septic	N/A			
Local Area Traffic Review	Yes		Staff Memo	10/6/06
Fire and Rescue	Yes		Agency comments	12/17/05

¹ Several lots in the neighborhood were platted under previous zoning and are smaller than 20,000 s.f. in size.

² The Olney Master Plan calls for a minimum 100' building setback from Georgia Avenue (MD 97).

³ As determined by MCDPS at the time of building permit.



Map compiled on December 07, 2005 at 3:05 PM | Site located on base sheet no - 222NW04

NOTICE

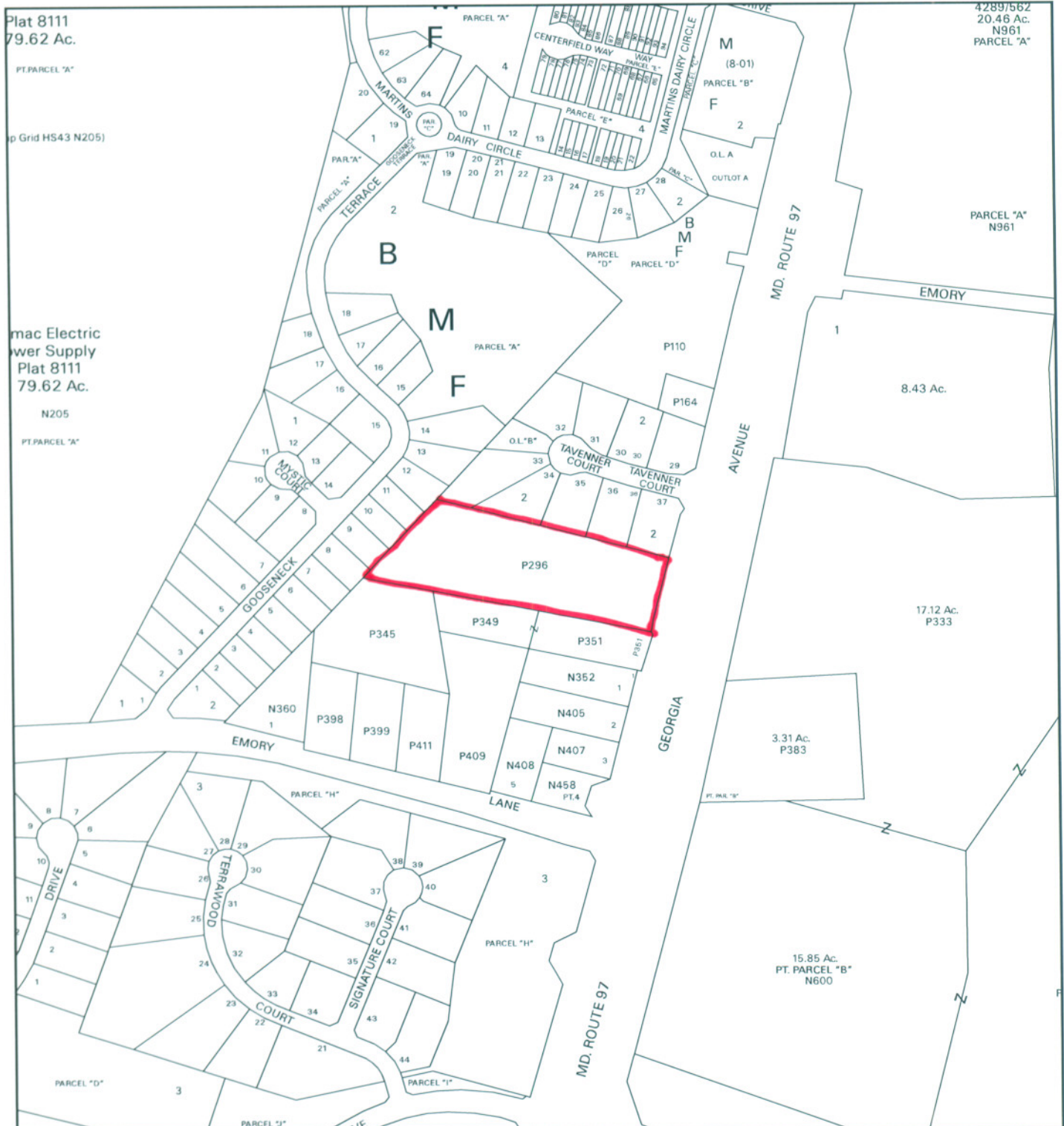
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$$\begin{aligned} 1 \text{ inch} &= 400 \text{ feet} \\ 1 &: 4800 \end{aligned}$$

SHAARE TEFILA CONGREGATION (120060560)



Map compiled on December 07, 2005 at 3:07 PM | Site located on base sheet no - 222NW04

NOTICE

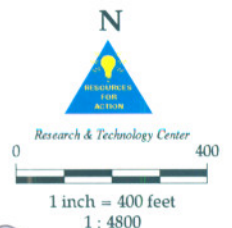
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



2

LEGEND

- ## COSTING

- [illegible]

KEY NOTES

- 1) PROPOSED CAMP AND OUTLET
HUNTERDON COUNTY TRUSTEES, Box MC-100101
PROPOSED: LUTHER T. ALABO
- 2)
- 3) PROPOSED: ROCKVALE
- 4) PROPOSED: HUNTERDON COUNTY, SHERIFF SANDY PETERSON
PROPOSED: PAUL DE TROTTA / ROCKVALE
- 5) PROPOSED: TOWN OF TOWNSHIP / ROCKVALE
- 6) TIA / TOWN / TOWNSHIP / ROCKVALE
- 7) ROCKVALE TOWN / TOWNSHIP
- 8) PROPOSED: ELECTRIC / HUNTERDON

SHARE TEFILA CONGREGATION

PRELIMINARY PLAN		DATE FILED
SHARE TEFILA CONGREGATION		106-088263
17-887	2	DATE
06/16/2004	1st year no.	06/16/2004
	1844	PP -

GRAPHIC SCALE



GEORGIA AVENUE (MD 97)
(R.W. WARY) SHA PLAT No. 42845

- [illegible]

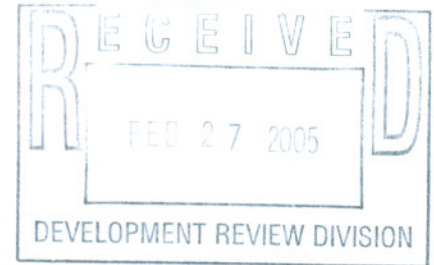
LEGEND

CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION
AND THAT I AM A BULK LICENSED LABORATORY EMPLOYEE OF THE DEPT. OF
THE STATE OF MICHIGAN.

MICHAEL J. CHANDLER
LICENSE NUMBER: 40,814,7771

Year	1990	1991	1992	1993	1994
1990	1990	1991	1992	1993	1994

LANDSCAPE AND LIGHTING PLAN	SCALE	AS SHOWN
	DATE	10/10/2008
SHAWNEE TERRACE CONGREGATION	PROJECT NO.	100-000000
	CLIENT	SHAWNEE TERRACE CONGREGATION
14400 GORDON PARKWAY DALLAS, TEXAS 75244	DATE	10/10/2008
PROJECT NO. 100-000000	DATE	10/10/2008



16731 Gooseneck Terrace
Olney, MD 20832
February 22, 2006

Via Facsimile (301-495-1306), e-mail (catherine.conlon@mncppc-mc.org), Regular Mail

Ms. Catherine Conlon
Development Review Division
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Shaare Tefila Congregation, file number 120060560

Dear Ms. Conlon:

I am writing on behalf of the Victoria Springs Homeowners Association ("Victoria Springs") regarding the preliminary plan for the Shaare Tefila Congregation on Georgia Avenue in Olney. This preliminary plan is file number 120060560.

The Victoria Springs community is adjacent to this proposed development, and the Homeowners Association has notified its residents of this proposal. This letter provides a summary of the comments received back from our community in response to this notification.

Landscaping. The preliminary plan shows several trees along the back of the property (parallel to Georgia Avenue). It does not, however, show a landscape buffer between the proposed development and our residential community. Indeed, the preliminary plan shows the installation of a large parking lot very near the property line with our community with nothing to separate this parking lot, and the large sanctuary building, from our neighbourhood. This will dramatically change the appearance and character of our area, and we believe a buffer should be required. It has been noted that buffers have been installed in similar type projects around Montgomery County, and one is needed for this particular project.

Lighting. The preliminary plan does not provide details regarding lighting, but due to the proximity of the development to individual homes in our community, there is a high potential for residents of Victoria Springs to have unwanted light in both their yards and houses. For example, parking lot lights can illuminate yards, and headlights from cars can shine through windows and into homes. The lack of a landscape barrier serves to make lighting concerns even more acute, which would make the creation of a landscape barrier vital for those homeowners directly affected by this plan.

Water runoff. The property proposed for development is higher than some of the homes on adjacent property. As a result, we are concerned about the potential for changes in water run-off patterns to adversely affect certain houses in our community. We ask that the Development Review Division pay close attention to water run-off issues, especially because the development is so close to the property boundaries.

In short, we are concerned that the proposed development has the potential to have a substantial adverse impact on the character of our community. Victoria Springs is a quiet, residential neighbourhood, and we hope that the development of the Shaare Tefila Congregation will not change this. With proper mitigation measures, the character of our community should remain unchanged by this development and we look forward to working with County officials and representatives from the synagogue to alleviate any concerns expressed thus far by the Victoria Springs community.

Please do not hesitate to contact me if you have any questions about these comments or require additional information. I can be reached at 202-973-9863 during the day or 301-570-7035 in the evening. I can also be contacted via e-mail at hkahwaty@lecg.com.

Sincerely,



Henry Kahwaty
President
Victoria Springs Homeowners Association

January 6, 2006

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2006-0064
JAN 11 2006

Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

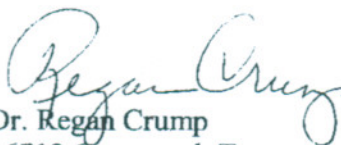
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Board Members:

I recently received a letter from the Board, Victoria Springs Home Owners Association notifying me of the pending application for development of the Shaare Tefila Congregation on Georgia Avenue in Olney. My understanding is that this house of worship will be built on the property immediately behind (east of) my home on Gooseneck Terrace. I would like to request that the Montgomery County Planning Board only approve their application once assurances are gained that the site will be properly graded to rectify a current problem with that property which affects my property. It needs to be mitigated immediately, and reassessed for complete correction during and after construction.

The Shaare Tefila Congregation Property is approximately six feet higher than most of my property with a slope from the edge of their property down to the grade of my house. With any heavy rain, large volumes of water flow down this hill creating heavy erosion and reopening a gully along my south property and fence line. It appears that the excessive runoff comes from the roof and downspouts of a green barnlike structure currently in place adjacent to my property.

This letter constitutes my complaint and request regarding their proposed site development application before the Planning Board. I would also like to review the site plan and possibly submit additional comments after review of the plan. I will pursue a review of the site plan with my homeowners association but would like a response to this letter and request from the Planning Board.


Dr. Regan Crump
16713 Gooseneck Terrace
Olney, MD 20832
301-443-0940

cc: Victoria Springs Home Owners Association