


From: Stephen H. Case
Bethesda MD

Date: Thursday, February 4, 2021

Statement Re: ZTA 20-07 (zoning technical amendment for areas contiguous with Metro stations

1. I have resided at the above address since 1985.
2. I learned about ZTA 20-07 from the Edgemoor Citizens Association.
3. I today watched on the internet the entire portion of the Planning Board's consideration of ZTA 20-07. It was an excellent proceeding and the Board did a fine job. After the hearing I emailed Mr. Anderson, the able chairman to say I had no personal objection to living next door to multiple household dwelling units, but that I had reservations about ZTA 20-07. Please see below.
4. The most-persuasive witness was Mr. Chris Bruch, a man I don't know. I have never met or communicated with him.
5. He said: doing something as far reaching as ZTA 20-07 by "zoning technical amendment" is (my words, not his) poor procedure in public policy for land use planning. He then articulated several ideas about how to implement the clear need for higher-density-of-occupation dwellings near mass transit without (again my words) the sudden, middle-of-the-pandemic 'blunderbuss' enactment of ZTA 20-07, which has every prospect, as I envision it, to foment a hodge podge of poorly thought out real-estate development.
6. Accordingly, I hope the County Council will 'go slow' and address the important issues here, with care and thoughtful deliberation, all as part of a comprehensive land-use planning process.

Respectfully submitted.



Stephen H. Case