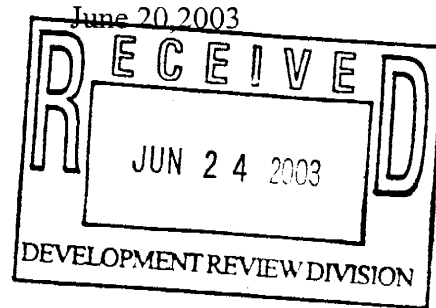


Mr. Malcolm Shaneman  
Development Review Committee  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD. 20910  
RE: Village of Potomac, Plan No:1-03062



Dear Mr. Shaneman,

I have lived on the dead end section of Hall Road for 20 years. We chose this location because it was a dead end street. Over the years the families on our block have shared many events such as graduations, bar and bat mitzvahs, Memorial Day Potluck dinners, and blizzard parties. These events, which are special to all of us and to our children as well, will vanish if Hall Road is opened to through traffic. Children will no longer be able to ride their bikes in relative safety nor will neighbors stand out in the middle of the street to swap stories of what is going on in their lives. Our street is narrow and is bordered by open drainage ditches through which rain runoff flows. It is very difficult to navigate the street if there is a vehicle parked on one side of the street. If two vehicles park opposite each other, it is impossible to negotiate the road. In addition River Road is very crowded as it enters and exits "The Village". There have been numerous accidents at the intersection of River Road and Accord Drive and at the intersection of Hall Road and River Road. Cars, which would like to turn left into these roads off of River, back up traffic for quite a distance. In addition, it is extremely difficult to see the traffic as it approaches Accord Drive coming from "the Village" as there is a hill which the traffic must crest before it can see the turning car. In the case of Hall Road, the traffic will be coming down the hill when it will have to come to an abrupt stop in order not to hit a left turning vehicle into Hall Road.

I beg you to not let a developer ruin the sense of community which has been established on our street and to not add to the traffic congestion and possible fatalities which will only result from the opening of Hall Road at River. I believe that the neighborhood is resigned to the building of additional houses on the vacant lot behind the antique store, but we are solidly against adding to the traffic and jeopardizing the safety of the children in our community.

Sincerely,

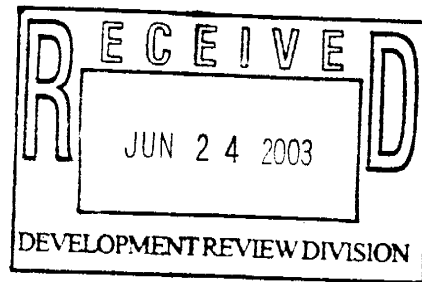
*Ellen B. Harter*

Ellen Harter  
9705 Hall Road

Tsal and Ching Wei  
9809 Hall Road  
Potomac, MD 20854-4350

June 22, 2003

Mr. Malcolm Shaneman  
Development Review Committee  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910



RE: Village of Potomac, Plan No: 1-03062

Dear Mr. Shaneman,

We'd like to call your attention to the lack of careful deliberations on the recommendation by the County and State Highway reps to intersect our section of Hall Road with River Road. We believe that you will be sensible and cautious for this matter.

1. This cut-through would not relieve River and Falls of its current congestion. On the contrary, it would even worsen the condition. In the morning, Hall road would be extremely backed up from commuters trying to turn right onto River Road traffic, and in the evening, River would be backed up as people try to turn left onto Hall. In fact, offering this "bypass" or "shortcut" is tantamount to encouraging drivers to risk their lives to make these impossible turns and pedestrians to run across the hazardous fast-traffic road. As people always tend to drive at full speed on River Road, opening up this section of Hall Road to River would inevitably cause much more accidents and further paralyze the traffic.

2. Hall Road is too undersized to handle the traffic volume and speed resulting from the proposed new intersection. We've already witnessed how fast people drive on Falls Bridge Lane without Hall Road being opened, and how dangerous for the pedestrians and dogs to walk on the sides of the street, not to mention the kids riding bikes. Once the cut-through is approved, the situation will be aggravated. And Hall Road is much narrower than Falls Bridge Lane! ...

3. The proposed intersection is presently a wooded area which serves as a nice buffer between River Road and our neighborhood. Not only traffic and dangers but also noises and pollution are thus being reduced greatly. We wonder what our government would do to protect our safeties and well-being if this natural barrier is allowed to be destroyed.

It is our belief that any proposal involving people's safeties deserves contemplation with the greatest circumspection. Being accustomed to the quietness and peacefulness of our neighborhood, we would not be able to tolerate the drastic changes and any tragedy it might bring to our neighborhood and our lives, and do not think that you would. Your scrupulousness and conservativeness toward this issue will be much appreciated.

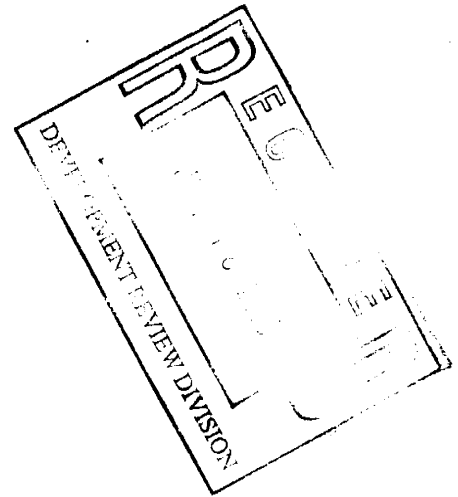
Sincerely,



Ching Wei

**RICHARD I. KLEIN**

9721 Brimfield Court  
Potomac, Maryland 20854  
(301) 299-7237



June 14, 2003

Mr. Rich Weaver  
Development Review Division  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Plan Number 1-03062, River & Hall Rd.  
Village of Potomac

Dear Mr. Weaver:

We are writing to voice our concern over the county's plan to open Hall Road from the South to River Road. We believe the result of this action will be a tremendous increase in traffic on a narrow residential road by those seeking to avoid the stoplight in Potomac Village and a significant number accidents at the newly opened intersection.

There is already an access to River road through Accord Dr. That route somewhat deters "cut-throughs" as it requires an extra turn. Regardless, access to River Rd. is possible and, although difficult, that intersection seems to handle the flow of traffic.

Opening Hall road from the south to River will significantly increase traffic and congestion. It is already extremely difficult to enter River Rd. from the existing intersection (north side of River connection) with Hall Rd. The high-speed traffic on River Rd. combined with the rush hour tension at the proposed intersection is a situation to be avoided and not exacerbated. Cars trying to directly cross, or turn onto River Rd. will create extremely dangerous conditions. It is evident that Hall Rd. would become a parallel substitute for Falls Rd. between Falls Bridge Lane and Democracy Boulevard via Sorrel Road. These are residential, not commercial, areas and hall Road was not designed for this use.

Also, we are concerned that there was no Local Traffic Study or Safety Study required for the above referenced plan. Every home from Falls Bridge Lane and Falls Rd. to Hall Rd. and Sorrel (and on to Democracy) will be affected. These homes more than exceed the requirement necessary for these studies. It is vital information the Planning Board needs to have available to make an informed decision.

We urge you to conduct these studies that we are confident will validate our concerns.

Sincerely,

Donna. D. Klein

Richard I. Klein

Cc: Howard Dennis – Montgomery County Council  
Steven Silverman - Montgomery County Council  
George Leventhal - Montgomery County Council  
Nancy Flooreen - Montgomery County Council

**JAMES W. & PATRICIA D. RODGERS**  
**9708 HALL ROAD**  
**POTOMAC, MD 20854**

HOME TELEPHONE: 301-063-1171  
FAX: 301-063-6481  
EMAIL: [JWRODGERS@JWRODGERS.COM](mailto:JWRODGERS@JWRODGERS.COM)

RECEIVED  
0014  
JAN 07 2005

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

Via fax to 301-495-1320

January 7, 2005

Mr. Derick P. Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

RE: Village of Potomac - #1-03062

Dear Chairman Berlage:

I am writing to you regarding the Preliminary Plan for Hall Road and specifically, issues that may be discussed at the upcoming meeting on January 13, 2005.

As a resident of Hall Road, our concerns are twofold: 1) the possible clear-cutting of trees at the end of Hall Road, and 2) the number and size of the homes proposed to be built on the property in question.

The dead-end portion of Hall Road is currently totally shielded from the traffic and noise on River Road by a dense growth of trees/shrubs – and it our desire to maintain as much of this natural barrier as possible. While we understand that a bike path/walkway is currently planned to connect the proposed cul-de-sac on Hall Road with the existing sidewalk on River Road, our hope is that the bike path/walkway will be designed in such a fashion to minimize disruption of the trees/shrubs – i.e. it will be designed in a serpentine fashion so as to preclude a straight-cut pathway which would unnecessarily increase the noise volume as well as adversely affecting the visual aesthetics from both roads.

With respect to the proposed new construction of homes, it is our hope that the final plans will contribute to rather than detract from the current character of our neighborhood and the surrounding areas. By judiciously designing the size/scope of the homes, as well as their placement on the property, this can be accomplished – we believe to everyone's satisfaction. What would totally be out of character for the neighborhood would be a design which encompasses closely packed "mini-mansions".

Thank you for your consideration.

Sincerely,

  
James W. Rodgers

Mr. Derick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RECEIVED  
2003  
JAN 07 2005

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

Re: Village of Potomac #1-03062

Dear Chairman Berlage:

I am writing to voice my concern about the future development on Hall Road in Potomac. We live at 9617 Hall Road and enjoy the green space that separates the end of Hall Road from River Road. We understand that a developer will be building houses on the end of our street and hope that the county will request that the trees that now serve as a barrier will not be cut down. We also hope the number and size of homes added to Hall Road will be limited and will be in proportion to the rest of the street and neighborhood.

I can only express our extreme disappointment with the changes taking place in our neighborhood. When we moved here in 1999 Pinkney Court (behind us) had wonderful trees and old homes. Our backyard was a haven and a huge reason for our buying the house. We now have a huge ugly house overlooking our yard and another house being built on top of our backyard in the very near future. This has totally spoiled our enjoyment of our home and it will take 15 years before the trees we are now planting for privacy to achieve that goal. Please understand we appreciate homes being improved and welcome new neighbors- but not at the expense of all the trees being cut down and monster houses built on treeless lots. Potomac has always had a reputation as being a "leafy" neighborhood- but we are losing our leaves and trees.

Please help us maintain the attractiveness of our street that led us all to move our families here.

Thank you.

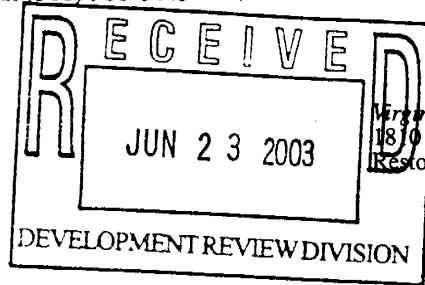
Sincerely,

  
Nancy Aiken

**Bruce Smoller, M.D., P.A.**  
The Chevy Chase Building  
5530 Wisconsin Avenue, Suite 806  
Chevy Chase, Maryland 20815  
(301) 951-4466 Fax (301) 986-8443

*Neuropsychiatric Medicine  
Occupational Psychiatry*

June 17, 2003



Mr. Malcolm Shaneman  
Development and Review Committee  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

**Re: Village of Potomac Plan No. 1-03062**

Dear Mr. Shaneman:

Although I am writing on my professional stationary, my wife and I are 17-year residents of Hall Road, the portion south of River Road which is currently a dead-end street.

We are distressed that Montgomery County is now thinking of opening our street to River Road. Obviously, this would alter our street from a quiet residential byway into a major thoroughfare for those cars going between Falls and River Road trying to avoid the commercial intersection.

The street is not wide enough to carry the traffic which is anticipated without prohibiting us from parking or using our street the way we have for the past 17 years for recreation, leisure and community activities.

Slightly east of Hall Road is Accord Drive which is an existing intersection with River Road. Turns onto and from Accord Drive are extremely difficult. We know this for a fact, as our car was involved in a serious accident when one of us was rear ended in an attempt to make a turn at that intersection. Do we need another opportunity for accidents at Hall Road? Surely, the traffic will only become more "stop and go" as a new intersection opens into River Road and cars wait to make a turn.

We feel that this proposed alteration is blatantly unfair, as it will change the nature of our block and community. For example, we now have yearly community dinners on Hall Road. Our children can play, ride their bikes, and walk to the bus stop in relative safety. If you allow Hall Road to be open to River Road, you markedly diminish not only the monetary value of all

Mr. Malcolm Shaneman  
June 17, 2003  
Page Two

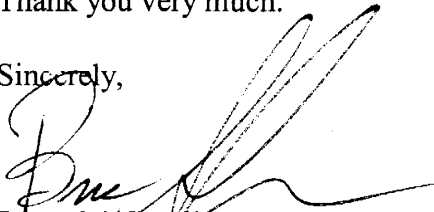
our homes, but the peace and quiet we have enjoyed on our street. You therefore nullify the very reason we bought our homes on this particular block in the first place. The benefit for traffic flow would be questionable at best.

It is simply against the basic tenants of governance and of the quiet exercise of our lives to change traffic pattern such as Montgomery County and the State are thinking of doing at the behest of some stranger, and without manifest benefit for our residents or commuters. Indeed, the results would be, we feel, catastrophic for both the peaceful and quiet enjoyment of our lives and for those motorists who will surely be involved in traffic problems and accidents if our road is opened to River Road.

For these reasons, we urge you to discourage the opening of Hall Road onto River Road, as no good purpose would be served.

Thank you very much.

Sincerely,

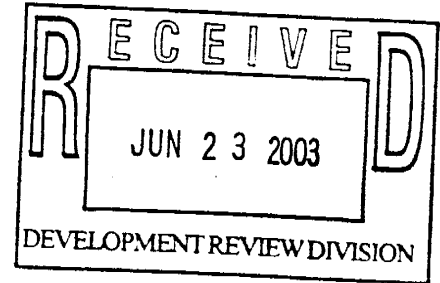
A handwritten signature in black ink, appearing to read "Bruce M. Smoller", written over a horizontal line.

Bruce M. Smoller, M.D.  
Cosette Nieporent Smoller, M.D.

9712 Hall Road  
Potomac, MD 20854

BMS:mdi:slm

**Cheryl A. Falvey  
9712 Brimfield Court  
Potomac, MD 20854**



Mr. Malcolm Shaneman  
Development Review Committee  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Village of Potomac, Plan No:1-03062

Dear Mr. Shaneman:

I have previously written objecting to the proposed opening of Hall Road to River Road and enclose a copy of that correspondence. I have been informed that my letter is not in the M-NCPPC file and so I enclose a copy of that letter for your review. Since then I have learned more facts that suggest that the opening of Hall Road would be a safety problem and write to again urge that the plan to open Hall Road be rejected.

I take issue with anyone who thinks that a residential neighborhood should be used to alleviate the congestion at the intersection of River & Falls. For the most part that congestion does not come from local neighborhoods but from development in North Potomac, Darnestown and Gaithersburg commuting on River Road to avoid congestion on I-270 and other road. Frankly, I doubt the opening of the road would alleviate that congestion.

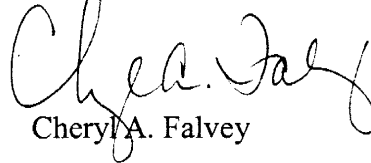
The opening of Hall Road to River would increase the use of the neighborhood as a pass through by locals. Traffic on Fallsbridge Lane is often in excess of 60 miles per hour and the same would occur on Hall if it were opened up to River. Furthermore, I am very concerned about the safety of the pass-through given the hill on River Road. I have learned that there is a State Highway guideline that requires a 450 ft. "sight" distance. The current sight distance at this proposed intersection is only 190 ft. In addition, there is a stopping sight distance guideline of 305 ft and this location has only 170 ft. This confirms the fear expressed in our earlier letter.

Cars rush through the forced merge as River Road narrows from two lanes to one. This is very close to the proposed Hall Road intersection and I suspect that delays in turning onto Hall from River would lead to accidents at this merge spot as well. The reality of the situation is that like it or not, traffic on River Road simply moves to swiftly up and down the hills between the intersection of Falls and River through to the intersection at Persimmon Tree (which is very dangerous) and on towards the Behnke Nursery, another hazardous intersection where a parked police car is insufficient to slow down traffic. The proposed Hall Road intersection would just add to an already dangerous situation.



This project should not go forward. We would like the opportunity to present our position to the Commission at a hearing if the project is not stopped immediately. Please add our correspondence to the file in this matter and notify us of any public hearing regarding the matter.

Sincerely,



Cheryl A. Falvey

cc: Senator Rob Garagiola  
Room 104  
James Senate Office Building  
110 College Avenue  
Annapolis, Md. 21401-1991

Brian Feldman  
Jean Cryor  
Kathleen Dumais  
Room 226  
Lowe House Office Building  
84 College Avenue  
Annapolis, MD 21401-1991

**Mr. & Mrs. Sean Falvey**  
9712 Brimfield Court  
Potomac, Maryland 20854  
(301) 983-6685

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May 23, 2003

Mr. Rich Weaver  
Development Review Division  
Maryland National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Weaver:

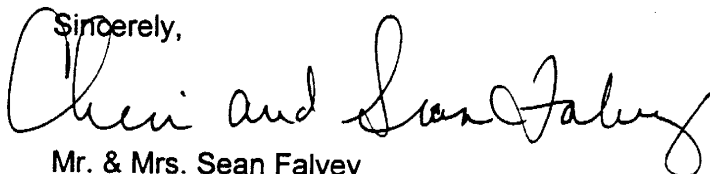
We have recently learned of the plan to open Hall Road to River Road as part of a development plan by Apex Engineering, number 1-03062, Village of Potomac.

We are concerned about this for the following reasons:

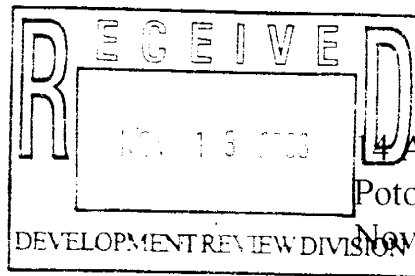
1. It is very clear that there would be an increase in "cut through" traffic to avoid the Village using Hall Road and Falls Bridge Lane. The amount of traffic and the speed on Falls Bridge Lane is already a significant problem. An increase in traffic volume as well as speed is likely if Hall Road is opened up to River.
2. It is unlikely that a traffic signal would be added due to the location of the existing light at Councilman resulting in a hazardous cross street. The hazard here is extremely significant. With the lanes on River Road merging just after the light at Councilman, the cars accelerate to pass one another and the turn off to Hall would come right after that jog in the road. There is already a significant problem at both Persimmon Tree Road and Accord Drive at River Road given that the traffic moves too fast and there is a blind spot. Frankly, anyone who takes a left off of either of those streets onto River Road is crazy. The Hall Road entrance to River would present the same problem and be potential more dangerous due to the hill on River Road. This section of Hall Road is not built to handle the amount of traffic projected to result from the proposal and the dangers present are very significant.
3. Eliminating trees and other shrubbery will remove the only "green space" left as a buffer between the neighborhood, River Road and the Village. This would result in a dramatic increase in noise and the destruction of current wetland area.

Please keep us informed of any hearings regarding this development plan as we would like to appear and voice our safety and environmental concerns.

Sincerely,



Mr. & Mrs. Sean Falvey



4 Accord Court  
Potomac, MD 20854  
November 6, 2003

Mr. Malcolm Shanaman  
Development Review Committee  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Village of Potomac  
Plan No: 1-03062

Dear Mr. Shanaman,

We are writing in opposition to the referenced proposal which we understand contemplates the extension of Hall Road to intersect with River Road, and the subdivision of two undeveloped lots to permit the construction of three single family homes which would access Hall Road.

We live on Accord Court and enter River Road at the intersection of Accord Drive and River Road. It is a dangerous intersection, because just west of Accord Drive River Road rises. Left and right turns from Accord Drive are risky, because it is impossible to see what is coming over the hill. Drivers coming over the hill have little opportunity to see traffic entering from Accord Drive. During rush hours this situation is particularly aggravated. In fact, we suspect this intersection does not meet current State sight distance guidelines. There have been accidents at this intersection, but we do not have statistics; we suggest you consult Police Department records.

A similarly dangerous situation would occur were the proposed Hall Road extension approved. Cars turning left off the proposed extension would not be able to see cars coming over the hill just east of Hall Road. Nor would drivers coming over the hill have much opportunity to slow or stop for such left-turning traffic. Further, there is a section of Hall Road north of River Road which currently feeds traffic onto River Road. Left hand turns onto River are already difficult because drivers can not see what is coming over the hill; they would become more so were traffic from the

proposed Hall Road intersection simultaneously trying to enter River Road. And it would probably be impossible to drive safely across River from one side of Hall to the other. Again, although we are not familiar with the State's sight distance guidelines, we suspect the proposed extension would not measure up.

Finally, there is a significant issue of pedestrian safety. There is no sidewalk on the southern side of River Road. People must walk in the street on a narrow shoulder to get to the bus stops on either side of River Road. Since the nearest light on River Road is at Counselman, there are always jaywalkers trying to cross River Road in the Hall Road-Accord Drive-Persimmon Tree area without any better view of what's coming over the hill than the automobile drivers. It would only become more risky were pedestrians also obliged to dodge cars turning into and out of the proposed Hall Road extension.

For the above reasons, we urge the Development Review Committee to issue a negative recommendation to the Planning Board. We would appreciate being advised of further proceedings in this matter.

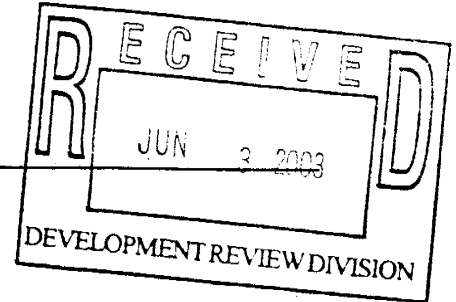
Very truly yours,

*Arthur L. Freeman*      *Carol G. Freeman*

Arthur L. Freeman

Carol G. Freeman

**Mr. & Mrs. Sean Falvey**  
9712 Brimfield Court  
Potomac, Maryland 20854  
(301) 983-6685



---

May 23, 2003

Mr. Rich Weaver  
Development Review Division  
Maryland National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Weaver:

We have recently learned of the plan to open Hall Road to River Road as part of a development plan by Apex Engineering, number 1-03062, Village of Potomac.

We are concerned about this for the following reasons:

1. It is very clear that there would be an increase in "cut through" traffic to avoid the Village using Hall Road and Falls Bridge Lane. The amount of traffic and the speed on Falls Bridge Lane is already a significant problem. An increase in traffic volume as well as speed is likely if Hall Road is opened up to River.
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3. Eliminating trees and other shrubbery will remove the only "green space" left as a buffer between the neighborhood, River Road and the Village. This would result in a dramatic increase in noise and the destruction of current wetland area.

Please keep us informed of any hearings regarding this development plan as we would like to appear and voice our safety and environmental concerns.

Sincerely,

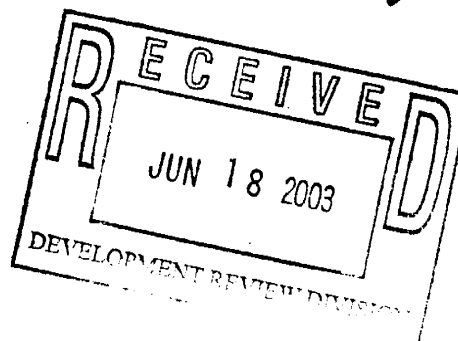
Mr. & Mrs. Sean Falvey

**RICHARD I. KLEIN**

9721 Brimfield Court  
Potomac, Maryland 20854  
(301) 299-7237

June 7, 2003

Mr. Malcolm Shaneman  
Development Review Committee  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910



RE: Plan Number 1-03062, River & Hall Rd.  
Village of Potomac

Dear Mr. Shaneman:

We are writing to voice our concern over the county's plan to open Hall Road from the South to River Road. We believe the result of this action will be a tremendous increase in traffic on a narrow residential road by those seeking to avoid the stoplight in Potomac Village and a significant number accidents at the newly opened intersection.

There is already an access to River road through Accord Dr. That route somewhat deters "cut-throughs" as it requires an extra turn. Regardless, access to River Rd. is possible and, although difficult, that intersection seems to handle the flow of traffic.

Opening Hall road from the south to River will significantly increase traffic and congestion. It is already extremely difficult to enter River Rd. from the existing intersection (north side of River connection) with Hall Rd. The high-speed traffic on River Rd. combined with the rush hour tension at the proposed intersection is a situation to be avoided and not exacerbated. Cars trying to directly cross, or turn onto River Rd. will create extremely dangerous conditions. It is evident that Hall Rd. would become a parallel substitute for Falls Rd. between Falls Bridge Lane and Democracy Boulevard via Sorrel Road. These are residential, not commercial, areas and hall Road was not designed for this use.

Also, we are concerned that there was no Local Traffic Study or Safety Study required for the above referenced plan. Every home from Falls Bridge Lane and Falls Rd. to Hall Rd. and Sorrel (and on to Democracy) will be affected. These homes more than exceed the requirement necessary for these studies. It is vital information the Planning Board needs to have available to make an informed decision.

We urge you to conduct these studies that we are confident will validate our concerns.

Sincerely,

Donna D. Klein

Richard I. Klein

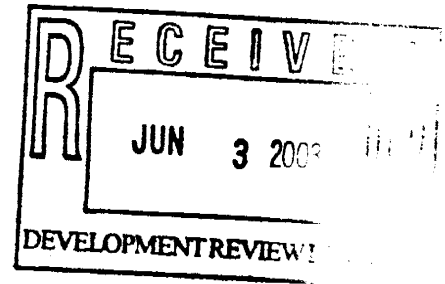
Cc: Howard Dennis - Montgomery County Council  
Steven Silverman - Montgomery County Council  
George Leventhal - Montgomery County Council  
Nancy Flooreen - Montgomery County Council

**DEXTER EWEL, ESQ.**

**ATTORNEY AT LAW**

9717 BRIMFIELD COURT  
POTOMAC, MD 20854

May 31, 2003



Mr. Malcolm Shaneman  
Development Review Committee  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910

Re: Village of Potomac, Plan No: 1-03062.

Dear Mr. Shaneman:

This letter is to express our adamant opposition to the opening of Hall Road to River Road as contemplated by the above-referenced Plan. I, my wife and three school-aged children live on Brimfield Court, which intersects Hall Road, and therefore will be directly affected by the contemplated opening.

We oppose the opening of Hall Road for the following reasons:

**1. Opening Hall Road will not accomplish the claimed objective.**

We understand the proponents of the Plan claim it will relieve congestion at the River Road/Falls Road intersection by giving residents of Williamsburg Heights and Heritage Farm access to their neighborhood. Such residents already have access to the neighborhood from River Road via Accord Road, located less than 100 feet away. In fact, the first intersection made by both Accord and Hall, other than short cul-de-sacs, is with each other! Since we already use the Accord Road access, no decrease in congestion at River and Falls will be related to easier access by residents. All of the decrease in congestion, if any, will come at the expense of residents due to increases in short-cut traffic by non-residents. In other words, the claimed beneficiaries of the Plan will be the most harmed.

**2. The increase in short-cut traffic will adversely affect the quality of life for the residents of Williamsburg Heights and Heritage Farm.**

The residents of Hall Road and Brimfield Court purchased their homes in large part because of the location on quiet cul-de-sacs that are good places to raise children. There are 17 children on Brimfield Court alone. These children ride bikes, scooters and skateboards, walk dogs, play games and generally do the things kids do on and around Brimfield and Hall because it is now a safe place. That safety would decrease with the increase in non-resident short-cut traffic. Our children must cross Hall Road to get to the bus stop at the corner of Hall and Accord. Those crossings take place during rush hour,

Mr. Malcolm Shaneman

precisely when the increase in short-cut traffic will occur. The Plan decreases the safety of our children without any offsetting benefit to the residents.

**3. Opening Hall Road to River Road would add another dangerous intersection to River Road.**

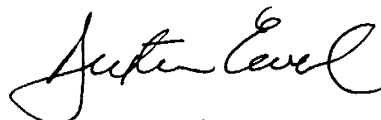
The intersection of Accord Drive and River Road is already a dangerous intersection because it is on a blind grade and because traffic passes at a very brisk pace since there is no close traffic control in either direction. The Persimmon Tree/River Road intersection, located another 100 feet east on River Road from Accord, is also dangerous due to the high speed of traffic on River. A Hall/River intersection would be another blind grade intersection, located 100 feet west of the Accord intersection. Entering River from Accord is a terrifying experience, especially if turning left toward the Village. There have already been several severe accidents at the Accord/River intersection, and we anticipate there would be more at the planned intersection. We do not need three dangerous intersections in the space of 200 feet on River Road. Again, the neighborhood residents bear the burden of decreased safety without any corresponding benefit.

**4. Opening Hall Road would increase congestion and the risk of accidents for traffic on River Road.**

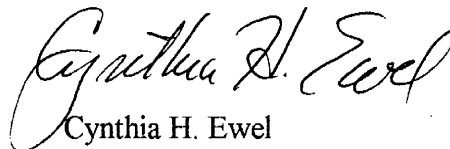
Traffic on River Road traveling west have little advance warning of cars stopped to make left turns onto Accord Drive. Eastbound traffic on River Road has no warning at all of cars turning into their lane from Accord because of a hill on River that crests very near Accord. At best, the same situation would exist for a Hall/River intersection, because it would be so close to Accord. At worst, the traffic patterns would become more complicated, and therefore more dangerous. Creating a third dangerous intersection in the space of 200 feet is shortsighted thinking and poor policy.

We are genuinely troubled by the proposal to open Hall Road. We are aware of no residents, the supposed beneficiaries of the Plan, that want the road opened because we do not need another access road. We and our neighbors are very concerned about the adverse effects of short-cut traffic on what is a quiet, residential neighborhood. We cannot imagine that County policy is to encourage rush hour traffic to take short cuts through residential neighborhoods. Unfortunately, that and its consequences will be the only result of the Plan.

Sincerely,



Dexter Ewel



Cynthia H. Ewel

cc: Ms. Betsi Dahan



*Betsi Dahan*  
*9805 Hall Rd.*  
*Potomac, MD 20854*  
*301/983-1773*

May 7, 2003

Ms. Janet Gregor  
Transportation Planning  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Plan Number 1-03062, River & Hall Rd.  
Village of Potomac

Dear Ms. Gregor:

Thank you for taking the time to meet with me as a "walk-in" to the office of Transportation Planning.

I am very concerned that there was no Local Traffic Study or a Safety Study required for the above referenced plan. On this section of Hall Road (between Falls Bridge Lane to the end of Hall) there are 30 homes that feed into Hall and empty out onto Accord Drive to connect with River Rd. and Falls Bridge Lane to connect with Falls Rd. We have direct access to both major roads already.

The result of a Hall Rd. continuance across River is just an accident waiting to happen. It is currently extremely difficult to enter River Rd. from the existing intersection with Hall Rd. The high-speed traffic on River Rd. combined with the rush hour tension is a merge situation to be avoided, not increased. The idea of cars trying to directly cross River Rd. instead of merging is even more dangerous. Is Hall Rd. to be a parallel substitute for Falls Rd. between Falls Bridge Lane and Democracy (via Sorrel)? These are residential, not commercial, areas.

I'm sure you will be hearing from other residents of our neighborhood concerning the safety issues of visibility, many small children on our street and the "greater good" being to preserve our existing environment. Our section of Hall Rd. is a narrow, neighborhood street that stretches for only two blocks.

There will be many homes affected by this cut-through. Every home from Falls Bridge Lane and Falls Rd. to Hall Rd. and Sorrel (and on to Democracy) will be affected by an increase in high-speed, commuter traffic. These homes more than exceed the requirement necessary for a Local Traffic and Safety Study. It is vital information the Planning Board needs to have available for its informed decision.

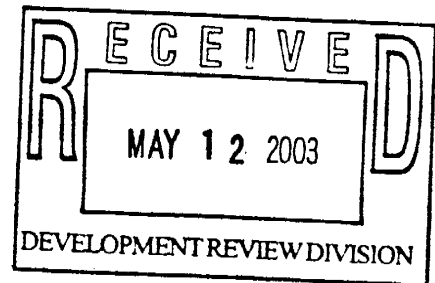
Thank you.

Sincerely,

Betsi and Charles Dahan

Cc: Mr. Ron Weilke, Transportation Planning  
Mr. Rich Weaver, MNCPPC (email)  
Mr. Malcolm Shaneman, MNCPPC  
Mr. Howard Denis, District 1, Montgomery County Council (email)  
Mr. Steven Silverman, VP, Montgomery County Council (email)  
Mr. George Leventhal, Council Member At-Large (email)  
Ms. Nancy Floreen, Council Member At-Large (email)  
Mr. George Barnes, Western Mont. County Citizens Assn.(email)  
Mr. David Oblon, Heritage Farm Homeowners Assn.(email)  
Mr. Martin Klauber, Peoples Counsel

Kenneth L. Harkavy, M.D.  
9709 Hall Road  
Potomac, MD 20854  
301-983-4103  
[klhark46@aol.com](mailto:klhark46@aol.com)



Rich Weaver  
Development Review Division  
Maryland National Capital Parkland Planning Commission  
8787 Georgia Ave  
Silver Spring, MD 20910

RE: Preliminary Plan Number 1-03062  
River Road and Hall Road  
Village of Potomac

Dear Mr. Weaver:

We live on that segment of Hall Road that your department supports opening to River Road (State Highway 190). We live five houses from the current dead end of the street, which runs from Falls Bridge Lane and have owned our home for over 16 years. It is also our understanding that a proposal has been made to build three houses at the end of Hall Road near River Road.

While we have no objection to the use of the land for homes, we are concerned that the proposed size of the homes will create an environmental problem with the increased runoff. More importantly, opening the road is a safety issue. This will create an intersection with a poor line of sight for cars leaving Hall Road to turn left or cross to the northwestern part of Hall Road.

Opening Hall Road will increase traffic along both Hall Road and Falls Bridge Lane as drivers attempt to avoid the intersection of River Road and Falls Road (State Highway 189). There are a number of families with small children who will be faced with this increased, non-local, cut through traffic. The dangers are not worth the minor inconvenience to residents of the immediate neighborhood if they continue to exit via Accord Road or Falls Bridge Lane, both of which already allow for adequate egress.

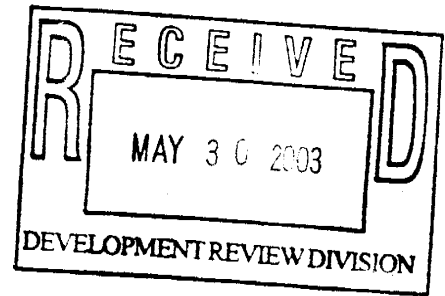
Keeping Hall Road a dead end will not inconvenience new owners of any new houses at the end of the street. As is typically done in other locations, a "pipe stem" drive way can be used to provide access to Hall Road. A noise barrier of trees and shrubs can be left adjacent to River Road, and a pedestrian path can connect Hall to River in order to facilitate access to the MTA bus stop at Hall and River.

The state, county and MNCPPC should be making every attempt to limit the number of side streets that open onto state highways in order to keep traffic flowing smoothly along these major commuting roads. They should not be creating new and dangerous intersections when there are nearby alternatives. We request that Hall Road not be opened. Montgomery County government has been speaking to driver and pedestrian safety as a hallmark of its safe Montgomery campaigns. Opening Hall Road would lead to traffic accidents, traffic fatalities and pedestrian deaths. Additionally it is an unnecessary expense during these financial strapped times (regardless of who supposedly pays, it is the taxpayer that truly picks up the bill).

Sincerely,

Kenneth L. Harkavy  
Lorraine M. Harkavy  
Victoria L. M. Harkavy

Barry and Pam Bass  
9713 Brimfield Court  
Potomac, Maryland 20854  
(301) 983-5240



May 27, 2003

Mr. Malcolm Shaneman  
Development Review Committee  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Village of Potomac, Plan No: 1-03062

Dear Mr. Shaneman:

We are writing to let you know that we adamantly oppose the opening of Hall Road onto River Road as contemplated in the above-referenced Plan. It is our understanding that the proponents of the Plan (primarily County and State Highway representatives) are advocating the Plan to alleviate the congestion at River Road and Falls Road (the center of Potomac "Village").

We will address this outrageous proposition on a number of fronts:

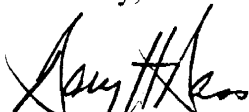
- 1) **If this approach were to work, it would be at the expense of one of Potomac's original neighborhoods.** It makes absolutely no sense to attempt to alleviate congestion on two state roads by funneling traffic onto a narrow road through a quiet, residential area. Falls Bridge Lane, the primary thoroughfare through our neighborhood, is already hazardous, primarily as a result of people coming over from Oaklyn Drive and speeding (at speeds up to 50 mph) over to Falls Road. Our children currently walk to the bus stop on Accord Drive, crossing over Hall Road on their way, a part of their daily routine that will take on a whole new peril if traffic is speeding down Hall Road. The additional traffic would also dramatically affect the children who ride bikes on that street and people who go for walks down the street (believe it or not, that still happens).
- 2) **It is extremely questionable whether the opening will accomplish its "desired" goal.** Are the planners aware that a bypass already exists through our neighborhood (Accord Road)? It isn't clear to us what traffic they are attempting to address. To use the evening rush hour as an example, the opening would obviously not address traffic going north on Falls Road from River (for which several "outlets" already exist) or traffic continuing west on River after Falls Road. Any insight into the "benefits" that you think would be derived from opening Hall Road onto River Road would be appreciated.

- 3) **Opening Hall Road could, in fact, cause additional traffic issues on both River Road and Falls Road.** Again using the evening rush hour as an example, it will be extremely difficult for cars heading west on River Road to turn left onto Hall Road, and cars cresting the hill just to the east of Hall will have little advanced notice of cars waiting to make the turn. To the extent someone safely makes it onto Hall Road and drives without incident to the intersection of Falls Bridge Lane and Falls Road, turning left onto Falls Road during the evening rush hour is nearly impossible. So rather than alleviating a problem, it could easily cause additional issues to develop.


It's sad for us to see what has happened to Potomac "Village." What we assume at one time was truly a village (we moved to the area from a quaint New England town seven years ago) has turned into a "bazaar." Barry is in the real estate business, so we are certainly not opposed to growth, per se; however, we firmly believe that growth should be additive and positive, not detrimental and destructive. Opening Hall Road serves absolutely no purpose and should not be undertaken.

We look forward to attending the hearing when this issue is discussed. Please advise us of that hearing date or let us know how we can keep track of when it will be held.

Sincerely,



Barry H. Bass



Pamela L. Bass

cc: Ms. Betsi Dahan

## Weaver, Richard

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**From:** Cdahan1@aol.com  
**Sent:** Monday, May 05, 2003 3:09 PM  
**To:** Weaver, Richard  
**Subject:** Plan 1-03062

Thank you for your recent assistance concerning my questions about the above plan to build 4 houses and open Hall Rd to intersect w/River Rd. Could you please let me know when and if the public hearing has been scheduled? Also, any information you can provide or direct me to that outlines this process. Thanks for your help. Sincerely, Betsi Dahan

## Weaver, Richard

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**From:** Tbirdphotogirl@aol.com  
**Sent:** Tuesday, May 06, 2003 10:03 AM  
**To:** Weaver, Richard  
**Cc:** Cdahan1@aol.com  
**Subject:** preliminary plan # 1-03062 River Road and Hall Rd. Village of Potomac

Dear Mr. Weaver,

My name is Nadine VerStandig. I bought my house at 9801 Hall Rd. in Potomac in October of 1999. I am a divorced single mother, and live here with my 13 year old son. Two of the reasons that I bought my house are because it is a quiet neighborhood and Hall Rd. is a dead end street. I lived on Bradley Blvd. when I was married, and that was not exactly a place where my children could go out and walk up the street safely. There are many other children in our neighborhood that are my son's age, and the kids all walk to each other's houses without fear of cars zooming up the street and hitting them. The boys play ball in the street in front of my house. It may sound old fashioned, but it is an old fashioned neighborhood with old fashioned values. We like our kids to be able to play in the street. It's nice for them to be able sled down the neighbor's hill in the snow and not worry that they will get run over by a car speeding by if they end up in the street. From a safety end, we know that the only cars coming up Hall Rd. are the people that live here, or folks that are visiting them. My son can walk to his friend's house on Brimfield Court at night, and I don't have to worry about strangers bothering him or kidnapping him. In this age of terrorism and uncertainty, it is nice to know that at least home is a relatively safe place, and it is nice for our children to be able to just be kids and do the things that we did as kids - like play in the street - and not worry. If the commission allows Hall Rd. to be cut through to River Road, all that will change. Since Falls Road is one block north, and it goes to River Road, and Accord Rd. runs into Hall Rd. from River Rd., I really don't see the need to have Hall Rd. also intersect with River Rd. If the people that live here don't mind going up to Falls or up Accord to access River, then why cut our road through? Whose interests will it serve? Certainly not ours.

Now, let me address the issue of the proposed houses to be built where there are currently woods across the street from my house. Those woods are our only buffer from the Village. They are wetlands for the animals, and significantly cut down the noise from the Village. I understand that the land is valuable, and that whoever bought it stands to make a huge profit from building houses there and selling them. There are more important things though in this life than making money. It is not as if there are no available houses in the area for sale. Whoever owns the land is not depriving the public of possible housing if the zoning is not passed to build those houses. It was just approved for two houses to be built directly behind my back yard on Pinkney Court where one house currently stands and will be torn down. If the zoning passes for the three houses to be built across the street from me, I will be surrounded by construction, as will my neighbors. I understand free enterprise, but not every bit of available space needs to have houses built on it. Leaving some land untouched is healthy for the environment and allows us to have a little bit of nature in our community. There is much wildlife in those woods. If we continue to build everywhere we can, just because we can, the wildlife will have nowhere to go. We may complain because the deer eat our flowers, but it is still a thrill to see them on our front lawn first thing in the morning, or in the evening. My son still stops to watch them walk up the street. Aren't the interests of the people already living here more important than one man's wallet?

Thank you for your attention to this matter.

Sincerely,

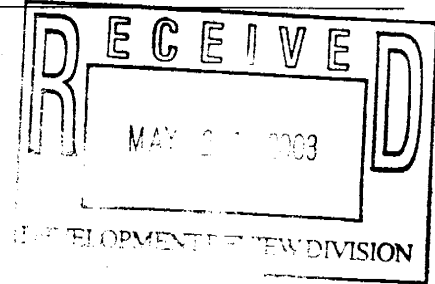
Nadine A. VerStandig



**James W. Rodgers**  
**9708 Hall Road**  
**Potomac, MD 20854**

Telephone: 301-983-1171  
Email: [jwrodgers@jwrodgers.com](mailto:jwrodgers@jwrodgers.com)

May 19, 2003



Mr. Malcolm Shaneman  
Development Review Division  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: **Plan No. 1-03062, River & Hall Road, Village of Potomac**

Dear Mr. Shaneman:

I am writing in opposition to the proposal to open the current dead-end section of Hall Road onto River Road. Our home is within four lots of the existing dead-end of Hall Road.

The section of River Road onto which vehicles would enter/exit Hall Road if it were opened is already one of the most dangerous sections of River Road in Montgomery County. Within one-eighth of a mile of the proposed opening are two already dangerous intersections on River Road at Persimmon Tree Road and Accord Drive. On both approaches from River Road to this area, River Road has significant rises that blind approaching vehicles on River Road from vehicular traffic stopped to enter either Persimmon Tree Road or Accord Drive, or vehicles exiting from these roads onto River Road. A new opening at Hall Road would only exacerbate this dangerous stretch of River Road.

Additionally, the proposed change would adversely change the very character and use of the existing section of Hall Road in question, as well as the connecting principal egress road - Falls Bridge Lane. This stretch of Hall Road is very narrow and minimally accommodates vehicular traffic in opposite directions. Cars parked on the street would reduce passage to single file only, which again creates safety concerns.

The only reason to open this section of Hall Road onto River Road would be to attempt to lessen the vehicle congestion at the traffic signal at the intersection of River and Falls Roads in Potomac Village. Unfortunately, if indeed vehicles used this new "shortcut" around the traffic signal, it would create an even more congested and dangerous situation

May 19, 2003

Page: 2

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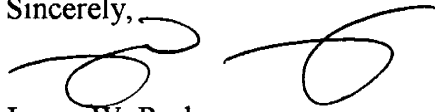
as the vehicles attempted to exit from Falls Bridge Lane back on to Falls Road – another dangerous intersection with no traffic signal.

I would be shocked if a needs analysis by a professional traffic planner supported the “need” for a cut through of Hall Road to River Road for residents. At best, for egress onto River Road from residents in the area, this cut through would support only the residents on the upper end of Hall Road - approximately 10 households. For residents on the lower end of Hall Road and connecting roads, it is a shorter/quicker/safer route to exit as they do now – via Falls Bridge Lane or one of its connecting roads.

I believe that a study of risk factors to pedestrian and vehicular traffic involved with the opening of Hall Road would sustain the fact that risks far outweigh any benefits.

Thank you for your thoughtful consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'James W. Rodgers', with a large, stylized flourish extending to the right.

James W. Rodgers

1/18/ 2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190-3760

RE: PRELIMINARY PLAN #1-03062  
VILLAGE OF POTOMAC

DEAR MR BERLAGE:

I AND MY FAMILY RESIDE IN POTOMAC, MARYLAND AS WELL AS OWN THE PROPERTY  
LOCATED AT 10130 FALLS RD., IN THE VILLAGE OF POTOMAC, MARYLAND 20854.

I WOULD LIKE TO RECOMMEND THE APPROVAL OF THE ABOVE PRELIMINARY PLAN AND  
OPPOSE THE OPENING OF HALL RD.

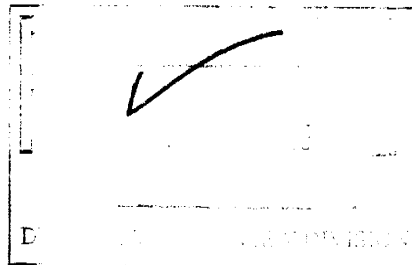
LOOKING FORWARD FOR THE APPROVAL BY THE PLANNING COMMISSION.

SINCERELY



AHMAD HABIBI

COPY: RICHARD WEAVER, DEVELOPMENT REVIEW DIVISION  
JOHN M. ROBINSON, COMMISSIONER  
MEREDITH WELLINGTON, COMMISSIONER  
WENDY C. PURDUE, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER



1/16/ 2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190-3760

RE: PLAN #1-03062  
VILLAGE OF POTOMAC

DEAR MR BERLAGE:

OUR HOME IS LOCATED 8 HOMES FROM THE SUBJECT PROPERTY @ 9708  
BRIMFIELD COURT, POTOMAC, MARYLAND 20854, JUST OFF HALL ROAD,  
THAT YOUR PLANNING STAFF HAS RECOMMENDED FOR APPROVAL.

WE ARE GREATLY AFFECTED BY THE OPENING OF RIVER ROAD INTO HALL  
ROAD, THEREFORE OBJECT TO THE OPENING.

WE ALSO WISH THAT YOU WILL APPROVE THE 4 LOT SUBDIVISION  
TERMINATING HALL ROAD AT COL DE SAC.

THANKING YOU, FOR YOUR APPROVAL IN ADVANCE,

SINCERELY



KENNETH LUCHS

COPY: MEREDITH WELLINGTON, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER  
JOHN M. ROBINSON, COMMISSIONER  
WENDY PURDUE, COMMISSIONER  
RICHARD WEAVER, M-NCPPC ✓



JANUARY 17, 2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
3767 GEORGIA AVENUE  
SILVER SPRING, MD., 20190-3760

DEAR MR BERLAGE:

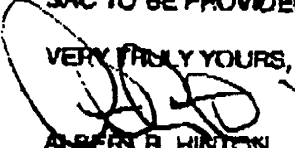
I AM THE OWNER OF THE PROPERTY LOCATED AT 9910 RIVER ROAD, POTOMAC, MARYLAND, 20854. MY PROPERTY IMMEDIATELY ADJOINS 9908 RIVER ROAD, THE 2.3 ACRES THAT THE OWNER HAS SUBMITTED PRELIMINARY PLAN # 1-03062 FOR APPROVAL OF SUBDIVISION.

I STRONGLY SUPPORT THE APPROVAL OF THE FOUR LOTS, SINCE THEY ARE WITHIN THE SIZE AND CHARACTER OF THE NEIGHBORHOOD. I NOTICED THAT ONE OF THE LOTS ARE OVER 27,000 SF AND ANOTHER IS OVER 25,000 SF. I UNDERSTAND THAT THE REQUIREMENT IS 20,000 SF IN THIS R200 ZONE.

I ALSO NOTICED THAT THE DEVELOPER IS SAVING THE 39' WHITE OAK TREE BETWEEN LOT 2 AND 3.

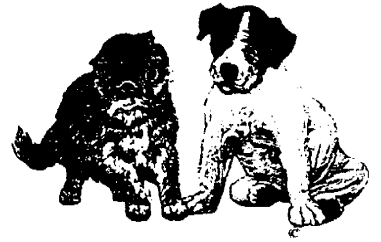
I OPPOSE THE HALL ROAD OPENING INTO RIVER RD, AND VERY MUCH FAVOR THE MINIMUM SIZE COL DE SAC TO BE PROVIDED BY THE DEVELOPER.

VERY TRULY YOURS,

  
ALBERT B. HINTON  
301 299 4600

COPY: JOHN M. ROBINSON, COMMISSIONER  
MEREDITH WELLINGTON, COMMISSIONER  
WENDY C. PURDUE, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER  
RICHARD WEAVER, DEVELOPMENT REVIEW DIVISION.





# POTOMAC ANIMAL HOSPITAL, INC.

January 17, 2005

Mr. Derick P. Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Mr. Berlage:

We have received subdivision plan submitted to the Montgomery County Planning Board for approval for 4 single family lots located in the S. W. corner of River Road and Hall Road., Potomac, MD 20854.

We own the Potomac Animal Hospital located at 10020 River Road, which has over 200 feet of common boundary in the rear with the subject property.

We are happy with the plan submitted and recommend the approval of preliminary subdivision plan number:1-03062 as shown.

1. We agree that this section of Hall Road should not be opened to River Road. Based on safety and environmental issues.
2. The plan is within the R200 zoning requirements.
3. The plan is showing good amount of tree save, specifically we notice tree buffer between proposed lot #1 and the adjoining lot #28(the triangular lot).

Thank you for your attention.

Sincerely,

Jason B. Scott, DVM

Copy: Richard Weaver Development Review Division  
Allison Bryant Commissioner  
Wendy C. Purdue Commissioner  
Meredith Wellington Commissioner  
John M. Robinson Commissioner

1/18/2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190

RE: RIVER RD AND HALL RD, SITE **PLAN** #1-03062

DEAR MR. BERLAGE:

I AM THE NEW OWNER OF THE MEDICAL BUILDING LOCATED AT 9800 FALLS RD., POTOMAC, MD.  
I HAVE SEVEN MEDICAL TENANTS AT THE BUILDING.

IT HAS COME TO MY ATTENTION THAT HALL ROAD EDGE TO RIVER ROAD HAS NOT BEEN BUILT AS  
OF YET. I WISH TO INFORM YOU THAT IT WOULD BE A MISTAKE TO ALLOW SUCH AN OPENING AND  
HOPING THAT YOU FOR EVER MAKE THE DECISION TO SCRAP SUCH A POSSIBILITY.

IN ADDITION I WOULD VERY MUCH LIKE TO SHOW YOU MY PLEASURE AFTER REVIEWING THE  
PRELIMINARY SUBDIVISION PLAN #1-03062 FOR THE 4 HOME SITES ENTERING FROM HALL ROAD.  
I LIKE THE PLAN BECAUSE THE LOT SIZES ARE THE PERFECT COMPLIMENTS TO THE EXISTING  
COMMUNITY BECAUSE OF SIZE AND DIMENTION. I READ THAT THE LOT SIZES ARE BETWEEN 20,000SF.  
TO 27,000 S.F. AS REQUIRED BY R200 ZONING. ELIMINATION OF ONE LOT IN THIS PROJECT WILL BE  
UNATTRACTIVE BECAUSE ENABLES THE LOT OWNER TO BUILD ON THE LARGER FOOT PRINT,  
THEREFORE BUILDING HUGE HOMES, ANOTHER WORD THE UNACCEPTABLE **MANSIONIZING** OF THE  
NEIGHBORHOOD.

LOOKING FORWARD TO HEARING YOUR APPROVAL AS REQUESTED,

THANKING YOU IN ADVANCE

*Dr. Zarpak*

DR. MAHNAZ ZARPAK  
# 12 CANDLELIGHT CT., POTOMAC, MD. 20854

COPY: WENDY PURDUE, COMMISSIONER  
MEREDITH WELLINGTON, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER  
**JOHN M. ROBINSON, COMMISSIONER**  
RICHARD WEAVER, M-NCPPC

January 17<sup>th</sup>, 2004

Mr. Derick Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Ref: **River and Hall Road (Potomac/20854)**  
**Proposal for four dwelling units**  
**Issue regarding the thru status of Hall Road**  
**File # 1-03062**

Dear Chairman Berlage and members of the Planning Board,

I am writing this letter in support of the proposed development of four units on this property (as per the Staff recommendation), and the restriction of the opening of Hall Road North to River Road.

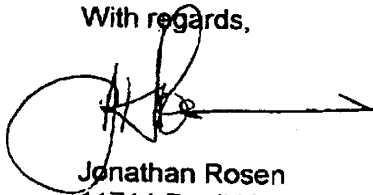
I am a 35-year resident of the immediate area and I travel past this intersection twice each day; my wife travels it four times each day. My support of the proposal stems from two issues:

The first, with regard to the implementation of four lot subdivision; is that we are in favor of approval.

The second, with regard to Hall Road, is a strong opposition to connecting Hall Road to River and increasing the traffic and risk of accidents in this immediate area. It's an absolute mess between Persimmon Tree and Falls Road. If the County allows this road to open it will make a bad situation worse; it's a move that's without sufficient value or justification. Additionally, the neighbors that have bought properties and enjoyed a quiet cul-de-sac will loose that enjoyment.

Chairman Berlage, thank you for your consideration of my family's position on this matter.

With regards,



Jonathan Rosen  
11711 Beall Mountain Road  
Potomac MD 20854



cc: MNCPPC Planning Board members



1/18/ 2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190

RE: RIVER RD AND HALL RD, POTOMAC MD.

DEAR MR. BERLAGE:

OUR HOME IS PRESENTLY UNDER CONSTRUCTION ON RIVER RD., A SHORT DISTANCE FROM THE ABOVE REFERRED PRELIMINARY PLAN #1-03062. WE WOULD LIKE TO TELL YOU THAT THIS IS AN EXCELLENT SITE PLAN AND WISH THAT YOUR PLANNING BOARD APPROVES THE PLAN.


WE ALSO FEEL THAT IF THE RIVER ROAD OPENS INTO HALL ROAD OUR FAMILY'S SAFETY WILL BE COMPROMISED SINCE WE FREQUENTLY GO BACK AND FORTH TO THE VILLAGE SHOPS. WE REQUEST THAT YOU APPROVE THIS E PLAN FOR THE FOUR LOTS WITH THE COL SE DAC.

LOOKING FORWARD TO YOUR POSITIVE ACTION ON THE ABOVE PLAN.

TRULY YOURS

  
DAVID NIROO  
9300 RIVER RD., POTOMAC, MD 20854

COPY: MEREDITH WELLINGTON, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER  
JOHN M. ROBINSON, COMMISSIONER  
WENDY PURDUE, COMMISSIONER  
RICHARD WEAVER, M-NCPPC



1/18/2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190

RE: SUBD. PLAN #1-03062  
IN POTOMAC VILLGE

DEAR MR. BERLAGE:

OUR HOME IS LOCATED AT 9101 FALLS BRIDGE LANE, IN POTOMAC, MARYLAND 20854. HALL ROAD ENDS @ FALLS BRIDGE LANE. OUR HOME WILL BE NEGATIVELY AND SEVERELY AFFECTED BY OPENING HALL RD INTO RIVER ROAD. WE OBJECT TO SUCH AN OPENING.

WE HAVE REVIEWED THE PRELIMINARY PLAN SUBMITTED FOR FOUR R200 LOTS. WE SUPPORT TOTALLY THE SHAPE AND CONFIGURATION OF THE PLAN AND BELIEVE THAT THEY WOULD BE AN ASSET TO THE COMMUNITY.


THEREFORE WE URGE YOUR BOARD TO APPROVE THE PLAN WITHOUT DELAY.

SINCERELY



HERB EZRIN AND FAMILY

COPY: MEREDITH WELLINGTON, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER  
JOHN M. ROBINSON, COMMISSIONER  
WENDY PURDUE, COMMISSIONER  
RICHARD WEAVER, M-NCPPC



JANUARY 16, 2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190-3760

RE: PRELIMINARY PLAN #1-03062

DEAR MR BERLAGE:

THIS IS THE CONFIRMATION OF MY EARLIER HAND WRITTEN NOTE TO  
YOU FOR THE ABOVE REFERENCED PLAN:

"I SUPPORT MR. MOAADEL'S PLAN AND STRONGLY OPPOSE THE HALL  
ROAD OPENING INTO RIVER RD."

PETER GAMBRILL



9513 ACCORD DR., POTOMAC, MARYLAND, 20854  
301 299 5310

COPY: JOHN M. ROBINSON, COMMISSIONER  
MEREDITH WELLINGTON, COMMISSIONER  
WENDY C. PURDUE, COMMISSIONER  
ALLISON BRYANT, COMMISSIONER  
RICHARD WEAVER, DEVELOPMENT REVIEW DIVISION.



JANUARY 18, 2005

MR. DERICK P. BERLAGE, CHAIRMAN  
MONTGOMERY COUNTY PLANNING BOARD  
8787 GEORGIA AVENUE  
SILVER SPRING, MD., 20190-3760

RE: PRE. PLAN #1-03062

DEAR MR BERLAGE:

I AND MY FAMILY HAVE BEEN THE RESIDENT OF POTOMAC FOR OVER 25 YEARS, MY SON RESIDES 100 FEET FROM THE ABOVE REFERENCED PROJECT. FOR NEARLY 20 YEARS I AND MY WIFE OWN AND HAVE BEEN OPERATING THE FLAPS RESTAURANT LOCATED @ 10134 RIVER RD.

MY FAMILY AND I WOULD LIKE TO RELAY TO YOU THAT WE OPPOSE THE OPENING OF HALL ROAD INTO RIVER RD. BUT STRONGLY SUPPORT THE ABOVE REFERENCED PLAN OF VILLAGE OF POTOMAC WITH 4 LOTS.

THANKING YOU FOR YOUR CONSIDERATION.

SINCERELY



BOB ROOD  
10134 RIVER RD., POTOMAC, MD. 20854

COPY: JOHN M. ROBINSON,	COMMISSIONER
MEREDITH WELLINGTON,	COMMISSIONER
WENDY C. PURDUE,	COMMISSIONER
ALLISON BRYANT,	COMMISSIONER
RICHARD WEAVER,	DEVELOPMENT REVIEW DIVISION.