



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB 11/29/07**  
**Item # \_\_\_\_\_**

**MEMORANDUM**

**DATE:** November 19, 2007

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
 Robert Kronenberg, Supervisor *RK*  
 Development Review Division

**FROM:** Joshua C. Sloan, Coordinator *JCS*  
 Development Review Division  
 301.495.4597



**REVIEW TYPE:** Site Plan Review

**CASE #:** 820070130

**PROJECT NAME:** Aunt Hattie's Place

**APPLYING FOR:** An addition to a one-family dwelling to provide a small group home for up to 8 residents on one 1.42-acre lot.

**REVIEW BASIS:** Div. 59-C-18.183 of the Montgomery County Zoning Ordinance.

**ZONE:** R-200 and the Sandy Spring/Ashton Rural Village Overlay Zone.

**LOCATION:** On Norwood Road, approximately 310 feet south of Olney-Sandy Spring Road (MD 108).

**MASTER PLAN:** Sandy Spring/Ashton

**APPLICANT:** Aunt Hattie's Place

**FILING DATE:** 1/18/07

**HEARING DATE:** 11/29/07

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the Site Plan for an addition to provide a small group home for up to eight residents.

All site development elements as shown on the site, landscape, and lighting plans stamped by the M-NCPPC on October 9, 2007 are required except as modified by the following conditions:

1. Preliminary Plan

The proposed development is subject to the conditions of approval for Preliminary Plan 120070590, or as amended.

2. Lighting

The Applicant must ensure that each of the following conditions are met:

- a. Deflectors must be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- b. Illumination levels for on-site private lighting must not exceed 0.1 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
- c. The height of the on-site light poles must not exceed 14 feet including the mounting base.

3. Development Program

The Applicant must construct the proposed development in accordance with the Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the Certified Site Plan. The Development Program must include a phasing schedule as follows:

- a. All landscaping and lighting must be completed within six months of the issuance of any use and occupancy permits.
- b. Phasing of pre-construction meetings, dedications, stormwater management, forest conservation, sediment/erosion control, or other features.

4. Clearing and Grading

No clearing or grading of the subject site prior to M-NCPPC approval of the Certified Site Plan.

5. Certified Site Plan

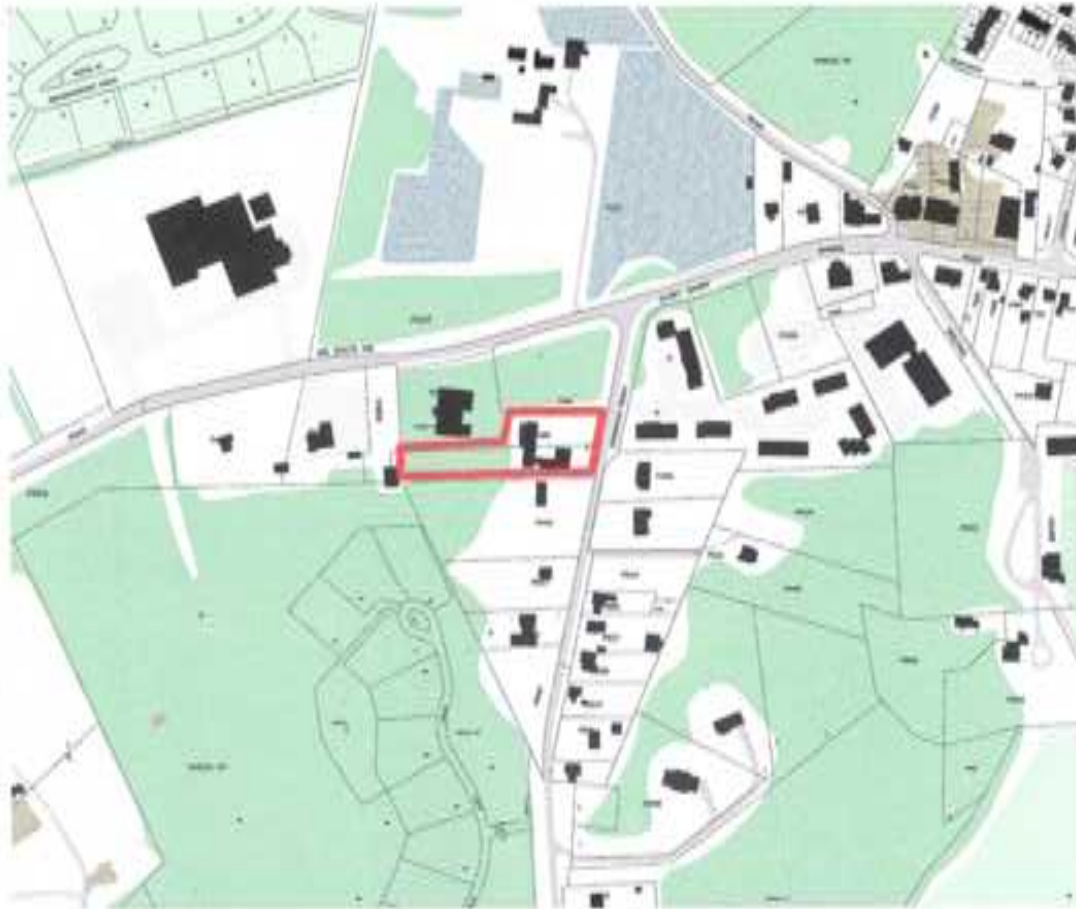
Prior to the Certified Site Plan approval, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development Program, Inspection Schedule, and Site Plan Resolution.

## PROJECT DESCRIPTION

### Site Vicinity

The subject property is located at 17734 Norwood Road in Sandy Spring, approximately 310 feet south of the intersection of Norwood Road with Olney Sandy Spring Road (MD 108). The property is zoned R-200 and is within the Sandy Spring/Ashton Rural Village Overlay Zone. It is adjacent to one residential lot to the south, which is occupied by a one-family detached residence that is currently being reviewed for subdivision. To the north is a vacant parcel. To the west is a veterinary hospital, which is being reviewed for a special exception modification (S-1904-A), and a historic building that is in dire need of stabilization and protection. Directly confronting the subject property, across Norwood Road, are existing one-family homes and a new home under construction. The area is largely developed with various styles and sizes of one-family detached homes and townhouses.



*Vicinity Map*

### Site Description

The subject property is approximately 1.39 net acres and houses a one-family detached residence and a detached 5-car garage with a connecting breezeway. The site is also improved with a patio, driveway and parking area, and circular driveway. The back part of the L-shaped

lot is wooded. The site is located within the Northwest Branch, a Use IV- P watershed. The existing home, garage and pavement cover the majority of the parcel. The westernmost portions of the property remain in forest cover. No streams, wetlands or other significant environmental features exist on the property.



*Aerial view of subject site.*



*Perspective of Existing Site*

## **PROJECT DESCRIPTION**

### **Background**

This project was first seen by the Planning Board as a Special Exception request (S-2671) for a large group home for 12 residents. Staff recommended denial based on three factors. First, the zoning ordinance does not allow two uses on one residential lot. Therefore, in the current proposal, the buildings are combined to conform to the ordinance requirements for additions to one-family homes. Second, Staff believed the size and coverage of the proposal was incompatible with the Master Plan. As our discussion below indicates, this matter has been resolved through detailing, reduced mass, and other environmental measures. Third, the lighting, curb cuts, and potential noise were not deemed compatible with the neighborhood. Again, as our analysis indicates, we have reviewed these factors and required adjustments and additional data to ensure that the proposed development will be safe and compatible with adjoining uses.

Although Staff recommended denial of the Special Exception, the Planning Board voted 4-1 in favor of the project. Subsequently, the Special Exception request was withdrawn and the Applicant decided to come back to the Planning Board to request Preliminary and Site Plan Approval for a small group home (a permitted use in the zone) with a reduced program and a more fine-tuned design. This plan is subject to site plan review due to the property's inclusion in the Sandy Spring/Ashton Rural Village Overlay Zone.

## Proposal

The applicant proposes to consolidate the existing parcels into a single lot. The proposed development is an 8-resident small group home attached to an existing one-family detached residence. The style is similar to traditional houses in the area – with siding, a front porch, and dormers. The existing multi-bay garage would be replaced by a garage and upstairs living space attached to the existing one-family home. The visual impact of the group home and garage addition is reduced from the original special exception request due to the lower height and roof detailing of the upper floor.

Access to the structure will continue to be from Norwood Road with a circular driveway, but a replacement driveway is planned on the northern most portion of the site to access the proposed additional living space. The small group home requires nine parking spaces be provided; they are shown on the plan along with three private garage spaces. The structure will be served by public water and sewer.



*Plan View of Proposed Development*

The proposed development would also include a swimming pool and athletic court for the residents' use. These facilities are individually fenced for safety, while a separate perimeter fence would be installed around the back yard to screen views and noise. Landscape screening and planting is proposed between the addition and the neighbors to the south as well as along the driveway. This mix of evergreen, deciduous, and flowering plants will soften views and integrate the landscape into the wooded feel of the area.



*Perspective of Proposed Group Home*

## ANALYSIS

### Conformance to Development Standards

PROJECT DATA TABLE  
(R-200 and Sandy Spring/Ashton Rural Village Overlay Zone)

Zoning Ordinance Development Standard	Permitted/ Required	Proposed for Approval
Min. Lot Size (s.f.):	20,000	61,317
Max. Coverage (%):	25	16.2
Max. Main Building Height (ft.):	35	35 <sup>1</sup>
Max. Accessory Building Height (ft):	50	35
Min. Building Setbacks (ft.):		
from public street	40	40
rear yard	30	30
side yard	12/25	12/25 <sup>2</sup>

<sup>1</sup> As measured from the DPS approved building height measuring point.

<sup>2</sup> Twelve-foot minimum on one side; 25-foot minimum total for both side setbacks.

Zoning Ordinance Development Standard	Permitted/ Required	Proposed for Approval
<b>Accessory Building Setbacks (ft):</b>		
from public street	65	237
rear yard	7	7
side yard	12	13
<b>Parking Spaces:</b>		
Existing Residence	2	3
Residents (8)	4	4
Employees (8)	4	4
Volunteers (2)	1	1
<b>Total</b>	<b>11</b>	<b>12 (including 1 handicapped space)</b>

### **Community Concerns: Master Plan Recommendations**

As of November 19, 2007, Staff has received 31 letters and emails regarding the subject proposal. Nine of these are in opposition to the project; 22 are in support of the project. Staff has also met with citizens on various occasions and has spoken via email or phone with others. All correspondence received has been attached to this staff report (Appendix A) as well as the Applicant's position (Appendix B).

#### *Opposition*

The reasons given in opposition, and in a qualification to a couple of the letters of support, include concerns about the proposed development's conformance with the Sandy Spring/Ashton Master Plan's concept of a "village". Specifically, the citizens who oppose the project believe the size of the proposed addition is not in keeping with the rural context of the Sandy Spring. Many also noted concerns about noise, lighting, and imperviousness on site. Further, those in opposition have brought up the fact that many of the development standards are relatively unchanged from the Special Exception proposal that was before the Board on October 5, 2006 despite the fact that the Planning Board voted to approve the project at that Hearing. As discussed earlier, Zoning Staff recommended denial of the Special Exception and the current opposition agrees with Staff's earlier analysis and requests denial of the proposed project. A letter from an opposition representative is attached detailing their position (Appendix C).

#### *Support*

Local citizens who support the project feel that the community is a good atmosphere for the young men who would live at this home. They argue that Aunt Hattie's existing establishment in Baltimore is well-run, safe, and houses community-minded residents. In their mind, the size and use are perfectly compatible with the neighborhood and the Master Plan recommendations and will enhance the social, cultural, and educational environment of the Village. Last, they do not share the opposition's concerns about noise, lighting, or impervious cover.



### Staff Analysis

With regard to lighting, Staff has worked with the Applicant to ensure that light levels will be no greater than 0.1 footcandles at all property lines and that deflectors will be installed on any fixtures producing glare or excessive illumination. This illumination level is more stringent than the typical 0.5 footcandles required for most site plans and the installation of the fixtures is subject to DPS site inspection and approval. With regard to noise, Staff is of the opinion that the M-NCPPC cannot restrict usage of a homeowner's private recreational facilities. Although we have worked with the Applicant to ensure that the necessary fencing and landscaping will be provided to buffer potential visual and auditory impacts, there are existing noise restrictions for the neighborhood that are implemented by local law enforcement.

As the DPS approval letter shows, run-off from this site is minimal (less than 2.0 cubic feet per second for a one-year peak event) and will not have any adverse impact on adjacent properties. In this particular case, Staff was especially concerned with impacts on the adjacent property to the west where a historic structure is located. After receiving a supplemental analysis of the run-off from the Applicant, we are confident that there will be no adverse impacts and that the impervious coverage is not a significant environmental issue. Further, the conservation easements and additional landscaping ensure a greater amount of habitat and plant mass on site.

### Data Comparison

	Existing On-Site	Proposed by the Special Exception	Proposed by the Current Project
Total Building Coverage (% of net lot)	13.3%	15.3%	16.2% (includes covered porches)
Total Impervious Coverage (% of gross lot)	25.4%	38.5%	37.2%
Building Height	14'3" +/-	31'6" +/-	30'11" +/-
Garage Height	Same	27'3" +/-	22'8" +/-
Total Gross Floor Area	7,470 square feet	12,794 square feet	12,191 square feet

This project, unlike similar permitted uses on one-family lots, is within the Sandy Spring/Ashton Rural Village Overlay Zone and, thus, subject to two specific findings regarding the Sandy Spring/Ashton Master Plan. The proposed development must "substantially conform with the design guidelines" in the Master Plan and must be "consistent with the recommendations" in the Master Plan. The subject property is within the Village Centers area of the Master Plan in an area that recommends one-family residential homes at a density of 1.5-5 dwelling units per acre (see both the Land Use Plan on page 28 and the Village Centers Plan on page 30). Although the subject property is within the village centers area, the site functions more as part of the Sandy Spring "Setting". There are very few guiding principles mentioned in the Village Centers discussion that Staff believes are pertinent to the proposed development; in fact most deal with the design of commercial and service-oriented facilities.



*Local Traditional Buildings*



*Elevation of Proposed Group Home*

An overarching theme that Staff believes is pertinent is the question of scale. In the case of Norwood Road, there are houses ranging in size from one-story ranch houses (including the existing house on the subject property) to the two-story building under construction across from the subject property. In the adjacent neighborhood, all of the houses are two and one-half stories. Contextually, many historic buildings are over two stories and incorporate dormer windows on the third floor to take advantage of space. This type of design allows for a greater use of space, while maintaining a smaller visual scale. The traditional design of the proposed building, with a front porch, traditional fenestration, and dormer windows is similar to many historic buildings around Sandy Spring. The proposed architectural style and scale are consistent with the rural context.



*Confronting Property across Norwood Road*

### **Sustainability**

The question of the amount of impervious surface, as mentioned above, was brought up at the time of the Special Exception request and again with this Application. In addition to the on-site stormwater measures and analysis the Applicant will also be following several LEED for Homes requirements. These requirements ensure sustainable home development by focusing construction, maintenance, and use on environmentally sensitive practices. These include situating the home in an environmentally responsible way, minimizing the long-term environmental impacts, using water and energy efficiently, optimizing efficient material use, using environmentally preferable products, and creating safer indoor air quality.

## **FINDINGS**

1. *The site plan conforms to all non-illustrative elements of the development plan certified by the Hearing Examiner under Section 59-D-1.64 and all binding elements of the approved Zoning Application.*

The site plan is not subject to any development plan or zoning application.

2. *The Site Plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Site Plan meets all of the requirements of the R-200 and Sandy Spring/Ashton Rural Village Overlay Zones as demonstrated in the project Data Table on page 9. In particular, the proposed development has more than the minimum required area; the permitted building coverage, setbacks, and height are met; and all accessory structures meet the required standards.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Locations of buildings and structures

The proposed addition is designed in a traditional style and is located primarily behind the existing structure. The additional garage is similar to many attached garages in the neighborhood and is also designed in a traditional manner. The peaked roofs, porches, gable windows, and chimney add to the character of the building. The additional structures, such as the pool, sport court, and storage building are located behind the residence and are not visible from the street. Their visual impact on adjacent homes is lessened due to the use of fencing, plantings, and a large stand of on-site trees.

b. Open Spaces

There are no open space requirements for this zone and type of use, but the standard front and side yards are provided in keeping with the neighborhood. Further, the maximum building coverage requirement of the zoning ordinance is met, which ensures that a specific minimum amount of open space is retained on site.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering shrubs and trees along the streetscape and the foundation of the building. Bark color, foliage texture, and flowers will provide interest and beauty throughout the year. Although one large tree will be removed in the front yard (for site distance requirements), numerous other trees will be installed to keep the site well landscaped.

The lighting plan consists of pole-mounted fixtures along the driveway and around the outdoor living and recreation areas. These lights have been analyzed, placed, and designed to minimize effects on neighboring properties – all illumination levels must be at or below 0.1 footcandles at the property line.

d. Recreation Facilities

Recreation facilities are not required by the zoning ordinance for this type of use.

e. Pedestrian and Vehicular Circulation Systems

Traffic patterns have been shown to be safe and efficient in and out of the site and site distance measurements have been analyzed by M-NCPPC and DPWT Staff. The existing driveways will remain or be improved, although their locations will not change.

There are no existing or proposed sidewalks on Norwood Road and interior pedestrian systems are similar to any residence.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

As mentioned in the Analysis, Staff finds that the building is compatible with the other residential buildings in the adjacent area regarding massing, scale, detailing, and layout. There are no current proposed site plans under review on adjacent properties, although there are two adjacent properties being reviewed; one of which is being reviewed for subdivision and the other is for a Special Exception use. The proposed uses and structures on those plans will be compatible with the subject proposal.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Applicant previously submitted a natural resource inventory/forest stand delineation, NRI/FSD 420070520, and it was approved on October 6, 2005. This NRI/FSD indicates 0.61-acres of existing forest.

The NRI/FSD indicates 20 trees, 24 inches and greater, on the subject site. The existing forest is an even-aged stand, influenced by humans, and contains many invasives. Eighteen of the 20 trees 24 inches and greater on the subject site are in fair to poor condition and the remaining 2 are in good condition. One tree in good condition is proposed for removal as part of the development and one tree in good condition will be retained in the front of the existing house.

As part of the Forest Conservation Plan, the Applicant proposes to retain 0.31-acres of forest onsite with conservation easements within 15 feet of the proposed addition and parking, a swimming pool, and sports court. Environmental Planning disagrees with the on-lot Category I conservation easements. Not only is the edge of the conservation easement too close to the proposed facilities, but the proximity of the retained forest to the proposed facilities will also negatively impact the retained forest. The proposed conservation easement is not within a high priority area (environmental buffer) and the forest is not of high quality. Therefore, a condition has been provided in the Staff Recommendation to permit a Category II conservation easement for this area.

The proposed storm water management concept consists of on-site water quality control via installation of proprietary filtration devices. Onsite recharge is not required because this is a redevelopment project. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

6. *The proposed development substantially conforms with the design guidelines for new development contained in the approved and adopted Sandy Spring/Ashton Master Plan.*

As discussed in the analysis of the Master Plan, the two and one-half story addition is designed and implemented in a traditional way and has many precedents in the local historic area. Porches, dormers, and pitched roofs are all models of traditional rural

design. The mass of the building is visually reduced by creating a third floor as an attic rather than a full story, which would have added greatly to the visual impact from the public street and adjacent properties. This allows the same amount of floor area and usable space within a smaller mass and more in keeping with the context of the site. The garage addition is facing the side yard and parking is kept behind this addition to minimize its impact on views from the road and adjacent properties. These features, viz., the parking in the side/rear, the porches and dormers, the historic style, and the reduction of scale, are all important design guidelines in the Master Plan.

7. *The site plan is consistent with the recommendations in the approved and adopted Sandy Spring/Ashton Master Plan.*

The Master Plan says little about the general recommendations for this property. With respect to density and zoning, the proposed development is Zoned R-200 and is within the recommended density of 1.5-5 dwellings per acre. With respect to use, a small group home is a permitted use in the R-200 zone, which is also allowed in the Overlay Zone (Section 59-C-18.182(a)(1)).

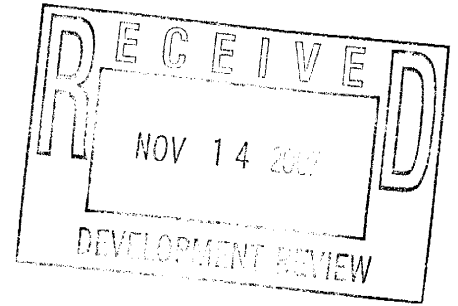
Environmentally, the placement of woodland in a conservation easement, the addition of trees and plantings, and the Leadership in Energy and Environmental Design (LEED) design elements adhere to the Master Plan's general environmental recommendations.

## **APPENDICES**

- A. Citizen Correspondence
- B. Applicant's Letter on Master Plan Compliance
- C. Opposition Letter on Master Plan Compliance

## Appendix A

**Kathleen K. Kokolas  
1503 Sandy Glen Place  
Sandy Spring, MD 20860**



November 13, 2007

Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: Opposition and Concern for Aunt Hattie's Place Group Home Scheduled  
for Planning Board Hearing November 29, 2007**

**Preliminary Plan No. 120070590 and Site Plan No. 920070130**

Dear Mr. Sloan:

My husband and I live in the neighborhood that will be adjacent and therefore **directly affected** by the proposed project and we are writing to state our opposition to the proposed group home to be located at 17734 Norwood Rd. in Sandy Spring, Maryland. The new plans have been submitted and basically no changes have been made.

Our concerns center on the project's inconsistency with the Master Plan for Sandy Spring, the size and bulk of the structure, its adverse environmental impact for the community. To date, these concerns still exist:

The size of the proposed "small group home" is not materially smaller than the earlier proposed "large group home" even though the number of residents has changed from 14 to 8. The structure is not in keeping with the Sandy Spring Mater Plan and would dwarf the surrounding houses. This proposed structure would change the entire landscape of the community and would adversely affect the entire community.

The home includes the same 9-space parking lot. This community is already congested and faces many traffic issues. Having employees coming and going would just add to this congestion. The parking lot would be unsightly and not in keeping with the "green space" of the area.

The ancillary pool and sport court remain the same size. The lighting and noise generated from the pool and sport court would disturb the calm and serenity of our neighborhood. This type of structure needs to be placed in a more urban area not the small town of Sandy Spring. We enjoy our peace and tranquility.



Mr. Josh Sloan  
Page 2  
November 13, 2007

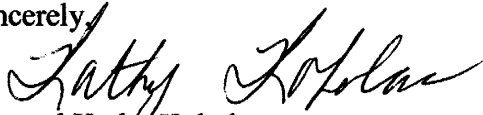
The overall imperviousness coverage on the site is still virtually unchanged. We pride ourselves on having an open and "green space" in which to live. This structure would destroy this.

The poorly designed storm water management system which appears inadequate to prevent overflow and flooding. The environment would be adversely affected by the building of this structure and this damage cannot be undone once it is built. It will be felt for generations to come.

When the Planning Board reviewed the special exception in October, 2006, its staff recommended denial for lack of compliance with the master plan (size, bulk and massing of the facility and environmental concerns (i.e. the imperviousness coverage of the site)). The structure is not in character with the community. In fact it represents more of an institutional structure.

Those of us who live in this area will be affected by this project for years to come. We ask you to deny this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Kokolas".

Jim and Kathy Kokolas

cc: John Henderson, CAPRA Accreditation Manager

## Sloan, Joshua

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**From:** Julie Kirsch [Julie.Kirsch@reznickgroup.com]  
**Sent:** Thursday, November 15, 2007 12:59 PM  
**To:** Basile P. Whitaker; Cathy Gates; stacydsm@aol.com; floteh@comcast.net; brenda.peters2@verizon.net; jrose8129@aol.com; bgenevish@watkinsconsulting.com; bmillholland@comcast.net; brenda.peters@longandfoster.com; rrl@aol.com; coryevan@aol.com; donnagievers@aol.com; dschliffka@comcast.net; jgenevish@appix.com; gfitzenreiter@yahoo.com; doublehoos@comcast.net; galvinjw@comcast.net; jesequin@bogartandbrownell.com; jon@jontmiller.com; karenz1231@yahoo.com; kathykokolas@comcast.net; cegloff@comcast.net; cagruber@comcast.net; ebailey001@comcast.net; clare.o'neill@ey.com; costel@us.ibm.com; rj9092@comcast.net; Sloan, Joshua; Weaver, Richard  
**Cc:** Gates, Glenn; limeaston@aol.com; ebailey@comcast.net; harrison8675@comcast.net; kkelly@kellypress.com; kovalsky@aas.org; logans.mom@comcast.net; vincent.napoleon@digene.com; mariadobrien@comcast.net; rc\_chandler@yahoo.com; rparkhie@tmgainc.com; rschliffka@comcast.net; marianne.seguin@bts.gov; tmccabejr@verizon.net; donna.m.white@comcast.net; whitakerconsults@comcast.net; molzi@aol.com; pamhjelle@comcast.net; stonedoc@comcast.net; mjgalvin1@verizon.net  
**Subject:** RE: Aunt Hattie's Place

My husband, Scott Kirsch and I are opposed to the AHP Project.

Julie Kirsch  
Leader of Firm Learning

Reznick Group, P.C.  
7700 Old Georgetown Road  
Suite 400  
Bethesda, MD 20814-6224

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Thank you.

To: Dr. Royce Hanson  
Development Review Division  
MNCPC  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

RECEIVED  
05/2  
MAY 04 2007

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

From: Basile P Whitaker  
17413 Ashton Green Drive  
Sandy Spring, MD 20860

April 30, 2007

Subject: Opposition to AHP, Inc

My name is Basile Whitaker and I am submitting my comments regarding my **OPPOSITION** to the aforementioned subject. Aunt Hattie's Place, Incorporated project was opposed to by a number of homeowners and associations during the last review process. The technical staff communicated serious concerns regarding the project as well.

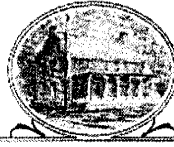
I have spent a number of hours reviewing the recently proposed plans and see little or no difference from the previous plans. The technical staff of the Planning Board cited a number of non-inherent adverse effects on the community at large. These effects are as follows:

- Lightning and noise
- Environmental impact
- Structure is non-conforming with overall community
- Violates current zoning of one structure per lot
- Significant imperious surface cover

The project still does not address the requirements of the community regarding a size, scale, & architectural conformity. As a resident and member of the community; I have serious reservations regarding the project. I fully support the concept, but until Dr. Washington addresses the numerous concerns from the community; I can not support such a project.

Again, we welcome the overall concept of a small group home to Norwood Road in Sandy Spring, Maryland. I respectfully urge that you take into consideration the community's strong opposition to this project.

Sincerely  
  
Basile Whitaker



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**BANCROFT**  
*of Sandy Spring*

**BANCROFT COMMUNITY ASSOCIATION, INC.**

To: Dr. Royce Hanson, Chair  
Attn: Richard Weaver  
Rose Krasnow  
Bill Barron  
Joshua Sloan  
Development Review Division  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

May 4, 2007

Re: **Opposition to and Concern for Aunt Hattie's Place Case # 120070590 & 820070130**

Dear Development Review Board:

**The homeowner's of Bancroft, a subdivision on Norwood Road in Sandy Spring, voted unanimously to oppose the aforementioned subject.** It is the community's strong opinion that this proposed project, which is now before your staff for review, will have an adverse impact on the surrounding neighborhood and community.

Our concerns center around the project's inconsistency with the Master Plan for Sandy Spring, the size of the structure, its impact on traffic and road sufficiency, safety issues for the community along with the high number of exceptions that are being proposed in the adjacent area. The area in question is designated in the Master Plan as a Rural Legacy Area and this project does not conform to such. The structure is not in character with the community. In fact, it represents more of an institutional structure. The amount of impervious ground cover to accommodate the facility and the excess living quarters proposed are of particular concern.

A particular concern for the community surrounds the cumulative effect of water being dumped into this area due to past, current & proposed future projects. Currently, Bancroft's HOA leadership is reviewing the turnover and acceptance of 2 (two) Stormwater Management Facilities (Ponds 2 & 3.) We have noticed an increasingly amount flooding in the area after moderate amounts of rain. Now that AHP is moving forward with plans to construct such a large facility on Norwood Road, Bancroft's HOA feels compelled to communicate our concerns. We feel more work needs to be done to study the feasibility and impact of such a project in an area burdened by an increasingly persistent

water problem. Recently homeowners during refinancing have added flood insurance to their policies per direction of the lenders. This was not a required by lenders in this area 5 (five) years ago. AHP project will undoubtedly add to the bio-burden of the area. The area is increasingly swampy & wet; even with large drainage systems in place. The additional load on the current drainage system will further add to a growing problem on the Northwest branch.

In addition to all the above, I am certain that you and your staff will find that the sheer size, scale and scope of this project will have an adverse impact on the environment. The number of trees and forest area requiring elimination to accommodate such a project directly contradicts the rural character supported by existing public policy in this area. The proposed lighting and the pool area appears to be configured in a manner which invades the privacy of a number of homeowners as well.

In closing, it is for these reasons that we ask you to reject the request for the proposed project. Those of us who live in this area will be affected negatively by this project for years to come, and it is those of us who live in the community that will have to live with numerous concerns surrounding this project.

Feel free to contact me @ 301-980-9590, or 301-840-9331, or [whitakerb@qualitybiological.com](mailto:whitakerb@qualitybiological.com).

Sincerely,

Basile P Whitaker  
President  
Bancroft Home Owners Association

Cc: Councilwoman Marilyn Praisner

## Sloan, Joshua

---

**From:** Tim McCabe [tmccabejr@verizon.net]  
**Sent:** Tuesday, November 13, 2007 10:34 AM  
**To:** Sloan, Joshua  
**Subject:** Aunt Hattie's Place

Dear Mr. Sloan,

I am a resident of the Bancroft of Sandy Spring community and am contacting you regarding the revised application filed by Aunt Hattie's Place. Apparently the applicant does not see a problem by submitting the exact same structural plan as was contained in the initial application – which was not recommended for approval by staff at MNCPPC-MC. We do not agree with the structural changes requested by Aunt Hattie's Place. They would turn a residential site into one that by all accounts, would become institutional. This would be totally out of character to the residential appearance of Norwood Rd. and directly impact our community. And it is totally out of character with the area's master plan.

I strongly recommend not approving the application as submitted by Aunt Hattie's Place.

Respectfully,  
Tilghman McCabe Jr.

**Eric D. Bailey**  
**17528 Ashton Forest Terrace**  
**Sandy Spring, MD 20860**

November 12, 2007

Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: Opposition and Concern for Aunt Hattie's Place Group Home Scheduled  
for Planning Board Hearing November 29, 2007**

**Preliminary Plan No. 120070590 and Site Plan No. 920070130**

Dear Mr. Sloan:

My wife and I live in the neighborhood that will be **directly affected** by the proposed project and we are writing to state our opposition to the proposed group home to be located at 17734 Norwood Rd. in Sandy Spring, Maryland. The new plans have been submitted and basically no changes have been made.

Our concerns center around the project's inconsistency with the Master Plan for Sandy Spring, the size and bulk of the structure, its adverse environmental impact for the community. To date, these concerns still exist:

1. The size of the proposed "small group home" is not materially smaller than the earlier proposed "large group home" even though the number of residents has changed from 14 to 8.
2. The home includes the same 9-space parking lot.
3. The ancillary pool and sport court remain the same size.
4. The overall imperviousness coverage on the site is still virtually unchanged.
5. The poorly designed storm water management system which appears inadequate to prevent overflow and flooding.

When the Planning Board reviewed the special exception in October, 2006, its staff recommended denial for lack of compliance with the master plan (size, bulk and massing of the facility and environmental concerns (i.e. the imperviousness coverage of the site)). The structure is not in character with the community. In fact it represents more of an institutional structure.

Mr. Josh Sloan  
Page Two  
November 12, 2007

We welcome Aunt Hattie's Place to the Sandy Spring Community with the  
aforementioned changes. Those of us who live in this area will be affected by this project  
for years to come.

Sincerely,

Eric and Benita Bailey

cc: John Henderson, CAPRA Accreditation Manager



**Sloan, Joshua**

---

**From:** Cathy Gates [Cgates@acc.org]  
**Sent:** Tuesday, November 13, 2007 6:02 PM  
**To:** Sloan, Joshua; Weaver, Richard  
**Cc:** Gates, Glenn; Basile P. Whitaker  
**Subject:** Aunt Hattie's Place Group Home

**Glenn T. Gates**  
**17500 Ashton Forest Terrace**  
**Sandy Spring, MD 20860**

November 12, 2007

Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: Opposition and Concern for Aunt Hattie's Place Group Home Scheduled  
for Planning Board Hearing November 29, 2007**

**Preliminary Plan No. 120070590 and Site Plan No. 920070130**

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Mr. Josh Sloan  
Page Two  
November 12, 2007

We welcome Aunt Hattie's Place to the Sandy Spring Community with the aforementioned changes. Those of us who live in this area will be affected by this project for years to come. We do NOT want something built that is so out of character with the rural legacy of the Sandy Spring area.

Sincerely,

Glenn and Cathy Gates

cc: John Henderson, CAPRA Accreditation Manager

---

Cathleen C. Gates, CPA  
Division Vice President  
Human Resources and Operations  
American College of Cardiology  
2400 N Street, NW  
Room 412  
Washington, DC 20037  
202-375-6301

**MCP-Chairman**

---

**From:** hosein shah [hoseinshaw@yahoo.co.uk]  
**Sent:** November 15, 2007 1:26 PM  
**To:** MCP-Chairman  
**Subject:** Aunt Hattie's Place Group Home Scheduled

RECEIVED  
1385  
NOV 15 2007

*Hosein shahparvari*

*17730 Norwood rd*

*Sandy Spring, MD 20860*

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

November 15, 2007

MCP Chairman

Mr. Josh Sloan

MNCPPC

8787 Georgia Avenue

Silver Spring, MD 20910-3760

**Re: Opposition and Concern for Aunt Hattie's Place Group Home Scheduled**

**For Planning Board Hearing November 29, 2007**

**Preliminary Plan No. 120070590 and Site Plan No. 920070130**

Dear Mr. Sloan:

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My concerns center around the project's inconsistency with the Master Plan for Sandy Spring, the size and bulk of the structure, its adverse environmental impact for the community. To date, these concerns still exist:

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3. The ancillary pool and sport court remain the same size.
4. The overall imperviousness coverage on the site is still virtually unchanged.

5. The poorly designed storm water management system which appears inadequate to prevent overflow and flooding.

When the Planning Board reviewed the special exception in October 2006 its staff recommended denial for lack of compliance with the master plan (size, bulk and massing of the facility and environmental concerns (i.e. the imperviousness coverage of the site)). The structure is not in character with the community. In fact it represents more of an institutional structure.

Mr. Josh Sloan

Page Two

November 15, 2007

We welcome Aunt Hattie's Place to the Sandy Spring Community with the aforementioned changes. Those of us who live in this area will be affected by this project for years to come. I don't want noise, traffic, any swimming pool and heavy duty lights in sit to may bedrooms and large commercial building as residential use round my house.

HOSEIN SHAHPAVARI

cc: John Henderson, CAPRA Accreditation Manager

---

Be a better sports nut! Let your teams follow you with Yahoo Mobile. Try it now.

## Sloan, Joshua

---

**From:** marianne seguin [marianne.seguin@verizon.net]  
**Sent:** Friday, November 16, 2007 10:59 AM  
**To:** Sloan, Joshua; Weaver, Richard  
**Cc:** Basile BCA - Whitaker; Eric BCA - Bailey; John Seguin  
**Subject:** NOV 29 Hearing: Aunt Hattie's Place - a business that will operate a group home in a residential neighborhood

Dear Mr Sloan and Mr Weaver,

As residents of Sandy Spring, MD since 2003 and of Olney, MD since 1983, we are writing to inform you of our concerns regarding a proposal to operate a group home called Aunt Hattie's Place.

We understand there will be another hearing about "Aunt Hattie's Place" on November 29, 2007.

We have thoughtfully considered the most recent plans for Aunt Hattie's Place, and upon review (again) we are NOT in favor of the proposal to create a facility for the purpose of operating a group home in Sandy Spring, near the corner of Norwood Road and Route 108.

We believe that Aunt Hattie's plans and her stated intentions, for what we believe should remain a single family residential home site, are too grand and are completely inappropriate for the community of Sandy Spring, MD.

We feel strongly that this residential site should remain as it is - a single family home site.

This location should not be permitted to become a business, even for a well intended purpose such this: the running of a group home for young boys. It is just not a good fit in what is a residential location.

We recommend: Denial of the Aunt Hattie's Project.

Thank you for your consideration. Thank you for your time.

♣ *mms ~ Bail ó Dhia ort* ♣

*John & Marianne Seguin  
17510 Ashton Green Drive  
Sandy Spring, MD 20860*

*(301) 774-5642*



DEPARTMENT OF HEALTH AND HUMAN SERVICES

Isiah Leggett  
*County Executive*

Uma S. Ahluwalia  
*Director*

November 16, 2007

Mr. Josh Sloan  
Coordinator  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Sloan:

Subject: Aunt Hattie's Place Support Letter:  
Preliminary Plan No: 120070590 and Site Plan No: 820070130

My name is Uma Ahluwalia, the new Director of the Department of Health and Human Services (DHHS) of Montgomery County, appointed by Isiah Leggett, Montgomery County Executive. I am writing to express my support and endorsement for the proposed home that Aunt Hattie's Place (AHP), under the leadership of Dr. Hattie N. Washington (President and Founder), proposes to build in Sandy Spring, Maryland.

I wish to express DHHS's urgency and priority of providing quality placements for our foster children so that they can be placed close to home and in a community-based program. The children we are hoping to place in this home have been abused and neglected by their parents. They need quality foster homes; however, due to a lack of adequate number of foster homes in this county, several dozen foster children are placed out of county, some in shelters, and some in group homes.

The County Executive committed matching funds to a 2005 State Bond Bill, with the approval of the County Council, through DHHS, to build this needed facility in our county that gave Montgomery County children priority placement. There is also a priority in the State under the new Secretary of the Department of Human Resources (Ms. Brenda Donald) to place children closer to home and to be in homes where the families and the community can be involved ("The Village" concept).

Aunt Hattie's Place has an excellent track record of providing quality child welfare services. AHP exemplifies the State's "Place Matters" initiative. AHP provides the County an opportunity to bring some of our out-of-county foster children home. Dr. Washington has also committed to giving first priority to Montgomery County's foster children to be placed in the new home—thereby, serving 8 foster children locally. When placed locally at AHP, these vulnerable children will be able to live within the community and thrive with the loving support of family and supporters.

**Office of the Director**

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401 Hungerford Drive • Rockville, Maryland 20850 • 240-777-1275 • 240-777-1295 TTY • 240-777-1494 FAX  
[www.montgomerycountymd.gov/hhs](http://www.montgomerycountymd.gov/hhs)

**Odd Fellows Preservation Committee  
c/o Sandy Spring Slave Museum  
P.O. Box 13  
Sandy Spring, Maryland 20860**

November 16, 2007

Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

SENT BY FAX: 301.495.1306

RE: Aunt Hattie's Place

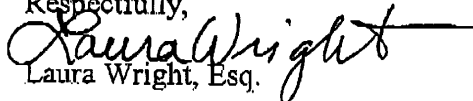
Dear Mr. Sloan:

Late yesterday, we were asked to write a letter reflecting our sentiments toward the establishment of Aunt Hattie's Place (AHP). We were given a deadline of today. Please accept this brief correspondence.

Our previous objection was related to the manner in which storm water runoff was handled. The plans at that time severely endangered the historic Odd Fellows Lodge (OFL). The OFL is protected by an easement with the State's Maryland Historical Trust and we are committed to its preservation.

As a result, the storm water management plan AHP now submits has been significantly revised. We feel these revisions adequately address the storm water management concerns we raised earlier this year.

Respectfully,

  
Laura Wright, Esq.

cc: Dr. Hattie Washington by Fax 301.774.3103





November 19, 2007

Mr. Josh Sloan  
Coordinator  
**Maryland-National Park and Planning Commission**  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Reference: Aunt Hattie's Place  
Sandy Spring, Maryland  
Preliminary Plan Number: 120070590 and Site Plan Number: 820070130

Dear Mr. Sloan:

My name is Jeff Donohoe and I am a lifelong resident of Montgomery County, Maryland. I currently reside at 20014 Haller Avenue in Poolesville.

20837-2303

I am writing today to express my continuing support for Dr. Hattie Washington and the organization she founded, *Aunt Hattie's Place*. In particular, as it relates to this letter, her proposal to modify her home in Sandy Spring, Maryland to accommodate foster children.

I have known Dr. Washington for several years now. I know the passion she has for creating a better world for children. I know of the sacrifices, both personal and professional, she has made in the interests of foster children in the state of Maryland. I have visited her home in Baltimore and seen the commitment to young people that she and her staff share. I have also met the "Super Kids" and continue to see the promise that a loving, supportive environment like Aunt Hattie's Place can provide.

It is my honor to call Dr. Hattie Washington my friend. More importantly, it is my pleasure to write this letter respectfully requesting the Maryland-National Park and Planning Commission approve the proposal currently submitted.

Thank you in advance for your consideration. If you have any questions or require additional information, please do not hesitate to contact me. I can be reached during the day at (202) 625-4211.

Sincerely,

A handwritten signature in black ink that reads "Jeff D. Donohoe". The signature is written in a cursive style with a large, sweeping initial "J".

Jeff D. Donohoe

c: The Honorable Marilyn Praisner/ Council President, Montgomery County Council  
The Honorable Mike Knapp/Montgomery County Council  
The Honorable Anne Kaiser/Maryland House of Delegates  
Emily Vaias/Linowes and Blocher  
Dr. Hattie Washington/Aunt Hattie's Place

Mr. Josh Sloan  
November 16, 2007  
Page Two

AHP's Design Team (attorneys, architects, and civil engineers) have carefully planned and have ensured that the new home adheres to the COMAR Regulations for Group Homes and is therefore planning adequate living, learning, recreational, and office space for the children and staff. The pool and the sports courts are a wonderful addition and will allow many of our children who are on medication for having Attention Deficits Hyperactivity Disorder to dispel some of that energy in a positive and constructive manner. Dr. Washington has the space for these recreational facilities and these will be an asset to the program.

In essence, as the new DHHS Director, I embrace this exemplary program and will be proud to have Aunt Hattie's Place come to our county. We will work closely with Dr. Washington to keep the beds filled. We, therefore, urge the Maryland-National Capital Park and Planning Commission to approve the proposal for AHP to be built in Sandy Spring and expedite the process to support improved placement outcomes for our most vulnerable children.

Thank you for the consideration given this request. If you have any questions, please contact me at 240-777-1266.

Sincerely,



Uma Ahluwalia  
Director

USA:tjk

c: Isiah Leggett, County Executive  
Ms. Brenda Donald, Secretary, Maryland Department of Human Resources  
Dr. Hattie N. Washington, President and Founder, AHP  
Kate Garvey, Chief, Children, Youth and Family Services



November 16, 2007

**The Real Estate Leaders**  
SM

Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590

I am a realtor and appraiser in the metropolitan Washington/Baltimore area. I list, appraise and sell homes in the Baltimore area where AHP is located and I have visited the Baltimore home which has been a catalyst for other home renovations and superior general maintenance of that area. The values are stable and have increased which is supported by market data.

I have lived in the Silver Spring/Sandy Spring community for 6 years and very familiar with the progressively mixed dynamics of the community. The new site plan is very compatible with the neighborhood. It is unfortunate that there will only be 8 boys since there is such an intense need for good foster care in Montgomery County and the State of Maryland.

The proposed house is big but not out of character with the Sandy Spring neighborhood, especially considering the surrounding townhouses, the veterinarian clinic, other uses along Rt. 108, the new house across the street from the proposed AHP home and the Bancroft homes.

The size is appropriate is for 8 growing boys who will be supervised around the clock. The swimming pool and sports court are not intrusive to the neighborhood-properly set back, lighting low and directed. Swimming pools and tennis courts are common place for the neighborhood.

Therefore, I strongly support the plans for this home and urge the planning board to approve these new plans as presented.

Sincerely

Brenita Young  
Remax 2000 Realtors  
Young Appraisal Service

# Marathon Realty, LLC.

352 E. 25<sup>th</sup> Street  
Baltimore, Maryland 21218  
410.662.9091

November 16, 2007

Mr. Josh Sloane:

Attached, please find the enclosed documentation regarding my support of Aunt Hattie's Place and its effort to establish another residence in Montgomery County.

I have been in Real Estate in the Maryland/DC market for 24 years. I am now a licensed broker with Marathon Realty. I have admired Aunt Hattie in the wonderful work she does with the boys in foster care and have contributed my services where and when I can. I list, sell and provide market analysis for homes in and around the neighborhood where Aunt Hattie's Place is located in Baltimore City, which is called Forest Park/Howard Park.

Before AHP bought and renovated the home at 4403 Maine Avenue, the neighborhood was struggling. The purchase and rehabilitation of the property stimulated further rehabilitation investments in the area.

As you may note in the attached documentation, several of the houses that were vacant, boarded, or just in total disrepair were then purchased for rehab, some by homeowners, and some by investors putting them back on the market for sale. I have visited AHP on numerous occasions, and I have visited many of the homes and neighborhood organizations in the area. Home sales in the neighborhood increased since AHP.

Aunt Hattie's Place actually had a very positive impact on the area around it due to the high quality of rehab, the high quality of care and maintenance of not only the property, but also of the young boys who reside in the property. The boys receive extraordinary care and attention and are kept in numerous social and physical activities, which keep them growing, stimulated and occupied in very healthy ways.

If you have any other questions, or if I can be of any further assistance, please do not hesitate to contact me.




Sincerely,

  
Esperance Sutton, Broker

*Post AHP (2 pages)*

Residential

*4403 Maine Ave  
Balt. City 21207*

Subject	Comparable 1		Comparable 2		Comparable 3	
						
	4202 MAINE AVE BALTIMORE		4108 MAINE AVE BALTIMORE		4306 MAINE AVE BALTIMORE	
		Adj		Adj		Adj
MLS#:	BA2207565		BA5321883		BA4743883	
List/Rent Price	\$240,000	0	\$230,000	0	\$163,900	0
Sold Price	\$100,000	0	\$224,000	0	\$163,000	0
Status	SOLD	0	SOLD	0	SOLD	0
Leg Subdivison		0		0		0
Contract Date	01-Aug-1997	0	14-Aug-2005	0	27-Feb-2004	0
Settled Date	14-Aug-2002	0	15-Sep-2005	0	14-May-2004	0
DOMM	54	0	28	0	19	0
Total Assessed	\$77,560	0		0	\$89,210	0
Lot Size (Sqft)	12,513	0	0	0	11,326	0
Fin SQFT AG		0		0		0
Unfin SQFT AG		0		0		0
Style	Colonial	0	Colonial	0	Colonial	0
Type	Detached	0	Detached	0	Detached	0
Year Built	1927	0	1947	0	1920	0
Exterior Constr	Brick and Siding	0	Alum/Steel Siding	0	Alum/Steel Siding	0
Total Bedrooms	6	0	7	0	6	0
Full Baths	1	0	3	0	3	0
Half Baths		0	1	0		0
# of Garage		0		0	2	0
# of Carport		0		0		0
# of Assigned		0		0		0
Basement Type	Full, Improved	0	Unfinished	0	Improved	0
# of Fireplaces	1	0	2	0	0	0
Heat System	Forced Air	0	Forced Air	0	Steam	0
Heat Fuel	Natural Gas	0	Natural Gas	0	Natural Gas	0
Cooling System	Ceiling Fan(s)	0	Window Unit(s)	0	None	0
Cooling Fuel	None	0	None	0	None	0
Exterior Features		0		0	Porch-front	0
Property Cond		0		0	Shows Well	0
Seller Subsidy	0	0	0	0	4,000	0
		0		0		0
		0		0		0
		0		0		0
		0		0		0
Total Adj		\$0		\$0		\$0
Total Adj. Value	\$	\$100,000	\$	\$224,000	\$	\$163,000

Courtesy of: Esperance Sutton  
Home: (410) 664-5513 Office: (410) 662-9091  
Cell: (443) 540-3177 Email: esperancesutton@mris.com  
Company: Marathon Realty, Inc.  
Office: (410) 662-9091 Fax: (410) 662-6018



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Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.

**COMPETITIVE MARKET ANALYSIS DISCLOSURE:** This analysis is not an appraisal.  
It is intended only for the purpose of assisting buyers or sellers or prospective buyers or  
sellers in deciding the listing, offering or sale price of the real property.

Post AHP (2 pages)

Metropolitan Regional Information Systems, Inc  
CMA Pricing Analysis

Residential

Subject	Comparable 4		Comparable 5		Comparable 6	
		Adj		Adj		Adj
4403 Maine Ave Balt. City 21207	No Photo Available					
	4300 MAINE AVE BALTIMORE		4507 MAINE AVE BALTIMORE		4608 MAINE AVE BALTIMORE	
MLS#:	BA6204639		BA6287731		BA3532831	
List/Rent Price	\$150,000	0	\$115,000	0	\$9,900	0
Sold Price	\$150,000	0	\$115,000	0	\$5,500	0
Status	SOLD	0	SOLD	0	SOLD	0
Leg Subdivision		0		0		0
Contract Date	28-Mar-2007	0	27-Dec-2006	0	12-Mar-2002	0
Settled Date	13-Apr-2007	0	16-Jan-2007	0	26-Mar-2002	0
DOMM	144	0	0	0	246	0
Total Assessed	\$88,600	0	\$81,240	0	\$77,360	0
Lot Size (Sqft)	11,712	0		0	8,000	0
Fin SQFT AG		0		0		0
Unfin SQFT AG		0		0		0
Style	Colonial	0	Colonial	0	Federal	0
Type	Detached	0	Detached	0	Detached	0
Year Built	1920	0	1923	0	1920	0
Exterior Constr	Shingle	0	Combination,Stone,Vinyl Siding	0	Shingle	0
Total Bedrooms	11	0	6	0	4	0
Full Baths	3	0	2	0	2	0
Half Baths	2	0	1	0	1	0
# of Garage		0		0		0
# of Carport		0		0		0
# of Assigned		0		0		0
Basement Type	Unfinished	0	Full,Rear Entrance,Unfinished	0	Full	0
# of Fireplaces	0	0	0	0	0	0
Heat System	Forced Air	0	Radiator	0	Hot Water,Radiator	0
Heat Fuel	Natural Gas	0	Natural Gas	0	Natural Gas	0
Cooling System	Ceiling Fan(s),Window Unit(s)	0	Ceiling Fan(s),None	0	None	0
Cooling Fuel	Electric	0	None	0	None	0
Exterior Features		0		0	Fenced-Rear	0
Property Cond	er,Needs work,Rehab potential	0	er,Needs work,Rehab potential	0		0
Seller Subsidy	0	0	0	0	0	0
		0		0		0
		0		0		0
		0		0		0
		0		0		0
Total Adj		\$0		\$0		\$0
Total Adj. Value	\$	\$150,000	\$	\$115,000	\$	\$5,500




Courtesy of: Esperance Sutton  
Home: (410) 664-5513 Office: (410) 662-9091  
Cell: (443) 540-3177 Email: esperancesutton@mris.com  
Company: Marathon Realty, Inc.  
Office: (410) 662-9091 Fax: (410) 662-6018

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Residential

4403 MAINE AVE  
BAN. City 21207

Subject	Comparable 1		Comparable 2		Comparable 3	
		Adj		Adj		Adj
						
	4108 MAINE AVE BALTIMORE		4303 MAINE AVE BALTIMORE		3923 MAINE AVE BALTIMORE	
MLS#:	BA2715111		BA3183131		BA3005062	
List/Rent Price	\$109,900	0	\$50,000	0	\$39,900	0
Sold Price	\$85,000	0	\$27,000	0	\$35,000	0
Status	SOLD	0	SOLD	0	SOLD	0
Leg Subdivison		0		0		0
Contract Date	01-Jun-1999	0	20-Nov-2000	0	16-Aug-1999	0
Settled Date	09-Jul-1999	0	08-Mar-2001	0	25-Oct-1999	0
DOMM	60	0	230	0	35	0
Total Assessed	\$72,710	0	\$70,390	0	\$56,260	0
Lot Size (Sqft)	11,550	0	11,550	0	10,299	0
Fin SQFT AG		0		0		0
Unfin SQFT AG		0		0		0
Style	Victorian	0	Colonial	0	Other	0
Type	Detached	0	Detached	0	Detached	0
Year Built	1947	0	1923	0	1900	0
Exterior Constr	Alum/Steel Siding	0	Composition	0	Shingle	0
Total Bedrooms	4	0	5	0	6	0
Full Baths	3	0	3	0	2	0
Half Baths		0		0		0
# of Garage		0		0		0
# of Carport		0		0		0
# of Assigned		0		0		0
Basement Type	Full, Unfinished	0	Full	0	Full, Unfinished	0
# of Fireplaces	2	0	0	0	0	0
Heat System	Forced Air	0	Radiator	0	Radiator	0
Heat Fuel	Oil	0	Natural Gas	0	Natural Gas	0
Cooling System	None	0	None	0	None	0
Cooling Fuel	None	0	None	0	None	0
Exterior Features	Porch-wraparound	0		0		0
Property Cond		0		0		0
Seller Subsidy	0	0	0	0	0	0
		0		0		0
		0		0		0
		0		0		0
		0		0		0
		0		0		0
Total Adj		\$0		\$0		\$0
Total Adj. Value	\$	\$85,000	\$	\$27,000	\$	\$35,000

Courtesy of: Esperance Sutton  
Home: (410) 664-5513 Office: (410) 662-9091  
Cell: (443) 540-3177 Email: esperancesutton@mriss.com  
Company: Marathon Realty, Inc.  
Office: (410) 662-9091 Fax: (410) 662-6018

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Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.

COMPETITIVE MARKET ANALYSIS DISCLOSURE: This analysis is not an appraisal.  
It is intended only for the purpose of assisting buyers or sellers or prospective buyers or  
sellers in deciding the listing, offering or sale price of the real property.

Residential

Subject	Comparable 4		Comparable 5		Comparable 6	
	MLS#	Adj	MLS#	Adj	MLS#	Adj
	BA3416269		BA3236179		BA2341860	
List/Rent Price	\$24,900	0	\$19,900	0	\$19,500	0
Sold Price	\$19,000	0	\$15,000	0	\$8,750	0
Status	SOLD	0	SOLD	0	SOLD	0
Leg Subdivison		0		0		0
Contract Date	13-Apr-2001	0	30-Sep-2000	0	30-May-1998	0
Settled Date	29-May-2001	0	20-Nov-2000	0	05-Jun-1998	0
DOMM	54	0	118	0	185	0
Total Assessed	\$71,930	0	\$71,670	0	\$63,730	0
Lot Size (Sqft)	12,480	0	11,520	0	11,550	0
Fin SQFT AG		0		0		0
Unfin SQFT AG		0		0		0
Style	Colonial	0	Victorian	0	Colonial	0
Type	Detached	0	Detached	0	Detached	0
Year Built	1920	0	1927	0	1923	0
Exterior Constr	Shingle	0	Vinyl Siding	0	Alum/Steel Siding, Wood	0
Total Bedrooms	6	0	5	0	7	0
Full Baths	3	0	2	0	2	0
Half Baths	0	0		0	0	0
# of Garage	1	0		0		0
# of Carport		0		0		0
# of Assigned		0		0		0
Basement Type	Unfinished	0	Full, Unfinished	0	Full, Unfinished	0
# of Fireplaces	0	0	1	0	1	0
Heat System	Radiator	0	Radiator	0	Other	0
Heat Fuel	Natural Gas	0	Oil	0	Natural Gas	0
Cooling System	Other	0	None	0	None	0
Cooling Fuel	None	0	None	0	None	0
Exterior Features		0	Porch-front	0		0
Property Cond	As-is condition	0	in, Needs work, Rehab potential	0	Converted Use	0
Seller Subsidy	0	0	0	0	0	0
		0		0		0
		0		0		0
		0		0		0
		0		0		0
		0		0		0
Total Adj		\$0		\$0		\$0
Total Adj. Value	\$	\$19,000	\$	\$15,000	\$	\$8,750

Courtesy of: Esperance Sutton  
Home: (410) 684-5513 Office: (410) 662-9091  
Cell: (443) 540-3177 Email: esperancesutton@mris.com  
Company: Marathon Realty, Inc.  
Office: (410) 662-9091 Fax: (410) 662-6018

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It is intended only for the purpose of assisting buyers or sellers or prospective buyers or  
sellers in deciding the listing, offering or sale price of the real property.



Mr. Sean Parrott  
4216 Briars Road  
Olney, MD 20832

November 15, 2007

Josh Sloan,  
MNCPPC,  
8787 Georgia Avenue,  
Silver Spring, MD 20910

Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590

Dear Mr. Sloan:

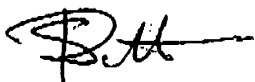
I am writing regarding the new proposal for Aunt Hattie's Place as listed above. I am currently a student at Lehigh University and have resided in Olney for most of my life. My Fathers family were born and raised in Sandy Spring, and I still have many relatives in the area.

I felt compelled to write in support of Aunt Hattie's Place, as I have come to know her as "Aunt Hattie". She has been an aunt to me in many ways. I have been able to go to her for guidance and she has also allowed me to do many community service hours for her homes. I have always had the utmost respect for her and her endeavors.

Sandy Spring is a very family oriented area, and AHP can only enhance that. Those young men deserve a chance at life and being raised in a good home. This plan for 8 children can turn out to be the foundation of their lives. The things that she can offer them would be phenomenal. I wish more people had her spirit and nature of giving.

I truly hope that you will approve this plan and allow a dynamite program to exist.

Sincerely,



Sean Parrott

Mr. Leon Parrott  
18533 Bowie Mill Road  
Olney, MD 20832

November 15, 2007

Josh Sloan,  
MNCPPC,  
8787 Georgia Avenue,  
Silver Spring, MD 20910

Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590

Dear Mr. Sloan:

I am writing regarding the new proposal for Aunt Hattie's Place for 8 boys. I have lived in Sandy Spring and Olney for over 22 years. I graduated from Sherwood High School, attended Sharp Street United Methodist Church, taught the SHARP program in Sandy Spring, and was part of the youth group for several years at the Ross Boddy Center. I have seen the growth of Sandy Spring over the years as a child and an adult. Sandy Spring is a very family oriented area, and the character of Sandy Spring has always been a close knit, and bonded environment. I knew Dr. Washington before she even moved to the Sandy Spring area, as she was the head of Coppin State College where I attended. I was so impressed at that time with what she did for the young men, that I volunteered at those facilities and have come to know some of the young men personally. These boys deserve a good home, and Dr. Washington can provide that.

For those neighbors that are against this plan, I say they must not have read or fully understood this plan. We have an urgent need for foster care in Maryland, and very much so in Montgomery County. Dr. Washington's plan could only bring a positive mode to the area.

This house would not be any larger than surrounding houses, and would accommodate far more people. As for tennis courts and a pool, that is no different to the business that is being run on Norwood road, where the professional tennis player offers lessons on his full size court, and where there are many area pools in surrounding areas.

I strongly support AHP in Sandy Spring, and hope you find yourself approving this plan. I am sure the young men that will develop from this program will prove to be an honor to Sandy Spring in the future.

I can be reached at (301) 252-9759. Thank you.

Sincerely,

  
Leon Parrott



*Howard Park Civic Association, Inc*  
*PO Box 26593 Baltimore, Maryland 21207*

Montgomery County  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

November 16, 2007

Ref: Aunt Hattie's Place 17734 Norwood, MD 20860

Dear Sirs:

It is the distinct pleasure, honor, and duty of the members of the Howard Park Civic Association, Inc. to provide a resounding letter of support for the formation of Aunt Hattie's Place in Montgomery County. We have the distinction of having Dr Washington's facility in the heart of our catchments area. Aunt Hattie's Place is not only a pristine property but an exceptionally run facility which provides 24 hours of supervise care in a safe and wholesome environment for young children in need. It takes a village to raise a child and Aunt Hattie's Place is an integral part of the health and well being of our community.

Montgomery County is known as being one of the wealthiest counties in the nation. I am well aware of the pride in homeownership and renters who have the privilege of living in the county. I observed the pride of both the owners of the Bancroft Association and the elected and appointed officials who represented said owners over this past year of delaying the opening of this facility.

Pride is a curious thing which often left unchecked can lead to a false sense of entitlement, exclusivity, and alienation of others who are not perceived to be cut from the same cloth. People use to have to fight racism, gender bias, ageism, and religious prejudice on a daily basis. Now, these things have been couched in a more sophisticated wrapping of pure economic class-ism and re-dressed in "not in my back yard".

While both the officials of Montgomery County and the residents have alleged that their concern is the environmental impact of the lost of green space (a tree if I recall correctly) and impermeable ground (expansion of a drive way) one can only question why was this not a concern in building Bancroft in the first place? The answer is quite simple, houses which take up thousands of square feet, to provide people a sense of "having arrived" that

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adds to the tax based of any municipality can always be justified even at the expense of trees and impermeable ground surface.

I was confused as I attended the many official sessions held by Montgomery County that dealt with a few minor, yet well thought out modifications to an existing property, which predates Bancroft, that would more wisely use land for a higher density population. I had never seen such unique interpretations of regulations; such concern for a tree; such outpouring of impermeable ground surface; such angst over the noise level from the potential laughter of children playing basketball or swimming of a neighbor who extended his property over the legal lines of his ownership and could complain about the lighting; such an outcry of foul over a driveway a mile away? I was confused. And then I remembered a scene from an old movie. It dealt with slavery; the house servant versus the field hand; and how the master could relax, sit on the porch, and over look as his bidding -- how ever distasteful -- was carried out by those that he own though they were one in the same. It suddenly all made sense.

These 9 year old boys in need of a home environment were not contributing to the tax base, had not arrived and thus don't belong in "the back yard"! And, then I recalled that Montgomery County had yet another distinction, of being one of the most racist, bias, counties in the country and had been sued many times including recently for refusing to accept housing vouchers for the poor.

When one arrives at a place of economic wealth and their soul is focused on only the material, one can neither hear nor comprehend "Where you find the least among you ----- is where you will find Me." While one may hold the human form, one cannot be called neighbor as one is devoid of spirit, compassion, and understanding. One is but a body in the big house! Thus fairness, equity, and justice must be legislated since we cannot depend on the education, intelligence, interpretation and articulation of "just us".

The American with Disabilities Act states that 8 individuals with similar needs do not require the permission of a neighborhood association, local, or state government to be housed in a residential area.

Good behavior and common decency had to be legislated! Shame on anyone - as members of any race - who would seek to deny housing to a 9 year old child!

The members of the Howard Park Civic Association look forward to applauding the authorization by The Montgomery County Planning Board in the formation of Aunt Hattie's Place, Montgomery County, MD, for the children, for the people, for the human race! We need more Dr. Washington's' and less resistance to what is being offered in leading by example as a willing provider, caretaker, and foundation for children in need!

Sincerely,



Reverend Mercedes Eugenia  
President, HPCA

**Mr. Ronald Parrott  
17425 Norwood Road  
Sandy Spring, MD 20860**

**November 15, 2007**

**Josh Sloan,  
MNCPPC,  
8787 Georgia Avenue,  
Silver Spring, MD 20910**

**Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590**

**Dear Mr. Sloan:**

**I am writing in support of the proposed plan listed above. I live on Norwood Road and have lived there for 38 years. I have raised my children in this area and know the history, the growth and the character of this community. I have had the pleasure of knowing Dr. Washington since she moved in to this community and I have taken the time to learn what she is trying to bring to the community and what an outstanding program she has for the youth. I am raising my granddaughter single handedly and would hope that if I weren't able to help her, there would be a place such as Aunt Hattie's place that reaches out to our youth.**

**Sandy Spring has always been that "Village that raises the child", and I would like to see it continue on that path. I have received notices from Bancroft that appear to be erroneous on what Aunt Hattie's Place will be. Bancroft has been in existence for less than five years, I have been in this community for almost 40 years. I would suggest the residents of Bancroft take the time to learn the history of Sandy Spring before they impose their views on a community that THEY moved into.**

**Sandy Spring has the oldest black church in Montgomery County, has a slave museum that speaks to the history of Sandy Spring, has a heritage of families with many generations, and has a homely character. Therefore, AHP could only add to the continued heritage of Sandy Spring.**

**AHP - Page Two  
November 15, 2007**

**Dr. Washington's plan should be allowed, even if it has been reduced to eight boys now. She seems to have accommodated everyone, short of canceling her project. We are in great need of foster care in this county and in the State of Maryland. The structure may be large, but it is certainly in line with surrounding homes that accommodate much smaller families. Her plan seems very reasonable and these children will be supervised contrary to what Bancroft have stated.**

**Therefore, I strongly support the plans for this home and urge the planning board to approve these new plans as presented. I can be contacted by your organization at (301) 774-9381.**

**Sincerely,**

*Ronald Parrott Sr.*  
**Ronald Parrott, Sr.**

11/16/07 11:59 FAX 301 816 8945

UCG

002



Nancy Becker  
Direct dial: 301-287-2233  
Fax: 301-287-2303

November 16, 2007

VIA FAX: 301-495-1306

Josh Sloan,  
MNCPPC,  
8787 Georgia Avenue,  
Silver Spring, MD 20910

Re: Aunt Hattie's Place:  
Site Plan No. 820070130  
Preliminary Plan No: 1200705090

Dear Mr. Sloan:

I am pleased to write a letter of support for Aunt Hattie's Place, Inc. founded by Dr. Hattie N. Washington ("Aunt Hattie"). As a Montgomery County business owner and citizen, I fully support her effort to open her third home for foster boys in Sandy Spring, MD (Montgomery County.)

My company, UCG, has 400 employees based at our headquarters in Rockville, MD. We are very involved in community outreach through many volunteer initiatives, and for many years adopted the Boys & Girls Club Monroe Street Shelter in Rockville.

The Monroe Street Shelter gave me and my employees a firsthand look at how foster care often misses the mark and creates more hopelessness for the at-risk kids they serve. When I met Hattie through my Leadership Montgomery Class, my employee-led volunteer group was looking to direct our volunteer resources to a new organization to replace the Monroe Street Shelter which had closed.

After hearing about Hattie's homes for boys and her vision for expanding the reach to Montgomery County, I invited Hattie to meet with my employees. As one of my employee

11/16/07 11:59 FAX 301 816 8945

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said, "Aunt Hattie's Place is just what we were looking for. Too bad it's in Baltimore and so far from our office and our employees' homes."

The depth of Hattie's personal mission for boys, especially African American, although there are several Caucasian young boys in her program speaks for itself. After one visit to her Baltimore home I knew we needed to get her help to open one in Montgomery County. AHP is truly a home. It's not a holding house for displaced kids, but a real loving home environment. The kids are the most mannered, well-adjusted young men I've met in a long time.

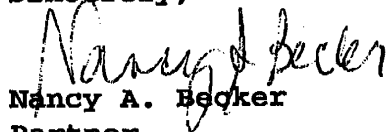
Hattie's love, patience, training, and handpicked staff, provides a healthy, productive environment to cultivate happy, well-disciplined young males who might otherwise end up on the streets or in jail. It is without question that AHP is a great benefit to our State as well as to our society.

Montgomery County is desperately in need of such a home as our youth service organizations are increasingly in short supply for our growing population demands. AHP is a proactive solution to help these young boys eventually be successful taxpayers and respected citizens.

I strongly urge you to support Dr. Washington's request for permission to renovate her house in Sandy Spring to allow more young men to have a home to grow up in.

Thank you for your time and attention.

Sincerely,

  
Nancy A. Becker  
Partner



**Sloan, Joshua**

---

**From:** Douglas B. Farquhar [DFarquhar@hpm.com]  
**Sent:** Friday, November 16, 2007 1:04 PM  
**To:** Sloan, Joshua  
**Subject:** Aunt Hattie's Place

Dear Josh,

I had really hoped to write a formal letter in support of the proposal for Aunt Hattie's Place, but time escaped me. So I will send this email instead, hoping that it is timely.

Dr. Washington is doing a great and marvelous thing in creating a haven for young men who may become lost without her support and her program. The type of facility she will run fits right in with the Sandy Spring community, which has a history of tolerance and supporting those in need. Several of my friends and I have agreed to provide support for the program and the boys, and are eager to do so. Although I supported the program, and the modifications to her home that would permit the broader program, I understood the objections based on the size of the building and the impact it would make on the view of the property from those driving by. Dr. Washington has made important changes to the design of the facility that, without question, render the facility compatible with the neighborhood, and consistent with the Master Plan. I trust that the Planning Board will approve it.

By way of reminder, I live at The Cedars, 1601 Olney Sandy Spring Road, Sandy Spring, about a quarter mile from her home.

If you have any questions, please do not hesitate to call.

Best wishes,

Doug

Douglas B. Farquhar  
Hyman, Phelps & McNamara, PC  
700 13th Street, NW, Suite 1200  
Washington, D.C. 20005  
202-737-9624  
(fax) 202-737-9329

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recipient, please delete the e-mail and any attachments and  
notify us immediately.  
\*\*\*\*\*



900 Olney-Sandy Spring Road  
Sandy Spring, MD 20860  
www.1CutAbove.com

November 16, 2007

Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590

Dear Mr. Sloan,

My name is Vincent Fillah and I was born and raised here in the Sandy Spring community. I also own and manage a barbershop, 1 Cut Above, right here on Rt. 108 in the heart of Sandy Spring (a couple of blocks from the proposed home). I am very familiar with the character of this community. I have a great understanding as a native of its great historical and cultural significance, as well as an understanding of the future plans here and revitalization of this great community.

I became aware of Aunt Hattie's Place as soon as I opened the barbershop here, and have been involved in any measure that I can. I am personally involved with youth advocacy, especially that of young men. One of the primary goals of my shop is to educate and mentor our young male clients as well as create programs for the youth in the community.

When I met Dr. Washington and heard all about her plans, I was very impressed. It is an incredible idea. It mended perfectly with many of my own goals and the vision I have here in Sandy Spring. This community is a perfect home for a group of positive young men. There are many community resources here and it will take us one step closer to solving the lack of foster care programs here in the county. It is a shame that the county will only allow accommodations for 8 boys, when there will be adequate resources at the site for several more.

I am familiar with the new proposed site plan and its compatibility with the neighborhood. I do understand that the new house will be large, but nothing new to the community. There have been many large homes built here in the community, including a new house directly across the street from the proposed group home and the entire Bancroft community. The swimming pool and tennis court is vital to the development of the boys of AHP, and by no means intrusive to the neighborhood. The way in which the property sits as well as the proposed site of the pool and court will in no way affect any neighboring properties. Proper placement and directed lighting will assure this.

As a supporter of AHP, I passionately support the plans and the vision of AHP. As a resident of the community and one of the business owners here, I also strongly support the physical plans for this home and urge the planning board to approve these new plans as presented.



900 Olney-Sandy Spring Road  
Sandy Spring, MD 20860  
[www.1CutAbove.com](http://www.1CutAbove.com)

Sincerely,  
Vincent Fillah  
Owner, 1 Cut Above LLC

Feel free to contact me with any further questions.  
301-613-5306.

Nov 15 07 02:34p

MSAA Coordinator's Office

410-203-9891

p.2

Ms. Candace Parrott  
PO Box 976  
Olney, MD 20830

November 15, 2007

Josh Sloan,  
MNCPPC,  
8787 Georgia Avenue,  
Silver Spring, MD 20910

Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590

Dear Mr. Sloan:

I am writing in reference to the above site plan to offer my support as a local resident. I have lived in Sandy Spring and Olney for approximately 23 years and have had the privilege of watching the area grow. I have, and (in some agencies) continue to serve as a volunteer for a number of community-based organizations, such as CASA, VASAP, Sharp Street Youth Program (Ross Boddy Center), and various others.

I first came across Aunt Hattie's Place in Baltimore in 1999, when a young man thought I might be interested in volunteering for the organization. After visiting the boy's home, I was so impressed that I began volunteering for fundraising and other functions. When I learned that Dr. Washington was contemplating a boy's home in Sandy Spring, I was overjoyed. Having witnessed firsthand the growth in the young men of Baltimore and knowing the need for this in Sandy Spring. Over the years I have seen the growth of Brooke Road, and the meadows, and recognize that areas of downfall can exist. However, Sandy Spring has always been a place of family oriented growth and had a connected environment. I feel that Aunt Hattie's Place can only add to the character of Sandy Spring. Aunt Hattie's place will create a positive environment for our youth and can even influence and motivate other youth in our community to be as productive as the young men of Aunt Hattie's Place.

Dr. Washington is a Blessing to these young men, and will serve this community well. She is not only committed to her Mission, but is sincere and very dedicated to youth in general. I have watched her boys grow into respectable, well mannered, and helpful young men, that they may not have been able to do if it wasn't for Aunt Hattie's Place.

Aunt Hattie's Place of Sandy Spring could have nothing but a positive impact on the neighborhood, and may be an asset for the elderly community also. They are hardworking and well-meaning young men, and I hope you will allow them the opportunity to be a part of our community. I highly recommend that you approve this incredible program to be opened in our community.

Sincerely,

  
Candace Parrott

cc: Dr. Hattie N. Washington

Jennifer and Roger Fajman  
17922 Pond Road  
Ashton, MD 20861

Re: Support for Aunt Hattie's Place for a Small Group Home  
Preliminary File No: 120070590 and Site Plan No: 820070130

November 15, 2007

Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

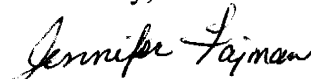
Dear Josh:

We have been admirers of the Aunt Hattie's Place concept for a number of years and find that the exemplary plan exceeds our expectations. Society needs to provide environments that encourage success rather than leave boys to squander away their lives because they lack the role models and attention that is provided by places such as Aunt Hattie's Place. The success of the program has been proven in the Baltimore area and is a model that should be duplicated. We have had the privilege of meeting a number of Aunt Hattie's Place children, of all different ages (some around 12, others in college), and have been very impressed with their politeness, work ethic, and ability to communicate effectively with people of different age groups. Their environment clearly has been an asset to their development. This type of program fits well into the nurturing environment that has been established for centuries in the Sandy Spring and Ashton areas.

The current plan calls for a home for 8 boys, which we believe fits into the neighborhood where it will be built. The house will have a swimming pool and a tennis court, which is also compatible with other homes in the neighborhood. We believe that this home will be an asset to the neighborhood and the surrounding area. From a design standpoint, with recent development in the area, this plan fits in.

Please support the current proposal for Aunt Hattie's Place. This program will enhance the area and provide an excellent opportunity for boys to excel, instead of having constant problems. The facility will not adversely affect the rural character of the neighborhood.

Sincerely,

  
Jennifer Fajman

  
Roger Fajman

cc: Dr. Hattie N. Washington

***SSCA***  
***Sandy Spring Civic Association***

P.O. Box 205, Sandy Spring, Maryland 20860  
301 774-5032

November 15, 2007

Mr. Joshua Sloan  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland

**RE: Support for Aunt Hattie's Place  
Preliminary Plan # 120070590  
Site Plan # 929979139**

Dear Mr. Sloan,

The Sandy Spring Civic Association membership supports the revised plans for Aunt Hattie's Place located at 17734 Norwood Road in Sandy Spring, Maryland. The SSCA believes that these revised plans meet the guidelines of the Sandy Spring/Ashton Master Plan. We feel that the architectural design is compatible with the neighborhood and fits the character of the Sandy Spring community. Also, the relocation of the swimming pool and the sports court, as well as the storm water management system adequately satisfies our previous concerns.

Therefore, the Sandy Spring Civic Association respectfully submits our support for Aunt Hattie's Place.

Sincerely,

Joy Turner  
President  
Sandy Spring Civic Association

CC: Dr. Hattie Washington  
Ms. Emily Vias, Esquire  
Mr. Richard Weaver  
Mr. Royce Hanson, Chairman Montgomery County Planning Board

Stacy Scott-McKinney M.D.

17518 Ashton Forest Terrace

Sandy Spring, MD 20860

Mr. Josh Sloan

MNCPPC

8787 Georgia Ave

Silver Spring, MD 20910-3760

November 15, 2007

Re: Aunt Hattie's Place Group Home

Preliminary Plan # 120070590 and Site Plan # 920070130

Dear Mr. Sloan:

I have been living and working in Sandy Spring Maryland for the past 3 years. While I am a relatively new neighbor, I have come to love the community as if I had lived here all my life. The people here are kind, warm, friendly and family oriented. It is an ideal environment in which to raise and nurture foster boys. I do feel that Dr Hattie Washington is fully capable of overseeing all aspects of the care of these children. She has the professional training and the invaluable experience (the Baltimore Home).

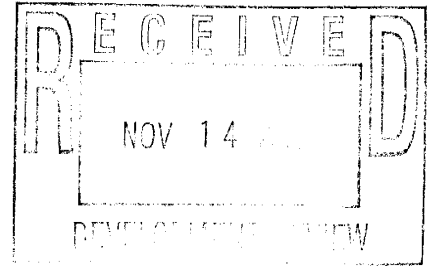
My neighborhood, Bancroft, is adjacent to the proposed Group Home and the community at this time is opposed to the overall size of the structure/project. This evening I had a chance to review the plans personally. While architecturally the home, in my opinion, is in keeping with the feel of the neighboring homes, I do agree that it is quite large. I trust though that the Planning Committee will make certain that all zoning rules and regulations for such a home are met, especially with respect to the size, lighting, run-off and any environmental issues. The Home must also be scrutinized carefully to ensure that the Master Plan is preserved.

As a pediatrician I empathize with these unfortunate children. Children need people in their life who care about them and care for them. It is my hope that the community and all interested parties can work towards resolution of the aforementioned conflicts and any misconceptions expeditiously. Also, any inconsistencies with zoning and the Master Plan should rightfully require revision until corrected.

Sincerely,

Stacy Scott-McKinney MD

*Sharp Street United Methodist Church  
1310 Olney/Sandy Spring Road  
Sandy Spring, Maryland 20860  
301-774-7047*



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Rev. George E. Hackey, Jr. Pastor  
Sharp Street United Methodist Street Church  
1310 Olney-Sandy Spring Road  
Sandy Spring, MD 20860

November 16, 2007

Mr. Josh Sloan  
Montgomery County Planning Board, M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3738

Dear Mr. Sloane:

My name is Rev. George E. Hackey, Jr., and I am the pastor of Sharp Street United Methodist Church (SSUMC) located at 1310 Olney-Sandy Spring Road in Sandy Spring, Maryland. SSUMC a very short distance (within walking distance) from the proposed new Aunt Hattie's Place home to be built at 17734 Norwood in Sandy Spring.

I am submitting this letter in support of Dr. Hattie Washington and Aunt Hattie's Place, which I believe will be an exceptional residential home for young men in our community and a needed addition to the Sandy Spring community.

Sharp Street is home of The S.H.A.R.P. Suspension Program to those students who need a safe place to study and keep abreast with their academic studies when they unfortunately get suspended from their regular school. Therefore, we take a great interest in the youth of the community to try and prevent suspensions and/or any other type of inappropriate behavior or learning deficits. As a result, we feel that the youth of AHP can certainly be role models for some of our local youth who sometimes are impressionable.

On the occasion when the young men of Aunt Hattie's Place attended my church, my congregation and I witnessed first hand how well behaved and mannerly these young men were during our services. I have also heard from several members of my congregation who have visited the home in Baltimore, attended their annual Gala, and/or interacted with the young men of AHP at other local events speak positively about the Aunt Hattie's facility and stated that the young men presented a respectable image for the other young people in the community to emulate.

I do not believe there will be any negative or adverse impact of the Sandy Spring home on the community. My congregation is anxious to be a part of the home once built by volunteering their time, talent and treasures to this

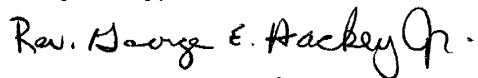


wonderful and needed program in our community and in Montgomery County. I don't think the size of the house is a factor nor the tennis court and the pool. Any young growing boys need physical and recreational outlets to balance their programs of wellbeing—especially boys from challenged backgrounds. The related noise, lighting, and trash factors will not be any different from any other regular home with a large family—not to mention that these children will be well supervised.

Without hesitation, I believe that Aunt Hattie's Place is representative of the kind of structured community-based program of which our society needs more to help with our young people who are in harms way because of circumstances beyond their control. I also understand that AHP will give first priority to the Montgomery County foster boys in need of a quality placement; thereby, bringing some of our local foster children home who had to be sent out of county and--even some out of state--because Montgomery did not have enough foster placements.

Please consider giving your immediate approval for the proposed new plans for Aunt Hattie's Place, not just for the inevitable increased property value that the community will experience, but also for the foster young men who will be Blessed to reside there.

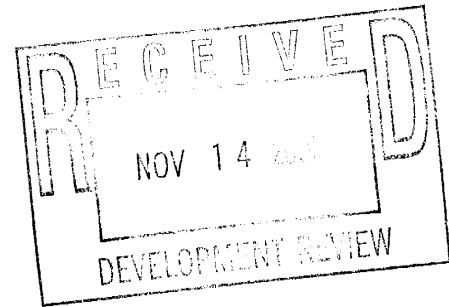
Prayerfully,



Rev. George E. Hackey, Jr., Pastor

Cc: Dr. Hattie N. Washington (17734 Norwood Road, Sandy Spring, MD 20860)

CAROLYN N. SNOWDEN  
19215 CHANDLEE MILL ROAD  
SANDY SPRING, MD 20860  
November 15, 2007



Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3780

**Re: Support for Aunt Hattie's Place for a Small Group Home:  
Preliminary File No: 120070590 and Site Plan No: 820070130**

Dear Mr. Sloan::

My name is Carolyn Snowden, and I have lived in Sandy Spring all of my married life which make it over fifty years. Not only am I the Founder of The Sandy Spring Civic Association, but I have served on numerous Boards and committees throughout Montgomery County—including the Sandy Spring/Ashton Master Planning Committee. This has always been a safe community and one which took care of its own.

For those reasons, I embrace Aunt Hattie's Place under the leadership of Dr. Hattie N. Washington. I, along with the Sandy Spring Civic Association, supported her plans when they were filed for a special exception for twelve (12) boys last year, and I certainly support the new revised preliminary and site plans for the eight (8) boys. I strongly feel that the new proposed home to be built in Sandy Spring will not only be compatible with the Master Plan and compatible to the rural historic preservation mission of Sandy Spring, but also will be compatible to the character and needs of our community.

I have done my due diligent homework on this project: I have met Aunt Hattie's boys, have visited her Boys' home in Baltimore, and have talked to the neighbors and Board members. From their remarks and everyone affiliated with Aunt Hattie's Place, I believe the new home will have absolutely no adverse impact on our Sandy Spring community relative to noise, traffic, lighting, and inappropriate behavior of the young men at AHP.

I have seen the revised preliminary and site plans and have read the comments of the Park & Planning staff members; and I believe this new home will not only enhance the character of our community but will also add to the property value of the immediate surrounding single-family homes, including the Bancroft Development. The pool and tennis court will be properly supervised, have low intensity and direct lighting, and will respect the neighbors' quiet enjoyment after certain hours. These on-site opportunities will contribute to AHP's overall continued program success as well as the boys' mandated physical, recreational and emotional balanced wellbeing.

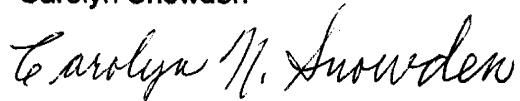
The size of the proposed house is needed to replicate the successful model that exists in Baltimore. Incidentally, there is a large official-size tennis court across the street from the proposed home where the owner (a professional tennis player) gives regular tennis lessons to numerous players during the season which goes to demonstrate that AHP's proposed tennis court for a lesser number and for amateur players will also not cause

any undue noise in the neighborhood. Additionally, there are other swimming pools in the Sandy Spring neighborhood that are not causing any unnecessary noise—other than children playing and laughing.

Moreover, I am even more committed to this project than ever after recently attending AHP's Tenth Anniversary Gala and witnessing firsthand the varied and numerous talents of these fine young men of AHP; that anyone would be proud to have them as neighbors. We (I know I speak for MOST of the Sandy Spring community) await impatiently the approval for this proven successful and needed facility. Please consider approving this worthwhile addition to our community. For more information as to how I can offer more support to Aunt Hattie's Place, feel free to contact me at 301-774-9166.

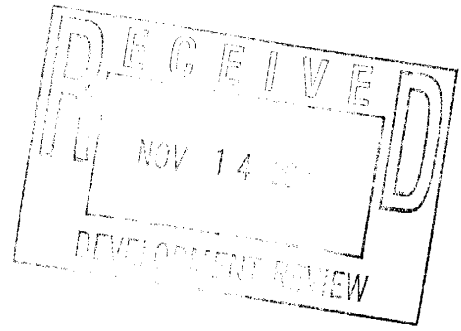
Sincerely,

Carolyn Snowden

A handwritten signature in cursive script that reads "Carolyn N. Snowden". The signature is written in black ink and is positioned below the printed name.

Cc: Dr. Hattie N. Washington

November 12, 2007



Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Aunt Hattie's Place: Site Plan # 820070130  
Preliminary Plan # 120070590

I am writing this letter in full support of the above named and identified site plan and preliminary plan.

I have resided in the adjacent and nearby community for approximately thirty years and therefore have a strong understanding and appreciation of the community's valued past and recent history. Therefore, I am well aware of how important community involvement, meaningful communication, and the deep sense of pride are in what occurs in and among the residents.

I, like many others, am familiar with the significant elements and aspects of this proposal and readily see that it too can make valuable social, cultural, and educational contributions to a historical community that continues to grow and make history.

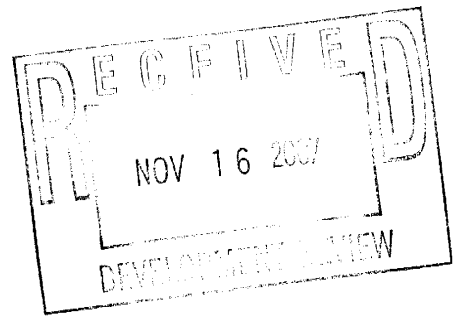
I am a member of the board of directors of the Sandy Spring Slave Museum located in the heart of the community. Because I have been a member since its origin, and because we began by meeting in homes prior to construction, I believe I have had a close and lasting knowledge of why residents recognize the proposal's potential good that will materialize similar to the same satisfaction associated with the activities and programs of the Sandy Spring Slave Museum.

The proposal's features in regards to size, number of boys, around the clock supervision, accommodations, and activities are entirely reasonable and necessary. Therefore, I strongly support and recommend approval by the Planning Board of these new plans.

Sincerely,

Dr. Rudolph T. White  
7461 Mink Hollow Road  
Highland, Md. 20777

**17310 Quaker Lane  
Sandy Spring, MD 20860**



**November 13, 2007**

**Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910**

**Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590**

**Dear Mr. Sloan:**

**As a member of the Sandy Spring community for 6 years now, I am familiar with the character of the community. I have difficulty understanding why it is taking so long for Aunt Hattie's Place to become a reality. We here at Friends House have invited her to come a couple of times and she has obliged, including bringing two young men from the Baltimore home to visit and take questions.**

**We here at Friends House are a community of close to 200 people and there is no problem of road traffic or unwarranted fears that 8 young men who have not been in trouble with the law but who need a foster home will impact this community or the surrounding community negatively. These young men will be supervised around the clock. The proposed swimming pool and sports court are not intrusive to the neighborhood nor will the young men be.**

**I strongly support the plans for this home and urge the planning board to approve these new plans as presented.**

**Sincerely,**

**Kathleen E. Barrett**

**cc: Dr. Hattie N. Washington**

# N A D I N E M A S O N E M O R T

GREAT EASE 320 ASHTON ROAD ASHTON, MARYLAND 20861 PH/F: 301-774-0157 NRMORT.COM

NOVEMBER 14M 2007

Josh Sloan,  
MNCPPC,  
8787 Georgia Avenue,  
Silver Spring, MD 20910

Re: Aunt Hattie's Place: Site Plan No. 820070130  
Preliminary Plan No: 120070590

I whole-heartedly support Aunt Hattie's Place in Sandy Spring, Maryland. As a long time resident of the area I know that it will be a great addition to our warm and accepting community. We have a long legacy of community respect and support and this is a perfect opportunity to make this value grow. I have reviewed the site plans and changes and feel they are in agreement with the SSA master plan as well as the zoning laws.

October 27<sup>th</sup> was Volunteer Day in Montgomery County. Dr. Washington and three of her young people from Baltimore worked with me and other Sandy Spring Staff to help clean the museum and stock shelves. It is clear to any one seeing Dr. Washington with these young men that they hold her in the highest regard and respect her in every way.

I know personally through my work that Montgomery County and the State of Maryland are in desperate need of loving foster care homes. These young people are crying out for a situation like the one Dr. Washington proposes for our community. Sandy Spring has the perfect small town supportive mentality for a foster home.

Sandy Spring and Ashton is a growing community with houses of all shapes and sizes. We welcome growth and diversity on all levels so that we can be a loving model for Montgomery County, Maryland and the entire country.

Please feel free to contact me for further feedback at 301 774 0157.

Sincerely,

Nadine Masone-Mort

G R E G M O R T

GREAT EASE 320 ASHTON ROAD ASHTON, MARYLAND 20861 PH/F: 301-774-0157 GREGMORT.COM  
FIELDSTONE CASTLE 129 MARSHALL PT RD PORT CLYDE MAINE 04955 PH/F:207-372-8658 GREGMORT.COM

Mr. Josh Sloan  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910-3780

**Re: Support for Aunt Hattie's Place for a Small Group Home:  
Preliminary File No: 120070590 and Site Plan No: 820070130**

Dear Mr. Sloan:

I am a thirty-year resident of Ashton/Sandy Spring and an active community volunteer. I feel very strongly that Aunt Hattie's Place is a wonderful addition to our neighborhood. I and many of my friends believe that a special supportive home for children who have not been given a fair start in life can flourish on a solid foundation in Sandy Spring/Ashton under the firm and loving direction of Dr. Hattie Washington.

I am familiar with Dr. Washington's program in Baltimore had have personally spent time with some of the young men whose lives she has changed.

My community work with P&P on other issues has given me confidence that it will lead our community in the right direction. A careful review of the revised preliminary and site plans and the comments of the Park & Planning staff members; and I believe this new home will enhance the character of our community. I have also spoken to some of my neighbors in the Bancroft Development and understand their concerns. However, I believe if they would visit Dr. Washington's home in Baltimore they would see that their concerns are unfounded. I am very concerned about light pollution and Dr. Washington's plans include low intensity and direct lighting, and will respect the neighbors in the entire area

The zoning and Sandy Spring Ashton Master Plan supports such a facility and I believe the community supports it as well.

For more information as to how I can offer more support to Aunt Hattie's Place, feel free to contact me at 301-774-0157.

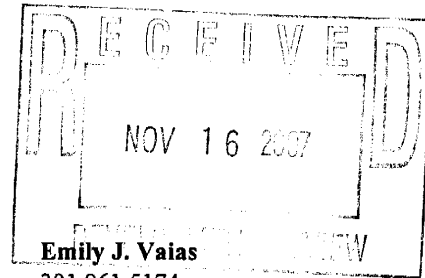
Sincerely,

Greg Mort

Cc: Dr. Hattie N. Washington

**LINOWES**  
**AND BLOCHER LLP**  
 ATTORNEYS AT LAW

November 16, 2007



**Emily J. Vaias**  
 301.961.5174  
 evaias@linowes-law.com

**Joseph P. Lapan**  
 301.961.5172  
 jlapan@linowes-law.com

**By Email**  
**and Hand Delivery**

Dr. Royce Hanson, Chairman  
 and Members of the Montgomery County Planning Board  
 Maryland-National Capital Park & Planning Commission  
 8787 Georgia Avenue  
 Silver Spring, Maryland 20910

Re: Aunt Hattie's Place; Preliminary Plan #120070590 (the "Preliminary Plan") and Site Plan #820070130 (the "Site Plan")

Dear Dr. Hanson and Members of the Board:

We represent Aunt Hattie's Place, Inc., a 501(c)(3) non-profit organization licensed and funded to provide residential childcare facilities for young boys, the applicant for the Preliminary Plan and Site Plan to construct residential additions to the existing single-family home at 17734 Norwood Road in Sandy Spring, Maryland (the "Property") for use as a small group home for young boys ages eight (8) to eighteen (18) (the "Project"). We are writing to address the applicable requirements of Montgomery County Code §§ 50-35(l) and 59-C-18.186 pertaining to the compatibility of the Project with the Approved and Adopted 1998 Sandy Spring/Ashton Master Plan (the "Master Plan") and adjacent and surrounding development.

The Property consists of approximately 1.39 acres and is located in the R-200 Zone. The Property is also within the Sandy Spring/Ashton Rural Village Overlay Zone (the "Overlay Zone"). As you are aware, Montgomery County Code § 50-35(l) requires that the Preliminary Plan "substantially conform" to the Master Plan. Further, § 59-C-18.186, which establishes the required Site Plan findings in the Overlay Zone, requires that the Site Plan be "consistent" with the Master Plan and "compatible" with surrounding uses and development. As illustrated in the materials submitted in conjunction with the Preliminary Plan and the Site Plan, and as further discussed herein, the Project meets these standards of Master Plan conformance and compatibility.<sup>1</sup>

<sup>1</sup> It should be noted that the Planning Board, after reviewing extensive information and conducting a public hearing on October 5, 2006 regarding a large group home special exception application for the Property (S-2671), previously found that a larger version of the Project was consistent with the Master Plan and compatible with the character of the surrounding neighborhood per § 59-G-1.21 of the County special exception criteria and recommended approval of the special exception application. The large group home special exception (S-2671) was subsequently withdrawn and the Project has been reduced in size to accommodate a small group home on the Property.



Dr. Royce Hanson, Chairman  
November 16, 2007  
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Specifically, the Project is consistent with and in substantial conformance with the land use, design, zoning, transportation and environmental recommendations contained in the Master Plan.

**Land Use, Design and Zoning.** The Master Plan recommends that the Property be classified in the R-200 Zone and used for residential purposes and that the Property be placed in the Overlay Zone. The Project proposes a permitted use in the R-200 zone that is residential in nature and proposes construction in full compliance with the development standards of the R-200 Zone and Overlay Zone. As discussed in more detail below, the Project will be consistent and stay in harmony with the general residential and rural village character of the neighborhood, as defined by the Master Plan.

With respect to the Sandy Spring Village Center, the Master Plan recognizes Norwood Road as comprising an “entrance” into the Sandy Spring rural village and included properties along Norwood Road in the Overlay Zone because:

*The rural entries along MD 108, Norwood/Dr. Bird Road and Norwood Road separate the village centers from other nearby areas of settlement, such as the Olney Town Center and Cloverly. The entries create attractive entrances to the village centers and help establish the character of the area. These roads are lined with homes of varied vintage, scattered vistas of open cropland and fields, woodlands, hedgerows and some of the area’s institutions. The importance of the rural entry experience was recognized in the 1980 Plan and remains an important theme of this Plan. (Page 29)*

The existing house on the subject Property has been one of the homes lining Norwood Road for over 40 years. The house will remain very much the same with an addition to be added to the north of the house consisting of a three-car garage with a bedroom above it and the main group home area to be in the rear. Thus, the impact on Norwood Road will be minimal and the intent of the Master Plan will be met.

**Transportation.** The Project proposes a road dedication to Norwood Road, in compliance with the Master Plan recommended Norwood Road right-of-way (p. 55). This dedication will allow for the Master Plan recommended Class II on-road bike path along Norwood Road (p. 60).

**Environmental.** The Project has received stormwater management concept approval from the Department of Permitting Services (DPS). Further, the Project is well within the building coverage limitations of the R-200 Zone and the Overlay Zone. Notwithstanding the fact that DPS does not provide stormwater management credit for the use of pervious paving materials, Aunt Hattie’s Place recognizes the Master Plan’s emphasis on water quality and has proposed to use pervious paving materials in the group home parking area so as to limit impervious surfaces where practical. A detailed study was prepared showing that the Project will not have an adverse impact on the adjoining Odd Fellows property to the west. Similarly, the Project will not drain into existing stormwater management ponds in the Bancroft development or other properties. In

Dr. Royce Hanson, Chairman

November 16, 2007

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addition, the Project has proposed a forest conservation plan in full accordance with the County's forest conservation law and, in accordance with Master Plan recommendations (p. 67), the Project proposes to preserve trees along the Property's boundaries.

**Historic Resources.** With respect to the Odd Fellows Lodge, Master Plan Historic Site # 28/66, the Project has taken special care to ensure that its stormwater management concept and drainage patterns will not negatively impact this historic site. The M-NCPPC Historic Preservation Section has reviewed this issue and concurred that the Project will not negatively impact the Odd Fellows Lodge.

**Project Compatibility.** The Project has been carefully designed to respect the existing house, as constructed by an important figure in the historical development of Sandy Spring, while embracing the eclectic mix of architectural styles in the neighborhood and throughout Sandy Spring. The structure continues to meet all size criteria of the R-200 and the Overlay Zone. The size of the Project is quite reasonable to provide a comfortable living and learning space for the eight (8) young residents and is only slightly larger than the many new single-family homes in the area, which range from 4,000 to over 8,000 square feet.

Large homes abound in Sandy Spring and the Project is not out of character with the neighborhood, especially considering the mass and bulk of the neighboring townhouses, commercial uses along Route 108 and the Bancroft housing development to the south. In addition, large building and development plans have either been submitted or approved for nearby properties (17730 Norwood Road and 17729 Norwood Road) and, under existing zoning, the potential exists for continued upsizing of homes along Norwood Road. As set forth in the Master Plan, the subject Property is part of the Sandy Spring Village Center, where the center of development and activity is planned to occur at "the heart of the community" (p.33). Being so close to the Village Center and MD 108, and surrounded by townhouses and special exception commercial uses, this Project is appropriately treated as a transition, in terms of use and development, from the Village Center to the edge of the Village Center.

The Project has addressed visual compatibility with the submission of surrounding photographs, architectural perspectives and elevations. These materials show that the Project has been carefully designed to take its cues from the existing design themes in the Sandy Spring community, while providing adequate group home living space that is also in full compliance with State group home facilities regulations. The existing houses along Norwood Road represent an array of architectural styles from small cottages to large estate homes and the proposed structure attempts to reflect the very best in keeping with overall community style and theme.

Building construction on the Property has been planned to locate the larger addition away from the surrounding residential uses to the south and towards the open area to the north and the commercial use to the west. Further, all proposed buildings will use high quality, environmentally friendly (where possible) materials and will be architecturally treated to provide

Dr. Royce Hanson, Chairman  
November 16, 2007  
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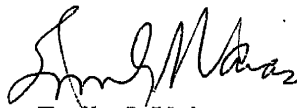
maximum compatibility, residential character of a consistent scale and visual appeal. Finally, the Project includes landscaping that complements the residential nature of the proposed building construction and appropriately buffers the Property from surrounding properties

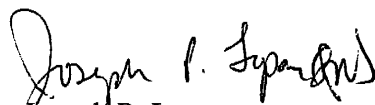
In addition to being in compliance with the recommendations of the Master Plan and compatible with and complimentary to surrounding uses in the vicinity and the neighborhood, the use proposed by the Project is necessary to serve children in need and Montgomery County residents in general and is fully in keeping with the themes of tradition and community that are advanced by the Master Plan. For these reasons, we respectfully urge the Planning Board to find, as it did for the previous, larger version in October 2006, that the Project is consistent with the Master Plan and compatible with surrounding development in compliance with Montgomery County Code §§ 50-35(1) and 59-C-18.186 and request that the Planning Board approve the Preliminary Plan and the Site Plan.

Thank you for your consideration of these materials. Please contact us if you have any questions or would like additional information.

Sincerely,

**LINOWES AND BLOCHER LLP**

  
Emily J. Vaias

  
Joseph P. Lapan

cc: Mr. Joshua Sloan  
Mr. Bill Barron  
Mr. Richard Weaver  
Dr. Hattie N. Washington

Michele M. Rosenfeld  
The Law Office of Michele M. Rosenfeld  
11913 Ambleside Drive  
Potomac MD 20854-2107  
(301) 204-0913  
rosenfeldlaw@verizon.net

November 19, 2007

Montgomery County Planning Board  
MNCPPC  
8787 Georgia Avenue  
Silver Spring MD 20910

RE: Aunt Hattie's Place ("AHP")  
Preliminary Plan No. 120070590; Site Plan No. 820070130

Dear Montgomery County Planning Board:

This project originated as a request for a special exception for a group home for 14 residents.<sup>1</sup> From the inception of this project, homeowners in the surrounding neighborhoods have been concerned about the size, bulk and massing of the facility and questioned the need for such a large building. Representatives of the Bancroft Community (including Mr. and Mrs. Bailey) raised this concern with Delegate Herman L. Taylor, Jr. Delegate Taylor, as sponsor of a 2005 state bond bill to benefit AHP, was very familiar with the project. Responding to concerns about the overall size of the facility, Delegate Taylor advised the Bancroft Community that:

**Relating to the size of the proposed additions themselves, APH has planned and designed the proposed structures to accommodate the exact number of planned group home residents . . ."**

(Letter dated August 9, 2006, emphasis added.)

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<sup>1</sup> Petition of Hattie's Place, Inc., Case No. S-2671; Office of Zoning and Administrative Hearing Case No. 6-29. Chairman Hanson and Commissioner Bryant voted to recommend approval of the project to the Board of Appeals; Commissioner Robinson voted against recommending approval. Commissioners Cryor and Lynch were not on the Board at the time.

Several months after that letter was sent, in the face of vocal community opposition to the serious negative impact that the size of the facility and the intensity of its ancillary uses would have on the adjoining neighborhoods, and after the Hearing Examiner raised specific concerns about the compatibility of the project with the neighborhood, AHP withdrew its special exception application for a large group home. AHP then filed the pending preliminary and site plan applications for a small group home with 8 residents. **Notably, however, the structure has not gotten smaller, even though the exact number of residents has gone from 14 to 8.**

According to Development Review staff:

1. The overall above-ground gross square footage of the group home is 12,191 square feet (only 600 feet smaller than the original special exception, resulting from the elimination of a suite over the garage);<sup>2</sup>
2. The number of bedrooms for 8 residents remains unchanged from the number of bedrooms provided for 14 residents;
3. There are still seven offices; and
4. There are still 9 parking spaces.

Thus, even though the number of residents has decreased by almost half (and presumably there also will be fewer employees), *the physical structure and ancillary uses still remain designed to accommodate 14 residents and associated staffing levels.* These facts call into question the long-term plans of AHP.

I. **Absent Legally Binding Written Confirmation From The Applicant That The Facility Will Remain A Small Group Home For 10 Years The Preliminary and Site Plans Should Be Denied.**

Recently Mr. and Mrs. Bailey asked the applicant to provide written confirmation that she will not later seek special exception approval for a large group home in light of their concerns that once the Planning Board approves the facility, the Applicant intends to return to the Board of Appeals after it is built and seek special exception approval for a large group home. (Attachment One.) At that time, as a practical matter, the Board of Appeals will have lost its ability to review the physical structures and ancillary uses (e.g., pool, sport court, fencing,

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<sup>2</sup> When the basement is included in the square footage the facility is only six hundred square feet smaller than the original 15,000-plus square foot special exception application.

parking, screening and lighting). The Board of Appeals has broader jurisdiction than does the Planning Board with respect to certain physical characteristics of a development, precisely because special exceptions are not allowed "by right." For example, the Board of Appeals considers whether a structure is "in harmony" with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures.<sup>3</sup> The Board of Appeals also must make specific findings regarding whether the special exception will be "detrimental to the use, peaceful enjoyment, economic value of development of surrounding properties or the general neighborhood at the subject site" and ensures that the special exception will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare or physical activity at the subject site. As of the date of this letter the Applicant has not responded to Mr. and Mrs. Bailey's request.

The Planning Board should deny these preliminary and site plans because the Applicant has provided no assurance that the application represents the intended use and purpose of the facility. In the alternative, if the Planning Board grants approval we ask that it add a condition that prevents the Applicant from seeking a "large group home" special exception for a period of 10 years after the facility opens, to ensure that the facility continues to operate for a reasonable period of time under the use it has put forth as its intended purpose. This is an appropriate request in light of the fact that the Zoning Ordinance requires, as part of a site plan application, that the applicant identify the "use of all structures."<sup>4</sup>

**II. The Site Plan Should Be Denied Because It Does Not "Substantially Conform" to the Design Guidelines for New Development Contained in the Master Plan.**

As Josh Sloan of the Development Review Division clearly explained in the June 8, 2007 Staff Report on the Ashton Meeting Place project,<sup>5</sup> there are specific design guidelines that apply to the Sandy Spring/Ashton Rural Village Overlay Zone ("Overlay Zone"), which applies to this site plan application. The Overlay Zone is unique in that it requires the Board to find that the proposed development "substantially conforms" to the design guidelines for new development contained

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<sup>3</sup> Under Maryland law the standard of review to determine if a special exception is "in harmony" with the neighborhood is a different standard of review from the "substantially conforms" and "compatible with" standards of the Ashton/Sandy Spring Master Plan. See generally *Richmarr Holly Hills, Inc. v. American PCS, L.P.*, 117 Md. App. 607, 701 A.2d 879, (1997).

<sup>4</sup> Montgomery County Zoning Ordinance Section 59-D-3.23 (Proposed Development).

<sup>5</sup> Case No. 120050060 and Case No. 820070100, June 8, 2007 staff report incorporated herein by reference and submitted to Staff under separate cover.

in the Master Plan. The Planning Board denied the Ashton Meeting Place project for failure to conform to the Master Plan. The very same grounds for denial of the Ashton Meeting Place project justify a denial of AHP – incompatibility with the Master Plan and detrimental environmental impacts.

One design guideline states: "Residential properties to maintain residential height limits consistent with the neighborhood character." (Master Plan p. 86.) As the attached elevation shows, the view of the facility from Norwood Road towers over the existing single-family on the site, and in fact will tower over the majority of existing modest ranch and farm houses along Norwood Road. A simple glance at Attachment Two shows that the application does not meet this standard.

Additionally, as staff said in its September 25, 2006 Staff Report analyzing the group home during the special exception review process:

The "top priority" of the 1998 Sandy Spring/Ashton Master Plan . . . is "preservation and enhancement of the area's rural character . . . closely balanced with another high priority goal, with is environmental protection (p. 8).

The Master Plan seeks to keep imperviousness levels "no greater" than in the 1980 Plan. As explained in the October 6, 2006 Supplementary Staff Report provided by Staff to the Hearing Examiner on the AHP special exception application, "The Planning Department has generally recommended a level of imperviousness no greater than fifteen (15) percent. Given that the current level of imperviousness on the site is calculated to be twenty-six (26) percent, it is recommended that the [project] not increase the level of existing imperviousness."<sup>6</sup> The proposed impervious level is 37.2 percent. To achieve compatibility with the Master Plan, the circular driveway, swimming pool and deck should be removed, and the sport court reduced to half a court. In addition to minimizing the imperviousness impact, these changes also would enhance compatibility with the surrounding community. As submitted the plan does not meet the environmental recommendations provided in the Master Plan, the Board cannot find the project "substantially conforms" to these recommendations, and it should be denied.

**III. The Site Plan Should Be Denied Because It Is Not Consistent With Master Plan Recommendations for Maintaining the Rural Character of Sandy Spring**

The Master Plan also emphasizes that the "rural entries along MD 108 . . . and Norwood Road separate the village centers from other nearby areas . . . The

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<sup>6</sup> October 6, 2006 Staff Report incorporated herein in full by reference and submitted to Staff under separate cover.

entries create attractive entrances to the village centers and help establish the character of the areas. These roads are lined with homes of varied vintage . . . The importance of the rural entry experience was recognized in the 1980 Plan and remains an important theme of this Plan.” (Master Plan p. 29.)

Mr. and Mrs. Bailey saw the elevation depicting the view of the project along Norwood Road for the first time on November 16. In their opinion the new facility does nothing to enhance the character of the surrounding neighborhood. In fact, from Norwood Road the “addition” has the appearance of a new, stand-alone cookie-cutter McMansion squeezed onto a rear flag lot – it does not even look to be part of the existing structure. This rendering clearly shows the utter lack of sensitivity to the Master Plan’s goal of protecting the rural character of this entryway at Norwood Road and Route 108. (Attachment Two.)

A review of the Board of Appeals’ discussion in *Petition of Himalayan Elderly Care II, Inc.*,<sup>7</sup> underscores how the Master Plan should be applied in Sandy Spring. The Board of Appeals approved a large group home along New Hampshire Avenue on a site located in the Sandy Spring/Ashton Master Plan area. AHP is governed by the same design guidelines that apply to New Hampshire Avenue. Master Plan p. 48. In the *Himalayan* case the Board of Appeals noted that the “rural character” of the road should be maintained, to the extent it exists, and re-created, where possible.” Opinion p. 17. The Board of Appeals further noted that “The existing house, which is the subject of [the special exception] application, is not visible from New Hampshire Avenue and is reached by a long gravel driveway. It therefore meets the goal of the Master Plan by not interfering with the rural look of the area.” Opinion p. 17 (emphasis added).

This finding in the *Himalayan* case cannot be made in the AHP case. Not only does the proposed facility not maintain the rural character of Norwood Road, but its contemporary “McMansion” style and the appearance that it is a new dwelling built in the back yard of an existing home seriously detracts from the rural character of Norwood Road. Therefore it does not conform to the road-related design recommendations of the Master Plan and should be denied.

**IV. The Site Plan Should Be Denied Because Each Structure And Use Is Not Compatible With Other Uses and With Existing And Proposed Adjacent Development.**

Finally, the size of the proposed structure, and resulting scale, bulk and massing of the additions to the existing residential home are not in harmony with - or compatible with - the general character of the existing neighborhood. The scale is not compatible or harmonious with the scale of the existing surrounding

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<sup>7</sup> Board of Appeals Case No. S-2628, Opinion Adopted September 7, 2005, incorporated herein by reference and provided to staff under separate cover.



development. A building that at maximum is 8,000 – 8,500 square feet in size (including a basement) would, at least from the perspective of scale, be compatible, and more than large enough to house eight residents and accommodate the needs of support staff.

The applicant mistakenly “asserts that the massing for the group home and the garage addition are in keeping with the standards for most single family dwellings in greater Montgomery County . . . .”<sup>8</sup> The fact that this property is located in the only zone in the County that requires a finding of consistency with Master Plan design guidelines, however, underscores the fact that the basis for comparison is not Montgomery County at large, but rather the nearby dwellings within the neighborhood.

From the perspective of design, the existing residence should be removed and the group home should be included in a single unified building with the existing home on the site to ensure architectural compatibility and unity.

Additionally, the swimming pool and associated light fixtures only lessen the facility’s compatibility with the neighborhood. The impact of the noise associated with the use of a swimming pool, combined with the illumination and glare from the proposed lights, will be objectionable given the proximity of the pool to adjoining residential properties and the level of anticipated use. The proposed sport court and associated light fixtures should be eliminated for the same reasons. If this feature remains it should be an unlit half-court, which still is a more intense use than the basketball hoops typically seen over garages or alongside driveways in the existing neighborhoods. Both of these uses, located so close to the adjoining properties, threaten the quiet use and enjoyment of the neighboring properties. Finally, any heating and air conditioning units should be located, screened and contained in a manner that minimizes their appearance and noise. As proposed, however, the facility and related outdoor uses are utterly incompatible with the existing and proposed adjacent development and should be denied.

## **V. Conclusion**

This site plan should be denied because (1) the proposed facility does not accurately reflect the actual use intended for the structure, and if approved will establish a precedent for applicants to circumvent the special exception review process by “front-loading” their construction and seeking special exception review only for the operation components of a proposed use; (2) the application on its merits does not “substantially conform” to the design guidelines for new development in the Master Plan; (3) the application on its merits is not consistent with the recommendations in the Master Plan because it does not preserve the

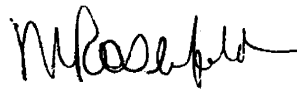
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<sup>8</sup> Special Exception Staff Report for Aunt Hattie’s Place, Inc., S-2671, dated September 26, 2007 and incorporated herein in full by reference.

rural character of the neighborhood and violates the imperviousness goals of the Master Plan; and (4) the application is not compatible with other uses and with existing and proposed adjacent development. For all of these reasons we ask the Board to deny the site plan.

Mr. and Mrs. Bailey have consistently supported the concept of a small group home (see Attachment Three) and continue to do so. This is not such a proposal. We respectfully ask the Board to deny the site plan on its merits for the reasons detailed above, and we welcome AHP's return with new plans that reflect a true small group home.

Sincerely,



Michele M. Rosenfeld

Attachments:

1. Letter to Emily Vaias dated 11.5.07 (Page Circle 1)
2. Schematic emailed from Josh Sloan 11.16.07 (Page Circle 7)
3. Letter from Baileys to Royce Hanson dated May 2, 2007 (Page Circle 8)

Cc: Eric and Benita Bailey

Basile P. Whittaker, President, Bancroft Home Owners Association

Rose Krasnow, Chief, Development Review Division

Josh Sloan, Development Review Division

Rich Weaver, Development Review Division

Emily Vaias, Esquire, Linowes & Blocher

Joe Lapin, Esquire, Linowes & Blocher

Michele M. Rosenfeld  
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November 5, 2007

Ms. Emily Vaias, Esq.  
Linowes and Blocher LLP  
7200 Wisconsin Avenue  
Suite 800  
Bethesda MD 20814-2801

RE: Aunt Hattie's Place  
Preliminary Plan No. 120070590  
Site Plan No. 820070130

Dear Ms. Vaias:

I have reviewed the recently-submitted plans for the above-referenced project, and am sending this letter to note in the record a very specific concern of my clients, Mr. Eric and Mrs. Benita Bailey, regarding these applications. To put this concern into context, I begin by outlining some of the procedural background of this case.

As you know, this project originally was submitted as a special exception application referred to as Aunt Hattie's Place ("Special Exception").<sup>1</sup> The Special Exception was for a "large group home," and proposed a new 11,615 square foot structure to be added to an existing 3,720 square foot residence on the site. The addition was intended to house 12 boys (ranging from 9 to 18 years of age) in a group home. Additionally, the proposed Special Exception contemplated that there would be up to eight staff persons on the property as well as two volunteers and the resident of the existing home, Dr. Washington.

On Thursday October 6, 2006 the Planning Board held a public hearing on the Special Exception application. Planning Board staff issued a staff report recommending denial of the Special Exception. The Planning Board disagreed

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<sup>1</sup> Petition of Hattie's Place, Inc., Case No. S-2671; Office of Zoning and Administrative Hearing Case No. 6-29.

with that recommendation, and recommended approval of the application. The next day, on Friday October 7, the Planning Board staff issued a supplemental staff report at the request of the Hearing Examiner, addressing (among other things) inherent and non-inherent adverse effects of the proposal. Based on its recommendation of denial, staff had not included this analysis in its report.

Martin L. Grossman, Hearing Examiner, began a hearing on the application on Monday, October 9, 2006, which spanned close to eight hours. On October 16, 2006, the next scheduled hearing date, the Hearing Examiner granted a continuance to parties in the case, including Mr. and Mrs. Bailey, to allow them time to review and respond to the supplemental Planning Board staff report. Hearings were to resume on December 12, 2006.

During the October 16 hearing, Mr. Grossman preliminarily noted several site and design concerns, including the proximity of the pool to the adjoining property (approximately 15 feet from the property line). The location of the pool raised issues of excessive noise and glare impacting the neighboring property. Mr. Grossman also noted general concerns about the compatibility of the proposed structure with the existing residence and the community. These concerns were shared by many neighboring residents who presented written and spoken testimony before the Planning Board, including the Baileys, and who also were active participants in the Special Exception hearings conducted by the Hearing Examiner.

On November 16, 2006 the Applicant held a "Community-Wide Meeting" for Aunt Hattie's Place in the Sandy Spring Ballroom of the Sandy Spring Fire Department. Dozens of people attended. The Applicant and her representatives said that the purpose of the meeting was to seek community "input" into the design of the proposed group home, and asked for proposed modifications to the project that might mitigate previously-stated design concerns. Mr. and Mrs. Bailey both attended that meeting, and along with many of the other attendees provided detailed comments that evening. Mr. and Mrs. Bailey later sent more specific written comments regarding design issues. (See Attachment One.)

On January 5, 2007 the Applicant withdrew the Special Exception application. Shortly thereafter, the Applicant filed a preliminary and site plan application with The Maryland-National Capital Park and Planning Commission. These applications are for a "small group home," which is permitted "by right" under the Montgomery County Zoning Ordinance and allows up to eight (8) residents, compared with the 12 residents proposed under the Special Exception.

Notably, the overall square footage of the pending "small group home" is virtually identical to the square footage of the "large group home," even though the number of residents has decreased by one-third. The effect of converting a "large group home" to a "small group home" allows the Preliminary and Site Plans to be reviewed and approved by the Planning Board without undergoing

special exception review by the Board of Appeals. As we view the plans, none of the design, compatibility, master plan or environmental issues raised by the Hearing Examiner, Planning Board staff or by the community have been addressed in the new plan submittals.

It is of tremendous concern that although the number of residents of the group home has measurably decreased, the size of the facility has not. Specifically, it appears as if the Applicant's intention is to construct a building under the guise of a "small group home," which only needs Planning Board review and approval, and then after this massive structure is completed to seek special exception approval for a "large group home." Using this approach, much of the authority of the Board of Appeals to review and consider the design of the structure and ancillary uses such as the pool and sport-court in the context of master plan recommendations, and the structural compatibility of the building, lighting, noise and other design elements, will be vitiated.

The Board of Appeals is charged with making very specific findings regarding special exceptions, including making determinations as to:

1. Whether the proposed special exception is consistent with the applicable master plan;
2. Whether the proposed structure is "in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures. . . ."
3. If the special exception "will not be detrimental to the use, peaceful enjoyment, economic value of development of surrounding properties or the general neighborhood at the subject site" and
4. If the special exception will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare or physical activity at the subject site.<sup>2</sup>

With respect to the master plan findings in a special exception review proceeding, if either the Planning Board or its technical staff conclude that a proposed special exception is inconsistent with the land use objectives of the applicable master plan, the Board of Appeals must include specific findings as to master plan consistency. In this case, last October Planning Board staff determined that the proposed application was inconsistent with the 1998 Sandy Spring/Ashton Master Plan with respect both to imperviousness limits as well as the Master Plan's stated priority of ensuring the "preservation and enhancement of the area's rural character . . . closely balanced with . . . environmental protection." Thus, in this case if the Special Exception application had moved forward to the Board of Appeals, the Board of Appeals then would have had to

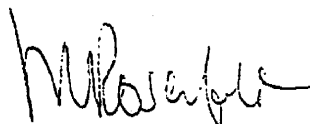
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<sup>2</sup> Montgomery County Code Section 59-G-1.2.1(a)(3),(4), (5) and (6).

make specific findings on these issues. By side-stepping the Board of Appeals at this time, these issues are effectively removed from the Board of Appeals' purview after the structure is built.

The possibility that this application might leap-frog Board of Appeals review before a structure is built by seeking approval for a small group home, only to later seek Board of Appeals approval for a large group home after a structure is built, is a significant concern. This fact that the number of proposed residents of this property has decreased from 12 to 8 while the size of this very large 15,000 square-foot structure has not decreased in any meaningful way only calls attention to this possibility. Consequently, please provide a written commitment that the Applicant has changed her long-term plans for the use of this property and will not seek special exception approval for a large group home in the future.

Sincerely,



Michele M. Rosenfeld

Attachment One: Letter

Cc: Eric and Benita Bailey  
Joshua Stone, Site Plan Review  
Richard Weaver, Subdivision Review  
Bill Barron, Community Based Planning  
Calvin Nelson, Community Based Planning  
Joseph Lapin, Esquire

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November 29, 2006

Emily J. Vaias, Esq.  
Linowes and Blocher LLP  
7200 Wisconsin Avenue  
Suite 800  
Bethesda MD 20814-4842

RE: Special Exception Case No. S-2671  
Aunt Hattie's Place

Dear Ms. Vaias:

This letter further responds to your request last night at the Community-Wide Meeting for "Aunt Hattie's Place" for input into the design of the proposed group home at 17734 Norwood Road, Sandy Spring ("Subject Property"). I represent Eric and Benita Bailey, who live at 17528 Ashton Forest Terrace, within sight and sound of the subject property, and their concerns are outlined below. From the outset, understand that the Bailey's objections are grounded in the design of the original project, and not to the use.

Specifically, the current design plans raise the following concerns:

1. The size of the proposed structure, and resulting scale, bulk and massing of the additions to the existing residential home, create the look and feel of an institutional building and not of a residential dwelling. The tower feature particularly adds to the sense of an institutional building. As such, the original plans are not in harmony with - or compatible with, - the general character of the existing neighborhood. Any new structure, regardless of design, must be scaled in keeping with the scale of the existing neighborhood. Consequently, and new design should be significantly smaller than proposed. In our view, a maximum of 8,000 - 8,500 square feet in size, consistent with the largest homes in the neighborhood, is the largest building size that on the available lot that will ensure compatibility with the neighborhood.

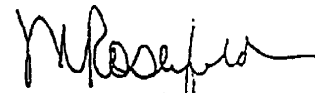
The existing residence should be removed, and an entirely new and the group home should be included in a single unified building. This

new structure should be set back approximately 150 – 175 feet from Norwood Road, in keeping with other large homes along Norwood Road that also are set back a considerable distance from the street.

2. The original design of the building has the look of an institutional use, and not of a residential use. Any new design must, from an architectural design, complement the predominantly residential nature of the area surrounding neighborhood, and not detract from it.
3. The swimming pool, and associated light fixtures, must be deleted from the plan. The impact of the noise associated with the use of a swimming pool, combined with the illumination and glare from the proposed lights, will be objectionable given the proximity of the pool to adjoining residential properties and the level of anticipated use.
4. The proposed sport court, and associated light fixtures, should be eliminated for the same reasons that the swimming pool must be deleted from the project. If this feature remains, it should be an unlit half-court, which still is a more intense use than the basketball hoops typically seen over garages or alongside driveways in the existing neighborhoods.
5. The heating and air conditioning units should be located, screened and contained in a manner that minimizes their appearance and noise.
6. Finally, any redesign must be consistent with the recommendations in the approved Sandy Spring/Ashton Master Plan. Staff for the Montgomery County Planning Board, in its review of the proposed design, raised a number of concerns regarding master plan consistency. These concerns should be resolved in any new concept.

Please be advised that my clients' comments are responding to the project design that was presented to the Montgomery County Planning Board ("Board") on October 5, and subsequently to the Hearing Examiner on October 9, 2006. We thank you for the opportunity to offer our comments at this time, and look forward to seeing redesigned plans and an opportunity to comment on those plans as they are developed.

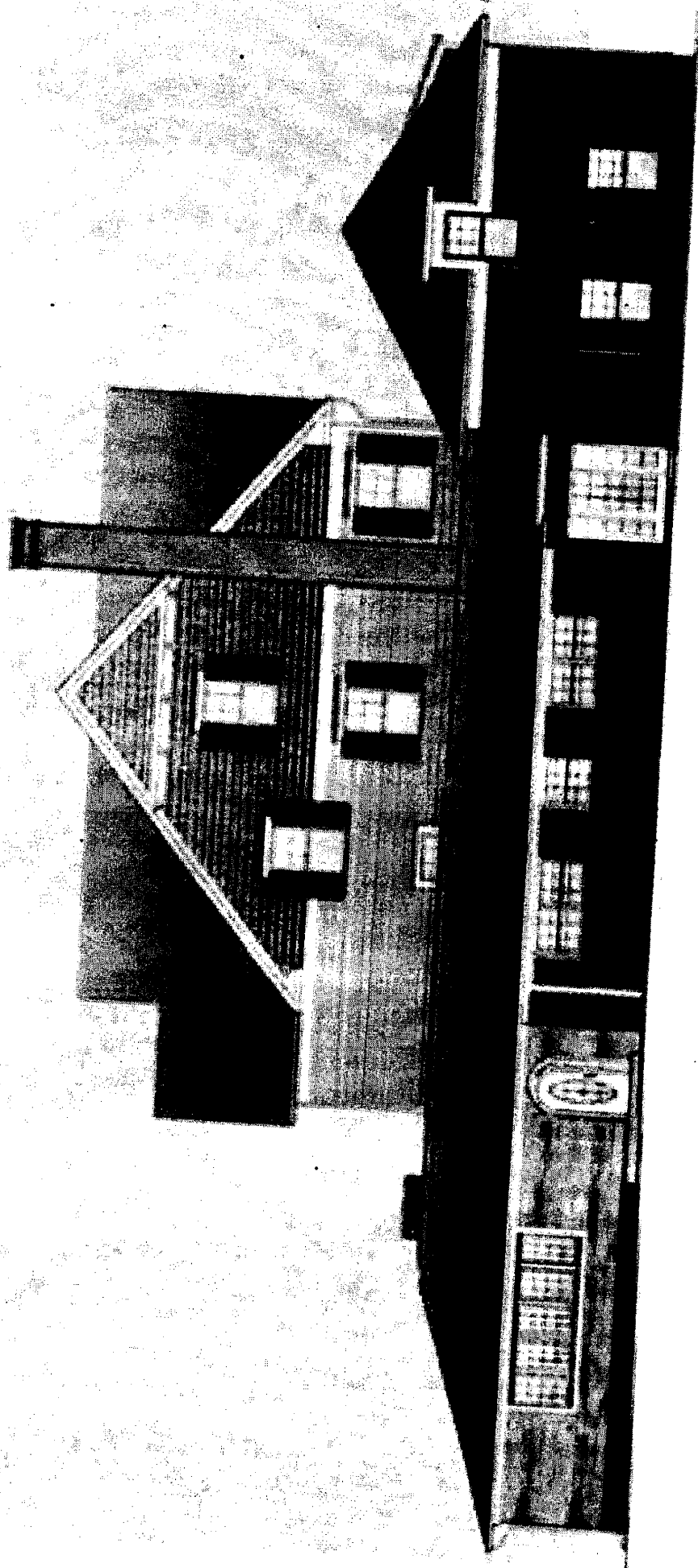
Sincerely,



Michele M. Rosenfeld, Esc.

Cc: Eric and Benita Bailey





Benita and Eric Bailey  
17528 Ashton Forest Terrace  
Sandy Spring, Maryland 20860  
(301) 260-8075

RECEIVED  
MAY 3 2007

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

May 2, 2007

Mr. Royce Hanson  
Chairman, Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Aunt Hattie's Place  
File Number: 12007059 & 820070130

Dear Chairman Hanson:

I am writing with serious concern about the Aunt Hattie's Place, Incorporated project. These plans were opposed by the community at large previously. Not only did the Sandy Spring Civic Association oppose such but also the residents of Bancroft and Norwood Road. We welcome the overall concept to the Sandy Spring Community, however the size of the project remains unchanged. The technical staff of the Planning Board sited a number of non-inherent adverse effects on the community at large. These effects are as follows:

- Lightning and noise;
- Environmental impact;
- Structure is non-conforming with overall community;
- Violates current zoning of one structure per lot;
- Significant imperious surface cover.

Although Dr. Washington has currently reduced her number of proposed residents to 6-8, plans still appear to support a large group home. After discussions with Dr. Washington and her attorneys, no visible changes have been made to the overall scope of her project. We, as a community are concerned that the proposed small group home has the feel of an institutional structure after many attempts to amicably work through the details with Dr. Washington and her staff.

May 2, 3007  
Page Two

Again, we welcome the overall concept of a small group home to Norwood Road in Sandy Spring, Maryland. We respectfully urge that you take into consideration the community's strong opposition to this project.

Sincerely,

Benita and Eric Bailey

cc: Bill Barron, Richard Weaver, Josh Sloane, Marilyn Praisner, Rose Krasnow