

Statement of Opposition to Proposed ZTA 20-07

I am strongly opposed to ZTA 20-07. It will unfairly change the nature of our small, single-family neighborhood in ways that could not have been anticipated based on the zoning that existed when people purchased their homes. Zoning is supposed to give residents predictability, so that they can rely on their choices of where to live. ZTA 20-07, reaching a mile from Metro, would significantly and adversely affect a huge swathe of Bethesda.

On my street of 20 houses, we have a grocery clerk, nurses, teachers, and government employees of NIH and Walter Reed. Our houses are predominately small 3-bedroom homes of *essential workers*. You might recall that these are the people everyone has been putting up signs to support. Are these *really* the people you wish to replace in Bethesda?

Ours is a family neighborhood. Most of the houses are occupied by families with young children. We have no sidewalks and some of the smallest lots in the county, so as a result our children must play in the streets. The proposed minimum parking restrictions and multi-family dwellings would produce increased traffic and more cars parked on the streets, thereby reducing the visibility of small children. *Your proposal is a safety concern for our neighborhood.*

Furthermore, covering every square inch of grass with new construction will create an environmental hazard. Recently, there has been substantial new flooding of the neighborhood streets and property damage due to climate change creating increasingly massive rainfalls. *Bethesda should not be the new Houston.*

Apparently, the goal is to provide easier Metro access for more people and cheaper housing. Yet, Metro is currently cutting hours because of reduced ridership. The demand for Metro has decreased! Even more ironic is that the ridership on Metro was shrinking significantly before the pandemic and the economic downturn began.

Moreover, due to the pandemic, more people are working from home. As businesses have recognized the benefits of remote work, no one can predict what the demand will be for using Metro in the future. So, in closing I have one question: Why are you doing this? The answer to this question is that what you are proposing will not help anyone and will hurt many!

Blaine Andrea Grossman February 6, 2021