

June 25, 2003

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

Attention: Mr. Malcolm Shaneman  
Plan Number 1-01064R  
2921 Marlow Road

Dear Sir:

We are writing in reference to the above-proposed subdivision for our street, Marlow Road. We are very much against the proposed density of houses, given the nature of our road; and ask you to refer to the letter dated April 12, 2002, where we outlined our concerns. This letter was signed by everyone on our part of Marlow Road, the older and longer part of the road.

We still have all of the concerns noted in that letter. In telephoning your office we did confirm that you still have that letter and the photographs we submitted that show the rural, and extremely attractive and restful nature of our street. Far more appropriate than 14 homes would be a smaller development of 7 or 8 homes, with any situated on Marlow Road set back a similar distance to the homes they would face. To have any road come off of Marlow seems cruel, when an exception could be made and the necessary road could come off of Musgrove Road, where there is a larger, more traveled secondary road. The road into the development that is planned would also cause a nuisance for the DeJames home, located directly across from that road.

In addition, curb and gutter is proposed for the new homes section, but there is no curb and gutter on Marlow except down at the bottom where other newer homes are situated. To have curb and gutter on part of one side of the road, then no curb and gutter, then curb and gutter again – with the other side having no curb and gutter, would look patchwork and quite unsightly. We request NO curb and gutter, in keeping with the current rural look.

The bottom line is that it would appear that allowing the additional six or so homes that this developer requests would change the essential character of our neighborhood, as well as make it look jumbled and unsightly and make it far more unsafe for all of our current walkers, bikers, and strollers. Certainly, ruining a neighborhood for six or so homes is not worth it. This general area is suffering greatly from excess traffic and traffic noise already. The road system and air quality cannot support any more developments built only with an eye to getting in as many houses as possible.

It is also hard to be enthusiastic about this particular developer, David Arias, as he has already shown himself to be a poor neighbor. He has not kept up the property and house at 2921 Marlow Road, allowing it to become overgrown and very unsightly. He also has dumped waste products and nonfunctioning vehicles on the property. This has contributed already to a poorer quality of life for those of us on Marlow Road since he purchased the property. Action to keep up this piece of property comes only when we make complaints. At least two different complaints have been lodged already with the Housing Code Violations division. He has also told various neighbors information that now appears to be completely untrue: that he plans to keep the large trees that line Marlow Road, and are a real asset to its looks; and that he only plans to build five or six houses.

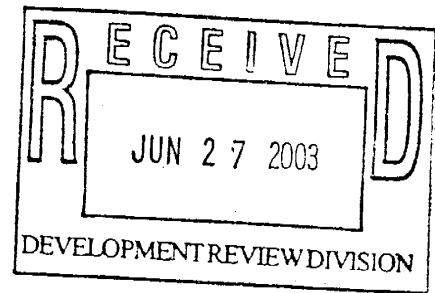
We would very much appreciate it if you would integrate our concerns into your planning for this subdivision. Marlow Road is a small, attractive, rural-looking, dead-end street that enhances the quality of life for those who live on it and near it. A subdivision of 14 houses is entirely inappropriate in this neighborhood where most of the adjacent homes are set on a half-acre.

Sincerely

Neighbors of 2921 Marlow Rd.  
Signatures currently  
being collected.

June 23, 2002

Maryland-National Capital Park and Planning Commission  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, MD 20910-376



Re: Preliminary Plan #1-01064R  
Deer Park, 2921 Marlow Road, Silver Spring, MD 20904

Commissioners:


After reviewing the plan sent to us by the developer's architect, we have several objections. We have been residents of this community (Deer Park) since 1981 when there was no development at both ends of Marlow and the road was akin to a quiet country lane. Some housing development was to be expected but not what is about to be proposed in the above plan. The size of each lot on Marlow Road is about one half acre or more and we would have expected it to remain so. This plan reduces the lot size too less than one-quarter acre. This imposes several objections:

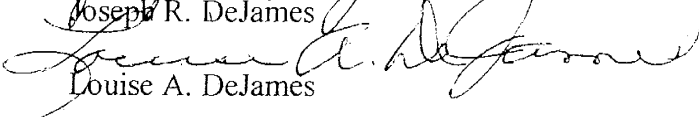
- The set-back from the street is too close to maintain the ruralness of the street
- The density of the houses is too high and requires an additional road for access to houses in the interior
- **The additional road is proposed directly across from my property perpendicular to Marlow Road and would pose a nuisance with headlights shining into our home from vehicles exiting onto Marlow Road. (I could not object if my home were constructed after the road was built, but my home was constructed first).**
- Most of the neighbors and a number of Verizon workers use Marlow Road to stroll during the day and the increased traffic would greatly hinder that activity.

As the situation is today, a great deal of traffic traveling north on Route 29 intending to turn east onto Fairland Road now use Musgrove to Fairland and some have now found Marlow Road to Marlow Place to short-cut their route. This situation would be exacerbated with the development.

There are many trees that line Marlow Road near Musgrove that might have to be disturbed if the development were to proceed. What guarantee do we have that they will not be destroyed?

Sincerely,

  
Joseph R. DeJames

  
Louise A. DeJames

June 25, 2003

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

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Plan Number 1-01064R  
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Sincerely

\* Signatures on Next Page

**SIGNATURES OF MARLOW ROAD RESIDENTS CONCERNING  
PLAN #1-01064R**

Roy E. Campbell Jr.	2916 Marlow Rd
Louise DeJames	2912 Marlow Rd.
Joseph P. DeJames	" "
Bonnie Lett	2925 Marlow Rd.
William R. Lett	" "
David Ni	2908 Marlow Rd.
Ken Pi	" "
Theresa Ni	" "
Franck Wilcox	2924 Marlow Rd.
Phz Ni	" "
Robert J. McMillan	2932 Marlow Rd.
Kay M. Mullan	" "
Marcy E. Clark	2928 Marlow Rd.
M. Young	2923 Marlow Rd.
Spce. Young	" "
Charles H. Moore	2904 Marlow Rd.
Paul T. Moore	" "
Margarita D. Lopez	2900 Marlow Rd.
Jose A. Lopez	" "
J. H. H. H.	2929 Marlow Rd
ESCOBAR - UNAVAILABLE	2927 MARLOW Rd

June 12,2001  
June 11, 2003

Park & Planning Comm. Development & Review Division  
8787 Georgia Ave.  
Silver Spring, MD. 20910  
Development Review Division  
301 495 4595

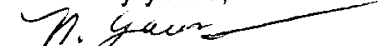
Dear Sir:

Name of Plan: Deer Park, Plan # Preliminary Plan #1-01064R, Zone R-90, No. of lots 14 Located: 2921 Marlow Road :Having just gone through all of the necessary requirements to get a building permit for a lot on 2925 Marlow Road, a piece of property I gave to my daughter to build on, I wish to reiterate what I was told after spending a great deal of money, time and anxiety conforming to the necessary requirements for the building permit; meaning putting in a water storm management line in front of the property, then having this huge pipe onto my property in our front yard, creating an eye sore, making the property there unusable to walk or even mow, and as far as I am concerned, a safety hazard, however, these were the requirements that were necessary to get this permit. We were told at that time that the water would come through the pipe onto my property and there would be no additional amount of water flowing onto my property. If in the future there would be any additional water they would come back and extend the line underground to the end of my back yard at no additional expense to me. I now find that Deer Park – Haynes Property Subdivision, SM File #203505, Preliminary Plan #1-01064, plans to build houses next to my proper on Marlow Road. My question to you is, where does the water go? If it goes into the street, eventually it will come down the hill and go into the new the pipe then discharge the water in my front yard. This is additional water, because at the present time, the water is absorbed by land and not run off into the street, meaning that when you build and use concrete and asphalt, there is no absorption, therefore, all of the additional water will run down the street. It is our understanding, with this additional water coming onto my property, that this water should not be discharged into my front yard and run the length of my property on the surface and exiting to the property next door. I feel there should be an extension to the outflow pipe making it one continuous underground pipe, thus making the outflow at the end of the property. This is how I was informed the water would be discharged if there was to be any additional water flowing in the pipe. I too feel by doing this you have eliminated the eyesore and the safety problem of falling in the gully, this gully is one very large hole at the present outflow. It must be seen to understand the problem in my front yard. I stated before when it was being built, if any person or child is hurt because of this immense hole, it is the responsibility of who ever made this a requirement in obtaining a lot building permit. I also stated this is a prime area of the yard where the children play. At the time I was told the grass at the out flow would be maintained by a department of maintainance, I can not find out who will do this, I tried and my tractor will not cut on that grade without over turning. The grass has never been cut, its about 2 feet tall now. Please let me know who maintains this right away.

I also wish to know what you plan to do to prevent the water from Lot 11,12,13 & 14 Plan deer Park & L19220 F71,P.O. Lot 48 P.B.3 P14 from coming onto my driveway and thus making ice on my driveway in the winter & flooding in summer? If I was misled with any of this information, I wish to be notified well in advance before any building permit is issued on Parcel #750. Furthermore, I wish to be informed how you can build an SWM facility next to my back yard and how are you plan to displace the water? Will you flood my shed? Do you plan that this additional water will be discharged into my back yard?

Thank you in advance for your quick response.

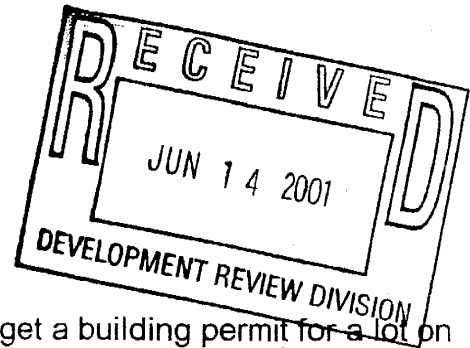
Sincerely yours,



Norbert Young 2923 Marlow RD. S.S. MD. 20904

June 12,2001

Park & Planning Comm. Development & Review Division  
8787 Georgia Ave.  
Silver Spring, MD. 20910  
Development Review Division



301 495 4595

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I also wish to know what you plan to do to prevent the water from Lot 1, 11 and 12(Plan 1-01064)from coming onto my driveway and thus making ice on my driveway in the winter? If I was misled with any of this information, I wish to be notified well in advance before any building permit is issued on Parcel #750. Furthermore, I wish to be informed how you can build an SWM facility next to my back yard and how are you plan to displace the water? Will you flood my shed? Do you plan that this additional water will be discharged into my back yard?

Thank you in advance for your quick response.

Sincerely yours,

Norbert Young 2923 Marlow RD. S.S. MD. 20904

PS This is my second letter



April 16, 2001

Park & Planning Comm. Development & Review Division  
8787 Georgia Ave.  
Silver Spring, MD. 20910  
Development Review Division

APR 18 2001

301 495 4595

Dear Sir:

Having just gone through all of the necessary requirements to get a building permit for a lot on 2925 Marlow Road, a piece of property I gave to my daughter to build on, I wish to reiterate what I was told after spending a great deal of money, time and anxiety conforming to the necessary requirements for the building permit; meaning putting in a water storm management line in front of the property, then leading this huge pipe onto my property in our front yard, creating an eye sore, making the property there unusable to walk or even mow, and as far as I am concerned, a safety hazard, however, these were the requirements that were necessary to get this permit. We were told at that time that the water would come through the pipe onto my property and there would be no additional amount of water flowing onto my property. If in the future there would be additional water they would come back and extend the line underground to the end of my back yard at no additional expense to me. I now find that Deer Park – Haynes Property Subdivision, SM File #203505, Preliminary Plan #1-01064, plans to build houses next to my proper on Marlow Road. My question to you is, where does the water go? If it goes into the street, eventually it will come down the hill and go into the new the pipe then discharge the water in my front yard. This is additional water, because at the present time, the water is absorbed by land and not run off into the street, meaning that when you build and use concrete and asphalt, there is no absorption, therefore, all of the additional water will run down the street. It is our understanding, with this additional water coming onto my property, that this should not be discharged into my front yard and run the length of my property on the surface and exiting to the property next door. I feel there should be an extension to the outflow pipe making it one continuous underground pipe, thus making the outflow at the end of the property. This is how I was informed the water would be discharged if there was to be any additional water flowing in the pipe. I too feel by doing this you have eliminated the eyesore and the safety problem of falling in the gully, this gully is one very large hole at the present outflow. It must be seen to understand the problem in my front yard. I stated before when it was being built, if any person or child is hurt because of this immense hole, it is the responsibility of who ever made this a requirement in obtaining a lot building permit. I also stated this is a prime area of the yard where the children play.

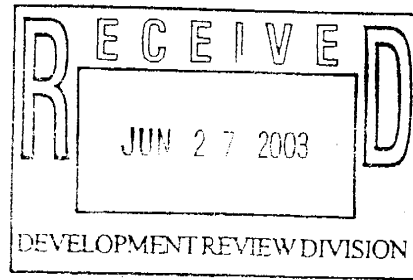
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Thank you in advance for your quick response.

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Norbert Young 2923 Marlow RD. S.S. MD. 20904

June 20, 2003



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

Dear Sir/Madam:

I am responding to you notice of application for development of property adjacent to my home. The notice provided the following information:

Name of Plan:	Deer Park
Plan Number:	Preliminary Plan #1-01064R
Current Zoning:	R-90
No. Proposed Lots:	14
Geographical Location:	2921 Marlow Road

As with the previous application, I am opposed to this development. This opposition centers on three issues: 1) excessive traffic, 2) overburdened schools and 3) drainage issue.

First, there is excessive traffic along Musgrove Road due to traffic cutting through from Fairland Road. This traffic has increased greatly since the development of land along Fairland Road into a new housing development in the past few years and the development of land into a golf community farther down the same road. This increased traffic presents a danger to the community at large and especially the children who have to wait for the school bus along Musgrove Road.

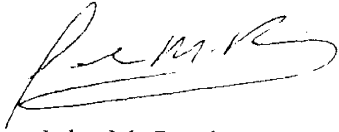
Next, the elementary school serving this neighborhood is overcrowded and kids have to attend classes in temporary classroom. My child is in this particular situation. I have decided to remove my son from the local elementary school due to the decline in adequate teaching conditions. This move is at a great economic burden on the family, but is necessary to insure the adequate education of my youngest child. A further burden on the school system by this new development is not needed.

The drainage along Musgrove Road has affected my property greatly. Road work along this road has increased the flow of runoff water through my property. Additionally, the capping of a well on the Fairland Data Center Property appears to have increased the level of the water table reducing the absorption ability of the ground around Musgrove Road. My backyard is constantly wet and the side of my house closest to Musgrove Road

is so we that the walkway has sunk into the ground. I can only foresee further problems with the development of a housing community on the farmland behind my house.

My family strongly opposes the approval of development of the land detailed above.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. M. Reed', with a long horizontal flourish underneath.

John M. Reed  
12913 Hawkshead Terrace  
Silver Spring, Maryland 20904

April 12, 2001

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

Re: Plan #1-01064  
Deer Park - Haynes Property

Commissioners:

Plans for development of the Haynes Property on Marlow Road in Silver Spring (20904, Colesville area) have been received and have generated a great deal of concern among those of us who are longtime residents of Marlow Road and those of us on the section where this property is located. We wish to share our concerns with you.

- This development will significantly change the character of the older part of Marlow Road.
- Long-time residents of this street were very surprised to find out that one side of the street had been rezoned.
- Marlow Road is used for walking and biking and there is a safety issue.
- Our area is already suffering from a great deal of development.

While we fully expected that this property would be developed, it came as a shock to discover that the side of the street on which the Haynes property sits was somehow rezoned to allow homes on less than ½ acre. None of us knew this and do not remember ever being notified of it. The other houses on our part of the street, the oldest part of the street, are on lots of ½ acre or larger. To allow lots of 9-10,000 square feet would force homes to the front of the lots rather than being set back further, and would look very unsightly with the other homes on the street that are set back and on a half acre. (Photographs of the other homes/set-backs are enclosed.)

Aesthetically, we on Marlow Rd. have a peaceful country lane setting which is used by many, many adults and children for jogging, walking and playing. The street is narrow and we have no sidewalks. Adults and children often walk or bicycle down our street to the park at the end of the street, and children walk up our street to Musgrove Road where school busses pick up all three levels of school children. Adding a higher

density of houses would significantly alter both the safety of Marlow and Musgrove Roads.

As you probably know, there is a great deal of development occurring around our neighborhood already. We on Marlow Road are feeling quite besieged. Not only have these houses been proposed, but we are battling to keep our neighborhood intact in other ways - e.g., keeping Musgrove Rd. a safe enough road for school busses to pick up all three levels of children. Fairland Road on the other side already has many new developments going up at this time, including 40-some houses at Fairland and Musgrove Rds. Fairland Road is also being widened as part of the change to making Rt. 29 a limited access thoroughfare. Fairland Road thus will become (and already is becoming) a very busy road, unsafe for any travel except by automobile.

In summary, we believe development on the Haynes property should be of lower density; and, in particular, on Marlow Rd. the proposed homes should be on 1/2 acre like all the other homes on this part of the street. We feel we have given far more than our share to the development of Montgomery County and would like to be able to preserve something of the rural-like nature that our part of Marlow Road has always had, and preserve our Marlow-Musgrove Rd. area as one that has a neighborhood feel to it, while we are surrounded by otherwise very busy and noisy roads.

Thank you for your consideration of our concerns.

Nancy E. Clark  
Jeff and Holly Cooley  
Kay McMillan  
Robert A. McMillan  
Donnie Leith  
William Lutz  
Fran & Cora Haffey  
Eva Escobar  
Morris H. Escobar

Submitted by  
Carole Moore  
2904 Marlow Rd.  
Silver Spring MD  
20904  
301-890-4159

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Thank you for your consideration of our concerns.

*Gene Young*  
*Norbert Young*  
*Lucille DeJames*  
*Just R DeJames*  
*Roy E Campbell, Jr.*  
*Elizabeth B. Campbell*  
*Roy E. Campbell, Sr.*  
*John P Manning*  
*Carol B Manning*  
*Arna L Wilcox*  
*John R Manning*  
*Theresa Ni*

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William Leth  
Frances & Cozette Hurd  
Eva Escobar  
Morris H. Escobar

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Thank you for your consideration of our concerns.

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Norbert E. Young  
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Jay D. DeJames  
Roy E. Campbell, Jr.  
Elizabeth B. Campbell  
Roy E. Campbell, Sr.  
John P. Manning  
Carol B. Manning  
Grona L. Wilcox  
John R. Wilcox  
Theresa Vi  
Kue Pui Ho

Carole M. Moore  
Paul T. Moore

\* Additional signatures are  
in process

Submitted by  
Carole M. Moore  
2904 Marlow Rd.  
Silver Spring MD  
20904

(H) 301-890-1150