

Kopinski, Jan-Paul A.

From: Kopinski, Jan-Paul A.
Sent: Wednesday, June 12, 2024 9:15 AM
To: ozah@montgomerycountmd.gov
Cc: Jan-Paul Kopinski; Anna Kopinski (annakopinski@gmail.com)
Subject: Concerns on Local Map Amendment H-149 for Friday's hearing

Attn:

**Kathleen Byrne, Hearing Examiner
Office of Zoning & Administrative Hearings**

RE:

Local Map Amendment H-149 Glenmont Forest Apr Rezoning

I have several concerns about the planned development at Glenmont Forest and hope to be able to testify for the hearing on June 14th. However, as is the case for many of my neighbors, we are unable to maneuver work schedules and have not been given sufficient notice or other means of voicing our concerns and receiving genuine consideration. I have already signed on to a letter presented by Ms. Bidlak and would like the opportunity to point out specific examples on some of the topics and my personal experience as a homeowner of 14+ years here. Ms. Bidlak, Mr. Villegas and many others have shared my concerns in more detail and more eloquently and I agree with their points re:

1. Traffic and Pedestrian Safety.
2. Impact on local education system.
3. Further strain on emergency services and policing when staff shortages have already significantly impacted response time.
4. Environmental impact and reduced canopy
5. Above also leading to increased damage from stormwater runoff

The lack of information and detail provided in previous communications and hearing is frustrating to say the least. Lind Bidlak outlined our neighborhood concerns nicely and I gladly signed in agreement with her letter. I want to provide more detail from my perspective as a neighbor further down the hill and the impacts this development will have.

Specifically, the additional stormwater runoff is disturbing as Wallace Ave already has tremendous problems in its current condition. Checking 311 records for my property alone you will see the County has had to repair the asphalt curb in front of my property at least 3 times in my time as owner. The erosion effect from the current level is already destructive and poorly managed. Paving over more land and increasing the amount of run-off has not been addressed in enough detail to give confidence. Concerns on this were raised by Leo Villegas in prior hearings and I don't feel they were given enough time or consideration.

Many neighbors on Wallace Avenue have had to use mitigation measures including lining heavy rocks by the curb side and building barriers to prevent the run-off from flooding front yards. I have gone to great expense myself to waterproof my house due to the saturation. The slope of Wallace Avenue also means

slick and dangerous conditions with the slightest wintery weather, but the larger pedestrian and safety concern is on Glenallen itself, and adding so many more residents without properly addressing this will be disastrous. Already, cars speed around the curve heading up from Brookside Gardens towards Randolph road. The original crosswalk placement made no sense as it was so close to the blind curve and caused many near misses on my walks with my pets and loved ones. Heading the opposite direction from Randolph down the slope, is always treacherous after snow, I've seen many cars spin out of control coming down the slope. Already, local resources spend minimal time treating Wallace Ave as a smaller road, which is understandable. But directing more traffic through Erskine and into the intersections of Wallace and Glenallen & Erskine & Glenallen will make things worse. Not enough detail has been given on plans to address this.

Finally, I have received no correspondence regarding these plans and understand that some neighbors have. Those that did receive notices received them after the deadline to take appropriate action. The only way I was made aware of this was by the application sign facing Randolph traffic and then learning from neighbors that did qualify for outreach. I can only hope that there will be better communication and consideration given to the legitimate concerns of those directly impacted by this proposal.

Thank you,

Jan-Paul A. Kopinski
2010 Wallace Avenue

A handwritten signature in red ink, appearing to be 'Jan-Paul A. Kopinski', written over a light blue horizontal line.

Exhibit 50
H-149