



May 6, 2014

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Preliminary Plan of Subdivision No. 120130210,
Application of Rockville Evangelical Mission Church

Dear Chair Carrier and Members of the Planning Board,

The proposed project is to be a house of worship located at 110 Central Avenue, Gaithersburg, Maryland. Proposed improvements on the Cyrus Street frontage of the parcel of land include a driveway entrance and utility connections. The entrance is for traffic overflow use only for large church events and special events. The driveway will be closed during normal workdays, and also will not be used as a fire truck access.

This letter is to request a waiver of the requirement of Section 50-24(a) of the County Subdivision Regulation mandating sidewalk improvements along the Cyrus Street frontage of the subject property. The waiver is requested in accordance with the provision in Section 50-38 of the Subdivision Regulations. In support of its application for a waiver, the Applicant states the following:

1. Residential homes are located on the north side of Cyrus Street and there is an existing sidewalk along the north side of Cyrus Street and around part of a cul-de-sac at the end of Cyrus Street.
 - a. There is and there will be no residential homes on the south side of Cyrus Street on the subject property.
 - b. There are only five residences on the length of Cyrus Street adjacent to the subject property, all of which have a sidewalk in front of the residences.
 - c. It is not anticipated that there will be many, or any, parishioners walking from the surrounding to the Church.
 - d. There is no sidewalk along North Westland Drive that the Cyrus Street sidewalk could be connected to.
2. On the south side of Cyrus Street is a heavily wooded area with substantial trees located on the subject property. Sidewalk construction along the south side of Cyrus Street may damage the tree roots and may impair the viability of the

existing trees which are proposed to be preserved under the Applicant's forest conservation plan.

3. A duplicative sidewalk on the south side of Cyrus Street will increase imperviousness in an area where flooding has been a problem.

A waiver may be granted by the Planning Board under Section 50-38 for requirements that pose practical difficulties or unusual circumstances. A waiver is justified in this situation due to the following:

- Is not adverse to the public interest.

As stated above, there are only five residences that front on Cyrus Street and they already have the benefit of a public sidewalk. There will be no more residences constructed along Cyrus Street nor will there be many, if any, parishioners walking to the Church. In any event, the existing sidewalk on the north side of Cyrus Street is adequate to accommodate any future pedestrian traffic along Cyrus Street.

- Furthermore, installation of the sidewalk on the south side of Cyrus Street will cause an unnecessary impact and could potentially impair the viability of trees intended to be preserved along the northern edge of the subject property.
- The grant of the waiver is not inconsistent with the purposes of objectives or the General Plan.

Improving pedestrian circulation is a planning goal for all area master plans. In this instance, however, there is no identifiable public benefit by having a duplicative sidewalk that does not connect to the neighborhood street network that already has its own system of sidewalks.

- The waiver to be granted is the minimum necessary to provide relief from the current requirements.

Deletion of a duplicative stretch of sidewalk along the south side of Cyrus Street is the minimum necessary to eliminate a wasteful expense, reduce imperviousness and protect existing vegetation. However, to facilitate movement to the Church property, the Church will agree to install a marked crosswalk from the sidewalk on the north side of Cyrus Street and a lead walk on the Church's property directing pedestrians to an entrance into the Church building.

For the reasons set forth above, Rockville Evangelical Church requests that the Board waive the requirement of Section 50-24(a) requiring the installation of an unnecessary sidewalk along the south side of Cyrus Street, said waiver being justified under the standards provided in Section 50-38(a)(1).

Thank you for your consideration of this waiver request.

Sincerely,

A handwritten signature in black ink that reads "Kevin Huang". The signature is written in a cursive style with a large, stylized "K" and "H".

Kevin G. Huang, P.E., President
Endesco, Inc.

cc: Renee M. Kamen, AICP
Montgomery County Department
of Transportation
Montgomery County Department
of Permitting Services