

7/24/2003

**ATTN: Kathy Reilly**  
**Fax: 301-495-1304**

**SUBJECT: Rezoning property adjacent to  
Inverness North from single family units to  
townhouses**

I am writing to voice my concerns regarding the planned development of a 30 unit townhouse development adjacent to Inverness North Townhouse Community. As one of the few original homeowners on Muirfield Drive, close to thirty years ago, I remember being told - at the time of purchase - that this property would not come under development. Rather, if anything, it would become part of Cabin John Regional Park. I should have known better than to believe a developer, who was interested in nothing else but selling the property! Nonetheless, I have grave concerns with this new development for the following reasons:

1. The traffic situation on Seven Locks Road is becoming unbearable from day to day. During peak rush hours in the morning, it usually takes at least seven minutes to get out of our community -- and then only if a driver already on Seven Locks is merciful enough to stop and let a car get out. There is, after all, a reason that The Heights School has a cop posted at its entrance, but then they most probably can afford to pay extra for such a service. We, on Muirfield Drive, don't even warrant a traffic light. The increase in auto accidents on this stretch of Seven Locks up to Bells Mill Rd. lately can and should be checked by the Planning Commission. I'm surprised that there haven't been more deaths on this road due to traffic congestion.
2. This brings me to another concern. Since there is no sidewalk on Seven Locks up to Tuckerman, it is becoming increasingly more dangerous to walk/jog/bicycle on the shoulder (which is also becoming narrower as time goes by). That fact is an accident waiting to happen. Drivers tend to be impatient, and they swerve onto the shoulder to pass other cars. Seven Locks is narrow, curvy, and hilly, which obstruct the drivers' view so that pedestrians are in danger.
3. Another concern is density and the environment. Has the Planning Commission checked how many units can fit on the property in question. It does not seem like a good idea to pack people in like sardines. My property backs onto the planned rezoning property, which for years has been very private with many old trees and shrubs. This proposed property will threaten both the trees and the wildlife

that exist there – the property is currently almost an extension of Cabin John Park. I'm very concerned about having other houses just across the fence from my house; I don't want to look out my window into someone else's kitchen or bedroom! I am also convinced that a townhouse development of such a size will bring down home values, which is a large concern to me as I approach retirement.

4. In addition, I am concerned about any blasting, excavation, and construction conducted so close to my home. In all honesty, the homes in the Inverness North Townhouse Community are by no means new (I've been here almost thirty years). They were not the sturdiest when new, but now, I feel that disruption connected with such a big construction project next door will be structurally detrimental to our community – some of our house foundations are already beginning to crack, corner walls have developed cracks, water sometimes seeps through the foundation, etc.
5. Lastly, I would like to point out that Muirfield Drive is relatively steep (especially in winter weather), and the drive toward Seven Locks Road to get out of our community in inclement weather can be pretty scary. The steep drive of the proposed property will be an even greater hazard to both the people living in those thirty townhomes, as well as to the traffic on Seven Locks Road.

I realize that the owner of said property wants to sell, and that's okay. I also realize that the Planning Commission must try to help make up the budget deficit by allowing developers to "develop." However, looking the other way, just to make a profit for Montgomery County does not seem as an objective that the Planning Commission should strive for. We, in the Inverness North Community, are all citizens of Montgomery County, we pay high taxes, and we really want what's best for the county, but not at all costs. Please forward my letter to the Planning Commission's meeting, which, I hope, will at least consider my objections regarding the above-mentioned rezoning issue.

Sincerely,

Krystyna McCombe  
10611 Muirfield Drive  
Potomac, MD 20854

*Inverness North Homeowners Association*   
*c/o Lori Peters, President, 10630 Muirfield Dr., Potomac, Maryland, 20854 tel. 301.765.8065 lpeters963@cs.com*

Kathy Reilly  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Reilly,

July 23, 2003

As the President of the Inverness North Homeowners Association, I am sending this letter to express some of our concerns about the Schematic Development Plan submitted for the rezoning of the Burley Property on Seven Locks. The following is a summary of our concerns:

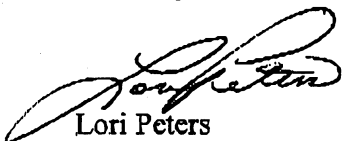
1. Although the Potomac Master Plan shows the Burley property as a Forest Preservation Category 2, indicating the second highest priority for preservation, we do not think enough is being done to protect some of the significant trees on the property. We believe the Schematic Development Plan is misleading regarding the saving of significant trees. The plan indicates that nine significant trees are to be saved. However, based on the Maryland National Capital Park and Planning Commission's standards, several of these trees will not survive long-term after the construction. The schematic plan indicates that there will be significant pavement or buildings put over these trees' critical root system. Although some of these critical root systems are on the Inverness North and Turning Creek developments, there is currently no pavement or buildings on top of these critical root systems. After construction over the critical root system, although the developer will technically "save" the trees during construction, these trees will not survive long-term for the residents of the area to enjoy. We believe that the developer should be required to save the trees long-term by not paving, constructing buildings, or grading over the significant trees' critical root system.
2. There are some places where 20 feet of cut are proposed. We would like to ensure that there is no blasting during the construction of the development. We believe blasting could have potential negative impacts on the Inverness North units, which are over 30 years old, and would be disruptive to our community.
3. The proposed entrance street off of Seven Locks Road is extremely steep. The Schematic Development Plan shows that the entrance road has a slope of up to 12 percent and about 400 feet of slope over 9 percent. We do not believe this is a safe situation. We are concerned that during ice storms, cars will be slipping into Seven Locks due to this very steep slope. It is our understanding that due to safety and maintenance concerns, it is rare that new streets are allowed to be constructed with such a steep slope, and especially not with over 400 feet of such a steep slope. This unsafe design would not be allowed in many other jurisdictions, and we believe should not be allowed here.
4. The stormwater runoff from this site ultimately discharges into the Cabin John stream. The Cabin John stream is a unique treasure for many of the Inverness North residents and should

be adequately protected from degradation by new development. However, based on one of our resident's (Lynn Mayo) discussion on July 21, 2003 with Nadene Pavenko at Montgomery County Department of Permitting Services (DPS, 240-777-6334), the engineer for this property has not provided DPS with adequate information for a stormwater concept plan that would allow DPS to determine if the development will meet Maryland Department of Environment stormwater requirements. We do not understand how an analysis of the environmental impacts can be complete, as required for this rezoning, without this information.

5. The schematic plan shows significant areas of 2-foot horizontal to 1-foot vertical (2H:1V) slope, which is a very steep slope. This includes some areas of fill. There is also an area of 20 vertical feet of 2H:1V slope. We are concerned about the high potential for erosion on such steep slopes and are concerned about the appearance of these slopes, since it is too steep to mow. Our community is currently experiencing erosion problems on less steep slope. We believe a maximum of 3H:1V slope should be allowed when there is a significant area of grade.
6. We believe that a significant portion of this site should be considered undevelopable due to the steep slopes on the property. Therefore, when the total number of allowed townhouses is computed during the rezoning, we believe that only that portion of the site that is developable should be considered. The portion of the property that is too steep to be developed should not be included in the calculation of the number of allowed units. We believe that the engineer has tried to force 30 townhouses in a developable area that is too small to appropriately contain 30 units. We believe that many of our concerns, such as paving and building on top of the significant trees' critical root system, the extremely steep road, inadequate addressing of stormwater management, and a large amount of areas with 2H:1V slope is a direct result of trying to fit too many units on too small an area.
7. It is our understanding that the developer has already agreed to provide a 10-foot access and utility corridor behind all units that would not encroach into the 50-foot forest preservation area. If the developer has not already agreed to this, we request this agreement. We do not believe the 50-foot forest preservation area will remain 50 feet wide long-term, if the forest is immediately adjacent to the townhouse property lines and therefore the residents, maintenance crews, and utility companies could not access the back of the properties without removing some of the forest.

The Inverness North Homeowners Association represents over 100 homeowners and we hope that our concerns, as indicated above, will be addressed if this property is rezoned. If you have any questions, please call me at 301-765-8065.

Sincerely,



Lori Peters  
President, Inverness North Homeowners Association

7/25/03

Kathy Reilly  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

SENT VIA FAX: 301-495-1304

Re: Rezoning of Burley Property on Seven Locks

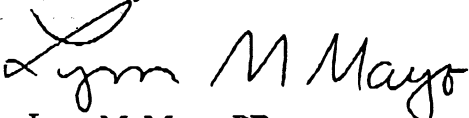
Dear Ms. Reilly:

This letter is to express my concerns regarding the proposed rezoning as shown on the Schematic Development Plan for the Burley Property.

1. Although there are several trees indicated on the plan as significant and to be saved, the plans show grading, paving, and construction within the tree drip line of several trees. As a general industry standard, it is estimated that construction within the tree drip line will result in the long-term death of the tree. Based on this industry standard, many of these significant trees will not survive long-term. Since the developer indicates "significant tree to be saved" I believe the project should be designed to save these trees long-term and not just immediately after construction.
2. The street and sidewalk leading into the development has a significant portion at 9 percent and 12 percent slope. How will this meet the Americans With Disability Act, since the sidewalk will be too steep for wheelchairs?
3. As a member of the Friends of Cabin John stream and professional water resources engineer, I was disappointed that no stormwater management concept design has been completed for this project. Given the topography of the site, it will be extremely difficult to meet all of the new Maryland Department of Environment requirements for stormwater, including water quality volume, recharge volume, channel protection storage, overbank flood protection volume, and extreme flood volume requirements. It is not apparent that all of these requirements can be met given the current schematic development plan. Since the runoff from this site will ultimately enter the Cabin John stream, it is important that these requirements are met in order to protect this stream. I suggest that the rezoning not be approved until an adequate stormwater management concept plan has been prepared.

If you have any questions regarding my comments, you can contact me at 301-670-3354.

Sincerely,



Lynn M. Mayo, PE  
10615 Muirfield Drive  
Potomac, MD 20854

The Honorable Derrick P. Berlage  
Montgomery County Planning Board, Chairman  
8798 Georgia Ave.  
Silver Spring, MD 20910

Dear Chairman Berlage:

I write to express my opposition to the request for re-zoning in case G-809. I live in the Inverness Village community immediately across Seven Locks Road from the proposed development and strongly object to any change in the current zoning of that property.

There would be significant negative affects on my quality of life if the requested townhouse complex were to be permitted. Currently, the traffic on Seven Locks Road is at maximum capacity. It is not uncommon for me to have to wait several minutes for a break in traffic to turn onto Seven Locks Road, and there have been several serious accidents on that stretch of road over the last year. The intersections at Democracy and Tuckerman also have very long backups during rush hours.

Schools in the area will also be negatively impacted by this development. Bells Mill Elementary, Seven Lock Elementary, Cabin John Middle, Churchill and Walter Johnson High Schools are all at over capacity. The County cannot afford to build more classrooms and the students are getting a substandard education in overcrowded classes and modular classrooms.

It is important that Montgomery County also plans for the future by ensuring the preservation of green space for recreational activities and wildlife. Area children regularly play in the woods that are currently on the property and the wildlife that resides in those woods make my neighborhood much more pleasant. The property is connected to Cabin John Regional Park and is designated as future parkland in the Montgomery County Master Plan draft. The destruction of that forest would be a lose to the all the neighborhoods in the area.

In the interest of preserving a healthy and enjoyable community, I respectfully implore you to not permit this property to be rezoned.

Respectfully,

*Afsaneh Moghadam*

The Honorable Derrick P. Berlage  
Montgomery County Planning Board, Chairman  
8798 Georgia Ave.  
Silver Spring, MD 20910

Dear Chairman Berlage:

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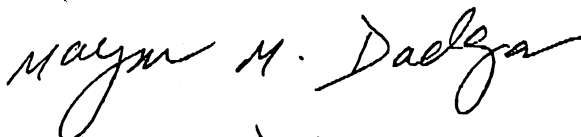
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In the interest of preserving a healthy and enjoyable community, I respectfully implore you to not permit this property to be rezoned.

Respectfully,

  
MARYAM DADGAR

The Honorable Derrick P. Berlage  
Montgomery County Planning Board, Chairman  
8798 Georgia Ave.  
Silver Spring, MD 20910

Dear Chairman Berlage:

I write to express my opposition to the request for re-zoning in case G-809. I live in the Inverness Village community immediately across Seven Locks Road from the proposed development and strongly object to any change in the current zoning of that property.

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In the interest of preserving a healthy and enjoyable community, I respectfully implore you to not permit this property to be rezoned.

Respectfully,

*Ana Q. Lend*  
8048 Inverness Ridge Rd.  
POTOMAC - MD 20854

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Director Francoise Carrier  
Montgomery County Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850

Dear Mr. Carrier

I write to express my opposition to the request for re-zoning in case G-809. I live in the Inverness Village community immediately across Seven Locks Road from the proposed development and strongly object to any change in the current zoning of that property.

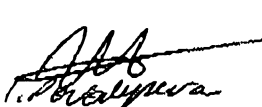

There would be significant negative affects on my quality of life if the requested townhouse complex were to be permitted. Currently, the traffic on Seven Locks Road is at maximum capacity. It is not uncommon for me to have to wait several minutes for a break in traffic to turn onto Seven Locks Road, and there have been several serious accidents on that stretch of road over the last year. The intersections at Democracy and Tuckerman also have very long backups during rush hours.

Schools in the area will also be negatively impacted by this development. Bells Mill Elementary, Seven Lock Elementary, Cabin John Middle, Churchill and Walter Johnson High Schools are all at over capacity. The County cannot afford to build more classrooms and the students are getting a substandard education in overcrowded classes and modular classrooms.

It is important that Montgomery County also plans for the future by ensuring the preservation of green space for recreational activities and wildlife. Area children regularly play in the woods that are currently on the property and the wildlife that resides in those woods make my neighborhood much more pleasant. The property is connected to Cabin John Regional Park and is designated as future parkland in the Montgomery County Master Plan draft. The destruction of that forest would be a lose to the all the neighborhoods in the area.

In the interest of preserving a healthy and enjoyable community, I respectfully implore you to not permit this property to be rezoned.

Respectfully,

  
  
Irina and Andrei Povodyrev  
8129 Inverness Ridge Rd  
Potomac, MD 20854

**Preller, Barbara**

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**From:** Howard Sweed [hgsweed@alumni.princeton.edu]  
**Sent:** Wednesday, July 23, 2003 9:40 PM  
**To:** MCP-Chairman  
**Subject:** Opposition to Re-Zoning in Case G-809  
**Importance:** High

The Honorable Derrick P. Berlage  
Montgomery County Planning Board, Chairman  
8798 Georgia Ave.  
Silver Spring, MD 20910  
[Mcp-chairman@mncppc.org](mailto:Mcp-chairman@mncppc.org)

RE: Rezoning case G-809

Dear Chairman Berlage:

The purpose of this letter is to express my opposition to the request for rezoning in case G-809. My wife and I live in the Turning Creek community immediately south of the proposed development and strongly object to any change in the current zoning of that property.

There would be significant negative effects on my quality of life if the requested townhouse complex were to be permitted. Currently, the traffic on Seven Locks Road is at maximum capacity. It is not uncommon for Turning Creek residents to wait several minutes for a break in traffic to turn on to Seven Locks, and there have been several serious accidents on that stretch of road over the last year. The nearby intersections of Seven Locks / Democracy and Seven Locks / Tuckerman are already quite congested.

Schools in the area will also be negatively impacted by the proposed development. Bells Mill Elementary, Seven Lock Elementary, Cabin John Middle, Churchill and Walter Johnson High Schools are over capacity. The County cannot afford to build more classrooms nor can it allow education to deteriorate in overcrowded classes and modular classrooms.

It is important for Montgomery County to ensure preservation of green space for recreational activities and for wildlife. Many area residents enjoy the natural beauty and wildlife in the area in question. As you know, the property is adjacent to Cabin John Regional Park and is designated as future parkland in the Montgomery County Master Plan draft. The approval of the rezoning request would result in the destruction of the forest and would be tragedy for all the neighborhoods in this area.

In the interest of preserving a healthy and enjoyable community, I respectfully implore you to deny the rezoning request and block the proposed development.

Please feel free to contact me should you require additional input or have questions.

Howard Sweed  
7803 Turning Creek Court  
Potomac, MD 20854  
(H) 301-765-1155  
(W) 703-846-5225

**Preller, Barbara**

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**From:** pitsmail [pitsmail@verizon.net]  
**Sent:** Wednesday, July 23, 2003 10:11 PM  
**To:** Undisclosed-Recipient;  
**Subject:** Re-Zoning Case G-809

Dear Sir or Madam,

We are writing to express our opposition to the request for re-zoning in Case G-809. We live in the Inverness Village community immediately across from the proposed development on Seven Locks Road and strongly object to any change in the current zoning of that property.

If this requested townhouse complex is permitted, it will cause a significant negative impact on our quality of life. The current traffic on Seven Locks Road is already near, or at, maximum capacity. During rush hour, the traffic is unbearable and it is not uncommon to have to wait for several minutes for a break in traffic in order to turn onto Seven Locks Road. And, assuming that we can travel in the direction we desire, the local commute is becoming increasingly longer. These congestion problems have already contributed to some serious accidents on that stretch of the road during the past year and any extra traffic will only add to our current problems.

An additional consideration for this request directly relates to the schools in the area -- which will also be negatively impacted by this development. Bells Mill Elementary School, Seven Locks Elementary School; Cabin John Middle, Churchill and Walter Johnson High Schools are near, at, or over their capacity. Can the County afford to build more classrooms, modify the existing schools, or hire additional teachers to meet this increase? Will this cause our students, already in overcrowded and modular classrooms, to receive a substandard education? We believe it will. At this point, the revenue generated by these extra homes does not seem to be worth the changes that will follow.

It is important that Montgomery County also plans for the future by ensuring the preservation of green space for recreational activities and wildlife. Area children regularly play in those woods and the wildlife residing in those woods does make our neighborhood much more pleasant and appealing. The property is connected to the Cabin John Regional Park and is designated as future parkland in the Montgomery County Master Plan Draft. The destruction of that forest would be a loss to all of the neighborhoods in the area.

In the interest of preserving this healthy and enjoyable community, we respectfully implore you not to permit this property to be re-zoned. Please don't sell out your constituents. Think of us in the long term.

Respectfully,

Martina and William Pitman  
7935 Inverness Ridge Road  
Potomac, MD 20854

7/24/2003

July 23, 2003

The Honorable Derrick P. Berlage  
Montgomery County Planning Board, Chairman  
8798 Georgia Ave.  
Silver Spring, MD 20910

Dear Chairman Berlage:

I write to express my opposition to the request for rezoning in case G-809. I live in the Inverness North Community immediately north of the proposed development and strongly object to any change in the current zoning of that property. As parents to an infant son, we find this proposed development extremely disturbing and feel it may be necessary to move should it be approved because it will disrupt our home and neighborhood with increased noise and air pollution and traffic congestion. **The most immediate problems with the proposal to rezone the site are: 1) traffic congestion on Seven Locks, 2) evidence of an old gas station on the site, 3) school overcapacity, 4) destruction of green space and a wildlife refuge.**

Currently, the traffic on Seven Locks Road is at maximum capacity. It is not uncommon for me to have to wait several minutes for a break in traffic to turn onto Seven Locks Road, and there have been several serious accidents on that stretch of road over the last year. The intersections at Democracy and Tuckerman also have very long backups during rush hours caused by a large number of townhouse complexes in the area and overflow from I-270/I-495. Frankly, it has become scary to drive on Seven Locks Road. Any more traffic will only worsen the problem.

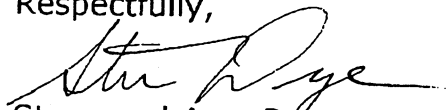
There is also evidence of an old gas station or oil storage tanks on the property and a large amount of industrial debris like old oil drums and scrap metal. Near the northwest corner of the lot is an old gas pump sitting on a wellhead. It is adjacent to what looks like an old road. It is safe to assume that whatever pollution occurred on the property happen well before there State or Federal laws to control pollution. It would be prudent for the County to thoroughly investigate this property before further action.

Schools in the area will also be negatively impacted by this development. Bells Mill Elementary, Seven Lock Elementary, Cabin John Middle, Churchill and Walter Johnson High Schools are all at overcapacity. The County cannot afford to build more classrooms and the students are getting a substandard education in overcrowded classes and modular classrooms.

It is important that Montgomery County also plans for the future by ensuring the preservation of green space for recreational activities and wildlife. Area children regularly play in the woods that are currently on the property and the wildlife that resides in those woods make my neighborhood much more pleasant. The property is connected to Cabin John Regional Park and is designated as future parkland in the Montgomery County Master Plan draft. The destruction of that forest would be a lose to the all the neighborhoods in the area.

In the interest of preserving a healthy and enjoyable community, I respectfully implore you to not permit this property to be rezoned.

Respectfully,



Steve and Amy Dye  
10607 Muirfield Dr.  
Potomac, MD 20854  
301-983-1280

The Honorable Derrick P. Berlage  
Montgomery County Planning Board, Chairman  
8798 Georgia Ave.  
Silver Spring, MD 20910

Dear Chairman Berlage:

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In the interest of preserving a healthy and enjoyable community, I respectfully implore you to not permit this property to be rezoned.

Respectfully,



Hong Zhao

8090 Inverness Ridge Rd

Potomac MD 20854

## **HOMEOWNER ASSOCIATION NOTICE**

Many of you may have noticed the sign on Seven Locks just south of Inverness North regarding a rezoning. The owner of the property adjacent to Inverness North has requested approval to change the zoning of the property from single family to townhouse. If this plan is approved, the owner plans to build 30 townhouse units on the property. This will be directly behind the units 10600 – 10614 and units 10601 – 10615 and besides unit 10618 on Muirfield Drive. You can contact Lori Peters at 301/765-8065 to review the proposed plans.

Today we found out that if you would like to have input into this rezoning, **no later than Thursday, July 24, you need to fax a letter of your concerns to Kathy Reilly (fax number 301-495-1304) or you can testify at the Planning Commission meeting on July 31.** Individuals are allowed to have 3-minute presentations at the Planning Commission meeting, but they must call ahead (301-495-4602) or sign-up at the meeting.

The Inverness North Homeowner Association is currently reviewing the rezoning plans and we have several concerns regarding the proposal:

- Several significant trees will be destroyed as a result of the development
- We want to ensure there will be no blasting during construction
- The proposed entrance street off Seven Locks is extremely steep and we are concerned about cars slipping into Seven Locks during icy events
- Management of the storm water runoff, as needed to protect Cabin John stream, has not yet been adequately addressed
- The current plans are for many areas of very steep slope (2-foot horizontal to 1-foot vertical) on erodible soil which may cause significant erosion on the property

Now is your time to have input into how this property is developed. Please exercise your rights to have input into the development process and send a fax or testify. If you have any questions, please call Lori Peters at 301/765-8065.



Ms. Kathy Reilly  
Planning Commission  
Montgomery County, Maryland

Subject: Planned Townhome Development Off Seven Locks Road

Dear Ms. Reilly,

We are writing to voice our concerns over the planned development next to our neighborhood on Muirfield Dr. off of Seven Locks Road. It has come to our attention that there has been a recent request for rezoning of the property from planned single family home to a townhouse community of 30+ townhomes. As a resident of the neighboring property, any development causes us concern but the proposal for townhomes exacerbates it.

We are concerned for the following reasons:

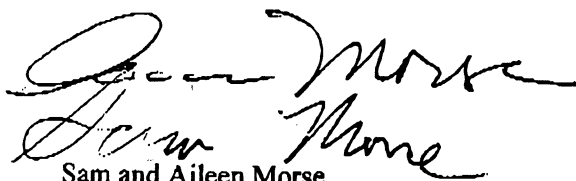
1. When we moved into our current home, we went to the planning and zoning commission in Silver Spring in order to find out if there was any proposed building in our area. We were told at that time that the land behind us was zoned residential and since it had been there as a single family home for so long, it was doubtful that it would ever be developed into anything other than a single family residence. It is our understanding that the property is not now zoned for townhouses and we prefer it would not be.
2. The traffic in our area is already out of hand. During rush hour, we currently drive out of our way in order to make right hand turns into our neighborhood since making a left is a difficult, if not impossible, task. The flow of traffic is due to the high number of homes and townhomes in our area as well as the congestion overflow from Interstate 270. The traffic flow is so heavy on Seven Locks Road that it becomes dangerous to even attempt to make a left hand turn. We are worried for the safety of ourselves and our children. Thirty more townhomes will only worsen the traffic hazard and cause further delays.
3. An ancillary effect of the traffic is a hazard to pedestrians. When we moved here five years ago, the traffic patterns were not so dense and we were used to taking walks along Seven Locks Road as it has a nice wide shoulder. Because of the increase in traffic flow, impatient drivers often use the shoulder to pass vehicles that are making left hand turns. The speed at which they pass the standing vehicles is staggering and we have noticed that if we had been over a hill or on a rise at the time, we would have most certainly been hit. Recently, I have noticed that drivers will even attempt to pass me on the right when I am making a right hand turn despite the fact that I have my turn signal on. I believe they ignore my signaled intent because they are so used to going around vehicles that the turn signals no longer even register.
4. We purchased this property because the neighboring land had plenty of large trees and a dense wooded area. This area afforded us both shade and privacy. Being environmentally conscious, the thought of having trees around us was very appealing. This proposed neighborhood will threaten the many trees that harbor a variety of wildlife that we so much enjoy. While we understand the nature of

progress and urban sprawl, we would like to see it disrupt the environment as little as possible.

5. As we are recent parents of a four month old and have a ten year old as well, we are concerned by the prospect of construction in the property behind our home. While developers often have advertised hours for construction, our experience has been that they are never considerate of existing neighbors and we are concerned that the noise will disrupt the sleep patterns of our children and ourselves. Also, the debris of construction may very well pose a hazard to the younger children in the neighborhood who are old enough to get out and about but not old enough to realize the dangers of a construction site.
6. We are concerned about any blasting that might occur as a need to dig out for basements etc. Our townhomes are older and any blasting could cause cracks in the foundation that might result in water leaks or any number of other problems.
7. The steep slope of the proposed sight may pose a hazard for any number of reasons including icy conditions (cars sliding out into the flow of traffic below), erosion because of the steep grade and the newly disturbed soil, and water runoff.

We would like to ask that our concerns be noted at any planning commission meeting, especially one that is coming up on July 31<sup>st</sup>. Because of our children, we are unable to attend but we are *extremely* concerned about the proposed development, the disruption it might cause to our lives and to the cost to the valuation of our home and to the environment.

Sincerely,

Handwritten signature of Sam and Aileen Morse in black ink. The signature is written in a cursive style and appears to be 'Sam Morse' on the top line and 'Aileen Morse' on the bottom line.

Sam and Aileen Morse  
10609 Muirfield Dr.  
Potomac, Maryland 20854

10: Kathy Reilly  
Planning Commission  
Montgomery County  
Fax: (301) 495-1304

July 22, 03

URGENT

From: Ravendra Gupta  
10608 Minnifield Drive  
Potsdam, Md. 20854  
(301) 365-0827; e-mail: Ravendragupta@att.net

Dear Ms. Reilly:

Re: Rezoning of Property south of Inverness north on  
Screen Locks Road for planned 30 Townhouses.

I, as a resident of Montgomery County, request that the  
request for rezoning of the above property from single family  
to townhouses be denied for the following reasons:

1. Several significant trees will be destroyed as a result  
of the development.
2. Extensive blasting will be required during construction.
3. The proposed entrance sheet off Screen Locks Rd. would be  
extremely steep and cars may slip into Screen Locks Rd.  
during icy events.
4. Management of the storm runoff, as needed to protect  
Cabin John stream, has not been adequately addressed.
5. The plans call for many areas of very steep slope (2-foot  
horizontal to 1-foot vertical) on erodible soil which may  
cause dangerous erosion on the property.

For the above reasons, the rezoning request should be denied.

Thanking you,

Sincerely,

Ravendra Gupta  
(RAVENDRA GUPTA)

Kathy Reilly  
Montgomery County Planning Board

Via Fax 301-495-1304

Dear Ms. Reilly

This is to voice our strong opposition to a Developer's request to re-zone what is now essentially parkland in order to allow a large number of townhouses be built (case G-809). Originally, the County planned on purchasing the property as an addition to Cabin John Park. However, due to budgetary restraints the county is not currently able to fulfill this commitment. This is understandable. However, the County is now being asked to go from one extreme to the other. Instead of the property becoming part of Cabin John Park, the Developer is asking that it be packed with townhouses rather than the single family homes it is currently zoned for. This will result in the following negative impacts on the surrounding community:

1. Increased traffic on Seven Locks Road, which is already at maximum capacity. It already takes an unreasonable long time to be able to turn onto Seven Locks Road when leaving our community and there are long backups at the intersections at Democracy and Tuckerman during rush hours.
2. Schools in the area are already overcrowded with the county needing to build more classrooms.
3. The current habitat for wildlife will be destroyed.
4. Our property values will be decreased. (Note that many surrounding residents relied on the county's plan to purchase the property for parkland prior to purchasing a home in the area.)

In short, any justification put forward by the Developers for approving their re-zoning request clearly does not outweigh the negative impact on the community. In addition, the only benefit the County will receive by approving the re-zoning request may be a small increase in tax revenue received due to numerous townhouses being built instead of the single-family homes for which the property is currently zoned.

In view of the foregoing, we beg you to put the community first and disapprove the Developer's re-zoning request. It is, by far, what is in the best of Montgomery County and the local community. The best outcome would be for the County to find a way to purchase the property for use as parkland pursuant to the Montgomery County Master Plan.

Sincerely,



Patricia & Rudy Sanchez  
10605 Muirfield Drive  
Potomac, MD 20854