

ATTACHMENT 1

GARRETT PARK, SEC. 2 (1-06016)



Map compiled on September 01, 2006 at 12:10 PM | Site located on base sheet no - 214NW04

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

See Map



N



Research & Technology Center



1 inch = 200 feet
1 : 2400

ATTACHMENT 2

ATTACHMENT 3

GENERAL NOTES

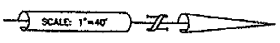
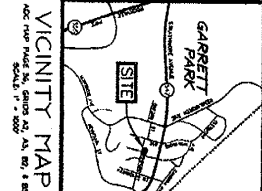
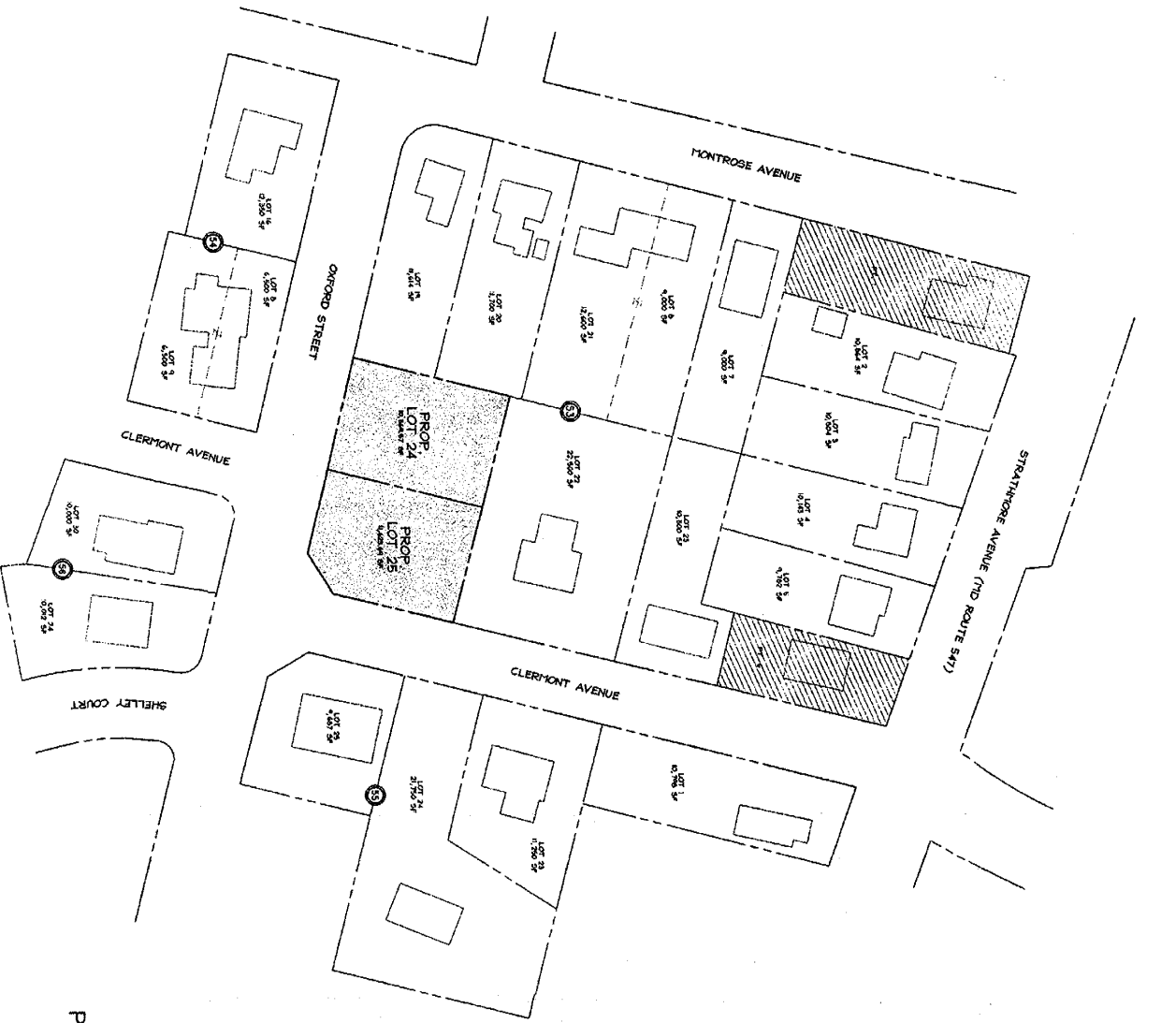
- 1) THESE CONCEPTS ARE SUBJECT TO CHANGE.
- 2) PROPERTY AND LOT LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS AND FIELD SURVEY DATA.
- 3) PROPERTY DIMENSIONS, AREA, PERCENTAGE, AND DISTANCES ARE APPROXIMATE.
- 4) PROPERTY DIMENSIONS, AREA, PERCENTAGE, AND DISTANCES ARE APPROXIMATE.
- 5) PROPERTY DIMENSIONS, AREA, PERCENTAGE, AND DISTANCES ARE APPROXIMATE.
- 6) PROPERTY DIMENSIONS, AREA, PERCENTAGE, AND DISTANCES ARE APPROXIMATE.
- 7) LOCAL UTILITIES INCLUDE: WATER, SEWER, GAS, AND TELEPHONE.
- 8) LOCAL UTILITIES INCLUDE: WATER, SEWER, GAS, AND TELEPHONE.
- 9) LOCAL UTILITIES INCLUDE: WATER, SEWER, GAS, AND TELEPHONE.
- 10) LOCAL UTILITIES INCLUDE: WATER, SEWER, GAS, AND TELEPHONE.

ZONING DATA

- 1) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 2) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 3) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 4) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 5) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 6) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 7) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 8) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 9) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)
- 10) ZONING: RESIDENTIAL SINGLE-FAMILY (RS)

□ PARTS OF LOTS NOT INCLUDED

NOTE: THIS NEIGHBORHOOD MAP IS FOR GENERAL REPRESENTATION ONLY. ALL LOT STATISTICS FROM THE AVAILABLE RECORDS PLATS.



APPLICANT
 THE GARRETT PARK
 HOMEOWNERS ASSOCIATION
 4605 OXFORD STREET
 GARRETT PARK, MD 20878

**4605 OXFORD STREET
 PROPOSED LOTS 24 & 25,
 BLOCK 53
 GARRETT PARK
 NEIGHBORHOOD MAP
 (PRELIMINARY PLAN NO. 1-06016)**

**4605 OXFORD STREET
 PROPOSED LOTS 24 & 25, BLOCK 53
 GARRETT PARK
 ROCKVILLE (4TH) ELECTION DISTRICT**

DATE	BY	REVISION	PROJECT	DATE
09/05/05	JFD	ISSUE FOR PUBLIC COMMENT FOR PUBLIC COMMENT FROM CITY COMMISSION AT ONE MEETING, 09/05/05	02-072B	09/2005
			EVALUATION	ENGINEERING



**COMPARABLE LOT DATA
PROPOSED LOTS 24 AND 25, BLOCK 53
GARRETT PARK, MARYLAND
(Per R-90 Zone)**

(REVISED 09/15/05 PER DRC REVIEW COMMENTS DATED 09/12/05)

SORTED BY: LOT SIZE

Lot	Block	Frontage	Alignment	Lot Size	Lot Shape	Avg. Width	Buildable Area
22	53	125	Perpendicular	22,500	Rectangular	125	12,500
24	55	80	Perpendicular	21,750	Irregular	105	11,264
21	53	70	Perpendicular	12,600	Rectangular	70	5,625
16 (3)	54	130	Parallel	12,350	Rectangular	95	4,275
20	53	65	Perpendicular	11,700	Rectangular	65	5,000
25 (3)	53	124	Parallel	11,624	Rectangular	96	4,021
19 (3)	53	180	Parallel	11,614	Rectangular	65	3,375
23	55	90	Perpendicular	11,350	Rectangular	90	4,462
2	53	60	Perpendicular	10,864	Rectangular	60	4,407
1 (3)	55	199	Parallel	10,798	Rectangular	55	2,381
24	53	85	Perpendicular	10,570	Rectangular	85	4,161
3	53	60	Perpendicular	10,504	Rectangular	60	4,197
23	53	75	Perpendicular	10,500	Irregular	50	3,563
4	53	60	Perpendicular	10,143	Rectangular	60	3,987
24 (3)	56	133	Parallel	10,012	Irregular	65	2,991
30 (3)	56	135	Parallel	10,000	Rectangular	80	3,001
5	53	60	Perpendicular	9,782	Rectangular	60	3,775
25 (3)	55	100	Parallel	9,687	Rectangular	100	2,790
7	53	50	Perpendicular	9,000	Rectangular	50	3,125
8	53	50	Perpendicular	9,000	Rectangular	50	3,125
9	54	50	Perpendicular	6,500	Rectangular	50	1,675
8 (3)	54	130	Parallel	6,500	Rectangular	50	1,583

Notes:

1. All values are based upon available record plat information.
2. Parts of lots and parcels are not included in neighborhood representation.
3. Longest front property line used for frontage calculation on corner lots.
4. Buildable areas are based upon standard R-90 zone requirements.

**COMPARABLE LOT DATA
PROPOSED LOTS 24 AND 25, BLOCK 53
GARRETT PARK, MARYLAND
(Per R-90 Zone)**

(REVISED 09/15/05 PER DRC REVIEW COMMENTS DATED 09/12/05)

SORTED BY: BUILDABLE AREA

Lot	Block	Frontage	Alignment	Lot Size	Lot Shape	Avg. Width	Buildable Area
22	53	125	Perpendicular	22,500	Rectangular	125	12,500
24	55	60	Perpendicular	21,750	Irregular	105	11,204
21	53	70	Perpendicular	12,600	Rectangular	70	5,625
20	53	65	Perpendicular	11,700	Rectangular	65	5,000
23	55	90	Perpendicular	11,250	Rectangular	90	4,462
2	53	60	Perpendicular	10,864	Rectangular	60	4,407
16 (3)	54	130	Parallel	12,350	Rectangular	95	4,275
3	53	60	Perpendicular	10,504	Rectangular	60	4,197
24	53	85	Perpendicular	10,570	Rectangular	85	4,161
25 (3)	53	124	Parallel	11,624	Rectangular	96	4,021
4	53	60	Perpendicular	10,143	Rectangular	60	3,967
5	53	60	Perpendicular	9,762	Rectangular	60	3,776
23	53	75	Perpendicular	10,500	Irregular	50	3,563
19 (3)	53	180	Parallel	11,614	Rectangular	65	3,375
7	53	50	Perpendicular	9,000	Rectangular	50	3,125
8	53	50	Perpendicular	9,000	Rectangular	50	3,125
30 (3)	56	135	Parallel	10,000	Rectangular	60	3,001
24 (3)	56	133	Parallel	10,012	Irregular	65	2,921
25 (3)	55	100	Parallel	9,687	Rectangular	100	2,790
1 (3)	55	199	Parallel	10,798	Rectangular	55	2,381
9	54	50	Perpendicular	6,500	Rectangular	50	1,875
8 (3)	54	130	Parallel	6,500	Rectangular	50	1,563

Notes:

1. All values are based upon available record plat information.
2. Parts of lots and parcels are not included in neighborhood representation.
3. Longest front property line used for frontage calculation on corner lots.
4. Buildable areas are based upon standard R-90 zone requirements.

**COMPARABLE LOT DATA
PROPOSED LOTS 24 AND 25, BLOCK 53
GARRETT PARK, MARYLAND
(Per R-90 Zone)**

(REVISED 09/15/05 PER DRC REVIEW COMMENTS DATED 09/12/05)

SORTED BY: FRONTAGE

Lot	Block	Frontage	Alignment	Lot Size	Lot Shape	Avg. Width	Buildable Area
1 (3)	55	199	Parallel	10,799	Rectangular	95	2,381
19 (3)	53	180	Parallel	11,614	Rectangular	85	3,375
30 (3)	56	135	Parallel	10,000	Rectangular	90	3,001
24 (3)	56	133	Parallel	10,012	Irregular	85	2,901
16 (3)	54	130	Parallel	12,350	Rectangular	95	4,275
8 (3)	54	130	Parallel	6,500	Rectangular	90	1,563
22	53	125	Perpendicular	22,500	Rectangular	125	12,500
25 (3)	53	124	Parallel	11,624	Rectangular	96	4,021
25 (3)	55	100	Parallel	9,887	Rectangular	100	2,790
23	55	90	Perpendicular	11,250	Rectangular	90	4,462
24	53	85	Perpendicular	10,670	Rectangular	85	4,161
23	53	75	Perpendicular	10,500	Irregular	90	3,563
21	53	70	Perpendicular	12,600	Rectangular	70	5,625
20	53	65	Perpendicular	11,700	Rectangular	65	5,000
24	55	60	Perpendicular	21,750	Irregular	105	11,284
2	53	60	Perpendicular	10,864	Rectangular	60	4,407
3	53	60	Perpendicular	10,504	Rectangular	60	4,197
4	53	60	Perpendicular	10,143	Rectangular	60	3,987
5	53	60	Perpendicular	9,782	Rectangular	60	3,776
7	53	50	Perpendicular	9,000	Rectangular	50	3,125
8	53	50	Perpendicular	9,000	Rectangular	50	3,125
9	54	50	Perpendicular	6,500	Rectangular	50	1,875

Notes:

1. All values are based upon available record plat information.
2. Parts of lots and parcels are not included in neighborhood representation.
3. Longest front property line used for frontage calculation on corner lots.
4. Buildable areas are based upon standard R-90 zone requirements.

ATTACHMENT 4

ATTACHMENT 5



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

September 8, 2005

Ms. Cathy Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

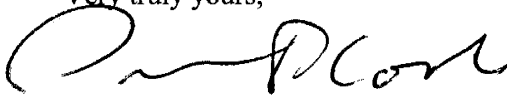
Re: Montgomery County
MD 547 General
Garrett Park, Section 2
File No. 1-06016

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Garrett Park, Section 2 development. We have completed our review and have no comments at this time.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

WSSC Comments on Items for September 12, 2005, Development Review Committee Meeting

Revised 9/13/05

File Number	Project Name	Comments
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#1-06016 GARRETT PARK, SEC. 2

Water and sewer lines about property. Connections required. Follow WSSC procedures for abandonment existing connections that will not be used. 20' wide sewer connection easement is recommended.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

July 27, 2005

Robert C. Hubbard
Director

Mr. James Ochs
CAS Engineering
108 West Ridgeville Boulevard, Suite 101
Mount Airy, MD 21771

Re: Stormwater Management **CONCEPT** Request
for Garrett Park
Preliminary Plan #: N/A
SM File #: 219351
Tract Size/Zone: .51/R-90
Total Concept Area: .51ac
Lots/Block: Proposed 24 & 25/ 35
Parcel(s): N/A
Watershed: Lower Rock Creek

Dear Mr. Ochs:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control and onsite recharge via the use of non structural measures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN 219351

cc: R. Weaver
S. Federline
SM File # 219351

QN - On Site; Acres: .51ac
QL - On site; Acres: .51ac
Recharge is provided



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 25, 2005

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 1-06016
Garrett Park Section II

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated August 10, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 12, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Access and improvements along Oxford Street and Clermont Avenue as required by the Town of Garrett Park.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,

Gregory M. Leck, Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

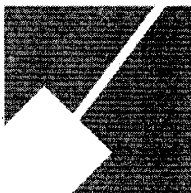
m:/subd/SF/1-06016, Garrett Park Section II, gml revs

cc: Curt A. Schreffler, CAS Engineering
Christine Shreves
Richard Weaver, M-NCPPC DRD
Shahriar Etemadi, M-NCPPC TP
Joseph Y. Cheung, DPS RWPPR
Christina Contreras, DPS RWPPR



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland

8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Richard Weaver, Development Review
Cathy Conlon, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Amy Lindsey, Environmental Planning

DATE: February 15, 2006

SUBJECT: Preliminary Plan 120060160 - Garrett Park, Section 2: 4605 Oxford Street

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following condition.

1. Approval of Final Tree Save Plan to protect trees outside the limit of disturbance shown on staff-approved Preliminary Tree Save Plan and per staff memo dated February 15, 2006 prior to any demolition, clearing, or grading of the site. An ISA Certified Arborist must prepare the Final Tree Save Plan, with particular focus on further evaluation of specimen Trees # 9 and #16, and all trees 6" and greater on adjoining lots.
 - a. The limit of disturbance may be amended on the Final Tree Save Plan with staff confirmation that equivalent protection is provided through measures as recommended by an ISA Certified Arborist.
 - b. Final sediment control plan must be consistent with final limit of disturbance as approved by MNCPPC staff.

BACKGROUND

The 0.52-acre property is located in Montgomery County at the corner of Oxford Street and Clermont Avenue in the Garrett Park/North Bethesda Master Plan area. Currently, there is one single-family home on the property. This preliminary plan proposes removing the existing house and constructing two new ones. Surrounding uses are all single-family residential. There are no environmental features on the property except for specimen trees. The property is within the Lower Rock Creek watershed.

Forest Conservation

There is no forest on this property and this site is exempt from Forest Conservation Law as per 4-04249E, as a Small Property. The exemption letter noted that a Tree Save Plan may be required at Preliminary Plan and Environmental Planning staff confirmed this upon receipt of the Preliminary Plan.

This property and adjoining ROW has approximately 8 specimen trees with numerous other mature trees and shrubs, typical of the Garrett Park neighborhood. Additionally, there are large trees located on neighboring properties with critical root zones that extend on to the subject property. The Limit of Disturbance (LOD) originally proposed by the applicant was deemed inadequate by staff to address the tree save issues for this site. The applicant contended that, without a known house footprint, there was both reluctance and inability to provide the kind of detail needed to show individual tree save measures. The applicant proposed leaving essential details of a Tree Save Plan until building permit.

Environmental Planning staff disagreed with this approach and feels that it is important at the Planning Board hearing to have an understanding of which trees likely can and should be saved, and also to recognize the potential impact to significant trees on and near the subject property as reflected on the applicant's original plan. Staff proposed revisions to the original plan to expand the LOD to both identify and better protect trees to be saved, setting the LOD such that no more than a 1/3 of the critical root zones would be impacted, except for specific trees needing further evaluation. These changes were substantially reflected in a plan revision from the applicant.

Staff understands that "street trees" are of significant importance to the Town of Garrett Park and made efforts to preserve the trees along the street frontages for both lots. The Preliminary Tree Save Plan also places a priority on off-site trees by establishing the LOD so that a minimum of two-thirds of the critical root zones for large off-site trees are unaffected. The Plan also attempts to preserve as much of the critical root zone as possible for two on-site Tulip Poplars, identified as trees #9 and #16 on the Preliminary Tree Save Plan. While it is unknown at this time exactly where the house locations will be, staff believes that the two Poplars can be saved, subject to further evaluation by the certified arborist. If staff is not convinced that the trees can be saved with all reasonable efforts, they will recommend that the Poplars be removed.

The Final Tree Save Plan shall include the following elements:

- Proposed final grading and topography, limits of disturbance (LOD), structures, detailed tree protection and sediment and erosion control measures;
- Onsite trees 6" and greater to be saved, and all offsite trees 24" and greater on adjoining lots must be shown individually (species, size, location, condition) with protection measures;
- An edge determination to include all trees larger than 6" dbh per the Trees Technical Manual. Shared trees may only be removed with adequate

notification requesting concurrence of the adjoining homeowner and arborist's negative prognosis of the viability of tree save.

Environmental Buffers

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

ATTACHMENT 6

10808 Clermont Ave.
POBox 570
Garrett Park, MD 20896

Sept. 29, 2005

Mr. Derick Berlage, Chair
MNCPPC
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Re: Preliminary Plan 1-06016
Proposed Re-subdivision
Garrett Park, MD

Dear Mr. Berlage:

I am the adjacent neighbor to the above property. I have the following serious concerns about this proposed re-subdivision:

Property Line

The line show on the proposed subdivision is not where my understanding of the property line between my home and the subject property is. I have spoken with CAS Engineering about this. The metes and bounds shown on their plat is not the same as the metes and bounds shown on a survey I have for my property. I am in the process of engaging a professional surveyor to obtain a second opinion. As you may be aware, there are a number of boundary issues in Garrett Park. When a large structure is proposed only 5 feet from my yard where I have just invested major time and money to improve my garden and patio area, a few feet can become very critical.

Thank you for putting this process on hold until the correct property line can be verified.

Plat Pan is incorrect

There is a large tree on public property that is not shown on the proposed plat plan. It happens to be right beside my property so I noticed it was not shown on the proposed plat plan. How many other "over sights" are there on this plan?

I would request that staff field verify the conditions shown on the proposed plat plan.

Inconsistent with Subdivision Ordinance

The re-subdivision as proposed is inconsistent with the County's Subdivision ordinance in several major respects:

+ It will result in major drainage problems and does not preserve natural streams and drainage swales as required by the subdivision ordinance. There is already a drainage problem in this area because of the nature of the soils and the natural topography. I have been forced to invest over \$10,000 in correcting drainage problems on my property. The re-subdivision proposes to fill a major drainage swale on the property. I suspect it is the natural drainage swale for the surrounding area. When this is filled, where will the water go?? It will back up on my and other property owners' property.

+ There are a number of large and significant trees on this site. The subdivision as proposed would decimate these trees, leaving a barren site. This is inconsistent with the purpose of preserving trees as stated in the ordinance.

Re-subdivision Standards

As I understand it, there are special provisions that apply to a re-subdivision. There are numerous large lots in this area of Garrett Park. This proposal plan would create 2 small lots in an area of larger lots.

It is also an area of significant open space and tree cover, even on the smaller lots that do exist. The relationship of the scale of existing homes to their sites creates this happy result. As pointed out above, the proposed site plan with its nearly complete grade-out of the site would result in the loss of nearly every existing tree on the property. Two barren lots in the midst of a very treed area would result.

Because of the proposed grading-- right up to the property line, several large trees on my property would eventually be lost. Who is going to pay to have these trees taken down in several years after they die a slow death from root destruction from the grading?

Inconsistent with Garrett Park Overlay Zone

For the reasons outlined above, the proposed plan is also inconsistent with the Garrett Park Overlay Zone, Sec. 59-C-18.11 whose purposes are to:

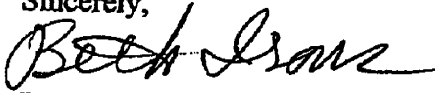
"(a) Preserve the unique park-like setting of the 19th century garden suburb, maintain the prevailing pattern of houses and open spaces, and retain the maximum amount of green area surrounding new or expanded houses

"(b) Encourage a compatible relationship between new or expanded houses and neighboring structures in scale, siting and orientation on the lot."

Page 3

For the reason outlined above, I ask that this proposed re-subdivision not be approved. Thank you for your consideration of these issues.

Sincerely,



Beth Irons

301 942-0994

b.iron@comcast.net

CC:

Catherine Conlon, Development Review Division, MNCPPC

Christine Shreves, Applicant

Ulla Lustig, Owner of subject property

To: Amy Lindsey, Environmental Planning
Date: Jan. 5, 2006

FAA 301 495-1303

Re: Preliminary Plan 1-06016
Proposed B-subdivision
Herrett Park, MD

From: Beth Hrons

Per our conversation today. Enclosed is my letter of
Sept 29, 2005.

M. Christine Shaffer 10803 Montrose Ave., PO Box 96, Garrett Park, MD 20896

October 3, 2005

Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

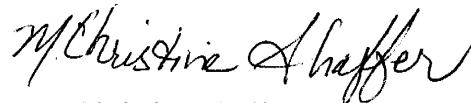
Dear Sir/Madam:

Thank you for sending me a Notice of Application regarding Preliminary Plan 1-06016, for two lots in Garrett Park, MD. My lot and home are adjacent to the plan in question.

I have a concern regarding potential noise and light emanating from the proposed two houses and two garages. I would very much like for specific mention to be made in the plan for provision of a buffer from noise and light, so as to protect my home. I am especially concerned about potential spotlights either on the garages or on the houses that could impact my home adversely.

Thank you for consideration of my concerns.

Sincerely yours,

A handwritten signature in cursive script that reads "M. Christine Shaffer".

M. Christine Shaffer
Lot 20, Block 53