



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Kemp Mill Farms Preliminary Plan Number: 1-20060440

Street Name: GRAYS LANE Master Plan Road Classification: PRIMARY

Posted Speed Limit: NOT POSTED mph

Street/Driveway #1 (PRIVATE DRIVE) Street/Driveway #2

Table with 4 columns: Sight Distance (feet), OK?, Right, Left. Values include 400' and 'yes'.

Comments: EXISTING GRAYS LANE IS CURRENTLY PRIVATE

GUIDELINES

Table with 3 columns: Classification or Posted Speed (use higher value), Required Sight Distance in Each Direction*, and values ranging from 150' to 550'.

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway...

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: Raymond [unclear] 10-20-05

14845 PLS/P.E. MD Reg. No.



Montgomery County Review: [X] Approved [] Disapproved. By: [signature] Date: 2/8/06

Form Reformatted: March, 2000

Updated for relocated drive 12-22-05 [signature]

Attachment D

Jan 17 06 04:21p

JAY L. Eizenstat

301-592-0391

p. 1

November 16, 2005

Thomas J. & Allene C. Becker
917 Grays Lane
Silver Spring, MD 20902

Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Mikvah Subdivision - No. 120060440


Dear Chairman Berlage and Board Members:

We own (and live in) the home on Grays Lane immediately adjacent to the Kemp Mill Synagogue property (on its western property line). We have met with the Mikvah Emenah Society and reviewed the subdivision plan revised on September 26, 2005 and signed by Raymond A. Norris, Professional Engineer, for the mikvah on the synagogue's property (we are not members of the synagogue).

We are pleased with the mikvah's residential design and the evergreen and fence buffer agreed to and shown on the plan as well as the location of the mikvah and parking lot. We support the subdivision application for this needed religious facility in our community.

Thank you.

Sincerely,


Allene C. Becker

Thomas J. Becker
Allene C. Becker

A Registered Montgomery County Civic Association
www.kempmill.org

November 17 2005

Derick Berlage
Chairman
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: The Mikvah Emunah Society of Greater Washington, Inc./Kemp Mill Synagogue
Preliminary Plan No. 120060440

Dear Chairman Berlage and Board Members:

The Kemp Mill Citizens Association supports the application from The Mikvah Emunah Society of Greater Washington, Inc. and Kemp Mill Synagogue to build a mikvah on the synagogue property on Grays Lane. There is a real need in the Orthodox Jewish community for this religious facility, and its location as proposed is the proper place for it.

We also strongly endorse the position of the synagogue and the Society that, for religious reasons as explained in their September 21 letters to the Board, the driveway access for the mikvah must be at the western end of the property as shown on the plan.

The synagogue has been a welcome neighbor to our diverse Silver Spring community. The mikvah's location, access and site design are fully in keeping with the community, and this use is needed by our Orthodox Jewish neighbors.

We look forward to your approval of this modest subdivision use. Thank you.



Gary Skulnik
KMCA President
301-754-2642

Sincerely,

cc: Rose Krasnow, MNCPPC
Rich Weaver, MNCPPC
Bill Barron, MNCPPC
The Mikvah Emunah Society of Greater Washington, Inc.
Kemp Mill Synagogue



**The Mikvah Emunah Society
of Greater Washington**

September 21, 2005

Mr. Derick Berlage
Chairman
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Mikvah Emunah Society/Kemp Mill Synagogue
Subdivision Application

Dear Mr. Berlage and Members of the Planning Board:

The Mikvah Emunah Society of Greater Washington, Inc. ("Society") is a non-profit organization based in Montgomery County that serves the needs of Orthodox and other Jews living in the Greater Washington area who use a Jewish ritual bath. The Hebrew word for a ritual bath is a "mikvah". As discussed below, use of a mikvah is a central religious ritual in Orthodox Judaism. The Society has been active for decades in the operation and support of such mikvahs. This letter is being submitted by the Society in support of its application before the Planning Board with respect to a proposed new mikvah facility to be built by the Society on the grounds of the Kemp Mill Synagogue.

The Orthodox Jewish community has at its core of religious ritual observance the synagogue, and an important ancillary use, the mikvah. The mikvah is a large bath, built within certain specifications dictated by religious law. The mikvah is designed to permit full immersion.

The Kemp Mill area of Silver Spring, with its large Orthodox community, is a natural location for a new central community mikvah, and the grounds of Kemp Mill Synagogue are a natural and appropriate site for such a facility.

The mikvah serves the synagogue community in three primary functions: a) Jewish women immerse themselves approximately once a month, at the end of their natural cycle (for women, this, together with the Sabbath candle lighting, is the most significant ritual of observance); b) for men, as a way of prayer preparation on especially auspicious occasions such as the High Holy Days; and c) it marks the final stage of conversion to Judaism. In terms of usage, religiously observant Jewish women are the primary users of the mikvah.

As a religious ceremonial act, a prayer is recited before immersion. A Rabbinically trained lay person typically oversees the immersion, making sure it is ritually correct.


Building the Yitzchak Wallerstein Mikvah of Greater Washington

Mr. Derick Berlage
September 21, 2005
Page 2

The mikvah is usually housed in a modest home-like structure, the intimate nature of its use dictating its low profile, which is our proposal. Use is generally by appointment, so as not to overcrowd the facility and to further considerations of privacy. In the vast majority of communities it is housed in a residential area, with the neighbors hardly aware of its usage. It is of great importance that the women entering and leaving the mikvah be afforded maximum privacy. Thus, requiring a woman to drive or walk through a synagogue parking lot, where congregants or guests (at prayer services, lectures, bar mitzva's, etc.) will be parking or standing would be very undesirable. From a religious perspective, a separate drive-in entrance from the street for the mikvah is the religiously appropriate means of entrance and exit.

Thank you for your consideration of our application.

Very truly yours,


Ira Kasdan, President

cc: Mr. George Silberman
President, Kemp Mill Synagogue

Ms. Rose Krasnow
Development Review Chief, MNCPPC



KEMP MILL SYNAGOGUE

11910 Kemp Mill Road, Silver Spring, MD 20902

301-593-0996 ■ fax 301-592-0251 ■ office@kmsynagogue.org ■ www.kmsynagogue.org

September 21, 2005

Jack Bieler
RABBI

George Silberman
PRESIDENT

Jay Mazel
Linda Klonsky
Jeremy Lustman
VICE PRESIDENTS

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TREASURER

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PRESIDENT

Beth Lichy
SYNAGOGUE
ADMINISTRATOR

Mr. Derick Berlage
Chairman
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Mikvah Emunah Society/Kemp Mill Synagogue
Subdivision Application

Dear Mr. Berlage and Members of the Planning Board:

We are pleased to write to you to provide background information on the proposed new central mikvah house to be built by The Mikvah Emunah Society of Greater Washington, Inc. ("Society"), on the grounds of Kemp Mill Synagogue (KMS) in Silver Spring. The mikvah will be an accessory use and structure on the synagogue's lot. The project has involved a cooperative effort by KMS and the Society, a non-profit organization that has served the Washington area Orthodox Jewish community for many years.

In the Jewish religion, use of a mikvah (the Hebrew word for a ritual bath) is a central religious ritual. As such, availability of a mikvah to KMS and its members as well as other members in the Orthodox community is of great importance. For its part, the Society's mission is to operate Jewish mikvahs and, where appropriate, to assist synagogues in establishing accessory ritual baths.

We at Kemp Mill Synagogue have joined with the Society to enable it to build a new ritual bath facility on our property. The mikvah will be on the far side of our lot across from the Synagogue building and will solely be designed and used by the Society as a religious ritual bath. KMS has joined the Society in this endeavor because it is needed by a large number of KMS members and will also benefit the Jewish community at large.

A key element of Jewish law relating to the site for, and operation of, a mikvah is a deep concern with privacy and modesty. Under Jewish law, a woman must immerse herself at the end of her natural cycle. The proposed mikvah plan includes a separate entrance off Grays Lane rather than requiring passage through KMS's parking lot. This is specifically done for religious reasons. It is an important religious value to ensure maximum privacy to women going to and departing the mikvah for ritual immersion, and, therefore, it would be objectionable to require women attending the mikvah to enter its parking area through the KMS parking lot, in which congregants or others might be parking or chatting before or after prayer services, community functions, synagogue meetings, etc. Moreover, if a driveway were to connect the synagogue and the mikvah grounds, it would be impossible to prevent others from inappropriately parking directly outside the mikvah house when it is in use by the women of the community. The absence of a sole and separate driveway from Grays Lane would compromise the privacy and modesty criteria that are important religious requirements in Orthodox Judaism.

We would respectfully ask Montgomery County officials to give the utmost consideration to the above matters in reviewing the submitted accessory use plan.

Thanking you in advance, we remain,

Very truly yours,

Yaakov Bieler
Rabbi, Kemp Mill Synagogue

A MEMBER OF
THE UNION OF
ORTHODOX JEWISH
CONGREGATIONS
OF AMERICA

cc: Mr. George Silberman
Ms. Rose Krasnow
Mr. Tom Kaedan

Attention: Greg Leck, Supervisor, Traffic Engineering and Operations Section

Subject: Request for a traffic study prior to construction of a "mikvah" (Jewish ritual bath) building on Grays Lane where Grays Lane is a narrow, privately owned and maintained, shared driveway (M-NCPPC Plan Number; 7-05054)

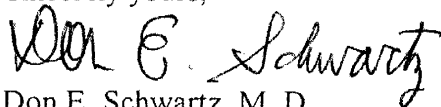
Details: The Mikvah Emunah Society plans to build a mikvah (also known as a ritualarium) on property owned by the Kemp Mill Synagogue. The society will pay the synagogue approximately \$ 400,000 up front to lease the land for 75 years. The planned structure will be 4,700 square feet in size, all on one level. It will contain two ritual emersion pools, 10 changing rooms/bathrooms, a waiting room, a large laundry room, and other related spaces. The mikvah facility will be able to accommodate 20 or more women per hour during operating hours which are generally between 7 PM and 11 PM every night. In general, women have 15 to 45 minute appointments for which they pay a fee to the facility and often a tip to the attendant.

Currently, the Mikvah Emunah Society is requesting that the common entrance and exit to its planned parking lot, which has spaces for only 13 cars, be on Grays Lane where Grays Lane is a private driveway shared by seven homes. In addition to the normal usage of Grays Lane by these seven families, mikvah use has the potential to add 40 or more car trips per hour entering and exiting onto this common driveway during the evening hours after nightfall. Traffic guidelines indicate that this number of car trips per hour is excessive for common driveways. The proposed plan outlined above creates significant problems with respect to traffic flow, safety, access for emergency vehicles, garbage disposal, road maintenance, snow removal, overflow parking, illegal parking on private driveways, and other matters of concern.

An alternative possibility that mitigates some of these issues would provide access to the mikvah parking lot through the parking lot of the Kemp Mill Synagogue, the owner of the property. Traffic to and from the mikvah would be confined to the section of Grays Lane near the synagogue where Grays Lane is a public county road, widened and built to Montgomery County specifications and lighted and maintained by the county.

I and other neighbors would be happy to meet with you or a staff member on site if you think this would be helpful. Thank you for your concern and response.

Sincerely yours,



Don E. Schwartz, M. D.
Home Phone No. (301) 593-1818
E-mail: EPASAWC@AOL.COM

Subj: **Traffic on Grays Lane as a result of mikvah use**
Date: 12/6/2005 11:48:41 P.M. Eastern Standard Time
From: EPASAWC
To: GREG.LECK@MONTGOMERYCOUNTYMD.GOV
CC: EPASAWC

Dear Mr. Leck,

This e-mail is a follow-up communication to my fax of November 10, 2005 (Log # 061270) concerning the building of a "mikvah" (Jewish ritual bath) on Grays Lane and requesting a traffic study because of the increased nighttime traffic that would result.

The architectural plans for the mikvah call for ten preparation rooms, each one able to serve two women an hour. Twenty women per hour would result in forty car trips to and from the mikvah, not counting the car trips of the attendants who operate the facility.

We, the undersigned, are opposed to heavy traffic on Grays Lane where it is a privately owned and shared common driveway. It is unacceptable to add to this driveway, after nightfall, 600 cars per month, initially, and up to 1700 cars per month in the future.

We understand that Montgomery County planners have proposed that the mikvah have its own private entrance from Grays Lane where it is a publicly maintained county road. To accomplish this, Grays Lane would be extended approximately 45 feet on the existing county right-of-way as a fully constructed county road. This plan appears to us to be sensible and a fair compromise.

We would be happy to discuss these issues with you on the phone or in person.

Thank you for your help.

Sincerely yours,

Concerned neighbors who live on Grays Lane:

James (Mike) Barnes
Silas Bean
John O'Donnell, Jr.
Nancy Mehlman
Don E. Schwartz, M.D. (301-593-1818 tel) (301-593-7757 fax) (epasawc@aol.com)