



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #10

**MEMORANDUM**

**DATE:** May 03, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for May 09, 2002.

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Attached are copies of plan drawings for Items #09, #10, #11. These subdivision items are scheduled for Planning Board consideration on May 09, 2002. The items are further identified as follows:

Agenda Item #09 - Preliminary Plan 1-99100E  
Cloverly Commercial

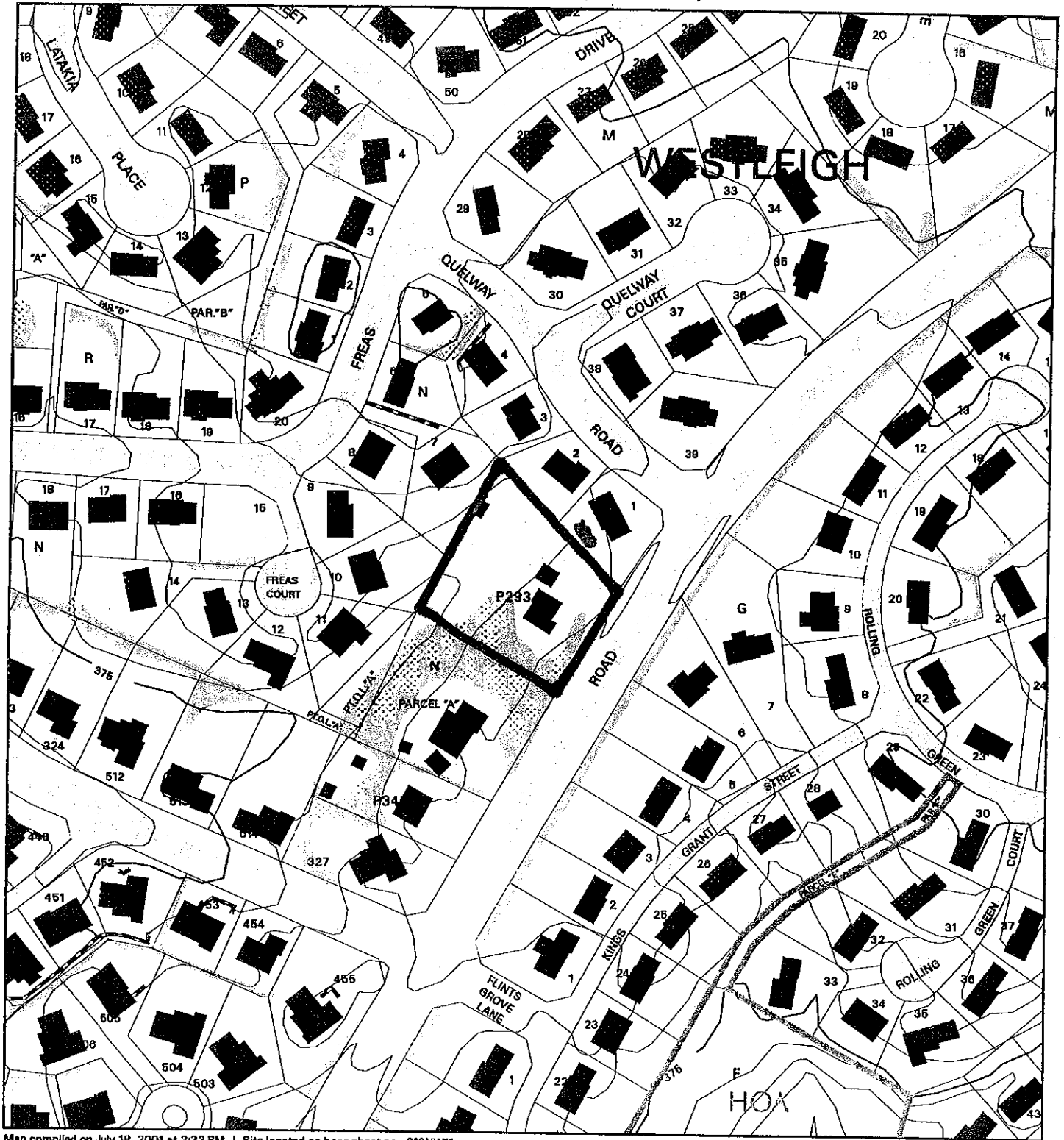
Agenda Item #10 - Preliminary Plan 1-01089  
Dufief Mill Road, Parcel 293

Agenda Item #11 - Preliminary Plan 1-02087  
Kensington Park

Attachment

VICINITY MAP FOR

# DUFIEF MILL ROAD, PARCEL 293 (1-01089)



Map compiled on July 18, 2001 at 2:32 PM | Site located on base sheet no - 219NW11

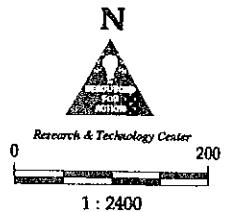
### NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

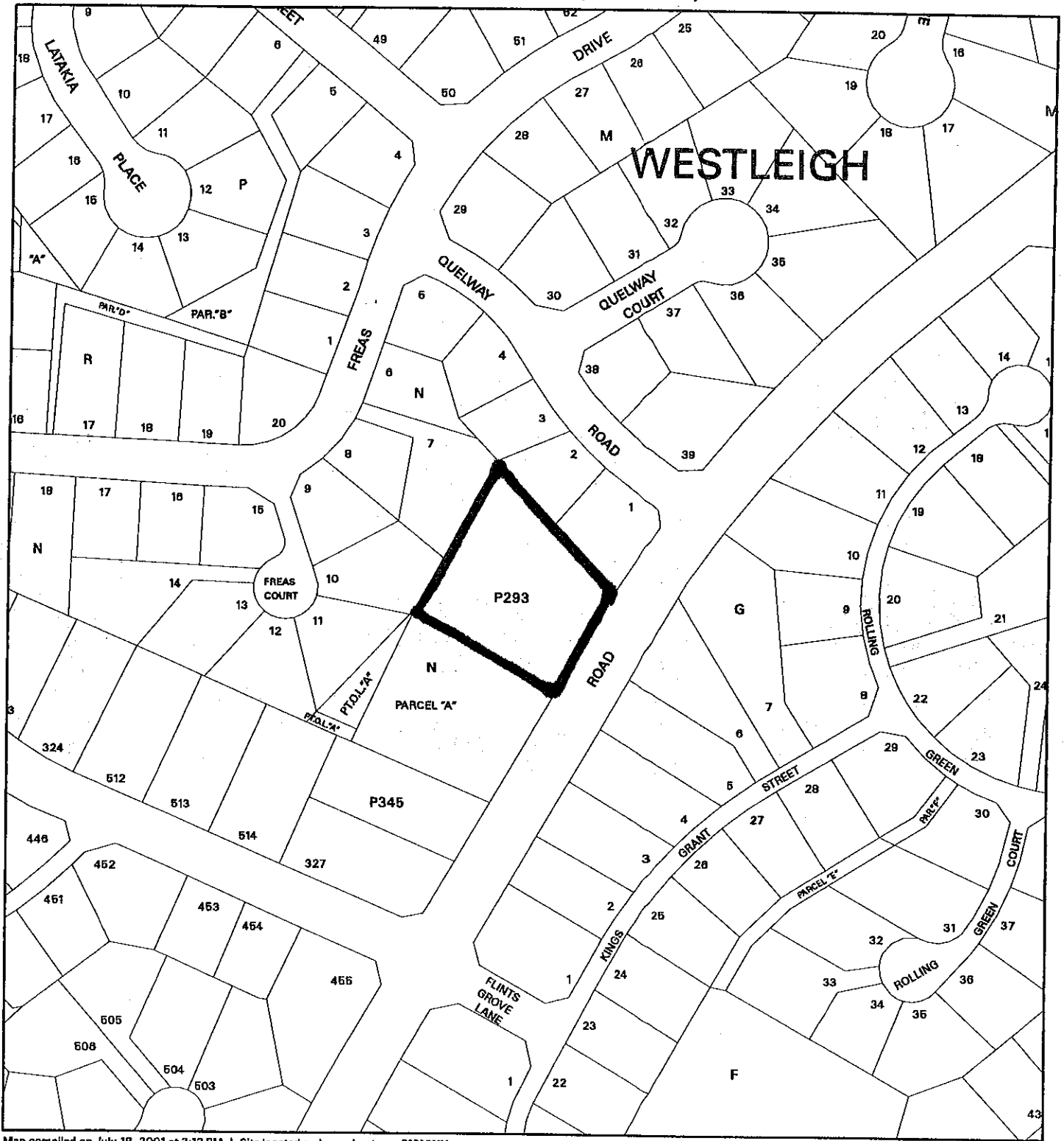
Key Map



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

VICINITY MAP FOR

# DUFIEF MILL ROAD, PARCEL 293 (1-01089)



Map compiled on July 18, 2001 at 3:12 PM | Site located on base sheet no - 219NW1

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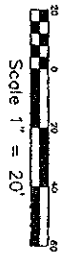
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

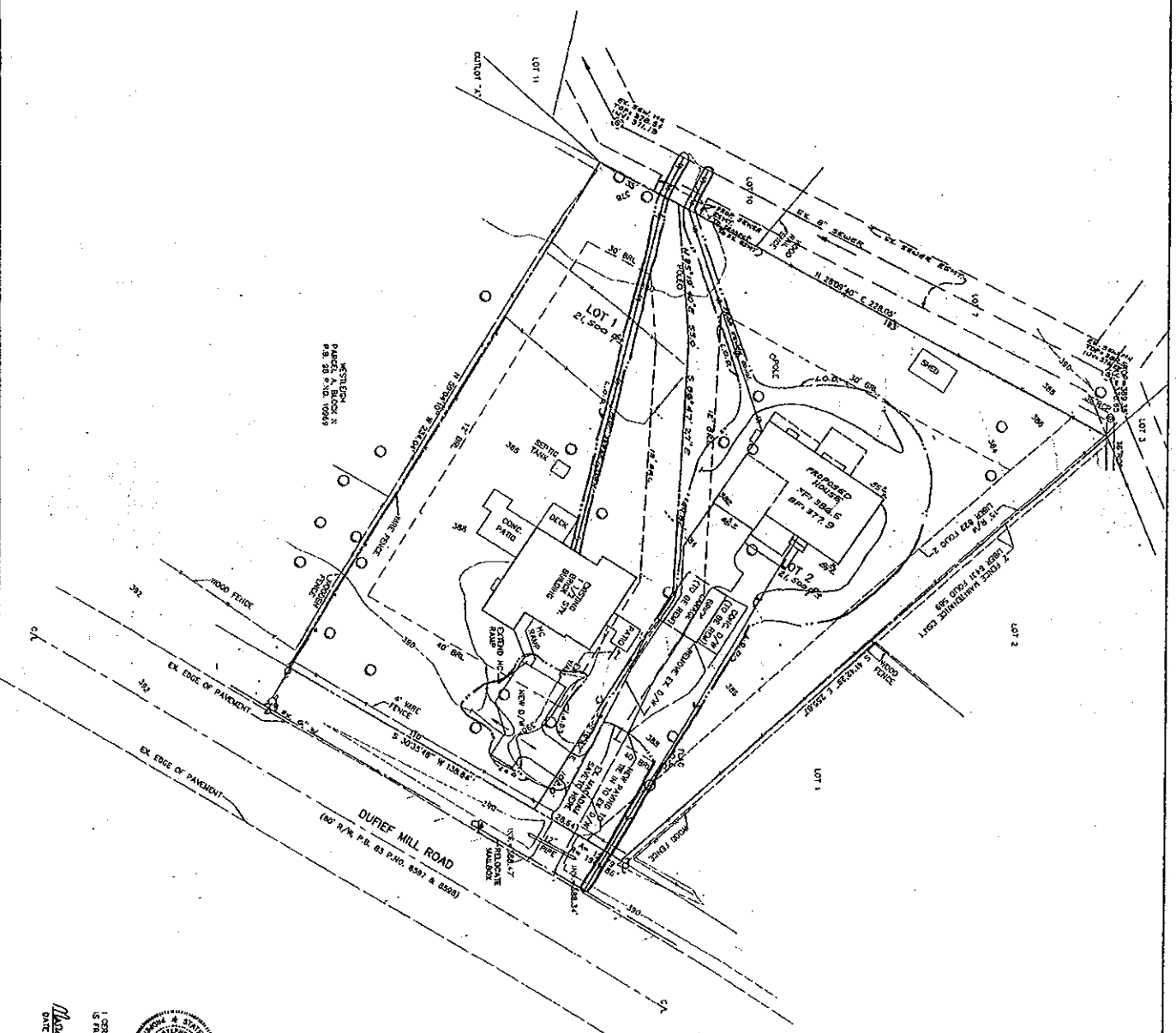


1 : 2400

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
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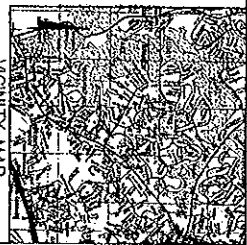


- LEGEND:**
- PROPOSED
  - EXISTING
  - WATER VALVE
  - FIRE HYDRANT
  - STORM SEWER MANHOLE
  - SEWER MANHOLE
  - CATCH BASIN
  - SLOPE POLE
  - POWER SIGNAL VAULT
  - GAS METER
  - GAS VALVE
  - FENCE LINE
  - SIGN
  - TEL. POLE
  - MARKER
- Map of Darnestown



**NOTES**

1. TOTAL AREA OF PROJECT: 43,724 S.F.
2. EXISTING ZONING: R-2000
3. EXISTING ZONING: RESID. 2000
4. OWNER: 2000 20 & VIVA WINE
5. ADDRESS: 1400 DUEF MILL ROAD
6. PARCELS NUMBER OF LOTS: 2
7. TYPE OF PROJECT: SINGLE FAMILY RESIDENTIAL
8. ACC. V.A. #271, 080 - 1-11
9. ACC. V.A. #271, 080 - 1-11
10. NET LOT SIZE: 20,000 S.F.
11. SETBACKS: FRONT: 45' MIN. / 25' TOYAL
12. REAR: 15' MIN. / 25' TOYAL
13. BOUNDARY BY LOCALITY AND SIGN
14. SCALE: MONTGOMERY COUNTY ZONING ORDINANCE - §19 (20) - SUBD.C.



1. CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS FROM AVAILABLE RECORDS.

DATE: *March 21, 2001*

*[Signature]*

REGISTERED PROFESSIONAL SURVEYOR

**PRELIMINARY PLAN**

**DUEF MILL ROAD  
PARCEL 293**  
LIBER 18342 FOLIO 227  
DARNESTOWN (6th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CAPITOL DEVELOPMENT DESIGN, INC.**  
ENGINEERS - PLANNERS - SURVEYOR'S  
5010 SILVERSHADE AVENUE - SUITE 200 - BELTSVILLE, MD 20705  
OFFICE (301) 982-1781 FAX (301) 982-1924

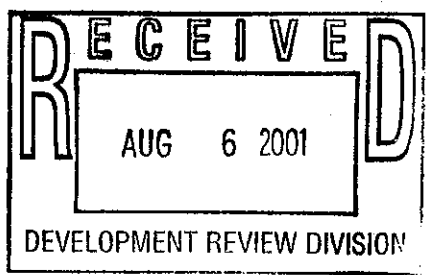
REVISIONS	DATE	BY	DESCRIPTION

DATE: *March 21, 2001*  
SCALE: 1" = 20'  
PROJECT/FILE NO: 00-000  
SHEET NO. 1 OF 1

# 10

5-9-02

Charles & Joan Maxwell  
11308 Freas Drive (lot 7)  
North Potomac, MD 20878  
July 31, 2001



Mr. Malcolm Shaneman  
M-NCPPC Department of Parks & Planning  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: DuFief Mill Road - Parcel 293  
Plan #1-01089

Dear Mr. Shaneman:

We are in receipt of a site plan for the above referenced property. We also received a copy of the letter from our neighbors, the Paris Family and Richardson Family.

Along with our neighbors, we share the same concerns with this impending construction project. Because the owners of the property have not made any attempts in contacting us regarding this project, as well as not receiving any notification until the last few days of this proposal, we feel we have not had the appropriate time to respond or provide any preliminary feedback.

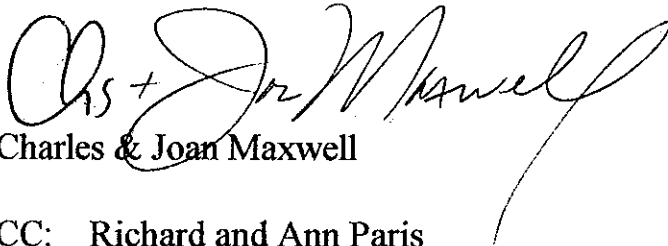
We believe, as our neighbors, that there could be a material adverse impact on the surrounding environment and ecosystem in our community as a result of this project. In particular, the effect of the significant disruption of the existing soil structure on this and other surrounding properties. There is also evidence of existing and previous water, water runoff, and storm drainage problems that could deteriorate measurably and cause adverse changes to the water table.

We are also concerned for the massive destruction of vegetation and trees as well as the demolition of other structures proposed and the concomitant effects this may have on the levels of noise and air quality as well as the effects on the remaining vegetation and ecosystem. This combined with other factors warrant a full on site review by appropriate agencies including planning and environmental experts. We

also request to meet with these officials to review facts and concerns we have in regards to this project prior to any preliminary approval .

We trust in the system providing for full disclosure in a timely manner by all parties involved, to insure that the best planning and oversight are exercised before this process moves forward. We rely on your assistance as well as the assistance and cooperation of all government entities together with our community to properly plan for wise future conservation and development of our lands.

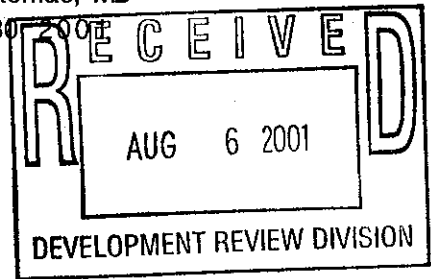
Sincerely,

A handwritten signature in black ink, appearing to read "Charles & Joan Maxwell". The signature is written in a cursive style with a large, sweeping flourish at the end.

Charles & Joan Maxwell

CC: Richard and Ann Paris  
Paul and Julia Richardson

11204 and 11208 Quelway Road  
N. Potomac, MD  
July 30, 2001



Mr. Malcolm Shaneman  
M-NCPPC Department of Parks & Planning  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: ~~Dufief Mill Road~~ Parcel 293  
Plan # 1-01089

Dear Mr. Shaneman;

As two of the adjacent property owners to the above referenced lot, we are writing to bring several issues to your attention. We understand that the new owners probably have the right to subdivide this property, but we want to make certain that the Development Review Division staff and the Planning Board have the opportunity to hear the concerns and issues of the neighbors, and that these issues are fairly and appropriately addressed in the process.

**1) FAILURE TO RECEIVE ADEQUATE NOTICE:** One key concern is that we (the Paris family) did not receive notice of the applicant's submission until last Thursday, July 26. On Thursday, July 19, or Friday, July 20, we received a letterhead envelope from Capitol Development Design, Inc., containing only the "How to participate effectively in the subdivision process in Montgomery County, Maryland" brochure. That envelope contained nothing else; neither a notice of application nor a copy of the submitted application. After several days of phone calls, I finally heard back from the engineering firm mentioned above, and they finally sent me the notice of application and plan, which arrived last Thursday.

We, the Richardson family, have received absolutely nothing in the mail concerning this application. We also do not believe that any of the other 10 adjacent and/or confronting property owners have received any notification of the pending application.

Since the late and/or non-existent notification has not allowed us to prepare any submissions for consideration in the process, we respectfully request that this matter be removed from the DRC agenda for July 31, and rescheduled for a later date after appropriate notice has been given to all adjacent and/or confronting property owners.

Also, we would like to point out that neither the owners (who appear to speak no English at all) nor the engineering firm that represents them, has reached out or communicated to the neighbors in any way about their plans.

**2) WETLANDS ON THE PROPERTY:** The previous owners of this property owned it and lived on it continuously since before World War 2. The husband died many years ago, and the widow, Mrs. Kilby, lived on the property continuously until her death in early 2000. We (Paris family) knew Mrs. Kilby quite well, and she informed us that before our section of Westleigh

was built, there was a stream that ran through the back end of her property, very close to what both families' property lines.

We (Parises) have lived in our house now for nine and a half years, and the Richardson's have been in theirs for just over one year. Both of us have noticed that following heavy rains, there is quite a bit of standing water right where she had indicated that the old stream used to be. It is our belief that neither the current owners, nor the engineering firm that represents them, has any knowledge of this potential wetlands issue. As mentioned before, any attempt to communicate to the new property owners has failed given their apparent inability to speak English.

**3) IMPACT ON EXISTING SPECIMEN TREES:** Mrs. Kilby, the prior owner, had herself planted by hand many specimen trees on the property while her husband was off fighting in World War 2. These trees are healthy and magnificent, and the neighbors are very interested in ensuring that these many unique trees are protected in this process.

**4) OTHER ISSUES:** Since the last portions of the old Mills family farmland were sold off for subdivision, the property in question has had one modest, one-story house on a full, one-acre lot with abundant and spectacular trees. All of the neighbors have been able to enjoy the beautiful vistas of this site, which provides a nice break from the more congested sub-divisions which surround it. In the face of the potential sub-division of this property, and the construction of at least one and maybe two new, two-story homes (two if the original house is torn down and replaced), issues of screening and buffers are of significant interest. Our concerns in this are have been heightened by the near total lack of yard maintenance by the new owners. A property that had historically been meticulously maintained has now been allowed to become overgrown and unkempt.

Thank you for taking the time to read this letter, and for your consideration of the above issues. The adjacent and confronting property owners would like to schedule a meeting with you to discuss our concerns. We look forward to the opportunity to discuss these issues with you. Please call Rick or Ann Paris at 301-340-0827 (home) or 202-494-5372 (cellular), or Paul and Julia Richardson at 301-762-0906.

Sincerely yours,



Richard D. Paris and Ann L. Pike-Paris  
11204 Quelway Road



Paul and Julia Richardson  
11208 Quelway Road

Cc: Mr. Martin Klauber, Office of the People's Counsel  
Mr. Steve Federlein, Development Review Division  
Mr. Gary Butson, Capitol Development Design, Inc.



Charles & Joan Maxwell  
11308 Freas Drive (lot 7)  
North Potomac, MD 20878  
July 31, 2001

Mr. Malcolm Shaneman  
M-NCPPC Department of Parks & Planning  
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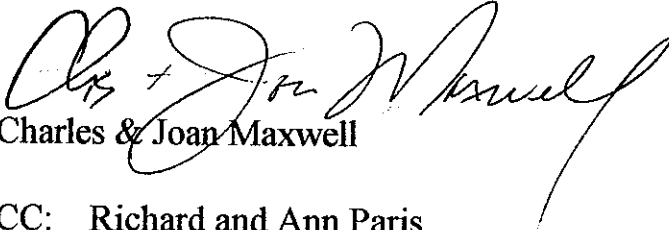
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