



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8



MEMORANDUM

DATE: April 4, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division
Tanya Wilson, Subdivision Planner *Tsui*
Development Review Division *TS*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Four (4) Single Family Detached Dwelling Units

PROJECT NAME: Pipkin Property

CASE NUMBER: 1- 02052

REVIEW BASIS: Chapter 50, Montgomery County, Subdivision Regulations

ZONE: RE-1

LOCATION: Located on the southwest quadrant of the intersection of Meadow View Drive and Green Meadow Road

MASTER PLAN: 1980 Potomac Subregion

APPLICANT: Michael Rose Land Inc.

FILING DATE: November 7, 2001

HEARING DATE: April 11, 2002

STAFF RECOMMENDATIONS: Approval of only three (3) lots, Subject to the Following Conditions:

- (1) Submit revised preliminary plan for staff review and approval depicting three (3) lots. Plan to include house locations, sewage disposal fields and site grading

- (2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation areas and/tree save areas
- (4) Compliance with conditions of MCDPS (Health Dept.) approval
- (5) Access and improvements as required to be approved by MCDPWT prior to recording of plat
- (6) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (8) Necessary easements

PROJECT DESCRIPTION: VICINITY

The proposed subdivision is identified as parcel P283 and is located on the southwest quadrant of the intersection of Meadow View Drive and Green Meadow Road in the Darnestown Planning Area. The site consists of 4.54 acres and is zoned RE-1. The parcel was originally deeded into eight (8) unrecorded parcels several years ago. The original surrounding subdivision of *Ancient Oak North* was established by record plat in 1967. All of the lots surrounding the subject site are zoned Rural Cluster (RC). This includes the north and south sides of Green Meadow Road and the east and west sides of Meadow View Drive.

The 1980 Potomac Subregion Sectional Map Amendment rezoned the subject property and the adjoining Ancient Oak North neighborhood from R-200 to RC. During the work sessions on the most recent master plan, the owner of the subject property filed for a rezoning from the established RC to RE-1. The rezoning application was case no. G-777. The RE-1 zoning category was consistent with the recommendations set forth in the staff draft master plan. The Council approved the rezoning, acknowledging that it was consistent with the recommendations of the pending Master Plan. The current approved, but not yet adopted Potomac Subregion Master Plan recommends that the entire area of Ancient Oak North be rezoned to RE-1.

PROJECT DESCRIPTION: PROPOSAL

The applicant proposes to create four (4) single-family lots, shown on the plan as Lots 63 through Lots 66. As reflected in the attached drawing, all four lots consist of at least 40,000 Sq Ft in size. Lots 63, 64 and 66 all directly front, and have access to Green Meadow Road, while

lot 65 fronts, and has access to Meadow View Drive. All the lots meet the zoning requirements of the RE-1 zone.

DISCUSSION OF ISSUES TO DATE:

In order to approve the application for subdivision, the Planning Board must find that the proposed lot(s) meet the subdivision criteria as set forth in Chapter 50 of the Montgomery County Code. Additionally, Section 50-29(a) of the code lists several purposes of the Subdivision Regulation that are significant to the Board's consideration of this plan that states:

"Lot Dimensions. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan and for the type of development or use contemplated in order to be approved by the board."

Although the proposed subdivision has met all the minimum requirements of the RE-1 zone, staff finds the orientation of Lot 66 to be incompatible and in addition, Lot 66 would be inconsistent with the orientation of the surrounding properties in the Ancient Oak North subdivision. Most of the existing homes have front yard setbacks within fifty feet of the front lot line, whereas Lot 66 has a front yard setback in excess of 140 feet. The property is configured with a pipe stem on Green Meadow Road for frontage with remaining body of the property behind Lot 63 and 65. Additionally, due to the configuration of Lot 66 the house orientation is placed somewhat behind the home on proposed Lot 63. The resulting configuration is not typically demonstrated in the surrounding community.

The bulk of the four (4) acre site is restricted due to the location of septic fields and a conservation easement over the area of stream buffer located on the southern end of the site.

CONCLUSION

Staff has analyzed the subject application based on Section 50-29 (a) of the Montgomery County Subdivision Regulation as well as the other applicable sections of the County Code and concludes that three (3) lots would be more consistent and more compatible with the development pattern found through out the existing Ancient Oak North community. By eliminating Lot 66, and incorporating its land area into the other proposed lots, would lend itself to a more consistent development. Staff finds that the proposed for four (4) lot subdivision is excessive for this site and is not compatible with the character of the existing neighboring properties. As such, staff recommends approval of only three lots (3) at this time.

ATTACHMENTS

Vicinity Development Map	5
Property Boundary Map	6
Proposed Subdivision Plan	7
Citizen Correspondence	8

VICINITY MAP FOR
PIPKIN PROPERTY



Map compiled on April 06, 2002 at 11:00 AM | Sites located on base sheet no. - 221NW13

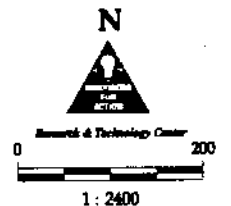
NOTICE

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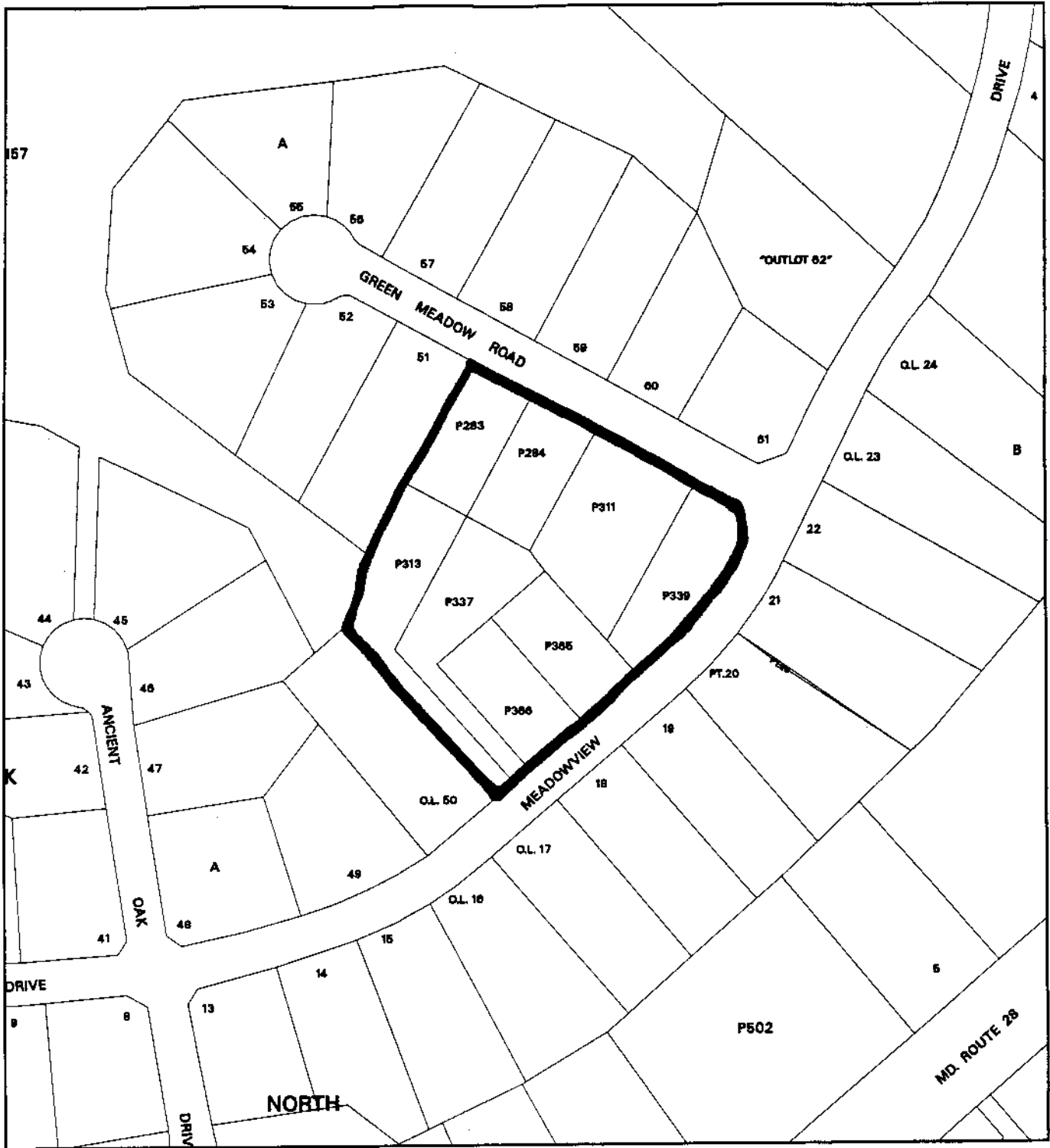
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1999

Key Map



VICINITY MAP FOR
PIPKIN PROPERTY



Map compiled on April 06, 2002 at 10:40 AM | Site located on base sheet no - 221RW13

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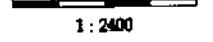
Key Map



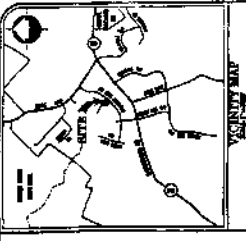
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Research & Technology Center

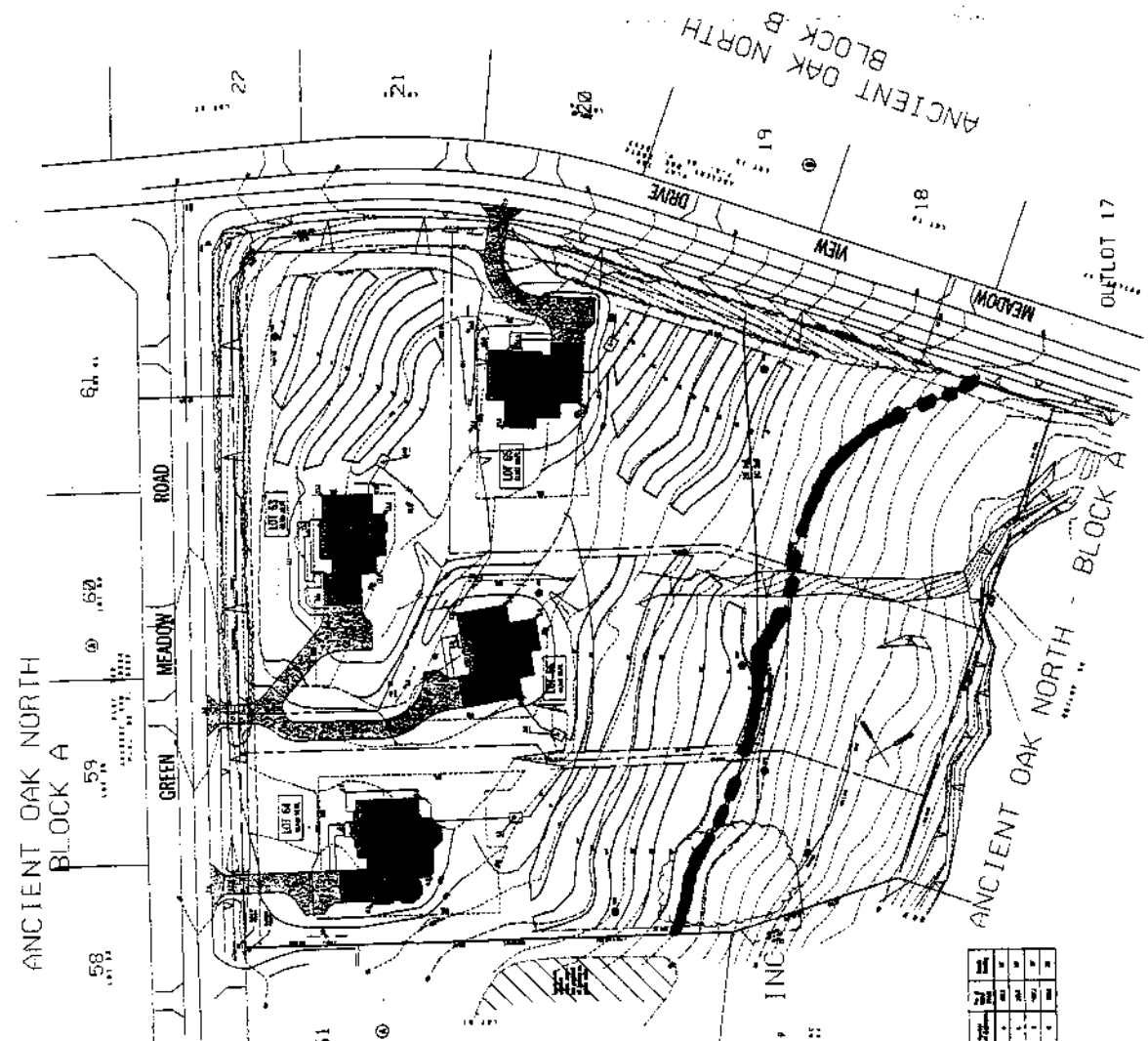


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- SITE DATA**
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- General Notes**
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ANCIENT OAK NORTH
BLOCK A

RIDGEFIELD CITIZENS, INC.
P157

SEPTIC DESIGN CHART / LOTS 63 - 66

Lot	Area	Volume	Flow	Design	Notes
63	10,000	100	100	100	
64	10,000	100	100	100	
65	10,000	100	100	100	
66	10,000	100	100	100	

PROFESSIONAL PLAN
PIPPOON PROPERTY
SUBDIVISION AND PLANNING OFFICE
HARRISBURG COUNTY, MISSISSIPPI

APPLICANT:
MICHAEL J. BIRD, INC.
1000 N. STATE ST.
HARRISBURG, MS 39002

ENGINEER'S SEAL
1000 BIRD TRAIL ROAD
HARRISBURG, MS 39002
P157
1000 BIRD TRAIL ROAD
HARRISBURG, MS 39002

- (2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
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Darnestown Civic Association

*14100 Darnestown Road
Darnestown, Maryland 20874*

March 22, 2002

Mr. Holmes, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Pipkin Preliminary Plan #1-02052

Dear Planning Board Members and Subdivision Review Staff:

Enclosed is the Darnestown Civic Association's (DCA) letter on the Pipkin zoning case #G-777. The Ridgefield Citizens association and the local neighbors all agreed with the conclusion that zoning mistakes were made in applying the Rural zone in 1974, and the RC zone in 1981, to this area. The DCA also agreed that waiting for the lengthy Master Plan revision would not be the best and most expeditious way to settle the issue for the Pipkins.

As to the current Preliminary Plan we commend the Subdivision Review staff's recommendation for the developer to submit a revised plan. While the newest plan submitted in March does square the houses with the street, that is basically the only change. We understand that the developer and the property owners want to maximize the yield on their parcel. Four comparable houses would be compatible on this property except for the following:

- The County cannot dictate the size of the new houses. The homes in the existing neighborhood are roughly between 2,500 to 3,000 sq. ft. Trends in house sizes over the last 15 years or more, have been toward large houses on any lot that can accommodate them. The developer has indicated that these houses will be considerably larger than those in the existing neighborhood.
- If this property was flat, there would be little objection to four comparable sized houses, two on Green Meadow Road and two on Meadow View Drive. But this lot is not flat. It is constrained by the steep slope going down to the creek below. The limits of disturbance because of the slope and anticipated septic fields, leaves only about a third of the property (roughly 60-70,000 sq. ft.) as the stage for all the houses to be built in this resubdivision.
- How much of the septic field for the existing house, occupied since 1964, is still viable? Is this field part of lot 63's septic area?
- Lot 66 is out of place. It is the fourth and the awkward house, plopped down into the backyards of the other three proposed houses. This house makes the plan incompatible, especially as part of a resubdivision in the existing neighborhood. We anticipate that this forced, fourth house would also be resented by the residents in the other three new houses.

The DCA is supporting three houses on this property that can be adequately spaced to allow the larger anticipated houses to be in conformity with the neighborhood. We also suggest that a strip of land in the stream buffer, connecting the existing community property to Mountain View Drive, be dedicated to the Ridgefield Citizens, Inc.

The Ridgefield neighbors were in support of the zoning change to the Pipkin property. If the resultant development is uncharacteristic of the neighborhood and resented, it gives credence to the sardonic expression "no good deed goes unpunished."
We thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink that reads "Stephen M. Ellis". The signature is written in a cursive style with a large initial 'S'.

Stephen M. Ellis
Trustee and Zoning Chairman,
Darnestown Civic Association

Stephen M. Ellis
Darnestown Civic Association
15617 Ancient Oak Drive
Darnestown, Maryland 20878

August 2, 1999

Mr. Hussman, Chairman
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Pipkin Application, Case No. G-777

Dear Planning Board Members,

We appreciate the zoning history for this section of Darnestown that Mr. Tierney has provided. I don't think anyone associated with the Darnestown Civic Association over the last 12-15 years has had such a clear understanding of the history until the Hearing Examiner's report was issued this spring.

As you may realize, our Association Board agrees with the Commission's decision to reject the R-200 zoning request in the first Pipkin G-774 application, and is in full support of the general County policy of having the minimum of RE-1 in areas where only septic is possible.

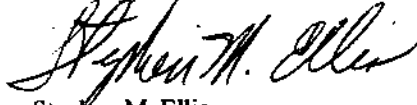
We can understand the frustration and anxiety of the Pipkin family over the predicament that their property has been in over the last 25 years. The Commission must be commended for the helpful assistance to the Pipkins in the waver of fees and the expedited tract toward a resolution of the rezoning of this property to RE-1. We concur with this result.

There are two significant aspects to this situation that we wish to share with you.

- 1.) There is a large dairy barn and silo on this property. It is one of the few remaining dairy barns in the Route 28 corridor through the western section of the county. It could be somewhat historic and worthy of some repair and restoration. When the subsequent preliminary plan is submitted, one of the parcels may have to be sufficiently large to include the barn. It could be considered an asset to some future owner and the community as a whole.
- 2.) As a member of the Potomac Sub-region Master Plan Advisory Group representing the Darnestown Planning Area, I and other members of our Executive Board have discussed a more appropriate zoning for this area in light of the Hearing Examiner's report with Callum Murray. The Pipkin property lies within the Ridgefield Homeowners Association subdivision. Two developments to the west, out Route 28, is Haddonfield (where Trudye Johnson lives). Haddonfield has a RE-2 classification having been granted that status in the 1980 Master Plan. The adjacent potential subdivision area to the east of Ridgefield, across Riffle Ford Road, is Smokey Glen Farm which is zoned RE-2C. We reasonably suggest that the area from Haddonfield to the Smokey Glen Farm be zoned two-acre. All of these subdivisions border on the Seneca Creek State Park. A map would be helpful.

Therefore, we look at the Pipkin Parcel as a RE-1 island in a sea of RE-2 zoned land, and hope that you will have the same point of view in the upcoming Master Plan revisions.

Sincerely,



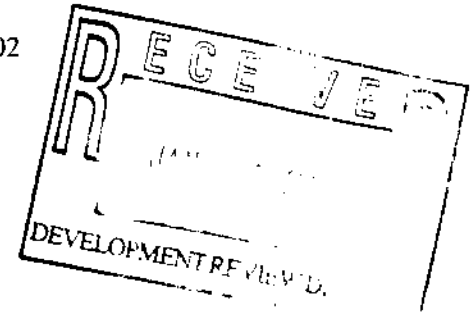
Stephen M. Ellis
Representing the Darnestown Civic Assoc.

Cc Council Member Nancy Dacek
Callum Murray
Philip Tierney

12900 Meadow View Dr.
Gaithersburg, Md. 20878

January 23 , 2002

Development Review Division
Maryland - National Capital Park & Planning Commission.
8787 Georgia Ave..
Silver Springs , Maryland 20910



Subject Reference: Preliminary Plan of Subdivision
Plan: Pipkin Property
Plan No. 1-02052
Location: West corner of Meadow View Dr. & Green Meadow Rd.

Dear Sirs::

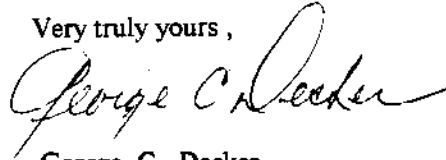
As a confronting property owner, Lot 21 , to the referenced property subject to a proposed subdivision, I offer the following comments on review of the Preliminary Plan , Pipkin Property, dated September 2001..

- 1, The Site Plan provides only a preliminary proposed arrangement for the construction of four houses on the existing site. There is no indication that this is the most acceptable proposed arrangement sought or initially approved by the M-NCPPC.

2. The review of this Plan causes a number of questions to surface that can reflect directly on the confronting and adjacent property owners; myself and others. The County Planning Commission and or developer provide to the owners answers to these following questions so that constructive and beneficial comments, if any, can be submitted.
 - a. Size, style and value of the homes to be constructed: are they compatible to the immediate existing developed properties.
 - b. Schedule of the total development.
 - c. Method of site sedimentation and erosion control to protect existing area drainage such as swales, ditches, culverts, creeks, and lake.
 - d. Safe and appropriate method of existing structures demolition and dust and debris control.
 - e. Noise abatement and control.
 - f. Earth excavation and haul over resident roadways.
 - g. Impact on the interruption of the existing utilities servicing the immediate residencies; ie; water, gas and electric.
 - h. Area security and roadway safety for vehicle and pedestrian traffic.

3. It is requested that the Planning Commission will consider these areas of noted concern in a favorable manner providing written response to the Ridgefield Citizens, Inc. and the immediate property owners prior to any scheduled public hearing.
4. The protection to the value of the existing surrounding properties as well the safety and well being of the resident families are of prime and utmost importance to all.

Very truly yours ,

A handwritten signature in cursive script that reads "George C. Decker". The signature is written in dark ink and is positioned above the printed name.

George C. Decker

Copy: Dr. Julius J. Gottlieb
President , RCI, Inc.

MJR REALTY & APPRAISERS

FACSIMILE TRANSMITTAL SHEET

TO: <i>Mike Shanahan</i>	FROM: <i>Marc J. Roscabiloom</i>
COMPANY: <i>MJC PPC</i>	DATE: <i>1/23</i>
FAX NUMBER: <i>301-495-1306</i>	TOTAL NO. OF PAGES INCLUDING COVER: <i>9</i>
PHONE NUMBER:	SENDER'S PHONE NUMBER: <i>301-840-8084</i>
RE: <i>Pipkin Resubstitution</i>	SENDER'S FAX NUMBER: <i>301-840-1338</i>

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Enclosed: Ridgefield Citizens, Inc letter -
 + letters from - George Decker
 Paul Habelmann
 George Hayhoe
 Summer Harding
 Michael & Christi Watkins -
 you should also have letters from
 John Kristo
 Jim Brown
 Mrs Snyder & myself - *these were sent directly to your office.*
 Thanks for your attention & look forward to meeting with you. *Marc J. Roscabiloom*
 § Hand copies to follow §

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law.
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**RIDGEFIELD CITIZENS INC.
15812 ANCIENT OAK DRIVE
DARNESTOWN, MARYLAND 20878-2110
301-963-6249**

January 21, 2002

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

RE: Name of Plan: Pipkin Property
Plan Number: 1-02052
Current Zoning: RE-1
Area Included: 4.54 acres
Location: West corner of Meadow View Drive
at Green Meadow Road

I represent, as President, Ridgefield Citizens Inc. (RCI), in which the Pipkin subdivision is located. My wife and I have resided in Ridgefield since August 1974.

Ridgefield Citizens Inc. has been incorporated and continuously active since 1971. It is a non profit organization that was organized to benefit the best interests of all members of RCI and the community at large and to maintain RCI's park and lake as a desirable recreational area for the use and enjoyment of the residents of the "Ancient Oak North Subdivision" of Montgomery County, Maryland known as "Ridgefield".

RCI is registered with the Montgomery County Government. We pay a registration fee for each member household. We pay real estate taxes on our community recreational area. In summation, we are a long standing civic organization that represents this area.

The consensus of the RCI membership is that the Preliminary Plan of Subdivision of the Pipkin Property as submitted to the M-NCPPC does not conform to the existing subdivision in which it is to be located, both in house size, house location, number of houses, and ingress driveways with relationship to the other homes on Green Meadow Road and Meadow View Drive.

The Preliminary Plan of Subdivision of the Pipkin Property as presented by Site Solutions Inc. (SSI) does damage to RCI, because the Preliminary Plan is not in conformity with the RCI neighborhood in the Ancient Oak North subdivision. We think that the site is more suited to three (3) houses, which would allow for more conformity to the existing houses.

RCI wants the tree buffer line along Green Meadow Road and Meadow View Drive to be kept in place as far as it is feasible. The future added landscaping should be in harmony with the neighborhood dogwoods and the signature flowering cherry trees.

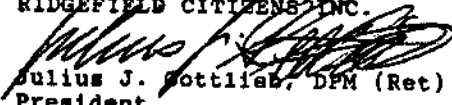
RCI is concerned about potential damage done to existing roads, properties and stream, which are not designed for construction traffic. The developer must refurbish existing infrastructure that might be damaged.

Enclosed are copies of comments from property owners of Ancient Oak North Subdivision (Ridgefield).

RCI petitions the M-NCPPC to forestall the subdivision of the Pipkin property as it is not in harmony with the rest of this fine Montgomery County enclave.

When the Public Hearings on the subject of the Pipkin Property are to be held I will lead a delegation of RCI members to the Public Hearings.

Respectfully submitted,
RIDGEFIELD CITIZENS, INC.


Julius J. Gottlieb, DPM (Ret)
President

JJG:cpg
Encls.

12900 Meadow View Dr.
Gaithersburg, Md. 20878

January 16, 2002

Dr. Julius J. Gottlieb
President, RCI, Inc.
15812 Ancient Oak Dr.
Damascus, Md. 20878

Subject Reference: Preliminary Plan of Subdivision
Pipkin Property
Plan No. 1-02052

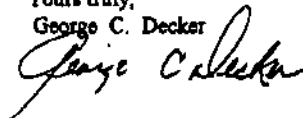
Dear Dr. Gottlieb:

As a confronting property owner to the reference property, I offer the following comments on the Subject Reference and in answer to your request, dated January 11, 2002, to comment on this application Site Plan.

1. The Site Plan as attached is only preliminary by title as prepared by an interested land developer, Michael T. Rose Land, Inc. There is no indication that this is the most acceptable proposal sought by or initially approved by the M-NCPPC.
2. The review of this Plan caused a number of questions to surface that can reflect directly on the confronting and adjacent property owners; myself and others. The County Planning Commission and or developer should provide answers to these following questions:
 - a. Size, style and value of the homes to be constructed: are they compatible to the existing areas properties.
 - b. Schedule of the total development.
 - c. Method of site sedimentation and erosion control to protect existing area drainage such as swales, ditches, culverts, creeks, and lake.
 - d. Safe and appropriate method of existing infrastructure demolition and dust and debris control.
 - e. Noise abatement and control.
 - f. Earth excavation and haul over resident roadways.
 - g. Impact and interruption on existing utilities servicing the immediate residences; ie; water, gas and electric.
 - h. Area security and roadway safety for vehicle and pedestrian traffic.
3. I trust that RCI, Inc. will seriously consider these listed questions of concern to be included in your comment letter to the M-NCPPC. The value of the existing surrounding properties as well the safety and well being of the resident families are of prime and utmost importance to all.
4. It is requested that all confronting and adjacent property owners receive a copy of RCI, Inc.'s composite of comments to the M-NCPPC prior to any scheduled public hearing.

A copy of these comments will be sent to Jim Brown as requested.

Yours truly,
George C. Decker



James Brown
15905 Green Meadow Road
Darnestown, MD 20878

Re: Pipkin Property

Gentlemen,

Upon review of the planned division of the 4.54 acre Pipkin property at the west corner of Meadow View Drive and Green Meadow Road, several issues become evident.

As indicated on sheet 1 of 1 of SSI Preliminary Plan Pipkin Property, the proposed four new houses have an unusual arrangement in which three of the houses are sited to face each other, thereby creating a "community within the community". This arrangement further turns the backs of the three houses to the existing houses so that, by the very arrangement, guarded unfriendliness is anticipated.

While the arrangement may make the three houses "bonded" together, the central house access is through an easement of the front yards of the other two side houses. It would then appear that, for the two side houses, the neighbor's driveway meanders through their front yard.

It is appreciated that an unusual arrangement may create interest in the siting of the houses, but in this case, it may cause communal distance from the existing homes. Since the style of the new house will likely be substantially different from the existing houses, this would be independence enough from the community to provide interest. The arrangement of the homes should take a more traditional siting.

It would be most appropriate that the three houses facing one another, face Green Meadow Road and that the center house of the three have a bona-fide front yard onto Green Meadow and not an easement. The houses would have to be spread out along Green Meadow in order to do this and perhaps the last house actually obtains access from Meadow View Road. This arrangement would be much more like the existing home arrangements in the community creating a much more welcoming situation with the existing homeowners.

Understanding that the property is somewhat difficult, it is suggested that every attempt be made to adhere to the traditional arrangement for the new homes. The community is currently exquisitely friendly and every attempt should be made to make the new houses and their owners' part of that community. The siting of the homes to create an enclave within the community would not support this friendliness.

Sincerely,

J. Paul Hobelmann 15917 Green Meadow Road

Jan. 16, 2002

Jim Brown,

To me the outlay does not conform with the surrounding area. The four houses are all planned in less than one half of the four and one half acres. The driveways look like snakes coming out on green meadow road. They are close to each other.

It looks like these houses are all together on part of the four acres, and I wonder what the builder expects to put on the rest of the land.

Sincerley

George L. Hayhoe

12804 Meadow View Drive
Gaithersburg, MD. 20878

To: Jim Brown
From: Peter: Summer Hardie

Comments re: Ripton Property

Concerns: Traffic / Privacy

- 1) Why (3) driveways off Green Meadow Rd.?
Put only 1 or 2 off Green Meadow, adding to the main road of Meadow View.
- 2) 15909 Green Meadow Road will have one house staring straight into front bedroom.
Situate the house differently to keep the privacy of the neighborhood
- 3) 15905 Green Meadow Rd is looking at a garage of the new house
- 4) The tree buffer along Meadow View and Green Meadow Road must be maintained. Add landscaping in keeping w/ the neighborhood - dogwoods and the signature flowering cherry trees of the street.
- 5) Style of the houses are not in keeping w/ the neighborhood. It will create a "separateness" not promoting neighborhood feel.
(over)

The development is destroying the special quality of this part of Ridgefield. We will lose a sense of history and our "country" feeling, which has been preserved in our enclave off ^{#18} 28.

Christil & Michael Watkins
15808 White Rock Road
Darnestown, MD 20878
240-683-8686

January 17, 2002

Re: Pipkin Property Subdivision Plans

To Whom It May Concern:

I am very concerned with the plans for adding four homes on the Pipkin property because the size of the homes are completely out of character to every other home in the neighborhood.

It is poor design to have 99% of the neighborhood homes build in similar architecture style and size and then insert homes that don't conform to the neighborhood standard.

I don't mind the addition of new homes, just that the homes be in similar style and size of the existing homes. When choosing my home, I specifically chose a neighborhood that was complete. Adding monstrous homes in the middle of the community will be a disaster and not what I bought into.

Sincerely,

Christil Watkins
Christil Watkins

Marc J. Rosenbloom
15916 Green Meadow Road
Darnestown, MD. 20878

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

January 15, 2002

Re: Plan Number 1- 02052 - Pipkin Property
Location: West corner of Meadow View Drive at Green Meadow Road

Ladies and Gentleman:

With all due respect, my opinion of Mr. Rose's resubdivision proposal for the Pipkin prop, immediately adjacent to mine, is that it will literally and figuratively turn its back on our neighborhood.

His resubdivision proposal brings four behemoth mansions into a modest, close-knit community. The buildings he proposes and the sitings do not conform, nor are they compatible with the surrounding properties. He attempts to set them off from the existing homes in the neighborhood by turning them sideward and bringing them together to face one another. Our view, when turning into Green Meadow, would be the backyard of the corner property.

Before I elaborate on my objections, I would like to provide some background on my neighborhood. Mr. Pipkin originally requested a rezoning of his 4.54 acre lot into .25 acre lots. The neighborhood was not in favor of his plan nor was it feasible, as these houses would utilize septic systems. However, the community did support a one-acre zoning, which he was later granted.

The resubdivision of this property has a greater impact on my home than on any of the other surrounding properties. As for the current proposed approximately 5,500+ sq. ft. house immediately adjacent to mine, its owner would be afforded a perfect view of my back yard, literally robbing me of any privacy.

Mr. Rose's design is flawed - to build these houses in the midst of our established community, without regard for the existing houses (neither in size nor siting) is unconscionable!

For these reasons, I am strongly advocating several alterations to the existing resubdivision plan.

1. Face the properties at 90 degrees to the streets as the surrounding homes are sited.
2. Reduce the size and scope of the house adjacent to my property to bring it in line with the others in his plan. That particular planned house property is over 5,500 sq. ft. The range of existing home sizes in Ridgefield averages between (approximately) 2,300 SF to 2,800 SF.
3. Landscaping and Plantings:
 - Plant mature cherry trees up to and along Green Meadow Road to meet the existing natural tree buffer line and to match the existing plantings along this road.
 - Do not disturb the treed buffer along Green Meadow Road or along Meadow View.
 - Save as many trees on the Pipkin property as is physically possible. Prefer to see the county audit the existing trees.
 - Plant a privacy screen of mature (12'-14', spaced 5' between each) Leland Cypress along the adjacent property line. Between my home and the adjoining property.
4. Realign driveways so two houses would be accessed from Green Meadow and two from Meadow View. This would reduce the impact of increased traffic.

5. Allow construction traffic only on Meadow View Rd.

6. I will be informed of the manor and timetable for demolition of the silo and barn.

I urge you to consider my proposed modifications which, done together, could afford a much greater sense of community, comparability, compatibility and neighborhood cohesiveness.

I am a lifelong Montgomery County resident. During the past four years in Ancient Oak North, I have treasured the quiet peacefulness and privacy of my home and neighborhood. I understand that new development on the Pipkin property is inevitable. However, it is intolerable to imagine the negative impact Mr. Rose's current resubdivision proposal will have on my home and those of my neighbors. If allowed to go forward as proposed, these four houses will strike at the heart of Ridgefield. Without modifications to design or siting, they will be isolated rather than integrated into our lovely community.

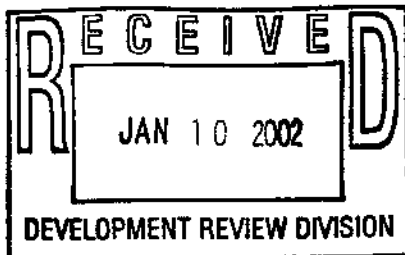
Sincerely;

A handwritten signature in cursive script, appearing to read "Marc J. Rosenbloom".

Marc J. Rosenbloom

15916 Green Meadow Rd.

Darnestown, MD 20878



12927 Meadow View Dr.
Gaithersburg, MD 20878-2167

January 9, 2002

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

Re: Preliminary Plan of Subdivision
Name: Pipkin Property
Number: 1-02052
Zoning: RE-1
Area: 4.54 acres
Location: West corner of Meadow View Drive
at Green Meadow Road

We have reviewed the proposed plan for the above referenced property and have some serious concerns about it since it is located right in the middle of an already established and attractive neighborhood.

- 1) The orientation of the houses in this plan is not consistent with the existing houses in this neighborhood.
- 2) The driveways proposed for these houses are not consistent with those in the neighborhood. Further, three driveways near to each other and directly across from two existing driveways looks awkward and could become a problem.
- 3) The house proposed for Lot 64 is so big and fancy as to be out of character for this neighborhood.

The Ridgefield Development is a lovely neighborhood which was first developed approximately 30-35 years ago and it continues to be attractive to and sought after by many buyers. The houses and yards were well built and have been kept in excellent shape. The proposed plan would destroy the ambiance of the area and stick out like a sore thumb, even if built well and properly cared for.

The planners should make the fronts of the houses face and be parallel to the streets. The corner house on Lot 63 could face the corner, if that is desired. No one wants to see the back of a house at such a prominent place in the neighborhood, and those properties across the streets from the corner would surely suffer loss of desirability and value by facing the back of that house.

The driveways should be perpendicular to the streets, not winding or curved. The driveway for the corner house on Lot 63 would be better placed to enter onto Meadow View Dr. rather than onto Green Meadow Rd.

Wednesday, December 12, 2001

M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Pipkin Property PLAN # 1-C2052

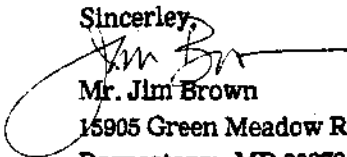
This letter is in response to the proposed site plan for the Pipkin Property. As a Homeowner living directly across from this site, I do have some questions and concerns about the site positions of the new homes, and how they relate to the established houses.

There is also great concern about the existing mature trees that occupy different areas of the Pipkin Property. To understand the impact of these new houses I feel it would be necessary to identify what trees would be removed, which would stay, and what additional landscaping would be done to blend the new site to the pre existing neighborhood.

Lastly, how much disruption will be done to the original road that is a main artery for the neighbors. Will this road be re-paved by the builder once the construction is completed?

You can see that there are questions as well as concerns that have surfaced due to this proposed site plan. Please feel free to contact me to let me know how best to pursue answers and information on these issues.

Sincerley,



Mr. Jim Brown

15905 Green Meadow Road
Darnestown, MD 20878
801-947-8747

DEPARTMENT REVIEW DIVISION

ITEM #3



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 5, 2002

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 11, 2002.

Attached are copies of plan drawings for Items #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on April 11, 2002. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-02052
Pipkin Property

Agenda Item #09 - Preliminary Plan 1-98077E
Longacres Preserve

Agenda Item #10 - Preliminary Plan 1-02090
Trundle Road

Attachment

VICINITY MAP FOR
PIPKIN PROPERTY



Map compiled on April 06, 2002 at 11:00 AM | Site located on base sheet no - 222NW13

NOTICE

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

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

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

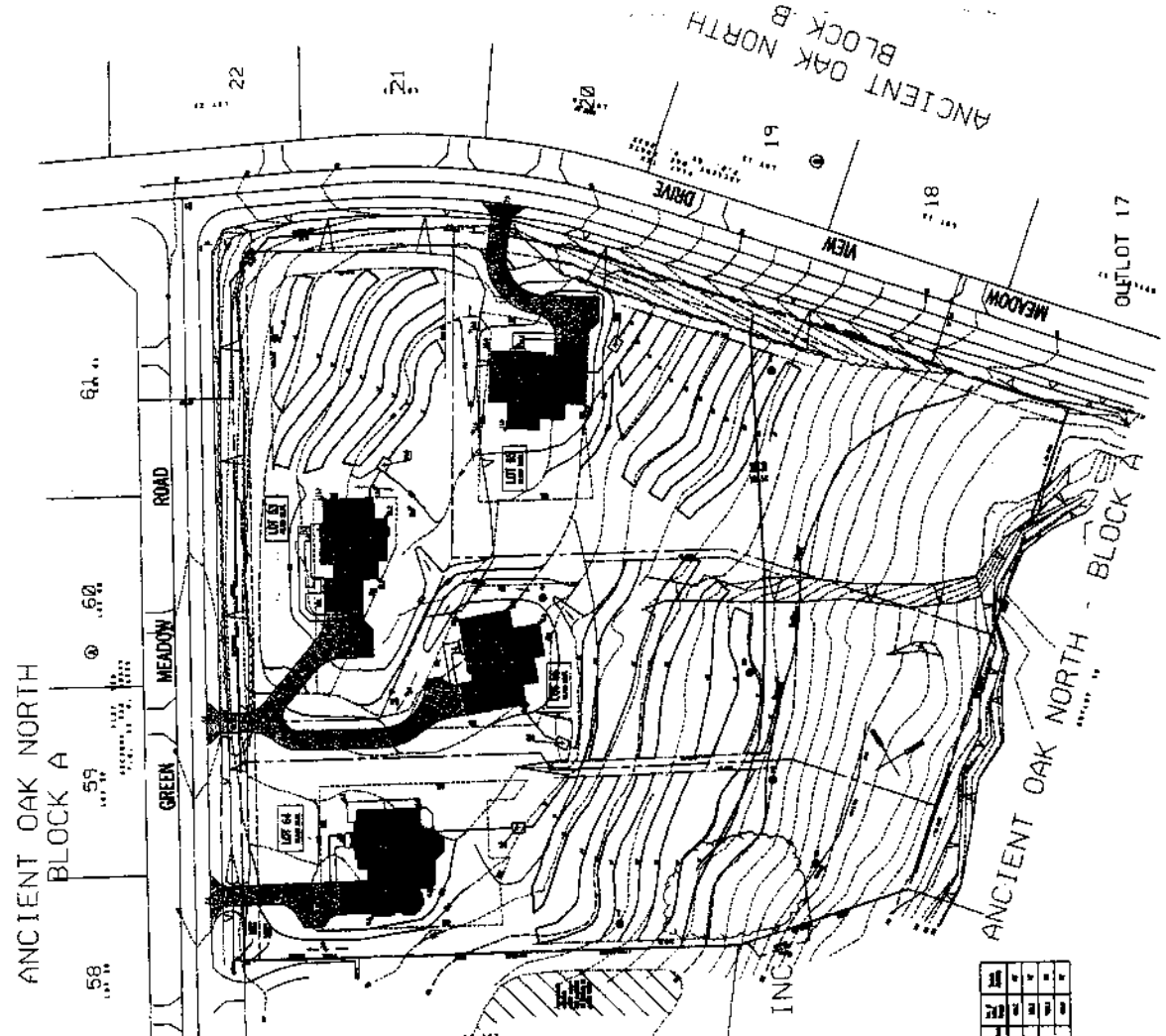
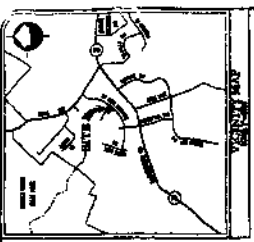
Key Map



N



1 : 2400



SITE DATA

1. Lot Area: 1.25 Acres (54,000 sq. ft.)
2. Zoning: R-1 (Residential Single-Family)
3. Subdivision: Ancient Oak North
4. Project Name: Ridgefield Citizens, Inc.
5. Date: 10/15/2010
6. Scale: 1" = 40'
7. Contour Interval: 2'
8. Elevation: 100'

General Notes

1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes, and seconds.
3. All distances are in feet.
4. All areas are in square feet.
5. All volumes are in cubic feet.
6. All elevations are in feet above sea level.



RIDGEFIELD CITIZENS, INC.
P157

SEPTIC DESIGN CHART / LOTS 53 - 66

Lot No.	Area (sq. ft.)	Volume (cu. ft.)	Flow (gpd)	Design (sq. ft.)	Notes
53	1,200	1,200	1,200	1,200	
54	1,200	1,200	1,200	1,200	
55	1,200	1,200	1,200	1,200	
56	1,200	1,200	1,200	1,200	
57	1,200	1,200	1,200	1,200	

SEE SHEET P158 FOR SEPTIC TANK AND PUMP DETAILS.

PROFESSIONAL SEAL
P157A PROPERTY
RIDGEFIELD CITIZENS, INC.

DATE: 10/15/2010

SCALE: 1" = 40'

PROJECT: ANCIENT OAK NORTH

LOT: 53-66

DATE: 10/15/2010

SCALE: 1" = 40'

PROJECT: ANCIENT OAK NORTH

LOT: 53-66