



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #6

MEMORANDUM

DATE: May 17, 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 23, 2002.

Attached are copies of plan drawings for Items #01, #05, #06, #07. These subdivision items are scheduled for Planning Board consideration on May 23, 2002. The items are further identified as follows:

Agenda Item #01 - Preliminary Plan 1-98094
Hunt Miles

Agenda Item #05 - Preliminary Plan 1-02042
Parkside

Agenda Item #06 - Preliminary Plan 1-02052
Pipkin Property

Agenda Item #07 - Preliminary Plan 1-02089
Carlson Property

Attachment

VICINITY MAP FOR

PIPKIN PROPERTY (1-02052)



Map compiled on May 17, 2002 at 11:20 AM | Site located on base sheet no - 221NW13

NOTICE

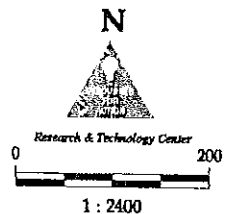
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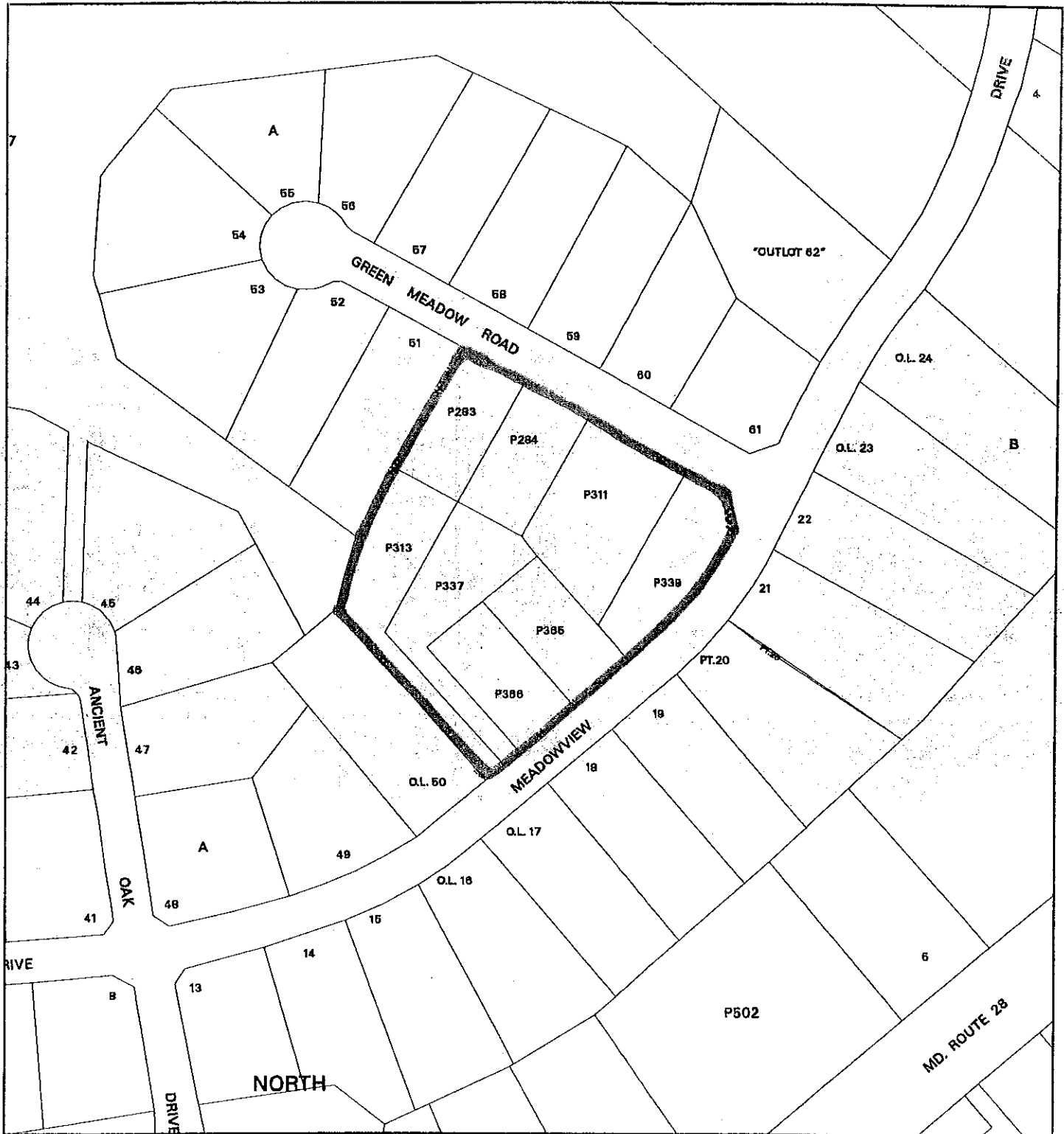
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
6787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



VICINITY MAP FOR

PIPKIN PROPERTY (1-02052)



Map compiled on May 17, 2002 at 11:18 AM | Site located on base sheet no - 221NW13

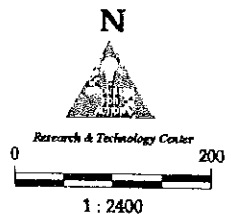
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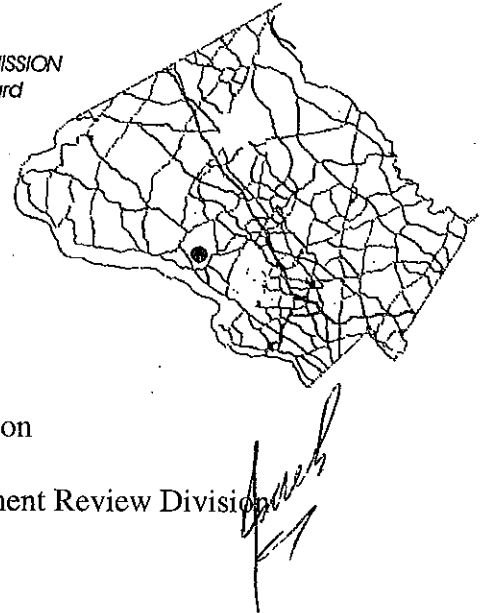




ITEM #6

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM



DATE: May 17, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Four (4) Single Family Detached Dwelling Units

PROJECT NAME: Pipkin Property

CASE NUMBER: 1- 02052

REVIEW BASIS: Chapter 50, Montgomery County, Subdivision Regulations

ZONE: RE-1

LOCATION: Located on the southwest quadrant of the intersection of Meadow View Drive and Green Meadow Road

MASTER PLAN: 1980 Potomac Subregion

APPLICANT: Michael Rose Land Inc.

FILING DATE: November 7, 2001

HEARING DATE: May 23, 2002

STAFF RECOMMENDATIONS: Approval of only three (3) lots, Subject to the Following Conditions:

- (1) Submit revised preliminary plan for staff review and approval depicting three (3) lots. Plan to include house locations, sewage disposal fields and site grading

- (2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation areas and/tree save areas
- (4) Compliance with conditions of MCDPS (Health Dept.) approval
- (5) Access and improvements as required to be approved by MCDPWT prior to recording of plat
- (6) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (8) Necessary easements

Prior Planning Board Hearing

This preliminary plan application was scheduled to be heard by the Planning Board on April 11, 2002. Shortly before that scheduled hearing, representatives of the applicant requested the hearing be postponed, thus providing the applicant and their representatives additional time to address the recommendations proposed by staff. Staff's concerns regarding the four (4) lot proposal centered around the issue of compatibility to the surrounding development pattern of the immediate vicinity. The applicant has attempted to address the concerns identified by staff but is unable to adequately adjust the proposed lot layout sufficiently to staff's satisfaction.

Staff continues to recommend approval of three (3) lots only for this application. The original staff report dated April 4, 2002 is attached to this memorandum outlining the concerns with the four (4) lot configuration.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM



DATE: April 4, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division
Tanya Wilson, Subdivision Planner *Tsuil*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Four (4) Single Family Detached Dwelling Units

PROJECT NAME: Pipkin Property

CASE NUMBER: 1- 02052

REVIEW BASIS: Chapter 50, Montgomery County, Subdivision Regulations

ZONE: RE-1

LOCATION: Located on the southwest quadrant of the intersection of Meadow View Drive and Green Meadow Road

MASTER PLAN: 1980 Potomac Subregion

APPLICANT: Michael Rose Land Inc.

FILING DATE: November 7, 2001

HEARING DATE: April 11, 2002

STAFF RECOMMENDATIONS: Approval of only three (3) lots, Subject to the Following Conditions:

- (1) Submit revised preliminary plan for staff review and approval depicting three (3) lots.
Plan to include house locations, sewage disposal fields and site grading

- (2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation areas and/tree save areas
- (4) Compliance with conditions of MCDPS (Health Dept.) approval
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- (7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (8) Necessary easements

PROJECT DESCRIPTION: VICINITY

The proposed subdivision is identified as parcel P283 and is located on the southwest quadrant of the intersection of Meadow View Drive and Green Meadow Road in the Darnestown Planning Area. The site consists of 4.54 acres and is zoned RE-1. The parcel was originally deeded into eight (8) unrecorded parcels several years ago. The original surrounding subdivision of *Ancient Oak North* was established by record plat in 1967. All of the lots surrounding the subject site are zoned Rural Cluster (RC). This includes the north and south sides of Green Meadow Road and the east and west sides of Meadow View Drive.

The 1980 Potomac Subregion Sectional Map Amendment rezoned the subject property and the adjoining Ancient Oak North neighborhood from R-200 to RC. During the work sessions on the most recent master plan, the owner of the subject property filed for a rezoning from the established RC to RE-1. The rezoning application was case no. G-777. The RE-1 zoning category was consistent with the recommendations set forth in the staff draft master plan. The Council approved the rezoning, acknowledging that it was consistent with the recommendations of the pending Master Plan. The current approved, but not yet adopted Potomac Subregion Master Plan recommends that the entire area of Ancient Oak North be rezoned to RE-1.

PROJECT DESCRIPTION: PROPOSAL

The applicant proposes to create four (4) single-family lots, shown on the plan as Lots 63 through Lots 66. As reflected in the attached drawing, all four lots consist of at least 40, 000 Sq Ft in size. Lots 63, 64 and 66 all directly front, and have access to Green Meadow Road, while

lot 65 fronts, and has access to Meadow View Drive. All the lots meet the zoning requirements of the RE-1 zone.

DISCUSSION OF ISSUES TO DATE:

In order to approve the application for subdivision, the Planning Board must find that the proposed lot(s) meet the subdivision criteria as set forth in Chapter 50 of the Montgomery County Code. Additionally, Section 50-29(a) of the code lists several purposes of the Subdivision Regulation that are significant to the Board's consideration of this plan that states:

~~"Lot Dimensions. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan and for the type of development or use contemplated in order to be approved by the board."~~

Although the proposed subdivision has met all the minimum requirements of the RE-1 zone, staff finds the orientation of Lot 66 to be incompatible and in addition, Lot 66 would be inconsistent with the orientation of the surrounding properties in the Ancient Oak North subdivision. Most of the existing homes have front yard setbacks within fifty feet of the front lot line, whereas Lot 66 has a front yard setback in excess of 140 feet. The property is configured with a pipe stem on Green Meadow Road for frontage with remaining body of the property behind Lot 63 and 65. Additionally, due to the configuration of Lot 66 the house orientation is placed somewhat behind the home on proposed Lot 63. The resulting configuration is not typically demonstrated in the surrounding community.

The bulk of the four (4) acre site is restricted due to the location of septic fields and a conservation easement over the area of stream buffer located on the southern end of the site.

CONCLUSION

Staff has analyzed the subject application based on Section 50-29 (a) of the Montgomery County Subdivision Regulation as well as the other applicable sections of the County Code and concludes that three (3) lots would be more consistent and more compatible with the development pattern found through out the existing Ancient Oak North community. By eliminating Lot 66, and incorporating its land area into the other proposed lots, would lend itself to a more consistent development. Staff finds that the proposed for four (4) lot subdivision is excessive for this site and is not compatible with the character of the existing neighboring properties. As such, staff recommends approval of only three lots (3) at this time.

ATTACHMENTS

Vicinity Development Map	5
Property Boundary Map	6
Proposed Subdivision Plan	7
Citizen Correspondence	8

VICINITY MAP FOR PIPKIN PROPERTY



Map compiled on April 05, 2002 at 11:00 AM | Site located on base sheet no - 221NW13

NOTICE

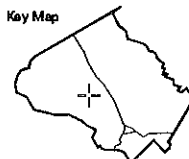
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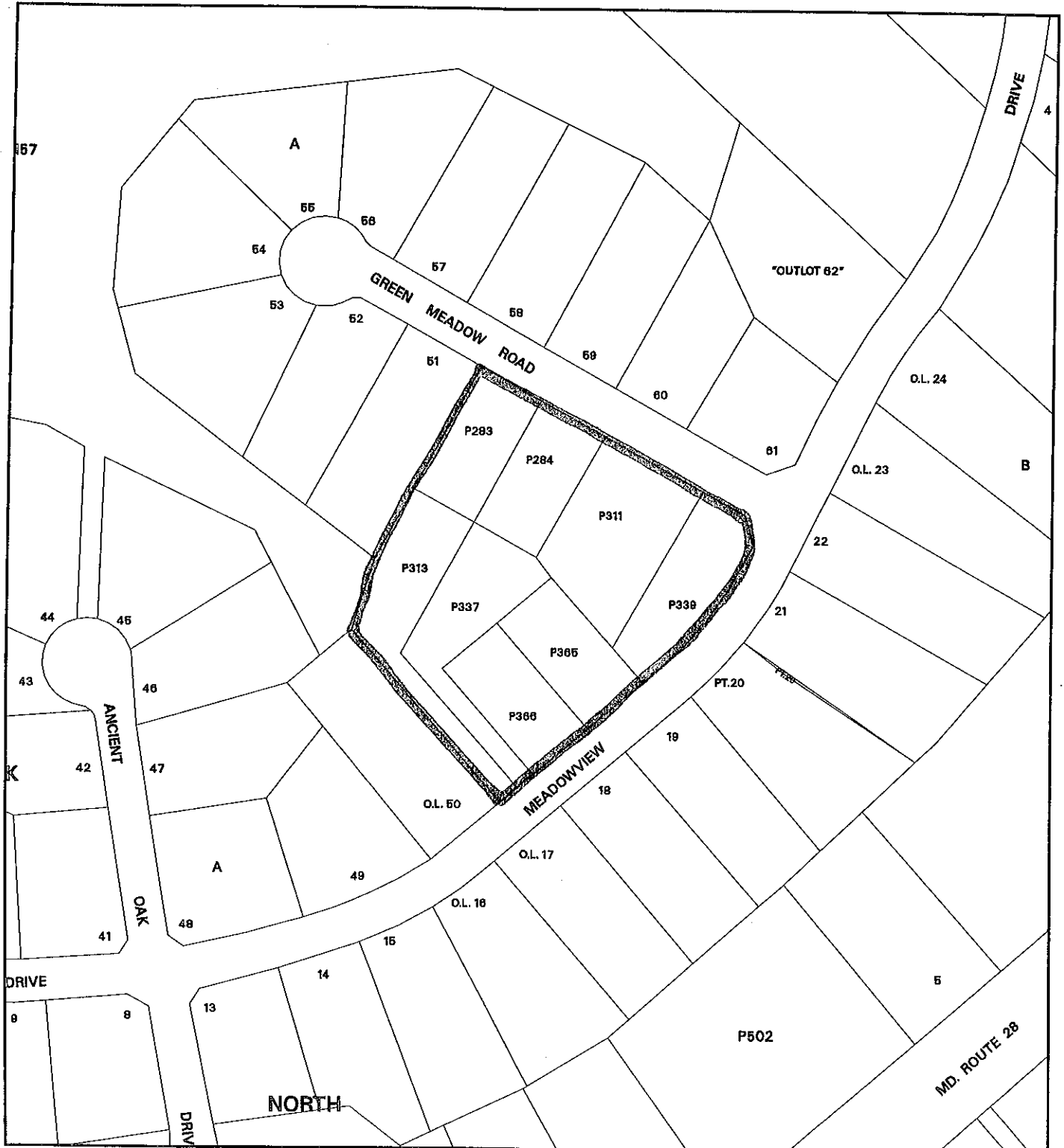
Key Map



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VICINITY MAP FOR

PIPKIN PROPERTY



Map compiled on April 05, 2002 at 10:40 AM | Site located on base sheet no - 221NW13

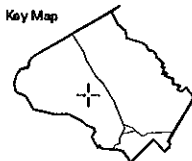
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Key Map



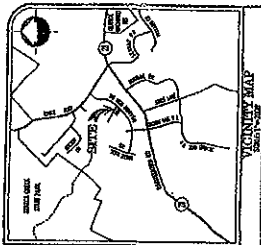
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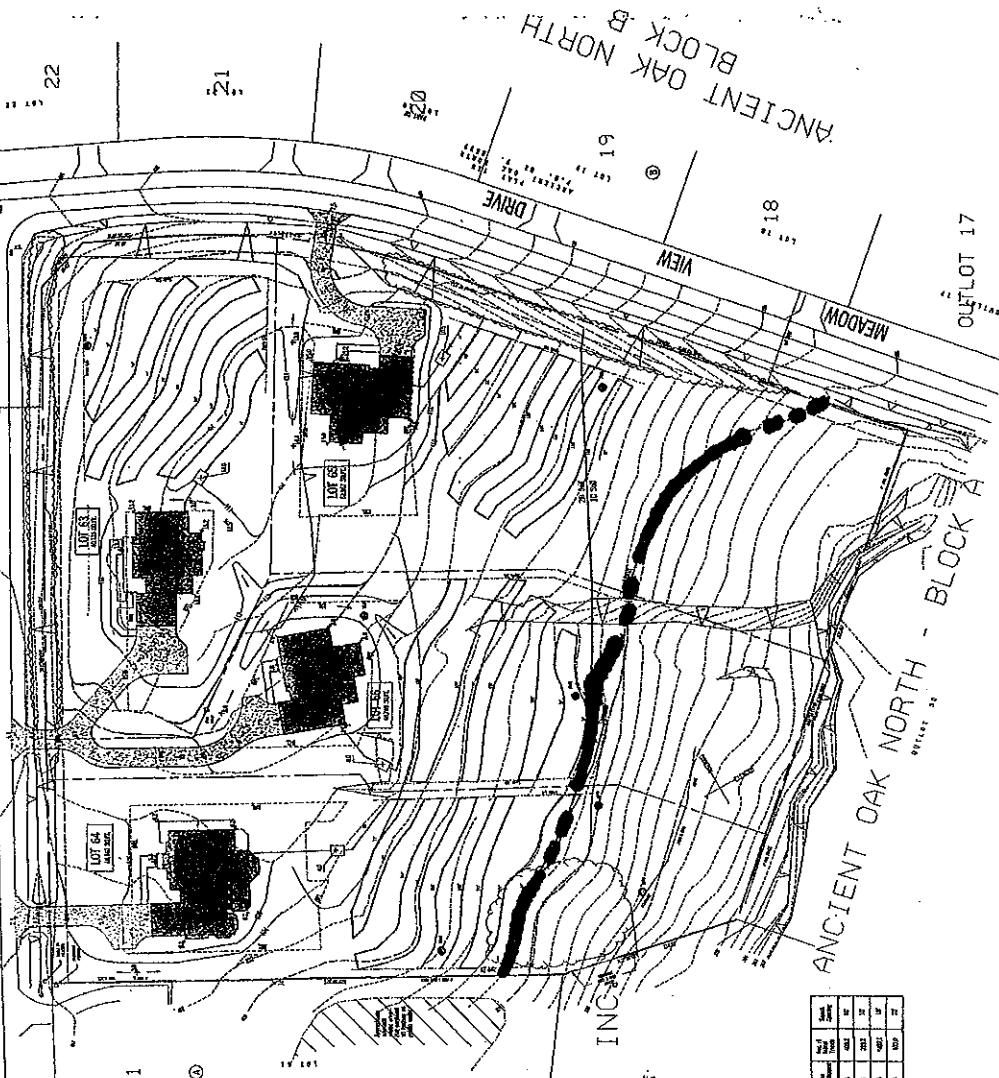
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ANCIENT OAK NORTH BLOCK A

57 58 59 60 61 62 63 64 65

GREEN MEADOW ROAD



RIDGEFIELD CITIZENS, INC.
P157

SEPTIC DESIGN CHART / LOTS 63 - 66

Lot	Area (sq. ft.)	Population	Design Flow (gpd)	Design Flow (mld)	Design Flow (cfs)	Design Flow (gpm)	Design Flow (lpm)	Design Flow (mld)	Design Flow (cfs)	Design Flow (gpm)	Design Flow (lpm)
63	10,000	10	100	0.001	0.000	0.000	0.000	0.001	0.000	0.000	0.000
64	10,000	10	100	0.001	0.000	0.000	0.000	0.001	0.000	0.000	0.000
65	10,000	10	100	0.001	0.000	0.000	0.000	0.001	0.000	0.000	0.000
66	10,000	10	100	0.001	0.000	0.000	0.000	0.001	0.000	0.000	0.000

SITE DATA

1. Lot 63: 10,000 sq. ft.
2. Lot 64: 10,000 sq. ft.
3. Lot 65: 10,000 sq. ft.
4. Lot 66: 10,000 sq. ft.
5. Lot 67: 10,000 sq. ft.
6. Lot 68: 10,000 sq. ft.
7. Lot 69: 10,000 sq. ft.
8. Lot 70: 10,000 sq. ft.
9. Lot 71: 10,000 sq. ft.
10. Lot 72: 10,000 sq. ft.
11. Lot 73: 10,000 sq. ft.
12. Lot 74: 10,000 sq. ft.
13. Lot 75: 10,000 sq. ft.
14. Lot 76: 10,000 sq. ft.
15. Lot 77: 10,000 sq. ft.
16. Lot 78: 10,000 sq. ft.
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19. Lot 81: 10,000 sq. ft.
20. Lot 82: 10,000 sq. ft.
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23. Lot 85: 10,000 sq. ft.
24. Lot 86: 10,000 sq. ft.
25. Lot 87: 10,000 sq. ft.
26. Lot 88: 10,000 sq. ft.
27. Lot 89: 10,000 sq. ft.
28. Lot 90: 10,000 sq. ft.
29. Lot 91: 10,000 sq. ft.
30. Lot 92: 10,000 sq. ft.
31. Lot 93: 10,000 sq. ft.
32. Lot 94: 10,000 sq. ft.
33. Lot 95: 10,000 sq. ft.
34. Lot 96: 10,000 sq. ft.
35. Lot 97: 10,000 sq. ft.
36. Lot 98: 10,000 sq. ft.
37. Lot 99: 10,000 sq. ft.
38. Lot 100: 10,000 sq. ft.

General Notes

1. The proposed septic system is designed to serve the lots shown on this plan.
2. The design flow is based on a population of 10 persons per lot.
3. The design flow is based on a 100-year return period.
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PRELIMINARY PLAN
P157
RIDGEFIELD CITIZENS, INC.
HARTFORD, CONNECTICUT

APPROVED
MICHAEL J. ROSE, INC.
1000 Main Street
Hartford, CT 06103

SEITE SOLUTIONS, INC.
1000 Main Street
Hartford, CT 06103
(860) 234-1234
www.seitesolutions.com

#8

VERONICA PIPKIN-PRUITT

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Phone: 301-843-8776
Fax: 301-638-7737
Nexie@aol.com

RECEIVED
APR 10 2002

April 10, 2002

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

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

Attn: Chairman Arthur Holmes, Jr.
Vice-Chair Wendy C. Perdue
Commissioner Allison Bryant, Ph.D.
Commissioner John M. Robinson
Commissioner Meredith K. Wellington

Re: Preliminary Plan Review No. 1-02052 - Pipkin Property

Dear Planning Board Members,

I am the daughter of Mrs. Madelene E. Pipkin who passed away on August 31, 2001 and Russell Pipkin who passed away on November 15, 2001. I was granted administration of my father's estate on February 7, 2002, and I am the personal representative of his estate (See attached Letters of Administration). I writing to you in regard to the Preliminary Plan No. 1-02052 - Pipkin Property that you will be reviewing on April 11, 2002. My mother and father entered into a contract on April 18, 2001 with Michael T. Rose Land, Inc. The contract was to sell their property to Michael T. Rose Land, Inc. on the basis that the property was zoned RE-1 and would be an appropriate parcel of land for subdivision into 4 lots.

The reason that led my father and Michael T. Rose Land, Inc. to expect that Development Review would be likely to recommend for 4 lots was based on the history my father has had with the MNCPPC, the Montgomery County Council and the Planning Board for Montgomery County over the past 26 years. My father was successful in having his parcel of land re-zoned to RE-1 in January of 2001. RE-1 zoning was seen by the staff of the Community-Based Planning Division and the Zoning Hearing Examiner, Mr. Phillip J. Tierney as the appropriate rectification of the unique mistake referred to in *The County Council for Montgomery County, Maryland Sitting as the District Council for That Portion of the Maryland-Washington Regional District Council in Montgomery County* in the Resolution No. 14-329 adopted on January 18, 2000.

Mr. Shaneman, the supervisor of the Subdivision Section met with Michael T. Rose Land, Inc.'s engineer, Mr. Blumberg on Wednesday, April 3, 2002. At this meeting Mr. Shaneman issued his recommendation for only 3 lots, *with conditions*. Mr. Shaneman's main concern, as he expressed it to me on April 5, 2002, is that the houses and their layout on the proposed lots are not in keeping with the "character of the neighborhood". He was specifically concerned about proposed Lot #66 and it's setback. Michael T. Rose Land, Inc. had submitted their Preliminary Plan to him a total of three times each time including adjustments that reflect Mr. Shaneman's concerns as well as those of Gene Von Gunten at MCDPS. Mr. Shaneman was not swayed by their arguments in favor of the Preliminary Plan for 4 lots.

At this point I would like to present my argument for 4 lots. There are several points I want to make, but I think one of the most important is about the letters written by a number of my parent's neighbors in regard to the Preliminary Plan. Of the 17 adjacent and confronting property owners, a total of only 6 of the neighbors wrote letters about their concerns pertaining to the development of the Pipkin Property. Two more of the letters were from neighbors in the Ridgefield Development (Ancient Oak North) but not in the immediate vicinity. The rest of the letters are from the Darnestown Civic Association (2 letters) and 1 more is from the Ridgefield Citizens, Inc.

All these letters from the 6 homeowners express the same basic concern; that the houses proposed for the 4 lots are not "in keeping with the character of the neighborhood", specifically their complaints are that the proposed houses are too big. Some of these people expressed concern that their property values would be negatively impacted by houses larger than their own houses that were developed in the 1970's. That is obviously not the case. The surrounding property values will be improved by the beautiful, modern housing proposed, certainly more so than the existing dilapidated house, barn and outbuildings. The modern trend towards larger homes is not something that my parents or I can control, and I don't feel that what is left of my family should be financially penalized for this normal, common trend.

Some of these 6 homeowners are original owners and are close to the same age as my parents were when they died. I know it is difficult for people to face and adjust to changes in their environment, especially if they are older, and I see this as the motivating factor for the letters. I understand that they want things to stay the same, but I am very frustrated at their reasons for insisting on having the proposed housing conform to smaller scale building practices that haven't been standard since the 1970's. To insist on antiquated housing styles at the Pipkin family's expense is unrealistic as well as discriminatory when the proposed housing is a legitimate land use of the RE-1 zoning according to the current Master Plan and reflects current development standards.

Some of the other concerns such as the driveways being directly across from existing driveways is a feature that is common throughout Ridgefield and Ancient Oak. A comment that the proposed houses will create a "separateness" and not "promote neighborhood feel" is not very realistic. I personally lived at my parents residence for approximately 40 years, and have always felt a certain real separateness from the neighborhood due to the fact that my family owned a large old house with a barn, a silo and various outbuildings that my neighbors would frequently demand to have removed. I believe that the "separateness" is more akin to difference and the qualms that change brings with it.

Another comment in one letter is that there will be a loss of privacy from the location of the proposed houses, I don't see this as a problem as the proposed houses are set back a little more than the existing ones and that alone would help to maintain the neighbors "privacy". I don't think the new houses would be "staring into a front bedroom" any more than the Pipkin house does now. There were several letters that mentioned existing houses facing garages and backs of the proposed houses. Michael T. Rose Land, Inc. has addressed these concerns by changing the orientation of the proposed houses on the lots. My neighbors on Green Meadow have been facing the back of our rather dilapidated farmhouse for almost 40 years.

One homeowner is concerned about losing the "country" feeling of the neighborhood, and another is concerned that the dairy barn on our property is "possibly historic" and should be preserved. These are very real worries, but they are not based in fact...they are based on emotions. I have sympathy and understand that my neighbors feel threatened by change. But the changes that are proposed add to the value, beauty and neighborly feeling of Ridgefield. The people that will purchase these houses will be thrilled to be living in such a beautiful neighborhood that is close to good schools, shopping, hospitals, fire and rescue, employment

and good neighbors that will undoubtedly adjust to their newness and welcome them into their neighborhood.

The points that follow are an excerpt from a letter I wrote to Ms. Lynn Stemmy, the Project Manager for the Pipkin Property. They address some more technical aspects of my argument for 4 lots and I consider these points to be the strongest of my arguments. They are as follows:

1. Mr. Shaneman has concerns that the site plan you have designed does not take into consideration, to the extent that he would like, the requirements of keeping the "...same character as to street frontage, alignment, size, shape, width, area and suitability for residential lots within the existing block, neighborhood or subdivision." (Sec. 50-29 § b-2, Montgomery County Code). This particular provision of the code refers specifically to resubdivisions. Resubdivisions are subdivisions, but the reverse is not the case. The Pipkin Property is not a part of an earlier subdivision and so does not bear the same burden of adherence to this ordinance that a resubdivision would.

Of course, common sense tells us, as does Sec. 50-29. *Lot design. § (1) Montgomery County Code* "...Lot size, width, shape and orientation shall be appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan...". The lot design also has to reflect an appropriate use of the existing zoning; RE-1. It seems obvious to me after checking 59-C-1.31. *Land uses*, and 59-C-1.32. *Development standards*, of the *Montgomery County Code* and the *Tabular Summary of Zoning Requirements - Montgomery County, Maryland*, August 1991, that preliminary plan 1-02052 meets all the stated requirements to be considered an appropriate use of it's RE-1 zoning as well as being in accordance to the applicable Master Plan. The zoning and master plan sets single family detached homes as a suitable use of the property.

Apparently Mr. Shaneman's main concern, according to his subdivision reviewers, is that the longer length of the driveway for Lot # 66 does not conform to the "character of the neighborhood" issue that I have discussed above. After reviewing the requirements of 59-C-1.32. *Development Standards*., it appears to me that the 50' requirement for setback from street is a minimum requirement. The site plan I have details the setback that is shown for Lot #66 as being over the minimum. Since the setback has to be at least 50', then that requirement has obviously been met. I don't see this having a negative impact on the neighborhood in any fashion. Visually, the lot does not pose much of an inconsistency because of the dense line of mature trees on the Green Meadow Road right-of-way directly to the right of the Lot #66 driveway, which screens much of Lot #66 and the house on it from the street.

2. I want to point out that a precedent for a long setback driveway has already been set by my neighbor in the same block, directly across from the Pipkin Property, at 12912 Meadow View Drive, which on your site plan is Lot 18 (Map ES42, Lot 18, Plat No: 8539). This would support my contention that the setback on your Lot #66 is not at odds with the existing character of the neighborhood. It was also pointed out to me by one of Mr. Shaneman's staff that additional landscaping is an option for you to help Park and Planning feel more comfortable with your site plan.

I would like to make a few more points before closing this letter. I think that if my father had not passed away when he did, the neighbors would have had the opportunity to talk to him about the Preliminary Plan and he could have addressed many of their concerns. I don't think there would have been the breakdown in communications that did take place due to the fact that my brother, my sister and I were emotionally devastated by my parents deaths and weren't capable of even thinking about the contract we inherited until February of this year.

Another point which is worth making is that my brother and sister and I cannot financially afford to hold onto my parents property indefinitely...even if this particular contract that hinges on obtaining 4 lots falls through because of the possible decision of the Planning Board to recommend 3 lots with conditions, we will face the same problems with the next developer...whether they want to accept the 3 lot designation or try again for 4 lots.

My parents fought hard over the years to have the mistake in zoning of their property rectified. I would like to point out that the Darnestown Civic Association and the Ridgefield Citizens Inc. supported my father's request for RE-1. I quote from the letter sent by Stephen M. Ellis, representing the Darnestown Civic Association, dated August 2, 1999 to Mr. Hussman, Chairman, MNCPPC...

"As you may realize, our Association Board agrees with the Commission's decision to reject the R-200 zoning request in the first Pipkin G-774 application, and is in full support of the general County policy of having the minimum of RE-1 in areas where only septic is available. We can understand the frustration and anxiety of the Pipkin family over the predicament that their property has been in over the last 25 years. The Commission must be commended for the helpful assistance to the Pipkins ...toward a resolution of the rezoning of this property to RE-1. We concur with this result."

The remaining Pipkin family would like you to uphold the intentions of the rezoning of our property by the Montgomery County Council and allow us to proceed with Preliminary Plan # 1-02052. We realize that the existing contract's terms do not in any way obligate you to approve 4 lots. But my brother, Russell D. Pipkin, my sister Vivienne Simmons and myself would like to put this sad and frustrating part of my parent's death and the consequent mourning behind us and move on with the rest of our lives. To us this is a very painful reminder that our parents didn't live long enough to enjoy the fruits of their struggle to rezone and sell their property.

We thank you for your thoughtful consideration of this matter.

Sincerely,



Veronica L. Pipkin-Pruitt

Darnestown Civic Association

*14100 Darnestown Road
Darnestown, Maryland 20874*

March 22, 2002

Mr. Holmes, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Pipkin Preliminary Plan #1-02052

Dear Planning Board Members and Subdivision Review Staff:

Enclosed is the Darnestown Civic Association's (DCA) letter on the Pipkin zoning case #G-777. The Ridgefield Citizens association and the local neighbors all agreed with the conclusion that zoning mistakes were made in applying the Rural zone in 1974, and the RC zone in 1981, to this area. The DCA also agreed that waiting for the lengthy Master Plan revision would not be the best and most expeditious way to settle the issue for the Pipkins.

As to the current Preliminary Plan we commend the Subdivision Review staff's recommendation for the developer to submit a revised plan. While the newest plan submitted in March does square the houses with the street, that is basically the only change. We understand that the developer and the property owners want to maximize the yield on their parcel. Four comparable houses would be compatible on this property except for the following:

- The County cannot dictate the size of the new houses. The homes in the existing neighborhood are roughly between 2,500 to 3,000 sq. ft. Trends in house sizes over the last 15 years or more, have been toward large houses on any lot that can accommodate them. The developer has indicated that these houses will be considerably larger than those in the existing neighborhood.
- If this property was flat, there would be little objection to four comparable sized houses, two on Green Meadow Road and two on Meadow View Drive. But this lot is not flat. It is constrained by the steep slope going down to the creek below. The limits of disturbance because of the slope and anticipated septic fields, leaves only about a third of the property (roughly 60-70,000 sq. ft.) as the stage for all the houses to be built in this resubdivision.
- How much of the septic field for the existing house, occupied since 1964, is still viable? Is this field part of lot 63's septic area?
- Lot 66 is out of place. It is the fourth and the awkward house, plopped down into the backyards of the other three proposed houses. This house makes the plan incompatible, especially as part of a resubdivision in the existing neighborhood. We anticipate that this forced, fourth house would also be resented by the residents in the other three new houses.

The DCA is supporting three houses on this property that can be adequately spaced to allow the larger anticipated houses to be in conformity with the neighborhood. We also suggest that a strip of land in the stream buffer, connecting the existing community property to Mountain View Drive, be dedicated to the Ridgefield Citizens, Inc.

The Ridgefield neighbors were in support of the zoning change to the Pipkin property. If the resultant development is uncharacteristic of the neighborhood and resented, it gives credence to the sardonic expression "no good deed goes unpunished."

We thank you for your attention in this matter.

Sincerely,

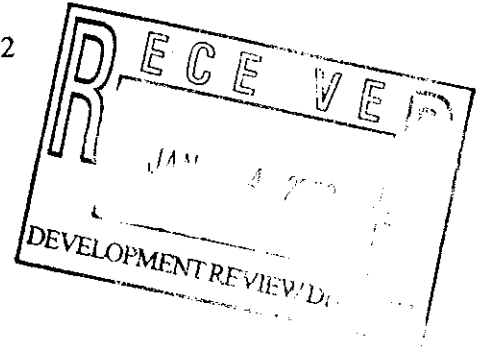
A handwritten signature in cursive script that reads "Stephen M. Ellis". The signature is written in dark ink and is positioned below the word "Sincerely,".

Stephen M. Ellis
Trustee and Zoning Chairman,
Darnestown Civic Association

12900 Meadow View Dr.
Gaithersburg, Md. 20878

January 23 , 2002

Development Review Division
Maryland - National Capital Park & Planning Commission.
8787 Georgia Ave..
Silver Springs , Maryland 20910



Subject Reference: Preliminary Plan of Subdivision
Plan: Pipkin Property
Plan No. 1-02052
Location: West corner of Meadow View Dr. & Green Meadow Rd.

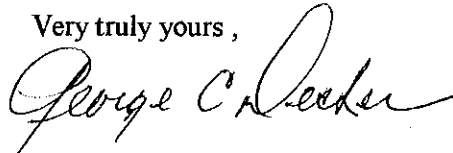
Dear Sirs::

As a confronting property owner, Lot 21 , to the referenced property subject to a proposed subdivision, I offer the following comments on review of the Preliminary Plan , Pipkin Property, dated September 2001..

- 1, The Site Plan provides only a preliminary proposed arrangement for the construction of four houses on the existing site. There is no indication that this is the most acceptable proposed arrangement sought or initially approved by the M-NCPPC.
2. The review of this Plan causes a number of questions to surface that can reflect directly on the confronting and adjacent property owners; myself and others. The County Planning Commission and or developer provide to the owners answers to these following questions so that constructive and beneficial comments, if any, can be submitted.
 - a. Size, style and value of the homes to be constructed: are they compatible to the immediate existing developed properties.
 - b. Schedule of the total development.
 - c. Method of site sedimentation and erosion control to protect existing area drainage such as swales, ditches, culverts, creeks, and lake.
 - d. Safe and appropriate method of existing structures demolition and dust and debris control.
 - e. Noise abatement and control.
 - f. Earth excavation and haul over resident roadways.
 - g. Impact on the interruption of the existing utilities servicing the immediate residencies; ie; water, gas and electric.
 - h. Area security and roadway safety for vehicle and pedestrian traffic.

3. It is requested that the Planning Commission will consider these areas of noted concern in a favorable manner providing written response to the Ridgefield Citizens, Inc. and the immediate property owners prior to any scheduled public hearing.
4. The protection to the value of the existing surrounding properties as well the safety and well being of the resident families are of prime and utmost importance to all.

Very truly yours ,

A handwritten signature in cursive script, reading "George C. Decker". The signature is fluid and elegant, with a large initial "G" and a long, sweeping underline.

George C. Decker

Copy: Dr. Julius J. Gottlieb
President , RCI, Inc.

**RIDGEFIELD CITIZENS INC.
15812 ANCIENT OAK DRIVE
DARNESTOWN, MARYLAND 20878-2110
301-963-6249**

January 21, 2002

Development Review Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Name of Plan: Pipkin Property
Plan Number: 1-02052
Current Zoning: RE-1
Area Included: 4.54 acres
Location: West corner of Meadow View Drive
at Green Meadow Road

I represent, as President, Ridgefield Citizens Inc. (RCI), in which the Pipkin subdivision is located. My wife and I have resided in Ridgefield since August 1974.

Ridgefield Citizens Inc. has been incorporated and continuously active since 1971. It is a non profit organization that was organized to benefit the best interests of all members of RCI and the community at large and to maintain RCI's park and lake as a desirable recreational area for the use and enjoyment of the residents of the "Ancient Oak North Subdivision" of Montgomery County, Maryland known as "Ridgefield".

RCI is registered with the Montgomery County Government. We pay a registration fee for each member household. We pay real estate taxes on our community recreational area. In summation, we are a long standing civic organization that represents this area.

The consensus of the RCI membership is that the Preliminary Plan of Subdivision of the Pipkin Property as submitted to the M-NCPPC does not conform to the existing subdivision in which it is to be located, both in house size, house location, number of houses, and ingress driveways with relationship to the other homes on Green Meadow Road and Meadow View Drive.

The Preliminary Plan of Subdivision of the Pipkin Property as presented by Site Solutions Inc. (SSI) does damage to RCI, because the Preliminary Plan is not in conformity with the RCI neighborhood in the Ancient Oak North subdivision. We think that the site is more suited to three (3) houses, which would allow for more conformity to the existing houses.

RCI wants the tree buffer line along Green Meadow Road and Meadow View Drive to be kept in place as far as it is feasible. The future added landscaping should be in harmony with the neighborhood dogwoods and the signature flowering cherry trees.


RCI is concerned about potential damage done to existing roads, properties and stream, which are not designed for construction traffic. The developer must refurbish existing infrastructure that might be damaged.

Enclosed are copies of comments from property owners of Ancient Oak North Subdivision (Ridgefield).

RCI petitions the M-NCPPC to forestall the subdivision of the Pipkin property as it is not in harmony with the rest of this fine Montgomery County enclave.

When the Public Hearings on the subject of the Pipkin Property are to be held I will lead a delegation of RCI members to the Public Hearings.

Respectfully submitted,
RIDGEFIELD CITIZENS INC.


Julius J. Gottlieb, DPM (Ret)
President

JJG:cpg
Encls.

Jan. 16, 2002

Jim Brown,

To me the outlay does not conform with the surrounding area. The four houses are all planned in less than one half of the four and one half acres. The driveways look like snakes coming out on green meadow road. They are close to each other.

It looks like these houses are all together on part of the four acres, and I wonder what the builder expects to put on the rest of the land.

Sincerley

George L. Hayhoe

12804 Meadow View Drive
Gaithersburg, MD. 20878

to: Jim Brown
from: Peter: Summer Harding

Comments re: Ripton Property

Concerns: Traffic / Privacy

- 1) Why (3) driveways off Green Meadow Rd.?
Put only 1 on 2 off Green meadow, adding
to the main road of Meadow View.
- 2) 15909 Green Meadow Road will have one
house staring straight into front bedroom.
Situate the house differently to keep the
privacy of the neighborhood
- 3) 15905 Green Meadow Rd is looking at a
garage of the new house
- 4) The tree buffer along Meadow View and Green
Meadow Road must be maintained. Add
landscaping in keeping w/ the neighborhood -
dogwoods and the signature flowering
cherry trees of the street.
- 5) Style of the houses are not in keeping w/
the neighborhood. It will create a "separateness"
not promoting neighborhood feel.
(over)

The development is destroying the
special quality of this part of Ridgefield.
We will lose a sense of history and our
"counting" feeling, which has been preserved
in our enclave off ^{Highway} 28.

*Christi & Michael Watkins
13808 White Rock Road
Darnestown, MD 20878
240-683-8686*

January 17, 2002

Re: Pipkin Property Subdivision Plans

To Whom It May Concern:

I am very concerned with the plans for adding four homes on the Pipkin property because the size of the homes are completely out of character to every other home in the neighborhood.

It is poor design to have 99% of the neighborhood homes build in similar architecture style and size and then insert homes that don't conform to the neighborhood standard.

I don't mind the addition of new homes, just that the homes be in similar style and size of the existing homes. When choosing my home, I specifically chose a neighborhood that was complete. Adding monstrous homes in the middle of the community will be a disaster and not what I bought into.

Sincerely,

Christi Watkins
Christi Watkins

Marc J. Rosenbloom
15916 Green Meadow Road
Darnestown, MD. 20878

Development Review Division
Maryland - National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD. 20910

January 15, 2002

Re: Plan Number 1- 02052 - Pipkin Property
Location: West corner of Meadow View Drive at Green Meadow Road

Ladies and Gentleman:

With all due respect, my opinion of Mr. Rose's resubdivision proposal for the Pipkin prop, immediately adjacent to mine, is that it will literally and figuratively turn its back on our neighborhood.

His resubdivision proposal brings four behemoth mansions into a modest, close-knit community. The buildings he proposes and the sitings do not conform, nor are they compatible with the surrounding properties. He attempts to set them off from the existing homes in the neighborhood by turning them sideward and bringing them together to face one another. Our view, when turning into Green Meadow, would be the backyard of the corner property.

Before I elaborate on my objections, I would like to provide some background on my neighborhood. Mr. Pipkin originally requested a rezoning of his 4.54 acre lot into .25 acre lots. The neighborhood was not in favor of his plan nor was it feasible, as these houses would utilize septic systems. However, the community did support a one-acre zoning, which he was later granted.

The resubdivision of this property has a greater impact on my home than on any of the other surrounding properties. As for the current proposed approximately 5,500+ sq. ft. house immediately adjacent to mine, its owner would be afforded a perfect view of my back yard, literally robbing me of any privacy.

Mr. Rose's design is flawed - to build these houses in the midst of our established community, without regard for the existing houses (neither in size nor siting) is unconscionable!

For these reasons, I am strongly advocating several alterations to the existing resubdivision plan.

1. Face the properties at 90 degrees to the streets as the surrounding homes are sited.
2. Reduce the size and scope of the house adjacent to my property to bring it in line with the others in his plan. That particular planned house property is over 5,500 sq. ft. The range of existing home sizes in Ridgfield averages between (approximately) 2,300 SF to 2,800 SF.
3. Landscaping and Plantings:
 - Plant mature cherry trees up to and along Green Meadow Road to meet the existing natural tree buffer line and to match the existing plantings along this road.
 - Do not disturb the treed buffer along Green Meadow Road or along Meadow View.
 - Save as many trees on the Pipkin property as is physically possible. Prefer to see the county audit the existing trees.
 - Plant a privacy screen of mature (12'-14', spaced 5' between each) Leland Cypress along the adjacent property line. Between my home and the adjoining property.
4. Realign driveways so two houses would be accessed from Green Meadow and two from Meadow View. This would reduce the impact of increased traffic.

5. Allow construction traffic only on Meadow View Rd.

6. I will be informed of the manor and timetable for demolition of the silo and barn.

I urge you to consider my proposed modifications which, done together, could afford a much greater sense of community, comparability, compatibility and neighborhood cohesiveness.

I am a lifelong Montgomery County resident. During the past four years in Ancient Oak North, I have treasured the quiet peacefulness and privacy of my home and neighborhood. I understand that new development on the Pipkin property is inevitable. However, it is intolerable to imagine the negative impact Mr. Rose's current resubdivision proposal will have on my home and those of my neighbors. If allowed to go forward as proposed, these four houses will strike at the heart of Ridgefield. Without modifications to design or siting, they will be isolated rather than integrated into our lovely community.

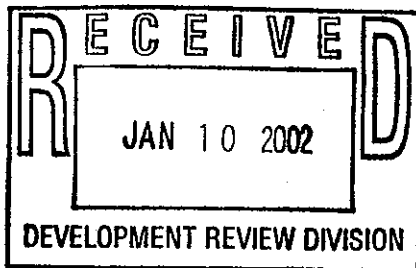
Sincerely;

A handwritten signature in black ink, appearing to read "Marc J. Rosenbloom". The signature is fluid and cursive, with the first name "Marc" being more prominent.

Marc J. Rosenbloom

15916 Green Meadow Rd.

Darnestown, MD 20878



12927 Meadow View Dr.
Gaithersburg, MD 20878-2167

January 9, 2002

Development Review Division
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Preliminary Plan of Subdivision
Name: Pipkin Property
Number: 1-02052
Zoning: RE-1
Area: 4.54 acres
Location: West corner of Meadow View Drive
at Green Meadow Road

We have reviewed the proposed plan for the above referenced property and have some serious concerns about it since it is located right in the middle of an already established and attractive neighborhood.

- 1) The orientation of the houses in this plan is not consistent with the existing houses in this neighborhood.
- 2) The driveways proposed for these houses are not consistent with those in the neighborhood. Further, three driveways near to each other and directly across from two existing driveways looks awkward and could become a problem.
- 3) The house proposed for Lot 64 is so big and fancy as to be out of character for this neighborhood.

The Ridgfield Development is a lovely neighborhood which was first developed approximately 30-35 years ago and it continues to be attractive to and sought after by many buyers. The houses and yards were well built and have been kept in excellent shape. The proposed plan would destroy the ambiance of the area and stick out like a sore thumb, even if built well and properly cared for.

The planners should make the fronts of the houses face and be parallel to the streets. The corner house on Lot 63 could face the corner, if that is desired. No one wants to see the back of a house at such a prominent place in the neighborhood, and those properties across the streets from the corner would surely suffer loss of desirability and value by facing the back of that house.

The driveways should be perpendicular to the streets, not winding or curved. The driveway for the corner house on Lot 63 would be better placed to enter onto Meadow View Dr. rather than onto Green Meadow Rd.

RECEIVED
MAY 19 1964
The house on Lot 64 should be scaled down to a reasonable size eliminating what appears to be a glassed-in half circle overlooking the back yard next door. This would make it fit the lot better, preserve some of the privacy next door, and be more nearly consistent with the character of the neighborhood.

The lot boundaries should be redrawn so as to provide Lot 66 more front footage on Green Meadow Dr. Eliminating the winding driveway on Lot 63 and replacing it with a straight driveway onto Meadow View Dr. should make this possible.

We have lived on Meadow View Dr. right next door to this property for over 30 years and we love this neighborhood. We trust that you will take these concerns into account and pass on to the developers our specific recommendations requesting that they build housing in our neighborhood that preserves its present charm and attractiveness.

Sincerely,

Grant Snyder *Artha Jean Snyder*
Grant & Artha Jean Snyder

Wednesday, December 12, 2001

M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Pipkin Property PLAN # 1-02052

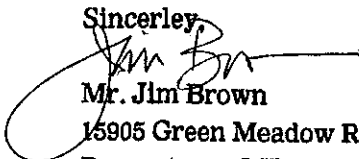
This letter is in response to the proposed site plan for the Pipkin Property. As a Homeowner living directly across from this site, I do have some questions and concerns about the site positions of the new homes, and how they relate to the established houses.

There is also great concern about the existing mature trees that occupy different areas of the Pipkin Property. To understand the impact of these new houses I feel it would be necessary to identify what trees would be removed, which would stay, and what additional landscaping would be done to blend the new site to the pre existing neighborhood.

Lastly, how much disruption will be done to the original road that is a main artery for the neighbors. Will this road be re-paved by the builder once the construction is completed?

You can see that there are questions as well as concerns that have surfaced due to this proposed site plan. Please feel free to contact me to let me know how best to pursue answers and information on these issues.

Sincerely,



Mr. Jim Brown
15905 Green Meadow Road
Darnestown, MD 20878
301-947-8747

DEVELOPMENT REVIEW DIVISION