

Anthony & Jennifer Crisalli
13921 Mills Ave
Silver Spring, Maryland 20904

Subject: Opposition to F 20250680 – Proposed Townhouses on Notley Road, Colesville

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed development under Plan Number F20250680, which seeks to construct up to 150 townhouses at 13715 Notley Road, Silver Spring, MD 20904.

As a concerned resident of the Colesville community, I believe this proposal would have a profoundly negative impact on our neighborhood for the following reasons:

1. Excessive Density & Zoning Change Concerns:

The proposal seeks to rezone the property from R-200 to CRNF with R-1.0, which would allow a dramatic increase in housing density—up to 16 units per acre—on a parcel currently occupied by just four single-family homes. The proposed height increase to 60 feet is also significantly out of scale with existing buildings in the area, disrupting the established residential character of the neighborhood.

2. Traffic Congestion & Safety Issues:

This section of Notley Road is already heavily traveled and functions as a major cut-through between New Hampshire Avenue and Bonifant Road. The addition of 150 homes, with only one access point via Notley Road, will create a substantial increase in vehicular traffic, heightening congestion and raising serious safety concerns for pedestrians, cyclists, school buses, and local residents. Notley Road already handles through-traffic from nearby developments, including the Three Meadows community, Drumeldra Hills, and Sherwood Forest, totaling more than 500 existing homes that rely on this road daily. Montgomery County data estimates that close to 5,000 vehicles already use Notley Road per day, even before accounting for potential development impacts.

3. Environmental & Stormwater Impact:

The development would require the removal of numerous mature trees within Sherwood Forest, replacing them with roads, driveways, and dense housing. Without meaningful stormwater mitigation, this could worsen urban flooding by increasing runoff into the creek along Notley Road and degrading local ecosystems.

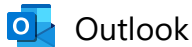
4. Strain on Schools & Public Services:

The influx of new families will put additional pressure on local public schools and community services, which are already operating near or at capacity. The county has not adequately addressed how these needs will be met or mitigated.

This proposal is incompatible with the Colesville Master Plan and threatens to irreversibly alter the character, livability, and environmental balance of our community. I urge the Planning Board and Montgomery County officials to reject this development application and prioritize the long-term well-being of the neighborhood and its residents.

Sincerely,
Anthony O. Crisalli
Anthony O. Crisalli
301-538-1144
Anthony@lrfloors.com

Exhibit 29(a)
OZAH Case No: H-159



RE: OPPOSITION TO F 20250680

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Fri 7/11/2025 2:10 PM

To 'Jenelle Whitman' <jenellewhitman@gmail.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I've copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(b)

OZAH Case No: H-159

From: Jenelle Whitman <jenellewhitman@gmail.com>

Sent: Friday, July 11, 2025 12:53 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: OPPOSITION TO F 20250680

[EXTERNAL EMAIL]

Dear Mrs Kristen Mink,

I am a concerned resident of the Westover neighborhood emailing regarding the proposed development at the Notley and New Hampshire intersection (20250680). I have several concerns to the proposed development, the biggest being increased traffic and dangerous collisions at the intersection.

I have two small children that attend daycare in which I drop off and pick up every morning. During morning rush hour it already takes me sometimes 10 minutes just to merge onto New Hampshire from Notley Road. Adding an additional 150 homes, potentially around 300+ more people, would significantly increase congestion at this intersection, dramatically increasing the commute. This intersection is already dangerous and almost every morning I witness drivers illegally get into the left turning lane to proceed to the intersection and turn right onto New Hampshire Ave from the left lane to avoid the long wait.

During the evening commute, similarly, it takes sometimes at least 10 minutes to turn onto Notley from New Hampshire because of the volume of cars waiting to enter the neighborhood. Many times drivers continue straight on New Hampshire to the next turning opportunity to perform a U turn on New Hampshire to then turn right onto Notley so they can skip the long wait.

The traffic at this intersection is already too congested and adding an entire development where the entrance and exit is on Notley is not feasible. Adding this development would significantly increase commute time for Westover neighborhood residents and would increase dangerous traffic violations likely to result in serious collisions.

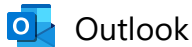
I am extremely concerned about the congestion and safety of Westover residents with the proposed development. Subdividing the lot into single family stand-alone homes, adding 15-20 houses for example, is a feasible and manageable option for this space, not 150 homes.

Keep our neighborhood and the community safe by significantly decreasing the number of homes developed on the lot.

A concerned resident,
Jenelle Dozier



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: I oppose 150 townhomes construction

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Thu 7/10/2025 11:47 AM

To 'Lorie Bond Saadipour' <lorie.saadipour@gmail.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; saadip@yahoo.com <saadip@yahoo.com>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(c)
OZAH Case No: H-159

From: Lorie Bond Saadipour <lorie.saadipour@gmail.com>

Sent: Thursday, July 10, 2025 11:40 AM

To: mcp-infocounter@mncppc-mc.org; Mink's Office, Councilmember
<Councilmember.Mink@montgomerycountymd.gov>; saadip@yahoo.com
Subject: I oppose 150 townhomes construction

[EXTERNAL EMAIL]

Greetings:

I OPPOSE THE PROPOSED CONSTRUCTION OF 150 TOWNHOMES ON NOTLEY ROAD
Reference to Plan #F20250680
50 townhomes at [13715 Notley Road, Silver Spring, Maryland](#)

I am a resident at [13835 Notley Road, Silver Spring Maryland 20904](#). I live next to the stream/creek on the corner of Notley and Overton Lane. I have lived in this home since February 2007. I decided to purchase my home, in this neighborhood due to the large lot sizes and mature trees. I thought it would be nice living next to the stream/creek, giving us a beautiful view.

Little did we know the stream/creek has become a big problem for us over the years with flooding and clogging up with debris underneath Notley road, which backs up the stream/creek flow. As a result, we have experienced flooding up to 3 feet in our basement which is above ground. This is why there was no requirement to have a sum pump installed. Nevertheless, the stream/creek has widened and is has been deteriorating over the years, coming closer and closer to our property. The original rocks designed to maintain its structure have all collapsed into the stream/creek.

I filed several complaints over the years, and the County did come out on several occasions. The minimal work they completed was to remove debris in the stream and underneath the small opening underpath on Notley Road. They also dug a small dam on Overton Lane because the rains would overflow and stream onto our property from overton lane. Our home is at the lower section on Notley Road from both directions. Therefore, during heavy rain seasons the flow dumps all of the rain from both directions of Notley Road, into the stream/creek, but when the stream/creek is full, our property starts to flood. It starts in the back yard filling up the driveway with water and entering into my garage and finally into the rest of the basement.

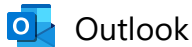
I strongly oppose the construction of 150 townhomes. 1) I believe it will cause more flooding at the stream/creek due to the proposed construction of 150 new townhomes above and near the stream/creek, creating and increasing the risk of destroying the foundation of my property and possibly others who live near the stream. This must be considered and taking into consideration.

Another important reason this construction is a bad idea for this particular neighborhood; In my opinion, is the increase of traffic this construction will create due to the growth. Without improving the Road infrastructure could be disasterous. We already have a problem with commuters who use Notley road as a "cut through" road, making it more dangerous for pedestrians and our wildlife animals. And with no sidewalks for pedestrians or no space in order to avoid moving and oncoming traffic, can be life threatening, as it is very narrow in size.

Thank you for your attention and consideration.

Sincerely,

Maria Lorie Saadipour



RE: Opposition to F 20250680 Notley Rd. Townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Thu 7/10/2025 10:06 AM

To 'michaeljr1@aol.com' <michaeljr1@aol.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(d)

OZAH Case No: H-159

From: michaeljr1@aol.com <michaeljr1@aol.com>

Sent: Wednesday, July 9, 2025 11:13 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Fw: Opposition to F 20250680 Notley Rd. Townhouses in Colesville

[EXTERNAL EMAIL]

----- Forwarded Message -----

From: michaeljr1@aol.com

To: mcp-infocounter@mncppc-mc.org

Sent: Wednesday, July 9, 2025 at 11:09:35 PM EDT

Subject: Opposition to F 20250680 Notley Rd. Townhouses in Colesville

Dr. and Mrs Michael J. and Babette B. Rinis
14028 Cricket Lane
Silver Spring Md 29004

My wife and I have lived in Three Meadows for over 40 years. We love our neighbors, the community's cohesiveness and the stability of our environment. We have adjusted to having Route. 200 as our "not so peaceful neighbor". Our neighborhood has been close for decades. One of the irritating things we have to deal with is Notley Road in the morning and evening. Whether we have refuse trucks or school busses or just heavy traffic, we have learned to adjust. We realize that if you want something done well, you should sometimes give the assignment to a busy , successful person, but this adage should not apply to housing. Establishing a wonderful community is not accomplished by building 100 residences in the middle of well-established neighborhoods.

Are you going to:

1. Widen all of the access roads,
2. Double the width of Notley and Bonifant Roads,
3. Install traffic lights and crosswalks for adults and school children
4. Put side walks and bike lanes on all affected roads

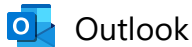
All of these would certainly denigrate the quality of life we currently enjoy.

Please do not authorize F 20250680 - Notley Road townhouses in Colesville.

-Michael and Babette Rinis



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: Notley Road townhouse development proposal

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/9/2025 3:41 PM

To Persh, Michael <mgpersh@verizon.net>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>. I've copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:
<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:
<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(e)
OZAH Case No: H-159

From: MikeP <mgpersh@verizon.net>

Sent: Wednesday, July 9, 2025 3:37 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Notley Road townhouse development proposal

[EXTERNAL EMAIL]

Dear Councilmember Mink,

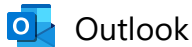
Recently several of my neighbors noticed a zoning change proposal (F20250680) on Notley Road that could allow up to 150 townhouses. Since our neighborhood is nearby, and potentially will be impacted by the development, we would like to learn more details about the plan and understand how we might provide input into the planning process as it proceeds through the cognizant County offices. I emailed Mr. Darden as well.

Any guidance or suggestions you can offer would be greatly appreciated.

Thank you,
Mike Persh
208 Montvale Ter
301-879-4560



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/9/2025 4:31 PM

To 'John Chin' <johnkchin428@yahoo.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(f)
OZAH Case No: H-159

From: John Chin <johnkchin428@yahoo.com>

Sent: Wednesday, July 9, 2025 4:08 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Cc: John Chin <johnkchin428@yahoo.com>

Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

[EXTERNAL EMAIL]

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "John Chin"

To: "Troy.Leftwich@montgomeryplanning.org"

Cc: "John Chin"

Sent: Wed, Jul 9, 2025 at 3:50 PM

Subject: Fw: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "John Chin"

To: "mcp-infocounter@mncppc-mc.org"

Cc: "Colette Diallo", "John Chin"

Sent: Wed, Jul 9, 2025 at 9:01 AM

Subject: RE: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

Dear Planning Board members:

My name is Kwong Chin and I reside at 13929 Pleasant Grove CT., Colesville, MD. 20904. I am writing to you to voice my opposition to this development within my neighborhood. I live very close to this proposed project (within a half mile) and I believe that it would be extremely detrimental to the surrounding area for the following reasons:

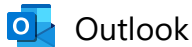
1. TRAFFIC. It's already very congested at Notley Rd and New Hampshire Ave. Making a left turn onto New Hampshire Ave is very difficult already without the introduction of 150 more townhomes at that location.
2. WATER RUNOFF. I am worried about the increased water RUNOFF onto the local roads and neighborhoods, as well as the local creeks and streams. I have dealt with this issue personally when they built the Silver Spring Medical Center on New Hampshire Ave (It was called something else originally). They put an underground drainage pipe adjacent to my property, but it still dumps out above ground and onto the street
3. DENSITY. Project is too dense for the neighborhood. Where stands 3 homes and building 150 new dwellings is too dense, and not keeping with the master plan.
4. SCHOOLS. Local schools will be affected causing overcrowding.
5. ENVIRONMENTAL. Besides the increased water runoff issue already discussed, local wildlife will be affected. There will be increased noise levels because of the increased population as well as the removal of natural habitat that creates a buffer zone for noise in my neighborhood.
6. AESTHETICS. This proposal does not keep the current milieu in mind. Single family home/.5 acre to 150 townhomes as well as a 30 ft height max changes the entire landscape of the area.

Thanks in advance for the Board's consideration of my objections to this proposed project.

Respectfully:

Kwong Chin

[Yahoo Mail: Search, Organize, Conquer](#)



RE: letter in opposition to F 20250680

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Mon 7/7/2025 9:47 AM

To 'Linda Gurevich' <events@cherryhillballroom.com>

Cc Sidney Schiller <sidneyschiller13600@gmail.com>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(g)
OZAH Case No: H-159

From: Linda Gurevich <events@cherryhillballroom.com>

Sent: Sunday, July 6, 2025 9:27 AM

To: mcp-infocounter@mncppc-mc.org

Cc: Sidney Schiller <sidneyschiller13600@gmail.com>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: letter in opposition to F 20250680

[EXTERNAL EMAIL]

To: mcp-infocounter@mncppc-mc.org

Subject: Opposition to F20250680 Notley Road Townhouses in Colesville

Should this plan be approved, one of the most beautiful and truly diverse communities in Montgomery County, of middle to upper middle families will have the appearance of a commercially zoned area. Persons from Potomac, Rockville and Bethesda are always amazed that there is an area so lovely on "the other side of town." This comment has been a constant for more than my forty years in the area.

Aside from the aesthetics that will be destroyed by the huge increase of homes in such a limited space, the traffic on Notley will be increased to not only difficult but dangerous as well (with or without a traffic light). Even now, the entrance on and off that part of Notley is very tricky at best.

I wonder if a plan, such as this, that would so diminish our ideal communities: Drumelda Hills (where I live), Sherwood Forest, and Paint Branch Estates, would be proposed if we had a more prestigious address?

Thank you in advance, for your consideration of my concerns.

Sincerely,

(Mrs.) Sidney Schiller

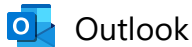
13600 Stoner Drive

Silver Spring, MD 20904

Tel number: 301-803-0566



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: Opposition to F 20250680 Notley Rd Townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Mon 7/7/2025 9:46 AM

To digiebor@aol.com <digiebor@aol.com>

Cc Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(h)
OZAH Case No: H-159

From: Destiny lgiebor <digiebor@aol.com>

Sent: Sunday, July 6, 2025 8:25 AM

To: mcp-infocounter@mncppc-mc.org

Subject: Opposition to F 20250680 Notley Rd Townhouses in Colesville

[EXTERNAL EMAIL]

Dear Montgomery County Planning Board,

I am writing to express my strong opposition to proposal F-20250680. As a resident of Montgomery County, I am deeply concerned about the potential impacts this development could have on our community.

My primary concerns include:

Increased Traffic and Congestion:

The proposed development is likely to significantly add to existing traffic issues, exacerbating congestion on local roads and highways. This could lead to longer commute times and increase the risk of accidents.

Rising Crime Rates:

I have already observed an uptick in crime in the area. Adding 150 townhomes raises safety concerns for residents and visitors alike.

Parking:

There will be a lack of parking at local shopping centers. The parking barely supports the current population and businesses. This development could further strain available parking, leading to illegal parking and related safety hazards.

Given these issues, I urge the Planning Board to reconsider or thoroughly reevaluate this proposal, taking into account the well-being, safety, and quality of life of existing residents.

Thank you for your attention to this matter. I appreciate your commitment to responsible planning that prioritizes community needs. We have one of the few good & quiet neighborhoods left in Montgomery County and we would like to keep it this way. With many years of multi family property management experience for work, I know how apartments, adu, and townhomes can drastically change a neighborhood.

Sincerely,

Destiny Igiebor

301-717-6585

<http://www.linkedin.com/in/Destinyigiebor>

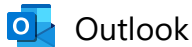
112 Beaumont Rd
Silver Spring, MD, 20904

[Sent from the all new AOL app for iOS](#)



For more helpful Cybersecurity Resources, visit:

<https://www.montgomerycountymd.gov/cybersecurity>



RE: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Mon 7/7/2025 9:45 AM

To 'Katie' <katie.c.maslin@gmail.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(i)

OZAH Case No: H-159

From: Katie <katie.c.maslin@gmail.com>

Sent: Friday, July 4, 2025 12:21 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Fwd: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

[EXTERNAL EMAIL]

----- Forwarded message -----

From: **Katie** <katie.c.maslin@gmail.com>

Date: Fri, Jun 20, 2025 at 9:17 AM

Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

To: <mcp-infocounter@mncppc-mc.org>

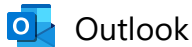
Michael & Kayre Maslin
813 Midland Road
Silver Spring, MD
(Paint Branch Farms)

This email is to express OPPOSITION to the building of 150 townhouses at Notley Road and New Hampshire because:

- this will increase TRAFFIC in a major way. Especially, creating back-up for turning left on Notley from New Hampshire. Traffic at the New Hampshire and Randolph Intersection is already super congested. Adding potentially 300 more cars (2 cars per townhouse) will increase traffic congestion.
- this will create overcrowding at schools. smaller classroom sizes are ideal for children. This will especially be hurtful for schools in our area who already have low school ratings. As a community we should be looking to improve the ratings of our schools. The order should be: improve school ratings first, this will increase school funding which would allow for adding more space and teachers, which causes people to want to move-in to the area, and then you build once the schools are prepared for more students.
- this would introduce density that is opposed to the master plan
- and this would impact environmental factors and change the character/noise level of the community



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: Motley rd zoning fight.

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/2/2025 2:39 PM

To 'Craig Carter' <cartercraig75@gmail.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(j)

OZAH Case No: H-159

From: Craig Carter <cartercraig75@gmail.com>

Sent: Wednesday, July 2, 2025 2:37 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Motley rd zoning fight.

[EXTERNAL EMAIL]

I want to join the fight against Townhouses and rezoning on Notley rd. I feel that we are not addressing the housing shortage and lack of low and moderate income housing. N.I.M.N not in my neighborhood is easy. Where are folks to go? New Hampshire and Good Hope rd? Accessible options are not available either.

Regards

Craig Carter 301-873-1633



RE: OPPOSITION TO F 20250680

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/2/2025 2:36 PM

To 'Christina Eaglin' <christina@mvpadagency.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(k)

OZAH Case No: H-159

From: Christina Eaglin <christina@mvpadagency.com>

Sent: Wednesday, July 2, 2025 1:39 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: OPPOSITION TO F 20250680

[EXTERNAL EMAIL]

Hi Kristin,

We met while you were campaigning, and I put up a sign in my yard for you as well as voted for you. I need you to stop what they are proposing for 13715 Notley Rd. If anything, **we need a LIGHT** there on New Hampshire Avenue, because daily, there are close misses with people trying to get out of Notley Road to New Hampshire. Not to mention, there have been really bad accidents there.

Our area is congested enough without adding 150 track homes to Notley Road.

This will **NEGATIVELY IMPACT**:

Our Traffic levels
Our schools
Our noise levels
Our environment

I live less than half a mile from this area, and do **NOT WANT ANY ZONING CHANGES!**

It is enough that our neighbors are building multi-dwelling units, which the county conveniently slipped into our area; we chose to live here for the peace, quiet, and tranquility of having land.

Christina Eaglin
13613 Mills Avenue
Silver Spring, MD 20904

With Gratitude,
Christina

Christina D. Eaglin, President
Direct: (301) 758-2482
Email: Christina@MVPadAgency.com
Website: MVPadAgency.com



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [Office of Zoning and Administrative Hearings](#)
To: [Byrne, Kathleen](#); [Sokoni, Khandikile Mvunga](#)
Subject: FW: OPPOSITION TO F 20250680
Date: Monday, June 30, 2025 4:00:59 PM

From: Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>
Sent: Monday, June 30, 2025 10:57 AM
To: 'Christine Challingsworth' <hughrjohnson@gmail.com>
Cc: mc-infocounter@mncppc-mc.org; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>
Subject: RE: OPPOSITION TO F 20250680

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here).

<https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
[OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK](#)
[MONTGOMERY COUNTY - DISTRICT 5](#)
[OFFICE PHONE \(240\) 777-7955](#)
[DIRECT PHONE \(240\) 777-7947](#)
[CELL PHONE \(301\) 785-3466](#)

From: Christine Challingsworth <hughrjohnson@gmail.com>
Sent: Monday, June 30, 2025 10:19 AM
To: mc-infocounter@mncppc-mc.org; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: OPPOSITION TO F 20250680

Exhibit 29(L)
OZAH Case No: H-159

[EXTERNAL EMAIL]

June 30, 2025

RE: Opposition to F20250680: Notley Road Townhouses in Colesville

TO: Members of the Montgomery County Planning Board

We are writing to express our deep concern over a proposed zoning change to allow the construction of a 150 townhouse development at the entrance to Notley Road west of New Hampshire Avenue in Colesville. We have lived on Overton Lane off Notley Road for 24 years. Our two main concerns are traffic on Notley Road and the impact of such a large, dense residential development on the character of our community.

TRAFFIC: Notley Road is a narrow residential street with no shoulders and no sidewalks. It is already a cut-through street between New Hampshire Avenue and Bonifant Road. We often have to wait at the end of Overton Lane at busy times of the day – two rush hours and six school bus stops – and sometimes speeding cars before being able to safely pull out onto Notley. A townhouse complex of 150 units with an estimated two vehicles per unit will put at least 300 more vehicles on a narrow neighborhood street that already is impacted by cut-through traffic. Traffic from the two entrances to the proposed townhouse complex will result in even greater congestion on our residential street and increase the traffic at the New Hampshire and Bonifant intersections.

CHARACTER OF OUR COMMUNITY: The master plan for this area is for single family homes on medium to large lots. It is a quiet, safe community of one- and two-story homes, full of mature trees, with a small neighborhood elementary school. These are the reasons we moved here. The 150 townhouses to be built in the F20250680 project will comprise a dense complex at a possible height of 60 feet that will greatly change the character of the community.

Given the major impacts on traffic, on the character of the Notley Road community, and on the environment by the replacement of mature trees with buildings and parking lots, we respectfully request that you do not allow this proposed townhouse development in its current design. Please deny the developers their zoning change request and require them to comply with the current zoning for the neighborhood. Thank you.

Sincerely yours,

Hugh R. Johnson and Christine Challingsworth
13819 Overton Lane
Colesville, Maryland 20904



October 26, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

We live at 13819 Overton Lane in Colesville, Maryland. Overton Lane connects to Notley Road between New Hampshire Avenue and Bonifant Road. We use Notley Road daily to go from our home to doctor appointments, grocery stores, to do other errands and to visit family and friends. For these important life activities, we drive past the proposed rezoning site almost every day when we need to reach New Hampshire Avenue. We have lived in our home here in this Colesville neighborhood since 2001. We have two grown children who attended the local Westover Elementary School. We have come to feel an emotional connection to our neighborhood and community as it is. We strongly oppose the rezoning of the land on Notley Road because (1) it is not compatible with the houses in our neighborhood and (2) it would create negative impacts on our community.

Not compatible

The height of the proposed development – 50 feet, 4 stories – and the number of townhouses – 130 – allowed under the rezoning, if approved, is out of character with our surrounding neighborhood. We are a cohesive community of single-family homes. Our homes are primarily of one or two stories and situated on large lots with many mature trees. We like the traditional neighborhood character we have. It is why we moved here twenty-four years ago. We do not want it changed. And we believe the zoning officer approving this rezoning would be violating the compatibility finding.

Negative impacts – New Hampshire Avenue access from Notley Road

We drive on Notley Road every day. Based on the proposed development plan, the only entrances and exits from the townhouse site will be onto Notley Road, and none will be onto

New Hampshire Avenue. In addition, the proposed development will add approximately 260 more cars each day (130 townhouses x 2 cars per household, or at least 260 more cars daily) onto Notley Road, a narrow residential road that is already used as a cut-through street between New Hampshire Avenue and Bonifant Road. These two factors of the townhouse plan will greatly increase traffic congestion and greatly raise the level of danger on this small "minor street" as it is referred to by the developers.

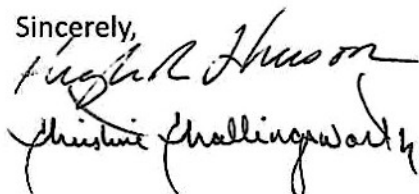
Negative impacts – Bonifant Road access from Notley Road

We are also concerned about access to Bonifant Road from Notley Road. At peak times of the day, this intersection backs up similarly to the intersection at Notley and New Hampshire. It is on the route that emergency vehicles would take to get to Montgomery General Hospital. We are concerned that the greatly increased congestion on Notley Road would present a life/property risk to the residents of the Notley Road community.

Negative Impacts – Access to Notley Road from Overton Lane

Despite speed bumps, traffic on Notley Road speeds, making left turns from the south side of Overton Lane onto Notley Road perilous. The volume of traffic at peak times makes it a challenge to pull out onto Notley in either direction. Any increase in traffic volume will make leaving our neighborhood even more difficult.

Sincerely,

Handwritten signatures of Hugh Johnson and Christine Challengsworth. The signature for Hugh Johnson is written above the signature for Christine Challengsworth.

Hugh Johnson and Christine Challengsworth
13819 Overton Lane, Colesville, MD, 20904
(301) 467-7705
hughrjohnson@gmail.com

From: [Office of Zoning and Administrative Hearings](#)
To: [Byrne, Kathleen](#); [Sokoni, Khandikile Mvunga](#)
Subject: FW: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Monday, June 30, 2025 4:01:15 PM

From: Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>
Sent: Monday, June 30, 2025 10:58 AM
To: 'Regina Ottaviani' <ctcwash@verizon.net>
Cc: Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>
Subject: RE: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here).

<https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
[OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK](#)
[MONTGOMERY COUNTY - DISTRICT 5](#)
[OFFICE PHONE \(240\) 777-7955](#)
[DIRECT PHONE \(240\) 777-7947](#)
[CELL PHONE \(301\) 785-3466](#)

Exhibit 29(m)
OZAH Case No: H-159

From: Regina Ottaviani <ctcwash@verizon.net>
Sent: Saturday, June 28, 2025 7:57 PM
To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

[EXTERNAL EMAIL]

Dear Council Member Mink:

As my representative, I want you to know that I am deeply opposed as are my neighbors in

Paint Branch Farms to the possibility of 150 townhouses being built at Notley Road and New Hampshire Avenue. This level of density is opposed to the master plan that was important to me when I purchased my home on Notley Road. The excessive traffic that will occur in this area from 150 homes with an average of two cars each will stifle our area. Please do not let this project proceed.

Sincerely,
Regina Ottaviani

606 Notley Road
Silver Spring, MD 20904
(301) 755-7002
ctcwash@verizon.net



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [Hondowicz, David](#)
To: ["Rosemarie Hirsch"](#)
Cc: [Ndou, Livhu; Office of Zoning and Administrative Hearings](#)
Subject: RE: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 10:06:16 AM

Good morning:

Local Map Amendment No. H-159 is a quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to [OZAH](#) about this application (copied here).

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
[OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK](#)
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(n)
OZAH Case No: H-159

From: Rosemarie Hirsch <rose12marieh@gmail.com>
Sent: Friday, June 20, 2025 8:45 AM
To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: Fwd: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

[EXTERNAL EMAIL]

Dear Kristin Mink,

Since you're the Council member for our area, I'm forwarding this email to you as an FYI. With the White Oak Science Gateway development, New Hampshire traffic will already be further impacted. Thank you for considering these concerns.

Sincerely,
Rosemarie Hirsch

----- Forwarded message -----

From: **Rosemarie Hirsch** <rose12marieh@gmail.com>

Date: Thu, Jun 19, 2025, 9:39 AM

Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

To: <mcp-infocounter@mncppc-mc.org>

Dear MoCo Planning Board Members,

I am opposed to the proposed building of 150 townhouses at Notley Rd & New Hampshire. I have lived one block from this site for the past 27 years.

As an ICC access point, traffic on New Hampshire has increased over the years, both on weekdays & weekends. On the opposite side of New Hampshire Ave, the Colesville Farm subdivision has no-outlet streets (Hobbs Dr, Orchard Way) and depends solely on access via New Hampshire Ave, so when traffic is frequently backed up (e.g. rush hour and accidents), it blocks the only outlet from the subdivision.

Along with the traffic, the noise level has increased. 150 additional households in a concentrated area wedged against a no-outlet subdivision will considerably increase this traffic and noise.

Thank you for considering my opposition to this matter.

Sincerely,
Rosemarie Hirsch
525 Orchard Way, Silver Spring, MD 20904



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [Hondowicz, David](#)
To: ["Zsuzsanna Gyorky"](#)
Cc: [Ndou, Livhu; Office of Zoning and Administrative Hearings](#)
Subject: RE: Opposition to F 20250680
Date: Friday, June 20, 2025 10:10:56 AM

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

-----Original Message-----

From: Zsuzsanna Gyorky <zeegee99@verizon.net>
Sent: Friday, June 20, 2025 8:25 AM
To: mcp-infocounter@mncppc-mc.org
Cc: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: Opposition to F 20250680

[EXTERNAL EMAIL]

I am writing to express my oppositon to F 20250680 Notley Road Townhouses in Colesville. I am very concerned about how this project would negatively impact the area, especially regarding increased traffic and noise levels. I also feel that it is not a good idea to build such a project without providing adequate parking areas-that would be disastrous. This project also goes against the master plan for this area regarding density. It would also change the character of the area in a negative way and have a bad result as regards the environment and general crowding at businesses and schools, which are already crowded. I live close by, so all this would impact me and my family.

Zsuzsanna Gyorky
1024 Copley Ln
Silver Spring, MD 20904

[<https://www.montgomerycountymd.gov/mcg/Resources/Images/Cybersecurity-footer1.png>]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Exhibit 29(o)
OZAH Case No: H-159

From: [Hondowicz, David](#)
To: ["frog1pedro"](#)
Cc: [Ndou, Livhu; Office of Zoning and Administrative Hearings](#)
Subject: RE: Notley Rd. / New Hampshire Ave.
Date: Friday, June 20, 2025 10:13:00 AM

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here).
<https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
[OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK](#)
[MONTGOMERY COUNTY - DISTRICT 5](#)
[OFFICE PHONE \(240\) 777-7955](#)
[DIRECT PHONE \(240\) 777-7947](#)
[CELL PHONE \(301\) 785-3466](#)

Exhibit 29(p)
OZAH Case No: H-159

From: frog1pedro <frog1pedro@comcast.net>
Sent: Friday, June 20, 2025 8:34 AM
To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: Notley Rd. / New Hampshire Ave.

[EXTERNAL EMAIL]

Please help us to stop this proposed construction. It would negatively impact our neighborhood.

Thank you.

Diane & Allen Fritz
601 Notley Rd.

(no subject)

601 Notley Road
Silver Spring, Maryland 20904
18 October 2025

Kathleen Byrne
Director/Hearing Examiner
Chairman
Montgomery County Planning Board
Office of Zoning and Administrative Hearings

Dear Miss Byrne

Tho I am not all that familiar with county governmental procedures, I would like to offer a few thoughts on the proposed Notley Road housing project.

I have lived at my current address on Notley Road for 40 years--well,-- 39 and a half to be exact. My wife has lived here for 70+ years, so that makes me a relative newcomer.

I am very lucky to have resided in Paint Branch Farms for most of my life. It has been a great neighborhood, a quiet, peaceful neighborhood, with very few problems, great neighbors and friends. And I look forward to living out my life in peace in Paint Branch Farms. Is it any wonder then, when a development such as the one proposed, should offer a possible threat to the current tranquility.

Now, I know I'm not all that intelligent Mr. Harris, and I've heard the complaints about the proposed housing project, the increased traffic, overcrowding of schools, drainage and litter concerns etc. All valid, in my judgment. But to be fair, I'm willing to look at the positives connected with the project.

First, the developers, lawyers, surveyors, construction companies, will benefit. This is how they earn a living for their families, I understand. And the county will reap a huge windfall on new property taxes, allowing our legislators to (wisely ?) endow spending on other county projects to the benefit of all (?) county residents . But the current zoning laws must be changed/amended by our county commissioners. From my limited understanding, government spending is not always distributed in a reasonable/rational manner.

(no subject)

And it has been suggested, to curry favor with the deciding county commissioners, who are themselves are earning a living, that projected profits from the developers, construction companies etc. listed above, find their way into the coffers of the commissioners.

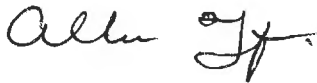
Could that be how business is done ?

If so, is it any wonder why there is strong opposition to the proposed housing project. Are our elected officials at least listening ?

Maybe I'm just wasting my time. Maybe I'm wasting yours. I hope not.

Just wanna live peacefully in Colesville.

Thank you for reading.

A handwritten signature in cursive script, appearing to read "Allen Fritz".

Allen Fritz

From: [Hondowicz, David](#)
To: "Laura Danette"
Cc: [Ndou, Livhu: Office of Zoning and Administrative Hearings](#)
Subject: RE: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville
Date: Friday, June 20, 2025 10:14:00 AM

Exhibit 29(q)
OZAH Case No: H-159

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here). <https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

-----Original Message-----

From: Laura Danette <ladansette@aol.com>
Sent: Friday, June 20, 2025 9:31 AM
To: mcp-infocounter@mncppc-mc.org
Cc: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

[EXTERNAL EMAIL]

Re: OPPOSITION to F 20250680 Notley Rd townhouses in Colesville

From: The Donald Boerum family residing at 601 Orchard Way, Silver Spring, MD 20904 (one block north of Notley) Donald Boerum Marilyn Boerum: formerly of 13825 Notley Road (original Swafford family) Laura Boerum

We are highly opposed to this proposition. As it is now, we are inundated with the Buddhist temple and their biannual national festivals which choke our side streets and block our exits. The noise level has been an offensive issue and the parking requires our conscientious neighbor to secure signs from the fire department to prohibit parking on both sides of our already narrow streets to enable emergency vehicles access. Further complicating the traffic problem are the two senior facilities on either side, which have already compounded congestion as traffic frequently makes U turns at the Orchard Way and Hobbs Drive entrances to double back into their entrances. As it stands now, it is nearly impossible to get in and out of our own side street and navigate the massive congestion at Notley Road backing up all the way to the intersection of New Hampshire Ave and Randolph Road. The left turn lane onto Randolph Road East at rush-hour is nearly impossible to navigate. This small community cannot tolerate another additional onslaught of housing units, not to mention 150 townhouses. It is unsustainable on every level.

Then there's the issue of noise and quality of life. The community was not built to sustain large populations as it is

zoned for single-family houses and small farmettes.

Last but not least is the environmental impact this will have on the forest conservation zone. The fragile ecosystem of the Paint and Northwest Branches which surround this ill-advised proposal, are in a protected zone and are in increasing danger. This development would be a further and needless assault.

We are strongly opposed to changing the peaceful and desirable nature of this community into an already unnecessarily overburdened congested area.

Thank you,
Laura Boerum for the Boerum family

Sent from my iPhone

[<https://www.montgomerycountymd.gov/mcg/Resources/Images/Cybersecurity-footer1.png>]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

From: [Hondowicz, David](#)
To: "Gramm Richardson"
Cc: [Ndou, Livhu](#); [Office of Zoning and Administrative Hearings](#)
Subject: RE: Comment on Plan F20250680 Notley Road rezoning
Date: Wednesday, June 25, 2025 10:59:27 AM

I've copied OZAH on the emails on our prior email and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contact OZAH is available on this part of their website:
<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:
<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

Exhibit 29(r)
OZAH Case No: H-159

From: Gramm Richardson <gramm.richardson@gmail.com>
Sent: Wednesday, June 25, 2025 10:47 AM
To: Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>
Cc: Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: Re: Comment on Plan F20250680 Notley Road rezoning

[EXTERNAL EMAIL]

David,

I don't have any experience navigating requests to OZAH. Can you provide some guidance on how I could request studies and assessments done as part of the rezoning proposal?

On Wed, Jun 25, 2025 at 10:32 AM Hondowicz, David

<David.Hondowicz@montgomerycountymd.gov> wrote:

As alluded to earlier, Councilmember Mink and her colleagues engage/take a position on matters like this only when the OZAH report is in front of them. Again, all questions/concerns about this matter should be directed to OZAH. The ex parte rule applies to those of us on her staff, along with the Councilmember, so I can't participate in any outside discussion on this (or any other LMA/rezoning).

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

From: Gramm Richardson <gramm.richardson@gmail.com>

Sent: Wednesday, June 25, 2025 10:27 AM

To: Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Cc: Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Re: Comment on Plan F20250680 Notley Road rezoning

[EXTERNAL EMAIL]

Thank you for the reply. I will try to get answers from OZAH.

May I ask what Councilmember Mink's position is on this proposal?

On Wed, Jun 25, 2025 at 10:14 AM Hondowicz, David

<David.Hondowicz@montgomerycountymd.gov> wrote:

Good morning:

Local Map Amendment No. H-159 is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

Please reach out to OZAH about this application (copied here).

<https://www.montgomerycountymd.gov/ozah/>

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

From: Gramm Richardson <gramm.richardson@gmail.com>
Sent: Tuesday, June 24, 2025 7:57 PM
To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>
Subject: Comment on Plan F20250680 Notley Road rezoning

[EXTERNAL EMAIL]

Councilmember Mink,

I live at 13917 Overton Ln and my daughter goes to Westover Elementary School. I understand that there is a proposed rezoning for the purpose of building housing at the intersection of New Hampshire Avenue and Notley Rd.

What is Montgomery County's plan to address the potential influx of students in the schools impacted by this development, as well as increased traffic, particularly because the intersection of Notley Rd and New Hampshire Avenue is already difficult to navigate?

Thank you,
Gramm Richardson



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [Hondowicz, David](#)
To: "Comcast"
Cc: [Office of Zoning and Administrative Hearings](#); [Sanders, Carrie](#); [Ndou, Livhu](#)
Subject: RE: Opposition to F20250680 notley rd townhouses
Date: Monday, July 14, 2025 1:59:54 PM

Exhibit 29(s)
OZAH Case No: H-159

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I've copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:

<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)
SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES
OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK
MONTGOMERY COUNTY - DISTRICT 5
OFFICE PHONE (240) 777-7955
DIRECT PHONE (240) 777-7947
CELL PHONE (301) 785-3466

-----Original Message-----

From: Comcast <nmccrone@comcast.net>
Sent: Monday, July 14, 2025 1:06 PM
To: mcp-infocounter@mncppc-mc.org; Mink's Office, Councilmember
<Councilmember.Mink@montgomerycountymd.gov>
Subject: Opposition to F20250680 notley rd townhouses

[EXTERNAL EMAIL]

The proposal F 20250680 is for a significant zoning change to allow the construction of 150 town homes where 4 single family homes currently exist. The density would be 14 homes per acre. They are also requesting a change in the height limitations to be up to 60 ft. This is significantly higher than any surrounding buildings.

Negative impacts to the current residence:

Increased Traffic on Notley which is a two lane road to New Hampshire or to Bel Pre would as astronomical.

Estimate two homes have a minimum of two cars , two drivers that is 300 additional cars on the road at two intersections. There is no Metro within walking distance of this location to off set traffic.
No sidewalks on Notley to provide for walking or biking

Environmental impact to the area

This development will remove Many exiting mature trees that provide needed shade, currently providing homes to native birds, runoff water from the removal will impact the delicate ecosystem. The increase pollution from 300 cars. The new landscape proposed will not come close to the ecosystem currently in place!!!! This area due to recent changes to weather has been experiencing flooding that the current drains have not been able to control.

The current elementary school Westover is already over crowded with temporary classes rooms already in place.

The proposed density of this project is a bad idea.

I hope that Kristin Mink our county council member will oppose this proposal as currently defined.

Nancy McCrone
525 Beaumont Rd
Silver Spring, Md 20904

Sent from my iPhone

[<https://www.montgomerycountymd.gov/mcg/Resources/Images/Cybersecurity-footer1.png>]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

From: [Hondowicz, David](#)
To: ["Jonathan"](#)
Cc: [Leftwich, Troy](#); [Office of Zoning and Administrative Hearings](#); [Sanders, Carrie](#); [Ndou, Livhu](#)
Subject: RE: Concerns Regarding Proposed Development at Notley Road & New Hampshire Ave
Date: Monday, July 14, 2025 4:26:30 PM

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(t)

OZAH Case No: H-159

From: Jonathan <jer2584@gmail.com>

Sent: Monday, July 14, 2025 3:56 PM

To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Cc: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Concerns Regarding Proposed Development at Notley Road & New Hampshire Ave

[EXTERNAL EMAIL]

Dear M-NCPPA Lead Reviewer Leftwich,

I am writing to express my concerns regarding the proposed development off Notley Road and New Hampshire Avenue in Colesville (Plan Number H159), which seeks to replace five single-family homes with 160+ townhomes. As a long-time resident who grew up here and returned in my 30s to raise a family, I am deeply invested in the thoughtful development of our community. My primary apprehension stems from the developer's apparent disregard for the existing community and environmental impact. The plan to clear the entire area, including numerous existing trees (even those on park property), is highly alarming. This approach suggests a lack of genuine consideration for our local ecosystem and neighborhood character, and I fear it's a cookie-cutter design without any proper forethought.

One of the most significant concerns is the proposed traffic management. Directing all traffic onto the narrow, two-lane Notley Road instead of utilizing the six-lane divided New Hampshire Avenue is illogical and irresponsible. This will undoubtedly lead to severe congestion and safety hazards on Notley Road.

Furthermore, the placement of the "Open Space" at the rear of the proposed neighborhood, isolated from existing communities, defeats its potential purpose as a shared community amenity.

I understand that development is necessary, but it must be done responsibly and with genuine community input. Therefore, I respectfully request that the following suggestions be given serious consideration during the review process:

- **Integrated Open Space:** Please re-evaluate the placement and quantity of the "Open Space." It should be situated adjacent to our current local park (Colesville Manor Neighborhood Park), perhaps even becoming an extension of it. This space could then truly serve the community as a gathering place, potentially hosting a community garden, a dog park, or even a farmers market, similar to successful models seen in other **well-planned communities**.
- **Preservation of Existing Trees:** Instead of a wholesale clearing, I urge the developer and the county to aim for the **preservation of existing specimen trees in good condition and some of the current street trees on Notley Road**. Thoughtful design can integrate these natural assets, providing immediate environmental benefits and enhancing the aesthetic appeal of the development. Simply clearing and replanting years later does not achieve the same result.

- **Traffic Management on New Hampshire Avenue:** The primary entrance and exit for this development should be located on New Hampshire Avenue, which is clearly designed to handle a higher volume of traffic. If, for unforeseen reasons, this is not feasible, a **dedicated entrance turnoff into the neighborhood with a traffic light on Notley Road** is absolutely critical to prevent extensive queues and ensure resident safety. Alternatively, you could potentially even add a roundabout near Petwyn Ct to help with the flow of traffic.
- **Mixed-Use Community Space:** I encourage a more progressive approach to development, similar to what has been successfully implemented in places like Merriweather in Columbia, Howard County (see **Color Burst Park** as an example), which consistently demonstrates superior mixed-use community planning. Incorporating a limited number of small-scale restaurants or other businesses like a gym or coffee shop within the development could provide much-needed amenities for both new and existing residents, invigorating our local economy. Our current shopping centers, largely built in the late 1960s and early 1970s, are outdated, poorly designed for the current rates of traffic, and have not seen any meaningful revitalization.
- **Comprehensive Stormwater Management:** Our current road, Doncaster Lane, frequently floods due to poorly designed and throughout stormwater management from the upstream Montvale Drive retention pond (added during the development of that neighborhood). Given the significant increase in impervious surfaces from 160 townhomes, it is imperative to thoroughly assess and **confirm how all stormwater runoff from this development will be managed**. I am particularly concerned that the proposed houses will be built up from Notley Road based on the shown contours, potentially directing even more stormwater onto a road that currently lacks adequate drainage infrastructure. Will the design effectively mitigate this risk?

It is deeply disappointing to witness the seemingly poorly planned and managed development in our area compared to other parts of the country that prioritize thoughtful community integration and sustainability. I implore you to hold the developer accountable and ensure that this project genuinely **benefits our community, rather than simply maximizing profit** at our expense. I believe that reducing the number of homes and engaging in truly thoughtful planning could reasonably resolve many of these concerns.

Thank you for your time and consideration of these critical issues. I look forward to your response and to a more community-centric approach to this proposed development.

Sincerely,

Jonathan Rakowski

13419 Doncaster Lane

Silver Spring, MD 20904

From: [Hondowicz, David](#)
To: ["Barbara Bruce"](#)
Cc: [Office of Zoning and Administrative Hearings](#); [Leftwich, Troy](#); [Sanders, Carrie](#); [Ndou, Livhu](#)
Subject: RE: OPPOSITION to F 20250680 Nottley Rd Townhouses in Colesville
Date: Monday, July 14, 2025 4:42:51 PM

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I've copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here: <https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(u)
OZAH Case No: H-159

From: Barbara Bruce <brucesall@gmail.com>

Sent: Monday, July 14, 2025 4:36 PM

To: mcp-infocounter@mncppc-mc.org; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Cc: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

[EXTERNAL EMAIL]

We are contacting the Planning Board to express our concern about and opposition to the zoning request for the proposed townhouse development project in the subject line. There are 2 principal reasons for our opposition:

(1) The volume of traffic on Notley Road and adjacent streets will increase significantly, with corresponding heightened risk to public safety.

Traffic on Notley and its adjacent streets is already heavy and in some places dangerous. There are intersections where there is a limited line-of-sight (e.g., at the intersection of Vierling Drive and Notley, a hill obscures traffic coming on Notley from the north); because Notley has become a major cut-through route between New Hampshire Ave. and Bonifant Rd., the volume and speed (usually well above the posted 30 mph) of traffic on the road is a serious risk to public safety. (It's also the case that streets off of Notley are increasingly used as cut-through routes to Randolph Rd.)

There is significant congestion at the intersection of Notley Rd. and New Hampshire Ave. Especially during rush hours, it is difficult to turn from Notley onto New Hampshire. This results in backups on Notley now; it would be nightmarish if another 150 housing units are built within a few hundred feet of that intersection. It is also the case that this kind of congestion causes frustration and may lead to hasty decisions by drivers that endanger their lives and those of others.

Many drivers ignore the stop sign at Sherwood Forest and Notley. We have seen cars, driving well above the speed limit, barrel through that intersection without pausing. Ignoring stop signs in this neighborhood has become the rule, and apparently is of little concern to the county police or the streets and highway department (when it comes to installing traffic calming measures); this scofflaw behavior will worsen if the subject project is approved and allowed to proceed.

(2) The quality of this neighborhood will change permanently and for the worse—increased noise, more paved surfaces with increased runoff (Notley runs downhill from the proposed development, and the runoff from storms will increase), higher demand for public services that already are constrained, elimination of green space, and, no doubt, other unintended ill effects.

We urge the Planning Board to reject this ill-considered zoning request. The proposed development will undoubtedly benefit the developers, but it will wreak havoc on an established and successful community.

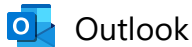
Thank you for the opportunity to express our opposition to this zoning request.

Respectfully,

David & Barb Bruce
205 Vierling Drive
Silver Spring, MD 20904



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Tue 7/15/2025 10:57 AM

To 'Kenneth Clemmer' <kclemmer529@yahoo.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:

<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(v)
OZAH Case No: H-159

From: Kenneth Clemmer <kclemmer529@yahoo.com>

Sent: Monday, July 14, 2025 11:16 PM

To: mcp-infocounter@mncppc-mc.org; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: OPPOSITION to F 20250680 Notley Rd Townhouses in Colesville

[EXTERNAL EMAIL]

Hello,

I am writing to you in response and opposition to the proposal for a 150 townhouse development to be built at the corner of Notley Rd. and New Hampshire Ave. in Colesville (F 20250680).

After learning of and reading about the development plans, many neighbors and I have serious concerns about the negative impact that this proposed development would bring to our community. Most notably, the major increase in population density and traffic congestion that would result in severe overcrowding at the entrance to the neighborhood and surrounding areas.

Over the last several years, the traffic volume at the intersection of Notley Rd. and New Hampshire Ave. has become increasingly worse, and more dangerous, due to the ongoing population growth in this area of Eastern Montgomery County, coupled with the ICC exit being less than a mile away, making Notley Rd. a preferred cut through for many drivers.

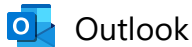
Beyond the traffic and population density issues that this proposed townhouse development would bring to the community, there are also several other problems that would plague the surrounding area if this development moves forward, including:

- Environmental impacts and the destruction of natural habitats/biodiversity due to the removal of several mature trees and landscape modification that would result in increased stormwater runoff and urban flooding from the creek running across Notley Rd.
- Overcrowding at local schools like Westover Elementary which has no additional space to support an overflow of students
- Strained public services and more limited resources for existing residents of the community due to overcrowding
- And an overall out-of-character development that would clash with the existing look and feel of the neighborhood and homes within Sherwood Forest

I know I speak for nearly all residents of the Sherwood Forest community in saying that this proposed townhome development is not wanted, nor is it a viable option for all of the reasons stated above. It feels like this plan is being forced onto the people who live here with little-to-no community input or involvement considered. Our roads, schools, environment, and existing infrastructure can't keep up with this level of development and population density in this area. Therefore, I respectfully ask that you consider my plea, and the plea from all my fellow neighbors, to stop this proposed townhome development and the negative impact that it will have on our beloved community.

Thank you,

Kenneth Clemmer
13601 Stoner Dr.
Colesville, MD 20904



RE: OPPOSITION TO F 20250680

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/16/2025 10:00 AM

To 'Jackie' <jclemmer1224@msn.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:

<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(w)

OZAH Case No: H-159

From: Jackie <jclemmer1224@msn.com>

Sent: Tuesday, July 15, 2025 5:20 PM

To: mcp-infocounter@mncppc-mc.org; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: OPPOSITION TO F 20250680

[EXTERNAL EMAIL]

Good afternoon

We are strongly opposed to the development of 150 townhomes being proposed to be developed on Notley Rd in Colesville, Montgomery Co MD

We have been homeowners in this neighborhood since 1998 and have seen the impact of other projects along Notley & New Hampshire bordering our neighborhood, such as housing developments, ICC, churches and retirement communities to name a few.

Building 150 townhomes on this corner of New Hampshire and Notley will have a massive impact on already congested streets and intersections. Traffic, destruction of natural resources, displacement of wildlife, increased runoff into streams, lack of roads and parking and impact on schools and businesses in this local community are all concerns that must be taken into consideration for the good of the citizens who live here and support Montgomery County with our votes and taxes.

Please realize the infrastructure and design of this neighborhood/community will not support a project of this magnitude.

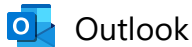
Keith & Jacqueline Clemmer

13800 Mills Ave

Silver Spring MD 20904



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: Community meeting on F 20250680 Notley Rd Townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/16/2025 11:51 AM

To 'Carolyn Bauer' <ckbauer5@gmail.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based "on the record" that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember's personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I've copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:

<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(x)

OZAH Case No: H-159

From: Carolyn Bauer <ckbauer5@gmail.com>

Sent: Wednesday, July 16, 2025 10:04 AM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>; Marc Elrich <Marc.Elrich@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Stewart's Office, Councilmember

<Councilmember.Stewart@montgomerycountymd.gov>

Subject: Community meeting on F 20250680 Notley Rd Townhouses in Colesville

[EXTERNAL EMAIL]

I and at least 100 community members attended a meeting on this rezoning and development project. I am so disheartened. The developers said that the rezoning request that would change the R200 zoning to a floating commercial residential zone that would allow 150 townhouses is what they are seeking. And their attorney said this is fully within the spirit and details of Thrive 2050 and the county's goal of increasing density. Seeing the drawings of what they want to build compared to the surrounding area, capacity of roads, schools, and commercial services in the area is stunningly in conflict.

Ms. Mink - you represent east county and must know the New Hampshire Avenue/Notley road area well. New Hampshire has steadily received zoning and permitting approvals for large churches and, recently, nursing home and senior housing facilities. Surrounding all of this is residential homes on lots of 1/4 to 2 acres, primarily built in the 1950's-1970's. And some newer developments that have townhouses and MPDUs as part of them. We have a commercial section at the intersection of Randolph and New Hampshire. Housing development has continued to be approved further north and the traffic snags at the intersection; there is no mass transportation unless you go to Glenmont metro. Notley road is really a residential, 2 lane road with housing all along it. It has become a cut through from another 2 lane residential road, Bonifant. Another cut through is the residential street of Sherwood Forest. None of these roads can be widened and they shouldn't be. They are within residential neighborhoods and development and planning should be respecting these realities. There is no reason to think our road network or our residential community should allow another 300-500 car trips per day because of this new development and degrade our quality of life.

This development is so out of touch with anything that should be considered. I implore you to deny any of the changes they seek to build such a horrendous project. I am sure you will hear from many of my neighbors - we had young, old, long time residents, new residents, all races and creeds, totally united in the disapproval of such a rotten project.

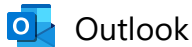
As an aside, anything east of Wheaton has historically been the dumping ground of bad development and planning ideas. The one that is still the worst eyesore is the Enclave which has been around for 50+ years towering over White Oak and consistently terribly run. The east side of route 29 has been the dumping ground of high density rental housing with no transportation options other than a car. You can argue BRT and free bus service but that doesn't make a dent and the residents have to live with the terrible decisions of the planning department with council's approval. We will not allow an unchecked planning department and a rubber stamp approval from the Council for this project.

We are going to get overrun with housing and traffic with the Viva White Oak project (which, by the way I support but traffic will be a nightmare). If you really wanted to be innovative, you would require a Metro "spur" to come from SS to White Oak or Burtonsville along 29. But you really have blown the budget and shown incompetent project management with the Purple Line so I don't see any benefit coming to east county in the form of transformative transportation options. As a result, you should focus your high density development where it is most appropriate - downtown Silver Spring and Bethesda. I have no idea why people continue to live in Clarksburg and beyond with all of that high density development and have only 270 to use. I won't even get into the dearth of jobs in Montgomery County (other than government jobs) which is another reason people drive.

I hope you take this email seriously or at least read it. There will be a steady drumbeat of disapproval by our united community on this project until it is denied.



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>



RE: Opposition to F 20250680 Notley Rd townhouses in Colesville

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Wed 7/23/2025 10:27 AM

To 'Antonio Ramos-Izquierdo' <tramosi@outlook.com>

Cc djwilhelm@verizon.net <djwilhelm@verizon.net>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:

<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

Exhibit 29(y)

OZAH Case No: H-159

From: Antonio Ramos-Izquierdo <tramosi@outlook.com>

Sent: Tuesday, July 22, 2025 8:22 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Cc: djwilhelm@verizon.net

Subject: Fw: Opposition to F 20250680 Notley Rd townhouses in Colesville

[EXTERNAL EMAIL]

From: Antonio Ramos-Izquierdo**Sent:** Monday, July 14, 2025 8:40 PM**To:** MCP-InfoCounter@mncppc-mc.org**Subject:** Opposition to F 20250680 Notley Rd townhouses in Colesville

Dear Team,

I am writing to formally express my opposition to the proposed development of townhouses on Notley Road in Colesville, referenced as F 20250680. As a long-time resident of this community, I feel compelled to voice my significant concerns regarding this project.

Firstly, the anticipated increase in traffic that would accompany the new development poses a considerable challenge to the existing infrastructure. The roads in our area are already heavily congested, and the influx of additional vehicles would undoubtedly exacerbate this issue. This could lead to heightened safety hazards, particularly during peak hours, making daily commutes even more arduous for current residents.

Furthermore, the environmental implications of this development cannot be ignored. The green spaces and natural habitats that surround our community are integral to maintaining a balanced urban ecosystem. The construction of townhouses would inevitably disrupt these areas, leading to adverse effects on local wildlife and the overall environmental health of the region. The preservation of these green spaces is essential for the well-being of both the environment and our community.

Additionally, we must consider the impact on the character and charm of our neighborhood. Colesville is cherished for its serene and close-knit atmosphere, which fosters a strong sense of community among residents. The introduction of such a large-scale development could significantly alter the dynamics of our neighborhood, potentially undermining the qualities that make Colesville unique and appealing. It is crucial to preserve the distinctive identity of our community for future generations.

In light of these concerns, I urge you to reconsider the proposed development plan. The well-being of our community and the preservation of our environment should be given priority in any development decisions. I trust that you will take these points into serious consideration and reevaluate the proposal accordingly. We moved to Colesville in 1986. A project of this magnitude will destroy all that makes it special.

Thank you for your time and attention to this important matter. I look forward to your response and hope that our community's concerns will be addressed.

Best regards,
Antonio Ramos-Izquierdo
13904 Pleasant Grove Court
Colesville, 20904



Re: Proposed townhouse development on Notley Road

From Laurie Checco <lauriechecco@gmail.com>

Date Tue 9/16/2025 2:42 PM

To Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>

[EXTERNAL EMAIL]

Thank you, David. I appreciate the information.

Laurie Checco

On Tue, Sep 16, 2025 at 2:39 PM Hondowicz, David <David.Hondowicz@montgomerycountymd.gov> wrote:

Good afternoon:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:
<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can't legally "get into the weeds" about this type of matter

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

From: Laurie Checco <lauriechecco@gmail.com>

Sent: Tuesday, September 16, 2025 2:32 PM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Proposed townhouse development on Notley Road

[EXTERNAL EMAIL]

Hi, Kristin - I'm one of your mom's Dance Fusion students. I wanted to be sure that you are aware of the townhouse development that is proposed at the northwest corner of Notley Road and New Hampshire Ave. The 9 acre site is currently zoned for 1/2 acre lots, but the developer has requested a zoning change to allow 150 townhomes. Clearly this development will negatively affect the surrounding area, including roads and traffic, school enrollments, old growth trees and stormwater runoff. The Greater Colesville Civic Association (GCCA) has retained an attorney and is planning to fight this development; As always, we would appreciate your support!

Thanks so much!

Laurie Checco

Sara Watson
14616 Notley Road
Silver Spring, MD 20905
Saradwatson1@gmail.com
240-893-3063

Exhibit 29(a)(a)
OZAH Case No: H-159

October 17, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

I write in strong opposition to the Notley Townhome project because of the terrible impact on our neighborhood, without corresponding benefits. I have lived and paid taxes in Montgomery County since 1968 and understand the need for affordable housing. But I am furious at the attempts to solve the housing problem on the backs of single-family neighborhoods, especially in East County.

This project is the wrong solution to the problem. Just one problem is the terrible cut-through traffic it will generate through surrounding neighborhoods. The neighborhoods are already full of housing and traffic, and Notley will inevitably back up. People WILL drive through many residential streets, including in Sherwood Forest, with many children in the neighborhoods. You are willing to risk the lives of local residents, especially children, as people will speed through these narrow roads to make up time. Nothing – not speed bumps, signs or pleas – will stop them.

With 664 net new vehicular trips during the morning peak hour and 77 net new vehicular trips in the evening, the backups on Notley will only get longer, and a

substantial percentage of these new trips are likely to find Sherwood Forest Drive the preferable choice. According to the LATR, 30% of the inbound/outbound trips generated by the site will use be going to or coming from Randolph Road.

In addition, the developer's traffic study was conducted on February 25, 2025, prior to when the Government employees went back to work in the office full time, sometime after March 3, 2025.

I am incensed that the Planning Board and Council are determined to solve the housing problem by ruining our neighborhoods. Our life's savings are invested in our house, which is a major part of our retirement. These actions to shove more multi-family houses into our communities will reduce our housing values while not significantly adding to the low-income housing stock.

In addition, there are MANY relatively open spaces in Montgomery County that seem to be good candidates for housing, without impacting the large green spaces. For example, there is a lot of open land for sale on Old Columbia Road, near the Burtonsville Shopping Center. There are large tracts further north on New Hampshire. You gave away huge tracts for mega-churches, that could have been used for housing.

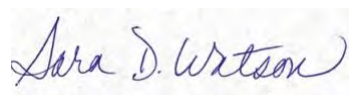
Why aren't you looking at the open spaces down county? Why is East County targeted?

I don't think you would want to live in the neighborhoods you are creating.

You are not serving all your constituents well by creating developments that hurt everyone around them.

I ask you to reconsider to find a better way to support the need for affordable housing.

Sincerely,

A handwritten signature in blue ink that reads "Sara D. Watson". The signature is written in a cursive style and is located at the bottom left of the document.

October 17, 2025

Mary Ellen Hrutka, PhD
819 Midland Rd.
Silver Spring, MD 20904
mehrutka@gmail.com
3019087812

Exhibit 29(b)(b)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

I am writing in opposition to the proposed development LMAH-159 for the following reasons.

INCOMPATIBLE HEIGHT

This development is not compatible because of the height of the proposed project. This rezoning proposal is for four stories or 50 feet in height and many rows of them. This massive size is incompatible with our neighborhood and would be considerably larger than the single family homes in the areas and even the nursing home or the houses of worship in the area.

LOSS OF TREES AND ENVIRONMENTAL IMPACT

As we all know, trees provide many benefits to our citizens and communities. This proposal includes the removal of at least five large trees (greater than 35 inches). These include a Red Maple (43 in. diameter), Black Walnut (44 in.), White Pine (37in.), Slippery Elm (50 in.), and Black Cherry (40 in.). This loss of tree cover would be a serious loss of valued and mature trees and impossible to replace.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Mary Ellen Hrutka". The signature is written in a cursive style with a large, stylized "M" and "H".

Mary Ellen Hrutka, PhD

Heidi and Mathias Otradovec

13746 Notley Road
Silver Spring, MD 20904
Mattandheidi99@gmail.com
240-671-6216

October 17, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

**Exhibit 29(c)(c) OZAH Case
No: H-159**

Re: LMA H-159

Dear Ms. Byrne,

I am writing on behalf of myself and my husband Matt to express our strong opposition to the proposed Local Map Amendment Case No. H-159 (Notley Road). I believe that this project would have a detrimental impact on our community in many ways. We have lived in this neighborhood for four years, having chosen it specifically for its privacy, serenity, and natural beauty; qualities that have made it an ideal place to raise our family. The proposed rezoning and subsequent development is dramatically out of step with the surrounding single-family homes, which are modest in scale and harmoniously integrated into the landscape. Our own home is one story above ground, and it will be completely overshadowed, both physically and aesthetically by a development of this magnitude. It threatens to disrupt the visual and environmental harmony of the area, degrade the existing natural landscape, and erode the sense of peace and privacy that residents currently enjoy.

In addition to our concerns regarding the scale and character of the proposed development in Local Map Amendment Case No. H-159, we would like to highlight serious functional issues with the site layout, specifically related to parking and alley access—which will negatively impact the surrounding community. The proposed 130 townhouse units only have 30 designated guest parking spaces. This limited number of spaces will create long-term problems related to safety, accessibility, and neighborhood impact. Overflow parking will encroach on residents in the surrounding areas and definitely those of us on Notley Road. During the holidays, or during community events, this overflow will greatly increase, causing a greater burden on the residents.

Additionally, traffic along Notley Road is already a significant concern. During peak hours, it often takes several minutes just to exit our driveway due to the high volume of vehicles. The addition of 130 housing units will dramatically increase traffic congestion on this already overburdened roadway. This will not only worsen daily commute conditions for current residents but also pose serious safety risks, particularly for families with children, pedestrians, and cyclists. Increased traffic volume without proper infrastructure improvements is a recipe for accidents, delays, and diminished quality of life for everyone in the area.

We urge you to consider these practical concerns, which demonstrate that the proposed plan is not only aesthetically incompatible but also functionally flawed.

Sincerely,
Heidi and Matt Otradovec

Heidi Otradovec
Matt Otradovec

Debra Gonski

10 Stonegate Drive
Silver Spring MD 20905-5701
United States
301-275-0794
djgonski@yahoo.com

Exhibit 29(d)(d)
OZAH Case No: H-159

October 18, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
Via email ozah@montgomerycountymd.gov

Re: LMA H-159

Dear Ms. Byrne,

I am writing you to express my concerns about LMA H-159. I live north of the proposed development, but I share the concerns aired in the multiple community meetings that have been held on LMA-159. My primary concerns are:

1. The development is not compatible with the surrounding neighborhood.
2. The development will not be creating workforce housing.
3. The lack of public transit on New Hampshire Avenue in our neighborhood.

Locating 150 townhouses on a 9 acre site on Notley Road is not compatible with the neighborhood surrounding it or with my neighborhood of Stonegate. These townhouses will be 50 feet tall and will tower over the homes on the street as well as every other home in the area. We have houses in this area and no tall commercial buildings or houses. Our area of the county is made up of a series of neighborhoods and does not comprise a city or town center. Notley Road and New Hampshire Avenue is not a major intersection or county corridor.

Five story townhomes on Notley Road are not what I understood as Workforce Housing, especially since single family homes in the area sell for the same amount that the developers have said these tall skinny townhomes will sell for. This development is not providing any new housing that is less expensive than single family homes in the area. East County currently has single family homes that sell for the same or less than the target price of these 50 foot high townhouses.

There is no public transit on New Hampshire Avenue north of Randolph Road to include Metrobus or RideOn. The only options are private modes of transport. New Hampshire Avenue is a high speed route that carries abundant traffic north and south of the development site all day long. New Hampshire Avenue has multiple entrances and exit including streets and driveways which makes traveling via foot or bike challenging.

Thank you for reading my letter. My goal is to share what a neighbor north of the development thinks about LMA H-159 and its incompatibility with our area.

Sincerely yours,

A handwritten signature in cursive script that reads "Debra Gonski". The signature is written in black ink and is positioned above the printed name.

Debra Gonski

Dung Phan
13734 Notley Rd.
Silver Spring, MD 20904
DGPANMORE@GMAIL.COM

Exhibit 29(e)(e)
OZAH Case No: H-159

October 17, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(Via email to ozah@montgomerycountymd.gov)

Subject: LMA H-159 Development

Dear Ms. Byrne,

We built and have been living in our house for more than twenty years, and we are writing to express our deep concern and strong opposition to the proposed development. The development fails to preserve existing residential zoning that protects and retains neighborhood integrity; and it does not maintain the residential character of the area and is incompatible with the scale and character of our neighborhood for the following reasons:

a) Traffic Congestion and Safety

- The development proposes only two entrances/exits for 130 townhouses—an estimated 260 vehicles assuming two per unit. One of these access points would direct traffic directly in front of our driveway, subjecting us to daily increases in vehicular congestion, air pollution, and noise.
- Notley Road is designated as an emergency route according to the Montgomery County Department of Transportation in the Colesville Service Area. Introducing this volume of traffic would impede access for ambulances and other emergency services.
- Turning left from Notley Road onto New Hampshire Avenue is already nearly impossible. While a traffic light is planned, the additional traffic from this development will exacerbate existing delays.
- The site lacks direct vehicular access to New Hampshire Avenue, undermining the floating zone's requirement for access to a non-residential road. This would have helped divert traffic from residential streets to roads with greater capacity.

- Even if developers claim traffic mitigation is possible, our lived experience tells a different story—traffic already backs up regularly. The overburdening of Notley Road, especially during peak hours, does not serve the public interest and instead harms nearby residents.

- We understand that the traffic light at Notley Road and New Hampshire Avenue has already been approved and funded, thanks to efforts by Councilwoman Mink and the State Highway Administration. The community supports waiting for this improvement—not being pressured by a development that will worsen traffic conditions.

b) Parking Deficiencies and Spillover

- As attorney Michele Rosenfeld noted in her October 13, 2025 letter (pages 3–4), the site lacks sufficient parking. Residents will inevitably spill over into the broader community, adversely affecting our neighborhood.

- The claim of 379 parking spaces is misleading. Many garages will be used for storage, alleyways may be obstructed by air conditioning units, and the 30 guest parking spots are grossly inadequate for 130 townhouses—especially on weekends or holidays, given the lack of nearby public transit.

- This will likely result in parking spillover into the small park with six parking spaces across from us, the grassy strip along Notley Road, and Petwyn Court. Parking along Notley Road—a narrow two-lane road—will create hazardous conditions for two-way traffic.

- We already experience this issue twice a year during Cambodian Buddhist Temple events, when Notley Road and New Hampshire Avenue are flooded with parked cars. If this development proceeds as proposed, such congestion will become a daily reality.

- By seeking density beyond what is appropriate for this site, the rezoning will force offsite guest parking into adjacent neighborhood streets, negatively impacting our property access, enjoyment, and the rural character of our community. It will create an “urban” feel with heavily parked streets, undermining the existing neighborhood’s identity.

We respectfully ask that you consider the significant impacts outlined above when evaluating this development proposal.

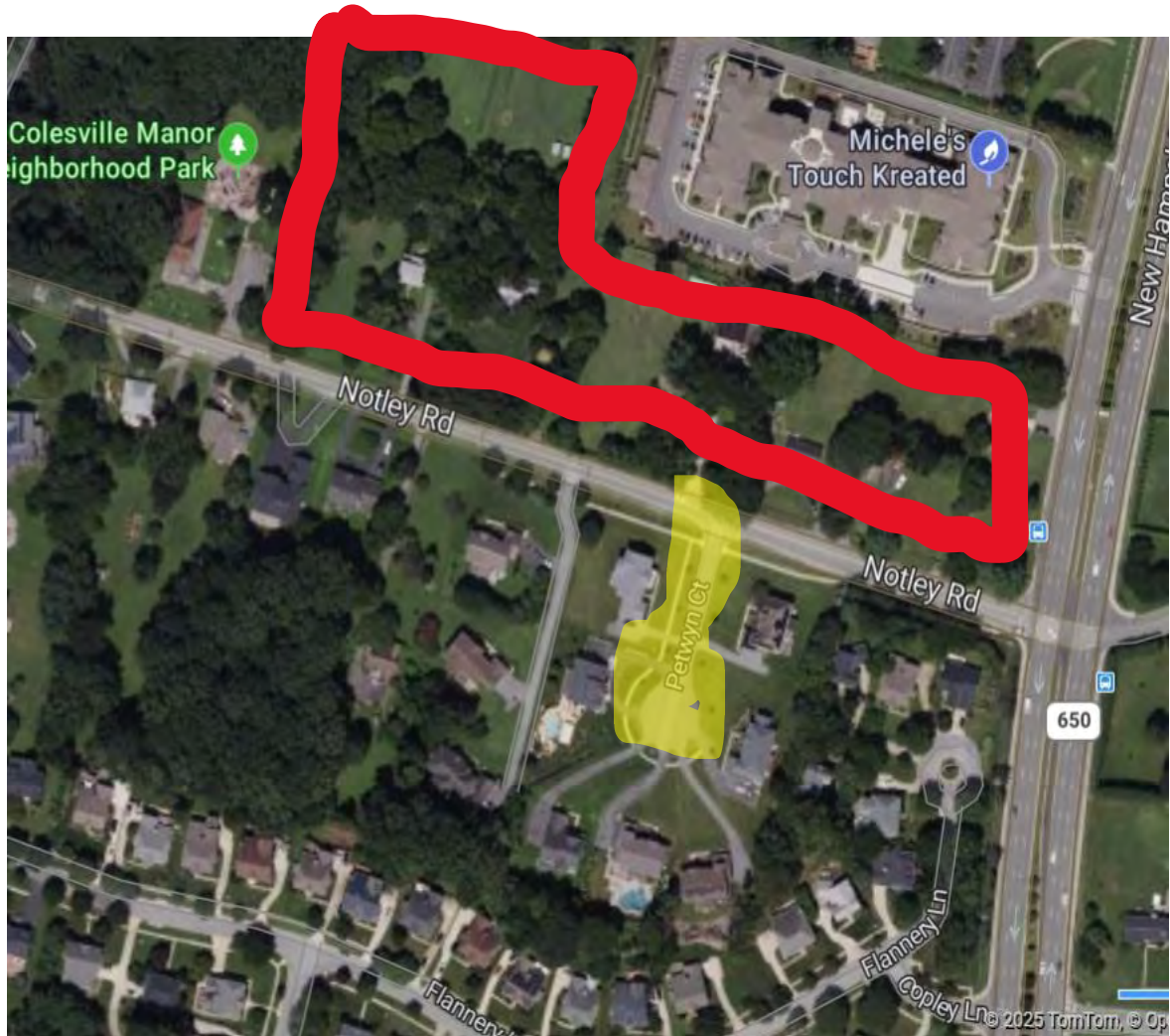
Regards,



Dung Phan

Picture of the small park, Notley Road and Petwyn Court

(Proposed development is outlined in red)



Bill Backof
13814 Shannon Drive
Silver Spring, MD 20904
billbackof@gmail.com
202-604-7442

**Exhibit 29(f)(f) OZAH Case
No: H-159**

October 17, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

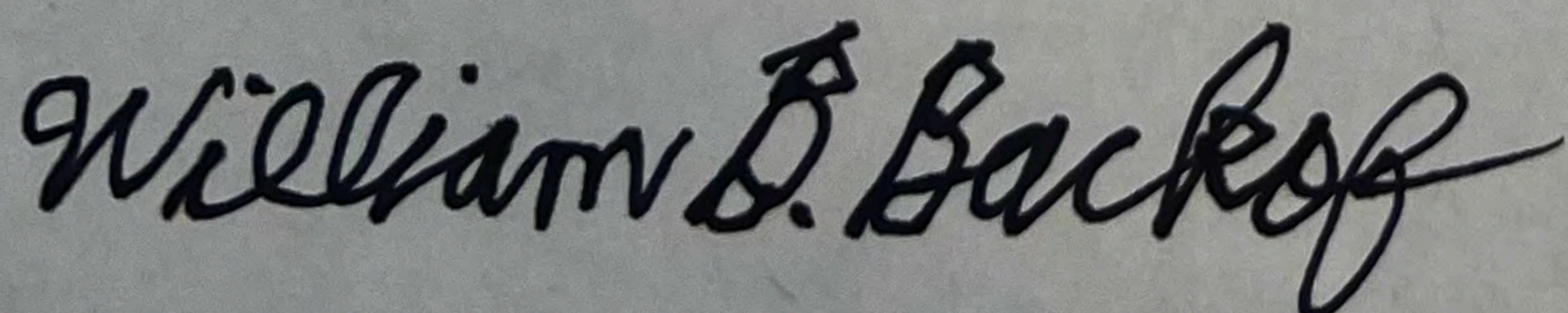
How are you? I'm in opposition to the rezoning proposal because it is incompatible with our community. The height is just way too high. The houses in our neighborhood are much smaller – all 1 and 2 stories cape cod style. I live on Shannon Drive just west of the proposed site, down the hill. 50 feet high, four-story townhouses, and so many of them will just not match our neighborhood.

I read the letter from Michele Rosenfeld which states that that Willshire Estates Senior Housing is 48.6 feet in height, but the site drops 8-10 feet so effectively is less than 40 feet when viewed from Notley road. This Senior housing is less than 30 feet tall in the area that is closet to any homes. This proposal is way too high and with dwarf our houses.

I'm also concerned about people parking on Greenspring Lane and Shannon Drive where I live. The overflow parking would be horrible. Every year during the Cambodian festival, people park on Notley Road, Greenspring Lane, and Shannon Drive. In Michele Rosenfeld's 10-13-2025 letter to Troy Leftwich on page 3-4 she said there is not enough parking for the housing units.

I also get a lot of flooding in my yard because I'm down the hill.

Thank you for your time,



Bill Bacof

October 20, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Exhibit 29(g)(g)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

My husband and I have lived in Sherwood Forest for 27 years and we feel very lucky to have made our home here. We raised our children here and they went to the local schools. We walk the neighborhood and the Northwest Branch trail regularly with our dogs. Sherwood Forest has been and is a wonderful place to live.

I have several concerns about the *proposed CRNF rezoning* documented under Local Map Amendment Case No H-159 (Notley Road). The proposed zoning seems designed for commercial districts or in town. However, the area in question is not a commercial district and thus this zoning seems inconsistent with the surrounding neighborhood and two-lane Notley Road.

-- Density. The rezoning requested allows for development that is much denser than the neighborhood currently allows and thus is out of character with the neighborhood. The proposed rezoning would allow for as little as 10% open space in a neighborhood that provides for 65% - 75% open space.

-- Height. On document "[H-159 10.i.a. Notley Road FZP01 V3](#)" it notes that a height of 50 feet is allowed by the "Floating Zone Plan". It would seem the height for the proposed 4 story townhomes would be substantially higher than the surrounding single-family 2 story homes.

-- Family Parking. The application shows a lot of parking spaces and the figure seems overstated. The assumption on the part of the rezoning request documentation is that for most homes, each family can park two cars in the garage, and in most cases, if needed, another two cars can be parked in the driveway. In that case, they count 4 parking spaces for that unit. Yes, it can be done, but for a single-family home, I doubt we would include the length of the driveway as a count of additional parking places given that it is a driveway, to access the garage. And of course, many people use part of their garage for storage, and may only fit 1 car.

-- Guest Parking. I am deeply concerned about guest parking. The plan for 30 spaces for 130 families is certain to be inadequate and it is a certainty that guest cars will be parked in areas outside the townhouse area and thus impacting current neighborhood residents. This is inappropriate, and predictable. Should this go through, given the width of Notley, 'No Parking' signs should be posted on both sides so that no cars park on Notley.

October 20, 2025

-- Ingress and Egress. I understand that a light is to be installed at Notley and New Hampshire, and I am concerned about traffic on Notley Road and what it will be like for residents of the 130 townhomes to get in and out of their own development using just 2 entrances onto the two-lane Notley Road. If this land was to be developed under current zoning there would be something like 18 houses and 18 driveways onto Notley, and thus much easier access.

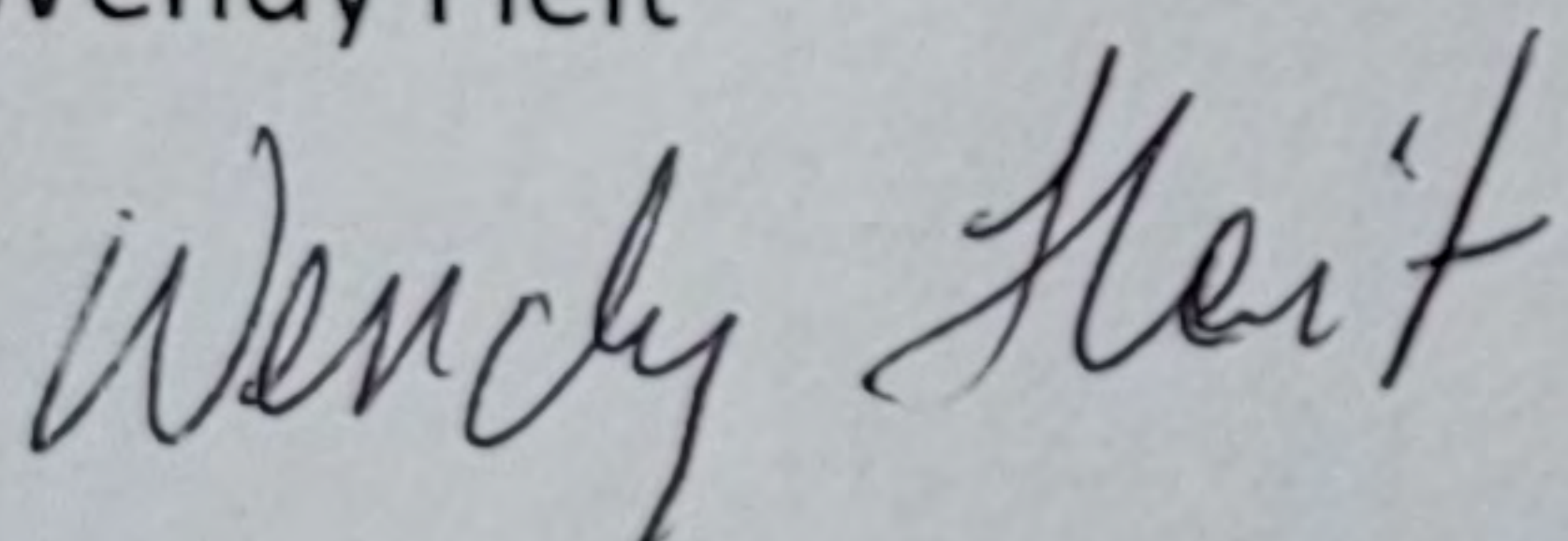
-- Sherwood Forest Neighborhood Traffic. I am concerned about another 130 families cutting through the Sherwood Forest neighborhood twice a day plus other trips needed to get kids to school and daycare and sports and I note that in the afternoon, the intersection at Randolph Road and New Hampshire Ave is often backed up a quarter to a half-mile or more in rush hour as people turn left from Randolph Road to go north on New Hampshire Ave. I fully expect folks to cut through on Sherwood Forest Road from Randolph Road to Notley, or perhaps go via Locksley Lane where there is a light at Randolph Rd. I know I would cut through our neighborhood of Sherwood Forest at rush hour if I needed to get to Notley Rd myself.

-- Storm Water Management. Very concerned that proposed stormwater management will be insufficient, and cause flooding for those downhill. With so much of the land being impermeable, where will runoff go? It is my understanding that residents downhill to an adjacent development on New Hampshire Ave experience flooding regularly, and did not prior to that construction,

-- And as I think of storm water management, what about water and sewage capacity? Will neighbors have trouble with their water and sewage systems once 130 more families are pulling water and putting out sewage in an area that was designed for perhaps 18 homes?

In so many ways, this zoning request seems able to provide an unpleasant experience to both the new home owners and the existing home owners. It seems they are asking for re-zoning that is out of place, more city like, with regard to the existing neighborhood and perhaps too dense for livability given two points of egress onto two-lane Notley Road. Development is fine and I would hope that it would be development appropriate to the existing neighborhood.

Thank you,
Wendy Fleit



13421 Locksley Lane
Silver Spring, MD 20904

Sent via US Mail and Electronic Mail

Exhibit 29(h)(h)
OZAH Case No: H-159

Paula and Carl Meads
1017 Orchard Way
Silver Spring, MD 20904
Meads42587@aol.com
(301) 768-9081

October 17, 2025

Kathleen Byrne
Director / Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
Via email: ozah@montgomerycountymd.gov

Re: LMA H-159 – Notley Road Townhouse Development

Dear Ms. Byrne,

We are writing to express our concerns regarding the proposed Notley Road Townhouse development. As longtime residents of Orchard Way—located just north of Notley Road on the east side of New Hampshire Avenue—we are directly impacted by the changes this project may bring.

Traffic Concerns

Traffic congestion on New Hampshire Avenue is already a serious issue during morning and evening rush hours. Orchard Way intersects with New Hampshire, a six-lane highway, and turning southbound from our street during peak times often requires significant delays or dangerous maneuvers across multiple lanes of traffic. Many drivers instead turn north to make a U-turn at Hobbs Drive. However, this may not be an option due to added congestion and safety risks making the U-turn in congested traffic.

The proposed development, with no direct access from New Hampshire Avenue, would funnel all vehicle traffic through Notley Road, a narrow two-lane road. This will significantly increase traffic volume not only on Notley, but throughout the surrounding neighborhood streets. Even with a traffic signal at Notley and New Hampshire, the additional volume is likely to overwhelm the existing infrastructure and raise serious safety concerns.

Neighborhood streets such as Colesville Manor Drive, Shannon Drive, Sherwood Forest Drive, Beaumont Road, Locksley Lane, Hawkesbury Lane, Flannery Lane, and Bregman Road will see increased cut-through traffic. These are quiet, residential roads, many without sidewalks, and

home to families and children. Notably, Westover Elementary School is located on Hawkesbury Lane, and the increased traffic poses a significant risk to students walking or biking to school—especially during drop-off and pick-up times.

Parking Concerns

The development includes 130 townhouses but offers limited guest parking, which raises concerns about overflow into neighboring streets. Roads such as Midland Road, Copley Lane, Notley Road, Orchard Way, and Hobbs Drive—all within walking distance—could become unintended parking areas for residents and visitors. These streets were not designed for high-volume street parking and lack sidewalks or curbs to protect front yards. This could lead to property damage, erosion of neighborhood character, and increased foot traffic and crime.

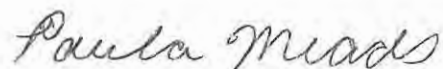
Community Character

Colesville has long been valued for its semi-rural charm and low-density residential neighborhoods. Paula Meads has lived here since birth; her parents built their home on Orchard Way in 1954. The addition of a high-density townhouse complex threatens the character of this unique community, which has traditionally appealed to residents seeking single-family homes and open space.

While we understand the need for development, we urge you to carefully consider the long-term impact of this project on traffic, safety, parking, and the overall fabric of our neighborhood. The concerns outlined above represent just a portion of the issues this development raises.

Thank you for your attention and consideration.

Respectfully,



Paula Meads



Carl Meads

Faye H. Johnson
1111 Copley Lane
Silver Spring, MD
October 17, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning
100 Maryland Ave.
Rockville, MD

Exhibit 29(i)(i)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

Please help our community preserve the current zoning for our area. I have lived in Paint Branch Farms for 41 years and have seen many changes. Most of the changes have enhanced our lives. Examples are living residences for senior citizens and new homes. We have increased traffic, though, and that is a problem.

Changing the zoning to permit townhouses will create unsafe traffic for everyone driving in the Colesville area. Also, cutting down trees will harm our environment. We depend on the cooling effect of our wonderful trees. Please don't change our zoning plan.

Thank you.
Sincerely yours,
Faye H. Johnson

Exhibit 29(j) (j)
OZAH Case No: H-159

October 22, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne:

We have lived at 13601 Petwyn Court for 18 years and have raised our 2 sons here. Our street is directly across from the proposed rezoning site. We strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) it would have a negative impact on our community.

Not compatible

The proposed rezoning would allow for the buildings to be much higher – 50 foot, 4 story – than any of the houses around the neighborhood. Also, the number of townhouses – 130 – that would be allowed is much denser than what is normal for our community. This is too dense for the type of community we chose to live in. We are a community of single-family, detached homes. The zoning officer should find that this rezoning is not compatible with the surrounding community.

Negative impacts

For us especially, the impact of traffic and parking would be devastating. One of the only two entrances and exits will be at Petwyn Court, our road. With the added traffic and parking from 100+ townhouses, we will feel the impact. It is easy to see that it is Petwyn Court where residents and visitors to these townhouses will park their cars given the lack of parking provided in the developer's plan. That will make it impossible for Petwyn Court residents and visitors to park. In addition, we will have the most trouble trying to leave to get to work, school, the grocery store, the dry cleaners, or anywhere on Randolph Road or New Hampshire Avenue. It is difficult enough as it is, particularly during rush hours. Adding a traffic light, as the developer suggested in its meeting with the community, would make the back up on Notley in front of our street worse, not better, and the cut through traffic would worsen as well. The zoning officer should find that this rezoning will have

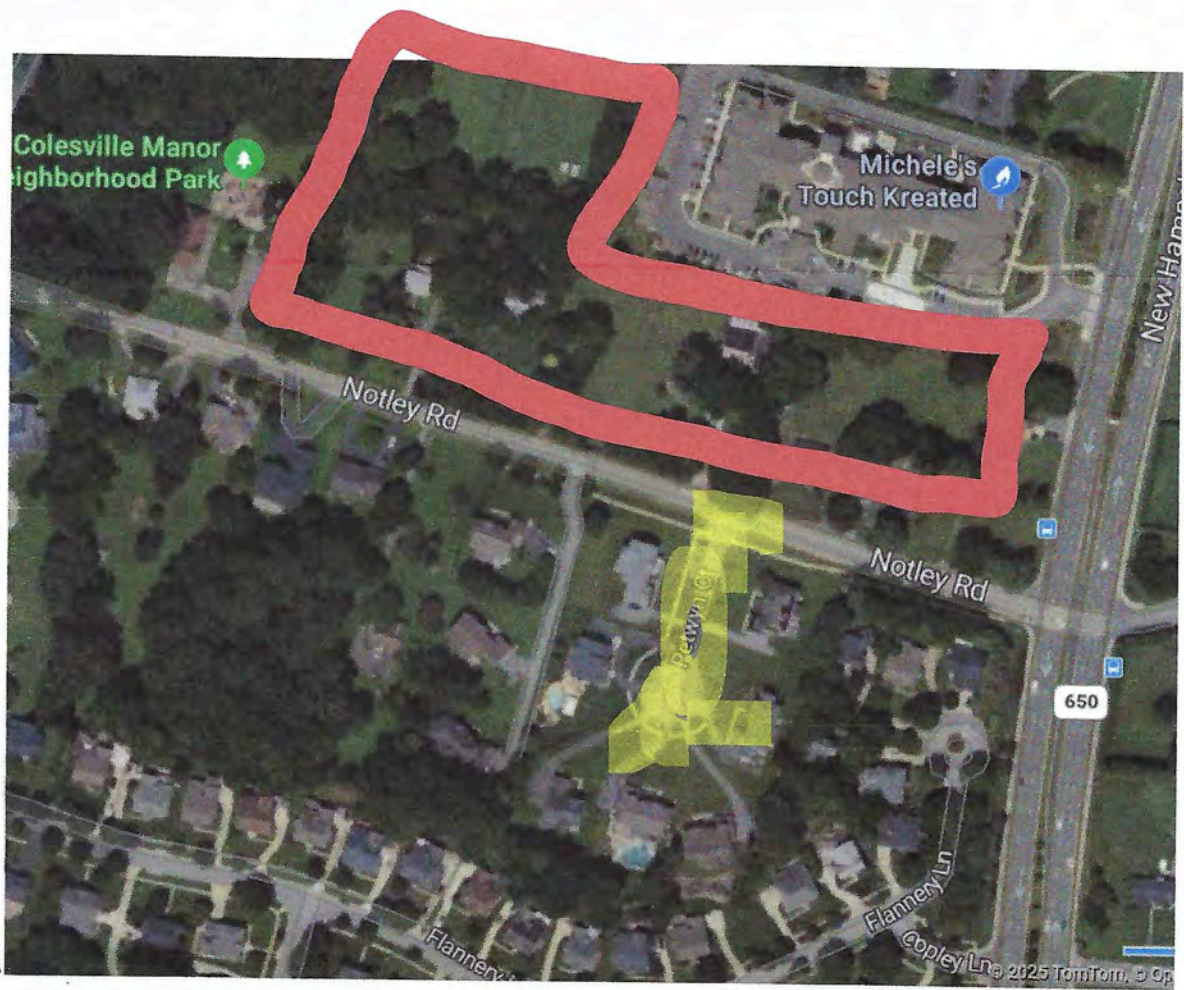
negative impacts on all of those living at Petwyn Court and thus not approve the rezoning. The developer should apply for a more reasonable zone that is in line with our community.

We have provided a map to show Petwyn Court where we live.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ayana Machen', with a long horizontal flourish extending to the right.

Ayana Machen
13601 Petwyn Ct
Silver Spring MD 20904
Ayanacm8@yahoo.com



Kathleen Byrne
Director/Hearing Administrator
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th floor
Rockville, Maryland 20850

Exhibit 29 (k)(k)
OZAH Case No: H-159

October 22, 2025

Regarding: LMA H-159

Dear Ms. Byrne,

My wife and I have lived on Shaw Avenue in Coleville for over 44 years, and a good deal of our neighbors have lived in their homes for decades also. Both of our daughters attended Westover Elementary, White Oak Middle School and Springbrook High School. One of my daughters and her family live close by now and my granddaughters are currently attending Westover and White Oak and swimming at our local pool just our daughters did when they were young. Colesville was very country in character when we moved here, and even with the increase over the years in rush hour traffic transiting Randolph Road and New Hampshire Avenue, it has pretty much remained the same. Our neighborhood was pretty diverse when we arrived, and it is even more so today. Colesville has grown over the decades, but its character has not changed.

We are opposed to this Notley townhouse development. This proposed townhouse development on New Hampshire and Notley Road is not compatible with the county Master Plan, Thrive 2050, the Smart Growth Plan, nor the surrounding neighborhood. Adding 130, 60-foot-high townhouses in an area designated for R-90 and R-200 low density zoning is wrong. This request for rezoning does not propose low density residential properties and does not conform to the 2014 White Oak Science Gateway Master Plan. Additionally, we understand that the requested CRNF zoning change does not even satisfy a number of the requirements for this designation; and further, that no prior CRNF was all residential property or completely surrounded by all residential neighborhoods.

Colesville has three elementary schools, one middle school and one high school. All of these schools will be impacted, Westover most seriously. The schools are all currently used for play areas and for Montgomery County team sports, such as soccer. There are only three or four other areas that can be used as green space and play areas for the children. These additional townhouses without any green space or play areas will force kids to travel outside their development to play.

This proposed development plan does not have access to New Hampshire Avenue and has only two driveways for ingress and egress for an estimated 260 cars. This is an accident waiting to happen. This situation will also force traffic to cut through other neighborhood streets to access main roads. Notley Road is a narrow road and currently has a large volume of traffic. The developers submitted a traffic study that was conducted when many workers were working from home, it is outdated and must be redone now that workers are on-site again. Along with the added traffic will be the need for additional parking. Currently only 30 visitor spaces are proposed for the development which will lead to overflow into the surrounding neighborhoods.

We understand the need for more affordable housing. There are three occupied houses on this nine-acre property. It is zoned for as many as 35 or 20 structures under its current zoning designation. This

proposed 130 townhouse project is for EIGHT or TEN times the density of the surrounding neighborhood and is not suitable for the area. We were not surprised when the developers would not give the community an estimate of what each townhouse will be priced at during our meeting with them in August. Our best estimate is from \$500,000 to \$750,000, which we believe would not be considered affordable under the county designation.

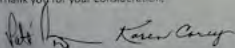
We also expect an additional 130 townhouses to have a major impact on water and sewer capacity. Currently, homes adjoining the construction area are dealing with flooded basements, garages, and yards from inadequate rainwater management. This proposed development is expected to cause additional flooding to surrounding structures. It will almost certainly affect either or both the Paint Branch and Northwest Branch watersheds.

The local shopping centers and other facilities, including the banks, pharmacy and post office lack enough current parking, which will be exacerbated by the added vehicles from such a large development. I am not an expert on fire safety and emergency response, but 130 structures in such a small space seems to be extremely susceptible to a catastrophe.

Zoning laws protect property owners and must be carefully considered. A decade after we moved to Shaw Avenue, the horse pasture that was two houses away was sold, and a developer, following the zoning laws, built eight houses on the property. The houses were built in perfect harmony with the neighborhood. If the zoning change request for the Notley properties is approved, what will prevent other developers from purchasing houses that sit on large lots throughout Colesville and creating townhouse developments similar to what is being proposed here.

We believe that this zoning request is not a solution to the housing problem, but is an immense problem foisted on our community by developers skirting the legal protections that the community of Colesville deserves. We ask that you deny their request for the zoning change based upon its inability to comply with the law.

Thank you for your consideration.



Patrick Corey and Karen Corey

October 21, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Exhibit 29 (I)(I)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We are residents of 13464 Bregman Road, located in the neighborhood behind the proposed site. We moved here four years ago and are raising two young children, aged three years and six months. We object to the rezoning of the land on Notley Road due to 1) its incompatibility with the surrounding neighborhood and 2) the adverse negative impacts it would have on our community.

Not compatible

The height – 50 foot, 4 story – and the number of townhouses – 130 – allowed under the rezoning if approved is not compatible and out of character with the neighborhood, in both the height and density. The neighborhoods directly adjacent to the proposed site are a community of primarily single-family, mostly 1 and 2-story homes (highlighted in yellow in the map below). There are low-density townhouses in our neighborhood, Morningside. You can see on the map below, these townhouses are located further south of the proposed site and are directly behind Colesville Center, blending into the aesthetic of that area. The proposed site is not the same; there's no public transport hub, no major intersections, and no commercial services. Therefore, allowing the development of high-density multi-family units in that area would change the character of the whole community. We value our neighborhood's existing character and do not want it to change, and we believe the zoning officer would be violating the compatibility finding if she approved the rezoning.

Adverse negative impacts

If the rezoning were approved and these townhouses were built, the results would have adverse negative impacts on our community. The neighbors that live right around the site would definitely experience overflow and illegal parking on their streets (Highlighted in the map below in yellow), creating safety concerns for children and other pedestrians that utilize the surrounding public space.

On our street – Bregman Road – highlighted in blue, there is already a townhouse development (with a different design than the one being proposed, given it is next to a shopping center as described above). A major challenge we currently experience is that the townhouses do not have enough parking for the current residents. We observe several cars, work vehicles, and even a school bus routinely (and in many cases permanently) parked on the curb of Bregman Road. This overflow parking crowds our neighborhood and monopolizes legal and illegal curb parking. Below is a picture of what our road looks like on a regular basis. We are always concerned about the safety of children playing in the neighborhood, as the wall of parked cars creates a hazard with no visual line of sight to oncoming vehicles. This isn't an isolated issue on Bregman Road; overcrowded curb parking is synonymous with townhouse developments across Montgomery County. The proposed development will exacerbate the issue and will undoubtedly expand these safety concerns to our neighbors directly around the site, especially given that there is no legal option for street parking on Notley Road or New Hampshire Avenue.

Additionally, the proposed site would increase traffic congestion, resulting in negative impacts for both the existing residents and new residents. Our commute is already more challenging this year than years past, with bumper to bumper traffic regardless of if we go to New Hampshire Avenue, Notley Road, or Randolph Road to leave our neighborhood. The addition of 150 more residential units will greatly increase the congestion and could also increase safety concerns. The traffic study shared is inconsistent with what is experienced every day by the neighborhood commuters. Car traffic has increased within the last six months following increased return to office requirements and the removal of the bus lane servicing New Hampshire Avenue north of Randolph Road.

These are adverse negative impacts that the zoning officer should use to reject the approval of the rezoning.

Sincerely,

Two handwritten signatures are present. The first signature, on the left, is written in cursive and appears to read 'Amanda Dwyer'. The second signature, on the right, is also in cursive and appears to read 'Francis Choi'. Both signatures are written in dark ink.

Amanda Dwyer and Francis Choi
13464 Bregman Rd.
Silver Spring, MD 20904
781-584-9233
fmp.choi@gmail.com





October 22, 2025

Kathleen Byrne

Director/Hearing Examiner

Office of Zoning and Administrative Hearings

100 Maryland Avenue, 6th Floor

Rockville, MD 20850

Re: LMA H-159

Exhibit 29 (m)(m)
OZAH Case No: H-159

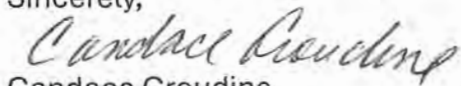
Dear Ms. Byrne,

My partner and I have lived at **13208 Sherwood Forest Drive in Silver Spring** for almost 25 years. Our neighborhood is directly next to the proposed rezoning site. We strongly oppose the rezoning of the land on Notley Road because of the reasons that follow.

The proposed rezoning would allow for the buildings to be much higher – 50 foot, 4 story buildings– than any of the houses around the neighborhood. Also, the number of townhouses – 130 – that would be allowed is much denser than what is normal for our community. This is too dense for the type of community that is composed primarily of single-family, detached homes. The zoning officer should, therefore, find that this rezoning is not compatible with the surrounding community.

In addition, negative impacts on our community also relate to the impact of traffic and cut-through traffic. Turning left or even right from Notley Road onto New Hampshire Avenue is already difficult for drivers and dangerous for pedestrians. Adding many more people and cars to the community means much more congestion, much more pollution, and many more pedestrian injuries and auto accidents. Drivers will, therefore, cut through our neighborhood and Sherwood Forest Drive to get to Randolph Road. Therefore, the developer should apply for a more reasonable zone with less density that will have much less of an impact on our community.

Sincerely,



Candace Groudine

cgroudine@gmail.com / 301-461-0076

October 22, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Exhibit 29 (n)(n)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We are residents of the Greenspring Lane neighborhood, living at 328 Greenspring Lane—directly adjacent to the site proposed for rezoning. We've lived here since August 2009 and are raising our two children, ages 11 and 8, who currently attend Westover Elementary School.

We are writing to express our strong opposition to the proposed rezoning of the property on Notley Road. This proposal is both incompatible with and detrimental to the character and livability of our community.

The rezoning would allow for buildings up to 50 feet tall and four stories high—far taller than any of the existing single-family homes in our neighborhood. Moreover, the proposed 130 townhomes would dramatically increase housing density in a way that is completely out of sync with the established, low-density character of our area. Our community is made up of detached, single-family homes with a more open, residential environment. This proposed development would fundamentally alter that character, potentially reduce property values, and place unnecessary strain on local infrastructure and public services.

In particular, we are deeply concerned about the impact on traffic and parking. Our home on Greenspring Lane backs directly onto the proposed site. With insufficient parking planned within the development, overflow parking into our neighborhood is inevitable. Many neighbors have already expressed concerns about this, as it will significantly impact daily life by reducing access to street parking, increasing congestion, and compromising safety.

We also drive daily along Greenspring Lane, Shannon Drive, and Notley Road to reach New Hampshire Avenue. These roads already experience heavy traffic, especially during rush hours. An influx of new residents and vehicles will only exacerbate these conditions—leading to longer commute times, more congestion, and greater stress for local drivers.

Safety is another major issue. These roads are not designed to accommodate such an increase in traffic. More vehicles will heighten the risk of accidents, particularly for pedestrians, children, and cyclists. In addition, the increase in traffic and development density will contribute to higher noise levels and lower air quality, which negatively affects the health and well-being of our families.

We urge the zoning officer to recognize that this proposed rezoning is inconsistent with the surrounding community and would have a lasting negative impact on the residents of Greenspring Lane and the wider neighborhood. We respectfully request that the application be denied in its current form and that the developer be encouraged to pursue a more appropriate zoning designation—one that better aligns with the character, scale, and needs of our community.

We have provided a map below to show the Greenspring Lane area where we live.



Sincerely,

Manan & Dalal
R. Shah

Manan Dalal and Reena Shah
328 Greenspring Ln. Silver Spring, 20904
301-384-4108
manan@indianterrapin.com

Debra L Tipton
515 Copley Lane
Silver Spring, MD 20904
Debratipton515@gmail.com
301-318-0722

October 21, 2025

Exhibit 29 (o)(o)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

I am writing to express my opposition to the application for a townhome development at the intersection of Notley Road and New Hampshire Avenue. As a long-time resident of this single-family home neighborhood, I have serious concerns about the scale and impact of this project on our community's safety, infrastructure, and quality of life. My husband and I have lived in this neighborhood for over 30 years, raised our children here and now help to raise our grandchildren here. Colesville has a warm, family-oriented feel, with neighbors who tend to stay long-term and take pride in their homes. We have large lots and mature trees creating a haven within easy access to New Hampshire Avenue and Randolph Road in order to shop, commute to work, etc. It is why most of us purchased our homes here and why we have stayed, sometimes, multiple generations of the same family in the same home.

My concerns include the following:

1. Excessive Building Height (150 feet)

The proposed structures—reportedly reaching heights of up to 150 feet—are wholly inconsistent with the scale of existing single-family homes which are primarily one and two story structures. This extreme height will create privacy issues, obstruct natural light, and fundamentally alter the character of our neighborhood. It is out of place and incompatible with the surrounding residential environment.

2. Inadequate Guest Parking and Spillover Effects

The plan includes only 30 guest parking spaces for 130 townhomes. This is clearly insufficient, especially when visitors, service vehicles, and deliveries are taken into account. The inevitable result will be spillover parking onto neighborhood streets impacting both safety and livability for those living on those streets. I am especially concerned about the

risk that drivers choose to park on the sides of Notley Road. This would create a dangerous situation on a road that already is a hazard for pedestrians and bicyclists due to the narrow road with no sidewalks and could restrict access for emergency and utility vehicles. Our streets were not designed to accommodate overflow parking from a dense housing development of this scale.

3. Loss of Neighborhood Character

This high-density project does not fit the character of our established, single-family home neighborhood. It would introduce urban-style development into a suburban residential area without the infrastructure to support it. This risks setting a harmful precedent and undermining the integrity and livability of Colesville as a residential community.

4. Traffic and Roadway Impact

This development would significantly increase traffic in an already constrained area. The intersection of Notley Road and New Hampshire Avenue is notoriously difficult to navigate, with backups on both roads while cars wait to turn left onto Notley and right onto New Hampshire. Many residents, including those of us who live on Copley Lane, rely on a U-turn at Notley Road to head south on New Hampshire and access Randolph Road. Currently, traffic backs up at Notley heading north on New Hampshire with cars waiting to turn left onto Notley. Those of us who live on Copley Lane have to turn right off Copley into the left turn lane in order to make the u turn so we can head south on New Hampshire. Adding this volume of traffic will greatly impact our ability to make that turn. Although I have heard that there is a plan to install a light at that intersection, the light, which has been needed for years for the current level of traffic, is unlikely to mitigate the increase in traffic.

While I understand the need for additional housing in Montgomery County, I strongly believe that new developments must be context-sensitive, infrastructure-aware, and appropriately scaled. This proposal does not meet those requirements and, certainly the applicants do not plan for this development to provide lower income housing which is so sorely needed in Montgomery County.

Thank you for taking my thoughts and comments into consideration.



Debra L Tipton
515 Copley Lane

October 22, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Exhibit 29 (p)(p)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We live in the neighborhood on Sherwood Forest Drive area which is directly next to the proposed rezoning site. Our address is 13616 Sherwood Forest Dr. We've lived there 44 years, since March 1981. We strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) would have a negative impact on our community.

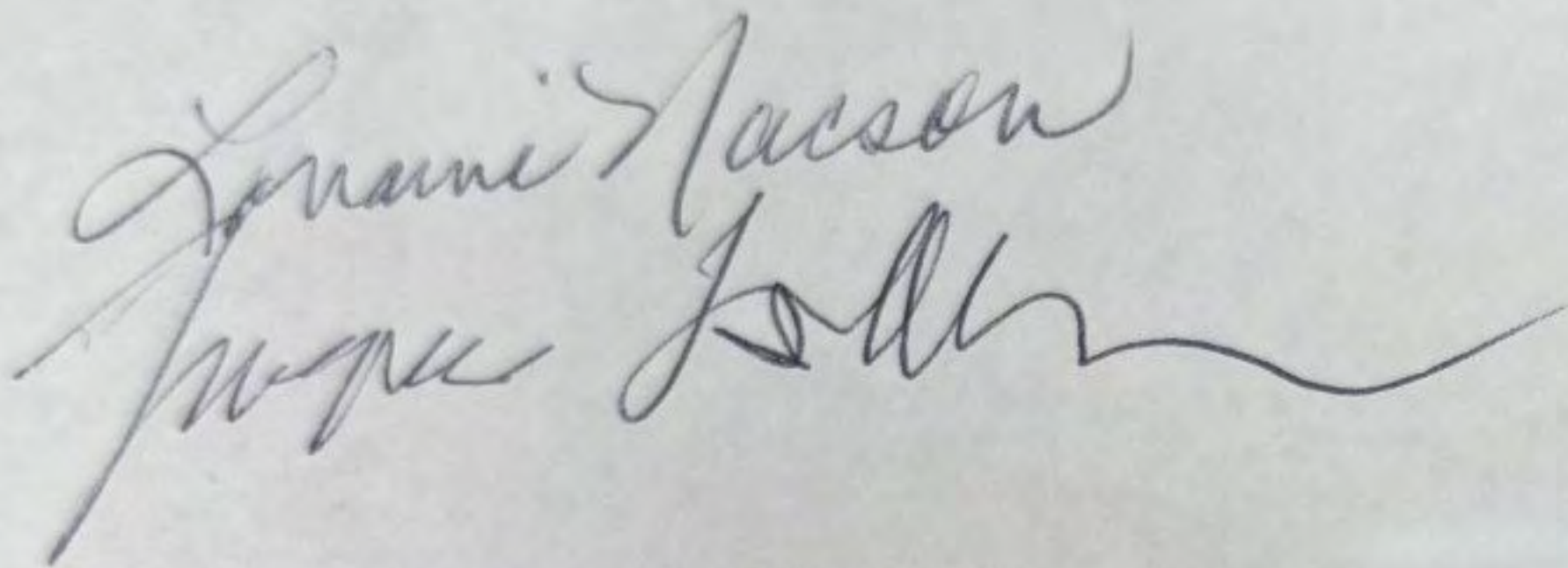
The proposed rezoning is not compatible with this Community. It would allow for the buildings to be much higher – 50 foot, 4 story – than ANY of the houses around the neighborhood, including the large single homes directly opposite the properties off of Notley. Also, the number of townhouses – 130 – that would be allowed is much denser than what is normal for our community; way too dense for the type of community live in. We are a community of single-family, detached homes. The zoning officer should find that this rezoning is not compatible with the surrounding community.

I'm also concerned about the feasibility of fire truck access to this proposed community. If the parking area is not spacious enough, large trucks won't be able to maneuver in an emergency. This was a problem a number of years ago when along Notley, several small traffic circles were constructed in an attempt to reduce traffic speed. Those circles had to be removed eventually.

We are especially concerned about the impact of traffic and cut-through traffic on Sherwood Forest Drive, our street. Turning left to go North from Notley Road onto New Hampshire is virtually impossible during most hours. Even turning right onto New Hampshire to go south is already difficult. Adding many more people and cars, means so much congestion. Without doubt, cars will instead cut through our neighborhood and Sherwood Drive to get to Randolph Road. The zoning officer should find that this rezoning will have negative impacts on all of those in the Sherwood Forest Drive area.

Although we certainly understand the appeal of our neighborhood with its available shopping and transportation services, I believe the developer should apply for a more reasonable zone with less density that will have less of a negative impact and be more in line with our community.

We have provided a map to show Sherwood Forest Drive where we live, at the corner of Sherwood Forest Dr and Carlisle Dr.

The block contains two handwritten signatures in cursive. The first signature is 'Lorraine Nacson' and the second is 'Jacques Nacson'. Both are written in dark ink.

Lorraine and Jacques Nacson
13616 Sherwood Forest Dr
Silver Spring, MD 20904
301-384-3251; Cell: 301-938-9383
LNACSON@yahoo.com

October 23, 2025

Ms. Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Exhibit 29 (q)(q)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

This letter was written in strong opposition to the rezoning of the land on Notley Road because of the adverse and potentially disastrous consequences on the surrounding community and environment. As residents in the neighborhood (we live on Petwyn Court), it will also have a direct impact on us as we live right across from the proposed rezoning site. Our address is 13606 Petwyn Court where we have lived since 2017. We are the original owners of this house which we built as our dream home with the hopes of living here for the rest of our lives. However, we are dismayed by the current proposal to build the town houses across from us. We have several major concerns as mentioned below.

Incompatible with neighborhood: A building of town houses which is proposed to be four stories and 50 feet high would be higher than any of the houses in the neighborhood. The proposed 130 town houses in a small area will be extremely dense. This would not be compatible with the neighborhood of single family detached homes.

Impact on traffic, parking, accidents and crime. Petwyn Court (Ct) is a cul-de-sac with a single road connecting the neighborhood to Notley Road. This serves both as the entrance and exit from our homes. The traffic is already very congested during rush hour times on Notley road making it difficult to exit from Petwyn Ct in the mornings and enter Petwyn Ct in the evening. The intersections of Notley at Petwyn Ct and Notley at New Hampshire have frequent near misses and accidents which would be expected to increase posing danger to the lives of the residents of our neighborhood. Notley Road has only two narrow lanes and cannot handle the added traffic.

We already experience overflow traffic/parking from the temples/churches on New Hampshire Avenue that park on our cul-de-sac making it difficult for us to get in and out of our driveway and street when there is a major event at these places. While this occurs only a few times a year, we fear that adding the townhomes would lead to various service trucks, guests, and

residents parking in the cul-de-sac on a nearly daily basis. This would also increase the potential for crime in the neighborhood and conflict between the residents and those not living on Petwyn Ct who choose to park here.

We request the zoning officer take these factors into consideration and deny the current rezoning plans. Approval of the current plans would have grave consequences on the lives of those who reside in this neighborhood and on our street, Petwyn Ct.

We have provided a map to show Petwyn Ct (marked in yellow) where we live.

Sincerely,

Avi Nath *Nancy M. Nath*

Avi and Nancy Nath
13606 Petwyn Court (Ct)
Silver Spring, MD 20904
Tele: 443-851-7730
Email: nancymnath@gmail.com; avi1258@gmail.com



October 22, 2025

Exhibit 29 (r)(r)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: LMA H-159

Dear Ms. Byrne,

We live in the neighborhood in Petwyn Court which is directly across from the proposed rezoning site. Our address is 13611 Petwyn Court. We've lived there since 2007. We strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) it would have a negative impact on our community.

Not compatible

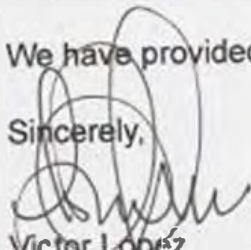
The proposed rezoning would allow for the buildings to be much higher – 50 foot, 4 story – than any of the houses around the neighborhood. Also, the number of townhouses – 130 – that would be allowed is much denser than what is normal for our community. This is too dense for the type of community we chose to live in. We are a community of single-family, detached homes. The zoning officer should find that this rezoning is not compatible with the surrounding community.

Negative impacts

For us especially, is the impact of traffic and parking. We live on Petwyn Court. One of the only two entrances and exits will be at our road. With all this added traffic and parking (the parking is not enough in the proposed site as described by many opponents), we will feel the impact. Our neighbors have warned us that it is Petwyn Court where people will park their cars with overflow parking. And we will have the most trouble trying to leave to get to work, school, the grocery store, the dry cleaners, or anywhere on Randolph Road. It is difficult enough as it is. The zoning officer should find that this rezoning will have a negative impact on all of those in Petwyn Court and thus not approve the rezoning. The developer should apply for a more reasonable zone that is in line with our community.

We have provided a map to show Petwyn Court where we live.

Sincerely,



Victor Lopez

13611 Petwyn Ct
Silver Spring MD
20904
Cell: 2406787110

October 22, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Exhibit 29 (s)(s)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We live in the neighborhood in Petwyn Court which is directly across from the proposed rezoning site. Our address is 13611 Petwyn Court. We've lived there since 2007. We strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) it would have a negative impact on our community.

Not compatible

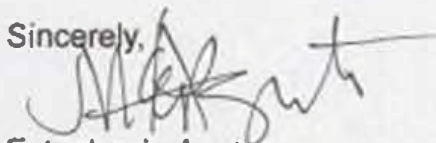
The proposed rezoning would allow for the buildings to be much higher – 50 foot, 4 story – than any of the houses around the neighborhood. Also, the number of townhouses – 130 – that would be allowed is much denser than what is normal for our community. This is too dense for the type of community we chose to live in. We are a community of single-family, detached homes. The zoning officer should find that this rezoning is not compatible with the surrounding community.

Negative impacts

For us especially, is the impact of traffic and parking. We live on Petwyn Court. One of the only two entrances and exits will be at our road. With all this added traffic and parking (the parking is not enough in the proposed site as described by many opponents), we will feel the impact. Our neighbors have warned us that it is Petwyn Court where people will park their cars with overflow parking. And we will have the most trouble trying to leave to get to work, school, the grocery store, the dry cleaners, or anywhere on Randolph Road. It is difficult enough as it is. The zoning officer should find that this rezoning will have a negative impact on all of those in Petwyn Court and thus not approve the rezoning. The developer should apply for a more reasonable zone that is in line with our community.

We have provided a map to show Petwyn Court where we live.

Sincerely,



Estephanie Aguto
13611 Petwyn Ct
Silver Spring MD
20904
Cell: 7032037603

October 23, 2025

Exhibit 29 (t)(t)
OZAH Case No: H-159

Kathleen Byrne

Director/Hearing Examiner

Office of Zoning and Administrative Hearings

100 Maryland Avenue, 6th Floor

Rockville, MD 20850

Email: ozah@montgomerycountymd.gov

Re: LMA H-159

Dear Ms. Byrne,

My husband and I have been living at 14015 Northwyn Drive since 2019. We have an 11-year-old son who attended Westover Elementary School. Our neighborhood, Three Meadows, is a no outlet community only accessible via Notley Road. We drive past the planned development several times a day. We strongly oppose the rezoning of the land on Notley Road for the following reasons: It is not compatible with the houses around our neighborhood, and would create negative impacts on our community.

Not compatible:

If approved, the height, 50-foot, 4 story, combined with the *alarming high* number of proposed townhouses, 130, is out of character with our surrounding neighborhood. We are a community of single-family, mostly 1 and 2 story homes. We like the neighborhood character we have. In fact, we moved here from northern Virginia to avoid overcrowding and traffic. The developers told us at an earlier community meeting that they have only built residentially in northern Virginia, and wow is that obvious. We do not want our community changed into another typically overcrowded, traffic-ridden NOVA neighborhood. We want to keep our Sherwood neighborhood charm. Further, after speaking with the community's attorney, we believe the zoning officer approving this rezoning would be violating the compatibility finding.

Negative impacts:

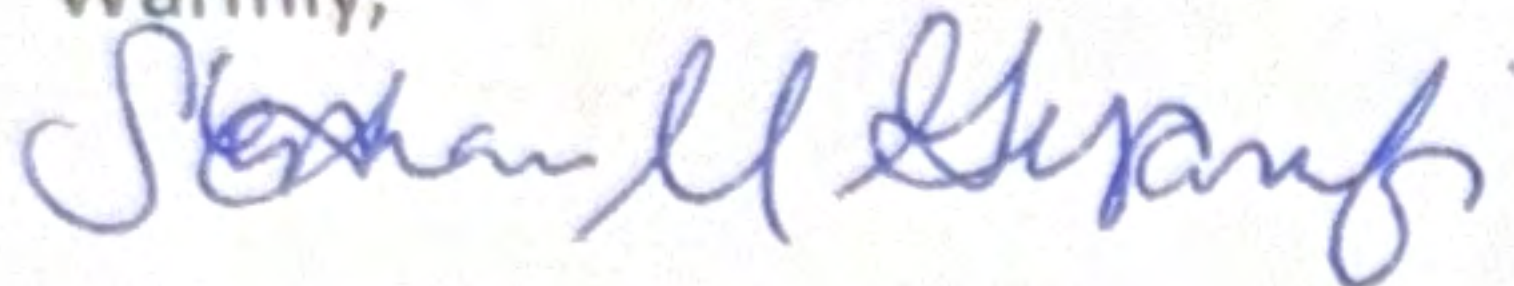
As I noted, we live in a community only accessible via Notley Road, so we have no choice but to drive on it multiple times every day. By having the only entrances and exits from the proposed site on Notley Road, and by having so many more cars (the car per household for MoCo is 2, so figure at least 260), this will only further create congestion and increase danger on this small "minor street" as it is referred to by the developers. There is no clear reason, or good reason for that matter, as to why the proposed development cannot be accessible from New Hampshire Road. This will overburden Notley Road, adding 260 cars trying to get in and out on a small road which does not even have a shoulder. Imagine the backup this will cause, then imagine what one accident will do to the entire neighborhood which has one lane each way without a shoulder! The increased traffic would materially impair public safety because it's already dangerous on Notley Road. This proposed rezoning will adversely affect the character of the neighborhood by resulting in overflow parking on Greenspring Lane, Notley Road,

Petwyn Court, Shannon Drive, and Flannery Lane. Traffic on Sherwood Forest Drive, which is already a busy cut-through with several speed bumps, will result in further backup trying to access Randolph Road. The traffic study also appears to be flawed as it was conducted prior to the full return-to-work order for all federal employees, and not during AM/PM rush hours.

And while our son is now in middle school and no longer attends Westover Elementary, the study is again flawed in its *major underestimation* of number of children who will be added to a school which already has the entire 5th grade in trailers. The principal of Westover has told parents in the community that her school is *already at capacity*. Who would know better than she?

I appreciate the time you took to read this letter.

Warmly,



Stephanie Gyamfi

14015 Northwyn Drive, Silver Spring, MD 20204

(703) 618-4470

stephanie.m.gyamfi@gmail.com

October 24th, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Exhibit 29 (u)(u)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

My name is Kevin Lufkin, and I reside at 13401 Sherwood Forest Dr., Silver Spring, MD 20904 with my wife. I am writing to express my concern about the proposed development of a large number of townhomes at Notley Road and New Hampshire Avenue.

As a resident of the Sherwood Forest neighborhood, which abuts Notley Rd., I am deeply concerned about the impact this project will have on traffic, safety, and overall community well-being.

Sherwood Forest Dr., which connects to Notley Rd., is frequently used by vehicles as a cut-through to Randolph Rd. However, it lacks sidewalks, and many of us, myself included, regularly walk along it. This includes children and families heading to Westover Elementary School, which is located within our neighborhood. Increasing traffic through Sherwood Forest's sidewalk-less roads would significantly elevate the risk of accidents and harm to pedestrians—something the proposed development and rezoning would dramatically worsen.

Living near the bottom of two slopes on Sherwood Forest Dr., I regularly see cars and commuters speeding through at unsafe speeds, especially as they come around the curve in the road. This bend further limits visibility and creates an added hazard for both drivers and pedestrians. Even under current conditions, the combination of downhill momentum, limited sight-lines, and lack of sidewalks makes the area particularly dangerous—conditions that would only worsen with additional commuter traffic from this development.

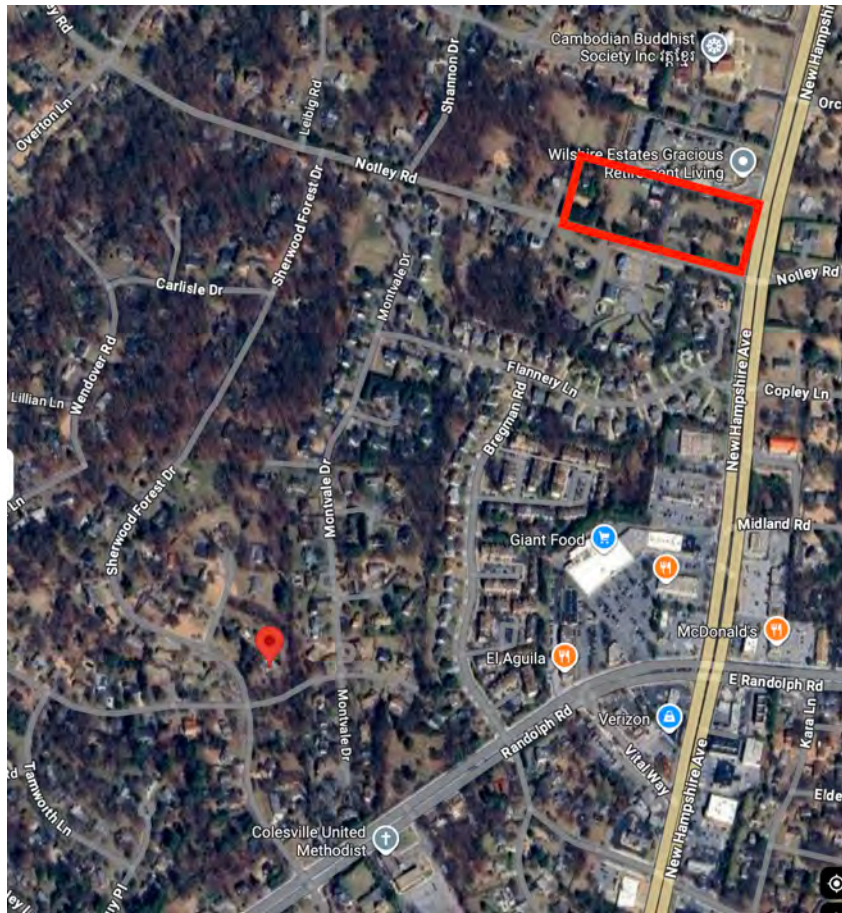
The development plan cites alignment with the county's goals of building walkable communities, yet this proposal seems to contradict that mission by endangering the walkability and safety of existing nearby residential streets. It effectively shifts the burden of traffic to already congested major roads like Randolph and New Hampshire onto smaller neighborhood streets that were never designed—or intended—to function as commuter corridors. Doing so undermines both the safety and the character of the Sherwood Forest community.

Additionally, the plan offers no reasonable options for managing traffic flow. Exiting our neighborhood is already a challenge—both Randolph Rd. and New Hampshire Ave. regularly experience heavy congestion during peak hours, making it difficult and sometimes unsafe for residents to exit. The housing density of this plan will only compound congestion and heighten

safety risks. Any feasible solution would likely require additional traffic signals, further slowing movement through an already overburdened corridor.

While I support the creation of more housing in general, I strongly believe that this specific location cannot reasonably support the scale of development being proposed. I urge you not to approve this rezoning in light of the serious traffic and safety concerns it presents for current and future residents.

Here is a map indicating where we live relative to the proposed rezoning.



Sincerely,

Kevin Lufkin
13401 Sherwood Forest Dr.
Silver Spring, MD 20904
707-755-0179
klufkin11@gmail.com

October 24, 2025

Exhibit 29 (v)(v)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

We live in the community called Johnathan Trace. Our community is at the corner of New Hampshire Avenue and Notley Road and therefor, it is directly across to the proposed rezoning site. Our address is 330 Flannery Lane, Silver Spring, MD 20904. We've lived there since 1998 (27 years). We strongly oppose the rezoning of the land on Notley Road for the reasons of (a) it will create negative impacts to our community and (2) the superstructure of the townhomes is not compatible with nor compliment the aesthetic architecture of the neighborhoods within the two mile radius from the proposed rezoning site.

Negative impacts

We live on Flannery Lane, just less than one minute walk to Notley Road. We already experience the issue with parking overflow at various times throughout the year when festivals occur at the nearby churches and/or temples. For this proposed re-zone, since there will not be sufficient parking spaces for the townhomes, our community will be more negatively impacted by parking overflow generated by this development. It will most certainly occur on our street as visitors and/or solicitors will look for an easy way to park their cars in front of our houses and cut through our yards crossing over to Notley Road to visit their families and/or friends residing in the townhomes of this proposed rezoning site (see outlined in red). The zoning officer should have found that this rezoning had negative impacts on all the residents on Flannery Lane. Furthermore, the developer should apply for a more reasonable zone that is in line with our community.

Not compatible

Since left of our front yard is Notley Road and our front yard faces New Hampshire Avenue, we see accidents at the intersection of Notley Road and New Hampshire Avenue occur often, at least once per month. Some accidents were not reported, and some were quite serious from what we could hear from the sirens of ambulances, firetrucks, police vehicles,

etc.... We understand that a traffic light will be put in at this intersection regardless of whether this land is rezoned and therefore, we know there will be more traffic congestion. We do not want more cars, more people, or more congestion. The proposed rezoning is allowing for the building up to 130 townhouses that are at 50 feet tall.

For your reference regarding the distance from our street Flannery Lane to Notley Road, please see the map below.



Sincerely,

Sylviane Nguyen
330 Flannery Lane
Silver Spring, MD 20904
Mobile: (301) 52307400
Email: shncpa@yahoo.com

October 26, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Exhibit 29 (w)(w)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We live at 517 Scott Drive which is in the Sherwood Forest neighborhood behind the shopping center at Randolph Road and New Hampshire Avenue near the proposed rezoning site. We drive past it on most days. We've lived here since 1993. We strongly oppose the rezoning of the land on Notley Road because it (1) it is not compatible with the houses around our neighborhood and (2) would create negative impacts on our community.

The development is not compatible with the current character of the area

First, we agree completely with others we know who have expressed concerns about traffic congestion at and around intersections that are not prepared for it, due to the addition of up to 130 new town homes there.

However, we want to highlight our concerns with the minimal amount of open space proposed for the development. Specifically, regarding statements about open space made in this reference:

Exhibit 38
OZAH Case No: H-159
Land Use Report
Local Map Amendment No. H-159
Notley Road

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/2025/Hearings/H159/Exhibit-38-Revised-LandUse.pdf>

Page 5 in "B. Open Space"

This section states:

"the Project will include a minimum of 10% (or + 39,081 square feet)"

And later it states:

"Specifically, the common open space is envisioned to include three main components: (1) a linear park that connects New Hampshire Avenue to the central open space, (2) a central park, and (3) a neighborhood park expansion."

Subsequent to this, the same paragraph also makes numerous promises about "biodiversity", "pollinator gardens", "ecological resilience", and "low maintenance sustainability".

We personally believe that these promises are incompatible with the minimal amount of open space being proposed and therefore are not credible. Further, proposing the minimum amount of open space necessary to meet the rezoning requirement is certainly out of character with the surrounding area and neighborhoods.

We say this for a few reasons. First, splitting up the minimal amount of open space being proposed among three areas as it says, significantly dilutes its utility, for both the residents who live there, and as a natural environment. And second, we question the assertion in the referenced paragraph that such areas will be "low maintenance", unless they are allowed go completely natural. The second point is one we know well, since we own three rental units ourselves that share an open area, and keeping this open space useful and attractive requires significant effort. So, unless the area is returned to nature, "low maintenance" is simply unrealistic. So, we find that claim not credible and concerning as well. If open space is poorly attended to, it is of no use, or worse.

An additional point is worth making about our rental units, in relation to this proposed project. The open space for our rental properties is approximately 50% of the area they occupy. And these units are in in Baltimore City (we can provide details if requested). We do not think expecting more open space than the minimum of 10% required for rezoning here is an unrealistic expectation. On the contrary, we believe substantially more is essential.

Lastly, we would like to make one more observation regarding the minimal amount of open space proposed. According to the document below, exceeding the minimum required amount of open space receives extra points when evaluating development proposals, if we understand it correctly (Reference Page 47).

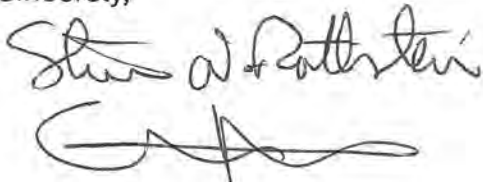
"Commercial/Residential and Employment Zones
Incentive Density Implementation Guidelines"

<https://montgomeryplanning.org/wp-content/uploads/2018/01/Commercial-Residential-Zone-and-Employment-Guidelines-FOR-WEB.pdf>

If that is the case, then whether the amount of open space proposed is the bare minimum required or something greater than that should certainly affect how this proposal is evaluated. Which of course is what common sense would suggest as well.

Therefore, we strongly oppose this Notley Road development in its current form. At a minimum, we think it must be modified to substantially increase the open space allocated—to more than double what is currently proposed—to be more compatible with the character of the surrounding area and neighborhoods, and to be able to meet the promises it makes regarding open space for this development.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve and Caroline Rothstein". The signature is written in a cursive, flowing style with a large, stylized "S" at the beginning.

Steve and Caroline Rothstein
517 Scott Drive
Silver Spring, MD 20904
Mobile: 240-274-3089
Email: steve.rothstein@verizon.net
Email: caroline.rothstein@icloud.com

October 24, 2025

Exhibit 29 (x)(x) OZAH
Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: LMA H-159

Dear Ms. Byrne,

We live at 13712 Sherwood Forest Drive, on the corner of Notley Rd. This is just a few houses down from the proposed rezoning site. Our home has been in my family since it was built in 1950. We have 2 kids, one in high school and the other in college. We strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) it would have a negative impact on our community.

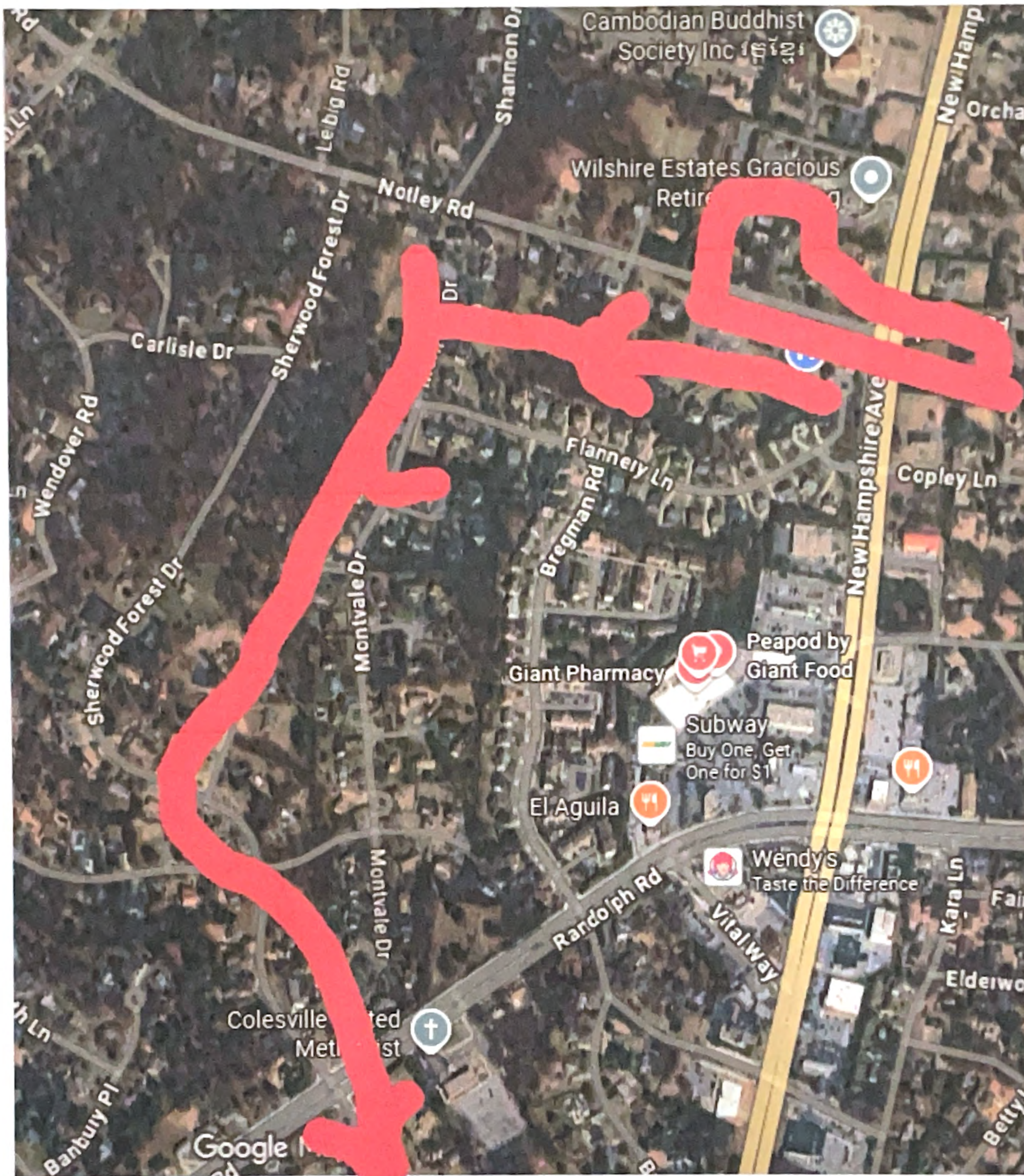
Not compatible

First of all, the proposed rezoning is not compatible with the existing community. The buildings are much higher – 50 foot, 4 story – than any of the houses around the neighborhood. Additionally, 130 townhouses is much denser than what is in our community. We are a community of single-family, detached homes which fit with the existing infrastructure of the area. The zoning officer should find that this rezoning is not compatible with the surrounding community.

Negative impacts

I cannot overstate the negative impact the additional traffic would have outside my home and in the Sherwood Forest community. Living on the corner of Sherwood Forest Dr. and Notley Rd, I see cars run past the stop sign multiple times a day. I have witnessed car accidents and a pedestrian being struck at my corner. There are no sidewalks in this area, but people walk for exercise, to meet school buses and to walk to New Hampshire Ave. or Randolph Rd. to access public transportation. The area is already heavily traveled by cars cutting through Sherwood Forest to access Randolph Rd. and adding this proposed construction would have an especially negative impact on the area. The zoning officer should find that this rezoning will have negative impacts on all of those in the Sherwood Forest Drive area. The developer should apply for a more reasonable zone with less density that will have less of an impact and be more in line with our community.

We have provided a map to show Sherwood Forest Drive where we live.



Sincerely,

Eliza Hughes
13712 Sherwood Forest Dr.
Silver Spring, MD 20904
301-693-4197
hughes.liza@gmail.com

Larry Cook Larson, Esq.
13701 Mills Ave
Silver Spring MD 20904

25 October 2005 - CASE No. H-159

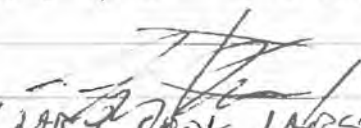
Office of Zoning & Administrative Hearing
100 Maryland Avenue
Room 200
Rockville, Maryland 20850

Dear Mr. Persons:

Regarding the subject 9 acres to permit the construction of 130 townhouses is in conflict with the applicable zoning laws in Montgomery County.

Notley Road is currently overburden with rush hour traffic. Construction of 130 townhouses with no direct access to New Hampshire Avenue will exacerbate this problem.

Existing problems with storm water run off will also be exacerbated. Significant stream preservation projects constructed downstream do not have the capacity to handle the additional run off.

Sincerely,

LARRY COOK LARSON, Esq.

October 22, 2025

Kathleen Byrne
Director, Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

Re: LMA H-159

The proposed townhouse "community" consisting of 130 units at 50 feet tall will be constructed on a mere six acres of land on the corner of Notley Rd. and busy New Hampshire Ave. The height and number of units is totally incompatible with the formerly rural yet still semi-rural nature of the community. Six acres on a corner lot is seriously not adequate space to accommodate this massive undertaking.

The 130 townhouses will have a severely negative impact on our community without any corresponding benefits. Why try to solve the "housing problem" in Montgomery County by spoiling our neighborhood? We, as a community, feel hopeless, helpless and heartbroken because of this encroachment upon our lives. We are

more than happy with the status quo. Must everyone be brought down to the lowest common denominator before those in charge of this project are satisfied?

The townhouse construction will generate potentially very heavy cut-through traffic in the surrounding quiet neighborhoods. These neighborhoods are inhabited by families with young children. The motorists who will cut through are looking to save a few minutes and, of course, will travel at an unreasonable speed. We do not want to jeopardize our Children's lives.

These townhouses should be built in another more feasible location in the County. We say "save the past to enrich the future." Thank You for your time.

Respectfully,

C. Gail Krupa and A. Dennis Krupa

520 Notley Road

Silver Spring, MD 20904

(240) 723-0705

cgailkrupa@gmail.com

October 28, 2025

Exhibit 29(a)(a) (a)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

I am writing to express my strong opposition to the proposed Local Map Amendment (LMA H-159). I live at 13614 Montvale Drive, Silver Spring, MD 20904. I grew up in the Stonegate community (zip code 20905), attended St. John the Baptist Catholic School and Our Lady of Good Counsel High School. My husband and I purchased our house in 2022 because of the location and in large part due to the character of the surrounding neighborhood. We have open space, small roads, and great ethnic, racial, socioeconomic, and age diversity. We are enjoying raising our two young children in a neighborhood where our kids can play freely, with minimal traffic on our street.

Townhomes should not be the priority now. At minimum, we need to first focus on revitalizing the nearby shopping centers, adding sidewalks for safety, and having better upkeep of parks and playgrounds. Compared to other parts of Montgomery County, this area is very dated in terms of entertainment, shopping centers, traffic flow, and roads. It's not an area that can add more population density before it addresses these other things. The proposed townhomes are going to significantly increase the traffic on roads that cannot handle it, and overcrowd the commercial shopping centers. It takes me four times as long to drive my kids to daycare and preschool on Mondays through Thursdays compared to Friday because of the already insane traffic on New Hampshire Avenue. Also, Notley Road routinely has lines of cars of people trying to turn on or off Notley.

Commercial development is needed to help accommodate the existing community and proposed townhomes. There was an Onion article circulated in our neighborhood HOA about developing the Glenmont Shopping Center. The level of excitement this community has for a project like that shows that we are not a community against change. However, we are against half-baked plans of adding housing without infrastructure to support it and the people who already inhabit the community.

I don't know a lot about zoning or master plans, but a neighbor shared an August 8 message from Montgomery County Executive Marc Elrich: [Montgomery County Updates: Message from the County Executive Marc Elrich](#). I'm going to copy the important paragraphs below:

"The new normal in the County is for the Planning Board to simply tell people what they plan to do with no role for any community in the process. As someone who understands how master plans were created, and having actually served on committees for that purpose, I can assure you that the process the Planning Board and Council are following have nothing in common with how we traditionally engaged our communities. Under this new normal, no homeowner or prospective homebuyer or renter will have confidence that the master plan for their neighborhood can be trusted. If the Planning Board and Council can change these "corridor neighborhoods" without following a master plan process, then this can happen anywhere."

It's very disappointing to see such disregard for community engagement, particularly when it affects one of the most important decisions that a homeowner makes. People see a home purchase as not just an investment in a house, but also in a community. We have thriving semi-urban centers if that is where people want to live, we have extremely low-density farming communities where others choose to live, and many neighborhoods in between. Our goal as a government and a community should be to ensure that our planning meets our needs and increases our housing supply directly and efficiently; changing our community through zoning text amendments (subverts the master plan process) and is not the way to meet our community's needs. It also has virtually nothing to do with providing affordable housing. The rhetoric behind zoning law changes is just a fig leaf for what is an effort to facilitate a certain group of developers to buy up property and change the character of people's neighborhoods. There is simply no intention of addressing affordability beyond our minimal requirements.

What is most egregious in this is the way this is being touted as addressing the missing middle housing. There is truly a national shortage of affordable housing, including in our County. But the jurisdictions that are embracing the movement away from single-family zoning are primarily cities that are largely built out with limited land for development. It is understandable for places like Minneapolis, Brooklyn, or Arlington to consider this missing middle plan: they are looking at how they can address the need/desire to accommodate growth when they don't have expansion capacity within their existing zoning.

Montgomery County is not a mature city, nor is it a built-out suburb with no place to add housing. We are not even close to being built out. In fact, when the [Metropolitan Washington Council of Governments weighed in on how our County could deal with future growth](#); they pointed out that we've already planned for that future in our master plans and that our capacity to grow exceeds the growth projections for us through 2050. Our plans already allow for more than 85,000 units to be built in areas that have been planned for growth, not suburban sprawl, but more compact centers that bring housing, jobs, and

transportation together. We called it Smart Growth. In addition to those 85,000 units, there are over 30,000 units that have already been approved, where the developer can build at any time as soon as they request their permits.

Why does this matter? It matters because the combined total represents 115,000 units already zoned that could accommodate over 280,000 future residents without touching any existing neighborhoods. **In short, it is unnecessary to rezone existing neighborhoods to accommodate future growth because we've already created space in our County.**

We do not lack the necessary zoning to address future growth. If the Planning Board is concerned, it should start by revisiting our existing plans. Some communities are typically planned to be denser than our older neighborhoods. This is where development should go and where it's zoned to go. **Abandoning this approach and trying to force growth into existing neighborhoods undermines the planned growth in these communities.**

We've heard some of our neighbor's concerns and we agree that this applicant's proposal to rezone our neighborhood so it can build 130 townhouses that can be up to 50 feet high with the only 2 exits onto small Notley Road is out of touch with this area and our community. We love our neighbors and understand that any new neighbors in this new housing would become part of our community but only if that housing is built in tandem with us, not in spite of us.

Sincerely,

A handwritten signature in cursive script that reads "Claire W. Desmond".

Claire Wheeler Desmond
13614 Montvale Drive
Silver Spring, MD 20904

October 28, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning & Administrative Hearings
100 Maryland Avenue, 6th floor
Rockville, MD 20850

Exhibit 29(b)(b) (b)
OZAH Case No: H-159

Ozah@montgomerycountymd.gov

RE: LMA H-159

Dear Ms. Byrne,

My letter is regarding the proposed townhouse community on Notley Road in Colesville. My understanding is that the developer has amended the original plan to now build 124 townhouses in a 9.99 acre space, 12-13 homes per acre with very little open space in the community.

My husband and I live on Orchard Way, which is one block north of Notley Rd. **Please do not set a precedent** that land in our area can be rezoned from 2 houses per acre to 12-13! Two years ago, a 1-acre lot on our street was sold and the new owner followed the zoning rule and built one house on it. If this rezoning passes and a precedent takes effect, the new owner could have petitioned to build 12-13 townhouses on their 1-acre lot!

It is unfair to homeowners and developers who work within the zoning regulations - to have a developer come in with disregard for the community and petition for drastic change for their own gain.

In addition, the current zoning ensures that the majority of the land is **open space**. According to the developer's new plan, only around 10% of the 9.99 acres will be open space. We have already lost a great deal of open space when the nearby shopping center, Buddhist temple, and senior living centers replaced the farms that had been there previously - plus, the vast amount of land which was taken for the building of MD-200. Loss of open space affects rain runoff as well as changes the natural ecology of the area. Most people in our area have purchased their properties because of the flora/fauna which exist in these neighborhoods. Please uphold the existing zoning.

Please be willing to stand up to developers and those who don't want to make waves — please do not allow this drastic re-zoning effort to take place.

Thank you.

Mary Jane Barrow
605 Orchard Way
Colesville, MD 20904



301-801-0935 mjwbarrow@gmail.com

October 27, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: LMA H-159

Dear Ms. Byrne,

Thank you for taking the time to hear our concerns regarding the rezoning on Notley Road in Silver Spring, MD. We moved to the Robin Hood neighborhood in 2021 and were excited to settle in and make this property our forever home. We live in the neighborhood directly next to the proposed rezoning site. We live at 329 Greenspring Lane and our property actually abuts the property which is being considered for the rezoning. We love the neighborhood and the community where we live. We are a family of four (4) and have two (2) kids. We strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) would have a negative impact on our community.

Not compatible

As we have learned, the proposed rezoning would allow for 4-story buildings that are 50 feet in height. The structures would be taller than any of the houses in the neighborhood and certainly way outside of the natural beauty of this community. Additionally, we are concerned about the number of townhouses that are being considered for the rezoning plan. The proposed plan for 130 townhomes is excessive and outside of the natural flow within the community. The addition of such a large number of homes would overcrowd the schools, the roadways, the transportation system, the shopping area as well as congest the roadways. The proposed plan would create a dense community and overcrowded living environment. This creates an imbalanced neighborhood. However, the current zoning plan that exist provides that there can be nine (9) single-family homes for every ½ acre. This is a realistic, non-invasive and a much more amenable plan for the community. We already have people cut through our property to get into and through this community. We are not interested in an increase in foot traffic as people cut through our property. We are a community of single-family, detached homes and we are interested in remaining the same. Changing the current landscape of the community would also be disruptive to the beautiful ecosystems that thrive in our neighborhood today. This proposed rezoning plan is extreme and inconsiderate.

The change would disrupt the community at so many levels. It would worsen the already overcrowded Elementary and Middle School environment tremendously. We want the BEST educational and academic environment for our children to thrive in today. How can they have positive outcomes in an overcrowded learning environment?

Negative impact

The proposed plan would also have a negative impact to the infrastructure of our community. Both traffic and parking would greatly be affected. The proposed plan doesn't have enough parking for the development. That would create an overflow of parking which would spill into our neighborhood. We live on Greenspring Lane. Our neighbors have warned us that overflow parking will most certainly occur in our neighborhood. Allowing a large housing development within the community would also negatively impact the roadway system. The roadways cannot accommodate the exponential housing growth that this new plan would create. Where would the traffic of such a vast residential build go? Neither New Hampshire Ave, nor Notley Rd., can take on additional vehicle traffic and wear/tear. The roadways would be congested and dangerously busy. We drive down Greenspring Lane, Shannon Drive, and then on Notley Rd every day to get to New Hampshire Ave. The traffic is already difficult as it is and the increased cars on the road will be awful. We have a community where people walk, run and play. The increase in traffic also creates a dangerous path for those who enjoy taking walks, playing and/or going for a run in the neighborhood.

While there are numerous issues that we have brought to light, it is important to bring them to your attention and make it clear that we do not support the proposed rezoning plan. The intention to create a large housing venture is not compatible, invasive and disruptive to the living community in this neighborhood. We hope that you would agree that the rezoning request is not compatible for the neighborhood and its surrounding community. The zoning officer should find that this zoning plan will negatively impact all of those who live in the Greenspring Lane area. The developer should apply for a more reasonable zone that is in line with our community.

Below we have provided a map to show the Greenspring Lane area where we live. We appreciate your thoughtfulness and consideration.



Sincerely,

Lisa Edwards *Chris Edwards*

Lisa Edwards and Chris Edwards

329 Greenspring Lane

Silver Spring, MD 20904

(202) 669-5166

sterilynxmed@gmail.com

October 24, 2025

Exhibit 29(d)(d) (d)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: LMA H-159

Dear Ms. Byrne,

We live in the Greenspring Lane area, directly adjacent to the proposed rezoning site, at 313 Greenspring Lane, Silver Spring, MD 20904. Our family has lived here since December 2023, and we have three young children, all under the age of five. We strongly oppose the proposed rezoning of the land on Notley Road because it is not compatible with the character of our neighborhood and would have a negative impact on our community including parking, traffic, schools and water flow.

Not compatible

The proposed rezoning would permit buildings up to 50 feet tall, or four stories—significantly higher than any of the existing homes in our neighborhood. In addition, allowing 130 townhouses would create a level of density that is inconsistent with our community's character. We are a neighborhood of single-family, detached homes, and this proposal is far too dense for the type of community we chose to live in. The zoning officer should find that this rezoning is not compatible with the surrounding community.

Negative impacts

For us especially, is the impact of **traffic and parking**. We live on Greenspring Lane, right behind the park and playground. With not enough parking in the proposed site, we will feel the impact as people will park on Greenspring Ln and cross through our property, the woods, and Colesville Manor Park to get to Notley Rd. This already happens somewhat but we worry that adding these townhouses will make it worse. Our neighbors have warned us that overflow parking will mostly certainly occur in our neighborhood. The zoning officer should find that this rezoning will have negative impacts on all of those in the Greenspring Lane area. The developer should apply for a more reasonable zone that is in line with our community.

Traffic

Also, we drive down Greenspring Lane, Shannon Drive, and then on Notley Rd every day to get to New Hampshire Ave. The traffic is difficult as it is. The increased cars will be awful.

Schools

We have three children who will be attending Westover Elementary and the other assigned public schools in our area. One of the key reasons we chose our home was Westover's strong academic reputation and its smaller size, with only two sections per grade. I am concerned that the proposed development could lead to overcrowding, which may negatively affect class sizes, teacher capacity, and ultimately the quality of education and school ratings at Westover Elementary, as well as the middle and high schools that serve our community.

Water flow

Our property is located downhill from both the proposed development site and adjacent park, and we have already experienced water flowing into our front yard during heavy rains. In several instances, water has remained pooled in front of our home for days. To manage this, we have installed a dry well and a retaining wall, but the issue persists.

While I am not a water expert, I strongly urge that a thorough hydrological or stormwater management study be conducted before any rezoning or development approval is granted. It is important to understand and address how this project could affect water flow and flooding in our neighborhood.

Included:

1. We have provided a map to show Greenspring Lane area where we live with the green arrow showing the exact location of my house in relation to the proposed development.



2. We have also included photos and a video to show how, on rainy days, water flows downhill from the proposed development site into our front yard (see green arrows). A full video can be viewed at <https://vimeo.com/1131675173>



Sincerely,

Destiny Kibalama

Destiny Kibalama
313 Greenspring Ln
Silver Spring, MD 20904
765-993-4841
destinykibalama@gmail.com

October 28, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Exhibit 29(e)(e) (e)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We read the October 23rd article by Dan Reed <https://ggwash.org/view/101279/notley-road-townhouses-rezoning-montgomery-county> and we read his October 15th written statement <https://ggwash.org/files/ggwashnotleyroadtestimony.pdf>.

We understand the need for housing and there are places for 130, 50-foot-high, townhouses in Montgomery County, but not on Notley Road. We are not against more housing. But it should fit the neighborhood.

Having open space around housing is what fits in this area. The current zoning ensures that housing leaves open 75% of the land for open space but this rezoning would allow a developer to leave open only 10% for open space. That is not what fits in our area. We don't live in downtown Silver Spring. Or even near Glenmont Metro. We chose to live here to enjoy open space.

Having quiet roads is what fits in this area. 130 units on 9 acres with the only exits onto tiny Notley Road doesn't fit in. The added congestion from the cars they will bring to Notley Road and the surrounding small roads, doesn't fit in with this area.

Mr. Reed also said that the proposal will provide "homes at prices that working families can afford." He made it seem like the new townhouses are being built to give people a hand up. While some units will be required to be "moderately priced," more than 110 (85%) will be market price. For perspective, two units at Morningstar down the street from our house recently sold for \$570K (44 Silver Moon Dr Silver Spring, MD 20904 Redfin) and \$575K (32 Dawn View Ct Silver Spring, MD 20904 Redfin). And those were built in 1988 with a 1 car garage. One can only imagine the price a new townhouse with a 2 car garage (as the developer proposes) will cost once it hits the market – probably more like \$750-800K.

This is not about getting more housing for working people. And as a result, it will change our neighborhood to make it more congested. Again, we're fine with adding more housing, but be reasonable so it fits with the neighborhood.

Sincerely,

Thomas R. Reilly Catherine Reilly

Thomas and Catherine Reilly
303 Flannery Lane
Silver Spring, MD 20904
908-635-1283

David Oliver
14217 Northwyn Drive
Silver Spring, MD 20904

Exhibit 29(f)(f) (f)
OZAH Case No: H-159

October 28, 2025

Gentlemen,

As the controversy over the re-zoning of the Notley Townhome development is being litigated, I would like to point out an article that was written to disparage those of us who are against the re-zoning in order to garner wider support *for* the re-zoning in a regional web magazine/website. <https://ggwash.org/view/101279/notley-road-townhouses-rezoning-montgomery-county>

The author, Dan Reed, was apparently bullied when he was 10 by folks who lived in "real" houses and he is still apparently carrying a grudge. He intimates it got physical and he resolved the bullying by spitting in the perpetrator's face. He further notes about the resistance to the zoning change: "Some neighbors are big mad about the rezoning and want to block the project, saying some pretty gnarly things about townhouses and the types of people who might live in them" and "On Facebook I see people I knew growing up talk about how ugly townhouses are, how much traffic they generate, and how they'll bring the "wrong kind of people." They know as well as I do that even in the 1990s and 2000s, few of our teachers could afford to live anywhere near the schools where they worked, let alone in Montgomery County. They know that their kids, my friends and classmates from White Oak and Blake High School, have been priced out too and are spread out all over Maryland. A lot of them live in townhouses! Funny how that happens."

Finally, Dan admits "... you might say I had been radicalized in the work I do now." Indeed. His suppositions and "documented" complaints are meant to show that those who oppose his views are akin to the bully in whose face he spat.

Dan notes that "In a county where the average single-family home sells for nearly one million dollars, townhouses are a much more affordable option for most working families. " NOTE: We didn't get an idea of the price that the townhomes would be marketed at in the first meeting. I'm sure they have an idea based on their investment model and looking at current and projected market values.

According the real estate site Zillow, the The average Silver Spring, MD home value is \$540,905, with \$525,833 being the Median sale price (August 31, 2025) And \$549,633 the Median list price (September 30, 2025). Regarding Single Family *Detached* Homes in Silver Spring: "Although the median price for a single-family *detached* home in **Montgomery County** is about \$800,800; the median sale price for a detached home in **Silver Spring** is \$625,000. The median sale price in **Bethesda** is \$1,455,00.

The Notley Townhome project is in Colesville, Not Bethesda. It is clearly more affordable area than Bethesda, which certainly brings the county median price up and gives the appearance that the whole county is very expensive. This was done on purpose by the author to bolster support for the townhouses.. Example: Compared to the \$800K COUNTY median, a \$650K townhome in Colesville sounds "affordable", doesn't it?

A big issue for me is traffic CONGESTION due to this poorly placed project. This and other issues are now being discussed and concerns are being voiced by actual people who live in the neighborhood, attend these meetings, write to voice their concerns, and have names which they provide to the planning board, not anonymous comments on web pages and blogs. No sly innuendos or exaggerations to justify our communities' concerns. We would like to be heard and respected. This is serious and will acutely affect those of us who actually live in the neighborhood.

I am personally against the re-zoning for all of the reasons the planning board is being presented. For example, I have lived on Northwyn Drive since 1989 and had reviewed the county planning map for my neighborhood before purchasing our house. At that time, I noted the Inter-county connector was planned to be constructed approximately 800 feet from my rear property boundary. It had been on the books since about 1952. When construction was slated to start, many were up in arms and litigated against it. Northern and Southern alternative routes were proposed, but the original route was eventually constructed. I was not opposed and am pleased it was built AS PLANNED. The Notley Townhomes project however, is too close to a major intersection with only Notley Road to allow ingress/egress out of the townhomes. Too much added congestion with buildings that are higher than the surrounding immediate neighborhood, not to mention the infrastructure issues, and other environmental concerns. To be brief: We do not need an Edge City started in Colesville, even as Wheaton, Rockville and downtown Silver spring continue to spread outward creating more "edge cities".

A last one of my concerns is that the developer is setting up a "bait-and switch" scenario by initially starting with a large number of units, and lowering the number until the planning board "compromises". Frankly, the original number of detached homes should be honored, with modestly sized and priced homes. I understand the developer's desire to make a good profit, and rightly so, but the zoning existed prior to the townhome proposal and it should be honored as planned. Congestion is a reasonable and very real concern. Traffic will increasingly cut through Sherwood Forest to avoid the increasing number of stoplights and the wait at the intersection of Notley and New Hampshire Ave, as well as cutting through my street, Northwyn Drive, to avoid the Notley/Bonifant Rd light.

Finally, we don't need, nor appreciate, a "radicalized" advocacy group mischaracterizing us to the planning boards and others in order to dismiss our concerns and besmirch our characters and motivations. I may be overreacting, but I do resent it and I do want the planners and deciders to know we're sincere and not making up information in order to get our way.

Respectfully,



David Oliver

October 27, 2025

Kathleen Byrne

Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159 – Opposition to Rezoning Request

Dear Ms. Byrne,

I am writing to follow up on my previous letter dated October 21, 2025, in which I expressed my family's opposition to rezoning request **LMA H159**.

After reading Mr. Dan Reed's article published on October 23, 2025 (<https://ggwash.org/view/101279/notley-road-townhouses-rezoning-montgomery-county>) and his written statement dated October 15, 2025 (<https://ggwash.org/files/ggwashnotleyroadtestimony.pdf>), I felt compelled to respond further. The photo used in Mr. Reed's article immediately caught my attention because it was taken directly beside my driveway. Seeing the sidewalks that my children use every day featured so prominently made the piece feel unnecessarily personal. In a way, I felt targeted by both his choice of photograph and the tone of his writing.

Mr. Reed's article attempts to portray our community's opposition to **LMA H159** as opposition to affordable housing. That characterization is misleading and unfair. Our concerns are not based on ideology. They are based on real and practical issues that would affect residents every day. The addition of 130 new townhomes would place significant strain on local infrastructure, particularly **Notley Road**, which is a narrow single lane road that already faces congestion. The nearby **Westover Elementary School** already depends on portable classrooms to meet current needs. The **Colesville Shopping Center** parking lot is frequently full during peak hours, and increased population density would only add to this congestion and reduce access for existing residents.

Like Mr. Reed, I grew up in the Morningside community. However, my connection to this neighborhood is lifelong. I have lived here for 38 years and chose to raise my family here because of the same qualities my parents valued, including diversity, quiet streets, and open space. Mr. Reed lived here for about one year in a townhome on Suncroft Court, directly across from my home on Bregman Road. Comparing his brief experience to my nearly four decades of living here does not provide an accurate reflection of the community or its long-term needs.

I was also troubled by Mr. Reed's claim that a resident on Bregman Road tormented him daily while he walked home from school. While I sympathize with his experience and regret that he went through that, his account unfairly casts a negative image on an entire community of kind, welcoming, and diverse neighbors. In my 38 years here, I have known Morningside to be a friendly, inclusive, and family oriented neighborhood. This is the community I grew up in and the one I chose to remain in to raise my own children.

For context, I attended White Oak Middle School and graduated from Springbrook High School in 2002. My time at White Oak did not overlap with Mr. Reed's, as I was already a freshman in high school during the 1998 to 1999 academic year. Mr. Reed moved away long ago and no longer resides here, so his current involvement in the Notley Road rezoning issue feels misplaced. Unlike him, my family and I will be directly affected by the consequences of this development, whether through increased traffic, school overcrowding, or the overall change in neighborhood character.

I understand and support the need for additional housing in Montgomery County. I am not opposed to new development, but new housing must fit within the context of the neighborhood where it is built. The proposed 130 units, reaching up to 50 feet in height on only nine acres of land, are far too dense for this area. The development's only access points would be on Notley Road, which is a small residential street, and this would channel hundreds of new vehicles through local roads that were never designed for such volume.

The current zoning ensures that 75 percent of the land remains open space, preserving the greenery and calm environment that defines this community. The proposed rezoning would reduce that open space to only 10 percent, which would dramatically change the look and feel of our neighborhood. This area is not downtown Silver Spring or even near the Glenmont Metro. Residents here chose this community because it offers open space, quiet streets, and a peaceful suburban character. Replacing that with tightly packed town homes is entirely inconsistent with the surroundings.

Mr. Reed also claimed that the proposed development would provide "homes at prices that working families can afford." That statement is misleading. Although a small portion of the units will be designated as moderately priced, more than 85 percent will be sold at market rates. For comparison, two nearby townhomes in Morningside, built in 1988 with a single car garage, recently sold for \$570,000 (44 Silver Moon Drive) and \$575,000 (32 Dawn View Court). Considering that the developer's proposed homes will include two car garages and modern features, it is reasonable to expect prices closer to \$750,000 or \$800,000. Those prices are well beyond the reach of most working families in this county.

This proposal is not about creating affordable housing. It is about maximizing profit for the developer, even if that means permanently changing the character of our community. While developers are entitled to pursue projects, the County also has a responsibility to ensure that growth is balanced, sustainable, and compatible with existing neighborhoods.

We are not opposed to housing. We are opposed to disproportionate housing that does not fit. Development should enhance and complement the community, not overwhelm it. Preserving open space, keeping traffic manageable, and ensuring that our schools can support future growth are not unreasonable goals. They are essential to maintaining the livability and safety of our area.

Thank you for your time and attention to this matter. I sincerely hope the County will carefully consider the long-term implications of rezoning request **LMA H159** and ensure that any development aligns with the needs and character of the **Morningside** community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar and Jessica Navarrete", is written over the printed name.

Oscar and Jessica Navarrete

13464 Bregman Rd.

Silver Spring, MD 20904

240-304-6056

Oscar.navarrete6984@gmail.com

October 27, 2025

Exhibit 29(i)(i)(i)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159
Dear Ms. Byrne,

This is Austin and Dana Holloway-Jones, We live at 13815 Notley Road and are approximately 1 block away from the proposed rezoning site. We drive by the proposed site every day multiple times a day. We've lived here since 2023 and have 3 children, aged 11,12, and 14.

We strongly oppose the rezoning of the land on Notley Road because it is not compatible with our neighborhood. We purchased in this neighborhood specifically because of the types of homes, the land which surrounds them, the schools and the diversity of our community. It is a wonderful place to raise your children. We like what we have and do not want it changed. We fear that bringing in this vast amount of townhomes on such a small parcel of land will cause many problems. The density (130 townhomes) along with the height (50 foot, 4 story) of the proposed rezoning project is outrageous. It is not compatible with our home or any of the lovely homes around us. We firmly believe this will have a significant negative impact on our community. It is not in character with our community and would be an eyesore for our village feel. We believe that the zoning officer approving this rezoning would be violating our community and the compatibility of our quaint village.

Furthermore, traffic as you already know is atrocious on Notley Road. The MCPS transportation department deems our street too dangerous to walk on. Our elementary and Middle School children are both picked up and dropped off by bus at our driveway. Unfortunately we have to walk our High School Daughter (3 houses away) to a bus stop. Each morning we feel as though we are taking our lives in our hands as we walk down Notley in the dark. The idea of adding a minimum of 130 additional drivers (x a minimum of 2) to our street boggles our minds. We shutter to think what that walk will be like then, not to mention the traffic issues we will endure from a driving and noise perspective. Having only entrances and exits on Notley Road alone will make getting anywhere a complete nightmare. Parking will also be a major problem. There is no street parking on Notley Road. We cannot even entertain our friends because of the lack of parking. What will happen to the side roads should 130 additional homes need overflow parking? Again this proposes a major safety hazard as walking on Notley Road is insanely dangerous. The streets through our beloved neighborhood will also be greatly affected as the fastest way to get to Randolph is through our neighborhood down Sherwood Forest. Traffic during peak times will be unbearable.

We hope this letter is read and taken to heart from a family that bought a beautiful home in an amazing neighborhood and fears that the community could be destroyed by this project. We are very close to this proposal and this matter is very close to our hearts.

Sincerely,



Austin and Dana Holloway-Jones
13815 Notley Road
512-627-9735
austinhollowayjones@gmail.com

13701 New Hampshire Avenue
Silver Spring, MD 20904-6214

26 October 2025

Exhibit 29(j)(j)(j)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

RE: Notley Road LMA No. H-159; Forest Conservation Plan F20250680

Dear Director Byrne and Members of the Planning Board:

My name is Ernesto Torres Almodóvar. I have been a happy resident of Paint Branch Farms community for the past nine years. My home is located right at the intersection of Notley Road and New Hampshire Avenue. It is the first house across the street from the proposed development. Much of the impact of the increased traffic and congestion will be felt by me.

At the moment the traffic on New Hampshire Avenue during morning and evening is very chaotic. There is no traffic light at the intersection of Notley Road and New Hampshire which make it very challenging and scary driving. Most of the traffic during the morning goes south towards the District of Columbia and vice versa during the afternoon. There have been several accidents at the intersection due to the terrain from the traffic coming from Randolph Road. I am just fifty feet away from New Hampshire Avenue so sometimes, I am afraid that a car would crash into my home as it happened to my neighbor living at the other corner of New Hampshire and Notley Road.

The additional traffic created by the development would greatly increase the congestion with most traffic flowing into New Hampshire Avenue as it is the main thoroughfare. The additional population and workforce will increase the demand for both Notley Road and New Hampshire Avenue to the point of saturation. Because the volume of cars using Notley Road the road load will be greater than the capacity of the road ensuring eventual congestion.

The above referenced urban development would impact transportation, returning home, getting to work on time, making it to the hospital on time, grocery shopping, and will generate more noise affecting many other human activities.

I urge you to reconsider this proposal and explore alternative solutions that balance the need for housing with the preservation of our community's integrity and resources. I am not opposed to future development and progress. I am confident that with thoughtful planning, we can address housing needs without compromising the well-being of the residents Paint Branch Farms community .

Thank you for considering my concerns. I hope you will take these points into account during your decision-making process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernesto', with a stylized flourish at the end.

Ernesto Torres Almodóvar, JD

October 27, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
Email: ozah@montgomerycountymd.gov

Exhibit 29(k)(k)(k)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

We are a family of four and have been living at 14028 Northwyn Drive since November 2015. We have two children ages 7 and 11, who regularly ride their bikes in the neighborhood. Our neighborhood, Three Meadows, is a community with no outlet except for Notley Road. This means that to leave our neighborhood, we must drive on Notley Road to either get to Bonifant or New Hampshire Roads. **We strongly oppose the rezoning** of the land on Notley Road for the following reasons: (1) the development is not compatible with the houses around our neighborhood, and (2) it would create negative impacts on our community, including traffic overflow and congestion.

Not compatible:

If approved, the height: 50-foot and 4 story, combined with the alarming high number of proposed townhouses, i.e. 130, is out of character with our surrounding neighborhood. We are a community of single-family, mostly 1 and 2 story homes. We moved to the community from Arlington to avoid overcrowding and traffic.

In previous meetings, the developers had shared that they have only built residentially in Northern Virginia ("NOVA"), with one business in Prince Georges County. They do not have experience building in Montgomery County and we do not want our community changed into another traffic-ridden NOVA neighborhood—one that we left in 2015. Additionally, the proposed townhome development is a lot denser than any homes in our neighborhood. The proposed number of 130 townhomes will be an eye sore on the neighborhood and is out of character for the surrounding residential environment, which is one filled with nature and trees. For example, the proposed rezoning is not compatible with the neighborhood because it only requires 10% to be open space vs. 75% which is currently required—and was required for the Sunrise retirement facility—and is standard in our neighborhood. Lastly, after speaking with the community's attorney, we believe the zoning officer approving this rezoning would be violating the compatibility finding.

Negative impacts:

There are multiple impacts regarding this proposed townhome development:

Traffic:

- Our community, Three Meadows, is only accessible via Notley Road. This essentially means that we must drive on Notley Road multiples times a day to either get to Bonifant or New Hampshire Roads. If this development were to proceed, traffic will be backed up and it will be difficult for any residents in Three Meadows to turn onto Notley Road. Most of the homes in Three Meadows are 2 cars per household and the development would create congestion and increase safety on a "minor street", which is what the developers called Notley Road.

- There is no clear reason why the proposed development cannot be accessible from New Hampshire Road. As it currently stands, it will overburden Notley Road, adding 260 cars trying to get in and out Notley Road, which does not have a shoulder or public sidewalk. Therefore, if there are any accidents that occur due to traffic congestion, traffic in and out of our neighborhood would be at a standstill, since there is no shoulder. Additionally, because there is no sidewalk, children on bikes or pedestrians would find it extremely hard to walk in the neighborhood due to increased traffic materially impairing their safety. The developers mentioned building a sidewalk but only on their property, which does not alleviate public safety concerns.
- This proposed rezoning will adversely affect the character of the neighborhood by resulting in overflow parking on Greenspring Lane, Notley Road, Petwyn Court, Shannon Drive, and Flannery Lane. Sherwood Forest Drive, which is already a busy cut-through road to Randolph Road, has several speed bumps, and will result in further backups trying to access Notley or vice versa.
- The traffic study also appears to be flawed as it was conducted prior to the full return-to-work order for all federal employees, and not during AM/PM rush hours. The developer's traffic study was conducted on a date that is prior to when federal employees were required to return to work and several residents work for federal agencies.

Environment:

Based on a previous community meeting with the developer, several residents raised issues with stormwater drainage and damage to their homes which will be compounded through new development. Furthermore, there will be many trees that will need to be cut down to make space for the development and it will be built too close to the small public park.

Based on the above justification is why my family we strongly oppose re-zoning of the land. I hope that you will carefully consider the issues outlined in this letter.

Sincerely,



Mohsen Roomipoor



Sasha Bennett-Roomipoor

Residence: 14028 Northwyn Road

Silver Spring, MD

Telephone: 571-276-9313

Emails: mrroomipoor@yahoo.com / sroomipoor@gmail.com

October 27, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Exhibit 29(I)(I)(I)
OZAH Case No: H-159

RE: LMA-H 159

Dear Ms. Byrne:

I am writing to express my adamant opposition to the above-referenced Townhouse Development project at the northwest corner of Notley Road and New Hampshire Avenue.

The property where my husband and I reside, at 509 Notley Road, in Paint Branch Farms has been in my family since 1940. My brother and I both grew up here. This neighborhood was planned by a certain Claud Livingston in 1937 and modeled after Kenwood in Chevy Chase, but with dogwoods lining the streets and larger lots for a farmland appeal, hence the name, Paint Branch Farms.

The proposed development, within a stone's throw to the entrance to Paint Branch Farms, would be totally out of context. We are strongly opposed to this drastic change in zoning to accommodate these proposed 50' townhouses, which do not fit into the Master Plan. The current plan would allow for 18 houses on 9 acres, a fitting solution that would enhance the surrounding neighborhoods and likewise have only a comparably small effect on existing services like sewer, water and shopping. Why should the zoning be changed to accommodate 130 or more townhouses? The only true beneficiary of this experiment would be the builder! Numerous detrimental effects would be imposed on the surrounding community: loss of tree canopy and open space with related negative environmental impact, a great increase in traffic, noise, air pollution and stormwater runoff, to name only a few. But the greatest would be the incompatibility with the surrounding neighborhoods! This would be dropped in the middle of single-family homes on half acre + lots. Attempt something like this in Potomac and see how far you get! Why should it be imposed on this community?

Such a project should be relegated to a suitable area (eg. the Route 29 corridor) that could accommodate the increase in traffic, noise, pollution, water runoff and offer more services – shopping, bus transportation, etc.

I implore you to deny approval of this townhouse project which would overwhelm the surrounding neighborhood, visually and virtually!

Thank you.



Linda M. Greigg
509 Notley Road
Silver Spring, MD 20904
301 384 0364
lind.mari.25@gmail.com

October 28, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Exhibit 29(m)(m)(m)
OZAH Case No: H-159

Re: LMA H-159

Dear Ms. Byrne,

I live in the neighborhood which is directly next to the proposed rezoning site. In fact, my property of nearly an acre is one house in from the corner of Sherwood Forest Drive and Notley Road. My address is 13709 Sherwood Forest Drive. I've lived there since 2008, when my youngest child was an infant. We have 3 children, ages 21, 19 and 17 years. I strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible with and (2) it would have a negative impact on our community.

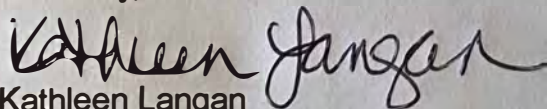
The proposed rezoning is not at all compatible with this neighborhood and would allow for the buildings to be much higher – 50 foot, 4 story – than any of the houses around the neighborhood. Also, the number of townhouses – 130 – that are being proposed is much denser than what is normal for our community. We are a community of single-family, detached homes. The zoning officer should find that this rezoning is not compatible with the surrounding community.

The negative and dangerous impact that this proposed development would have on traffic and cut-through traffic cannot be overstated. For those of us who reside on Sherwood Forest Drive this is especially true. Currently, making a right turn from Notley Road onto New Hampshire is already difficult. Making a left from Notley Road onto New Hampshire is nearly impossible regardless of the time of day and is quite dangerous. In fact, from the time my children learned to drive they were forbidden from attempting to make a left from this intersection due to the danger. The added traffic the townhouses will create will most certainly result in more cars cutting through our neighborhood and Sherwood Forest Drive to get to Randolph Road.

The zoning officer should find that this rezoning will have negative impacts on all of those in the Sherwood Forest Drive area. The developer should apply for a more reasonable zone with less density that will have less of an impact and be more in line with our community.

We have provided a map to show Sherwood Forest Drive where we live.

Sincerely,



Kathleen Langan
13709 Sherwood Forest Drive, Silver Spring, Md 20904
301-325-4614
kmlangan851@gmail.com

October 28, 2025

Exhibit 29(n)(n)(n)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

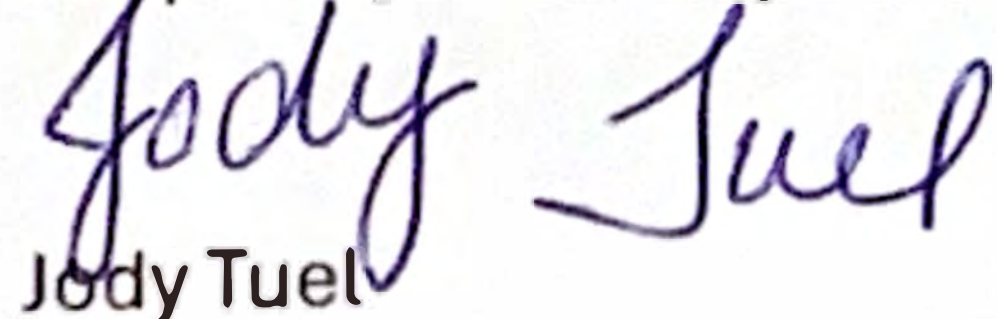
Dear Ms. Byrne,

My family lives in the Drumelda Hills area of Sherwood Forest. We live at 14007 Overton Lane, which is just off Notley. My husband and I and our two sons have been very happy here since July 2011. To get to our home from New Hampshire Avenue, we pass the proposed development site several times a day. We strongly oppose the rezoning of the land on Notley Road because will create negative impacts on our community.

Routing all traffic exclusively through Notley Road—with no access from New Hampshire Avenue—will dramatically increase the volume of vehicles on a street the developers themselves classify as 'minor.' With at least 260 daily trips anticipated, this design will worsen congestion and elevate safety risks for residents, pedestrians, and school traffic. And this does not even account for the heavy construction equipment and service vehicles that will need to access the site—also using Notley Road. Introducing that kind of industrial traffic onto a narrow residential street compounds the risks, not just during peak hours but throughout the entire construction phase. The strain on infrastructure and safety cannot be overstated. We urge planners to reconsider this configuration considering its disproportionate impact on a small neighborhood road.

There is simply no way to avoid the traffic burden and the profound change in character that a development like this would impose on our quiet, nature-centered community. The scale and design of the project are fundamentally out of step with the surrounding neighborhood, threatening not just livability but the very identity of this area.
Sincerely,

I implore you to deny the developer's attempt to IGNORE the Master Plan.



Jody Tuel
14007 Overton Lane, Silver Spring, MD 20904
301-922-8875
Jody.tuel@gmail.com

10/29/2025

To the Montgomery County Planning Board

Re: Notley Road - Local Map Amendment Number: H-159

As a resident of Paint Branch Farms for over 42 years I have seen significant changes which now include heavy traffic on New Hampshire Avenue [NH] in the immediate area between Randolph Rd and Notley Rd.

The thought of an additional 130 units directly in this locale is quite frankly mind-blowing. This does not even address ingress and egress to the planned location on a two-lane road [Notley]. Presumably Notley would have to be widened, otherwise it could become impassable.

Even the addition of a traffic light at the intersection of Notley and NH would not appear to alleviate the situation satisfactorily. I remember the accidents at the exit of the Giant shopping center at the NH exit opposite Midland Road before the installation of a traffic light there. The light helped considerably but also now backs up traffic on NH and presents difficulty in exiting the shopping center because of the backup from cars heading south on NH, especially for the lane turning left onto Randolph. This has caused difficulty in leaving the shopping center and trying to head onto Midland or turning left to head north on NH because of cars straddling the intersection as the light changes. This also would add to the difficulty in leaving Midland to turn left onto NH southbound. At the present time during morning rush hour and after 3:00-4:00 p.m.,

when getting a green light on Midland there are often cars stuck in the area on either side of the traffic light at Midland on southbound NH making it difficult, if not impossible, to turn left onto NH.

A significant part of the problem is presented by cars in the NH right lane and those leaving Giant turning right onto southbound NH and wanting to turn left onto Randolph Road [eastbound] from NH – this is frequently a big free-for-all. The other exits from the shopping center are onto Randolph westbound – useless for those going further south on NH or wanting to head eastbound on Randolph Road.

Adding another 130 families moving into the proposed development will aggravate an already difficult traffic snarl. And the Plan Review indicates that there will be a bicycle path added to overcrowded NH, if not narrowing the existing roadway, at least otherwise increasing congestion.

These issues present what would likely become a traffic nightmare in the area before we even address the issue of how a development like this impacts the quality of the surrounding neighborhoods. The size of the buildings is completely out of character with the area and seemingly the White Oak Master Plan. I note that the Master Plan has as a goal to "ensure livable communities for the future by protecting and strengthening their positive attributes and encouraging development that will enhance the communities' function, sense of place, and identity." The

proposed development is antithetical to this goal. Turning the seven single-family lots into housing for 130 families represents an uptick factor of over 18 times the present density.

After reading the Plan Review, for these reasons and I am sure many more, I believe this project should be a non-starter. I trust the developer is not just floating this to be able to fall back on a slightly more scaled-back version of the plan.

Respectfully submitted,



Joel C. Weingarten

jcw1300@gmail.com

1112 Copley Lane

Colesville, MD 20904

301-943-1523

Laura Boerum
601 Orchard Way
Silver Spring, MD 20904

October 26, 2025

Exhibit 29(p)(p)(p)
OZAH Case No: H-159

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: LMA H-159 Proposed Notley Road Townhomes Development

Dear Ms Byrne,

I write to you today as a most concerned resident of Colesville, with regard to the proposed development on Notley Road. I am a descendant of the original founding families of Colesville. My father's mother was a Hobbs. Her father, Judge Lewis Franklin Hobbs, a Judge of the Orphans Court in Rockville, was a farmer on New Hampshire Ave, then Colesville Road, along with his 8 brothers, all local farmers in Colesville, including his brother Claude Hobbs who had a cattle farm on what is now nearby Hobbs Drive. Her grandmother was a Duvall, an original land owner whose property abutted Springbrook, and her great grandmother (my 3rd great grandmother) a Spencer of Spencerville. They have farmed this land since the 18th century. My Duvall and Hobbs ancestors were founding members of Andrew Chapel at the intersection of Randolph Road and New Hampshire Ave which became what is today Colesville United Methodist Church. My mother, a member of 83 years, whose service there is now graciously noted in the Montgomery County record by proclamation from Councilman, Will Jawando. Many of our ancestors are laid to rest in the Colesville Cemetery. My father's father was a builder and built many of the homes still standing in Colesville. My mother's parents built their homestead on Notley Road in 1941. My maternal grandmother was responsible for getting Notley Road, then only a country gravel road, paved. Suffice it to say, our roots run deep. My family has always stewarded this land wisely and with integrity and love of community.

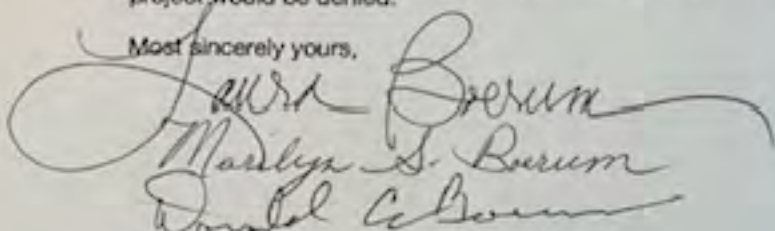
My parents, who are now in their 90s, and I have lived on Orchard Way since 1971. We love this community and consider it a privilege to carry its legacy forward. I write on behalf of these ancestors who set in motion a peaceful and thriving community which they knew would only do so within boundaries. The county master plan reflects that vision. The thought of a development being squeezed into this small parcel of land zoned for single-family homes in a single-family home development, would cause immeasurable damage to the peace and viability of our community on so many fronts. The traffic alone would be untenable. As it is now, we can barely get in and out of our side street onto New Hampshire Ave. With the biannual Buddhist festival and the ongoing senior facilities on top of the constant crush of rush hour commuters racing to get to and from the ICC and beyond, we are already at a dangerous choking point. Even with the proposed traffic light at Notley, the traffic will only worsen. That the developer is trying to make the case that this would somehow contribute to the upgrade of our community only reflects his lack of understanding of who we are. There is nothing in the plan that would add to our community; in fact, quite the contrary. Notley Road was a small country road never intended to be a super connector to New Hampshire Ave. servicing a massive residential townhouse development. Any green space the developer is projecting, would only serve the development itself. Environmentally, the old growth trees that would be destroyed would cause enormous harm to the environmental balance of the area. The runoff during every storm as it is now causes severe damage to which the neighbors down below can

attest. With climate change, the storms are increasing in severity, causing more and more runoff and flooding. The site sits between Paint Branch and Northwest Branch on a ridge and was only zoned for small farms/farmettes, and single-family dwellings.

Finally, we understand the county's concern with the ever increasing need for more affordable housing, however this is simply not the plot of land on which to accomplish that. The founders anticipated this need and carved out as yet unused spaces within the master plan for just such an accommodation. Notley Road is not one of those spaces. This proposal goes against everything for which zoning had previously been planned and upon which all of the community had agreed when they originally built and moved in.

We respectfully ask that the originally planned zoning would be upheld and this incompatible project would be denied.

Most sincerely yours,

Three handwritten signatures in cursive script. The first signature is 'Laura Boerum', the second is 'Marilyn S. Boerum', and the third is 'Donald A. Boerum'. They are written in dark ink on a light blue background.

Laura Boerum
Marilyn Swafford Boerum
Donald A Boerum

Exhibit 29(q)(q)(q)
OZAH Case No: H-159

October 28, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: LMA H-159

Dear Ms. Byrne,

I purchased my modest rambler home in 1999 after living in a 1 bedroom apartment in DC. The home was built in 1959 and is akin to many of the homes in this subdivision. I enjoy the character and diverse population of the community who live in the neighborhood on Sherwood Forest Drive area which is directly next to the proposed rezoning site. My address is 13612 Sherwood Forest Drive. I strongly oppose the rezoning of the land on Notley Road because it is (1) not compatible in the least with the rest of the homes here and (2) it would have a negative impact on our community.

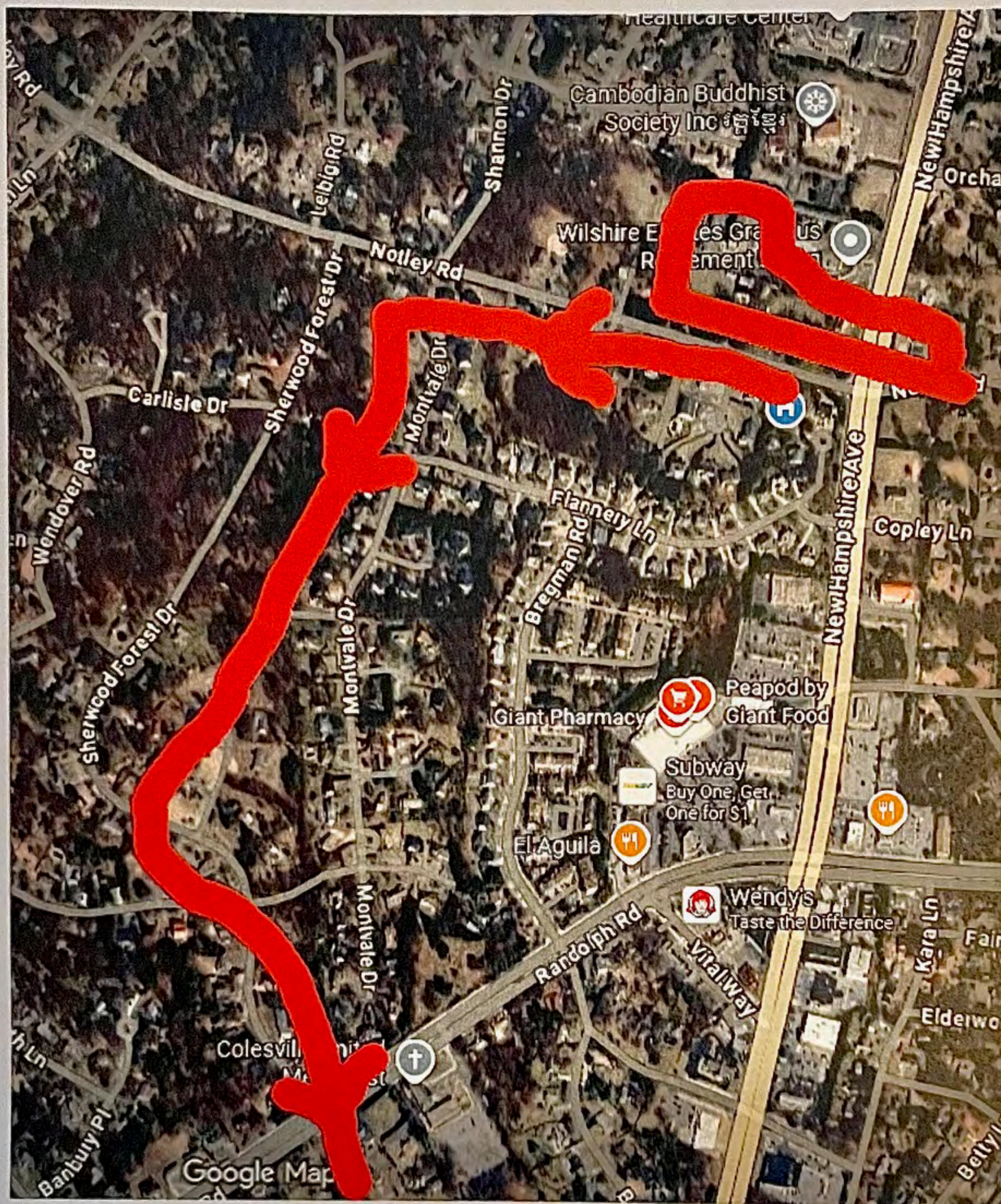
Not compatible

I fell in love with the Sherwood Forest because the of the layout and design of homes and the lots fit in naturally with the surroundings. The proposed rezoning would allow for the buildings to be much higher than any of the houses around the neighborhood. Also, the number of townhouses, 130, is much denser than what is normal for our community. This is too dense for the type of community live in. We are a community of single-family, detached homes. The zoning officer should find that this rezoning is not compatible with the surrounding community.

Negative impacts

There will be a strong impact of traffic and cut-through traffic. I live on Sherwood Forest Drive and I can testify that left or even right from Notley Road onto New Hampshire is already difficult. Increasing the number of people and cars, means so much congestion and congers up an uncomfortable traffic scenario. There is an increased likelihood that car will cut through our neighborhood and Sherwood Drive to get to Randolph Road. The zoning officer should find that this rezoning will have negative impacts on all of those in the Sherwood Forest Drive area. The developer should apply for a more reasonable zone with less density that will have less of an impact and be more in line with our community.

Enclosed please find a map to show Sherwood Forest Drive where we live.



Sincerely,

Todd R Ruby

13612 SHERWOOD FOREST DR

SILVER SPRING, MD 20904

301 325 2469

Todd@Ruby-Wine.com

October 26, 2025

Kathleen Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email to ozah@montgomerycountymd.gov)

Re: LMA H-159

Dear Ms. Byrne,

My house is located at 13730 Notley Road, directly across the street from the proposed rezoning site. My family has lived there since 1953 when my parents bought an acre land and built their 1,200 square foot one-story house. I strongly oppose the rezoning of the land directly across from my house because it is not compatible with the houses in the neighborhood.

Most of the houses on Notley Road were built in the 1950's. The most recent additions (early 2000's) were approximately 10 two-story brick houses built on lots roughly ½ acre in size. These houses are also directly across from the proposed townhouse development. All other houses are smaller one- and two-story houses on one or more acres of land.

From the questions I have asked the developer and pictures of the site, the builder is planning to build:

- (1) 130 apartment-like townhouses with a height of 50 feet, with a facade that only vaguely defines the townhouses. Totally unlike existing townhouses in the area. (A requirement of floating rezoning is to keep the housing compatible with existing housing.)
- (2) Does not have a front yard but merely a couple of feet of greenery.
- (3) Has no backyard, only a paved alley to access parking garages.

Notley Road, as I understand, is designated as a "country" road used only for the access of residents to get to a main artery, like New Hampshire Avenue. This two lane road is virtually the same as it was in the 1950's, which means it has no shoulders, bike lanes or sidewalks. It has become a "cut-through" for traffic in Aspen Hill to get to New Hampshire Avenue. Traffic during rush hour backs up past my house as vehicles wait their turn to get onto New Hampshire Avenue.

With my house being directly across from the proposed development on Notley Road, I am concerned about road upgrades. The developer said no improvements were planned for Notley Road. (This took place during a zoom meeting presented by the developer to residents that were directly impacted by the proposed development.) This is totally unacceptable. 260+ additional cars on that small road is insane. Yet, the builder said there would be no change. This once again is not compatible with the community as required by the floating rezoning.

Bus transportation does not exist on Notley Road, and with no shoulders or sidewalks it would be incredibly dangerous to try and walk to New Hampshire Avenue.

These are a few of the problems I foresee if this rezoning goes through. I realize the county needs more housing, but does that have to come at the expense of incompatible housing and crowded, over-burdened roads?

This land could be utilized in a way that adds more housing and makes it both satisfying to current residents and welcoming to new neighbors. **Please consider another way of utilizing the land without allowing such a drastic rezoning approach.**

Thank you for taking the time to consider my opinion.

Sincerely,



Cheryl Federline

/cf

~~October 29, 2025~~

Kathleen Byrne
Director/Hearing Examiner
~~Office of Zoning and Administrative Hearings~~
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
~~(via email to ozah@montgomerycountymd.gov)~~

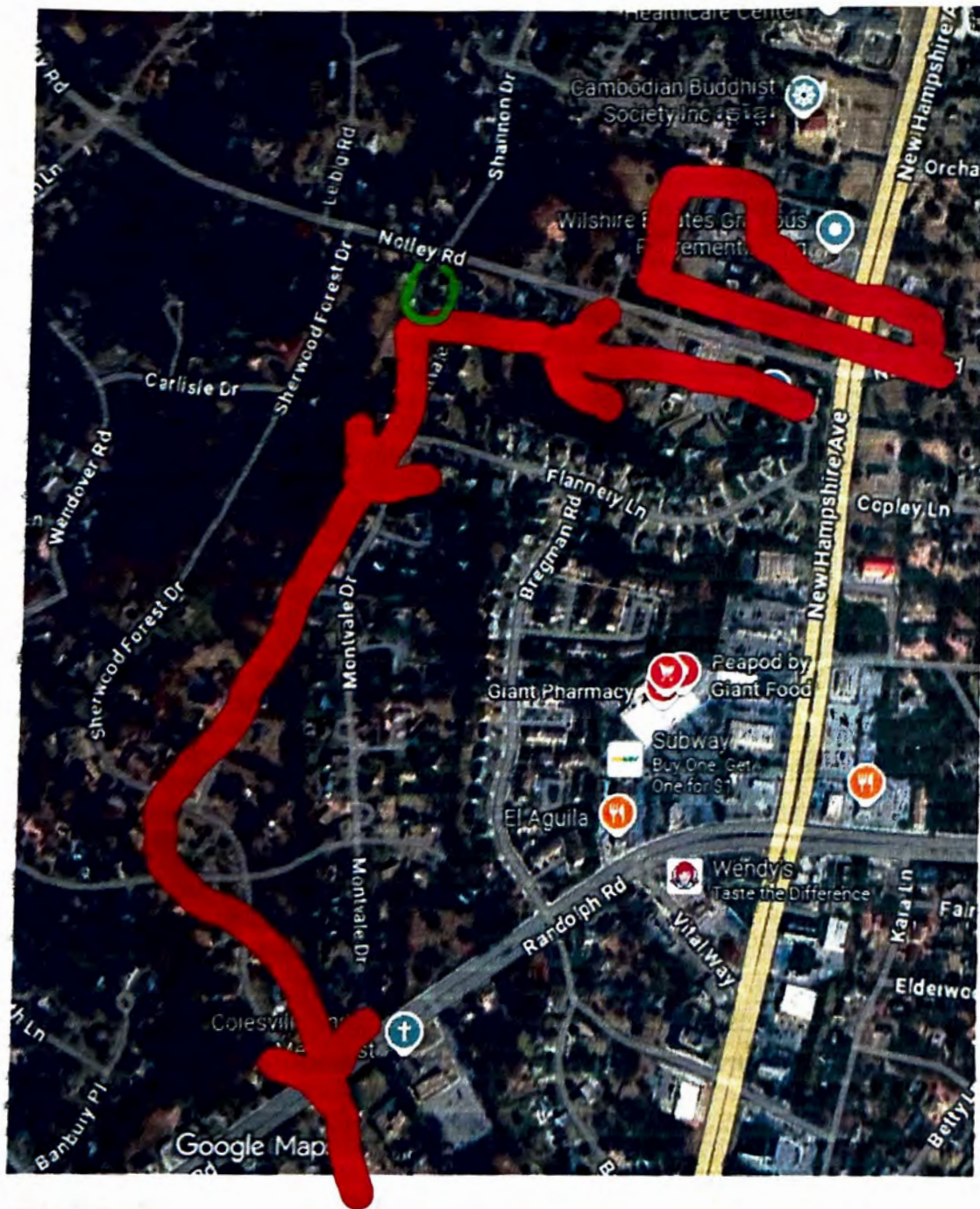
Re: LMA H-159

~~Dear Ms. Byrne,~~

We live at 13713 Sherwood Forest Drive, right at the stop sign on the corner of Notley Rd and Sherwood Forest. In the map below, we've circled our house in green. We've lived here for 8 years with our two young kids. Our house is less than 1000 feet from the proposed rezoning site. We strongly oppose the rezoning of the land on Notley Road for many reasons: It is not in line with our area in terms of open space, height, and density of our neighborhood design.

For this letter, we wanted to focus on the impact of cut-through traffic. We live on Sherwood Forest Drive. For anyone in the future living in these potential townhouses, they will undoubtedly use our small road to cut-through. This is because turning left or even right from Notley Road onto New Hampshire is already difficult. Adding so many more people and cars, means so much more congestion. Those cars will cut through our neighborhood and Sherwood Drive to get to Randolph Road. The zoning officer should find that this rezoning will have negative impacts on all of those in the Sherwood Forest Drive area. The developer should apply for a more reasonable zone with less density that will have less of an impact and be more in line with our community.

We have provided a map to show Sherwood Forest Drive where we live.



Sincerely,

Alison Canning

13713 Sherwood Forest Drive

aecanning@gmail.com

443-604-5581



RE: Opposition to F 20250680 Notley Rd townhouses

From Hondowicz, David <David.Hondowicz@montgomerycountymd.gov>

Date Thu 10/30/2025 10:52 AM

To 'Daryl Stevens' <darylstevens21@gmail.com>

Cc Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>

Exhibit 29(t)(t)(t)
OZAH Case No: H-159

Good morning:

This matter is tied to Local Map Amendment No. H-159, which is a rezoning quasi-judicial type proceeding that the Council must make solely based “on the record” that is assembled by for them by the County Hearing Examiner/Office of Zoning and Administrative Hearings. The law prohibits any communication by telephone, email, letter, face-to-face conversation, or other off the record contact with Councilmembers (and applies to those of us on a Councilmember’s personal staff, too).

If a final decision by the Council is based on or significantly influenced by matters outside the record, the action may be invalidated. Therefore, no Councilmember may discuss this application with the developers, constituents, or any other stakeholders.

I’ve copied OZAH here and you may also email them directly at ozah@montgomerycountymd.gov

Additional information about contacting OZAH is available on this part of their website:

<https://www.montgomerycountymd.gov/OZAH/ContactUs.html>

Additional background about the process regarding LMAs are also available via this notice on their website:

<https://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/RevisedLocalMapAmendmentFinal.pdf>

Their overall website, with lots of information about LMAs (and other matters they handle) is accessible here:

<https://www.montgomerycountymd.gov/OZAH/index.html>

Hope this helps. I recognize that this is complicated and somewhat confusing without prior experience and regret that I can’t legally “get into the weeds” about this type of matter.

DAVID HONDOWICZ (HE/HIM/HIS)

SR. LEGISLATIVE AIDE | CONSTITUENT SERVICES

OFFICE OF COUNTY COUNCILMEMBER KRISTIN MINK

MONTGOMERY COUNTY - DISTRICT 5

OFFICE PHONE (240) 777-7955

DIRECT PHONE (240) 777-7947

CELL PHONE (301) 785-3466

From: Daryl Stevens <darylstevens21@gmail.com>

Sent: Thursday, October 30, 2025 10:46 AM

To: Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>

Subject: Oppposition to F 20250680 Notley Rd townhouses

[EXTERNAL EMAIL]

Council member Mink,

My Name is Daryl Stevens
I reside at 315 Colesville Manor Drive
Silver Spring, Md 20904

I've lived here for over twenty years. Since construction of the ICC there has been an increase of traffic on the stretch of road between the ICC and Randolph Rd. There are TWO TRAFFIC lights between Notley and Randolph Rd, less than a quarter mile apart! Nonetheless, the amount of traffic making a turn onto New Hampshire from Notley Rd or vice versa, during rush hour and school days is very difficult to make that turn! This neighborhood and that intersection cannot take any more traffic! There's too much now! A traffic study should have realized this before any consideration of the town homes were even considered. Traffic circles on Notley RD have come and gone to reduce speed on Notley Rd, now there's speed humps. Enough is enough! The volume of traffic between Notley RD and Bonifant is as controlled as it's probably going to be. Any addition to that volume by construction of the town homes is poison to a compromise that currently exists. Any more traffic you would probably want to put a traffic light there too!

I'm against the development. expand the park that is on Notley Rd. Make some green space for kids in the neighborhood that can access the west side of New Hampshire Ave in the Colesville Manor area that currently doesn't provide any facilities for elementary or middle school age children. The current park is small, expanding it would make for better use of the space and appear safer than it currently is backing up to a wooded area.

Regards,
Daryl Stevens



Attn: Ms Kathleen Byrne

Re: LMA H-159 Opposition to the Notley Road Townhouse Proposal

Thank you Ms. Byrne for reviewing my concerns and opposition to LMA H-159.

I have lived in Colesville since I was one month old, my husband moved her when he was two—we chose to raise our now adult children in Colesville because of it's beautiful wooded setting, it's close knit community AND because it's rural nature feels like an quiet oasis from the congested more urban DC suburbs.

Notley Rd is one of the original, historic roads of this designated "village." It has no shoulder, no sidewalks and is lined by single family homes—many one story and sited approximately 25 feet from the road. You cannot park a car on Notley Rd nor is it easy to walk on. Notley Rd is used as a cut through from Bonfant Rd to New Hampshire Ave—traffic is dicey pulling out from Notley most days, but the feel of being and living on Notley Rd is RURAL. The planning staff has made it clear there is no ability to expand the road—leaving the designated guest parking spaces at the Developer's plan of approximately 30 spaces completely inadequate.

The proposed 130 units, 50ft townhouses **DOES NOT FIT THE CHARACTER** of this beautiful landscape. It is an island of very high density and would tower over the entire community—and the influx of 130 families would add incredible strain on our very limited retail areas of our single grocery store, banks and post office in parking and crowding for consumers and to our very small neighborhood Elementary school. The only egress from the development is on Notley Rd—the traffic on Notley with back ups to turn on New Hampshire Ave & Bonfant Rd would be a nightmare.

The developer claims that the townhomes would add diversity to our community.

The developer does not know Colesville: Colesville is one of the most culturally and socio economically diverse places in Montgomery County—in fact African Americans are our largest majority followed by those identifying as white, and large populations of those identifying as Latino & Asian. It is also socio-economically diverse. We do not have a problem of diversity in any sense and it is clear the developer has no concept of what our community is about. Their interest in building a sidewalk from their development to the abutting playground will serve no one outside of their community.

Importantly, Colesville has some of the most **AFFORDABLE HOUSING** in MoCo—you can buy a single family home on 1/2 acre in the low \$500K range & some have recently sold in the \$400K range—while the developer would not providing pricing at their community meeting, I have to believe the townhomes would be much higher price—with the exception of the MPDU's the proposed development will likely offer

nothing for workforce or lower priced housing that is not already available in our community.

THIS DEVELOPMENT DOES NOT FIT NOTLEY RD NOR COLESVILLE—it does not fit the Master Plan nor the zoning. The Cloverly area which is much more developed has land for sale on New Hampshire Ave which would be better able to serve the needs of an additional 130 families.

This development is not about affordable housing, creating diversity or bringing something to Colesville it does not have...it is about out of state developer who has no understanding nor concern for our community and its history. It's about profit. If it was about our community, the developer would have met with us before concocting a plan so out of character with our small village.

We welcome the 18 single family homes on 1/2 acre that the land is zoned for. We welcome new neighbors. We **DO NOT WELCOME** a Northern Virginia developer with NO RESIDENTIAL BUILDING EXPERIENCE to use Colesville as a guinea pig not having them flip their rezoning to a new developer to line their pockets with a quick profit.

In appreciation of your reviewing my concerns.

Terry (& Bob) Sitz
13602 Montvale Dr
Colesville, MD
240-893-7914



Kathleen Byrne
Director/Hearing Administrator
Office of Zoning and Administrative Hearings
100 Maryland Ave. 6th Floor
Rockville, MD 20850

Exhibit 29(v)(v)(v)
OZAH Case No: H-159

November 1, 2025

Regarding: LMA H-159
Opposition to the Proposed Notley Townhouse Development

Dear Ms. Byrne,

As a longtime proponent of affordable housing policy who believes in sustainable development and in avoiding the concentration of affordable housing, I am opposed to this proposed townhouse development because it does not conform with the stated zoning principles or sustainable growth objectives.

The East County has lacked adequate amenities for decades, and there are residential projects in the works, such as VIVA White Oak, that will provide well-planned residential options for this area. The proposed Notley Townhouse development located at New Hampshire Avenue and Notley Road, is incompatible with the County's Master Plan, Thrive Montgomery 2050, the Smart Growth Plan, and the character of the surrounding neighborhood. It clearly lacks the necessary planning and conformity and therefore should not be allowed to proceed.

Introducing approximately 150 townhouse units up to 60 feet in height in an area zoned R-90 and R-200 conflicts with the low-density residential intent of these designations. The requested CRNF zoning change is inconsistent with the principles of both Thrive 2050 and the 2014 White Oak Science Gateway Master Plan, and it appears to fail several criteria required for CRNF zoning. To our knowledge, no prior CRNF designation has been granted for a purely residential property fully surrounded by existing residential neighborhoods.

The development also fails to incorporate adequate green space or recreational areas, leaving children without safe, accessible outdoor options.

Traffic and safety concerns compound the problem. The current design provides no direct access to New Hampshire Avenue and relies on only two driveways for approximately 300 vehicles, creating significant safety risks. This will likely increase cut-through traffic in nearby neighborhoods already struggling with congestion, where speed bumps have been installed to slow vehicles.

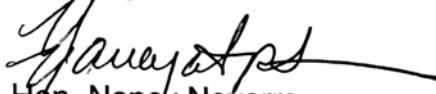
Notley Road is narrow and heavily used, and the traffic study submitted was conducted when federal employees were largely working remotely, making its conclusions outdated. Additionally, the proposal includes only 30 visitor parking spaces, which will lead to overflow parking in adjacent neighborhoods.

This development does not represent a balanced or thoughtful response to the County's housing needs. Instead, it circumvents the planning principles that ensure growth is sustainable, equitable, and community-centered. The project would impose unnecessary strain on local infrastructure while disregarding the legal and environmental protections that the Colesville community deserves.

For these reasons, I respectfully urge you to deny the requested zoning change and reject this proposal based on its incompatibility with County law, community safety, and the County's long-term vision for sustainable and inclusive development.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Navarro", with a long horizontal flourish extending to the right.

Hon. Nancy Navarro

47 Shaw Ave.

Silver Spring, MD

20904

Toni F. Deboeck

13811 Shannon Drive
Silver Spring, MD 20904
301-256-4949
tfdeboeck@gmail.com

Exhibit 29(w)(w)(w)
OZAH Case No: H-159

October 29, 2025

Kathleen Byrne

Director / Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email: ozah@montgomerycountymd.gov)

Re: LMA H-159 — Stormwater Runoff and Flooding Concerns

Dear Ms. Byrne,

Since September 2014, our family has lived at 13811 Shannon Drive, slightly west and three houses downhill from the proposed LMA H-159 rezoning site on Notley Road. Over the past decade, **heavy rainfalls have repeatedly caused flooding** in our yard and on Shannon Drive, resulting in property damage and safety hazards.

We **oppose the proposed rezoning** because additional development would **significantly increase stormwater runoff** onto our property and the surrounding areas. This letter summarizes the evidence of existing flooding, inadequate infrastructure, and relevant rainfall data, with supporting documentation in the attachments.

1. Existing Stormwater Runoff Infrastructure

Stormwater management in the neighborhood adjacent to the proposed LMA H-159 site is minimal (Attachment A.1). A shallow roadside ditch runs along Greenspring Lane and Shannon Drive, feeding a **culvert under Shannon Drive** that drains toward the Northwest Branch. Yard runoff from at least **11 uphill properties** (including two within the LMA H-159 site) also converges at our property before entering this culvert system.

The **two conveyance pipes**—one under our driveway and one under Shannon Drive—form a **bottleneck** that cannot handle the combined flow. As a result, runoff frequently backs up and floods our yard and the roadway (Attachment A.2).

2. Maximum Daily Precipitation Rates for Montgomery County, MD

Rainfall data from the **Community Collaborative Rain, Hail & Snow Network (CoCoRaHS)** for 2015–2025 (Attachments B.1–B.2) show that **rainfall exceeding 2 inches/day occurs on**

average 11 times per year, with many additional events over 1 inch. These conditions are consistent with the frequency of flooding we observe locally.

3. Documented Stormwater and Flooding Impacts

Since 2015, we have **photographically documented six flooding events** (Attachments C) in which runoff caused significant erosion, pooling, and property damage. The rainfall data for these dates confirm that **as little as ~2 inches of rain** can trigger major flooding.

Date	Rainfall (inches)
2015-06-12	2.1
2015-06-27	3.1
2016-06-03	1.2
2019-05-28	1.5
2020-09-17	0.4
2025-07-19	3.5–4.5

Observed impacts include:

- **Erosion** of soil and mulch in our backyard and around stone pavers.
- **Loss of a mature Tulip Poplar** in 2018 due to root rot from saturated soil.
- **Basement flooding** and door frame deterioration before mitigation efforts in 2020.
- **Pooling in the front yard**, killing grass and contributing to the **toppling of a Fir tree** in 2020.
- **Stormwater flowing onto Shannon Drive**, creating a safety hazard for vehicles.

These events demonstrate that **existing stormwater facilities are inadequate** for current conditions. Flooding has worsened over time, particularly since completion of the Wilshire Estates Gracious Retirement Living complex in 2019.

4. County Service Requests, MCDOT Correspondence and GCCA

We have repeatedly sought County assistance:

- **SR #1393171865 (7/26/2019):** Clogged storm drain cleared; ditch slope slightly modified.
- **SR #1549897667 (1/9/2024):** Ditch retrenched and widened without coordination; erosion netting later removed.

- **SR #1597823496 (7/21/2025):** “Street Drainage Repair” request closed with no action.

We also corresponded with **MCDOT engineer Kyle Hanley** in September 2020, but no follow-up occurred.

Additionally, **Greater Colesville Community Association (GCCA) President Dan Wilhelm** inspected our property in 2020 and noted inadequate vegetation to slow runoff. At his suggestion, **deer management** efforts were undertaken, but flooding persisted.

5. Professional Landscaping Assessments

Two landscape firms assessed the drainage:

- **Solar Gardens (2016):** Proposed subsurface drain and retaining wall to redirect side-yard runoff (\$7,260).
- **American Landscaping (2025):** Proposed berm and regrading to divert southern flow behind the shed (~\$5,000).
 - The assessor concluded the **neighborhood was poorly graded** and that **rain gardens would be insufficient** for the stormwater volume.

Both proposals would only protect our foundation, not prevent street and front-yard flooding.

6. Regulatory Considerations

Montgomery County Code 8-29B (Lot-to-Lot Drainage): Prohibits property alterations that worsen drainage on adjacent lots. Current and proposed conditions already conflict with this requirement.

Forest Conservation Plan F20250680: Tree removal and soil compaction from new impervious surfaces will increase runoff and downstream erosion.

7. Requests to the Planning Board

Given the evidence, we respectfully request that the Planning Board:

1. Require a **full stormwater management study** demonstrating no net increase in runoff to downstream properties.
2. Condition approval on **on-site detention/infiltration measures** sufficient to manage all new impervious surfaces.
3. Preserve or replace **canopy trees** along downslope edges to reduce runoff.

4. Prohibit grading or drainage changes that **increase water flow toward our property**.
5. Require **ongoing monitoring and maintenance** to ensure stormwater facilities function over time.

Conclusion

The cumulative record — flooding photos, rainfall data, 311 service requests, professional assessments, and County correspondence — establishes that **our property is already vulnerable to stormwater runoff**. Without mitigation, additional development from LMA H-159 would **worsen flooding and safety risks** on Shannon Drive.

Thank you for your consideration.

Sincerely,

Toni F. Deboeck

13811 Shannon Drive

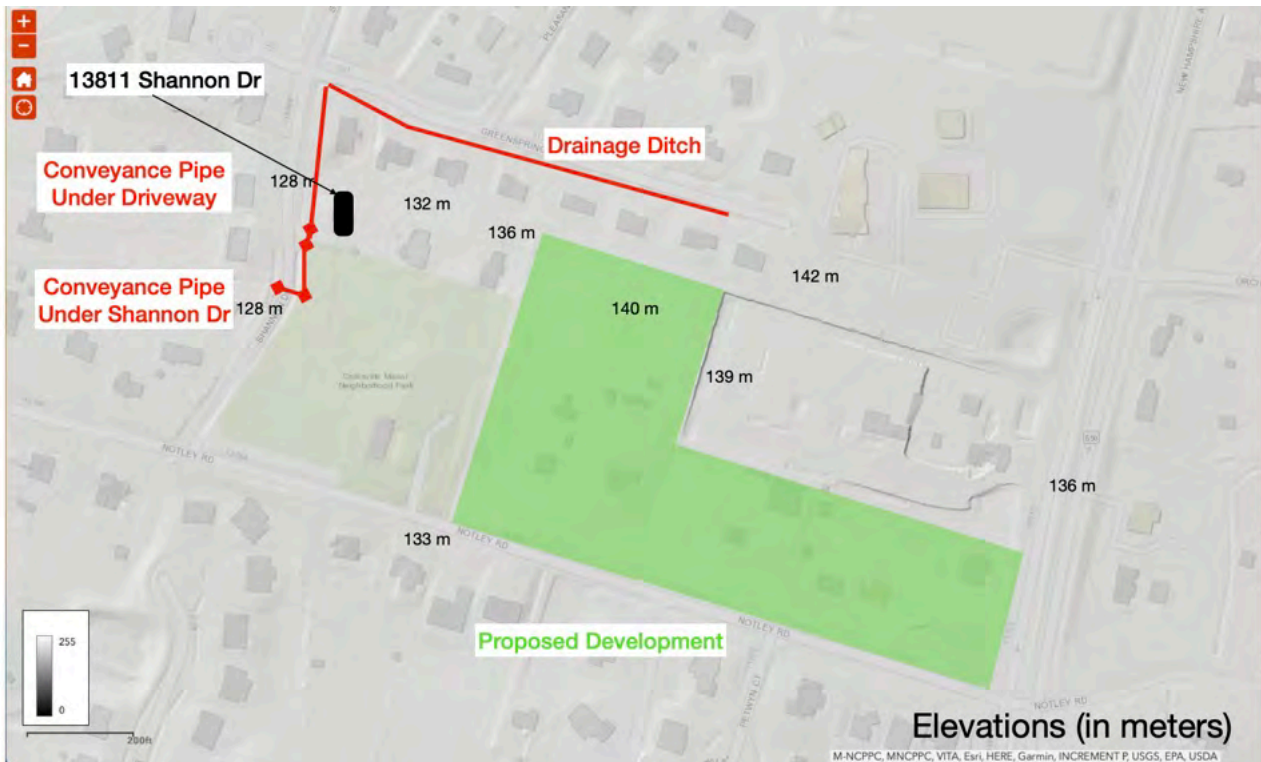
Silver Spring, MD 20904

301-256-4949

tfdeboeck@gmail.com

Attachments

Attachment A — Existing Drainage and Site Context



A.1 Topographic map of Notley neighborhood. Shows proposed LMA H-159 development site, existing drainage infrastructure, location of 13811 Shannon Drive property



A.2 Topographic map of Notley neighborhood. Shows approximate stormwater runoff paths and flooding in relation to 13811 Shannon Drive.

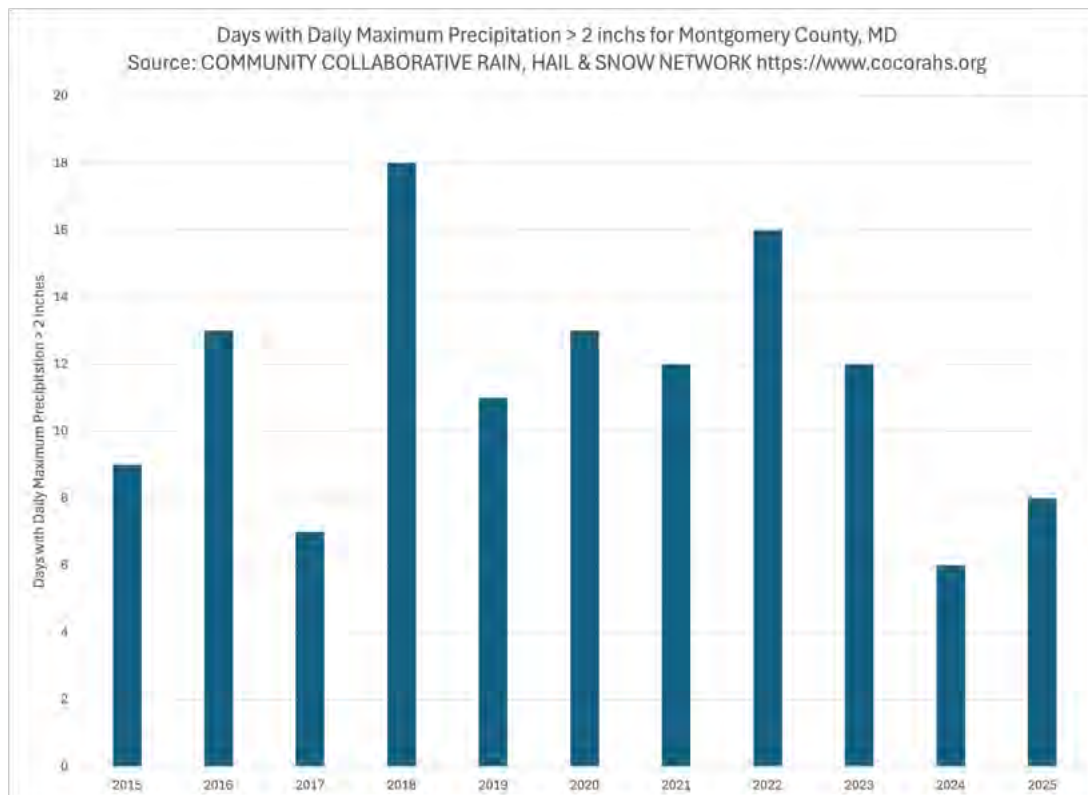
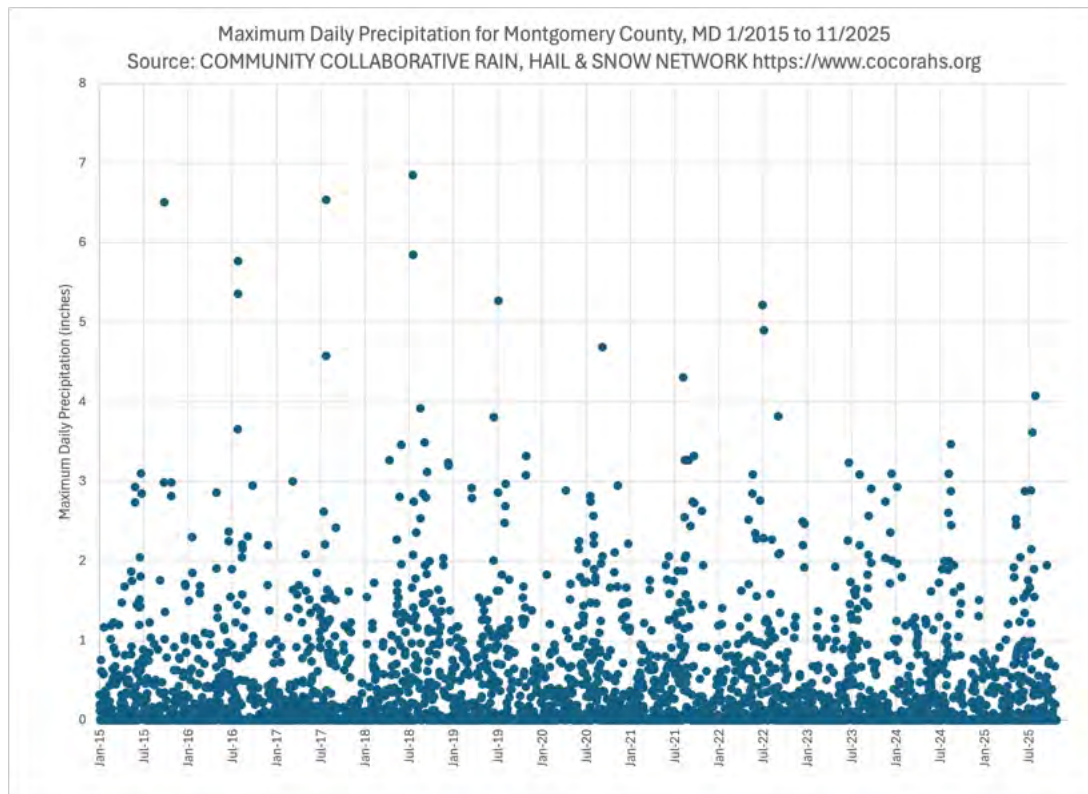


A.3 Drainage ditch and drain to conveyance pipe under Shannon Drive



A.4 Drainage ditch and conveyance pipe under driveway of 13811 Shannon Drive.

Attachment B: Montgomery County Maximum Daily Precipitation Rates 2015-2025

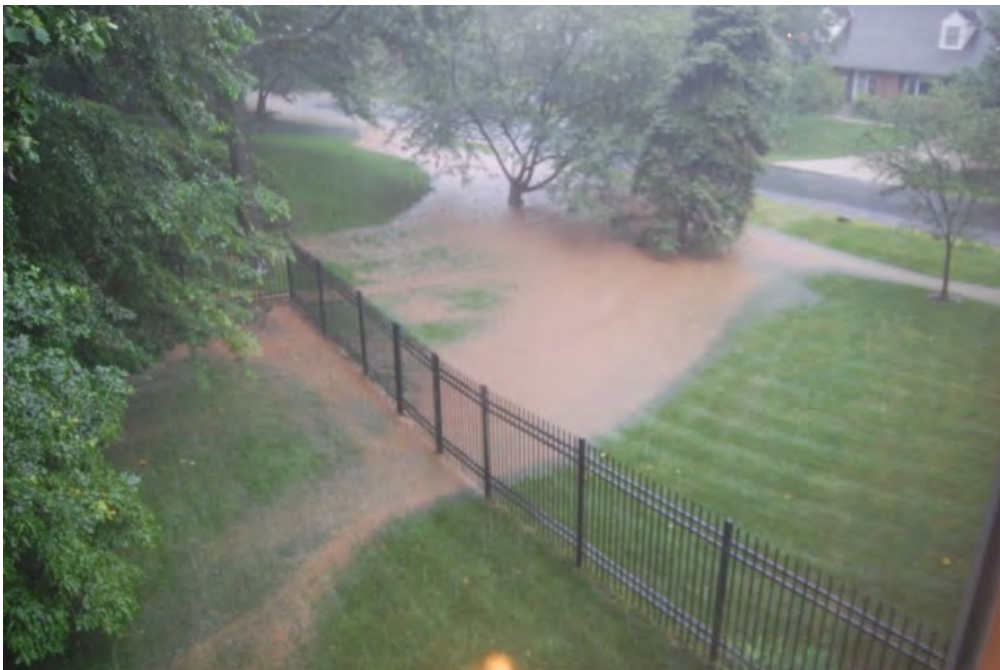


Attachment C — Photographic Evidence of Flooding

The following photographs document recurring flooding at 13811 Shannon Drive under moderate to heavy rainfall conditions.



C.1 June 27, 2015. Front yard of 13811 Shannon Drive.



C.2 September 17, 2020. View from 13821 Shannon Drive. Note the fir tree in the middle later collapsed due to its roots being repeatedly inundated.



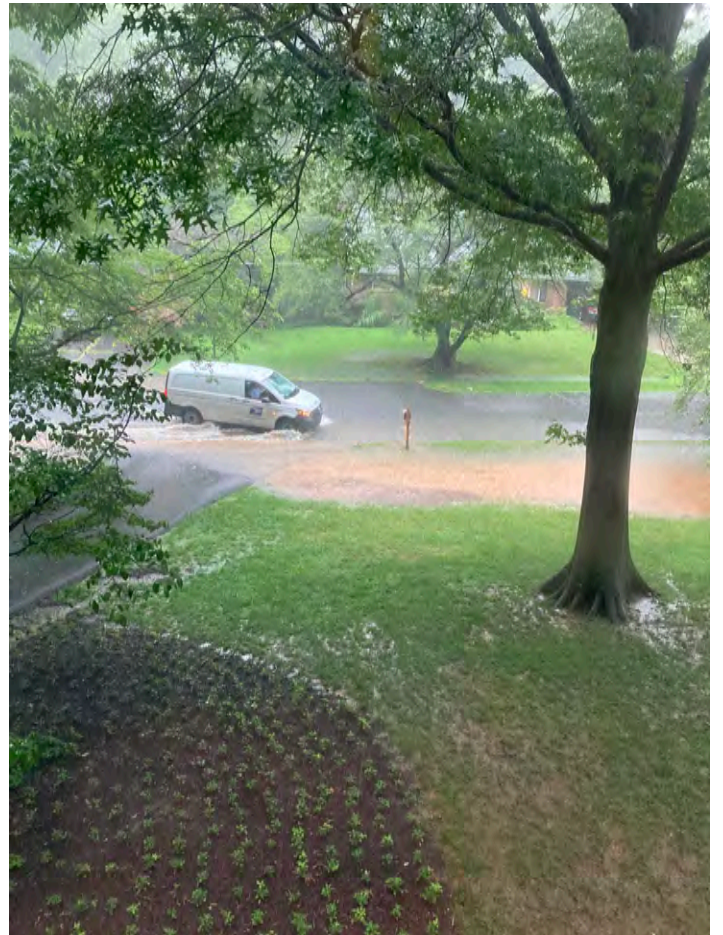
C.3 June 3, 2016 View of 13811 Shannon Drive backyard showing convergence of runoff streams.



C.4 June 3, 2016. View of 13811 Shannon Drive backyard showing Southern uncontrolled runoff causing erosion.



C.5. July 19, 2025. View looking South down Shannon Drive showing street flooding.



C.6 July 19, 2025. View from 13811 Shannon Drive showing impact of street flooding.



C.7 July 19, 2025. Stormwater runoff passing less than 5 feet from basement door of 13811 Shannon Drive



C. 8 May 28, 2019. Stormwater runoff transiting from back to front yard of 13811 Shannon through open gate