



**Limited Site Plan Amendment No. 81984024B and No. 81985006B: Greencastle Lakes**

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**Staff Report Date: 08-31-12**

**Description**

**Limited Site Plan Amendment No. 81984024B and No. 81985006B: Greencastle Lakes**

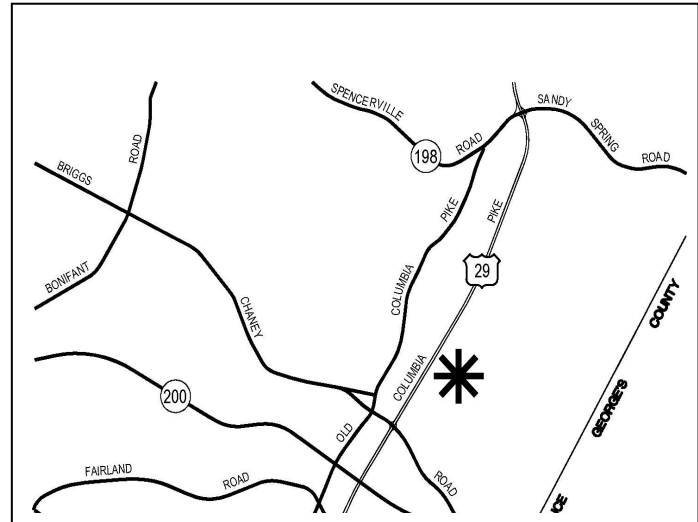
Installation of a 7 foot high fence along the southern property boundary and a pedestrian sidewalk located approximately 350 feet north of the intersection of Ballinger Drive and Robey Road, and east of Columbia Pike (US 29), R-90 Zone, Fairland Master Plan.

**Staff Recommendation:** Approval with conditions

**Applicant:** Nathan Zimpfer (HOA President for Greencastle Lakes)

**Filing Date:** February 4, 2011

**Montgomery County Code Reference:** 59D-3.7 Amendment of the Site Plan.



**Summary**

- The modifications proposed in these applications will directly impact the pedestrian circulation patterns within the Greencastle Lakes community and the neighboring properties. Staff has worked with the community to identify a safe and adequate location for a pedestrian access point along the proposed fence alignment. Due to the existing foot paths, landscape buffer and the steep slopes along the property boundary, one location was identified for providing safe and adequate pedestrian circulation. The building heights, floor area, number of dwelling units, number of parking spaces, landscape, recreational facilities, public use spaces and green areas will not change.
- The Applicant started the construction of the fence in November 2010; and the project was stopped by a site inspector. In order to remedy the cited violation and continue the project, the Applicant will need to first amend the approved Site Plans. The continuous fence alignment proposed by the Applicant is not currently shown on the approved plans, and will block pedestrian access to Ballinger Drive from the neighboring properties. Staff's recommendation of approval is conditional on a safe and adequate pedestrian access point and a 5 foot wide sidewalk connection to a local bus stop.
- Staff has received a large amount of community correspondence; both in support and in opposition to the proposed modifications (*see Appendix C*). Upon meeting with the community on-site, their concerns are directly related to the safety and adequacy of the pedestrian circulation systems throughout the

community. The supporters want the fence in order to provide a safer environment and control the use of privately owned facilities by non-residents; while the opposition wants the ability to safely and efficiently walk to public amenities within the surrounding community.

## **RECOMMENDATION AND CONDITIONS**

This application proposes to amend the approved Site Plan to install a 7 foot tall new fence (approximately 1 mile in length) and provide a 5 foot wide pedestrian sidewalk. The modifications to the Site Plan do not alter the overall design character of the development in relation to the original approval and the development remains compatible with existing developments adjacent to the site.

Staff recommends approval of Site Plan Amendments No. 81984024B and No. 81985006B, Greencastle Lakes, with conditions delineated in this Staff Report. All site elements shown on the Site Plans stamped "Received" by the M-NCPPC on January 14, 2012 are required except as modified by the following conditions.

### **Conformance with Previous Approvals**

1. Preliminary Plan Conformance  
The development must comply with the conditions of approval for Preliminary Plan No. 119821150 as listed in the Planning Board Resolution mailed January 1983, unless amended.
2. Site Plan Conformance  
The development must comply with the conditions of approval for Site Plan Nos. 81984024A and 81985006A as approved on the certified plans in July 2004, or as amended in this application.

### **Environment**

3. Forest Conservation Exemption & Tree Save  
The development must comply with the conditions of the approved Forest Conservation Exemption No. 42012063E. An on-site preconstruction meeting is required after the limits of disturbance have been staked and flagged.

### **Site Plan**

4. Site Design  
Prior to the certification of the Site Plans, the following conditions must be completed:
  - a. Provide a 7 foot opening through the fence along Ballinger Drive (on Parcel B, Block E).
  - b. Provide a 5 foot wide sidewalk connecting to the existing bus stop along the southwest side of Ballinger Drive. The sidewalk connection must be reviewed and approved by the Department of Transportation (DOT) and the Department of Permitting Services (DPS).
  - c. The final locations of the fence, pedestrian access point and the sidewalk must be clearly labeled on the Site Plan.

5. Development Program

The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. Clearing and grading must correspond to the inspection and approval of all tree-save areas and protection devices in order to minimize soil erosion per the approved Sediment Control Plan.

6. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and information provided subject to Staff review and approval:

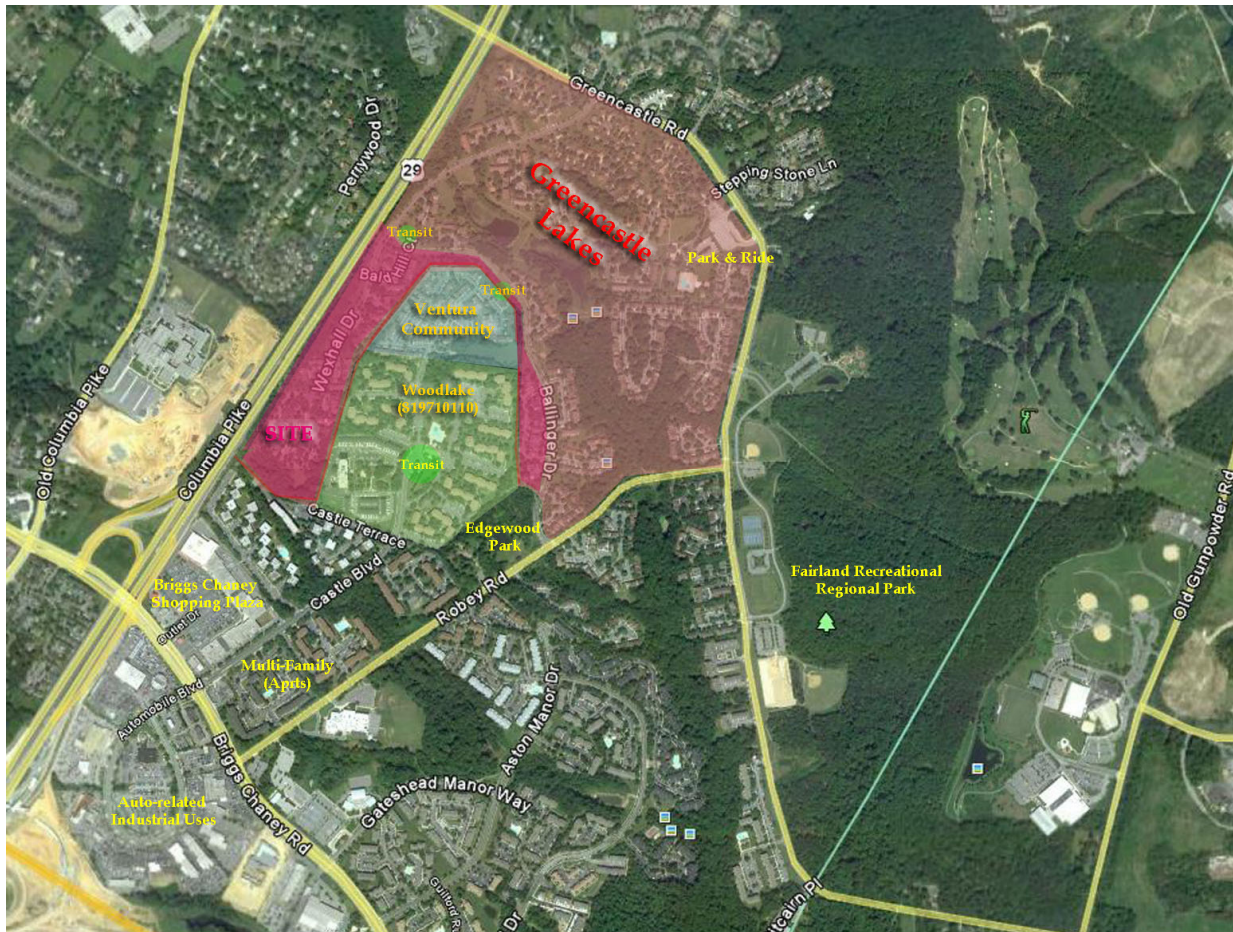
- a. Provide signage details regarding the pedestrian access point through the fence.
- b. Include the Forest Conservation Exemption approval, development program, inspection schedule, and site plan resolution on the approval sheet or cover sheet.
- c. Add a note to the Site Plan stating that "Maryland National Capital Park and Planning Commission Staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- d. Ensure consistency of the base plan between the Site Plan and the approved Simplified NRI/FSD Plan (dated March 29, 2012).

## DESCRIPTION

### Site Vicinity & Analysis

The Greencastle Lakes community is within the Fairland Master Planning Area and zoned R-90. The community abuts the east side of Columbia Pike (MD 29) and is bordered by Robey Road toward the south and Greencastle Road toward the north with Ballinger Drive running through its southernmost section. This community was developed in the 1980's, and was formally referred to as Silver Spring County Club. The roadway dedication and construction of Ballinger Drive, Robey Road and Greencastle Road were also included in the construction phasing for this development. The entire development is approximately 196.04 acres in size with a total of 817 residential lots, most of which are one-family attached units under the MDPU option with a waiver for the maximum percentage of townhouses. The modifications proposed by these applications will be applied to two Site Plans for which the combined total area constitute only a small portion of the overall Greencastle community and are highlighted in purple below.

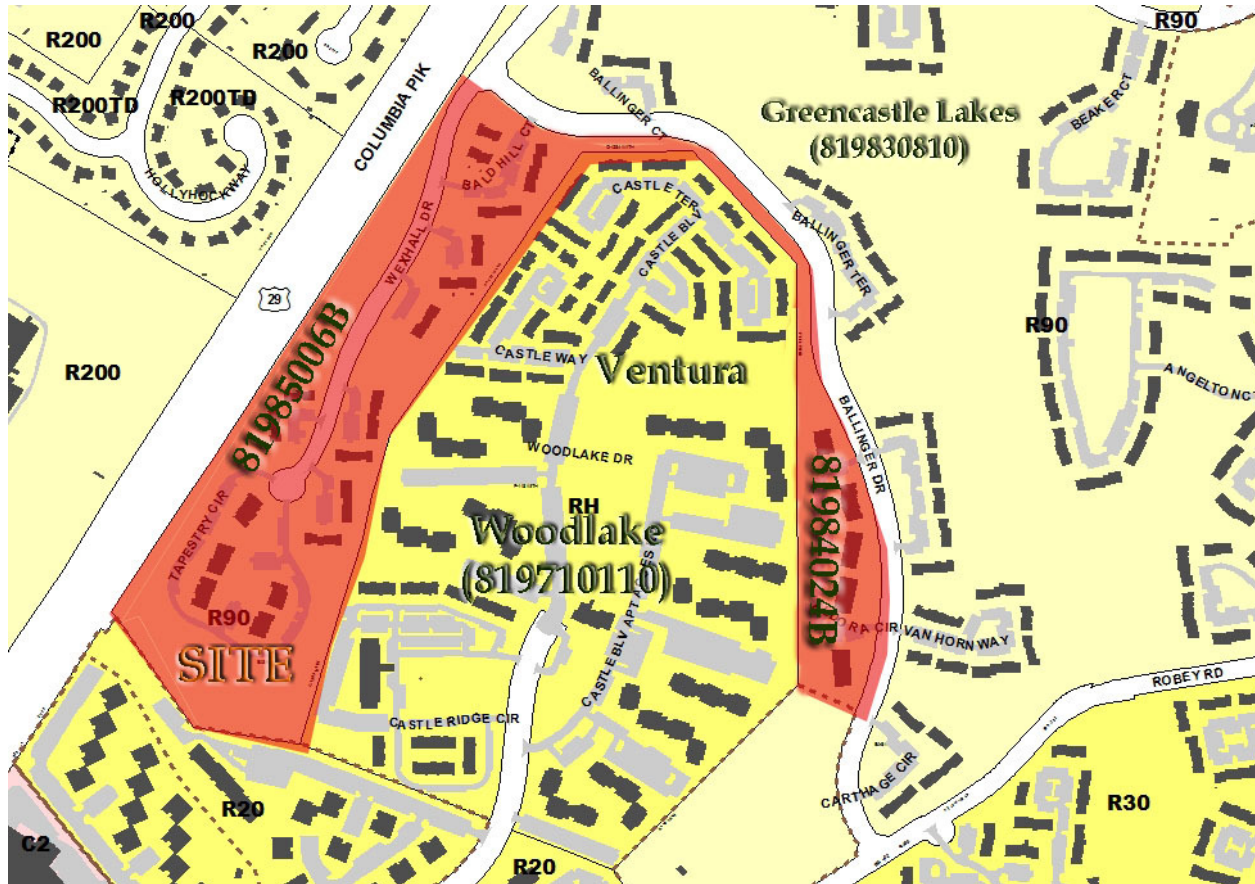
The neighboring properties of Ventura and Woodlake were established in the early 1970's and are currently zoned Multiple Family, High-Rise Planned Residential (R-H). Some of the local amenities include Fairland Recreational Park, Edgewood Local Park, Greencastle Elementary School, County Park-and-Ride lots and the Briggs Chaney Shopping Plaza. Ballinger Drive is currently served by public transportation for Metro and school buses.



*Vicinity Photo (Existing Local Amenities)*



Greencastle Lakes was initially approved by a Preliminary Plan in January 1983, and was subsequently approved in sections under 12 different Site Plans. The majority of the Greencastle Lakes community lies to the north and east of Ballinger Drive; however, the two subject sites are separated by Ballinger Drive. The areas that will be amended on Site Plans No. 81984024B and No. 81985006B are highlighted in red in the Zoning Map below. The subject sites combined, form a crescent shaped that borders the southern property boundaries of the Greencastle Lakes Community, and surrounds the Ventura and Woodlake communities.



Zoning Map

## PROJECT DESCRIPTION

### Proposal

The Applicant started constructing new sections of the fence and replacing an existing chain-link fence along their property boundary directly adjacent to the neighboring properties of Ventura and Woodlake in November 2010. The project was stopped by an inspector and issued a violation, because only a portion of the constructed fence was shown on the approved Site Plans. Site Plan 819850060 currently shows a fence proposed toward the rear yards of the existing townhouse units along Tapestry Circle and Wexhall Drive; however the alignment shown on the plan is different from the constructed alignment.

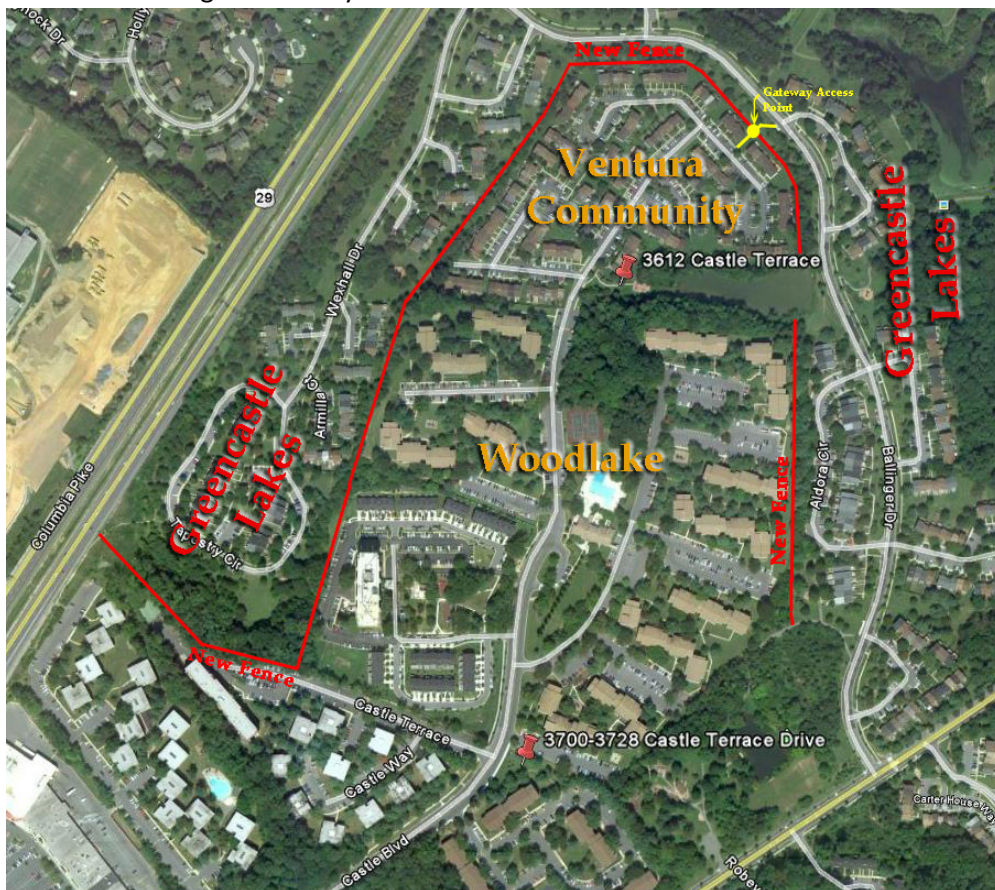
The Applicant's original proposal was to construct a continuous fence with no pedestrian access at any point. The construction of a continuous fence without a pedestrian access does not support the existing walkable and sustainable character of the neighborhood, and will have a negative impact on the

surrounding communities. Staff worked with the Applicant and the neighboring communities in order to revise the initial proposal. The modifications to the original application will include the installation of a pedestrian access point through the fence and a 5 foot wide pedestrian sidewalk from the neighboring property to the existing bus stop along Ballinger Drive. In the aerial photo below, the new fence alignment is labeled and highlighted in red; while the pedestrian access point is labeled and highlighted in yellow.

**Discussion**

Castle Blvd is approximately 4,221 feet in length and provides the main vehicular and pedestrian access to Briggs Chaney Road for the Woodlake and Ventura communities. Ballinger and Wexhall Drive are public roads that provide connections to other public amenities. There are currently 3 bus lines that are routed along these roads (Z8, Z11 and Z13) with 8 bus stops along Ballinger Drive and 4 bus stops along Wexhall Drive. The local school buses for Greencastle Elementary School, Paint Branch High School and Benjamin Banneker Middle School are also routed along these roadways.

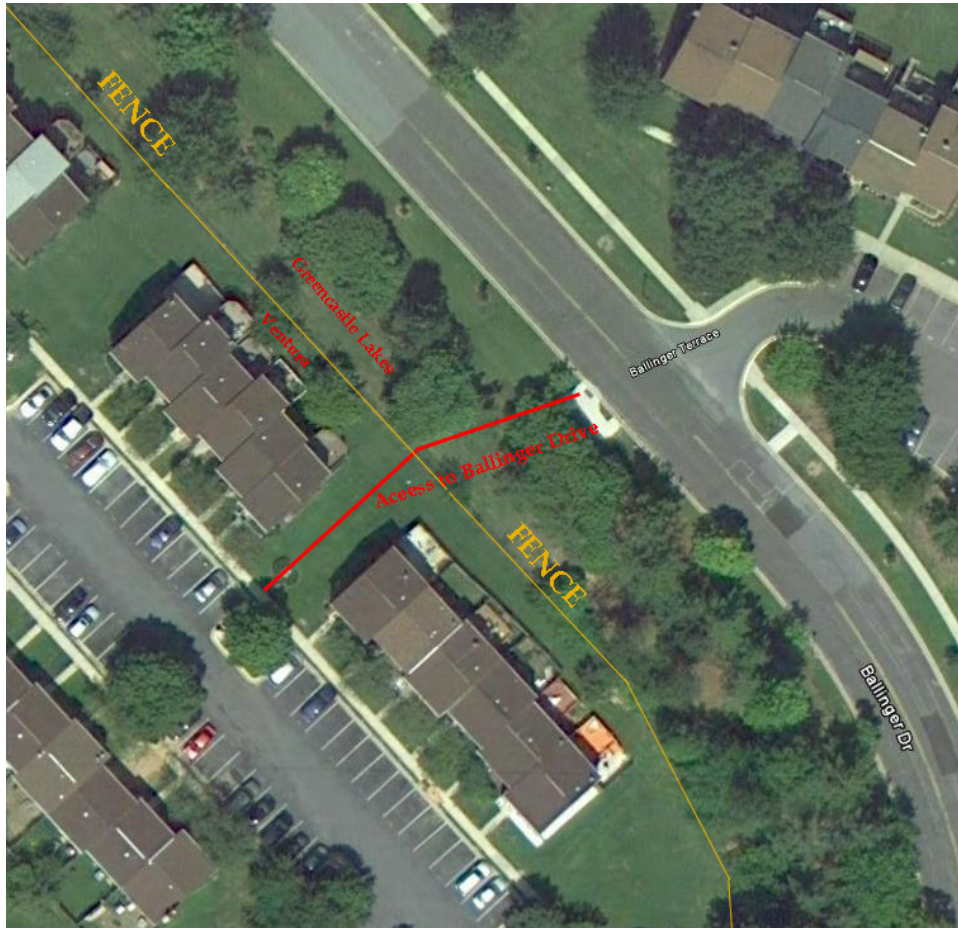
Since Ballinger Drive is so heavily relied upon for public services such as school bus, mass transit, parks and sidewalks, the Applicant’s original proposal to restrict pedestrian access from the Ventura and Woodlake communities through the Greencastle Lakes community generated considerable opposition from the local residents. A continuous fence constructed in the alignment shown in red below would significantly alter the pedestrian access to Ballinger Drive and the local amenities for many residents within the surrounding community.



*Aerial Photo & Site Diagram (Proposed fence Alignment)*

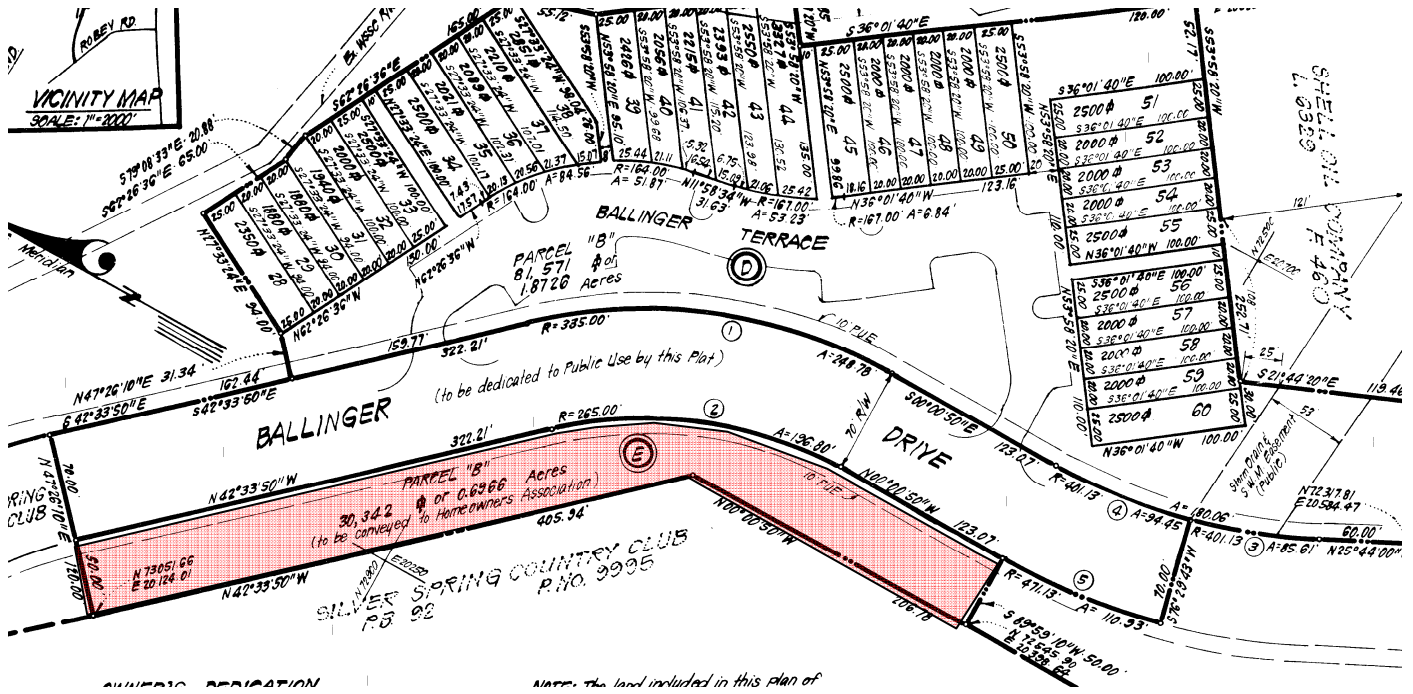


The location of the access point through the fence has been devised to take advantage of the existing topographic conditions along Ballinger Drive and to provide direct access to the existing bus stop along the south side of Ballinger Drive. The proposed pedestrian access point through the fence will funnel foot traffic to a specific point, control pedestrian crossings along Ballinger Drive, and reduce trespassing within the private rear yards of the existing townhouse units within the Ventura community. This specific location was selected based on the existing slopes and worn foot paths.



*Pedestrian Access Point*

Other pedestrian access points were considered during the review of these applications; however, because of the existing landscape buffer, steep slopes and proximity to the local amenities, no other locations were as efficient as the proposed location. The Applicant will construct a sidewalk from the bus stop to their property line where the access point is located in the fence. The sidewalk will be built on Parcel B, Block E; which is under the ownership of the Greencastle Lakes homeowners association. If approved, the Ventura community has agreed to continue the sidewalk from the terminus of the Greencastle Lake sidewalk and connect it into their internal sidewalk system. The sidewalk will be available at all times to allow pedestrian access from Ballinger Drive to the communities along Castle Boulevard to the south.



Plat 15003  
(Subject site)



Existing Example along Robey Road

The proposed materials and height of the fence are consistent with an existing fence along Robey Road approximately ½ mile away from the subject site. As shown in the pictures above, the fence is black wrought iron. The proposed fence will be approximately 1 mile in length.

### Previous Approvals

The Resolution for Preliminary Plan No. 119821150 (mailed in January 1983) approved 817 lots on 196.04 acres of land in the R-90 zone. Roadway improvements and the street dedications of Columbia Pike (MD 29), Greencastle Road and Robey Road were also required with this application.

Site Plan No. 819840240 was approved by the Planning Board in July 1984 for 42 one-family attached units on 6.3 acres of land zoned R-90.

Site Plan No. 819850060 was approved by the Planning Board in March 1985 for 77 one-family attached units on 27.19 acres of land zoned R-90.

Site Plan Amendment No. 81984024A and No. 81985006A were approved by the Planning Director in April 2004 for additional parking spaces within the surface parking facilities.

## **COMMUNITY OUTREACH**

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notices for the subject amendments were sent to all parties of record on February 11, 2011 and again in May 2011 giving 15 days for comments. The signage locations (8) include 1) the southeast corner of Wexhall Drive and Greencastle Road, 2) southeast corner of Turbridge Drive and Greencastle Road, 3) northwest corner of Robey Road and Greencastle Road, 4) northwest corner of Robey Road and Ballinger Drive, 5) south side of Ballinger Drive across from Ballinger Terrace (north end), 6) south side of Ballinger Drive 50 feet west of Ballinger Court, 7) west side of Wexhall Drive across from Ballinger Drive, and 8) east side of Tapestry Circle (east side). Staff has received correspondence specifically related to the pedestrian access to the existing public amenities. Staff has visited the site on four different occasions to analyze the existing conditions and possible alternative solutions. The community has expressed both support and opposition for this project. The main issues are summarized below.

Opposition to Application: Pedestrian should have safe and adequate access to transportation, other developments within the community, and existing pathways.

The walking distances will be increased for some of the surrounding communities if a pedestrian access point is not provided through the proposed fence. The existing transit and school bus stops, the roadways, the sidewalks, the Park & Ride lot along Greencastle Road, and the parks are all public amenities that should be conveniently accessible to all of the surrounding communities. The opposition has expressed concerns regarding the youth and elderly residents that may have a more difficult experience with accessing a longer alternative route along Castle Blvd in order to catch a bus or go visit a friend within another community. The residents have also experienced roadway closures to Castle Blvd in the past that also restrict pedestrian movements and they would like to retain their ability to have access to an alternative route in case of similar occurrences in the future.

Support of Application: Greencastle Lakes residents want the ability to control the use of their privately owned facilities for their residents only.

The Applicant has coordinated with the Montgomery County Police Department, and they have hired a private security contractor to patrol their community in the hopes of providing a safe environment for their residents (*see Appendix D*). Greencastle Lakes has expressed concerns regarding the use, management, and maintenance of their privately owned facilities (i.e. tot lots, trails, parking facilities, and existing fences). Their privately owned facilities are financially supported by the residents of their community, and they believe they should be primarily used and available to their residents only. They have had a difficult time providing adequate controls in order to limit the use of these private facilities by non-residents.

Staff has worked with the Applicant and the neighboring residents to find a suitable solution. A safe and efficient pedestrian access point will continue to provide sustainable connections to the public amenities; while simultaneously providing a safe and livable environment for the entire community.



## FINDINGS

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

No development, diagrammatic, schematic development, or project plans were required for the subject property.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The proposed modifications are allowed in the R-90 Zone, and the site plan meets the purpose of the zone. There are no changes proposed to the development standards, existing use, building heights, setbacks, density, and green areas originally approved by the approved Site Plans.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

There are no changes proposed to the locations of the buildings, open spaces, landscaping, recreation facilities and vehicular circulation systems. As conditioned, the pedestrian access point within the fence will be 7 feet wide, located on a common green space area, and will provide an adequate and safe connection to the existing bus stops and sidewalks. The alignment of the proposed 5 foot wide sidewalk will have a minimal slope, not to exceed 8 percent, and a 2 percent cross slope for drainage purposes.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The installation of a fence within the Greencastle Lakes community near Tapestry Circle, Wexhall Drive and Ballinger Drive was approved in Site Plan No. 819850060; however, the alignment of the proposed fence will be changed with this application. Other pedestrian access points were considered along the proposed fence alignment on this side of the property. However, there are no existing bus stops along Tapestry Circle and Wexhall Drive and the existing landscape buffer and steep slopes will not provide safe and adequate circulation without substantial disturbance to the existing conditions. The pedestrian access point along through the fence along Ballinger Drive will provide a safe and adequate connection to the existing bus stops and to the other public amenities within the surrounding neighborhoods. The proposed materials and height of the fence are compatible with the existing and surrounding conditions, as a similar fence currently exists along Robey Road.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5t, because the applications will modify an existing developed property; will not remove more than 5,000 square feet of forest; does not affect any forest in a stream buffer; is not located on property in a special protection area; and does not require approval of a new subdivision plan. A Forest Conservation Exemption No. 42012063E was approved on April 4, 2012.

## **APPENDIX**

- A. Prior Resolution(s)
- B. Approved Site Plans (No. 819840240 and No. 819850060)
- C. Community Correspondence
- D. Letter of Explanation from the Applicant & support documents
- E. Forest Conservation Exemption Approval letter & Simplified NRI/FSD Plan

## APPENDIX A

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910 3760



MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-82115  
NAME OF PLAN: ROUTE 29 PROPERTY

On 08-05-82, WILLIAM T. WHEELER, submitted an application for the approval of a preliminary plan of subdivision of property in the R90 zone. The application proposed to create 817 lots on 196.04 ACRES of land. The application was designated Preliminary Plan 1-82115. On 12-16-82, Preliminary Plan 1-82115 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-82115 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-82115, subject to the following conditions:

1. Dedication along Route 29, Greencastle Road and Robey Road in accordance with master plan
2. Dedication of area shown as park to M-NCPPC
3. Improvements to Greencastle Road and Robey Road per DOT letter
4. Conditions of Transportation Division memo of 12/8/82
5. No clearing, grading or recording of lots prior to site plan approval by MCPB
6. Number and location of lots to be determined at site plan
7. Necessary easements
8. Possibility of a commuter parking area to be determined at time of site plan

Date of Mailing: January 4, 1983

PRELIMINARY SUBDIVISION PLAN APPLICATION FILE NO: 1-82115  
withdrawn or superseded: N another plan on property? file no: -  
NAME OF SUBDIVISION: ROUTE 29 PROPERTY DATE OF APPLIC: 08-05-82  
IF THERE EXISTS A PRE-PRELIMINARY PLAN FOR THIS PROPERTY, ENTER IT: 7-82023  
LOCATION:

B. SE QUADRANT OF INTERSECTION OF MD. ROUTE 29 & GREENCASTLE ROAD  
SPECIAL TAX AREA: LOCAL JURISDICTION: MPDU PROPOSED: 103  
NO. LOTS PROPOSED: 817 NUMBER OF RESIDENTIAL UNITS PROPOSED: 0  
TYPE OF UNITS: TW, SF, EXISTING ZONING: R90  
NUMBER OF UNITS: 750 67 0 0 0 PROPOSED ZONING:  
PROPOSED SANITARY FACILITIES: WATER: PUBLIC SEWER: PUBLIC  
ANY ASSOCIATED TDPS: N NUMBER OF ASSOCIATED TDPS: 0  
REQUESTED A WAIVER: N  
REPLY O FOR OWNER, C FOR CONTRACT PURCHASER: O  
OWNER OR CONTRACT PURCHASER NAME: WILLIAM T. WHEELER  
ADDRESS: 930 BONIFANT ST TELEPHONE (XO): 301-587-6200  
SILVER SPRING, MD, 20910  
GRANTOR: NADONLEY, STANLEY J. GRANTEE: WHEELER, WILLIAM T.  
DATE OF CONVEYANCE: 04-11-73 LANDS RECORD REFERENCE (LIBER/FOLIO): 4379/139  
TRACT AREA AS CONVEYED: 303.37 ACRES PLAN INCLUDED AREA: 196.04 ACRES  
PRELIMINARY PLAN FEE: \$4435.00

ENCUMBRANCES:  
NONE

EASEMENTS:  
SANITARY SEWER L.3723 F. 119  
AT&T L. 779 F. 38 & L. 3061 F.99  
WATER MAIN L.5570 F.126

COVENANTS:  
NONE

ENGINEER OR SURVEYOR: CLARK FINEFROCK & SACKETT  
ADDRESS: 11315 LOCKWOOD DR TELEPHONE: 301-593-3400  
SILVER SPRING, MD, 20904

MPDU REQUIRED: 0 MPDU APPROVED: 0 NO. OF LOTS APPROVED: 817  
DATE OF PLAN ACTION: 12-16-82 PLANNING BOARD ACTION: APPROVED  
STAGING SCHEDULE? YEAR:  
NUMBER OF LOTS:

200 BASE MAP NO: 219NE04 MASTER PLAN AREA: TAX MAP NO: 00000  
X COORDINATE 32.31 TAX MAP YEAR: CENSUS TRACT & BLOCK: 14019300  
Y COORDINATE 38 40 PLANNING AREA: 34 TRAFFIC ZONE: 113

SEWERSHED NO: SEWER AUTHORIZATION NO:  
STORM WATER MGMT. WAIVER GRANTED: STREAM CHANNEL MODIFICATION:  
WRA PERMIT NEEDED:



DATE MAILED: MARCH 19, 1985

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3780

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review # 8-85006

Project GREENCASTLE LAKES, PARS 2 & 3

On JANUARY 28, 1985, CLARK, FINEFROCK & SACKETT submitted an application for the approval of a site plan for property in the R-90 zone. The application was designated Site Plan Review # 8-85006.

On MARCH 14, 1985, Site Plan Review # 8-85006 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report, with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Plan Review # 8-85006 subject to the following conditions:

1. SUBMITTAL OF SITE PLAN ENFORCEMENT AGREEMENTS, DEVELOPMENT PROGRAM, AND HOMEOWNERS' ASSOCIATION DOCUMENTS THAT ARE ACCEPTABLE TO STAFF.
2. SUBMITTAL OF A LANDSCAPE PLAN THAT INCLUDES A DESIGN FOR THE PLANTED BUFFER STRIP ALONG U.S. ROUTE 29 AND LOCATION OF FENCES FOR TREE PROTECTION THAT SHALL BE ACCEPTABLE TO STAFF.
3. SUBMITTAL OF A SITE PLAN THAT INCLUDES THE NOISE ATTENUATION MEASURES AS LISTED IN THE ENVIRONMENTAL PLANNING DIVISION MEMO OF MARCH 7, 1985, THAT SHALL BE ACCEPTABLE TO THE ENVIRONMENTAL PLANNING DIVISION STAFF.
4. A PLANTED ISLAND SHALL BE ADDED TO THE CUL-DE-SAC IN NEXHALL DRIVE AND SHALL BE ACCEPTABLE TO STAFF.

GREENCASTLE LAKES  
DEVELOPMENT PLAN

(Single Family Detached)

The Ryland Group, Inc. and Shell Oil Company anticipate developing Parts 2 and 3 in Greencastle Lakes subdivision in one (1) phase.

(A) Localized Compatability Features

Localized features are those features which either abut or are adjacent to or are intended to serve individual lots, such as, but not limited to:

1. Roads
2. Sidewalks

(B) Submitting of "Site Plan Enforcement Agreement" and Development Program for approval by staff.

(C) Revision of Landscape and Site Plan to incorporate:

1. Additional planted buffer strip along U.S. Route 29 and location of fences for their protection.
2. Noise attenuation measures acceptable to the Environment Planning Division staff.

(D) Stabilization of all disturbed areas and slopes will be done immediately after their construction.

(E) The localized features listed above will be completed prior to the occupancy of the units. The localized features listed below will be completed no later than six (6) months following occupancy of this phase, except as allowed to be delayed by M.N.C.P.P.C. for weather or other reasonable cause:

1. Trees as per landscape plans.
2. Street lighting, if required
3. All landscaping
4. Privacy fences, if any
5. Bike paths and pathways other than public sidewalks

(F) Community Compatability Features

1. Common open space landscape elements
2. Recreation Center - already existing.
3. Community swimming pool - already existing and in operation for all residents of Greencastle Lakes.

(G) Special Features and Considerations

1. Storm water management provided on site.
2. Parcel to be inspected by M.N.C.P.P.C. at 70% occupancy, and at completion of project Builder will notify M.N.C.P.P.C. requesting inspection.

*Hearing Copy*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3707



*next stage include phasing  
the recreation in with company.*

March 11, 1985

- 1. *Planning of this site plan*
  - *Landscaping*
  - *Planting schedule to include trees*
  - *Planting site 29.*
  - *Melting & dog facilities*

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Staff, Urban Design Division

SUBJECT: Site Plan Review #8-85006  
Greencastle Lakes, Parts 2 and 3  
123 Townhouses  
R-90 Zone  
Fairland

- 2. *What's coming up*  
*2 wks last site plan*
  - ~~*NOT*~~ *estimate on ROW by Bob*
  - *Frank*
  - *Parking at*

STAFF RECOMMENDATION

Staff recommend approval of site plan #8-85006 with the following conditions to be met prior to release of building permits:

1. Submittal of Site Plan Enforcement Agreements, Development Program, and Homeowners' Association Documents that are acceptable to staff.
2. Submittal of a landscape plan that includes a design for the planted buffer strip along U.S. Route 29 and location of fences for tree protection that shall be acceptable to staff.
3. Submittal of a site plan that includes the noise attenuation measures as listed in the Environmental Planning Division memo that shall be acceptable to the Environmental Planning Division staff.

*height of fence  
lot #5*

*wrap around fence  
114'-118' 420' elev.*

*119-128  
8' noise fence*

*119-121  
interior noise  
attenuation  
noise certification  
to construct to side  
of bldg. shall be acceptable to staff.*

Necessary deeds for the dedication of land to M-NCPPC Parks shall be submitted with this site plan and shall be acceptable to the M-NCPPC Parks Division.

5. An island shall be added to the cul-de-sac in Wexhall Drive and shall be acceptable to staff.

LOCATION

Greencastle Lakes is located at the site of the former Silver Spring Country Club, southeast of the intersection of Greencastle Road and U.S. Route 29.

### ADJOINING LAND USE

The western boundary adjoins U.S. Route 29 and Greencastle Road forms the northern and western boundaries of the site. Beyond Greencastle Road are new and future townhouse developments with several scattered single-family detached houses remaining. The Greencastle Lakes parcel wraps around an existing townhouse and apartment project at its southern boundary. Parts 2 and 3 form a linear parcel wedged between U.S. Route 29 and the existing apartments within the southwestern quadrant of Greencastle.

### BACKGROUND INFORMATION

The site is located within the Eastern Montgomery County Master Plan. A preliminary plan was approved on December 16, 1983, with the following conditions:

1. Dedication along Route 29, Greencastle Road, and Robey Road in accordance with master plan
2. Dedication of area shown as park to M-NCPPC
3. Improvements to Greencastle Road and Robey Road per DOT letter
4. Conditions of Transportation Division memo of 11/8/82
5. No clearing, grading, or recording of lots prior to site plan approval by MCPB
6. Number and location of lots to be determined at site plan
7. Necessary easements
8. Possibility of a commuter parking area to be determined at time of site plan

Part 2 and 3 make up the second to the last phase of the Greencastle Lakes development. The layout is consistent with an earlier overall development plan reviewed and approved by the Planning Board in conjunction with Parts 6 and 7.

### DISCUSSION OF SITE PLAN

Staff has reviewed the site plan for the following elements:

1. Conformance to the Zoning Ordinance

Staff compared the site plan to the R-90 zone, MPDU Option, development standards:

<u>Development Standard</u>	<u>Allowed/Required</u>	<u>Provided</u>
Maximum density (d.u./acre)	4.32	4.17 overall 1.52 this section
Minimum net lot area	1,500 s.f.	1,500 s.f.
Minimum rear yard	20'	35+'
Green area w/in subdivision	2,000 s.f./d.u.	1,000+ s.f./d.u.
Parking	146	146

The site plan is in conformance to the R-90 MPD Option development standards.

2. Staff also reviewed the plans for:

a. Location of Buildings and Open Space

The units are located within small courts that intersect separately with the through road for Parts 2 and 3. All units are sited to provide a variety of orientations to existing buildings beyond this property and are surrounded with adequate open spaces. Only two strips of townhouses are located with a rear yard orientation towards U.S. Route 29. The high noise levels these units will receive from the highway require noise attenuation measures as described in detail in the Environmental Planning Division memo, attached. Approval of this site plan is conditioned on meeting their recommendations. With those conditions, staff finds the building locations and open spaces to be adequate.

b. Landscaping and Recreation

The landscaping plan shows adequate planting around each unit and within the open spaces. The plan includes adequate street trees, accent, screen, and foundation plantings. Two multi-age play facilities and one open space play area are included. Staff recommends that, where existing trees need to be saved, a fence be installed around the dripline of those trees prior to grading. The fences shall be inspected by staff prior to grading. Staff also recommend that a naturalistic planting design be used where the open space in these two parts adjoins U.S. Route 29. The plant materials shall be reforestation stock and native shrubs and trees so to establish a wooded buffer quickly. This area shall not be mowed but other maintenance (watering) performed as necessary.

c. Circulation

Vehicular circulation is continuous and efficient with individual parking courts separated from the through road. Staff recommend the addition of an island within the through street cul-de-sac for better direction of traffic flow. Pedestrian circulation is safe and efficient. Sidewalks along the through road and walks from each



courtyard connect to form continuous walkways through this section to Greencastle's interior.

3. Staff has reviewed the site plan to determine its compatible relationship internally and externally. The layout provides adequate open space, landscaping, berms, and separation between units to create compatible internal relationships. With the provision of adequate noise attenuation measures and naturalistic planting screen along the project's most visible edge, U.S. Route 29, external compatibility is achieved.

#### CONCLUSION

Staff finds site plan #8-85006 to achieve compatibility, attractiveness, safety, and efficiency with the conditions as listed. With that, APPROVAL is recommended.

WW:jed

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20907

July 23, 1984

MEMORANDUM

TO: Montgomery County Planning Board  
FROM: Staff, Urban Design Division  
SUBJECT: Site Plan Review #8-84024 (Revised)  
Greencastle Lakes Part 6 and 7

STAFF RECOMMENDATION

The Staff recommends approval of Site Plan #8-84024 with the following condition:

1. Submitting a Site Plan Enforcement Agreement and Development Program for Staff approval prior to issuance of a Building Permit.
2. Revising the landscape plan to incorporate the following:
  - a. Additional plant material between the proposed primary road and the adjacent development.
  - b. Evergreen screening between the proposed parking areas for the back to back units and the adjacent development.
  - c. Additional screening along Route 29.

BACKGROUND

On April 20, 1984 the Planning Board deferred action on the original Site Plan for Part 6 and 7 of the proposed development. The Applicant was requested to consider the recommendation of the Staff Report of April 23, 1984. The Applicant has revised the Site Plan for Part 6 and 7 and the Schematic Plan for the remainder of the development.

The site is located along the Columbia Pike near the intersection of Greencastle Road within the area of the Eastern Montgomery County Master Plan. The proposed development is located on the site of the existing Silver Spring Country Club. A Preliminary Plan was approved on December 16, 1983, with the following conditions:

1. Dedication along Route 29, Greencastle Road and Robey Road in accordance with master plan.
2. Dedication of area shown as park to M-NCPPC.
3. Improvements to Greencastle Road and Robey Road per DOT letter.

4. Conditions of Transportation Division memo of 12/8/82.
5. No clearing, grading or recording of lots prior to site plan approval by MCPB.
6. Number and location of lots to be determined at site plan.
7. Necessary easements.
8. Possibility of a commuter parking area to be determined at time of site plan.

The site is the second section of a large development which includes 188 acres. Columbia Pike is located along the western boundary of the site. Future phases of the proposed development form the northern boundaries of the site. Robey Road forms the eastern boundaries of the site. Existing townhouses form the southern boundary of the site.

The Applicant has included in the Site Plan submission for Section 6 and 7, a phasing program for the required road improvements. A schematic plan for the remaining sections of development has also been submitted.

A Site Plan was approved on November 3, 1983, for Section 1, 4 and 5 of the development. The major issues of the approved Site Plan were frontage of units on Columbia Pike, phasing of road improvements and schematic design for the remaining development.

#### PROPOSED SITE PLAN

The Staff examined the proposed Site Plan for Sections 6 and 7 with the respect to the following:

1. Requirements of the R-90 Zone (MPDU Option with a waiver for the maximum percentage of townhouses).
2. Location of Buildings, Open Space, Landscaping and Circulation.
3. Compatibility

#### 1. Requirements of the R-90 Zone

The proposed Site Plan meets all of the requirements of the R-90 Zone as follows:

	Required/Allowed	Provided
Unit type and number		
a. townhouses	171	171*
b. back-to-back townhouses	60	60*
Lot area (townhouses)	1,500 s.f.	1,500 s.f.
Rear Yard	20 ft. min.	20 ft.
Green Area	462,000 s.f.	470,000 s.f.
Parking Setback	25'	25'

\*Note: Staff assumes approval of waiver to provide more than 50 percent one-family detached units during the Pre-preliminary and Preliminary Plan process.

## 2. Location of Buildings, Open Space, Landscaping, and Circulation

The buildings are located in the central portion of the development. The townhouses are located along the existing ponds and other open space areas. The back-to-back units are located adjacent to the existing development. Eight townhouses were deleted adjacent to the pond to provide additional setbacks from adjacent development. The number of back-to-back units has also been decreased in this section adjacent to existing development with a matching increase in future sections located along Route 29.

The major open space features in this section of development include two ponds and a stream. Deleting 8 units provides additional open space adjacent to the pond. Multi-age recreation areas have been provided for the back-to-back units and for the townhouse areas in accordance with the Preliminary Plan.

The applicant has provided a landscape plan for a portion of the development. Additional landscaping should be provided as follows:

- a. Additional plant material between the proposed primary road and the adjacent development.
- b. Evergreen screening between the proposed parking areas for the back-to-back units and the adjacent development.
- c. Additional screening along Route 29.

The Applicant has provided the minimum setback (25'-0") between the property line and parking for the back-to-back units. Evergreen screening should also be provided in the setback areas. The Applicant has relocated the primary road near the property line to provide compatibility. Screening should be provided along the primary road. After review with the Staff in the field, the Applicant has revised the plan to preserve existing trees along Route 29. Additional landscaping should be provided to screen the development from Route 29.

The Applicant has provided a circulation plan which includes a phasing program for road improvements. The Transportation Staff of MCDOT and M-NCPPC have reviewed the phasing program (see enclosure) and recommend approval. The interconnection between parking lots in the northwestern portion of Section 6 has been deleted to reduce the amount of paving and increase the opportunity for screening along Columbia Pike. As described in the landscaping section, both the primary road adjacent to Columbia Pike and adjacent to the existing units have been relocated. A pedestrian pathway system connects each dwelling unit to the major open space system. Pathways are provided around the ponds, along a small stream and on one side of the primary road.

## 3. Compatibility

The Staff finds that the proposed development with modifications is compatible with existing development. The proposed Site Plan deletes 8 townhouses adjacent to the pond, relocates back-to-back units, and increases the distance of the primary road from the property line to improve compatibility over the previous plan.

The proposed Site Plan exceeds the setback requirements for adjacent properties. The recommended additional landscaping is necessary to provide compatibility.

### SUMMARY

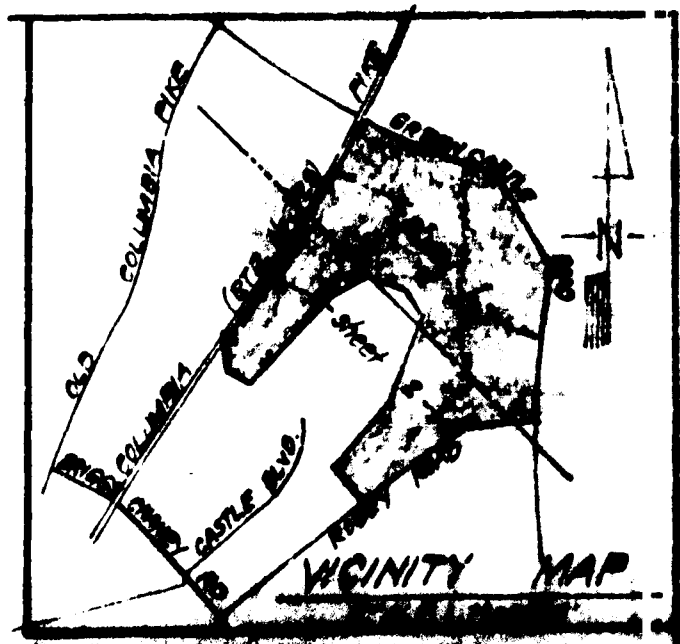
The Staff recommends approval of Section 6 and 7 with modifications.

In the future, the Applicant will be submitting the remaining sections of the development for Site Plan Review. The Applicant has submitted a revised schematic plan for the remainder of the development for review with the Site Plan for Part 6 and 7.

The major revisions to the original schematic plan include additional setback from Route 29, preservation of additional trees, and modified orientation of units. The following items should also be incorporated into these future phases of the development:

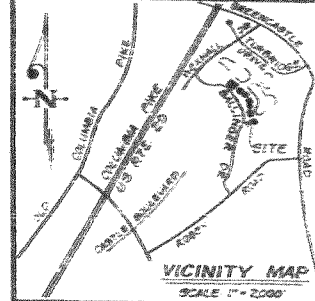
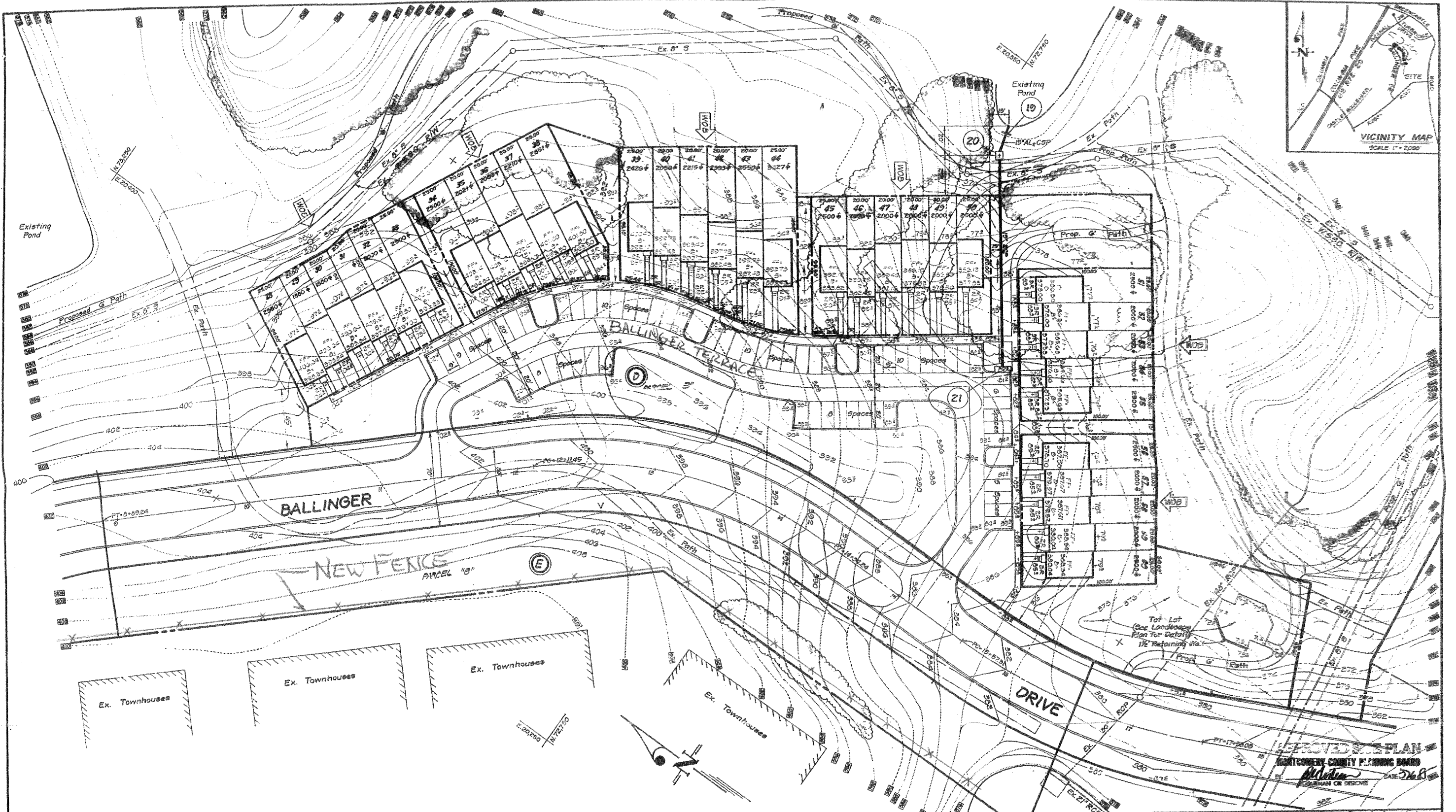
1. Provide a landscaping system that incorporates earth berms to screen all units within the critical noise contour lines (450'-0" from the center line of Route 29) and major plant material.
2. An 8'-0" wide bikeway along the south site of Greencastle Road with a double row of street trees to be completed when Greencastle Road is improved.
3. Resolution of the extension of Robey Road.

JC:ha  
Attachment





## APPENDIX B



**LEGEND**

- 1. Contour Interval 2 Ft.
- 2. Existing Contour - - - - - 410
- 3. Proposed Contour - - - - - 410
- 4. Spot Elevation +14'
- 5. Direction of Drainage →
- 6. Ex. Trees to be Retained [Symbol]
- 7. Walk-Out Basement [Symbol]

**SITE ANALYSIS**

- 1. Zone: R-90 Cluster
- 2. Area (Total): 5.00 Acres ±
- 3. Proposed Dedication: 1.23 Acres ±
- 4. Number of Units Shown: 33
- 5. Number of Parking Spaces Shown: 66
- 6. Density: 5.83 D.U.A.
- 7. Green Area Provided: 2.73 Acres

The undersigned agrees to execute all the features and requirements of this site plan in accordance with the Agreement between the Montgomery County and the undersigned dated 7-24-85.

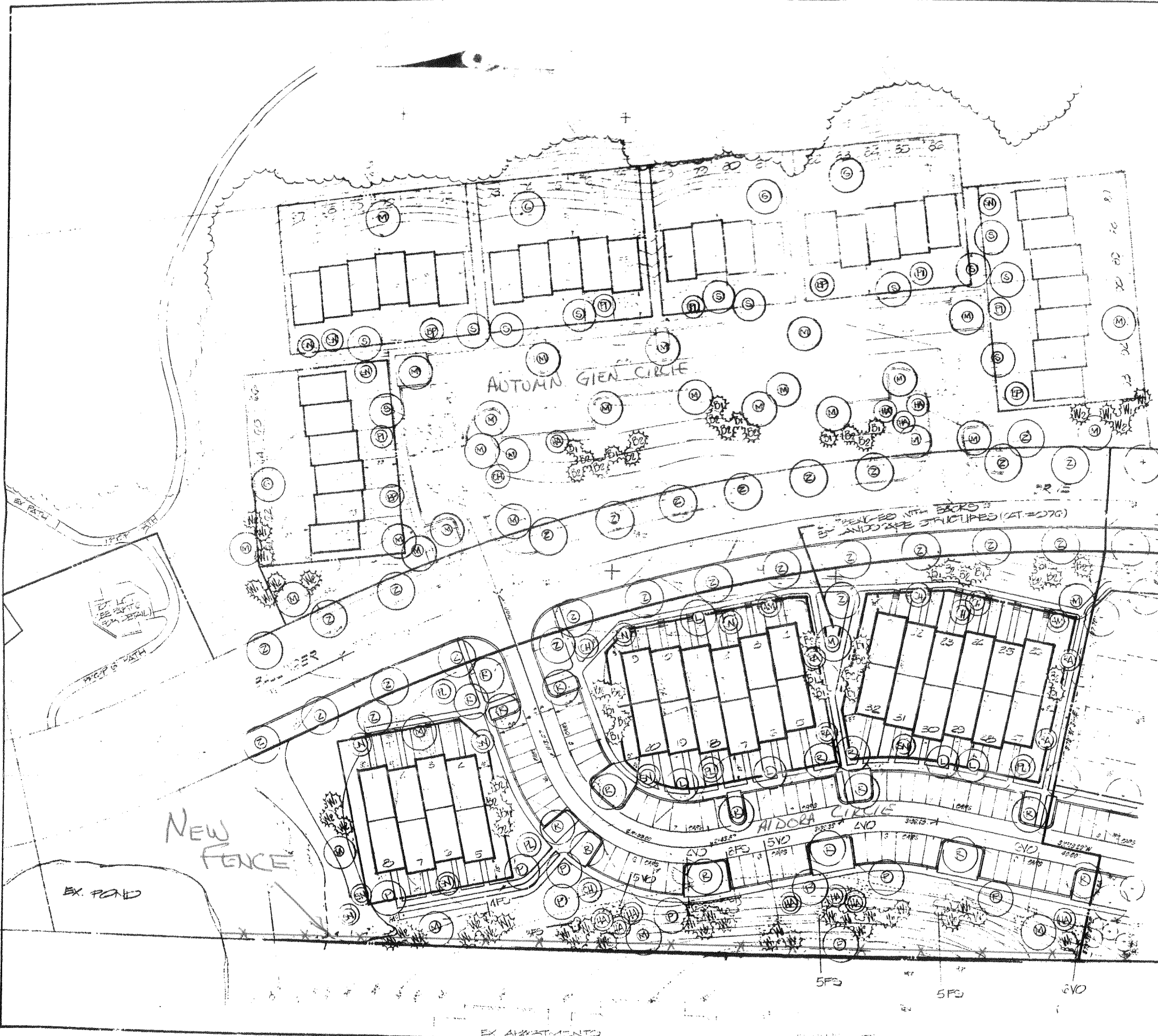
*Spencer R. Doye, V.P.*

EXHIBIT 10  
PAGE 1

**CLARK • FINEFROCK & SACKETT**  
ENGINEERS • PLANNERS • SURVEYORS

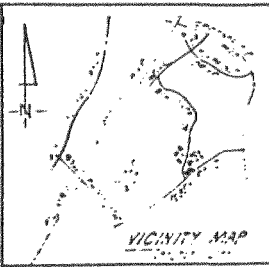
11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 583-3400

DESIGNED JBC	<b>SITE DEVELOPMENT PLAN &amp; ON-SITE STORM DRAIN PLANNING PLAN</b> LOTS 28 THRU 60, BLOCK D & E PARCEL B, BLOCK E & PARCEL A, BLOCK E <b>GREENCASTLE LAKES</b> PART G 5th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND FOR: THE SHELL OIL COMPANY Two Shell Plaza Houston, Texas 77001	SCALE 1" = 30'
DRAWN LAI		DRAWING 1 of 2
CHECKED JBC		JOB NO. 03-010
DATE July, 1984		FILE NO. 03-010-X

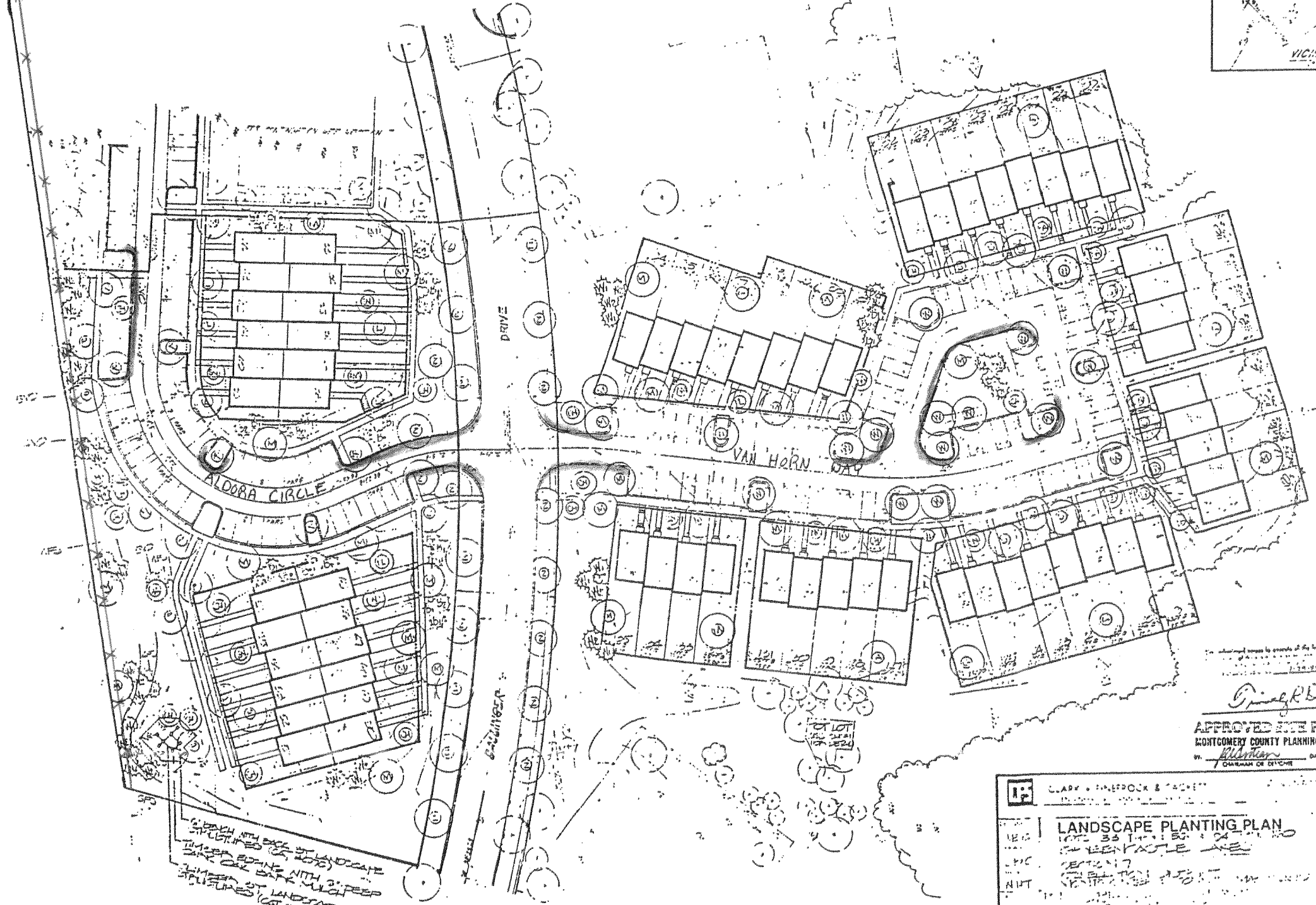


### PLANT SCHEDULE

KEY	PLANT NAME	SIZE	QUANT	REMARKS
Z	ELK HORN PLUM	12"	1	
M	DOGWOOD	12"	1	
P	QUERCUS	12"	1	
O	QUERCUS	12"	1	
S	QUERCUS	12"	1	
L	QUERCUS	12"	1	
G	QUERCUS	12"	1	
H	QUERCUS	12"	1	
P	QUERCUS	12"	1	
A	QUERCUS	12"	1	
N	QUERCUS	12"	1	
RA	QUERCUS	12"	1	
CP	QUERCUS	12"	1	
A	QUERCUS	12"	1	
N	QUERCUS	12"	1	
VI	QUERCUS	12"	1	
II	QUERCUS	12"	1	
B	QUERCUS	12"	1	
DI	QUERCUS	12"	1	
FD	QUERCUS	12"	1	
IO	QUERCUS	12"	1	
<p>APPROVED BY: <i>[Signature]</i></p> <p>DATE: 5-22-84</p>				
<p>CLARK • FINEROCK &amp; SACKETT ENGINEERS • PLANNERS • SURVEYORS</p> <p>APPROVED SITE PLAN MONTGOMERY COUNTY PLANNING BOARD</p> <p>DESIGNED: JBC DRAWN: JBC CHECKED: WHT DATE: 5/22/84</p> <p>LANDSCAPE PLANTING PLAN PART 4 5th EDITION APPROVED</p>				



NEW FENCE



LANDSCAPE WITH BACK OF LANDSCAPE  
 PLANTED (CAT # 3022)  
 PLANTER EDGING WITH 3" PEEL  
 BACK OF LANDSCAPE  
 PLANTED (CAT # 3022)

APPROVED SITE PLAN  
 MONTGOMERY COUNTY PLANNING BOARD  
 DATE 02/26/07

<b>CLARK &amp; HANCOCK &amp; COMPANY</b>	LANDSCAPE ARCHITECTS
<b>LANDSCAPE PLANTING PLAN</b>	DATE 02/26/07
LOT 33 144-1-50-1 24-1-1-10	GREENWYDE AVE
SECTION 17	
GREENWYDE AVE	

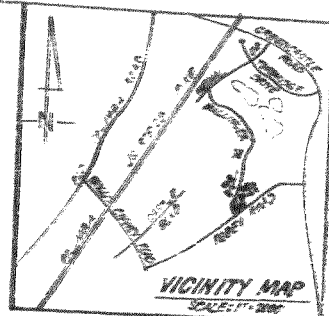


**SITE ANALYSIS:**

1. Type: R-30 Cluster
2. Area: 176,611 Sq. Ft. (4.0 Acres)
3. Proposed Densities: 1.53 Units/Acre
4. Number of Units: 613
5. Number of Parking Spaces: 103
6. Density: 6.35 Units/Acre
7. Green Area Required: 2.18 Acres
8. Green Area Provided: 5.97 Acres

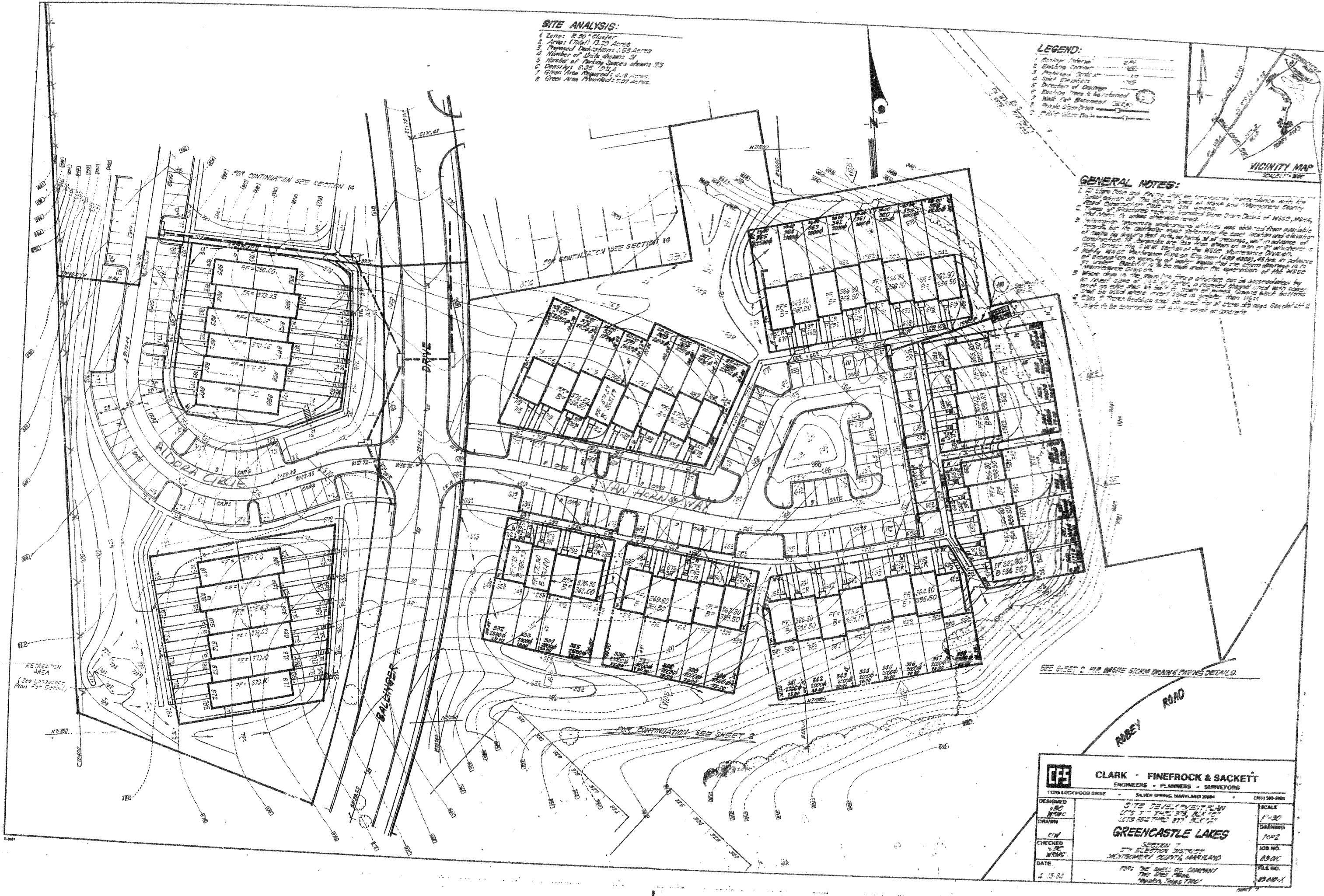
**LEGEND:**

1. Contour Interval: 2'-0"
2. Existing Contour: ---
3. Proposed Contour: - - -
4. Spot Elevations: +
5. Direction of Drains: --->
6. Existing Trees to be retained: (tree symbol)
7. New Tree Placement: (tree symbol)
8. Storm Drain: ---
9. Public Storm Drain: ---



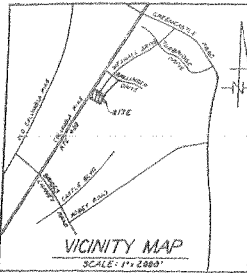
**GENERAL NOTES:**

1. All signs shall be installed in accordance with the local ordinance of the City of Silver Spring and Montgomery County.
2. Types of structures shall be in accordance with the local ordinance of the City of Silver Spring and Montgomery County.
3. All storm drains shall be installed in accordance with the local ordinance of the City of Silver Spring and Montgomery County.
4. All structures shall be constructed in accordance with the local ordinance of the City of Silver Spring and Montgomery County.
5. All structures shall be constructed in accordance with the local ordinance of the City of Silver Spring and Montgomery County.

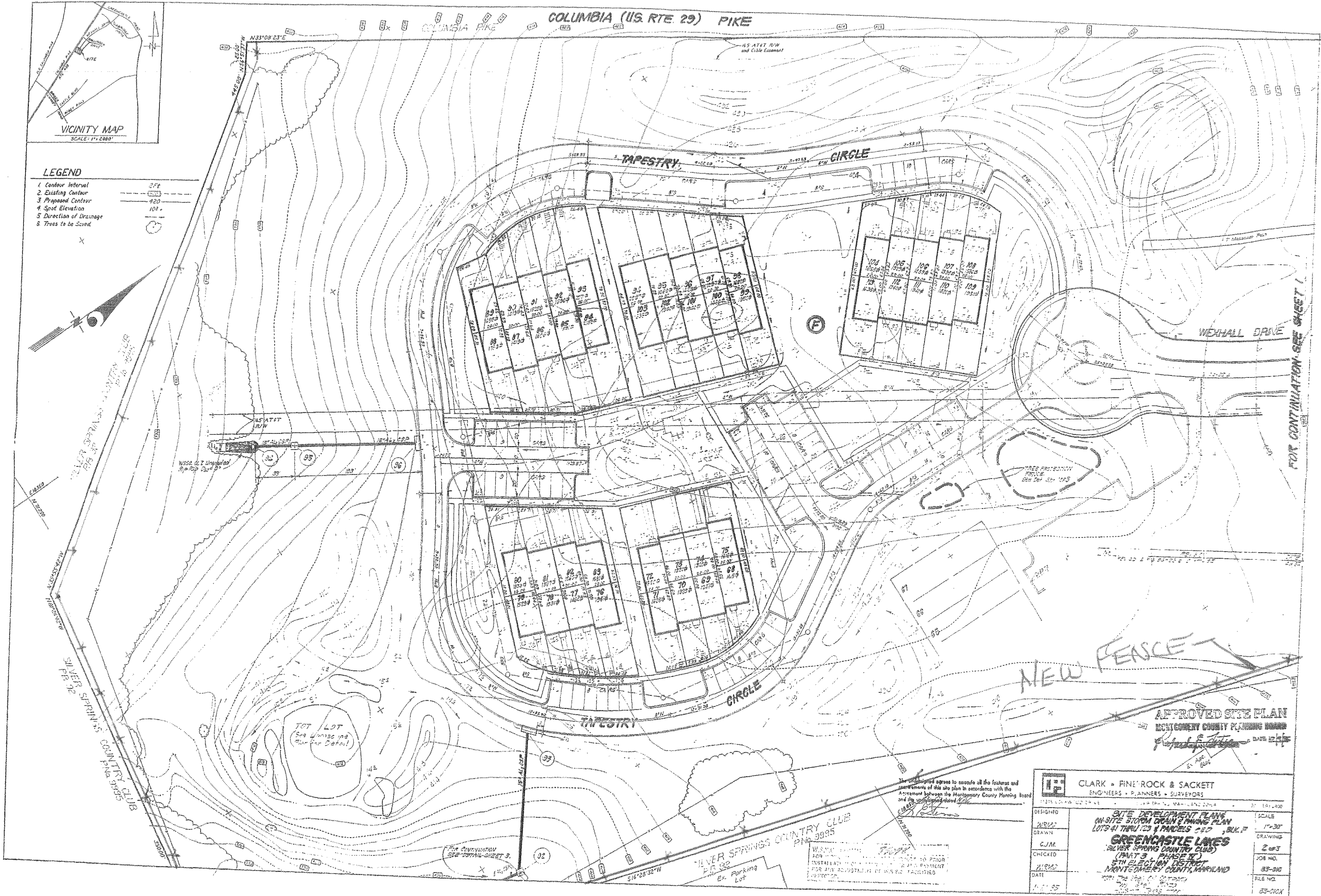


SEE SHEET 2 FOR IN-SITE STORM DRAIN PAVING DETAILS.

<b>CFS</b>		<b>CLARK - FINEFROCK &amp; SACKETT</b>	
ENGINEERS - PLANNERS - SURVEYORS		1315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 582-2400	
DESIGNED LBC NRMK	SITE DEVELOPMENT PLAN LTS 57-144-375, 376, 377 LTS 58-144-375, 376, 377		SCALE 1"=30'
DRAWN LBC	<b>GREENCASTLE LAKES</b>		DRAWING 10-2
CHECKED LBC NRMK	SECTION 7 5TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND		JOB NO. 83-00
DATE 4-13-84	PREPARED BY THE SHELL OIL COMPANY INC. SHELL P&ID MONTGOMERY COUNTY, MD		FILE NO. 83-00-X



- LEGEND**
- 1 Contour Interval
  - 2 Existing Contour
  - 3 Proposed Contour
  - 4 Spot Elevation
  - 5 Direction of Drainage
  - 6 Trees to be Saved



FOR CONTINUATION SEE SHEET 1

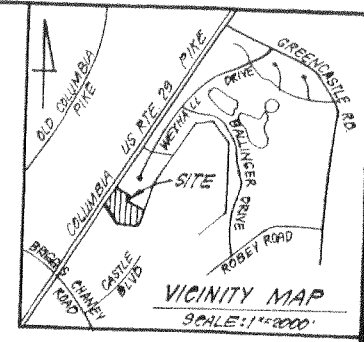
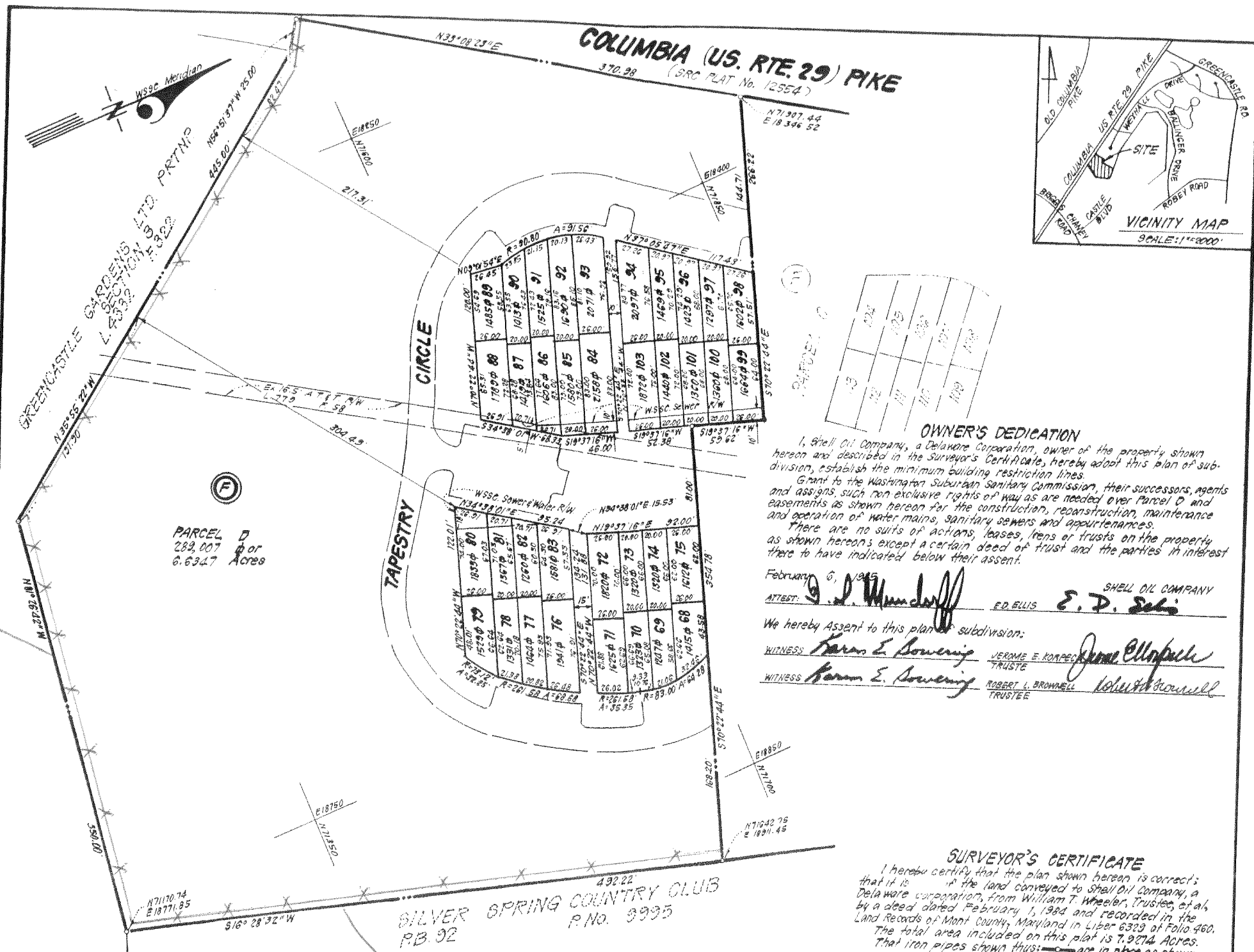
**APPROVED SITE PLAN**  
 HICKORY COUNTY PLANNING BOARD  
 DATE 12/18/95

<b>CLARK • FINELOCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 1215 LANTANA DRIVE GREENCASTLE, VA 22186		SCALE 1" = 30' DRAWING 2 of 3 JOB NO. 83-016 FILE NO. 83-016X
DESIGNED WRM/AD DRAWN C.J.M. CHECKED WRM/AD DATE 11/1/95	<b>SITE DEVELOPMENT PLAN</b> <b>ON-SITE STORM DRAIN &amp; PAVING PLAN</b> <b>LOTS 41 THROUGH 109 PARCELS 250, 251, 252</b> <b>GREENCASTLE LAKES</b> <b>(SILVER SPRING COUNTRY CLUB)</b> <b>(PART 3 - PHASE II)</b> <b>5TH ELECTION DISTRICT</b> <b>HICKORY COUNTY, VIRGINIA</b>	1" = 30' 2 of 3 83-016 83-016X

The undersigned agrees to execute all the features and commitments of this site plan in accordance with the Agreement between the Hickory County Planning Board and the undersigned dated 11/1/95.

SILVER SPRING COUNTRY CLUB  
 P.O. Box 9985  
 Ex. Parking Lot

FOR CONTINUATION SEE SHEET 2



NEW FENCE

PARCEL D  
289,007 sq ft  
6.6347 Acres

SILVER SPRING COUNTRY CLUB  
P.B. 92  
P. NO. 9995

NEW FENCE

Note: The land included in this plan of subdivision lies within an approved Cluster Plan Development. The subdivision or resubdivision of the land is permitted only in accordance with the land uses indicated on the approved Development Plan.  
The plat conforms with the requirements of Chapter 25-A of the Montgomery Co. Code regarding Moderately Priced Dwelling Units.

**OWNER'S DEDICATION**

I, Shell Oil Company, a Delaware Corporation, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines.  
Grant to the Washington Suburban Sanitary Commission, their successors, agents and assigns, such non exclusive rights of way as are needed over Parcel D and easements as shown hereon for the construction, reconstruction, maintenance and operation of water mains, sanitary sewers and appurtenances.  
There are no suits of actions, leases, liens or trusts on the property as shown hereon's except a certain deed of trust and the parties in interest there to have indicated below their assent.

February 6, 1985  
ATTEST: *J. L. Munderoff* J. L. Munderoff  
E. D. Ellis E. D. Ellis  
We hereby Assent to this plan of subdivision:  
WITNESS *Karen E. Bowering* KAREN E. BOWERING  
WITNESS *Karen E. Bowering* KAREN E. BOWERING  
VERMAE E. KORPEK TRUSTEE  
ROBERT L. BROWNELL TRUSTEE  
*Jane Ellingford*  
*Robert L. Brownell*

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is the land conveyed to Shell Oil Company, a Delaware corporation, from William T. Wheeler, Trustee, et al, by a deed dated February 1, 1984 and recorded in the Land Records of Mont. County, Maryland in Liber 6329 of Folio 460. The total area included on this plat is 7.9274 Acres. That iron pipes shown thus: --- are in place as shown

1-31-85  
DATE

*Donald B. Sackett*  
DONALD B. SACKETT  
Registered Land Surveyor  
Md. No. 6059

LOTS 68 THRU 103 AND  
PARCEL D, BLOCK F  
**SILVER SPRING COUNTRY CLUB**

5TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=60' JANUARY, 1985

CLARK • FINEFROCK & SACKETT  
ENGINEERS • PLANNERS • SURVEYORS  
11315 LOCKWOOD DRIVE  
SILVER SPRING, MD. 20904

36 GL  
83 010 R

FOR PUBLIC WATER & SEWER SYSTEMS ONLY 2850471821158850061401930090

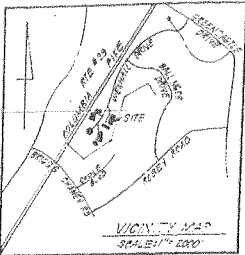
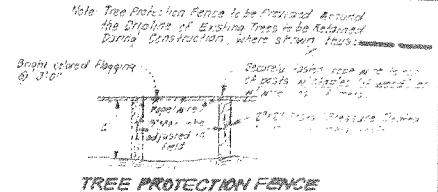
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: <i>MARCN 21, 1985</i> CHAIRMAN	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION APPROVED: <i>APRIL 15, 1985</i> BY: <i>Robert C. Mumford</i> FOR DIRECTOR
---	--

M.N.C.P. & P.C. RECORD FILE NO. 557-32

RECORDED 5-3-85  
PLAT BOOK 131  
PLAT No. 15254



# COLUMBIA (US. RTE. 29) PIKE



- LEGEND:**
1. Contour Interval
  2. Existing Structure
  3. Proposed Contour
  4. Spot Elevation
  5. Direction of Drainage
  6. Existing Trees to be Saved
  7. Proposed Storm Drain

**SITE ANALYSIS:**

1. Zone:	R-3C
2. Area:	1.25
3. Number Units Shown:	100
4. Number Parking Spaces Provided:	100
5. Number Parking Spaces Required:	100
6. Green Area Required:	100,000
7. Green Area Provided:	100,000
8. Density:	100.00

FOR CONTINUATION SEE SHEET 2



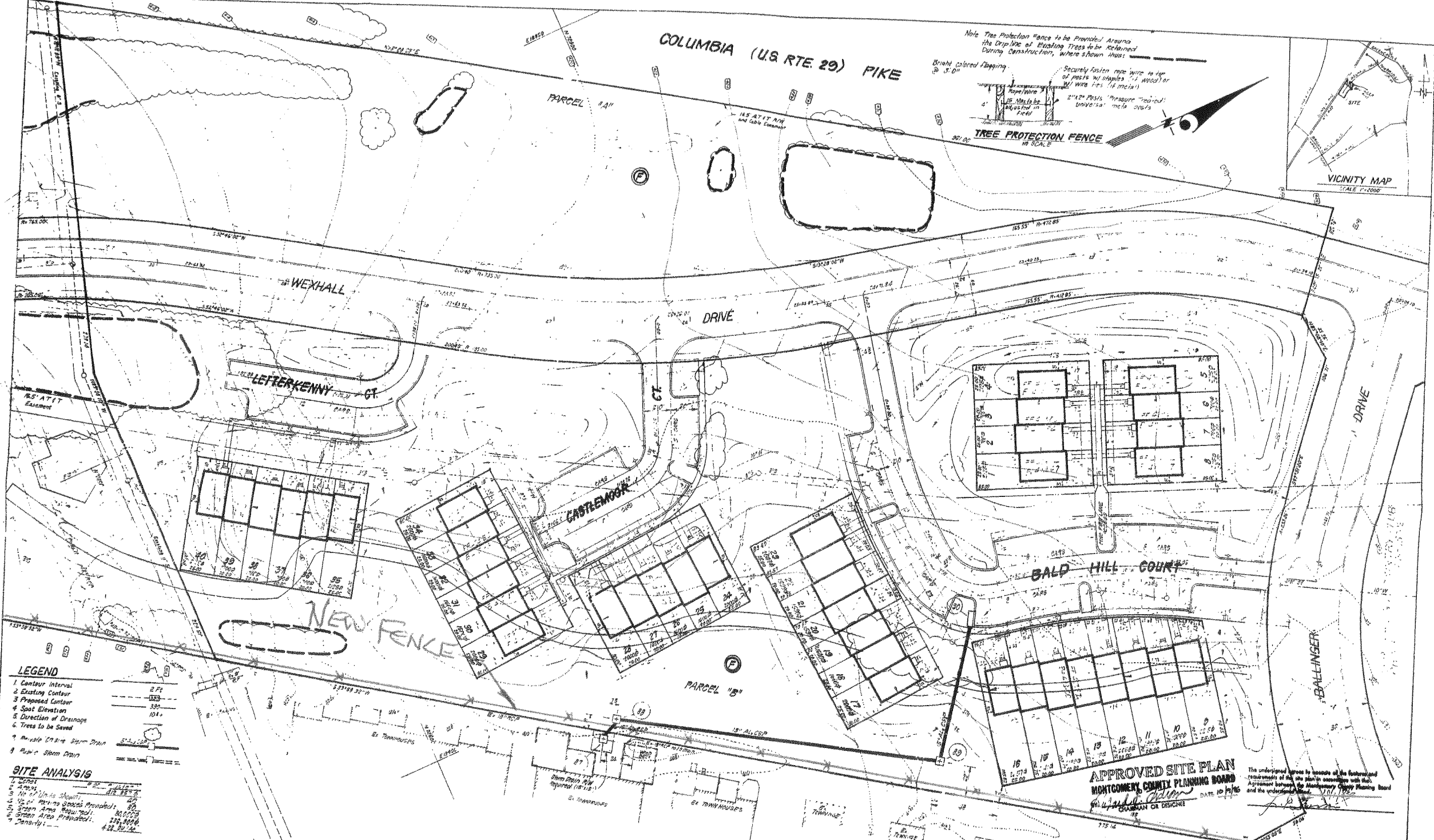
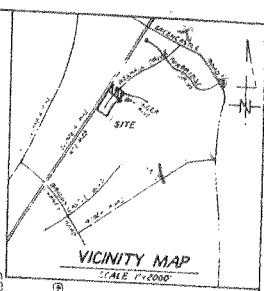
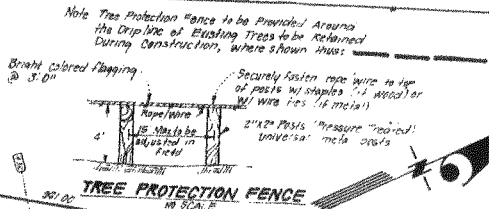
APPROVED SITE PLAN  
MONTGOMERY COUNTY PLANNING BOARD  
*Robert E. Chalmers*  
CHAIRMAN OF BOARD

The undersigned agrees to execute all the features and requirements of this site plan in accordance with the Agreement between the Montgomery County Planning Board and the undersigned dated 1/15/78.

<b>CLARK • FINEROCK &amp; SACKETT</b> ENGINEERS • PLANNERS • SURVEYORS 1725 LUCKYWOOD DRIVE • SILVER SPRING, MARYLAND 20910		SCALE 1" = 30'
DESIGNED	SITE DEVELOPMENT PLAN ON-SITE STORM DRAIN & PAVING PLAN LOTS 41 THROUGH 123 PARCELS C & D BLK. F <b>GREENCASTLE LAKES</b> (SILVER SPRING GOLF & COUNTRY CLUB) PART 3, PHASE II 5TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	DRAWING 1-3 JOB NO. 83-010 SHEET NO. 1-1



COLUMBIA (U.S. RTE 29) PIKE



- LEGEND**
- 1 Contour Interval 2 Ft
  - 2 Existing Contour 100
  - 3 Proposed Contour 101
  - 4 Spot Elevation 101
  - 5 Direction of Drainage
  - 6 Trees to be Saved
  - 7 Portable Utility Storm Drain
  - 8 Public Storm Drain

**SITE ANALYSIS**

1. Acreage	2.12
2. Area of Impervious Surface	10,000
3. Area of Pervious Surface	11,000
4. Green Area Required	11,000
5. Green Area Provided	11,000
6. Density	1.92

**APPROVED SITE PLAN**  
 MONTGOMERY COUNTY PLANNING BOARD  
 DATE 10/1/83  
 CHAIRMAN OF DESIGN

The undersigned agrees to be bound by the conditions and requirements of the site plan in accordance with the provisions of the Montgomery County Planning Board and the regulations of the Montgomery County Planning Board.

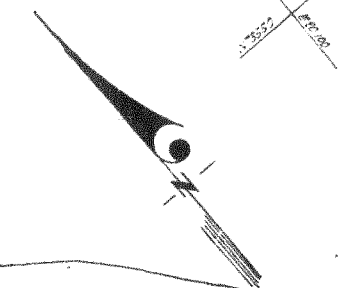
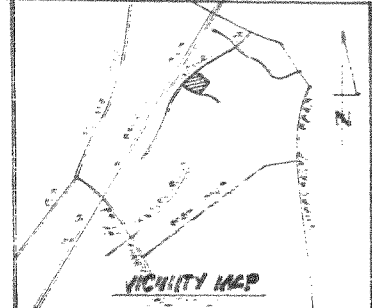
**CLARK • FINEFROCK & SACKETT**  
 ENGINEERS • PLANNERS • SURVEYORS  
 1301 593 3400

DESIGNED: WJW  
 DRAWN: EJM  
 CHECKED: H-AD  
 DATE: 10/1/83

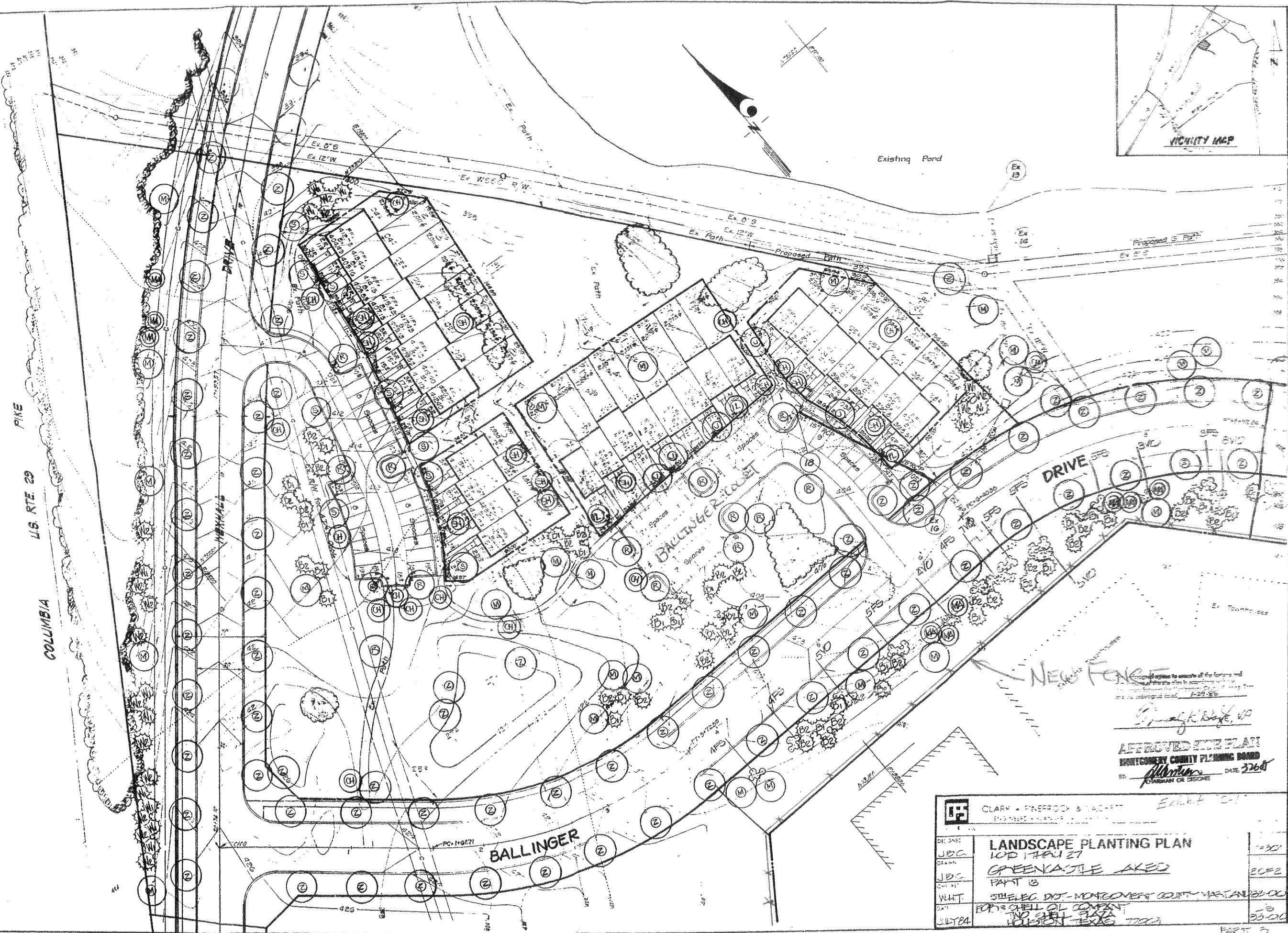
**EXHIBIT C**

**SITE DEVELOPMENT PLAN & ON-SITE SEWER SYSTEM PLAN**  
 LOTS 1 THROUGH PARCELS 4 & 5 - BLOCK F  
**GREENCASTLE LAKES**  
 (GREEN SPRING COUNTRY CLUB)  
 (PART 2 - PHASE II)  
 5TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'  
 DRAWING: 1 of 2  
 JOB NO: 83-010  
 FILE NO: 83-1004



PIKE  
US. RTE. 29  
COLUMBIA



Existing Pond

Ex B

Ex C

Ex D

Ex E

Ex F

Ex G

Ex H

Ex I

Ex J

Ex K

Ex L

Ex M

Ex N

Ex O

Ex P

Ex Q

Ex R

Ex S

Ex T

Ex U

Ex V

Ex W

Ex X

Ex Y

Ex Z

Ex AA

Ex AB

Ex AC

Ex AD

Ex AE

Ex AF

Ex AG

Ex AH

Ex AI

Ex AJ

Ex AK

Ex AL

Ex AM

Ex AN

Ex AO

Ex AP

Ex AQ

Ex AR

Ex AS

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Ex CL

Ex CM

Ex CN

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Ex EA

Ex EB

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Ex EK

Ex EL

Ex EM

Ex EN

Ex EO

Ex EP

Ex EQ

Ex ER

Ex ES

Ex ET

Ex EU

Ex EV

Ex EW

Ex EX

Ex EY

Ex EZ

Ex FA

Ex FB

Ex FC

Ex FD

Ex FE

Ex FF

Ex FG

Ex FH

Ex FI

Ex FJ

NEW FENCE

*Signature*

APPROVED SITE PLAN  
MONTGOMERY COUNTY PLANNING BOARD  
DATE 3/26/81

		EXHIBIT C-1
DEL. DATE JBC.	<b>LANDSCAPE PLANTING PLAN</b> 10017401 27	1-301
DRAWN JBC.	<b>GREENCASTLE AKES</b> PART 13	2092
W.H.T.	5TH LEG. DIST. - MONTGOMERY COUNTY VARIAN 88-06	1-3 88-06
DATE JULY 84	FOR THE SHELL OIL COMPANY TWO SHELL PLAZA HOUSTON TEXAS 77002	PART 3

## APPENDIX C

**Greencastle Lakes (81984024B & 81985006B)**

**Community Reponse in favor of the amendments (Greencastle Lakes Community Association, Inc.)**

Address	Name(s)	Email Address
	Christopher Mbah	<a href="mailto:drmbah@aol.com">drmbah@aol.com</a>
	Mr. And Mrs. RJ Kloosterhuis	<a href="mailto:rjk1932@verizon.net">rjk1932@verizon.net</a>
Childress Terrace	Marcela Orellana	<a href="mailto:mcompagnet@yahoo.com">mcompagnet@yahoo.com</a>
14113 Aldora Circle, Burtonsville MD 20866	Joyce Hawkins	<a href="mailto:jrhawkins2@verizon.net">jrhawkins2@verizon.net</a>
14104 Aldora Circle, Burtonsville MD 20866	E. Crosse-Stewart	<a href="mailto:estewpeas@verizon.net">estewpeas@verizon.net</a>
14112 Aldora Circle, Burtonsville MD 20866	Amy Mohney	<a href="mailto:amohn@yahoo.com">amohn@yahoo.com</a>
14127 Aldora Circle, Burtonsville MD 20866	Lynn Goodsell	<a href="mailto:lagoodsell@hotmail.com">lagoodsell@hotmail.com</a>
14129 Aldora Circle, Burtonsville Md. 20866	Robert Schweitzer	<a href="mailto:BlairBuilt@aol.com">BlairBuilt@aol.com</a>
14141 Aldora Circle, Burtonsville, MD 20866	Marvin Kerdeman	<a href="mailto:blueeyesmlk@msn.com">blueeyesmlk@msn.com</a>
3639 Autumn Glen Circle, Burtonsville MD 20866	Sheppard Snyder	<a href="mailto:shepsnyder@verizon.net">shepsnyder@verizon.net</a>
3764 Angelton Court, Burtonsvill MD 20866	Sarah Smith	<a href="mailto:firegirl310@msn.com">firegirl310@msn.com</a>
3824 Angelton Court, Burtonsville MD 20866	Michelle Tindley	<a href="mailto:mamobro4050@aim.com">mamobro4050@aim.com</a>
3939 Angelton Court, Burtonsville MD 20866	Robert & Louisa Dwyer	<a href="mailto:louisaarona1@gmail.com">louisaarona1@gmail.com</a>
14306 Bald Hill Court, Burtonsville MD 20866	Keith Smith	<a href="mailto:kg2smith@verizon.net">kg2smith@verizon.net</a>
14321 Bald Hill Court, Burtonville MD 20866	Dan Shereika & Meghan McWhorter	<a href="mailto:danshereika@yahoo.com">danshereika@yahoo.com</a> & <a href="mailto:meghanmcwhorter@gmail.com">meghanmcwhorter@gmail.com</a>
1 Ballinger Court, Burtonsville MD 20866	Sandra Walker-McLean	<a href="mailto:sandi0154@aol.com">sandi0154@aol.com</a>
3 Ballinger Court, Burtonsville MD 20866	Susan Hoffmaster	
17 Ballinger Court, Burtonsville MD 20866	Nathan Zimpfer (Community's Rep.)	<a href="mailto:thoufer@gmail.com">thoufer@gmail.com</a>
17 Ballinger Court, Burtonsville MD 20866	Nicole Leonard	<a href="mailto:nicole.leonard77@gmail.com">nicole.leonard77@gmail.com</a>
19 Ballinger Court, Burtonsville MD 20866	Richard & Tresa Jones	<a href="mailto:tresjones@aol.com">tresjones@aol.com</a> & <a href="mailto:rhjonesjr@aol.com">rhjonesjr@aol.com</a>
14207 Ballinger Terrace, Burtonsville MD 20866	Jean and Elsy Thomas	
14217 Ballinger Terrace, Burtonsville MD 20866	Michele Scarf	<a href="mailto:mks0808@hotmail.com">mks0808@hotmail.com</a>
14219 Ballinger Terrace, Burtonsville MD 20866	Karen Allan	
14221 Ballinger Terrace, Burtonsville MD 20866	Gwynne Diane Mitol	<a href="mailto:dmitol@msn.com">dmitol@msn.com</a>
14241 Ballinger Terrace, Burtonsville MD 20866	David Chaimson	<a href="mailto:david.chaimson@oracle.com">david.chaimson@oracle.com</a>
14249 Ballinger Terrace, Burtonsville MD 20866	Julie & Kenneth Mackel	<a href="mailto:jboslego@gmail.com">jboslego@gmail.com</a>
14253 Ballinger Terrace, Burtonsville MD 20866	Petrel P. Morgan	<a href="mailto:petrelmorgan@verizon.net">petrelmorgan@verizon.net</a>
14257 Ballinger Terrace, Burtonsville, MD 20866	Michael Hutt and Jean Van Wagenen	
14259 Ballinger Terrace, Burtonsville, MD 20866	L. Humphries	
14352 Beaker Court, Burtonsville MD 20866	David Mollitor	<a href="mailto:dam6923@gmail.com">dam6923@gmail.com</a>
14400 Burslem Terrace, Burtonsville MD, 20866	Gary & Patricia Lukas	<a href="mailto:gary.lukas@comcast.net">gary.lukas@comcast.net</a>
20440 Century Boulevard, Germantown MD 20874	Israel Putnam (Community Association, President)	<a href="mailto:iputnam@comcast.net">iputnam@comcast.net</a>
13818 Carter House Way, Silver Spring MD 20904	Lucertia Bartley	<a href="mailto:lucertia@execassistonline.com">lucertia@execassistonline.com</a>
13911 Carthage Circle, Burtonsville MD 20866	Erick & Karla Hernandez	<a href="mailto:j3_hernandez@hotmail.com">j3_hernandez@hotmail.com</a>
13923 Carthage Circle, Burtonsville MD 20866	Emma Bioc	<a href="mailto:emmabioc1115@yahoo.com">emmabioc1115@yahoo.com</a>
13931 Carthage Circle, Burtonville MD 20866	Mr. & Mrs. Doctor Ryan C. Smith	<a href="mailto:ryansmith2001@hotmail.com">ryansmith2001@hotmail.com</a>
3627 Childress Terrace, Burtonsville MD 20866	Lauri Brown	<a href="mailto:lbrown2@imf.org">lbrown2@imf.org</a>
14127 Porringer Court, Burtonsville MD 20866	Jeanine Goodwin	<a href="mailto:jdivax2@yahoo.com">jdivax2@yahoo.com</a>
3330 Tapestry Circle, Burtonsville, MD 20866	Tapestry Circle Residents	<a href="mailto:fritzi.hart@navy.mil">fritzi.hart@navy.mil</a>
3344 Tapestry Circle, Burtonville MD 20866	Joseph King	<a href="mailto:joeleeking@yahoo.com">joeleeking@yahoo.com</a>
3664 Turbridge Drive, Burtonsville MD 20866	Sue Berger	<a href="mailto:mitberger@verizon.net">mitberger@verizon.net</a>
14409 Turbridge Court, Burtonsville MD 20866	Idowu & Tanya Balogun	<a href="mailto:tanyab7947@aol.com">tanyab7947@aol.com</a>

3617 Van Horn Way, Burtonsville MD 20866	Rochelle Loconto	rloconto@comcast.net
3630 Van Horn Way, Burtonsville MD 20866	Mr. & Mrs. Robert Brown	bacbrown@gmail.com
3633 Van Horn Way, Burtonsville MD 20866	John Gregory Burns Sr.	john.g.burns@ngc.com
3842 Water Drop Court, Burtonsville MD 20866	Audrey Binder	Binder.Audrey@epamail.epa.gov

**Community Response against the amendment (Ventura Townhouse/ Condominium Association)**

Address	Name(s)	Email Address
	Ebrahim Jobe	Ebrima.Jobe@afsb.com
11 E. Mount Royal Avenue, Baltimore MD 21202	Kevin Thornton (Ventura's Attorney)	agk2090@yahoo.com
14210 Angelton Terrace, Burtonsville MD 20866	Biserka Cikes	tulipbiserka@hotmail.com
14243 Angelton Terrace, Burtonsville MD 20866	Adelishia V. Williams	avaniagroup@yahoo.com
14211 Castle Blvd., Silver Spring MD 20904	Cybill E. Valentine	Cvalenti@acc.org; cybillvalentine@yahoo.com
14216 Castle Blvd., Silver Spring MD 20904	Donna L. Wells	
14219 Castle Blvd., Silver Spring MD 20904	Hormos Samimi	
14232 Castle Blvd., Silver Spring MD 20904	Siedahmed Tariq Adballa & Hassan Nagat Faroug	
14237 Castle Blvd., Silver Spring MD 20904	Dursun Gundogan	
14239 Castle Blvd., Silver Spring MD 20904	Octavia Okorafon	
3600 Castle Terrace, Silver Spring MD 20904	Mr. & Mrs. Richard Adams	
3604 Castle Terrace, Silver Spring MD 20907	Sabrina Christmas	sabrinaC@umwafunds.org
3605 Castle Terrace, Silver Spring MD 20904	Peter N. Nijoroge	
3606 Castle Terrace, Silver Spring MD 20904	Kelly O'Neal	ms.k.oneal@gmail.com
3610 Castle Terrace, Silver Spring MD 20904	Cordelia Thomas	
3612 Castle Terrace, Silver Spring MD 20904	Sanaa Ismaeil	
3619 Castle Terrace, Silver Spring MD 20904	Ruth Giron	
3621 Castle Terrace, Silver Spring MD 20904	Moges Demissie	
3622 Castle Terrace #111, Silver Spring MD 20904	Artha Jones-Arrington	
3623 Castle Terrace, Silver Spring MD 20904	Childs Lawrence C & DR	
3625 Castle Terrace, Silver Spring MD 20904	Regina Thomas	
3627 Castle Terrace, Silver Spring MD 20904	Le Tuyen	
3628 Castle Terrace, Silver Spring MD 20904	Andrea E. Baskerville	
3634 Castle Terrace, Silver Spring MD 20904	Morounmubo & Bashir Sani	
3636 Castle Terrace, Silver Spring MD 20904	Karen M. Price	
3640 Castle Terrace, Silver Spring MD 20904	Elva W. Pena	
3644 Castle Terrace, Silver Spring MD 20904	Aurelia Moore	
3656 Castle Terrace, Silver Spring MD 20904	Lawrin and David Mikanga	merti.mika@gmail.com
3702 Castle Terrace, Silver Spring MD 20904	Ada Lofton	
3706 Castle Terrace, Silver Spring MD 20904	Julia Grier	
3708 Castle Terrace, Silver Spring MD 20904	Charles H. Reynolds	
3709 Castle Terrace, Silver Spring MD 20904	Emmanuel H. Kamara	
3718 Castle Terrace, Silver Spring MD 20904	Denis R. Campbell	
3720 Castle Terrace, Silver Spring MD 20904	Frank A. Murphy	
3721 Castle Terrace, Silver Spring MD 20904	Aleigne Tafesse	
3728 Castle Terrace, Silver Spring MD 20904	Dinah Teinor	

3732 Castle Terrace, Silver Spring MD 20904	Compass Inc.	
3734 Castle Terrace, Silver Spring MD 20904	James W. Nalls (Community Assoc., President)	
3740 Castle Terrace, Silver Spring MD 20904	Rosemary Hudecheck	<a href="mailto:rosemaryhudecheck@yahoo.com">rosemaryhudecheck@yahoo.com</a>
3742 Castle Terrace, Silver Spring MD 20904	Joanne Merry	<a href="mailto:jaymerry@aol.com">jaymerry@aol.com</a>
3747 Castle Terrace, Silver Spring MD 20904	Clarissa L. Douglas	<a href="mailto:dclarissa3@verizon.net">dclarissa3@verizon.net</a>
3751 Castle Terrace, Silver Spring MD 20904	Eunice Lewis-Seagraves	<a href="mailto:eunice.lewis@bipc.com">eunice.lewis@bipc.com</a>
3521 Castle Way, Silver Spring MD 20904	Ezimme Mimakamma	
3529 Castle Way, Silver Spring MD 20904	Fidel Henriquez	
3537 Castle Way, Silver Spring MD 20904	Irma Contreras Guerra	
3403 Castle Way, Silver Spring MD 20904	Cassandra Parker	
3406 Castle Way, Silver Spring MD 20904	Robin Moss	
3410 Castle Way, Silver Spring MD 20904	Maureen Harriott	
3423 Castle Way, Silver Spring MD 20904	Emmanuel H. Kamara	
3425 Castle Way, Silver Spring MD 20904	Celia Taylor	
3434 Castle Way, Silver Spring MD 20904	DiGennaro	
3437 Castle Way, Silver Spring MD 20904	Rafiu Adebayo	
3529 Castle Way, Silver Spring MD 20904	Fidel Henriquez	
908 Lira Drive, Fort Washington MD 20744	Elizabeth Kpabitey (rental property within Ventura Comm.)	<a href="mailto:ykpabit@yahoo.com">ykpabit@yahoo.com</a>
3807 Swanhouse Court, Burtonsville MD 20866	Barbara McTernan	<a href="mailto:barbaramcternan@yahoo.com">barbaramcternan@yahoo.com</a>

**MCP-CTRACK**

**From:** Amy Mohney [amohn@yahoo.com]  
**Sent:** Friday, February 25, 2011 12:05 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Cc:** rhjonesjr@aol.com  
**Subject:** Site Plans 81984024B and 81985006B

**RECEIVED**  
0785  
FEB 28 2011

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

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 9 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needs replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security and make our community look better for our property values. Please consider my safety when you make your decision.

As a resident whose house faces the current chain link fence and Woodlake apartments, I have witnessed residents of Castle Boulevard bring their dogs through the vandalized chain link fence, allow their dogs to defecate on not only Greencastle Lakes property, but also mine, and not pick up the waste. I also see Castle Boulevard residents littering, loitering and coming over to have "meetings" in the parking lot on Aldora Circle. As I wrote this, three middle school students from Castle Boulevard crossed through the fence, with a shopping cart in tow, to come to a school bus stop on Ballinger Drive. Needless to say, they left the shopping cart on Greencastle Lakes property.

Thank you for your time and consideration of this matter. I look forward to hearing that my voice was heard in this most serious matter.

Sincerely,

Amy Mohney  
14112 Aldora Circle

RECEIVED  
FEB 28 2011

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

February 28, 2011

Julie & Kenneth Mackel  
14249 Ballinger Ter, Burtonsville, MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community (GCL). I have been a resident for almost three years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision.

Where I live I can see where the previous fence was and the beginning of the new fence that was stopped. I only work part-time, so I'm home a lot and can see from my front window on a daily basis pedestrian traffic coming back and forth onto GCL's private property. Cars often park in our reserved parking lot and walk across Ballinger Drive across where the fence would go. Pedestrians also come across the fence line to use our private trails and lakes on a daily basis. We pay a high homeowners fee to have the parking lot and trails available for our use, not for neighboring communities to trespass upon. Our community is not a public park or parking lot for all to use.

In another incident last year, that unfortunately is not uncommon where I live so close to the fence border, our car was broken into and our GPS stolen and money were stolen. Our neighbors have an outside video surveillance and they could see a group of teenagers crossing the fence border, trespassing into our neighborhood, and then returning from where they came from with the stolen goods.

I understand that some who oppose the fence want access to the closer bus metro stops. I do sympathize with these requests. However, to access the metro stop, they still need to cross GCL's private land. Just because it is a convenient short-cut, it is still trespassing and should not be allowed to continue.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Julie & Ken Mackel



**MCP-CTRACK**

---

**From:** Keith G Smith [kg2smith@verizon.net]  
**Sent:** Thursday, February 24, 2011 8:27 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Fence in Greencastle Lakes Community

**RECEIVED**  
0783  
FEB 25 2011

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

February 24, 2011

Keith Smith  
14306 Bald Hill Court  
Burtonsville, Md.  
20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 17 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Keith Smith

Keith Smith  
[KG2Smith@verizon.net](mailto:KG2Smith@verizon.net)

## MCP-CTRACK

---

**From:** Keith G Smith [kg2smith@verizon.net]  
**Sent:** Thursday, February 24, 2011 8:27 PM  
**To:** MCP Chair; Kronenberg, Robert  
**Subject:** Fence in Greencastle Lakes Community

**RECEIVED**  
0783  
FEB 25 2011

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

February 24, 2011

Keith Smith  
14306 Bald Hill Court  
Burtonsville, Md.  
20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 17 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Keith Smith

Keith Smith  
[KG2Smith@verizon.net](mailto:KG2Smith@verizon.net)

**Smith, Molline**

---

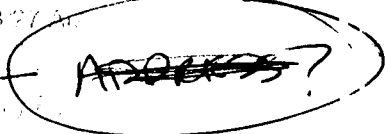
**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:27 AM  
**To:** 'Erick Hernandez'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Greencastle Lakes Community Fence - #81984024B 81985006B. 13911 Carthage Circle

Ms. Hernandez,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** Erick Hernandez [mailto:j3\_hernandez@hotmail.com]   
**Sent:** Wednesday, February 23, 2011 8:22 AM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert  
**Subject:** Greencastle Lakes Community Fence - #81984024B 81985006B. 13911 Carthage Circle

I am writing to request that we get an approval for the building of the fence along the line of Castle Blvd and our community. We work hard to keep our community clean and secure and we deserve to be able to set limits on how our community is access. People who complaint that they can't use our community for their benefits should realize that for those privileges we pay dues and that if they would like to enjoy the tranquility and cleanliness of our community then they too should pay a fee or complain to their community representative to provide these services to them. Safety is also a great concern for our community, Castle Blvd is known for being a "hotspot" for crime, why shouldn't we provide a safe environment for our children and residents of our community. As far as I can see there really isn't an issue, we have pulled all our permits, we have not step over any boundaries, and we have crossed all our t's and dotted all our i's. The unfounded and silly personal discomfort complaints of residents outside of our community is no base for not going through this project. They cannot have more weight in this issue then us, the residents of Greencastle Lakes.

Please approve this project, you will be providing a great service to our community.

Sincerely,

*Karla Hernandez*

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:17 AM  
**To:** 'MILTON BERGER'  
**Cc:** Smith, Molline  
**Subject:** RE: Approval requested for construction of fence at Greencastle Lakes

Mr. Berger,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

-----Original Message-----

**From:** MILTON BERGER [mailto:miltberger@verizon.net]  
**Sent:** Tuesday, February 22, 2011 9:27 PM  
**To:** Kronenberg, Robert  
**Subject:** Approval requested for construction of fence at Greencastle Lakes

February 21, 2011

Sue Berger  
3664 Turbridge Drive  
Burtonsville, Md 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 24 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would

provide safety and security, and make our community look better for our property values.  
Please consider my safety when you make your decision

I was robbed during daylight hours in September 2009. The three young men who approached me while I was riding my bike along Ballinger Terrace came through the fence and returned through the fence. Had it been in a state of repair, this personal crime may have been avoided.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Sue Berger

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:18 AM  
**To:** 'Bob Brown'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Site Plans 81984024B and 81985006B

Mr. and Mrs. Brown,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** Bob Brown [mailto:[bacbrown@gmail.com](mailto:bacbrown@gmail.com)]  
**Sent:** Tuesday, February 22, 2011 8:01 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert  
**Subject:** Site Plans 81984024B and 81985006B

February 22, 2011

Dear Sir or Madam:

We have been residents of the Greencastle Lakes community for 20 years, and are writing to voice our strong support for the proposed replacement fence that is part of the above referenced site plans. Our staunch support is based on the following:

- 1) The existing fence, which serves as a property demarcation, has always been a part of the Greencastle Lakes Community, and causes no compromise in emergency or other required access for neighboring communities.
- 2) When we moved into Greencastle Lakes, the existing fence was a chain link fence that now clearly needs replacement.
- 3) The age of the existing fence and the need for numerous repairs due to vandalism have made replacement necessary.
- 4) Removing the fence without replacement is not an option. This fence provides safety and security for protection of our home, as well as the private amenities of our community (for which we pay a substantial association fee to enjoy), makes our community more attractive, and helps preserve our property values.

We ask that you consider these important factors as you review these site plans, and look forward to a favorable decision.

Thank you for your attention.

Sincerely,

Mr. and Mrs. Robert Brown  
3630 Van Horn Way  
Burtonsville, MD 20866

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:25 AM  
**To:** 'Ryan Smith'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Site Plans 81984024B and 81985006B...

Mr. and Mrs. Doctor Smith,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** Ryan Smith [mailto:ryansmith2001@hotmail.com]  
**Sent:** Monday, February 21, 2011 4:48 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Site Plans 81984024B and 81985006B...

February 21, 2011

Mr. and Mrs. Doctor Ryan C. Smith  
13931 Carthage Circle  
Burtonsville, MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for five years, and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needs replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, make it necessary to replace the existing fence with a new fence that would provide safety, security, and improve the aesthetic appeal of our community to enhance property values. Please consider my safety and security, and the safety and security of my wife, my 2-year old daughter, and my 2-month old daughter when making your decision.



Thank you for your time with this most serious matter; I look forward to finding that my voice was heard.

Sincerely,

Mr. and Mrs. Doctor Ryan C. Smith

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... nation.

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## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Thursday, February 24, 2011 3:02 PM  
**To:** Smith, Molline; 'LBrown2@imf.org'  
**Subject:** FW: Green Castle Lake - Fence  
**Attachments:** Letter\_for\_Fence\_Site\_Plan\_to\_Park\_and\_Planning.docx

Ms. Brown,

Thank you for your email and letter. I am forwarding the correspondence to Molline Smith who is the reviewer for the site plan amendment. Your letter will be part of the record and included in the file.

Thanks,

Robert

**From:** Brown, Lauri Beth [mailto:LBrown2@imf.org]  
**Sent:** Thursday, February 24, 2011 11:13 AM  
**To:** Kronenberg, Robert  
**Subject:** Green Castle Lake - Fence

Lauri B. Brown  
Manager, Administrative Code



### UGL Services – Unicco Operations

700 19<sup>th</sup> Street NW  
Washington, DC 20431  
Direct: (202) 623-4778  
Cell: (703) 929-6499  
Fax: (202) 623-7535  
Email: [lbrown2@imf.org](mailto:lbrown2@imf.org)  
Web: [www.ugl-unicco.com](http://www.ugl-unicco.com)

Microsoft Word 2007 document

February 24, 2011

Lauri B Brown  
3627 Childress Ter.  
Burtonsville MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for ten years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Lauri B. Brown

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:24 AM  
**To:** Smith, Molline  
**Subject:** FW: 81984024B 81985006B Greencastle Lakes fence project

**From:** Rochelle Loconto [mailto:rloconto@comcast.net]  
**Sent:** Monday, February 21, 2011 4:39 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** 81984024B 81985006B Greencastle Lakes fence project

Hello, I bought my house and have lived at 3617 Van Horn Way, Burtonsville MD 20866 since July of 2000. I have personally witness people cutting thought our old fence and now walking freely onto our community I have witnesses youths hanging out in the tot lot on Ballinger blatantly smoking pot, when I stopped and stared at them they got up, there were about 5, and walked across the street and back towards Castle Boulevard. There have been drug transaction numerous times from persons in parked cars on Ballinger with persons from the neighboring community that have been reported to the police. I have seen a child run though our vandalized fence to catch a school bus at the corner of Ballinger and Wexhall that was already departing. She darted right in front of a now moving car luckily the car stopped and honked and the bus driver stopped and let the child on.

I urge and plead that you consider our safety and security with your decision about replacing the existing fence with a new fence.  
Thank you!

**Rochelle Loconto** RT (M)(CT) CBPN-I  
Account Executive and Clinical Specialist  
MagView Information Management Systems  
301.847.0958 Direct  
888.624.8439 Office  
240.463.2359 Cell  
[rloconto@magview.com](mailto:rloconto@magview.com)  
[www.magview.com](http://www.magview.com)

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:23 AM  
**To:** 'sandi01054@aol.com'  
**Cc:** Smith, Molline  
**Subject:** RE: Site Plan Nos. 81984024B & 81985006B

Ms. Walker-McLean,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** sandi01054@aol.com [mailto:sandi01054@aol.com]  
**Sent:** Monday, February 21, 2011 7:19 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Site Plan Nos. 81984024B & 81985006B

Dear Sirs,

When I bought my home in the Greencastle Lakes Community, there were a number of things that helped me to make my decision, foremost of which were that the community seemed like a great place to raise children, families could safely enjoy the outdoors, and that families could co-exist in a safe environment. As the years roll by these "safety nets," which most of us look for in every community we buy into, seem to be slipping through our fingers like sand. We often watch people come through what little fence exists and walk through our front lawns, sometimes wearing hooded garments, ski masks, or whatever disguise suits them; and in many cases dealing drugs. We've had our homes broken into and have fallen victims to various crimes, some of which could be deterred by the completion of a property line fence. In September 2008, my house guest was attacked, savagely beaten, and robbed-- just yards from my house-- by a group of teens who made an easy getaway from their crime.

The present erection of a property line fence has caused a lot of folks on the borders of our community to be screaming loudly about the services that they would not receive, if they stopped **trespassing** on our property. Is this really fair to our community? Bear in mind that these are services that their own communities offer. Do the members of the Greencastle Lakes Community get to exercise their right to decide what they do to the community's borders to protect the safety of its membership? I am positive that they do!!! The lakes and bike trails that other communities are fighting to keep access to, are all part and parcel of the community that members have bought into when bought their homes here. We pay membership dues and upkeep fees to ensure that we can enjoy our property when we want to and to determine our quality of life. We -- the homeowners within the Greencastle Lakes Community -- have the right to determine what we do with our property and to determine the quality of life that is suitable for raising our families.

**When your committee meets to consider the captioned site plan numbers, please consider the following:**

- The Greencastle Lakes Community has a right (within the confines of the laws) to protect its membership and property as it sees fit. No other community has the right to determine what guarantees the safety of its membership.
- All surrounding communities have their own social service, independent of Greencastle Lakes, that they can enjoy without infringement upon our community.

--The safety of its membership and quality of life are important to the Greencastle Lakes Community. If those continue to be eroded the community will continue to see a decline. Erecting of the property line fence will continue to secure the quality of life for our community. The presence of a fence will also send a message to criminals that this is not a getaway route.

cc: [redacted]  
cc: [redacted]

As your committee meets to consider the issue of the Greencastle Lakes Community property line fence, the community is hopeful that your team will be just in your consideration of this matter, and give more serious thoughts to our rights as property owners rather than the emotional pleas of folks who do not have a stake in our community. We have the right as property owners to determine what happens within the borders of our property.

cc: [redacted]  
cc: [redacted]

Thank you for your consideration.

Respectfully,

Sandra Walker-McLean  
1 Ballinger Court  
Buronsville, MD 20866  
T: 301-960-7420  
E:sandi01054@aol.com

cc: [redacted]  
cc: [redacted]  
cc: [redacted]  
cc: [redacted]

cc: [redacted]  
cc: [redacted]  
cc: [redacted]  
cc: [redacted]  
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cc: [redacted]  
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cc: [redacted]  
cc: [redacted]  
cc: [redacted]  
cc: [redacted]

## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:22 AM  
**To:** 'mambro4050@aim.com'  
**Cc:** Smith, Molline  
**Subject:** FW: Greencastle Lakes Comm  
**Attachments:** Letter\_for\_Fence\_Site\_Plan\_to\_Park\_and\_Planning.docx

Ms. Tindley,

Thank you for the email and letter. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** mambro4050@aim.com [mailto:mambro4050@aim.com]  
**Sent:** Tuesday, February 22, 2011 9:49 AM  
**To:** Kronenberg, Robert  
**Subject:** Greencastle Lakes Comm

please read the attached letter

Thank you,

Michelle Tindley



February 21, 2011

Michelle Tindley  
3824 Angleton Ct.  
Burtonsville, MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 4 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Michelle Tindley

## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:20 AM  
**To:** 'john.g.burns@ngc.com'  
**Cc:** Smith, Molline  
**Subject:** FW: Letter concerning new fence at Green Castle Lakes  
**Attachments:** Letter\_for\_Fence\_Site\_Plan\_to\_Park\_and\_Planning - 22 February 2011.docx

Mr. Burns,

Thank you for the email and letter. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** Burns, Greg (ES) [mailto:john.g.burns@ngc.com]  
**Sent:** Tuesday, February 22, 2011 3:57 PM  
**To:** Kronenberg, Robert  
**Subject:** Letter concerning new fence at Green Castle Lakes

22 February 2011

John Gregory Burns sr.  
3633 Van Horn Way  
Burtonsville, MD 20866-2004

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for over **15** years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision. My house, along with others on my very short street, has been burgled in the last year alone. I have on a numerous occasions chased people from my back yard that were either loitering or using my property for social purposes. In many instances, the people I chased away or found in my backyard did not live in my community. I need to protect my property and my family. My rights to pursue happiness are much greater than other peoples to trespass, steal, or destroy. This fencing will be a physical barrier between property owners and those people who have no legal rights to the property in my community. This especially excludes their "rights" to damage, destroy, or trespass. This fence is passively defensive and should not offend or upset an / law abiding citizen. The property protected by this fence is not public land. This is private land, held in common ownership by the home owners of Green castle Lakes. People outside the community do not have a legal right to decide if they have full access to this land. The home owners at Green Castle Lakes pay for the maintenance of community land in the development. *This is not publicly owned land.* Fairland Park is public financed and owned land. Access to the park is not being restricted. Access to my property, however, will be restricted.

I want to be safe in my own home again. My son also deserves to be safe in his own home. Everyone in the community wants to be safe not only in their own homes but also throughout the community.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

John Gregor ' Burns sr.

RECEIVED  
FEB 22 2011

**Garcia, Joyce**

---

**From:** Burns, Greg (ES) [john.g.burns@ngc.com]  
**Sent:** Tuesday, February 22, 2011 3:57 PM  
**To:** MCP-Chair  
**Subject:** Letter concerning new fence at Green Castle Lakes  
**Attachments:** Letter\_for\_Fence\_Site\_Plan\_to\_Park\_and\_Planning - 22 February 2011.docx

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

22 February 2011

John Gregory Burns sr.  
3633 Van Horn Way  
Burtonsville, MD 20866-2004

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for over 15 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision. My house, along with others on my very short street, has been burgled in the last year alone. I have on a numerous occasions chased people from my back yard that were either loitering or using my property for social purposes. In many instances the people I chased away or found in my backyard did not live in my community. I need to protect my property and my family. My rights to pursue happiness are much greater than other peoples to trespass, steal, or destroy. This fencing will be a physical barrier between property owners and those people who have no legal rights to the property in my community. This especially excludes their "rights" to damage, destroy, or trespass. This fence is passively defensive and should not offend or upset any law abiding citizen. The property protected by this fence is not public land. This is private land, held in common ownership by the home owners of Green castle Lakes. People outside the community do not have a legal right to decide if they have full access to this land. The home owners at Green Castle Lakes pay for the maintenance of community land in the development. *This is not publicly owned land.* Fairland Park is publicly financed and owned land. Access to the park is not being restricted. Access to by property, however, will be restricted.

I want to be safe in my own home again. My son also deserves to be safe in his own home. Everyone in the community wants to be safe not only in their own homes but also throughout the community.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

John Gregory Burns sr.

## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:16 AM  
**To:** 'michele schraf'  
**Cc:** Smith, Molline  
**Subject:** RE: Site Plan 81984024 B & 81985006 B

Ms. Schraf,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** michele schraf [mailto:mks0808@hotmail.com]  
**Sent:** Wednesday, February 23, 2011 8:04 AM  
**To:** Kronenberg, Robert  
**Subject:** FW: Site Plan 81984024 B & 81985006 B

I am forwarding the email I sent to the chairman for consideration. I failed to include my address in the previous email. I reside at 14217 Ballinger Terrace, Burtonsville MD.

Thank you.

**From:** michele schraf [mailto:mks0808@hotmail.com]  
**Sent:** Monday, February 21, 2011 11:19 AM  
**To:** MCP-Chair  
**Subject:** FW: Site Plan 81984024 B

As a resident of Greencastle Lakes, I would like to provide information for consideration as you review the request to replace the fence.

The proposed fence to replace the existing fence is of better quality and more sightly. It will stand as a deterrent to trespassers, vandals, parked vehicles, stray pets and others who do not reside in the community or pay to support the community. I have reported a domestic incident in the parking lot involving two people who parked in our lot and came back and forth from the neighborhood adjacent to ours. The police responded and took the young man with them. I have reported drug trafficking on Ballinger Drive where the cars pull over, a person crosses the fence line makes a transaction and goes back across the fence line. When I made that report the police patrolled for a while and the activity stopped.



There are often groups passing through the neighborhood and they are rude, aggressive to people and animals and they leave their litter behind. The playgrounds are abused with loitering, beer cans, condoms, cigarette butts and drug paraphernalia. This is intimidating to the children and makes the play area unsafe.

The Greencastle Lakes community is maintained and we take pride in our neighborhood. We are fortunate to have common areas that are a bonus to living in the county and we are committed to keeping the area in good condition. As homeowners who pay taxes and who put in personal time and effort to maintain our living areas, we would like the new fence as it is an upgrade over the existing fence and will serve to deter others from coming into the community and will keep our residents safe.

Thank you.

**MCP-CTRACK**

**From:** michele schraf [mks0808@hotmail.com]  
**Sent:** Monday, February 21, 2011 11:19 AM  
**To:** MCP-Chair  
**Subject:** FW: Site Plan 81984024 B

**RECEIVED**  
0166  
FEB 22 2011

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

As a resident of Greencastle Lakes, I would like to provide information for consideration as you review the request to replace the fence.

The proposed fence to replace the existing fence is of better quality and more sightly. It will stand as a deterrent to trespassers, vandals, parked vehicles, stray pets and others who do not reside in the community or pay to support the community. I have reported a domestic incident in the parking lot involving two people who parked in our lot and came back and forth from the neighborhood adjacent to ours. The police responded and took the young man with them. I have reported drug trafficking on Ballinger Drive where the cars pull over, a person crosses the fence line makes a transaction and goes back across the fence line. When I made that report the police patrolled for a while and the activity stopped.

There are often groups passing through the neighborhood and they are rude, aggressive to people and animals and they leave their litter behind. The playgrounds are abused with loitering, beer cans, condoms, cigarette butts and drug paraphernalia. This is intimidating to the children and makes the play area unsafe.

The Greencastle Lakes community is maintained and we take pride in our neighborhood. We are fortunate to have common areas that are a bonus to living in the county and we are committed to keeping the area in good condition. As homeowners who pay taxes and who put in personal time and effort to maintain our living areas, we would like the new fence as it is an upgrade over the existing fence and will serve deter others from coming into the community and will keep our residents safe.

Thank you.

*W Drive*

*✓ copy to Moline*

Makene

Please Call

① Karen Alan  
301 890-5355

nl: 81984024 B (pencil)

she is not able to  
write a letter or email  
due to stroke -

② also please call:

ms. mc turren  
301 353-5802  
questions about pencil -

**MCP-CTRACK**

**From:** David Chaimson [david.chaimson@oracle.com]  
**Sent:** Monday, February 21, 2011 5:31 PM  
**To:** Kronenberg, Robert; MCP-Chair  
**Subject:** Greencastle Lakes Fence - Site Plans 81984024B and 81985106B

**RECEIVED**

FEB 22 2011

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

Dear Robert and Others on the Planning Board:

I am a resident in the Greencastle Lakes Community. I have been a resident here for 22 years and I'm writing because i **strongly support** the installation of a new fence for our community.

The current fence, which was originally a chain link fence, has been vandalized and has also deteriorated due to normal wear and tear. Consequently, the people who live outside our community are regularly trespassing onto our property and using our facilities (such as parking spaces, paths around lakes, playground equipment). This costs our community money and our residents inconvenience. Further, it seems as though the vandalism rate in our community has increased as the condition of the fence has worsened.

A new fence is needed to improve the appearance and security of our community, as well as to keep those who don't have the right to use our amenities from doing so. **These things affect the value of my home and, more importantly, the security of my family.** Therefore, I strongly request that you approve the replacement of the fence.

Thank you for your consideration with this matter.

David Chaimson  
14241 Ballinger Terrace  
Burtonsville, MD 20866

**MCP-CTRACK**

**From:** shepsnyder@verizon.net  
**Sent:** Monday, February 21, 2011 5:54 PM  
**To:** MCP-Chair; MCP-Chair  
**Subject:** Site Plan 81984024B 81985006B

**RECEIVED**  
FEB 22 2011

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

February 21, 2011

Sheppard Snyder  
3639 Autumn Glen Circle  
Burtonsville MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 25 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needs replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision. One of my major concerns is the use of our Metro and School bus stops of other communities. I have firsthand knowledge of children in our neighborhood not being able to ride the bus because it was full, due to children in the bordering neighborhood using our stops. The drivers have no rosters and the school system has no funds to police this. So I see as the only option is to erect the fence and stop the trespassing into our neighborhood.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,  
Sheppard Snyder

**Smith, Molline**

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**From:** Jeanine Goodwin [jdivax2@yahoo.com]  
**Sent:** Monday, March 07, 2011 5:07 PM  
**To:** Smith, Molline  
**Subject:** Re: Greencastle lakes fence project

14127 Porringer Court

**From:** "Smith, Molline" <Molline.Smith@mncppc-mc.org>  
**To:** Jeanine Goodwin <jdivax2@yahoo.com>  
**Sent:** Mon, March 7, 2011 9:23:43 AM  
**Subject:** RE: Greencastle lakes fence project

Good Morning Jeanine,  
 Not sure if you intended to include your address, but I didn't get any text in your last email. See details below.

Thanks.



MNCPPC-MC

**Molline C. Smith, ASLA**  
 (Senior Planner, Area 3)  
 8787 Georgia Avenue / Silver Spring, MD 20910  
 (301) 495-4573 Office / (301) 495-1306 Fax  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** Jeanine Goodwin [mailto:jdivax2@yahoo.com]  
**Sent:** Friday, March 04, 2011 6:21 PM  
**To:** Smith, Molline  
**Subject:** Re: Greencastle lakes fence project

**From:** "Smith, Molline" <Molline.Smith@mncppc-mc.org>  
**To:** jdivax2@yahoo.com  
**Sent:** Fri, March 4, 2011 11:02:07 AM  
**Subject:** RE: Greencastle lakes fence project

Good Morning Jeanine,  
 Just wanted to take a moment to thank you for your valuable impute. May I have your address to be incorporated into the public record. This will ensure that you are noticed for the public hearing. No target Planning Board date (public hearing) has been established as of yet.

Please feel free to use my contact information should you have any other questions and/or comments. I am the lead site plan reviewer for this project.

Have a wonderful week!



MNCPPC-MC

**Molline C. Smith, ASLA**

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

----- Forwarded Message -----

**From:** Jeanine Goodwin <jdivax2@yahoo.com>**To:** MCP-Chair@mncppc-mc.org**Sent:** Thu, March 3, 2011 4:58:18 PM**Subject:** Greencastle lakes fence project

Mr. Kronenberg,

I have been a resident of The Greencastle Lakes Community in Burtonsville, MD for over 12 years. In those years I have seen a rise in crime due in part to persons from the neighboring community cutting holes in our fence and coming through and causing trouble. On July 7, 2007 my home was burglarized, I lost an estimated \$4,000.00 in property and spent an additional \$2000.00 to upgrade my security system. I know for a fact that the persons responsible came from the adjacent neighborhood. It is ridiculous that a neighboring community can object to our community wanting to secure our property. The excuses they are using to substantiate why we should not be allowed to go forward with **replacing** our old fence is absurd. They do not have the right to use our playground areas, we as a community pay assessment fees to maintain these areas so why should they have free access to something we don't have free access too. We are simply **replacing** the old fence with one that is stronger and more aesthetically appealing. I understand their frustration with the crime that they are experiencing, I have witnessed on many occasions homeowners from the other community parking their cars here on our neighborhood streets because their cars are safer over here and then they slip through the holes in the fence and go to their homes. Maybe instead of them trying to block us from **rebuilding** our fence they should perhaps gate their community. Thank you for your time on this matter.

Concerned Homeowner,

Jeanine Goodwin

site plan #'s 81984024B, 81985006B

Ms. Smith ,

My address is: 14127 Porringer Court

Burtonsville, MD 20866

RECEIVED  
02/6  
MAR 07 2011

OFFICE OF THE COMMISSIONER  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Garcia, Joyce**

**From:** Hart, Fritzi NAVAIR PMA205 [fritzi.hart@navy.mil]  
**Sent:** Sunday, March 06, 2011 8:24 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Cc:** shasamtam@uahoo.com; jab2004new@aol.com; brendavus@ahoo.com;  
pmoton@montgomerygeneral.com; Hart, Fritzi NAVAIR PMA205; rhjonesjr@aol.com;  
thelasax@aol.com; Ruchita Patel; Nathan Zimpfer; iputnam@comcast.net; elainejones65  
@comcast.net; Moore, Rowena J.  
**Subject:** Support of Site Plans 81984024B and 81985006B  
**Attachments:** Fence Letter 3.jpg; Fence Letter 2.jpg; Fence Letter 1.jpg

Dear Sirs

The attached letter (this is not a petition) is from residents of Tapestry Circle in Greencastle Lakes in support of the fence for Site Plan 81984024B and 81985006B.

We would appreciate if you would take our concerns into consideration when making a decision on the proposed fence.

R/  
Fritzi Hart and  
Residents of Tapestry Circle



25 February 2011

From: Tapestry Circle Residents, Burtonsville, MD 20866  
To: MCP Chair  
Mr. Robert Kronenberg

RE: Site Plans 81984024B and 81985006B

Dear Sirs:

We are writing as residents of Tapestry Circle in the Greencastle Lakes Community. There are 5 or 6 of us who have been residents since 1986-1987 and would like to voice our support for replacing a fence that has always been a part of the Greencastle Lakes Community as well as other residents.

When we moved into the community, there was an existing chain link fence that was erected by the Silver Spring Golf and Country Club. Due to the vandalism from the outsiders that wanted a short cut or way to escape their wrong doings the community now needs to erect a much heavier, safer and securer fence for our community.

Some of our homes have been broken into several times, as well as items from decks and yards. Of the arrests that were made in reference to some break ins, they were of people living on Castle Boulevard. We have also had several muggings and residents held at gunpoint.

We have spent our own hard earned money to repair the fence across from our homes between Tapestry Circle and the high rise on Castle Boulevard several times as well residents spending their labor to repair the damage. Every time we made repairs, the police were notified and within 2 days, it was torn down again. We understand the police can't be here 24/7 to monitor the fence due to more important issues in the county. We were always told to call the police, which we hated doing all the time, as by the time they were able to arrive, of course the offenders were gone; which is another problem.

There are too many outlets for people to run when they see the police cars and it is very hard for our Officers. When the fence is crossed from Castle to Tapestry Circle, they trash up our property, have sex on our tot lot, vandalize our tot lot, do their drugs on the tot lot and leave their paraphernalia on the ground or bench. They steal cars, not only from us, but from other residents in Montgomery County and park them on our

street and leave them, crossing through the fence when they have emptied the gas tanks.

We had a sitting area in the middle of Tapestry Circle where parents sit and conversed when their children were playing. Because of the outsiders using this area, smoking, drinking, cursing and urinating on the property, the children had to stay inside their homes. When police were called, of course the perpetrators ran in different directions and couldn't be caught. This caused our association to remove the benches and now parents no longer have a place to sit and watch their children during nice weather.

We have children on Tapestry that ride a school bus that picks up from Ballenger Drive. There are always children from Castle Boulevard waiting for our buses and there is never any adult supervision for their children either before or after school. This needs to be stopped. It is not our responsibility to watch their children when they are on our property and just because they want their children to catch a closer bus does not give them the right to tear our fence down so their children can walk through. We are not sure why Montgomery County Schools send letters to parents telling them what bus their child is to ride if they can allow them to ride any bus they choose to.

We would appreciate your passing our application for Greencastle Lakes to replace the existing fence on our property. It is time that someone considers the safety of not only the homeowners in Greencastle Lakes but the children that live in the community and play around their own homes. If there was a stronger fence and one that could not be easily climbed, there would be a lot less calls to the Montgomery County Police. The police have been telling us for some years now that we needed to replace the existing fence and erect a higher, more secure fence. Our fence needs repairing/replaced around the perimeter of Ballenger Drive, Wexhall Drive and Tapestry Circle as that is where the majority of the traffic is coming from, although we do get some from Towns of Gloucester instead of them walking along side Route 29 to get to Briggs Chaney Plaza. Once trespassers get to Tapestry and can't get through to the Plaza or Castle Boulevard anymore, they would stop coming on our property. This would also cut down on the number of Safeway carts left here as they would no longer have a way to get them onto our property.

As tax payers, we thank you for taking the time to read our support for repairing/replacing our existing fence in order to secure our neighborhood and make it safe for all residents. We look forward to hearing that our voices were heard and made a difference in approving this decision.

Jessica Kachucha  
Cherise L. Sutton  
Britzy Hart  
Mawon Lewis  
OTHMAR ABU  
Stacey Schmitt  
Doreen Jones

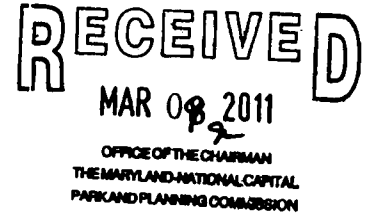
Respectfully,  
Residents of Tapestry 201e

[Signature]  
[Signature]  
Shayna Thayer  
Sharon Yates  
[Signature]  
Paula Moton  
Shirley B. Madison  
Joan Keef

**MCP-CTRACK**

---

**From:** Nicole Leonard [nicole.leonard77@gmail.com]  
**Sent:** Tuesday, March 08, 2011 9:31 PM  
**To:** MCP-Chair; robert.kronenberg@mncpp-mc.org  
**Subject:** Fwd: 81984024,81985006 site plan comments



March 8, 2011

Nicole Leonard  
17 Ballinger Court  
Burtonsville, MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for three years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community according to our communities history.

When I moved into the community, the fence was a chain link fence that simply needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision.

Since the stop order has been in place my fears of our home being broken into for a second time never leaves my thoughts. My home sits across from the area where the replacement is supposed to occur. Every day we see more and more strangers wondering through our private property and pathways. I walk my dog every day and used to know every face that walked by. I felt safe knowing each person I ran into and have had the opportunity to get to know a lot of my neighbors. When I walk these days I see groups of teenagers hanging around our tot lots and often see the piles of trash and the vandalism they leave behind. I also see them wondering from behind other homes at odd hours of the night to then hop over to the neighboring community when I take my dog out for his last walk of the evening. If the fence is not replaced I fear that mine and my neighbors safety will be in jeopardy. Our homes, shared space, and property will end up in disarray. Our fees will go up but what will it cost the neighboring communities to fix these things or hire security to patrol the areas..nothing.

Among the numerous concerns I have with our fence not being replaced as planned is the decrease in the value of my home that will result. It is clear that the people who do not live in the community don't have the respect that it's residents do. Our fence has been cut, our homes have been broken into, our common areas have been vandalized and our sense of community is being taken away. Our board members and our residents are constantly coming up with ideas to keep our community safe and clean. Allowing us to replace the fence will keep the damage from occurring and our community fees to a reasonable rate. Without the fence we will end up with so much damage that it will become too costly for us to maintain the community and the value of our homes will decrease. I will not let this happen.

There is no reason that the neighboring communities need access to our private property. They have over five gateways along their own community that can be seen on Robey Road that allows them access to the stores, and bus stops. The School Bus in our area is only meant for the assigned students that reside in our community yet droves of children over crowd the bus stop every morning. How is that safe for any child?

I hope that the decision is made soon so I can stop seeing the damage, drug deals, and obvious disrespect to our community's property that occurs by the unwelcome trespassers. I hope that Park and Planning will understand the damage that will be caused to our community if this fence is not allowed to be replaced.

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter concerning my home, my safety, and my community that I help pay to maintain.

Sincerely,

Nicole Leonard

## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Friday, March 18, 2011 3:12 PM  
**To:** 'Marcela Compagnet'; MCP-Chair  
**Cc:** greencastlakes@gmail.com; Smith, Molline  
**Subject:** RE: Greencastle Lake community Fence

Ms. Orellana,

Thank you for your email. I am forwarding your correspondence to Molline Smith who is the reviewer for this amendment. Ms. Smith is copied on the reply. The email will be included in her staff report for the public hearing.

**From:** Marcela Compagnet [mailto:mcompagnet@yahoo.com]  
**Sent:** Friday, March 18, 2011 11:17 AM  
**To:** MCP-Chair; Kronenberg, Robert  
**Cc:** greencastlakes@gmail.com  
**Subject:** Greencastle Lake community Fence

Dear Planning Board and Robert Kronenberg,

I strongly believe that the fence project # 81984024B 81985006B in the Greencastle Lake Community should be completed and finalized. I live on Childress Terrace.

I am a member of this community and a mother of two small children that use the parks in our community and walk around the lake. I have seen in the past several times, non- Greencastle lake members come onto our property/community and miss use our resources.

**For Example:** The older kids from the other side of our community come to our parks. They play rough, jump and treat the equipment in a poor and tasteful way. I hate having to deal with them. I assumed they were part of the community and their parents also paid HOA in order for them to use the parks. Now that I know their parents do not pay... they should not be allowed to use our community resources. We have to pay for the upkeep of the parks that they trash, vandalize and miss use.

Another example we have experience in more than one occasion:

There was a man walking his dog. The dog used the bathroom and did poop on the grass near the lake. The man did not pick it up. When my husband confronted the man; he told my husband to mind his own business. He said look around there is duck poop all over the place.... Why do we care about his dogs poop? We informed him of the rules regarding pets in our community. The man did not care and walked away. Come to our surprise, we noticed that the man went into a home that was not a part of our community- the man didn't even live in our community. He lives in the community next to ours. It makes us mad that we have to pay for the maintenance of other people's Pets. We must follow the rules, but yet they don't have to.

I do not have any empathy for non-members of the community when they state that a fence will cause them more trouble to come into our facility. (That is the point of the fence) Granted not all people from around the community are disrespectful of our community. But those few that are and have been in the past, have cause "us" the members of this community to feel insecure and disrespected in the sense that our investments are not respected.

Unless adjacent communities are willing to financially contribute to our communities' maintenance and security, they should not be allowed to use our facilities. If they think it is unfair to "them", what makes them

think it is fair to “US”. We pay for the use and up keeping of this community... they DO NOT.

A fence is needed to **demonstrate** to others that we are a community... this is not public grounds. We the homeowners and members pay for this community to be here and look nice. When you come onto this property just like any other privet property... you must follow the rules of the community.

A fence will also give “US” the members of the community and sense of security and let us know that our investments (homes and community) are being taken care of, to the best of the community’s ability.

When my husband and I and every other member of our community purchased a home in this community, we knew in advance that we had to pay to live in a community that is safe and clean. It is unfair that non-members of the community come in and don’t follow the rules. That is not what we signed up for when we invested in purchasing a home in the Greencastle lake community/ Montgomery County.

I realize that a fence will not completely keep people out, but it will demonstrate that there is a border and once you pass that border, the rules and regulation of that property must be followed.

I thank you for taking the time to read my email and allowing me to voice my concerns. I once again ask that you or whoever has the power to allow us to finalize this project, allow us “the Greencastle lake community” to do so.

Thanks again,  
Respectfully yours,

Marcela Orellana

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Sunday, March 20, 2011 5:59 PM  
**To:** 'SARAH Smith'; mcp-chair@mncppc-mg.org  
**Cc:** Smith, Molline  
**Subject:** RE: Border Fence

Thank you for your email. Your correspondence has been forwarded to the lead reviewer for the project, Molline Smith. She is copied on this reply.

robert

**From:** SARAH Smith [mailto:firegirl310@msn.com]  
**Sent:** Sunday, March 20, 2011 9:34 AM  
**To:** mcp-chair@mncppc-mg.org; Kronenberg, Robert  
**Subject:** Border Fence

I live at 3764 Angelton Ct and support the completion of the border fence. Reference number 81984024B 81985006B. The fence would decrease foot traffic and abuse of property from individuals who do not live or pay homeowners fees for this area.

Thank you,

Sarah Smith  
3764 Angelton Ct  
Burtonsville MD



**MCP-CTRACK**

---

**From:** R J Kloosterhuis [rjk1932@verizon.net]  
**Sent:** Thursday, March 17, 2011 1:01 PM  
**To:** MCP-Chair  
**Subject:** Greencastle Lakes Fence

**Expires:** Tuesday, September 13, 2011 12:00 AM

RECEIVED  
0247  
MAR 17 2011

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

Sir:

As homeowners in the Greencastle Lakes Community, we voice our opinion of the extraordinary need to construct a secure fence at the site where a former fence was located. We need that fence for our security and wellbeing of the 900+ property owners in the Greencastle Lake Community Association. We must not permit non-property owners/renters dictate the use of property which is not theirs.

Mr. and Mrs. R J Kloosterhuis

**Boone, Rebecca**

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**From:** MCP-CTRACK  
**Sent:** Thursday, March 17, 2011 4:42 PM  
**To:** Carter, John  
**Cc:** Boone, Rebecca; Stanley, Rollin; McGrew, Christine; MCP-CTRACK  
**Subject:** CTRACK #2011-0247 - Kloosterhuis/Greencastle Lakes Fence  
**Attachments:** 2011-0247-Incoming.pdf

**CTRACK ROUTING SLIP  
MONTGOMERY COUNTY PLANNING BOARD  
CHAIRMAN'S OFFICE**

<b>File Number:</b>	2011-0247	<b>Date Received:</b>	3/17/2011
<b>Correspondence Type:</b>	Email	<b>Date Of Letter:</b>	3/17/2011
<b>Agenda Date:</b>	N/A		
<b>To:</b>	Françoise Carrier		
<b>From:</b>	Mr. & Mrs. R.J. Kloosterhuis		
<b>Description:</b>	Greencastle Lakes Fence project		
<b>Transmitted To:</b>	<b>Director and Chairman</b>		
<b>Action For:</b>	Carter, John		
<b>Copies To:</b>	Boone, R		
<b>Date Due:</b>	N/A		
<b>Remarks From Chairman's Office:</b>	For staff action		

## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Tuesday, March 22, 2011 7:22 AM  
**To:** 'petrelmorgan@verizon.net'  
**Cc:** MCP-Chair; Smith, Molline  
**Subject:** RE: Boder fence

Thank you for your message. I am forwarding your email to the plan reviewer for this project. Her name is Molline Smith and she is copied on this reply.

Robert

-----Original Message-----

**From:** petrelmorgan@verizon.net [mailto:petrelmorgan@verizon.net]  
**Sent:** Monday, March 21, 2011 8:04 AM  
**To:** Kronenberg, Robert  
**Cc:** MCP-Chair  
**Subject:** Boder fence

Hi, i am a home owner and lived at 14253 Ballinger Terrace Burtonsville M.D 2086, I am very interested to see the fence completed for Plan # 81984024B and 81985006B, because i have seen people from GLCA trespassing in our community, and break into houses; many time i observed the police chasing these young boys in our back yard and in our parking lots, this is very scary when we have our children playing in the back yard and they are not safe. I observed these people from GLCA park their vehicle in our parking lot and then walk through the hole they make in the previous fence to go to their community. As a result, we cannot find parking.

## Smith, Molline

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**From:** Kronenberg, Robert  
**Sent:** Thursday, March 24, 2011 8:19 AM  
**To:** 'Emma Bioc'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Fence Site Plan 81984024B / 81985006B

Ms. Bioc,

Thank you for your email. This correspondence is being forwarded to the lead reviewer for the project. Her name is Molline Smith and she is copied on this reply.

Robert

**From:** Emma Bioc [mailto:emmabioc1115@yahoo.com]  
**Sent:** Wednesday, March 23, 2011 12:13 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert  
**Subject:** Fence Site Plan 81984024B / 81985006B

Dear Sir,

My name is Emma Bioc and has a property located at 13923 Carthage Circle. I would very much want the fence be erected surrounding our community. We pay a monthly homeowners due of about \$88.00/month in order to make sure that the value of our homes and quality of life is preserved by making sure our community is clean and safe to live.

I would greatly appreciate that you will take this matter in consideration when you make your decision.

Respectfully your  
Emma Bioc

March 24, 2011

Gary & Patricia Lukas  
14400 Burslem Terrace  
Burtonsville, MD 20866

RE: Site Plans 81984024B and 81985006B  
Greencastle Lakes

To Whom It May Concern.

We are writing as residents of the Greencastle Lakes Community for the past 27 years. We have chosen to vehemently voice our support for the fence that has always been a part of the Greencastle Lakes Community.

Originally the fence was chain link and it now needs replacement. The age of the fence, as well as the repairs that had been made to the fence, as a result of vandalism, have made it necessary to replace the existing fence with a fence that would provide safety and security, and enhance community appearance and property values. The old adage that "*Good fences make good neighbors*" was born from situations similar to ours.

Residents on both sides of a fence experience far fewer disputes and issues with clearly delineated property lines and restricted access. Please consider the safety, security, and preservation of property of all parties as you deliberate the issue.

Thank you for your attention and we appreciate that our voice is heard. This is a most serious and concerning matter to us.

Sincerely,

Patricia A. Lukas  
Gary P. Lukas

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Friday, February 25, 2011 8:06 AM  
**To:** 'Keith G Smith'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Fence in Greencastle Lakes Community

Mr. Smith,

Thank you for your email. I am forwarding your correspondence to Molline Smith who is the reviewer for this project. She is also copied on this email. Your email will be included in the report for the public hearing.

Robert

**From:** Keith G Smith [mailto:kg2smith@verizon.net] ✓  
**Sent:** Thursday, February 24, 2011 8:27 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Fence in Greencastle Lakes Community

February 24, 2011

Keith Smith  
14306 Bald Hill Court  
Burtonsville, Md.  
20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 17 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Keith Smith

Keith Smith  
[KG2Smith@verizon.net](mailto:KG2Smith@verizon.net)

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Thursday, March 24, 2011 8:17 AM  
**To:** 'BlairBuilt@aol.com'  
**Cc:** blueeyesmlk@msn.com; Smith, Molline  
**Subject:** RE: Greencastle Lakes Community Association

Mr. Schweitzer,

Thank you for your email. This correspondence is being forwarded to the lead reviewer for the project. Her name is Molline Smith and she is copied on this reply.

Robert

**From:** BlairBuilt@aol.com [mailto:BlairBuilt@aol.com]  
**Sent:** Tuesday, March 22, 2011 10:40 AM  
**To:** Kronenberg, Robert  
**Cc:** blueeyesmlk@msn.com  
**Subject:** Greencastle Lakes Community Association

March 22, 2011

To: Robert Kronenberg

From: Robert Schweitzer

RE: Site Plans 81984024B and 81985006B

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 15 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needs replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security. Since buying here on Aldora Circle, I have seen armed robbery, strong arm robbery, breaking and entering, car theft, etc. Its time to take a bite out of crime and construct a better fence.

Even during these hard economic times, Greencastle Lakes has the resources to complete this project and ensure our quality of life. Thank you for your consideration in this serious matter.

*ADDRESS?  
14129 ALDORA Circle*



**Smith, Molline**

---

**From:** MARVIN KERDEMAN [blueeyesmlk@msn.com]  
**Sent:** Thursday, March 24, 2011 3:06 PM  
**To:** Kronenberg, Robert  
**Cc:** Smith, Molline  
**Subject:** GreenCastle Lakes Community Association - Site Plans 81984024B and 81985006B

To: Robert Kronenberg

RE: Site Plans 81984024B and 81985006B

Sir,

My name is Marvin Kerdeman,

I have lived in Greencastle Lakes since 1988, raising my daughter as a single parent. I am close to retirement and would relish the idea of continuing to reside here. Times and conditions have changed in the last 23 years. The community has become subject to various acts of crime which includes: Strong armed robbery, Brutal beating(s), Home and Vehicle breakins and robbery, not to mention numerous cases of Vandalism (reported and unreported). Originally, there was a chain link fence as a boundary separating the numerous apartment complexes and homes in another community. The fence was Literally destroyed by tenants and residents of these apartments and homes. As any one would comprehend, the purpose was to gain access to the Greencastle Lakes Community. What is the rationale? We do not have stores, nor does the Greencastle Lakes Community provide the surrounding apartments /homes any significant value. **The truth is, we have become victim to the crime from outside the community.**

We **need** the the new stronger fence, which will once again give the Greencastle residents some semblance of security and a feeling of protection. Without this fence people will move away selling their homes to people who may not maintain their homes in a condition which Montgomery County prides itself on. If the crime continues people will leave. **That is a FACT!!!** Help to preserve this community and County, by allowing us to maintain our Security and Safety. If this fence is denied, the committee will be denying us our rights to live in peace and harmony without the fear of open acts of Criminal Activity and Trespass.

During these hard economic times, Greencastle Lakes has the resources to complete this project and ensure our quality of life. Thank you for your consideration in this serious matter. I look forward to your response. The determination of the committee will address and demonstrate the future direction which Montgomery County will move. If the committee wants to rule against the fencing, then it should refuse to allow new communities to put up fences. All we are seeking is the right to secure our boundaries as we had in the past.

Respectfully,

Marvin L. Kerdeman

*ADDRESS  
14141 AWARDA CIRCLE*

## Smith, Molline

---

**From:** Binder.Audrey@epamail.epa.gov  
**Sent:** Tuesday, March 29, 2011 10:56 AM  
**To:** MCP-Chair; Kronenberg, Robert; Smith, Molline  
**Subject:** Site Plan Amendments # 81984024B and 81985006B

I am in SUPPORT of the fence construction for Site Plan Amendment # 31984024B and 81985006B. I live in Greencastle Lakes and would like to see the crime and vandalism in our community addressed. I fully believe that this fence will help to reduce our problems.

Audrey Binder  
3842 Water Drop Ct.  
Burtonsville, MD 20866

**Smith, Molline**

---

**From:** Hanna-Jones, Sarah  
**Sent:** Thursday, February 24, 2011 2:56 PM  
**To:** Smith, Molline  
**Cc:** Kronenberg, Robert; Rubin, Carol  
**Subject:** Site Plan review questions

Molline,

Mr. Richard Jones called the legal department this morning with questions regarding the public comment phase of the site plan review for the following plan numbers – 81984024B and 81985006B. Robert indicated that you would be the staff contact. Mr. Jones gave the following contact number: 301.890.6760.

Thanks,  
Sarah

*A. GALINS*

Sarah Hanna-Jones  
M-NCPPC Office of the General Counsel  
8787 Georgia Avenue  
Silver Spring, MD 20910  
(301) 495-4646

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*ADDRESS?  
CALLED 2/28 @ 10:44am (2)*

① KAREN ALLAN CALLED 2/28 10:28 AM  
ADDRESS... 14219 BAUNGER TERRACE  
BRYTONSVILLE MD. 20867

\* CHAIN LINK FENCE TO IRON FENCE TO CONTROL  
TRAFFIC. ALOT OF TRAFFIC! TEENAGERS WALKING  
ALONG THE PATHS TO THE PONDS. OUT OF THE  
WOODS AROUND 11PM. TRASH LEFT ON PRIVATE  
PROPERTY.

② Ms. Mc TURNER CALLED 2/28 10:31 AM  
ADDRESS... ? WRONG NUMBER  
(301) 353-5802

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Wednesday, February 23, 2011 8:21 AM  
**To:** 'tresajones@aol.com'; MCP-Chair; Rhjonesjr@aol.com; iputnam@comcast.net; thoufer@gmail.com  
**Cc:** Smith, Molline  
**Subject:** RE: Site Plan Numbers 81984024B and 81985006B

Ms. Jones,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the hearing. We will include you as a party of record when the notice is mailed out regarding the hearing. The reviewer for this project is Molline Smith who is copied on this email.

Robert Kronenberg, RLA  
Area 1 Supervisor

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**From:** tresajones@aol.com [mailto:tresajones@aol.com]  
**Sent:** Tuesday, February 22, 2011 12:11 PM  
**To:** MCP-Chair; Kronenberg, Robert; Rhjonesjr@aol.com; iputnam@comcast.net; thoufer@gmail.com  
**Subject:** Site Plan Numbers 81984024B and 81985006B

To the Chair of MNCPPC and Mr. Robert Kronenberg,

RE: Site Plan Numbers 81984024B and 81985006B, Greencastle Lakes Community

I am writing in support of approving Greencastle Lakes Community to continue with the replacement of the fence that borders another community. I am an original homeowner and have remained a homeowner for 25 years. This is my home, where I had my children and raised them. Our family has been involved in this community for years. My children went to Greencastle Elementary, Banneker Middle School and Paint Branch High School. I have served on the PTA's at all the schools and have been active with all the fundraisers for each school. We bought our home in Greencastle Lakes because of the amenities, the walking paths, pool and the nice common ground space. We also knew that there would be many homes, at least 800, so the fence provided a border that we knew would not add any more houses to the area that we would call home.

When we bought our home in Greencastle Lakes, it was my understanding that the fence was there because the property had been a golf course. The Caslte Boulevard community was already built and obviously did not gain access to the golf course because of the fence. Greencastle Lakes was a planned community. Park and Planning had the site plans with locations of existing trees, locations of where trees would be planted in common areas, as well as homeowners yards. The paths, pool, parking lots, everything was sited, except the fence. This was not an error made by Greencastle Lakes Community.

A little history for you to digest. The first 10 years were wonderful. The community was being built, families were moving in and neighbors and friendships were made. As the time came for my children to go to school, the next 8 years became

a bit more difficult. The neighborhood at Castle Boulevard had parents who decided that they wanted their children to not walk to their bus stop for school, but to climb the fence and ride the bus for Greencastle Lakes. You can check all three schools and see that each has a bus and stop for pick up and drop off for Castle Boulevard and a separate bus and stop for pick up and drop off for Greencastle Lakes. When I questioned a parent who would stand at the fence and help her children over the fence why she was doing this, her response was because she could. I contacted Montgomery County Transportation and went around with them for years. No one wants to go the extra mile to do their job. I was told by Transportation that the children on Castle Boulevard had their stop and that because there was no sidewalk, walkway, road, path, etc., from Castle Boulevard to Ballinger Drive those children would not be allowed on the bus. Because the bus drivers of the school busses started questioning the children about riding the wrong bus, several parents from Castle Boulevard cut the fence so that a hole was made for their children to now walk through. Greencastle Lakes repaired the fence many times and even contacted the homeowner's association president for Castle Boulevard to request that they pay for half of the repairs and the president told Greencastle Lakes that they did not have to pay because they did not own the fence. It was not on Castle Boulevard property and that the fence was there when the golf course was there, so it belonged to the golf course and now Greencastle Lakes.

The past 7 years have been horrible. The residents of Castle Boulevard made the holes in the fence bigger and made more holes, because now they did not want to walk an extra 20 feet to get to the original hole. Plus, now individuals wanted to drive their motorcycles and bikes through the hole in the fence. We have watched individuals park on Ballinger Drive and walk through the hole through the high snow. We have experienced vandalism to homes, cars, bikes, toys, etc. and have found some items in the Castle Boulevard community. We had a temporary basketball hoop in front of our home, a birthday present for my son, and came home one day to 25 - 30 teenagers, toddlers and children playing basketball. They refused to move out of the way, so I could park and when I asked them to leave, they refused. I had to call Montgomery County Police. Another incident, my daughters' boyfriend's car was parked on Ballinger Drive, an individual driving a stolen vehicle lost control of the vehicle and ran into my daughter's boyfriend's car and totaled it and then got out of the car and ran and climbed the fence, because I was chasing him and he could not get to the hole fast enough. I have called the Police for what appeared to be a possible drug transaction and was notified by the Police that they did arrest the individuals who did have crack. The bank robbery incident in Howard County a year and half ago that ended up in our back yard, resulted in one of the suspects dumping his vehicle off of Greencastle Road and running through our common ground and across Ballinger Drive, through the hole or over the fence and into Castle Boulevard. It has become common knowledge that you can get away from the Police if you run in that direction. We have watched an individual deal his drugs for years. The cars pull up on Ballinger Drive and honk, he walks through the fence meets at the car and does the deal and then he walks back through the fence to his house and the car pulls off. After calling the police I believe they finally caught him. However, he must be out of jail because it is happening again. Only now, he comes and gets into the car that has pulled up and they drive down Ballinger Drive and then they make a u-turn, return to the spot they picked him up and he goes back through the hole and the car pulls off.

I can go on and on, but I won't. If you would like to hear more, please contact me. I am happy to answer any of your questions or tell you more incidents. The point I am trying to make is that Castle Boulevard has never been a part of our community. We are two separate associations. The president for the Castle Boulevard association has already admitted that the fence was not their's but belonged to the golf course and was not on their property so they have no legal right to maintain or repair it. There has never been any access for Greencastle Lakes residents to go to Castle Boulevard or for Castle Boulevard residents to have access to Greencastle Lakes until people from Castle Boulevard cut holes in the chain link fence. All of their houses back up to Ballinger Drive. There are no roads that connect Castle Boulevard to Ballinger Drive or Wexhall Drive. All of our homes back up to Castle Boulevard. We are not the same community. We have different zip codes and cities. We have different Electric Companies.

One more item. Some residents from Castle Boulevard may site that they use the Metro Bus on Ballinger Drive. However, Metro just recently was provided in Greencastle Lakes, in the last 8 years (not sure of the time frame). The Metro Bus has always been at Castle Boulevard. In fact it is the same route as the one on Castle Boulevard. Residents from Castle Boulevard who use the Metro Bus stop on Ballinger Drive are trespassing through Greencastle Lakes property to get to it, when they have a Metro Bus stop in their community. No homeowner from Greencastle Lakes walks through the fence (now lack of fence) to go to Castle Boulevard at all. No one wants to trespass onto their property.

Please hear the facts that would warrant an approval to the site plan numbers sited, so that the fence that was always a part of Greencastle Lakes, can be replaced with a fence that will help to maintain our property values and provide us with a bit of security. The lack of a fence and the completely opened area, shows wear and tear on our community. The common grounds are being walked on, trash is being left, residents of Castle Boulevard are walking their dogs and not picking up after them, people are riding bikes through our common ground, people are coming through the holes and using our paths and common areas, and the Greencastle Lakes homeowners have to maintain this property. Montgomery County has provided many park areas for people of all communities to use. The closest would be the one on Greencastle Road. There is also a park on Robey Road, that is a County Park. These parks are for all county residents. Greencastle

Lakes Community is a residential area, **this is our home, not a park.** No other community should use our amenities when they have other legal options to use.

I have faith that this committee will look at the facts and make a decision based on what is right, fair and legal. Please do not associate the Greencastle Lakes Community request for site plan admendment for our new fence, which will replace the existing fence, with the Montgomery Village incident. It is a completely different situation! I thank you for reading this lengthy letter, but this is near and dear to my heart, it is my home for myself and my family.

Sincerely yours,

Tresa Jones

19 Ballinger Court  
Burtonsville, MD 20866

Home - 301-890-6760  
Cell - 240-481-6894

RECEIVED  
0172  
FEB 22 2011

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

**MCP-CTRACK**

**From:** tresajones@aol.com  
**Sent:** Tuesday, February 22, 2011 12:11 PM  
**To:** MCP-Chair; Kronenberg, Robert; Rhjonesjr@aol.com; iputnam@comcast.net; thoufer@gmail.com  
**Subject:** Site Plan Numbers 81984024B and 81985006B

To the Chair of MNCPPC and Mr. Robert Kronenberg,

RE: Site Plan Numbers 81984024B and 81985006B, Greencastle Lakes Community

I am writing in support of approving Greencastle Lakes Community to continue with the replacement of the fence that borders another community. I am an original homeowner and have remained a homeowner for 25 years. This is my home, where I had my children and raised them. Our family has been involved in this community for years. My children went to Greencastle Elementary, Banneker Middle School and Paint Branch High School. I have served on the PTA's at all the schools and have been active with all the fundraisers for each school. We bought our home in Greencastle Lakes because of the amenities, the walking paths, pool and the nice common ground space. We also knew that there would be many homes, at least 800, so the fence provided a border that we knew would not add any more houses to the area that we would call home.

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Sincerely yours,

Tresa Jones

19 Ballinger Court  
Burtonsville, MD 20866

Home - 301-890-6760  
Cell - 240-481-6894

Michael Hutt & Jean Van wagenen  
14257 Ballinger Terrace  
Burtonsville Md. 20866  
301-523-9394

Development Review Division:  
Site Plan #: 81984024 B  
Current Zoning: R-90

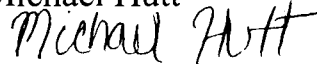
To whom it may concern:

We bought our home on Ballinger Terrace 2 ½ years ago. In that time we seen some of our neighbors homes and cars have been broken into, we have seen a lot of pedestrian traffic on private property, and I have personal had to pick up trash ( old Mail) that has had a 20904 zip code which is Silver Spring Maryland on my front yard.

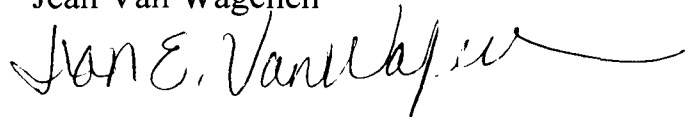
We believe the fence is a good idea for the Greencastle community. We feel it will keep unnecessary traffic and keep the crime down in our neighborhood.

Thank you for your time,

Michael Hutt



Jean Van Wagenen



RECEIVED

MAR 21 2011

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

**Garcia, Joyce**

**From:** Marcela Compagnet [mcompagnet@yahoo.com]  
**Sent:** Friday, March 18, 2011 11:17 AM  
**To:** MCP-Chair; Kronenberg, Robert  
**Cc:** greencastlakes@gmail.com  
**Subject:** Greencastle Lake community Fence

Dear Planning Board and Robert Kronenberg,

I strongly believe that the fence project # 81984024B 81985006B in the Greencastle Lake Community should be completed and finalized. I live on Childress Terrace. - ADDRESS ?

I am a member of this community and a mother of two small children that use the parks in our community and walk around the lake. I have seen in the past several times, non- Greencastle lake members come onto our property/community and miss use our resources.

**For Example:** The older kids from the other side of our community come to our parks. They play rough, jump and treat the equipment in a poor and tasteful way. I hate having to deal with them. [I assumed they were part of the community and their parents also paid HOA in order for them to use the parks.] Now that I know their parents do not pay... they should not be allowed to use our community resources. We have to pay for the up keeping of the parks that they trash, vandalize and miss use.

Another example we have experience in more than one occasion:

There was a man walking his dog. The dog used the bathroom and did poop on the grass near the lake. The man did not pick it up. When my husband confronted the man; he told my husband to mind his own business. He said look around there is duck poop all over the place.... Why do we care about his dogs poop? We informed him of the rules regarding pets in our community. The man did not care and walked away. Come to our surprise, we noticed that the man went into a home that was not a part of our community- the man didn't even live in our community. He lives in the community next to ours. It makes us mad that we have to pay for the maintenance of other people's Pets. We must follow the rules, but yet they don't have to.

I do not have any empathy for non-members of the community when they state that a fence will cause them more trouble to come into our facility. (That is the point of the fence) Granted not a all people from around the community are disrespectful of our community. But those few that are and have been in the past, have cause "us" the members of this community to feel unsecure and disrespected in the sense that our investments are not respected.

Unless adjacent communities are willing to financially contribute to our communities' maintenance and security, they should not be allowed to use our facilities. If they think it is unfair to "them", what makes them think it is fair to "US". We pay for the use and up keeping of this community... they DO NOT.

A fence is needed to **demonstrate** to others that we are a community... this is not public grounds. We the homeowners and members pay for this community to be here and look nice. When you come onto this property just like any other privet property... you must follow the rules of the community.

A fence will also give "US" the members of the community and sense of security and let us know that our investments (homes and community) are being taken care of, to the best of the community's ability.

When my husband and I and every other member of our community purchased a home in this community, we knew in advance that we had to pay to live in a community that is safe and clean. It is unfair that non-members

of the community come in and don't follow the rules. That is not what we signed up for when we invested in purchasing a home in the Greencastle lake community/ Montgomery County.

I realize that a fence will not completely keep people out, but it will demonstrate that there is a border and once you pass that border, the rules and regulation of that property must be followed.

I thank you for taking the time to read my email and allowing me to voice my concerns. I once again ask that you or whoever has the power to allow us to finalize this project, allow us "the Greencastle lake community" to do so.

Thanks again,  
Respectfully yours,

Marcela Orellana

RECEIVED  
MAR 21 2011

Garcia, Joyce

**From:** Lynn Goodsell [lagoodsell@hotmail.com]  
**Sent:** Thursday, March 17, 2011 6:25 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Support for Greencastle Lakes fence project

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

Mr. Kronenberg and Montgomery County Planning Board:

I am writing to support the construction of the fence by the Greencastle Lakes Community Association as outlined in site plans 81984024B & 81985006B.

My property faces a section of the proposed fence. I see many individuals cutting across Greencastle Lakes Community property and going through holes in the current fence as a short cut. Some of this traffic occurs late at night. The shortcuts damage the landscaping and the holes in the fence give the neighborhood an unkempt look. I am also aware that in the past some of the criminal activity in the neighborhood was related to the ease of individuals being able to pass through the fence.

The new fence will improve the look of the area, help maintain the value of my home, and hopefully prevent criminal activity. I full support site plans 81984024B & 81985006B.

Thank you,  
Lynn Goodsell  
Greencastle Lakes resident  
14127 Aldora Cir  
Burtonsville, MD 20866

**RECEIVED**

MAR 21 2011

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

March 18, 2011

Jean and Elsy Thomas

14207 Ballinger Terrace

Burtonsville, MD 20866

RE: Site Plans 81984024B and 81985006B

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 4 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the

RECEIVED  
MAR 21 2011

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

**Garcia, Joyce**

**From:** Lynn Goodsell (lgoodsell@hotmail.com)  
**Sent:** Thursday, March 17, 2011 6:25 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Support for Greencastle Lakes fence project

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Thank you,  
Lynn Goodsell  
Greencastle Lakes resident  
14127 Aldora Cir  
Burtonsville, MD 20866

RECEIVED  
0289  
MAR 30 2011

**MCP-CTRACK**

**From:** Louisa Arona [louisaarona1@gmail.com]  
**Sent:** Tuesday, March 29, 2011 8:05 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** 3936 Angelton Ct., Burtonsville, MD 20866, 81984024B8195C 06B

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

Mr. Kronenberg,

We are writing on behalf of our community, Greencastle Lakes Association on the subject of Restoration of the Fence on the border of our community. We understand that this will or is being done in section, and viewed as one whole project, if approved. We are in favor of this project due to the following reasons;

- safety and security for people in our community. We have seen crime rise due to multiple people having access to our neighborhood
- breaking and entering into homes in our community
- easy access for anyone to enter our community
- shortcut for people to get to and from Greencastle Rd. to Robey Rd. and so forth.
- trash is left along trails within our community/lack of thoughtfulness due to no respect since they do not own in our community

We own in this beautiful community since 1997 and we take pride in our community. My husband grew up in this area and he has been around when this was known as the Greencastle Country Club. Not only is this for safety reasons, but it also for beautification of the community. When we walk around our community, we hear stories from owners who feel the same way, fear of crime, the littering done by either dog owners and their pets, and absolutely no community pride. We would like to take our community back, and we understand that change happens, but not to this extreme.

With that said, we promote the Restoration of the Fence to take place ASAP. As owners, we value our property and our neighbors. We look forward to your correspondence.

Sincerely,

Robert & Louisa Dwyer  
3939 Angelton Ct.  
Burtonsville, MD 20866



February 18, 2011

Montgomery County Planning Department  
Development Review Division  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

Re: Site Plan # 81984024 B

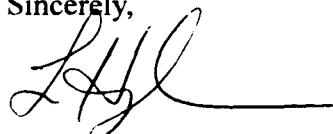
To whom it may concern:

I have lived in the Greencastle Lakes community for 20 years and have enjoyed the wide open landscape greatly. There used to be a fence, with gates, that separated our community from the community off of Castle Blvd., but those gates were vandalized countless times and removed. Consequently, with the removal of the gates, it left several openings with free access to our community. Unfortunately, within the last several years, crime has been on the rise. These crimes have become more brazen in nature and have especially affected the homes closest to the fence. There has been burglaries, assaults, drug busts, shootings, gang tagging among other things. I have been a victim of burglary and assault. Not only do these crimes have little regard for people and their property, they also infringe on the amenities obliged to the homeowner's of Greencastle Lakes. In a large majority of the crimes that occur on my block, the perpetrator/s run towards or are found to live on Castle Blvd.

On a daily basis, since the existing fence was removed, I have witnessed any number of the following: People walking over to our community to meet cars for drug deals in our parking lots; People parking in our parking lots and walking over to Castle Blvd and returning in less than 10 minutes; People parking on Ballinger Drive to move in to homes on Castle Terrace; Teens smoking pot at the playground that were seen coming through the fence opening; People coming through the fence to walk their dogs and don't pick up after them; People parking their cars in our lots overnight and walking over to their homes on Castle Blvd.; People walking over to our community to catch the metro bus even though there is a metro stop at the clubhouse on Castle Blvd.

I believe that many of the aforementioned occurs due to the simple fact that all the residents of Castle Blvd have only one way in to their community. From Ballinger Terrace to Castle Terrace is more than 2 miles. After calling the police, because of an incident where the suspects ran over to Castle Blvd., even the police have mentioned that to me. If a fence were to be installed, without openings or gates, along the two communities, all of the crossover traffic would stop. As it stands right now, we have NO protection and criminals have easy get-a-ways. The existing fence was removed and the installation of the new fence was stopped. Now Greencastle Lakes is a free access community. Please allow the installation of the new fence to start again without delay.

Sincerely,



L. Humphries  
14259 Ballinger Terrace  
Burtonsville, MD 20866

14221 Ballinger Terrace

Burtonsville, MD 20866

February 17, 2011

Development Review Division

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue

Silver Spring, MD 20910-3760

RE: Site Plan 81942024B, Greencastle Lakes, Install fence inside property line

To Whom It May Concern:

I am in favor of the installation of this fence as a deterrent to the crime, vandalism and bodily harm that have occurred in our neighborhood. This proposed fence is simply a replacement of a fence that previously existed, but was subject to vandalism. The proposed fence is stronger and will not be subject to vandalism.

Please help keep our neighborhood safe by permitting the installation of this fence. I live and regularly walk in the neighborhood and have already had one encounter with two armed young men who did not belong in the neighborhood. This fence will deter the ease of passage through our neighborhood by criminals such as these.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gwynne Diane Mitol', with a long horizontal line extending to the right.

Gwynne Diane Mitol

**Smith, Molline**

---

**From:** Kronenberg, Robert  
**Sent:** Tuesday, March 22, 2011 7:24 AM  
**To:** 'Joyce Hawkins'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Plan number 81984024B 81985006B

Thank you for your message. I am forwarding your email to the plan reviewer for this project. Her name is Molline Smith and she is copied on this reply.

Robert

**From:** Joyce Hawkins [mailto:jrhawkins2@verizon.net]  
**Sent:** Sunday, March 20, 2011 7:22 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Plan number 81984024B 81985006B

This is a vote for the approval of the fence in the Greencastle Lakes Community. I live on Aldora Circle and I have witness the fence being torn down by people from the apartments on Castle Boulevard as soon as the fence is installed. They sometimes park their cars in the lot in Aldora Circle and cut through the fence to their apartments for some reason.

Joyce Hawkins

*ADDRESS?  
EMMAILED  
3/29, 3/30  
14113 ALDORA Circle*

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Tuesday, April 12, 2011 7:43 AM  
**To:** 'tanyab7947@aol.com'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: GREENCASTLE LAKES COMMUNITY FENCE

Thank you for your correspondence. I am forwarding your email on to Molline Smith, the lead reviewer for this project. Please contact her at 301 495 4573 if you have additional questions.

robert

**From:** tanyab7947@aol.com [mailto:tanyab7947@aol.com]  
**Sent:** Monday, April 11, 2011 5:15 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** GREENCASTLE LAKES COMMUNITY FENCE

To Whom It May Concern,

We are Mr. and Mrs. Idowu Balogun, owners for eight years of our home at 14409 Turbridge Ct. in the Greencastle Lakes Community.

It is our desire to have the fence completed around our community to help ensure the safety and upkeep of our property. The site plan numbers are: 81984024B and 81985006B.

Thank you for your cooperation in advance.

Sincerely,.

Idowu Balogun  
Tanya Balogun

**Smith, Molline**

---

**From:** Kronenberg, Robert  
**Sent:** Monday, April 25, 2011 3:49 PM  
**To:** 'Dan Shereika'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Site plan numbers 81984024B 81985006B

Mr. Shereika,

Thank you for your email which is being forwarded to the lead reviewer for the project. Her name is Molline Smith and her contact number is 301 495 4573.

Thanks

Robert

-----Original Message-----

**From:** Dan Shereika [mailto:danshereika@yahoo.com]  
**Sent:** Monday, April 25, 2011 2:40 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Site plan numbers 81984024B 81985006B

Hello,

I live at 14321 Bald Hill Court, Burtonsville, MD 20866 in the Greenastle Lakes Community.

The purpose of this email is to state that I would like this fence project in my neighborhood to be completed.

Sincerely,

Dan Shereika

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Monday, April 25, 2011 8:35 AM  
**To:** 'Joseph King'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: Plan #s 81984024B & 81985006B

Mr. King,

Thank you for your email. Your correspondence is forwarded to Molline Smith who is the lead reviewer for this project. She is copied on the return.

Robert

-----Original Message-----

**From:** Joseph King [mailto:joeleeking@yahoo.com]  
**Sent:** Sunday, April 24, 2011 10:00 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Plan #s 81984024B & 81985006B

Attention MNCPPC:

I was very disturbed when learning that the MNCPPC had put a stop work order on the repair/replacement of the fence lining the Greencastle Lakes Community in Burtonsville, Maryland. I am a homeowner in the development, 3344 Tapestry Circle, and have asked about mending/replacing the fence since purchasing my townhome. Through a recent newsletter and mailers, I learned that the MNCPPC has allowed our community to proceed with the approval process. I am writing to voice my approval for this fence project to continue.

My townhouse at 3344 Tapestry Circle is located near the fence line bordering the apartment building and townhouses along Castle Boulevard. I have voiced my concern about the holes in the fence on this border. The condition of the fence is deplorable. The easy comings and goings through the fence have increased criminal activity in the neighborhood. Drug dealers, car thieves and the like can commit the crime on either side of the fence and then get away through the other side as policeman in patrol cars are geographically blocked from following by patrolcar.

I understand that many outside of the community have voiced opposition to the fence. These persons are outside of the community and do not contribute via the homeowners' association fees to the general maintenance and upkeep of the common ground; therefore, they do not have a right as members of the community to use these grounds. These outsiders do not contribute to the real property taxes nor do they contribute to the insurance premiums of the common grounds. These outsiders actually increase the impact on those in the community. If those outside the community are using the playgrounds then those in the community cannot use. If those outside of the community are using the buses, both Metro and public school buses, they are impacting the planned routes of both WMATA and the County.

If those outside of the community want to be a part of the community they can buy a home or rent in the community or purchase a pool membership. Persons outside of the community should not be able to stop a project that is simply the repair/replacement of the existing fence. Persons outside the community are a cause for this application and approval process as some outside have cut holes in the fence. We should not allow those that maliciously destroyed private property to be an impediment from repairing the damage they created.

Please allow this email to serve as my support for the approval of plans nos. 81984024B and 81985006B.

Best regards,

Joseph King  
Greencastle Lakes Community Homeowner

McSmith

**Carter, John**

---

**From:** MCP-CTRACK  
**Sent:** Wednesday, April 13, 2011 10:33 AM  
**To:** Carter, John  
**Cc:** Boone, Rebecca; Stanley, Rollin; McGrew, Christine; MCP-CTRACK  
**Subject:** CTRACK #2011-0323 - Balogun/Greencastle Lakes Fence  
**Attachments:** 2011-0323-Incoming.pdf

**CTRACK ROUTING SLIP  
MONTGOMERY COUNTY PLANNING BOARD  
CHAIRMAN'S OFFICE**

<b>File Number:</b>	2011-0323	<b>Date Received:</b>	4/12/2011
<b>Correspondence Type:</b>	Email	<b>Date Of Letter:</b>	4/12/2011
<b>Agenda Date:</b>	N/A		
<b>To:</b>	Françoise Carrier		
<b>From:</b>	Idowu and Tanya Balogun		
<b>Description:</b>	Greencastle Lakes Fence Project		
<b>Transmitted To:</b>	<b>Director and Chairman</b>		
<b>Action For:</b>	Carter, John		
<b>Copies To:</b>	Boone, R		
<b>Date Due:</b>	N/A		
<b>Remarks From Chairman's Office:</b>			
	For staff action		



RECEIVED  
0323  
APR 12 2011

**Garcia, Joyce**

**From:** Kronenberg, Robert  
**Sent:** Tuesday, April 12, 2011 7:43 AM  
**To:** 'tanyab7947@aol.com'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: GREENCASTLE LAKES COMMUNITY FENCE

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

Thank you for your correspondence. I am forwarding your email on to Molline Smith, the lead reviewer for this project. Please contact her at 301 495 4573 if you have additional questions.

robert

**From:** [tanyab7947@aol.com](mailto:tanyab7947@aol.com) [<mailto:tanyab7947@aol.com>]  
**Sent:** Monday, April 11, 2011 5:15 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** GREENCASTLE LAKES COMMUNITY FENCE

To Whom It May Concern,

We are Mr. and Mrs. Idowu Balogun, owners for eight years of our home at 14409 Turbridge Ct. in the Greencastle Lakes Community.

It is our desire to have the fence completed around our community to help ensure the safety and upkeep of our property. The site plan numbers are: 81984024B and 81985006B.

Thank you for your cooperation in advance.

Sincerely,

Idowu Balogun  
Tanya Balogun

**Smith, Molline**

---

**From:** Carter, John  
**Sent:** Tuesday, April 26, 2011 5:22 PM  
**To:** Smith, Molline  
**Subject:** FW: CTRACK #2011-0377 - McWhorter/Greencastle Lakes Fence  
**Attachments:** 2011-0377-Incoming.pdf

**From:** MCP-CTRACK  
**Sent:** Tuesday, April 26, 2011 5:08 PM  
**To:** Carter, John  
**Cc:** Boone, Rebecca; Stanley, Rollin; McGrew, Christine; MCP-CTRACK  
**Subject:** CTRACK #2011-0377 - McWhorter/Greencastle Lakes Fence

**CTRACK ROUTING SLIP  
MONTGOMERY COUNTY PLANNING BOARD  
CHAIRMAN'S OFFICE**

<b>File Number:</b>	2011-0377	<b>Date Received:</b>	4/26/2011
<b>Correspondence Type:</b>	Email	<b>Date Of Letter:</b>	4/25/2011
<b>Agenda Date:</b>	N/A		
<b>To:</b>	Françoise Carrier		
<b>From:</b>	Meghan McWhorter		
<b>Description:</b>	Site Plan numbers 81984024B and 81985006B - Greencastle Lakes Fence Project		
<b>Transmitted To:</b>	Director and Chairman		
<b>Action For:</b>	Carter, John		
<b>Copies To:</b>	Boone, R		
<b>Date Due:</b>	N/A		
<b>Remarks From Chairman's Office:</b>	For staff action		

RECEIVED  
0877  
APR 26 2011

**MCP-CTRACK**

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

**From:** Meghan McWhorter [meghanmcwhorter@gmail.com]  
**Sent:** Monday, April 25, 2011 4:28 PM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Site plan numbers 81984024B 81985006B

Hello,

I live at 14321 Bald Hill Court, Burtonsville, MD 20866 in the Greencastle Lakes Community.

The purpose of this email is to state that I would like this fence project in my neighborhood to be completed.

Sincerely,

Meghan McWhorter

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Tuesday, March 29, 2011 7:11 AM  
**To:** 'estewpeas@verizon.net'; MCP-Chair  
**Cc:** Smith, Molline  
**Subject:** RE: I Vote For The Completion Of The Fence Plan# 81984024B 81985006B

Thank you for your email. I am forwarding your correspondence to Molline Smith, the reviewer for the project. She is copied on the email.

Robert

**From:** estewpeas@verizon.net [mailto:estewpeas@verizon.net]  
**Sent:** Tuesday, March 29, 2011 12:27 AM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** I Vote For The Completion Of The Fence Plan# 81984024B 81985006B

ADDRESS 27  
EMailed  
3/30 ✓

The purpose of this email is to express my support for the completion of the iron fence around Green Castle Lakes Community. I am a tax-paying, law-abiding homeowner in this community and reside on Aldora Circle, which is directly impacted by the lack of a secure impenetrable fence. I have lived here for over 12 years and have witnessed numerous abuses from the adjacent apartment residents. Some of these offenses (many of which are criminal and endanger me and my property) include:

- Parking and leaving vehicles in our guest and permit-only parking spaces. The apartment residents park (and thus trespass) in our community by simply walking through the torn fence to their homes. This is a huge inconvenience to the members of this community when we have no spaces for our own guests or have to call for towing when someone illegally parks in an assigned space.
- Walking through the torn fence to walk their pets in our community. These non residents do not pay dues in this community and therefore they should not be able to enjoy the privileges. Additionally, they are not aware of the rules that govern this community and disregard rules generally accepted by society; they often do not pick up their excrement from their pets or their trash. This results in higher clean up costs to the community and its members. Additionally some of the same apartment residents repeatedly come through the fence to walk their dogs (including pit bulls) without a leash, which impacts the safety of children and adult residents alike.
- Walking through the torn fence to catch the school bus and/or Metrobus in our community. A few weeks ago, there was a group of kids fighting after the school bus dropped them off. After the fight was broken up it was very unfortunate to learn that these kids did not even live in this community, but rather at the adjacent apartments. The apartment buildings have their own designated bus stop which these kids should be using for pick ups and drop offs. Many adults from the apartments also use the Metrobus stops in our community as well and use the torn fence as a short cut to the apartments.
- Over the years, there has been several sightings of teenage boys in groups walking through the torn fence to case out the parked cars on Ballinger Drive. Coincidentally, there have been several vehicle break ins on Ballinger Drive over the years.

While the offenses outlined above (and others too numerous to detail) may not be completely eradicated by the completion of the iron fence, I do strongly believe they will be dramatically reduced. The bottom line is that the residents of this community have a basic right to protective barriers to reduce abuse to the community and its residents. The members of this community pay dues and taxes to live here and they should not have to tolerate trespassing and/or vandalism from non residents.

I respectfully ask that you approve the completion of the iron fence for Green Castle Lakes Community.

Thank you,

E. Crosse-Stewart

14104 ALDORA CIRCLE

## Smith, Molline

---

**From:** Kronenberg, Robert  
**Sent:** Tuesday, March 29, 2011 3:25 PM  
**To:** 'drmbah@aol.com'  
**Cc:** Smith, Molline  
**Subject:** RE: Grencastle Lakes Fence email 1- From Arlene

Mr. Mbah,

Thank you for your email. I am forwarding your correspondence to Molline Smith, the lead reviewer for the project.

Robert

**From:** drmbah@aol.com [mailto:drmbah@aol.com]  
**Sent:** Tuesday, March 29, 2011 1:37 PM  
**To:** Kronenberg, Robert  
**Subject:** Re: Grencastle Lakes Fence email 1- From Arlene

ADDRESS ?  
EMILED 3/30

To Whom It May Concern.

I am writing as a resident in the Greencastle Lakes Community. I have been a resident for 12 years and I am writing to voice my support for the fence that has always been a part of the Greencastle Lakes Community.

When I moved into the community, the fence was a chain link fence that now needed replacement. The age of the fence, as well as the repairs that had been made to the fence, due to vandalism, made it necessary to replace the existing fence with a fence that would provide safety and security, and make our community look better for our property values. Please consider my safety when you make your decision

Thank you for your time with this matter. I look forward to hearing that my voice was heard, in this most serious matter.

Sincerely,

Christopher Mbah

-----Original Message-----

**From:** AHS1122 <AHS1122@aol.com>  
**To:** Drmbah <Drmbah@aol.com>  
**Sent:** Wed, Mar 23, 2011 6:35 am  
**Subject:** Fwd: Grencastle Lakes Fence email 1- From Arlene

Dear Chris,

Here is the formed letter for the Park and Planning Commission. Thanks for your help

---

**From:** mks0808@hotmail.com  
**To:** ahs1122@aol.com  
**Sent:** 3/14/2011 10:38:41 A.M. Eastern Daylight Time  
**Subj:** Grencastle Lakes Fence email 1

## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Tuesday, August 21, 2012 11:22 AM  
**To:** 'Bob Brown'  
**Cc:** MCP-Chair; La Fiandra, Dino (DLafiandra@wtplaw.com); 'ajk2090@yahoo.com'; Kronenberg, Robert  
**Subject:** RE: Site Plans 81984024B and 81985006B

Good morning Bob,

Due to scheduling conflicts in the Planning Board's agenda, this project (Limited Site Plan Amendments) is currently scheduled for September 13th. The time in which this project will be presented at the hearing has not yet been established, I will keep you posted. The Staff Report will be posted online on September 3, 2012. Please supply your home address, in order to be included as a party of record. Noticing will be sent out on September 3, 2012 at the latest, as a party of record you will be sent a notice regarding this public hearing.

Regards,

M-NCPPC-MC

Molline C. Smith, ASLA  
Area 3 Senior Planner & Art Review Panel Coordinator  
8787 Georgia Avenue / Silver Spring, MD 20910  
(301) 495-4573 Office / (301) 495-1306 Fax [molline.smith@montgomeryplanning.org](mailto:molline.smith@montgomeryplanning.org)  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

-----Original Message-----

**From:** Bob Brown [mailto:[bacbrown@gmail.com](mailto:bacbrown@gmail.com)]  
**Sent:** Friday, August 17, 2012 5:31 PM  
**To:** Kronenberg, Robert  
**Cc:** MCP-Chair; Smith, Molline  
**Subject:** Re: Site Plans 81984024B and 81985006B

Mr. Kronenberg-

I just received a postcard from our Community Association that the hearing has been scheduled for September 6, 2012. Since a substantial amount of time has elapsed since my initial e-mail, can you confirm that your response below is up to date, particularly with respect to the staff report and my inclusion as a party of record?

Thanks,  
Bob Brown, Resident  
Greencastle Lakes

On Wed, Feb 23, 2011 at 8:17 AM, Kronenberg, Robert <[Robert.Kronenberg@mncppc-mc.org](mailto:Robert.Kronenberg@mncppc-mc.org)> wrote:

> Mr. and Mrs. Brown,

>

>

>

> Thank you for the email. The project is still under review by the

> departments and agencies and will be scheduled for the Planning Board  
> in the near future. Your correspondence will be included in the staff report,  
> which will be posted on our website 10 days prior to the hearing. We will  
> include you as a party of record when the notice is mailed out  
> regarding the hearing. The reviewer for this project is Molline Smith  
> who is copied on this email.

>

>

>

>

>

> Robert Kronenberg, RLA

>

> Area 1 Supervisor

>

>

>

> Montgomery County Planning Department

>

> 8787 Georgia Avenue

>

> Silver Spring, Maryland 20910

>

>

>

>

>

> From: Bob Brown [mailto:[bacbrown@gmail.com](mailto:bacbrown@gmail.com)]

> Sent: Tuesday, February 22, 2011 8:01 PM

> To: MCP-Chair

> Cc: Kronenberg, Robert

>

>

> Subject: Site Plans 81984024B and 81985006B

>

>

>

> February 22, 2011

>

> Dear Sir or Madam:

>

> We have been residents of the Greencastle Lakes community for 20

> years, and are writing to voice our strong support for the proposed

> replacement fence that is part of the above referenced site plans. Our

> staunch support is based on the following:

>

> 1) The existing fence, which serves as a property demarcation, has

> always been a part of the Greencastle Lakes Community, and causes no

> compromise in emergency or other required access for neighboring communities.

>

> 2) When we moved into Greencastle Lakes, the existing fence was a

> chain link fence that now clearly needs replacement.

>  
> 3) The age of the existing fence and the need for numerous repairs due  
> to vandalism have made replacement necessary.  
>  
> 4) Removing the fence without replacement is not an option. This fence  
> provides safety and security for protection of our home, as well as  
> the private amenities of our community (for which we pay a substantial  
> association fee to enjoy), makes our community more attractive, and  
> helps preserve our property values.  
>  
> We ask that you consider these important factors as you review these  
> site plans, and look forward to a favorable decision.  
>  
> Thank you for your attention.  
>  
> Sincerely,  
>  
> Mr. and Mrs. Robert Brown  
> 3630 Van Horn Way  
> Burtonsville, MD 20866



**Smith, Molline**

---

**From:** Carter, John  
**Sent:** Wednesday, November 02, 2011 11:26 AM  
**To:** Smith, Molline  
**Subject:** FW: CTRACK #2011-0830 - Lewis/Burtonsville Fence  
**Attachments:** 2011-0830-Incoming.pdf

**From:** MCP-CTRACK  
**Sent:** Wednesday, November 02, 2011 11:11 AM  
**To:** Carter, John  
**Cc:** Boone, Rebecca; Stanley, Rollin; McGrew, Christine; MCP-CTRACK  
**Subject:** CTRACK #2011-0830 - Lewis/Burtonsville Fence

**CTRACK ROUTING SLIP  
MONTGOMERY COUNTY PLANNING BOARD  
CHAIRMAN'S OFFICE**

<b>File Number:</b>	2011-0830	<b>Date Received:</b>	11/2/2011
<b>Correspondence Type:</b>	Email	<b>Date Of Letter:</b>	11/2/2011
<b>Agenda Date:</b>	N/A		
<b>To:</b>	Françoise Carrier		
<b>From:</b>	Clarence and Yolanda Lewis		
<b>Description:</b>	Site Plans 81984024B & 81985006B -- Burtonsville Fence		
<b>Transmitted To:</b>	<b>Director and Chairman</b>		
<b>Action For:</b>	Carter, J		
<b>Copies To:</b>	Boone, R		
<b>Date Due:</b>	N/A		
<b>Remarks From Chairman's Office:</b>	For staff action		

**MCP-CTRACK**

**From:** The Lewis' [cylewis1@verizon.net]  
**Sent:** Wednesday, November 02, 2011 8:21 AM  
**To:** MCP-Chair; Kronenberg, Robert  
**Subject:** Site plan 81984024B 81985006B

**RECEIVED**  
0830  
NOV 02 2011

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

To whom it may concern,

We are residents of the Greencastle Lakes community in Burtonsville, MD. It is important to us that the fence referenced by the site plan numbers listed above email to be completed. Our backyard abuts the line between the two properties and we often have young people trespassing as they proceed between the two neighborhoods. The bus lines that stop in Greencastle Lakes also stop in their neighborhoods. They are in walking distance of Greencastle Elementary so their children are safe to walk to school instead of crowding the school buses and the sidewalks/streets around the bus stops. That is a safety issue.

Thank you for your attention to this matter.  
Clarence and Yalonda Lewis  
Castlemoor Court

## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Wednesday, November 02, 2011 2:14 PM  
**To:** 'cylewis1@verizon.net'  
**Subject:** Greencastle Lakes Site Plan Amendments (81984024B & 81985006B)

Good afternoon,

Maryland National Park and Planning Commission has received and reviewed your comments sent on November 2, 2011. Please provide your home address in order to be included within the public record. This will ensure that you are properly noticed when a Planning Board date has been scheduled. The current status of the amendments is such that no Planning Board date has been scheduled as of yet. The Applicant (i.e. Greencastle Lakes) is in the process of filing for the approval of a Forest Conservation Exemption. Staff has been working with the Applicant to make sure they have all the necessary information to file this application, and we are hopeful that the plans will be submitted soon. Upon fulfilling this obligation; Staff will schedule a public hearing, notify the public and all other parties involved, and most likely recommend approval with conditions to the construction of the fence.

Should you have any other questions and/or comments please feel free to use the contact information provided below.

Regards,



MNCPPC-MC

**Molline C. Smith, ASLA**

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

[Molline.smith@montgomeryplanning.org](mailto:Molline.smith@montgomeryplanning.org)

[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

LAW OFFICES  
KAPLAN & KAPLAN, P.A.

SIDNEY KAPLAN ◊  
ARTHUR GUY KAPLAN ◊  
KEVIN THORNTON ◊  
BARBARA C. BLAKE ◊

◊ (1922-1993)  
◊ MD & DC BARS

PENTHOUSE SUITE  
THE TOWNE BUILDING  
11 E. MT. ROYAL AVENUE  
BALTIMORE, MD 21202

(410) 752-2090  
1-800-492-1655  
FAX # (410) 783-2723

February 25, 2011

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

RE: OBJECTION TO PLAN NUMBERS 81984024B & 81985006B  
INSTALLATION OF NEW FENCE  
BY VENTURA- A TOWNHOUSE CONDOMINIUM VE-01-01

Dear MS. Smith:

As you know our office represents Ventura A Townhouse Condominium (Ventura) located in Silver Spring and Ventura's Common Areas adjoin Greencastle Lakes HOA (Greencastle). Greencastle has filed an application with your department for the construction of a fence, Plan Number 81984024B & 819855006B. Ventura strongly objects to the construction of the fence because it will work a hardship on commuters and walkers living in Ventura and it will negatively effect public safety.

Castle Boulevard is the only access road to Ventura but it does not extend to Ballinger Drive. There is no safe access from Ventura to Ballinger Drive other than by walking through the area where the proposed fence is planned. Access to Ballinger Drive is important because it offers workers and other commuters the chance to use public transportation from the Metro Bus Stops on Ballinger Drive and Greencastle Road. In fact, the lack of safe access to the Metro Bus Stop on Greencastle Road is especially troubling. As you know, that Metro Bus Stop is the only stop in the area that allows commuters direct access to the Silver Spring Metro Station's train lines and thus access to this station is extremely important to commuters who need public transportation to get to work.

The only alternative access for walkers to the Metro Bus Stop on Greencastle Road and the stops on Ballinger Drive is extremely unsafe. If the fence is built, the only way Ventura walkers can get to Ballinger Drive or Greencastle Road, and ultimately to public transportation for work, is to walk down Castle Boulevard to Briggs-Chaney Road and then up Robey Road to either Ballinger Drive or Greencastle Road. This walk is simply too long for some of our elderly residents and it is certainly inconvenient for everyone. More importantly, however, it is dangerous. Walking on Robey Road at anytime is hazardous due to the high volume of traffic on that road, and crime in the area makes taking the long walk home from the Metro station on Greencastle Road after dark absolutely unsafe.

In addition, the fence will prevent safe access from Ventura by walkers to the Recreational Parks on Greencastle Road and Ballinger Road. These are favorite destinations for our seniors and children alike and if approved, the application will deny them safe access to these areas.

Thus for all the reasons stated above, Ventura respectfully asks that the application be denied.

Sincerely,

KAPLAN & KAPLAN, P.A.

  
Kevin Thornton

KT/af

cc:

Jim Nails, President  
Stacy Cooper, Property Manager

c:\ve-01\kt\nall.fence

**Molline C. Smith**  
**Senior Planner**  
**MNCPPC Office**  
**8787 Georgia Ave.**  
**Silver Spring, MD 20910**

Dear Mrs Moline :

Objetion to plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

1. I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence. If this fence is constructed it will block walkers from Ventura from accessing the sidewalks on Ballinger Drive. This will make it much more difficult for me, a Senior Citizen to use the bus stop on Ballinger Drive that now is just in front of my home. If the fence is built is going to force me to walk from all the way down Castle Blvd. in order to get my home, imagine doing that when is dark or when is really cold in winter or scorching hot in summer.

2. If the fence is built , I am not going to be able to walk my grandchildren to the Edgewood park on Bellinger Drive. Without the fence usually I get there in 10 minutes using the sidewalks on Ballinger Drive. If the fence is built the only way to get to the Edgewood Park is to walk down Castle Blvd. to Briggs-Chaney Road and then up Robey Road. Not only this is inconvenient but walking on Robey road is dangerous. Picture doing that with children. I don't drive so I think I have to give up my walks to the Edgewood Park ( Map attached).

Sincerely

Elva Peña  
3640 Castle terrace  
Silver Spring, Md 20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence. If this fence is constructed it will block walkers from Ventura from accessing the sidewalks on Ballanger Drive. This will make it much more difficult for me to use the bus stops on Ballanger and the Metro stop on Greencastle Road. If the fence is built the only way I can walk to Ballanger Drive or Greencastle Road is to walk down Castle Blvd. to Briggs-Chaney Road and then up Robey Road to either Ballanger Drive or Greencastle Road. Not only is this inconvenient but walking on Robey Road is dangerous.

Sincerely

Elva W. Peña  
(Name)

3640 Castle Terrace

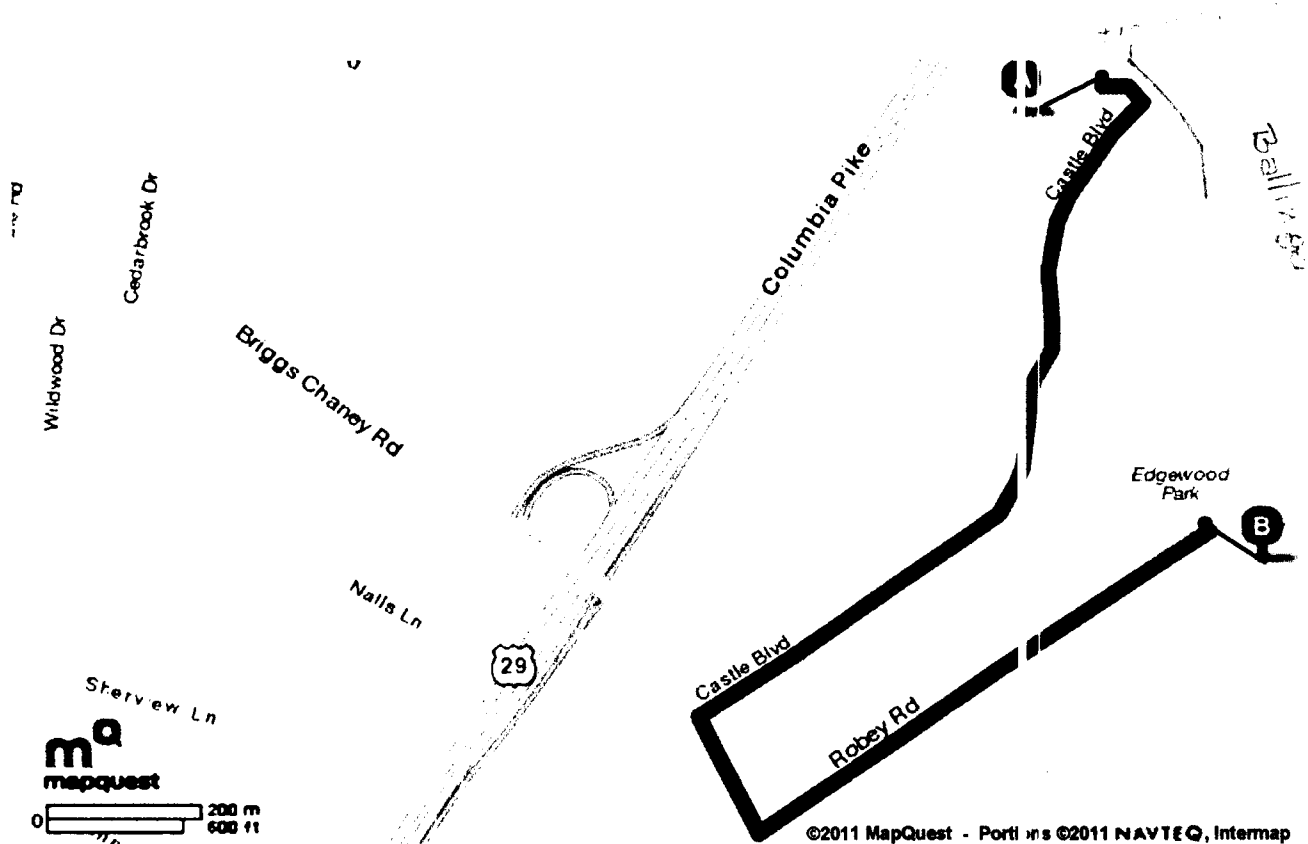
(ADDRESS)



**Trip to:**  
Edgewood Park  
13900 Robey Rd  
Silver Spring, MD 20904  
1.52 miles  
5 minutes

**Notes**

The projected Fence is going to force me walk all the way down Castle Blvd. to Briggs Chaney Road and then up to Robey Road just to go to Edgewood park or the Fairland Regional Park, imagine doing that with toddlers. The same with the bus stop on Ballinger Drive that's just in front of my town house. This fence makes no sense.



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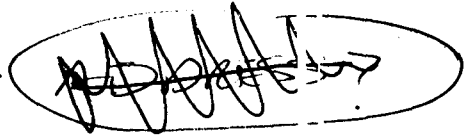
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any losses or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



**Smith, Molline**

---

**From:** Kronenberg, Robert  
**Sent:** Friday, January 21, 2011 8:22 AM  
**To:** 'agk2090@yahoo.com'  
**Cc:** Smith, Molline; Murray, Callum  
**Subject:** Greencastle Lakes



Mr. Thorton,

It was good to finally speak with you regarding the proposed fence at Greencastle Lakes. As discussed, it would be helpful if you voiced your concerns and opposition in writing prior to any public hearing. The name of the site plan reviewer assigned to this case is Molline Smith. Her number is 301 495 4573. She has not received the files as of today but will probably have them early next week. I also forwarded your information to become a party of record for this application. Thank you for the phone call.

Robert

**Smith, Molline**

---

**From:** dclarissa3@verizon.net  
**Sent:** Friday, February 25, 2011 3:17 PM  
**To:** Smith, Molline  
**Cc:** dclarissa3@verizon.net  
**Subject:** Objection to Plan Numbers 81984024B &819855006B

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Smith,

The reasons I object to the fence are:

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence. If this fence is constructed it will block walkers from Ventura from accessing the sidewalks on Ballanger Drive. This will make it much more difficult for me and my family & neighbors to use the bus stops on Ballanger and the Metro stop on Greencastle Road. If the fence is built the only way I can walk to Ballanger Drive or Greencastle Road is to walk down Castle Blvd. to Briggs-Chaney Road and then up Robey Road to either Ballanger Drive or Greencastle Road. Not only is this inconvenient but walking on Robey Road is very dangerous for me and my family and my neighbors.

Thanks very much for your prompt consideration to keep our neighborhood safe!

Sincerely,

Clarissa L. Douglas  
3747 Castle Terrace  
Silver Spring, MD 20904

## Smith, Molline

---

**From:** Elizabeth Kpabitey [ykpabit@yahoo.com]  
**Sent:** Sunday, February 20, 2011 9:53 PM  
**To:** Smith, Molline  
**Subject:** Objection to Plan Numbers 81984024B & 819855006B

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave  
Silver Spring, MD 20910

Dear Ms. Molline:

Objection to Plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence.

If this fence is constructed it will block walkers from Ventura from accessing the sidewalk on Ballanger Drive. This will make it much more difficult for me/my tenants to use the bus stops on Ballanger and the Metro stop on Greencastle Road. If the fence is built the only way to walk to Ballanger Drive or Greencastle Road is to walk down Castle Blvd. to Briggs- Chaney Road and then up Robey Road to either Ballanger Drive or Greencastle Road. Not only is this inconvenient but walking on Robey Road is dangerous.

Sincerely,

Elizabeth Kpabitey  
908 Lira Dr  
Fort Washington MD 20744

**Smith, Molline**

**From:** Kellie O'Neal [ms.k.oneal@gmail.com]  
**Sent:** Tuesday, February 01, 2011 8:24 AM  
**To:** Smith, Molline  
**Subject:** Re: Installation of New Fence Plan 81984024B & 81985006B

Hello Molline,

I am very much interested in being present for the meeting with Kevin Thornton. Please keep me posted on the date, time, and location of this meeting.

Thanks,

Kellie O'Neal

On Mon, Jan 31, 2011 at 1:07 PM, Smith, Molline <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)> wrote:

Good Afternoon,

Per my phone discussion this morning with Kevin Thornton... FIRST I would like to take this opportunity to thank you for the interest that you have shown on behalf of your community. We welcome and encourage public participation when it comes to the construction of a new project/modifications to existing properties. It is never too late to re-establish healthier relationships between the reviewers (Park & Planning staff), the public and the developer. We are sincerely invested in improving the communication and working together to find a suitable compromise.

I have not yet received the project folder for the amendment to this project; mainly due to the loss of power followed by the building closure on Thursday (01/27/11) & Friday (01/28/11). However I do understand that the community has major issues with the proposed modifications; and I'm saving your comments to add to the public record/ project folder. Please be patient with us; as I do understand the urgency to get your point across and documented. Upon receiving the project folder and reviewing the Applicant's request, I will be scheduling a meeting to go over the community concerns with Kevin Thornton (the Legal representation for Ventura Townhouse Condominiums). In the meantime if you are unable to attend this meeting and would like to meet with me individually, please feel free to use the contact information below. I will keep you posted regarding the status of this amendment. Due to the community's response so far I can assure you that this project will be presented to the Planning Board for their final recommendations.

Regards,



MNCPPC-MC

ADDRESS?  
SIDE

Molline C. Smith, ASLA

(Senior Planner, Area 3)

5570 Longwood Avenue, Silver Spring, MD 20910

(301) 485-4871 (local) (301) 485-4873 (fax)

[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** Kaplan & Kaplan [mailto:[agk2090@yahoo.com](mailto:agk2090@yahoo.com)]

**Sent:** Friday, January 28, 2011 11:46 AM

**To:** Smith, Molline

**Cc:** Jim Nalls

**Subject:** Fw: Installation of New Fence Plan 81984024B & 81985006B

Molline

Our office represents Ventura A Townhouse Condominium (Ventura). Ventura is the adjoining property to Greencastle Lakes HOA and Ventura will be severely impacted by Geencastle's proposed fence plan #s 81984024B & 81985006B. As the below thread indicates I have e-mailed you and I have called and left messages but I haven't heard back from you about when I can meet with you and review the application and site plan. It is my understanding, based on my conversation with Mr. Kronenberg, that I will receive written notice telling me when Ventura's objection is due. Please contact me.

Kevin Thornton

Attorney for Ventura A Townhouse Condominium

--- On Fri, 1/21/11, Kaplan & Kaplan <[agk2090@yahoo.com](mailto:agk2090@yahoo.com)> wrote:

**From:** Kaplan & Kaplan <[agk2090@yahoo.com](mailto:agk2090@yahoo.com)>

**Subject:** Installation of New Fence Plan 81984024B & 81985006B

**To:** "Molline Smith" <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)>

**Cc:** "Jim Nalls" <[jamesnalls@verizon.net](mailto:jamesnalls@verizon.net)>

**Date:** Friday, January 21, 2011, 11:47 AM

Ms. Smith

Our office represents Ventura A Townhouse Condominium (Ventura). Ventura is the adjoining property to Greencastle Lakes HOA and it will be severely impacted by the proposed fence. If possible I would like to meet with you next week to discuss the application and to review the fence application and site plan. Could you let me know dates and times that are good for you.

Kevin Thornton

Kaplan and Kaplan P.A.

410-752-2090

--

If you stay ready you wont ever have to get ready...

## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Friday, January 21, 2011 9:59 AM  
**To:** 'agk2090@yahoo.com'; 'sabrina.christmas@umwafunds.org'  
**Cc:** Murray, Callum; Kronenberg, Robert  
**Subject:** RE: Installation of new fence Plan # 81984024B & 81985006B

Good Morning,

THANK YOU for your comments; your input is always welcome no matter the size of the project. Please feel free to use the contact information below to forward any additional comments, concerns, questions etc. in the near future. I look forward to working with you to resolve these and other issues, and I will definitely keep you posted regarding the progress of this amendment.

Have a wonderful weekend! Happy Friday.



MNCPPC-MC

**Molline C. Smith, ASLA**  
(Senior Planner, Area 3)  
8787 Georgia Avenue / Silver Spring, MD 20910  
(301) 495-4573 Office / (301) 495-1306 Fax  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** Kronenberg, Robert  
**Sent:** Friday, January 21, 2011 9:36 AM  
**To:** 'CHRISTMAS, SABRINA'  
**Cc:** Murray, Callum; Smith, Molline  
**Subject:** RE: Installation of new fence Plan # 81984024B & 81985006B

Thank you for your email. I am forwarding your concerns to the site plan reviewer for this project. Her name is Molline Smith and her # is 301 495 4573.

robert

**From:** CHRISTMAS, SABRINA [mailto:SabrinaC@umwafunds.org]  
**Sent:** Thursday, January 13, 2011 11:12 AM  
**To:** Kronenberg, Robert  
**Subject:** Installation of new fence Plan # 81984024B & 81985006B

ADDRESSES

Good Morning Mr. Kronenberg,

This is a courtesy follow up regarding our phone conversation this morning regarding the new fence installation for the Greencastle Development. I live in the Ventura Condominium Development which is adjacent to the Greencastle Development. This boundary fence is located outside of my backyard. This has been an ongoing issue between both of our developments for several years. Something like the McCoy's and Hatfield's. I do understand their plight however, this boundary fence will cut off the street access to Metro and the school buses. If our parking lots are over flooded with cars we use the street parking on Ballanger for extra parking. The metro buses stop running after a certain time to

the Greencastle Park and Ride on the weekend. One can then get off on Castel Blvd and I can then make the shorter walk to their Greencastle homes. There have been times when we could not go down Castle Blvd to reach our homes due to an emergency situation and we could then drive to Ballanger to obtain access to our residence. I personally like the thoroughfare because I use the Metro and it is part of my exercise route to the parks and lakes. I did pass your e-mail address to our Condo Association.

Sincerely,

Sabrina Christmas  
[sabrina.christmas@umwafunds.org](mailto:sabrina.christmas@umwafunds.org)

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This message, including any attachment, is for the use of the intended recipient; it may contain information that is privileged, confidential and exempt from disclosure under applicable law. Intended recipients should take appropriate steps to protect the confidential nature of this communication. If you are not an intended recipient, please notify the sender and delete/destroy this message.  
=====

February 24, 2011

3751 Castle Terrace  
Silver Spring, MD 20904

Molline C. Smith  
Senior Planner  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: Comments to Notice of Application, Site Plan #81984024B and 819855006B at Greencastle Lakes**

Dear Ms. Smith:

The purpose of this letter is to express my concerns regarding the site plan and application now pending before you which would allow Greencastle Lakes Townhome Condominiums to install an iron fence between their property and the property of Ventura Townhome Condominiums.

If they're permitted to install the fence, without allowing for an easement it would deny me and other Ventura residents current and long term available access by foot to Ballinger Drive which is a public road. We'd also be denied similar access to the public transportation that service that roadway as well. In effect, Ballinger Drive would become a private road for the residents of Greencastle Lakes' use only; the metro bus service along that thoroughfare would then become private and for their use only as well. I've lived in the Ventura development for the past twenty-three (23) years and yes, there has always been a fence of some kind separating the properties but there have also always been openings or gates in the fence to allow residents of Ventura a means to gain access to the road and public transportation.

I understand that the fence will be installed on Greencastle Lakes' property but I'm concerned that their intention is to completely deny the residents of Ventura access to the county road, namely Ballinger Drive thereby depriving us of the use of public transportation, (metro bus), and the county school buses that service stops on Ballinger. These are neighborhood stops that I and several others from the Ventura development have been using on a daily basis for the past twenty (20) odd years to go to and from work and school. They're in close proximity to our homes and it makes perfect sense for us to utilize them.

The installation of a fence in the manner in which Greencastle Lakes want it constructed would be a major inconvenience for me and other Ventura residents including the elderly and disabled who walk to Ballinger Drive to take public transportation and for other reasons as well. Currently I/we walk approximately 3 to 4 feet across their property to get to the road. If the



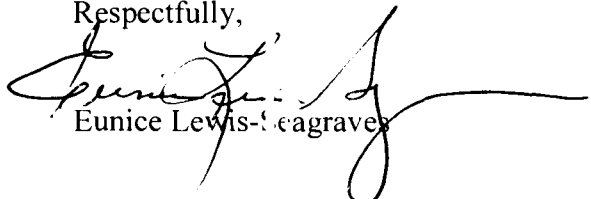
fence is installed without benefit of an easement it would become at least a 10 to 12 minutes walk to the nearest school and metro bus stops.

The necessity of openings or gates in the fence that allow Ventura residents the ability to get to their homes has been proven. For example, in emergency situations where the authorities have closed Castle Boulevard, which is the only roadway in or out of our development for vehicular or foot traffic, residents have been forced to use Ballinger Drive as an alternate means of getting to their homes. Had it not been for the openings in the fence this would not have been an option.

In summary, I find it unconscionable that Montgomery County would build a road through these two properties and not provide a means of egress to it for the residents of both. **We, the residents of the Ventura community simply want 3 to 4 openings left in the fence so that we'll have access by foot to the public road and transportation.**

Thanks for your consideration and favorable response in this situation to the residents of the Ventura Townhome Community.

Respectfully,



Eunice Lewis-Deagraves

WHITEFORD, TAYLOR & PRESTON L.L.P.

DINO C. LA FIANDRA  
DIRECT LINE (410) 832-2084  
DIRECT FAX (410) 339-4031  
DLafiandra@wtplaw.com

TOWSON COMMONS, SUITE 300  
ONE WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5025  
MAIN TELEPHONE (410) 832-2000  
FACSIMILE (410) 832-2015

BALTIMORE, MD  
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TOWSON, MD  
WASHINGTON, DC  
WILMINGTON, DE\*

WWW.WTPLAW.COM  
(800) 987-8705

**NOTICE OF APPLICATION**

SITE PLAN 81984024 B  
Name of Plan Greencastle Lakes  
Current Zoning R-90  
Number of Proposed Lots/Area Included 12.996 Acres  
Geographical Location Beginning Approx. 400 ft west of intersection  
of Ballinger Dr. and Robey Rd. and continuing west along Ballinger Dr.  
Date February 11, 2011  
Summary of Amendments Install fence inside of property line

The above referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the *Manual of Development Review Procedures for Montgomery County, Maryland*.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by M-NCPPC and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the M-NCPPC Lead Reviewer<sup>1</sup>.

A copy of this plan has also been sent to the public library closest to the site and the public schools which serve the above site for posting on their listservs if the school or library chooses to do so.

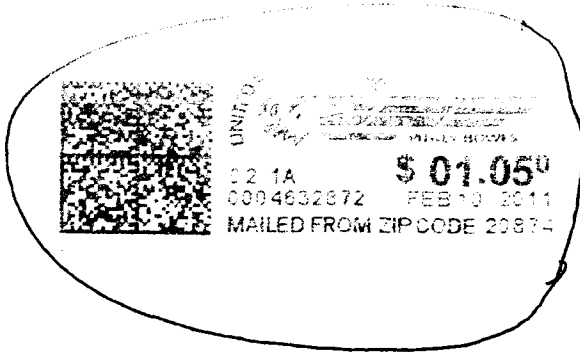
Comments on the proposed plan amendment are due within 15 days of the mailing date of the notice. The Montgomery County Planning Board will **not** hold a public hearing on the above referenced plan application unless the planning director finds that any comment is substantive enough to warrant a public hearing. Written notification of the public hearing date will be sent to you no later than 10 days before the hearing will be held. If the planning director determines that a public hearing is not necessary, all parties that submitted comments will be informed of the date the consent item will be on the agenda. Any person may ask the Planning Board to remove the item from the consent agenda before or up to the Planning Board date.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595.

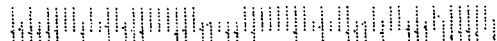
Sincerely,  
  
Dino C. La Fiandra

<sup>1</sup> Contact information for the lead reviewer is available by linking to the Development Activity Information Center on the M-NCPPC website at [www.mc-mncppc.org/development](http://www.mc-mncppc.org/development) or by calling the phone number referenced above. Please use the above-referenced plan number when using either of these sources.

Castle Lakes Community  
Association, Inc.  
Management Group Assoc.  
Century Boulevard, Ste 100  
Silver Spring MD 20874



Eunice B. Lewis-Seagraves  
3751 Castle Terrace  
Silver Spring MD 20904



Dinah N Teinor  
3728 Castle Terrace  
Silver Spring MD 20904

February 21, 2011

Ms. Molline Smith  
MNCPPC Office  
8787 Georgia Ave  
Silver Spring MD 20910

Reference: Site Plan 81984024B and 819855006B

Dear Ms. Smith:

I am a homeowner in the Ventura Community. This letter is meant to inform the Montgomery County Planning Board of my opposition to the above mentioned application by the Greencastle Lakes Association.


My reasons are the following:

- ❖ With construction of the wall or fence, all of us (the residents of Ventura Community) would be cut off from using the public transportation (Metro buses Z11 and Z8, the Greencastle to Silver Spring Metro Lines on weekdays) and also the Fairland Park. The public transport is what many of us use to get to work and back due to the fact that it is conveniently located at the back of our homes. Denying us (Ventura Residents) access would be unethical because these facilities are public goods which we also contributed to and maintained with our paid taxes.
- ❖ School children, who live in my community and attend school in either Greencastle or surrounding areas, access that area to get on their school buses on Ballinger Drive and then return home safely through that same area.
- ❖ Entering the Ventura Community with a car is only through Castle Blvd. There have been several incidents on Castle Blvd in the years that I have lived in the area (especially in 2010) where the Montgomery County Police have had to close Castle Blvd to investigate criminal activities and residents in my community have been denied entry home. The only way most of the residents were able to get home during such nights was to drive onto Ballinger Drive, park their vehicles and walk up the little hill and get home. Basically, the only emergency route for us (Ventura residents) is using the area where the proposed wall or fence is about to be completed constructed (The works have already been started behind my home).
- ❖ The seniors in my community use the public transportation on Ballinger Drive due to the fact that some cannot walk the long distance to Castle Blvd to get on the bus. I personally have a 62 year old mother who lives with me in the non-

winter seasons, she has an issue with walking and is extremely appreciative of having the bus just steps away from the house so that at least she can go out on her own without being a burden and socialize with peers and visit grandchildren. This enforces the idea that she is totally not a handicap and is still independent. Please do not take this away from her.

Due to all these important reasons, I strongly oppose the construction of the wall or fence and would like to appeal to the planning board not to grant Greencastle Lakes Association their application. Thank you for your assistance.

Sincerely,

Dinah N Teinor   
Ventura Community Homeowner

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

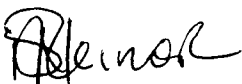
Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence. If this fence is constructed it will block walkers from Ventura from accessing the sidewalks on Ballanger Drive. This will make it much more difficult for me to use the bus stops on Ballanger and the Metro stop on Greencastle Road. If the fence is built the only way I can walk to Ballanger Drive or Greencastle Road is to walk down Castle Blvd. to Briggs-Chaney Road and then up Robey Road to either Ballanger Drive or Greencastle Road. Not only is this inconvenient but walking on Robey Road is dangerous.

Sincerely

  
DINAH N TEINER

(Name)

3728 CASTLE TER.  
SILVER SPRING MD 20904

(ADDRESS)

February 24, 2011

3751 Castle Terrace  
Silver Spring, MD 20904

Molline C. Smith  
Senior Planner  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: Comments to Notice of Application, Site Plan #81984024B and 819855006B at Greencastle Lakes**

Dear Ms. Smith:

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If they're permitted to install the fence, without allowing for an easement it would deny me and other Ventura residents current and long term available access by foot to Ballinger Drive which is a public road. We'd also be denied similar access to the public transportation that service that roadway as well. In effect, Ballinger Drive would become a private road for the residents of Greencastle Lakes' use only; the metro bus service along that thoroughfare would then become private and for their use only as well. I've lived in the Ventura development for the past twenty-three (23) years and yes, there has always been a fence of some kind separating the properties but there have also always been openings or gates in the fence to allow residents of Ventura a means to gain access to the road and public transportation.

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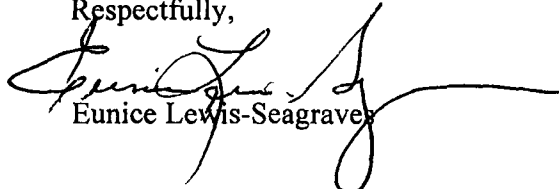
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In summary, I find it unconscionable that Montgomery County would build a road through these two properties and not provide a means of egress to it for the residents of both. **We, the residents of the Ventura community simply want 3 to 4 openings left in the fence so that we'll have access by foot to the public road and transportation.**

Thanks for your consideration and favorable response in this situation to the residents of the Ventura Townhome Community.

Respectfully,



Eunice Lewis-Seagraves



## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Thursday, February 24, 2011 2:15 PM  
**To:** 'Rosemary Hudecheck'  
**Subject:** RE: Site Plans for Greencastle Lakes #81984024B and #819855006B

Hello Ms. Rosemary Hudecheck,

Thank you for the email. The project is still under review by the departments and agencies and will be scheduled for the Planning Board in the near future. Your correspondence will be included in the staff report, which will be posted on our website 10 days prior to the public hearing. We will include you as a party of record when the notice is mailed out regarding the hearing.

Regards,



MNCPPC-MC

**Molline C. Smith, ASLA**  
(Senior Planner, Area 3)  
8787 Georgia Avenue / Silver Spring, MD 20910  
(301) 495-4573 Office / (301) 495-1306 Fax  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

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**From:** Rosemary Hudecheck [mailto:rosemaryhudecheck@yahoo.com]  
**Sent:** Wednesday, February 23, 2011 4:36 PM  
**To:** Smith, Molline  
**Subject:** Site Plans for Greencastle Lakes #81984024B and #819855006B

Dear Ms. Smith,

Attached is a copy of the letter which I will personally deliver to you tomorrow, Thursday, February 24th at the Maryland-National Park and Planning Commission for fear that this letter will not reach you desk by Friday the 25th. I believe Friday is our final date to file our objections to the above site plans at Greencastle Lakes.

Thank you,

**Rosemary Hudecheck**  
**3740 Castle Terrace**  
**Silver Spring, Maryland 20904**  
**301-890-2841**  
**[rosemaryhudecheck@yahoo.com](mailto:rosemaryhudecheck@yahoo.com)**

Molline C. Smith  
Senior Planner  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
February 23, 2011

Dear Ms. Smith,

I am writing in reference to the Greencastle Lakes Site Plan Proposals #81984024B and #819855006B.

As you well know, Greencastle Lakes is asking to be allowed to build a fence which will separate the Greencastle Lakes property from our Ventura Townhome property. I live in Ventura and have for the past 23 years.

We had a "Long Fence" back there for all the years I've been a resident. Back in November it was removed by Greencastle Lakes without a word and they began to put up a large black fence. I know now that they did this without following proper building site procedures. Before they started this adventure, they actually brought in a Ditch-Witch and denuded the brush and plants that were growing by the fence which destroyed the bird habitat. I am a member of the Cornell Ornithology Lab and I count the birds for their migration data so needless to say, I was a bit upset.

Worse than that, their plan is to enclose us within this fence without egress from our property to Ballinger Road. In doing my research, I know that Greencastle Lakes did not exist when Ventura was built - it was a golf course. While I wasn't here when they built the Greencastle Lakes Townhomes, I do know that Ballinger Road was built during that time.

When I moved into Ventura in 1988, we *always* had access to Ballinger Road as there were gates in the Long Fence which allowed residents of Ventura to reach the road, the school buses and now in recent years the Metro Buses. We never bothered anyone - we just went through the fence to get the bus. I know that Ballinger Road is a County maintained highway - that being said, as a taxpayer, shouldn't I have access to this street? Greencastle Lakes doesn't *own* Ballinger Road. If they "Fence Us In" then it seems that they alone will have private Metro access and private School Bus access. This seems very unfair.

I am not a lawyer and I don't know what will come of this proposal of this Fence. I know from my own experiences when there were emergency police activities in the Briggs Chaney Shopping Center or police activity on Castle Blvd. I was blessed to be able to drive to Robey road, go up to Ballinger Road, park my car on that street and walk through the fence to get to my house - all the time staying on the phone with a friend who made sure I was safe.

While I also understand that there is a few feet of property that they own on the other side of this fence, maybe there could be a couple of gates built into the new fence so we would still have the continued access to Ballinger Road - the access that we need. I also know that this access would be very helpful for our police and firemen in any kind of emergency.

We were not notified of Greencastle Lakes intent - I saw them discussing this behind my house on a Sunday afternoon and felt they were up to no good. If they want to build the fence, that is fine with me however, I, along with other Ventura residents just want egress to Ballinger Road. We didn't pay to be in a gated community. Isn't there some way to consider this simple request seeing how many years we have been able to access this Road - this **Public Road**.

Thank you for your consideration in this most serious matter.  
Sincerely,

**Rosemary Hudecheck**  
**3740 Castle Terrace**  
**Silver Spring, Maryland 20904**  
**301-890-2841**  
**rosemaryhudecheck@yahoo.com**

Molline C. Smith  
Senior Planner  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
February 23, 2011

Dear Ms. Smith,

I am writing in reference to the Greencastle Lakes Site Plan Proposals #81984024B and #819855006B.

As you well know, Greencastle Lakes is asking to be allowed to build a fence which will separate the Greencastle Lakes property from our Ventura Townhome property. I live in Ventura and have for the past 23 years.

We had a "Long Fence" back there for all the years I've been a resident. Back in November it was removed by Greencastle Lakes without a word and they began to put up a large black fence. I know now that they did this without following proper building site procedures. Before they started this adventure, they actually brought in a Ditch-Witch and denuded the brush and plants that were growing by the fence which destroyed the bird habitat. I am a member of the Cornell Ornithology Lab and I count the birds for their migration data so needless to say, I was a bit upset.

Worse than that, their plan is to enclose us within this fence without egress from our property to Ballinger Road. In doing my research, I know that Greencastle Lakes did not exist when Ventura was built - it was a golf course. While I wasn't here when they built the Greencastle Lakes Townhomes, I do know that Ballinger Road was built during that time.

When I moved into Ventura in 1988, we *always* had access to Ballinger Road as there were gates in the Long Fence which allowed residents of Ventura to reach the road, the school buses and now in recent years the Metro Buses. We never bothered anyone - we just went through the fence to get the bus. I know that Ballinger Road is a County maintained highway - that being said, as a taxpayer, shouldn't I have access to this street? Greencastle Lakes doesn't *own* Ballinger Road. If they "Fence Us In" then it seems that they alone will have private Metro access and private School Bus access. This seems very unfair.


I am not a lawyer and I don't know what will come of this proposal of this Fence. I know from my own experiences when there were emergency police activities in the Briggs Chaney Shopping Center or police activity on Castle Blvd. I was blessed to be able to drive to Robey road, go up to Ballinger Road, park my car on that street and walk through the fence to get to my house - all the time staying on the phone with a friend who made sure I was safe.

While I also understand that there is a few feet of property that they own on the other side of this fence, maybe there could be a couple of gates built into the new fence so we would still have the continued access to Ballinger Road - the access that we need. I also know that this access would be very helpful for our police and firemen in any kind of emergency.

**We were not notified of Greencastle Lakes intent – they never sought our permission.** I saw them discussing this with some workers behind my house on a Sunday afternoon and felt they were up to no good. If they want to build the fence, that is fine with me however, I, along with other Ventura residents just want egress to Ballinger Road. We didn't pay to be in a gated community. Isn't there some way to consider this simple request seeing how many years we have been able to access this Road - this **Public Road**.

Thank you for your consideration in this most serious matter.

Sincerely,



**Rosemary Hudecheck**

**3740 Castle Terrace**

**Silver Spring, Maryland 20904**

**301-890-2841**

**rosemaryhudecheck@yahoo.com**

20 February 2011

Molline C. Smith  
Senior Planner  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

I am writing in reference to SITE PLANS #81984024 B and #819855006B at Greencastle Lakes.

Greencastle Lakes is requesting that they be allowed to build a fence separating their property from Ventura Townhomes where I reside. Actually what they want to do is replace a fence that they removed back in November without following proper procedure.

Greencastle Lakes' plan is to enclose Ventura within this iron fence with no egress from our property except by way of Castle Boulevard. I have lived at Ventura at 3742 Castle Terrace for 28 years, since it was built. Greencastle Lakes did not exist at that time, except as a golf course. I don't remember the exact dates, but when Greencastle Lakes was developed into homes, Ballinger Road was also created. Since Ballinger has been there, there have been exits to that roadway from our property allowing residents to reach the street for school buses and Metro buses. As far as I know, Ballinger is a public roadway to which all tax-paying Residents of Montgomery County, including myself, should have access, not a roadway that is owned and controlled by the Greencastle Lakes community. With their plan, the Metro stops along Ballinger up to Greencastle and further will only be for their private use!

Residents, including those who may be elderly and handicapped, have used the openings to Ballinger to reach Metro buses for many years. There have also been incidents in which Castle Boulevard was closed because of some activity over which we have no control and the only way we could get to our homes was to drive to and park on Ballinger and walk through these gates to our homes.

While I am not versed in the legalities of this proposal that

years we have had access to this public street.

Greencastle Lakes, as you probably know, attempted to make this change without notifying us as their adjoining property because they did not want us to raise these issues of access. They have chosen to tear down the original fence and put up their iron fence. Fine. What I, and other residents of Ventura want, is access to Balinger and while we realize there are a few feet of their property that must be crossed to reach it, it seems to me that there should be some means of providing that by at least 2-3 gates.

They should not be allowed to close me and the other residents off from public thoroughfares!

Thank you for your attention and consideration,

A handwritten signature in black ink that reads "Joanne Merry". The signature is written in a cursive style with a long, sweeping tail on the "y".

Joanne Merry  
3742 Castle Terrace  
Silver Spring MD 20904  
301.890.7533  
jaymerry@aol.com

FEB 23 2011

Ms. Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Smith:

Objection to Plan Numbers 81984024B & 819855006B

It has been brought to my attention that the Greencastle Lakes Home Owners Association plans to build a fence that borders the Ventura Townhome/Condominium development. I now state my objections to such a plan. If this fence is constructed, it would be an inconvenience and a burden for my neighbors and keep them from accessing the sidewalks on Ballanger Drive. Although walking is good exercise, the distance from their residences and Ballanger Drive verses Castle Boulevard/Briggs Chaney would be a burden as well as a danger. It is dark in the early morning and at night and very little lighting exists along these streets. If they had to walk the long distance, their safety would be jeopardized even more.

Please take my objections into consideration and maybe some other solution can be made so that all residents can be accommodated.

Sincerely,



Robin Moss  
3406 Castle Way  
Silver Spring, MD 20904



## Smith, Molline

---

**From:** Lawrin Mikanga [mert.mika@gmail.com]  
**Sent:** Monday, February 28, 2011 7:46 PM  
**To:** Smith, Molline  
**Subject:** objection to plan number81984024B & 819855006B.  
**Attachments:** CCF02282011\_00000.jpg

Dear, Mrs. Smith

I am the Owner Of of the resident on 3656 castle terrace and i recently received your letter informing me about the fence that is being constructed on ventura's property line. due to work obligation i did not receive the letter until today and i noticed that the due date sat February 26 but i am very interested in expressing my opinion in this matter. i as a parent with children that take school buses on ballantray and a metro commuter will be highly inconvenienced. i would not like to see this happen if so the least they could do is provide us with a opening gates to allow those people who commute and our children to safely cross over. Attached you will find the objection forum to plan number81984024B & 819855006B.

Thank you,

David Mikang  
owner of residence at 3656

castle terrace silver spring md 20904)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

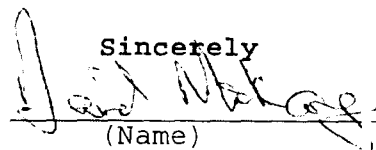
Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence. If this fence is constructed it will block walkers from Ventura from accessing the sidewalks on Ballanger Drive. This will make it much more difficult for me to use the bus stops on Ballanger and the Metro stop on Greencastle Road. If the fence is built the only way I can walk to Ballanger Drive or Greencastle Road is to walk down Castle Blvd. to Briggs-Chaney Road and then up Robey Road to either Ballanger Drive or Greencastle Road. Not only is this inconvenient but walking on Robey Road is dangerous.

Sincerely

  
(Name)

3656 CASTLE BLVD. SILVER SPRING.  
(ADDRESS) MD-20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Maureen Harratt  
(Name)

3410 Castle Way  
55 MD 20904

(ADDRESS)

Var. 1. 2011 9:09AM

No. 2067 P. 1

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely,

  
(Name)

3706 EAST TERRACE UNIT 118  
SILVER SPRING MD 20910  
(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Yoges Demissie  
(Name)

3621 castle Terrace  
(ADDRESS) Silver Spring MD  
20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

FIDEL HENRIQUEZ  
(Name)

3529 Castle way Silver Spring, MD 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

James U. Haeber - President  
(Name)

3734 Castle Terrace - Ventura

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

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Sincerely

K. A. K. Kipton  
(Name)

3702 Castle Terrace

(ADDRESS)

SS MD 20904



Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Peter Djoroge

(Name)

3605 Castle Ter Silver Spring MD  
20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Charles H. Reynolds

(Name)

3708 Castle Terrace  
Silver Spring MD 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

M. L. D. Danner  
(Name)

3434 Castle Way  
(ADDRESS) Ventura Townhouses

Also

Not to mention if we, here at Ventura, ever have any type of evacuation or other emergency where we need to get out of our neighborhood, a fence is a "roadblock" for us!! No fence — especially if Castle Blvd is closed!!! Then what??

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

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Sincerely

*Octavia Okorochi C. Okorochi*  
(Name)

*14239 Castle Blvd*

(ADDRESS)

PS:

To add to the above reasons  
There are children in Ventura  
who have to take the school  
bus on Ballanger Drive because  
the Castle Blvd school busses  
are crowded.

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Mr + Mrs Richard A. Adams Jr.  
(Name)

3600 Castle Terrace  
Silver Springs, Md 20904-4707

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

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Sincerely

HORMOS SAMIMI  
(Name)

14219 CASTLE BLVD  
SILVER SPRING, MD 20904  
(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

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Sincerely

EZINNE NWAKADUNA

(Name)

3521 CASTLE WAY S-B

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855106B

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Sincerely

*Ruth Giron / [Signature]*  
(Name)

*3619 Castle Terrace  
Silver Spring, MD. 20904*

(ADDRESS)



Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

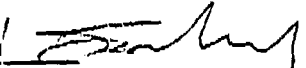
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Sincerely

Zanaa Ismael   
(Name)

3612 Castle Ter, S-S, MD 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

*Laverne M. Price*  
(Name)

*3636 Castle Terr.  
Silver Spring, Md 20904*  
(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Cordelia Thomas

(Name)

3610 Castle Terrace

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

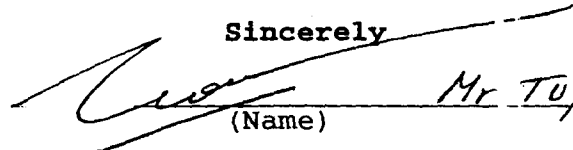
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Sincerely

  
(Name) Mr. TUYEN LE

3627 CASTLE Terrace  
Silver Spring, MD. 20904  
(ADDRESS)

Attach: 2 Notice Applications  
from Whiteford, LLP

the planning director determines that a public hearing is not necessary, all parties that submitted comments will be informed of the date the consent item will be on the agenda. Any person may ask the Planning Board to remove the item from the consent agenda before or up to the Planning Board date.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595.

Sincerely,  
  
Dino C. La Fiandra

Contact information for the lead reviewer is available by linking to the Development Activity Information Center on the M-NCPPC website at [www.mc-mncppc.org/development](http://www.mc-mncppc.org/development) or by calling the phone number referenced above. Please use the above-referenced plan number when using either of these sources.

\*Whiteford, Taylor and Preston L.L.P. is a limited liability partnership. Our Delaware office is operated under a separate Delaware limited liability company. Whiteford, Taylor & Preston L.L.C.

WHITEFORD, TAYLOR & PRESTON L.L.P.

DINO C. LA FIANDRA  
DIRECT LINE (410) 832-2084  
DIRECT FAX (410) 339-4031  
DLafiandra@wtplaw.com

TOWSON COMMONS, SUITE 300  
ONE WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5025  
MAIN TELEPHONE (410) 832-2000  
FACSIMILE (410) 832-2015

BALTIMORE, MD  
COLUMBIA, MD  
FALLS CHURCH, VA  
TOWSON, MD  
WASHINGTON, DC  
WILMINGTON, DE\*

[WWW.WTPLAW.COM](http://WWW.WTPLAW.COM)  
(800) 987-8705

**NOTICE OF APPLICATION**

SITE PLAN 81984024 B  
Name of Plan Greencastle Lakes  
Current Zoning R-90  
Number of Proposed Lots/Area Included 12.996 Acres  
Geographical Location Beginning Approx. 400 ft west of Intersection  
of Ballinger Dr. and Robey Rd. and continuing west along Ballinger Dr.  
Date February 11, 2011  
Summary of Amendments Install fence inside of property line

The above referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the *Manual of Development Review Procedures for Montgomery County, Maryland*.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by M-NCPPC and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the M-NCPPC Lead Reviewer<sup>1</sup>.

A copy of this plan has also been sent to the public library closest to the site and the public schools which serve the above site for posting on their listservs if the school or library chooses to do so.

Comments on the proposed plan amendment are due within 15 days of the mailing date of the notice. The Montgomery County Planning Board will not hold a public hearing on the above referenced plan application unless the planning director finds that any comment is substantive enough to warrant a public hearing. Written notification of the public hearing date will be sent to you no later than 10 days before the hearing will be held. If the planning director determines that a public hearing is not necessary, all parties that submitted comments will be informed of the date the consent item will be on the agenda. Any person may ask the Planning Board to remove the item from the consent agenda before or up to the Planning Board date.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595.

Sincerely,  
  
Dino C. La Fiandra

<sup>1</sup> Contact information for the lead reviewer is available by linking to the Development Activity Information Center on the M-NCPPC website at [www.mc-mncppc.org/development](http://www.mc-mncppc.org/development) or by calling the phone number referenced above. Please use the above-referenced plan number when using either of these sources.

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

The reasons I object to the fence are:

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin Greencastle Lakes HOA. Greencastle has filed an application with your department for the construction of a fence. If this fence is constructed it will block walkers from Ventura from accessing the sidewalks on Ballanger Drive. This will make it much more difficult for me to use the bus stops on Ballanger and the Metro stop on Greencastle Road. If the fence is built the only way I can walk to Ballanger Drive or Greencastle Road is to walk down Castle Blvd. to Briggs-Chaney Road and then up Robey Road to either Ballanger Drive or Greencastle Road. Not only is this inconvenient but walking on Robey Road is dangerous.

Sincerely

DURSUN GUNDUSIANI  
(Name)

14237 Castle Blvd  
Silver Spring MD 20904  
(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

Emmanuel KAVANAGH

(Name)

3423 Castlebury

(ADDRESS)

SILVERSPRING,  
MD. 20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

EMMANUEL KAYAKA  
(Name)

3709 CASTLE TERRACE  
SILVER SPRING,  
ADDRESS  
MD 20904



FEB 28 2011

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

Donna J. Wells

(Name)

14216 Castle Blvd

(ADDRESS)

Silver Spring  
MD 20904

FEB 28 2011

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

Akeline Tafesse  
(Name)

3721 Castle Ter Silver Spring MD  
(ADDRESS) 20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

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Sincerely

MOROUNMUBO and BASHIR SANI  
(Name)

3634 CASTLE TERRACE, S.S. MD

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

Andrea E. Baskerville  
(Name)

3628 Castle Terr., Silver Spring,  
(ADDRESS) MD 20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

Dear Ms. Moline:

Objection To Plan Numbers 81984024B & 819855006B

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Sincerely

Antha Jones Arrington  
(Name)

3622 Castle Terrace, #111

(ADDRESS)

Silver Spring, MD 20904

  
Property Owner

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

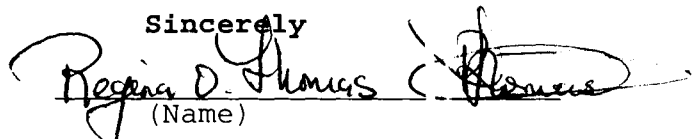
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Sincerely

  
(Name)

3625 Castle Terrace S.S. MD 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

Denis R. Campbell  
(Name)

3718 Castle Terrace S.S. MD 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

FRANK MURPHY

(Name)

3720 CASTLE FENCE, SS, MD

(ADDRESS)



Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

TARIG A- SIEDAHMED  
(Name)

14232 CASTLE BLVD.  
SILVER SPRING, MD 20904  
(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

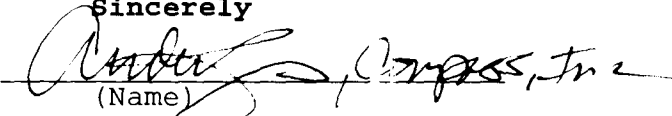
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Sincerely

  
(Name)

3732 Castle Terrace Silver Spring, MD

(ADDRESS)

20904

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

(Name)

*Childs*  
3623 CASTLE TERRACE  
Silver Spring, Md

(ADDRESS)

20904-4753

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

RAFIU ADEBA'LO  
(Name)

3437 CASTLE INAY  
SILVER SPRING, MD. 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

*Auntie Maudy Moore*  
(Name)

*3644 Castle Terrace*

(ADDRESS)

*Silver Spring, MD 20904*

March 3, 2011

Facsimile No. (301)495-1306  
Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

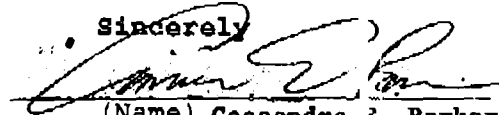
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Sincerely



(Name) Cassandra S. Parker

3403 Castle Way, Silver Spring, MD 20904

(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

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Sincerely

IRMA CONTRERAS  
(Name)

3537 Castle Blvd Silver Spring.  
(ADDRESS)

Molline C. Smith  
Senior Planner  
MNCPPC Office  
8787 Georgia Ave.  
Silver Spring, MD. 20910

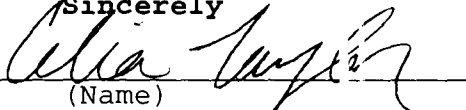
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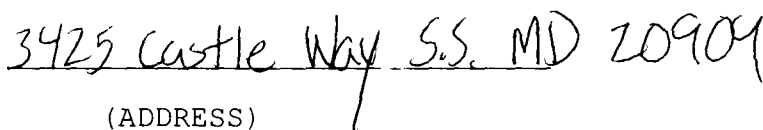
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Sincerely

  
(Name)

  
(ADDRESS)



## Smith, Molline

---

**From:** Ebrima.Job@afsb.com  
**Sent:** Tuesday, May 03, 2011 12:39 PM  
**To:** Smith, Molline  
**Subject:** Plan8198024B &819855006B

To whom it may concern,  
I am a home owner in ventura condominium and I am totally opposed to this fence. This will make it hard for us to work to Ballenger drive. If this is blocked, the only way to work to the other side is very far and dangerous,  
Thanks.

Ebraham Jobe.

AD DRESS?

## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Friday, March 18, 2011 11:50 AM  
**To:** 'Cybill Valentine'  
**Cc:** cybillvalentine@yahoo.com; Dawn V  
**Subject:** RE: Objection to Plan Numbers 819840248 and 819855006B  
**Attachments:** One Access (whole site) pt.jpg

Good morning,

Thank you for your most valuable impute; should you have any other questions and/or comments please feel free to use the contact information below. Just to give you a brief update on the status of this project... Staff is in agreement that the fence will be constructed; however an access point for bus commuters has been proposed as a solution to the Ventura Community concern(s). The pedestrian sidewalk will be constructed by the Ventura community; while the access point will be patrolled and monitored by the Greencastle Lakes community. This access point may have restricted use; however posted signage should clearly identify the time schedule. Please see the attached file. The location of the access point on the graphic may change and is up for discussion.

I sent the Applicant my initial comments, and I'm awaiting their response in order to establish a target Planning Board "public hearing" date. Should you want to be included within the public record; I have included your address to be noticed for the public hearing.

Regards,



MNCPPC-MC

**Molline C. Smith, ASLA**  
(Senior Planner, Area 3)  
8787 Georgia Avenue / Silver Spring, MD 20910  
(301) 495-4573 Office / (301) 495-1306 Fax  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** Cybill Valentine [mailto:Cvalenti@acc.org]  
**Sent:** Thursday, February 24, 2011 4:25 PM  
**To:** Smith, Molline  
**Cc:** cybillvalentine@yahoo.com; Dawn V  
**Subject:** Objection to Plan Numbers 819840248 and 819855006B

Dear Ms. Moline

I am corresponding to you today to object to plan numbers 819842024B and 819255006B.

I own a home in Ventura Condominium and the Common Areas of Ventura adjoin the Greencastle Lakes HOA Property. Greencastle Lakes HOA has filed an application with your department for the construction of a fence. If this fence is constructed it will block walked from Ventura from accessing the sidewalks on Ballanger Drive. This will make it more difficult for families who access Metro stops on Greencastle Road.

If this fence is built the only way I can walk to Ballanger Drive or Greencastle Road is to walk down Castle Boulevard and then up Robey Road. This is terribly inconvenient as well as dangerous. It's also very discriminatory to people who reside in this Ventura Community. As a compromise, maybe a sturdy fence with a gate can be constructed.

Thank you for listening.

*Cybill E. Valentine*, CMP

14211 Castle Boulevard  
Silver Spring, MD

## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Wednesday, April 13, 2011 9:49 AM  
**To:** 'biserka king'  
**Subject:** Greencastle Lakes

Good Morning,

THANK YOU for contacting me. I strongly encourage you to give me a call so we can go over any questions/ comments and the status of this project thus far. I will need your address, as the construction of this project has been postponed until we come to a resolution and set a target public hearing date. Your address will be incorporated into the public record and you will be noticed properly for the public hearing. This would be your time to voice any further concerns.

Should you decide to contact me, I will do my best to clarify any misunderstanding. I look forward to speaking with you over the phone; however I will keep you posted regardless.

Regards,



MNCPPC-MC

**Molline C. Smith, ASLA**

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** biserka king [mailto:tulipbiserka@hotmail.com]

**Sent:** Tuesday, April 12, 2011 8:58 PM

**To:** Smith, Molline

**Subject:**

Dear Ms. Smith,

As a long time homeowner of Green Castle Lakes I was not notified of the go ahead decision to build a fence in our community. Apparently, the construction of the fence is already taking place. as a homeowner I was not notified that I am already paying for it, what is the projected cost of the fence, or which funds are designated for this purpose. I am wondering how many of other homeowners find themselves in the same situation that I am in?

Not only that we are already, unknowingly, paying for the project, but we even didn't have a chance to voice our formal opinion, whether the fence should be constructed or not. Somehow, this homeowner right is taken away from many of us, whose money is used to build this project. I am totally puzzled how this is possible? On the other hand, judging from the past experience with our HOA Board members, I shouldn't be surprised.

I am deeply disappointed that only 300 feet rule was taken in the consideration. I am also questioning validity of the data submitted to you by our Security President or Board members.

Sincerely,

Biserka Cikes

## Smith, Molline

---

**From:** Smith, Molline  
**Sent:** Tuesday, March 08, 2011 5:29 PM  
**To:** 'Kaplan & Kaplan'  
**Cc:** Jim Nalls  
**Subject:** RE: Greencastle Fence  
**Attachments:** image001.jpg

Good Afternoon,

Because the access points are relatively close in distance, I have recommend one access point along Ballinger Drive. The access point that I discussed with Kevin should be located directly adjacent to the bus stops and provide the community with the most direct route. The sidewalk leading up to the access point will be constructed by the Ventura Community; however the gateway entrance will be maintained and patrolled by Greencastle Lakes.

I will be out of the office on Thursday and Friday, should you have any other questions and/or comments please feel free to contact me either before Thursday (03-10-11) or Monday (03-14-11).

Regards,



MNC PPC-MC

**Molline C. Smith, ASLA**  
(Senior Planner, Area 3)  
8787 Georgia Avenue / Silver Spring, MD 20910  
(301) 495-1573 Office / (301) 495-1306 Fax  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** Kaplan & Kaplan [mailto:agk2090@yahoo.com]  
**Sent:** Tuesday, March 08, 2011 5:20 PM  
**To:** Smith, Molline  
**Cc:** Jim Nalls  
**Subject:** RE: Greencastle Fence

Molline

I spoke with my client and they would prefer two access points because the largest number of Ventura residents are currently getting to Ballinger Drive closer to the 3728 Castle Terrace access point (see the X on the attached plan near 3728 Castle Terrace). This access point also allows children more direct access to the school bus stop along Castle Terrace and it will shorten the distance some of our elderly residents will have to travel.

Kevin Thornton

--- On Tue, 3/8/11, Smith, Molline <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)> wrote:

From: Smith, Molline <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)>  
Subject: RE: Greencastle Fence  
To: "Kaplan & Kaplan" <[agk2090@yahoo.com](mailto:agk2090@yahoo.com)>  
Cc: "Jim Nalls" <[jamesnalls@verizon.net](mailto:jamesnalls@verizon.net)>

Date: Tuesday, March 8, 2011, 12:31 PM

Because the "X" locations are fairly close together, I would recommend to the Applicant one access point at this location. See attached image. How does this work for your client(s)?



MNCPPC-MC

**Molline C. Smith, ASLA**

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**From:** Kaplan & Kaplan [mailto:agk2090@yahoo.com]  
**Sent:** Tuesday, March 08, 2011 12:17 PM  
**To:** Smith, Molline  
**Cc:** Jim Nalls  
**Subject:** Greencastle Fence

Molline

Attached is a copy of a drawing showing the fence that you provided to me when we met. We have placed Xs on this drawing where we would like the openings. My client believes that the aerial photo you forwarded recently does not accurately show the locations of the addresses we forwarded yesterday and we wrote in on the attached plan near the Xs where we believe those addresses are. Of course, we are willing to discuss alternate openings but my client believes the Xs on the attached document are close to where the openings should be. Again my number is 410-752-2090 and 0 when you get into our system.

Kevin Thornton

## Smith, Molline

---

**From:** Kaplan & Kaplan [agk2090@yahoo.com]  
**Sent:** Monday, March 07, 2011 12:23 PM  
**To:** Smith, Molline  
**Subject:** RE: Site Plan Amendments 81985006 & 81985024 [Greencastle]

Molline

I spoke with the president at Ventura today. There are 3 locations that have been used for access points for years. They are near the following addresses at Ventura 3612 Castle Terrace, 3700 Castle Terrace and 3728 Castle Terrace. The president at Ventura is mailing a marked-up version of the fence drawing to me today that will show the locations. Unfortunately he does not have the capability to scan and e-mail so I have to wait for the mail before I can forward the exact locations to you. Please accept my apologies for the delay.

Kevin Thornton

--- On **Mon, 3/7/11**, **Smith, Molline** <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)> wrote:

**From:** Smith, Molline <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)>  
**Subject:** RE: Site Plan Amendments 81985006 & 81985024 [Greencastle]  
**To:** "Nathan Zimpfer" <[thoufer@gmail.com](mailto:thoufer@gmail.com)>  
**Cc:** "La Fiandra, Dino" <[DLafiandra@wtplaw.com](mailto:DLafiandra@wtplaw.com)>, "Kaplan & Kaplan" <[agk2090@yahoo.com](mailto:agk2090@yahoo.com)>  
**Date:** Monday, March 7, 2011, 10:31 AM

Good Morning,

I was awaiting a response from Ventura's attorney; however I have not yet gotten any correspondence regarding the suggested points of access to Ballinger Drive. Should I not hear anything from their attorney before the end of the day; I will just forward my initial comments/ meeting notes by the end of the day or first thing tomorrow. Thanks for checking.

Regards,



MNCPPC-MC

**Molline C. Smith, ASLA**

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

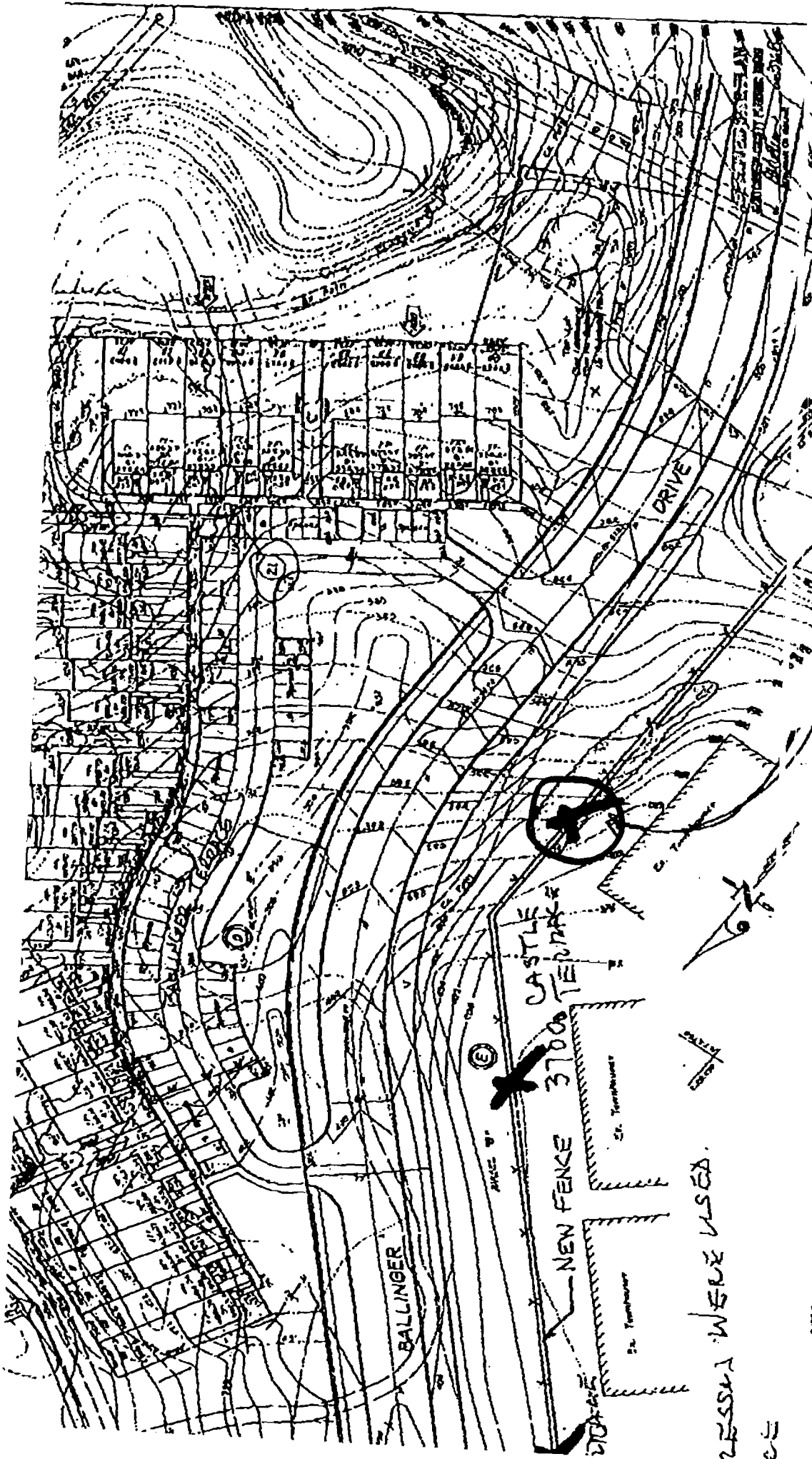
**From:** Nathan Zimpfer [mailto:thoufer@gmail.com]  
**Sent:** Monday, March 07, 2011 9:45 AM  
**To:** Smith, Molline  
**Cc:** La Fiandra, Dino  
**Subject:** Site Plan Amendments 81985006 & 81985024 [Greencastle]

Molline,

During our phone call last week (Feb 28) you noted that minutes from the meeting that occurred between you and "Frank", as well as their proposal would be forthcoming? Could you advise me of the status of this information.

Thanks.  
Nathan Zimpfer.





<b>CLARK - FINSTROCK &amp; SACKETT</b> ARCHITECTS - PLANNERS - ENGINEERS	
SITE DEVELOPMENT PLAN DRIVE AND DRIVEWAY PLAN AND A PLAN OF THE <b>GREENSBORO LAKES</b>	EXHIBIT 3 PART 1
JOB NO. 100 DATE 1/11/54	PREPARED BY J. W. FINSTROCK 1/11/54
JOB NO. 100 DATE 1/11/54	CHECKED BY J. W. FINSTROCK 1/11/54
JOB NO. 100 DATE 1/11/54	APPROVED BY J. W. FINSTROCK 1/11/54
JOB NO. 100 DATE 1/11/54	PROJECT GREENSBORO LAKES GREENSBORO, N. C.

This drawing is a part of the site plan  
 for the Greensboro Lakes  
 and is not to be used for any other  
 purpose without the written consent  
 of the architect.

*John P. Sackett*

3728  
 CASTLE  
 TOWER

RESSES WERE USED.

- SITE ANALYSIS**
1. Soil: E-20 CHUNY
  2. Area: 1000 sq. ft.
  3. Proposed Foundation: 12x12
  4. Number of Boring Spots: 5
  5. Diameter: 48" dia.
  6. Depth: 100' (approx.)

VENTURA TOWNHOUSE

10-783-2723

## Smith, Molline

---

**From:** Rosemary Hudecheck [rosemaryhudecheck@yahoo.com]  
**Sent:** Thursday, March 10, 2011 9:49 AM  
**To:** Smith, Molline  
**Subject:** Re: STATUS UPDATE: Greencastle Lakes (81984024B & 31985006B)

Dear Ms. Smith,

A note of thanks for keeping us informed concerning the above site plans. Today, I have a serious concern. As a member of Parks and Planning, I wish you could just see what is happening to lay behind our houses with this rain.

Due to the fact that Greencastle Lakes removed all the wild brush (which I considered bird habitat) in order to take down and put up this fence, there now is no barrier for the water that is flooding down the grasses around trees and into Ballanger Road. They would have better spent their monies on toping the old Golf Course Trees that are behind our properties...I have seen them fall...this may happen again although I seriously hope not because this time it would be with greater devastation to the homes across the street at Greencastle Lakes. Just wish someone from Parks and Planning would do a "Drive By" out here to see what I'm speaking about. Very Dangerous situation especially with a total of about 5" of rain in 5 days.

Thank you again,  
Sincerely,  
Rosemary Hudecheck  
3740 Castle Terrace  
Silver Spring, Maryland 20904  
301-890-2841

**Rosemary Hudecheck**

--- On Tue, 3/8/11, Smith, Molline <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)> wrote:

From: Smith, Molline <[Molline.Smith@mncppc-mc.org](mailto:Molline.Smith@mncppc-mc.org)>  
Subject: STATUS UPDATE: Greencastle Lakes (81984024B & 81985006B)  
To:  
Cc: "Carter, John" <[John.Carter@mncppc-mc.org](mailto:John.Carter@mncppc-mc.org)>  
Date: Tuesday, March 8, 2011, 5:00 PM

Good Evening,

THANK YOU for all your written letters and comments regarding this project. It has definitely been my pleasure to get to know you and the passion that you have for your community. I'm overwhelmed by the amount of public response this amendment has generated; but I'm still very optimistic that we will resolve this long-term issue together. This email is basically an FYI regarding the current status of these projects. Staff is still working closely with the Applicant(s) to establish a public hearing target date. The names and numbers collected will be included within the public record, and you will be notified accordingly. If you have not already provided your mailing address and would like to be notified for the public hearing; please do so by responding to this email. The attached files are intended

for you to 1) get a better understanding of what the project is proposing and a suggested access point; and 2) review meeting notes/ researched information based on public response and a meeting with Ventura's representative (their attorney).

Staff has sent comments to the Applicant(s); and is awaiting a response. Understand that Maryland National Park & Planning Commission (MNCPPC) has always supported walkable/ more sustainable communities whenever possible; and we do our best to understand the public needs of Montgomery County. Staff is required to holistically investigate the communities as they related to each other, and find the "best fit" solutions that enhance the vehicular and the pedestrian circulation systems. We welcome any future impute, and I personally look forward to continuing our relationship for the better development of further projects.

Regards,



**Mollie C. Smith, ASLA**

(Senior Planner, Area 3)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

## APPENDIX D



8787 Georgia Ave.  
Silver Spring MD 20910

December 13, 2010

Dear Ms. Krasnow:

Since the inception of the Greencastle Lakes development there has been a fence along the southern property line adjacent to Castle Boulevard and associated side streets. This fence was originally installed when the property was under the ownership of the Silver Spring Country Club. It appears that during the planning and development phase of the community, the existing fence was omitted on official site plans submitted and approved by Park and Planning. The purpose of the attached application is for an amendment to site plan #81984024B and #81985006B to add the fence to the official site plan such that the Greencastle Lakes Community Association may replace the existing fence which according to a reserve study funded in 2007, has reached the end of its useful life. Further, the Community Association is requesting a variance to allow a replacement fence to have a height of 7 feet.

Over the course of many years, the fence has been repeatedly vandalized by residents along Castle Boulevard and associated side streets, who cut holes and pry the existing chain link fence from support posts. Despite repairs by the Community Association, vandalism reoccurs shortly after repair. These holes, numbering more than 20, have been used by Castle Boulevard residents and others for activities such as trespassing; the commission of thefts from Greencastle residences; loitering on private Community property; the sale and distribution of drugs; to engage in drug use on Community playgrounds; and the parking of personal vehicles in private parking lots and along roadways. This brief list represents a small set of problems that the Community and its residents have dealt with over time.

The community has and continues to work closely with the Montgomery Police Department, and in 2007 hired a private security contractor to patrol the Community due to the increased need for security. Despite these additional measures, the Community still faces significant trespassing, and vandalism to its property and the property of Greencastle residents. In addition, the holes in the fence have caused significant problems for MCPD officers pursuing suspects, as it is a two-mile drive by vehicle to get from Tapestry Circle, which is a private road within Greencastle Lakes, to Castle Blvd yet, this is a short 50 yard walk through a hole in the fence. During that time suspects are able to evade officers by hiding amongst townhomes and apartments along Castle Boulevard.

The additional height and new design represents a fence that the Community Association believes will improve resident security, is more resistant to vandalism, and has lower maintenance costs for the Community. Attached with this letter are a series of photos and emails documenting only a small fraction of the problems the association has encountered. I have also attached with this letter are letters from our security contractor, Montgomery County Police Department's 3<sup>rd</sup> District, Lieutenant Michael Price, that we feel supports our justification for the site plan amendment(s), and increased height. We thank you for your attention and consideration of this matter.

Sincerely,



Israel Putnam,

**PRESIDENT OF GREENCASTLE LAKES COMM. ASSOCIATION**



24 HR. SERVICE  
301-384-7777  
FAX 301-680-8966

LICENSED IN:  
MARYLAND

## Montgomery Security Services

SECURITY SPECIALISTS  
12073 TECH ROAD  
SILVER SPRING, MARYLAND 20904



JOSEPH L. PAVLOCK, JR.  
VICE PRESIDENT

KEITH GALSTER  
VICE PRESIDENT OF FIELD OPERATIONS

JOE LAMBERGER  
SECURITY DIRECTOR

KWASHIE CAESAR  
ASSISTANT SECURITY DIRECTOR

November 15, 2010

Dear Mr. Jones:

This letter is in response to our phone conversation in reference to the criminal activity in Greencastle Lakes Community. In conversation with the off duty police officers who work that area, they confirm that some of the criminal activity is being committed by persons just outside the community. Our Security Officers working in the Greencastle Lakes Community also report finding individuals from outside the community.

It is believed that these persons enter through the area of Ballinger Drive and are coming from the Castle Boulevard area. Montgomery Security would be in concurrence with your having a fence constructed along that area in order to lessen the ease of passage into the Greencastle Lakes Community.

This was done in at least one other community nearby, Oak Springs and has been helpful in reducing the trespassing into their community by outsiders on foot.

If you have any questions or I can be of any further assistance, feel free to contact me at 301/384-7777

Sincerely,

Mr. Joe Lamberger  
Security Director



**DEPARTMENT OF POLICE**

**ISIAH LEGGETT**  
*County Executive*

**J. THOMAS MANGER**  
*Chief of Police*


To: Greencastle Lakes Community

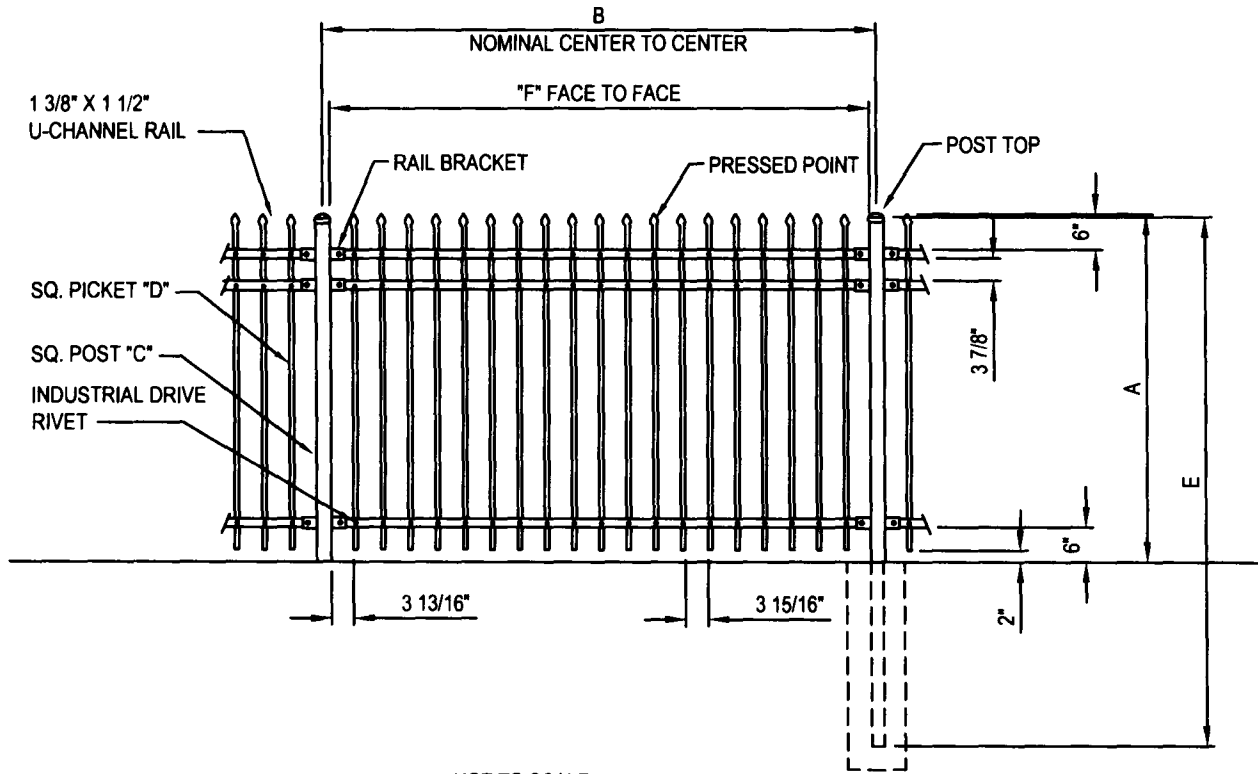
I have been asked by members of the Greencastle Lakes community to formulate an opinion regarding the installation of a fence that borders the back end of Ventura Townhouse community that has access via Castle Boulevard and the Greencastle Lakes neighborhood along Ballinger Drive and Wexhall Terrace. This area has been bordered by a fence in excess of 25 years. It is frequently the target of vandals. They have cut holes and otherwise destroyed sections of the fence in order to gain access to this townhouse community. I have queried several officers who work in the neighborhoods and they have advised that of the many thefts, vandalism, CDS or drug violations and trespass calls for service it appears that the suspects use this open area of the fence to make good their escape. We have not had calls for the other way around ie. incidents happening on Castle and suspect flee toward Ballenger.

Officers have been totally in favor of building a sturdy fence that will withstand acts of vandalism. Some criticism of installing a fence will prevent residents from Castle Blvd. from having access from the Greencastle Lakes community. This area is residential and during the renovations of Rt 29 and Briggs Chaney overpass, a paved path was set up for persons north of Castle Blvd to be able to walk along the new fence at Rt 29 to gain access to the Shopping center area. The holes in the fence are also an eye sore.

Loitering is but another concern and officers report that when officers approach to address it they simply move from one side of the fence to the other. Officers then have to drive around several streets to back to the other side of the fence. Installation of a new fence not only keeps the loiterers out but it also addresses officers concerns of fence jumping. It also addresses the aesthetics within the community. I know the design of the two communities was to keep them separate when the two were built. I have been with the department for 26 years and actually was a resident of Castle Blvd just after the townhouses were built. The area on Castle was designed to combine town-homes with the apartment within an easy walk to the shopping center located in the opposite direction. The specific design led to a segregation of the two communities and I am not sure if it was specifically intended or just because the builders were separate. I do know this, Castle Blvd dead ends and is not connected to Ballenger. This was done with specific intent. I am in favor of replacing the fence  
If you have any question please do not hesitate to contact me @ 301 565-7740

Sincerely,

  
Lt. Michael Price  
Deputy Commander  
Montgomery County Police  
3<sup>rd</sup> District Station



NOT TO SCALE

**NOM HEIGHT (A)**

7'-0"

CUSTOM HEIGHTS AVAILABLE

**POST OPTION (C)**

4" SQ X 11 GA

**PICKET OPTION (D)**

1" SQ      18 GA

A 7'-0" NOM HEIGHT  
 B 8'-4" NOM SECTION LENGTH  
 C 4" POST SIZE 11 GAUGE  
 D 1" PICKET SIZE 18 GAUGE  
 E 10'-0" POST LENGTH  
 F 8'-0" FACE TO FACE OF POSTS W/  
 STD. FLAT MOUNT BRACKET

**NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER..
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.  
 FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info)  
 REFERENCE NUMBER 2812-081.





## APPENDIX E



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 4, 2012

Mr. Israel Putnam  
c/o The Management Group Associates, Inc.  
20440 Century Blvd. Suite 100  
Germantown, MD. 20874

Re: Forest Conservation Exemption 42012063E; Greencastle Lakes

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on March 29, 2012 for the plan identified above, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t) because the site is a modification to an existing developed property: (1) the modification will not remove more than 5,000 square feet of forest, (2) does not affect any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan and (3) the modification does not require approval of a new subdivision plan.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions please feel free to contact me at 301-495-4581 or [david.wigglesworth@montgomeryplanning.org](mailto:david.wigglesworth@montgomeryplanning.org).

Sincerely,

David Wigglesworth  
Sr. Planner  
Development Applications & Regulatory Coordination

Cc: 42012063E  
Thomas J. Hoff (consultant)



FOREST STAND SUMMARY

KEY	STAND TYPE	SIZE (acres)	CONDITION	REMARKS
STAND 1	TULIP POPLAR / RED MAPLE / WHITE OAK	1.0	GOOD	
STAND 2	GALLERY PEAR / TULIP POPLAR	1.0	GOOD	
STAND 3	RED MAPLE	1.0	GOOD	
STAND 4	VIRGINIA PINE / RED MAPLE	1.0	GOOD	

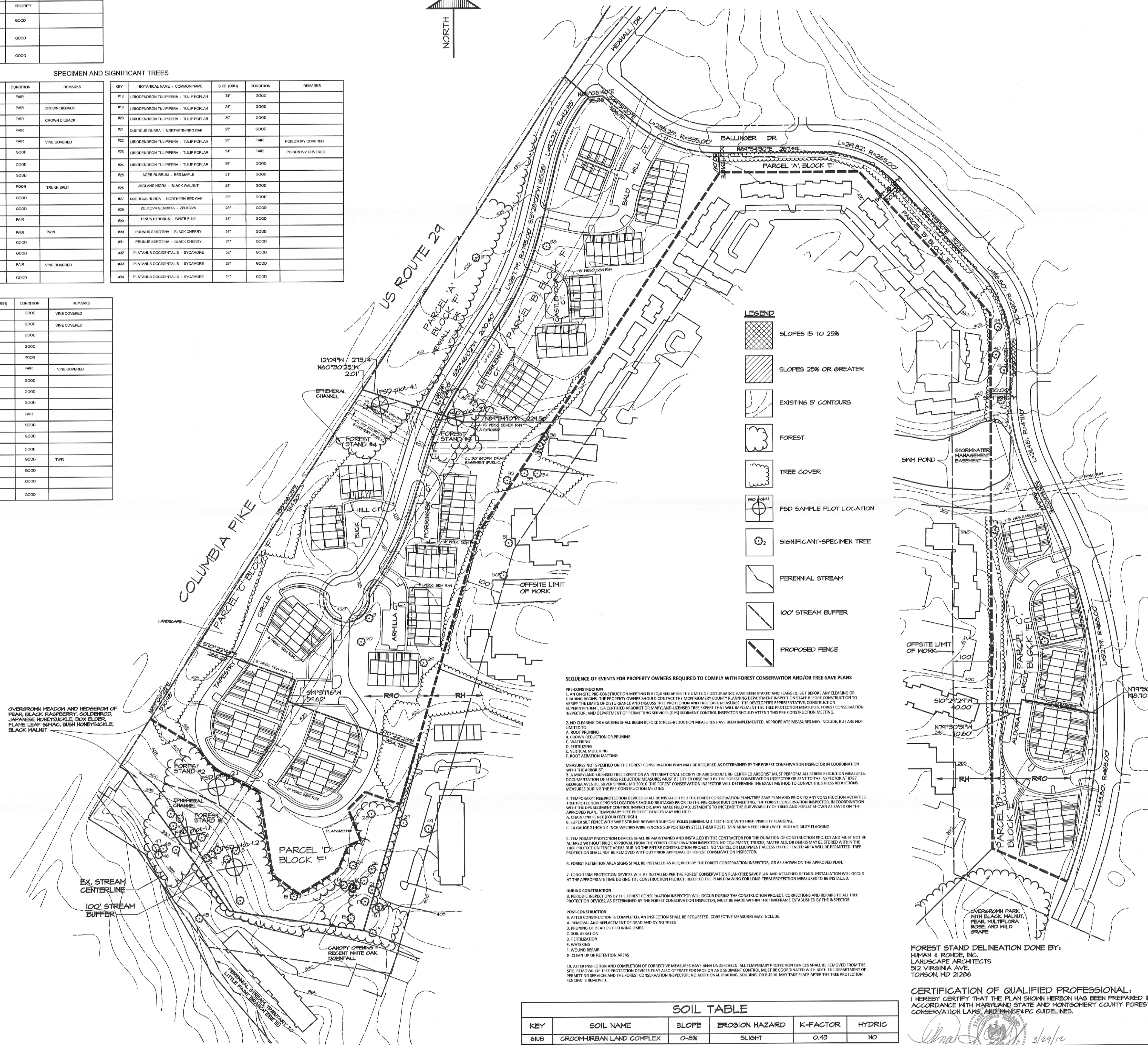
SPECIMEN AND SIGNIFICANT TREES

KEY	BOTANICAL NAME - COMMON NAME	SIZE (DBH)	CONDITION	REMARKS
#1	QUERCUS RUBRA - NORTHERN RED OAK	20"	FAIR	
#2	LIRIODENDRON TULIPIFERA - TULIP POPLAR	28"	FAIR	CROWN DIEBACK
#3	LIRIODENDRON TULIPIFERA - TULIP POPLAR	32"	FAIR	CROWN DIEBACK
#4	LIRIODENDRON TULIPIFERA - TULIP POPLAR	32"	FAIR	
#5	LIRIODENDRON TULIPIFERA - TULIP POPLAR	41"	FAIR	VINE COVERED
#6	LIRIODENDRON TULIPIFERA - TULIP POPLAR	28"	GOOD	
#7	LIRIODENDRON TULIPIFERA - TULIP POPLAR	37"	GOOD	
#8	LIRIODENDRON TULIPIFERA - TULIP POPLAR	24"	GOOD	
#9	LIRIODENDRON TULIPIFERA - TULIP POPLAR	30"	POOR	TRUNK SPLIT
#10	LIRIODENDRON TULIPIFERA - TULIP POPLAR	26"	GOOD	
#11	LIRIODENDRON TULIPIFERA - TULIP POPLAR	26"	GOOD	
#12	LIRIODENDRON TULIPIFERA - TULIP POPLAR	20"	FAIR	
#13	QUERCUS RUBRA - NORTHERN RED OAK	32"	FAIR	TWIN
#14	QUERCUS RUBRA - NORTHERN RED OAK	28"	GOOD	
#15	LIRIODENDRON TULIPIFERA - TULIP POPLAR	32"	GOOD	
#16	NYSSA SYLVATICA - BLACK GUM	24"	FAIR	VINE COVERED
#17	LIRIODENDRON TULIPIFERA - TULIP POPLAR	20"	GOOD	

KEY	BOTANICAL NAME - COMMON NAME	SIZE (DBH)	CONDITION	REMARKS
#18	POPULUS DELTOIDES - EASTERN COTTONWOOD	30"	GOOD	VINE COVERED
#19	POPULUS DELTOIDES - EASTERN COTTONWOOD	32"	GOOD	VINE COVERED
#20	ACER SACCHARINUM - SILVER MAPLE	30"	GOOD	
#21	QUERCUS PALustris - PIN OAK	38"	GOOD	
#22	LIRIODENDRON TULIPIFERA - TULIP POPLAR	38"	POOR	
#23	LIRIODENDRON TULIPIFERA - TULIP POPLAR	28"	FAIR	VINE COVERED
#24	QUERCUS PRINUS - CHESTNUT OAK	33"	GOOD	
#25	QUERCUS PRINUS - CHESTNUT OAK	28"	GOOD	
#26	QUERCUS PALustris - PIN OAK	22"	GOOD	
#27	ACER RUBRUM - RED MAPLE	27"	FAIR	
#28	LIRIODENDRON TULIPIFERA - TULIP POPLAR	24"	GOOD	
#29	LIRIODENDRON TULIPIFERA - TULIP POPLAR	24"	GOOD	
#30	LIRIODENDRON TULIPIFERA - TULIP POPLAR	38"	GOOD	
#31	LIRIODENDRON TULIPIFERA - TULIP POPLAR	24"	GOOD	TWIN
#32	QUERCUS PALustris - PIN OAK	38"	GOOD	
#33	QUERCUS RUBRA - NORTHERN RED OAK	30"	GOOD	
#34	QUERCUS PALustris - PIN OAK	26"	GOOD	



OVERGROWN MEADOW AND HEDGEROW OF PEAR, BLACK RASPBERRY, GOLDENROD, JAPANESE HONEYSUCKLE, BOX ELDER, PLAIN LEAF BURNING BUSH, HONEYSUCKLE, BLACK WALNUT

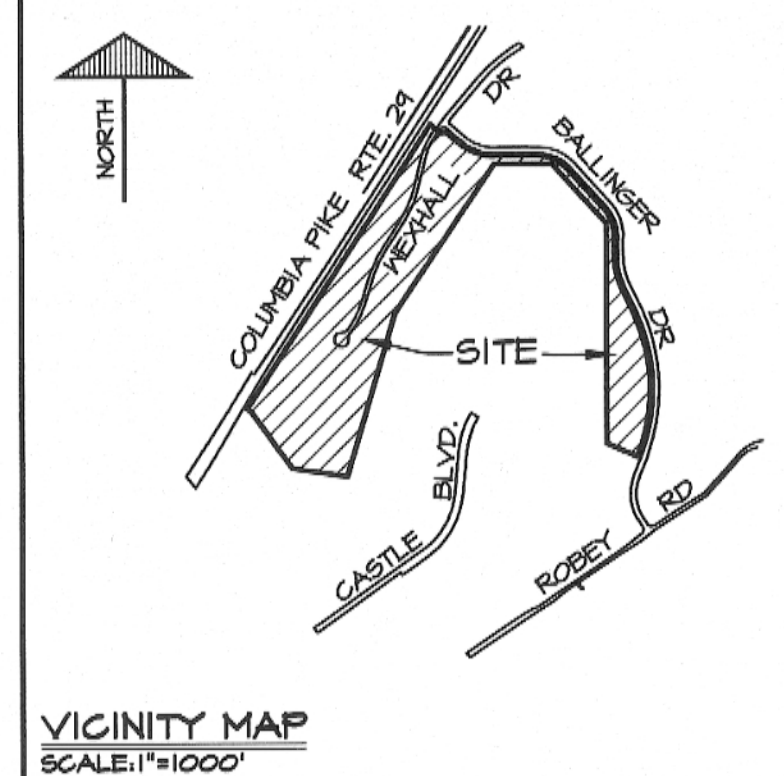


SEQUENCE OF EVENTS FOR PROPERTY OWNERS REQUIRED TO COMPLY WITH FOREST CONSERVATION AND/OR TREE-SAVE PLANS

- PRE-CONSTRUCTION
  - AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED AFTER THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE PROPERTY OWNER SHOULD CONTACT THE MONTGOMERY COUNTY PLANNING DEPARTMENT INSPECTOR PRIOR TO CONSTRUCTION TO VERIFY THE LIMITS OF DISTURBANCE AND DISCUSS TREE PROTECTION AND TRAIL CABLE MEASURES. THE DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, OR DESIGNATED SUBJECT OR WORKLAND-DESIGNED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES, FOREST CONSERVATION INSPECTOR, AND DEPARTMENT OF PERMITTING SERVICES (DPS) JUDGMENT CONTROL INSPECTOR SHOULD ATTEND THIS PRE-CONSTRUCTION MEETING.
  - NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
    - ROOT PRUNING
    - CROWN REDUCTION OR PRUNING
    - WATERING
    - FERTILIZING
    - VERTICAL MULCHING
    - ROOT AERATION MATINGS
  - MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR IN COORDINATION WITH THE ARBORIST.
    - A MARYLAND LICENSED TREE EXPERT OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE EITHER OBTAINED BY THE FOREST CONSERVATION INSPECTOR OR SENT TO THE INSPECTOR AT 8787 GEORGIA AVENUE, SILVER SPRING, MD 20910. THE FOREST CONSERVATION INSPECTOR WILL DETERMINE THE EXACT METHODS TO CONDUCT THE STRESS REDUCTION MEASURES DURING THE PRE-CONSTRUCTION MEETING.
    - TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED FOR THE FOREST CONSERVATION PLAN/TREE SAVE PLAN AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHOULD BE STAKED PRIOR TO THE PRE-CONSTRUCTION MEETING. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE DPS SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FORESTS AS SHOWN ON THE APPROVED PLAN. TEMPORARY TREE PROTECTION DEVICES MAY INCLUDE:
      - A CHAIN LINK FENCE (FOUR FEET HIGH)
      - SUPER-SILT FENCE WITH WIND WHIRLS OR SWISS SUPPORT PIPES (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
      - 24 GAUGE ZINCED OR INCH WEAVED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MINIMUM 4 FEET HIGH) WITH HIGH VISIBILITY FLAGGING.
    - TEMPORARY PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALIQUID WITHOUT PRIOR APPROVAL FROM THE FOREST CONSERVATION INSPECTOR. NO EQUIPMENT, TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE PROJECT CONSTRUCTION PERIOD. NO VEHICLE OR EQUIPMENT ACCESS TO THE FENCE AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR.
    - FOREST RETENTION AREA SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON THE APPROVED PLAN.
    - LONG-TERM PROTECTION DEVICES SHALL BE INSTALLED FOR THE FOREST CONSERVATION PLAN/TREE SAVE PLAN AND ATTACHED DETAILS. INSTALLATION WILL OCCUR AT THE APPROPRIATE TIME DURING THE CONSTRUCTION PROJECT. REFER TO THE PLAN DRAWING FOR LONG-TERM PROTECTION MEASURES TO BE INSTALLED.
  - DURING CONSTRUCTION
    - PERIODIC INSPECTIONS BY THE FOREST CONSERVATION INSPECTOR WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE INSPECTOR.
  - POST-CONSTRUCTION
    - AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES MAY INCLUDE:
      - REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
      - PRUNING OR DEAD OR DISEASING LIMBS
      - SOIL AERATION
      - FERTILIZATION
      - WATERING
      - WOUND REPAIR
      - CLEAN UP OF RETENTION AREAS
    - AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH THE DEPARTMENT OF PERMITTING SERVICES AND THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING, OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION FENCING IS REMOVED.

SOIL TABLE					
KEY	SOIL NAME	SLOPE	EROSION HAZARD	K-FACTOR	HYDRIC
61UB	CROOM-URBAN LAND COMPLEX	0-8%	SLIGHT	0.43	NO

ENTIRE SITE IS 61UB CROOM-URBAN LAND COMPLEX



SITE DATA:  
SITE AREA  
BLOCK 'F'  
PARCEL 'A' = 2.2165 AC.  
PARCEL 'B' = 4.2124 AC.  
PARCEL 'C' = 6.4644 AC.  
PARCEL 'D' = 6.6347 AC.  
BLOCK 'E'  
PARCEL 'A' = 0.5076 AC.  
PARCEL 'B' = 0.6466 AC.  
PARCEL 'C' = 2.2887 AC.  
PARCEL 'D' = 1.4654 AC.  
TOTAL = 25.0518 AC.±

EXISTING ZONING: R40  
WATERSHED: LITTLE PAINT BRANCH USE CLASS (11)  
PROPERTY IS NOT IN A SPECIAL PROTECTION OR PRIMARY MANAGEMENT AREA.  
THERE IS NO 100 YEAR FLOODPLAIN ON THE PROPERTY.  
NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.  
THE PROPERTY IS NOT ON THE LOGICAL ATLAS AND INDEX OF HISTORIC SITES.  
THERE ARE NO STATE/COUNTY CHAMPION TREES ON THE PROPERTY AND THERE ARE NO TREES 75% OF THE STATE CHAMPION.  
A FORESTRY DIAMETER TAPE WAS USED TO MEASURE THE DIAMETER OF THE INDIVIDUAL TREES.  
THE FIELD WORK WAS CONDUCTED ON 9/15/11 AND 9/21/11.  
THERE ARE NO WETLANDS ON THE PROPERTY.

RESOURCE DATA TABLE:

EXISTING FOREST	4.2 AC.±
EXISTING WETLANDS	0
FOREST IN EXISTING WETLANDS	0
EXISTING FLOODPLAIN	0
FOREST IN EXISTING FLOODPLAIN	0
EXISTING STREAM BUFFERS	0
FOREST IN EXISTING STREAM BUFFERS	0

CONTACT PERSON:  
NATHAN ZIMMER  
17 BALLINGER CT  
BURTONSVILLE, MD 20866

OWNER:  
GREENCASTLE LAKES COMMUNITY ASSOCIATION, INC.  
c/o THE MANAGEMENT GROUP ASSOCIATES, INC.  
20440 CENTURY BLVD, SUITE 100  
GERMANTOWN, MD 20874  
OWNER'S REPRESENTATIVE:  
ISRAEL PUTNAM

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Forest Conservation (FC Exemption)   
Tree Save Plan

APPROVED  
FC Exemption No. 42012-065E  
Date: 3/29/2012  
Signature: [Signature]  
Site conditions have been field-verified as part of this approval.

RECEIVED M-NCPPC MAR 29 2012 MONTGOMERY COUNTY PLANNING DEPARTMENT

**SIMPLIFIED NRI/FSD PLAN**  
**GREENCASTLE LAKES**  
AKA SILVER SPRING COUNTRY CLUB  
TAX MAP #KR52 & 53, MESC #219NE04  
5th ELECTION DISTRICT, MONTGOMERY COUNTY, MD

**THOMAS J. HOFF** SCALE: 1"=100'  
LAND DEVELOPMENT CONSULTANTS  
LANDSCAPE ARCHITECTS  
512 VIRGINIA AVENUE  
TOWSON, MARYLAND 21286  
410-246-3668 FAX 410-825-3887

DATE: 11/03/11  
JOB NO.: 571-01  
DESIGNED: TJH  
DRAWN: TJH  
DRAWING NUMBER:  
FSD-1  
SHEET 1 OF 1

REVISIONS:  
3/26/12-REVISE FENCE LOCATION, ADD SEQUENCE OF CONSTRUCTION  
3/26/12-REVISE STREAM BUFFER LINE

FOREST STAND DELINEATION DONE BY:  
HUMAN & ROHDE, INC.  
LANDSCAPE ARCHITECTS  
512 VIRGINIA AVE  
TOWSON, MD 21286

CERTIFICATION OF QUALIFIED PROFESSIONAL:  
I HEREBY CERTIFY THAT THE PLAN SHOWN HERON HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS, AND M-NCPPC FC GUIDELINES.

[Signature]  
THOMAS J. HOFF, REGISTERED LANDSCAPE ARCHITECT #443