



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 12/21/2006

MEMORANDUM

DATE: December 8, 2006
TO: Montgomery County Planning Board
VIA: Michael Ma, Supervisor *Ma*
Rose Krasnow, Chief *RK*
Development Review Division
FROM: Frederick Vernon Boyd *FVB*
Community-Based Planning Division
(301) 495-4654



REVIEW TYPE: **Site Plan**
CASE #: 820060220
PROJECT NAME: High Acres

APPLYING FOR: Approval of 11 new townhouses and an existing detached unit

REVIEW BASIS: Division 59-D-3 of the Montgomery County Zoning Ordinance
ZONE: R-90
LOCATION: West side of Brookes Lane, north of Brookes Hill Court, between Sangamore Road and MacArthur Boulevard, Bethesda

MASTER PLAN: Bethesda-Chevy Chase Master Plan
APPLICANT: Bloom Builders, Inc.
FILING DATE: November 7, 2005
HEARING DATE: December 21, 2006

STAFF RECOMMENDATION: Approval of 11 new townhouses and an existing detached unit. All site development elements shown on the site and landscape plans for High Acres that were stamped by the Maryland-National Capital Park and Planning Commission on December 1, 2006 shall be required except as modified by the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 120050560 for High Acres.

2. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (“Covenant”). Applicant shall provide verification to Commission staff prior to release of final building permit that Applicant’s recorded HOA Documents incorporate the Covenant by reference.

3. Development Program

Applicant shall construct the proposed development in accordance with a Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the certified site plan. The Development Program shall include a phasing schedule as follows:

- a. Community recreation facilities, including the clubhouse, shall be completed as the construction of the townhouse units is finished, but no later than six months after occupancy of townhouse units;
- b. Landscaping, including buffer plantings adjacent to the northern and southeastern property lines, and the required No Right Turn sign shall be installed on completion of the townhouse units and the private drive;
- c. Pedestrian pathways, including the five-foot lead-in sidewalk, the five-foot sidewalk around the clubhouse and the four-foot sidewalk in the courtyard, and seating areas associated with the courtyard shall be completed as construction of the townhouse units and private drive is completed;
- d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion;
- e. Phasing of dedications, stormwater management, sediment/erosion control, recreation, paths, or other features.

4. Lighting

- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.

- e. The height of the light poles shall not exceed 16 feet including the mounting base.

5. Forest Conservation

The applicant shall comply with the conditions of approval stated in the memorandum from the Department's Environmental Planning unit dated June 7, 2006, which follow:

- a. Implementation of tree protection plan and compliance with all ISA certified arborist's recommendations to protect trees as specified on final FCP and per Arborist's March 8, 2006 Davey Tree Expert report. Variations in protection measures listed on signed FCP and in the Arborist report can only occur with signoff from ISA Certified arborist and MNCPPC Inspector;
- b. Split rail fencing and permanent signage, or staff approved equivalent, shall be placed along Natural Regeneration Area #1. Permanent signage shall be placed along remainder of easement boundary that adjoins the residential buildings.
- c. Required site inspections by M-NCPPC monitoring staff (as specified in Section 110 of the Forest Conservation Regulations).

6. Noise Attenuation

The applicant shall comply with the conditions of approval stated in the memorandum from the Department's Environmental Planning unit dated June 7, 2006, which follow:

- a. Prior to issuance of any building permit, the applicant shall secure air traffic noise information from the Airport Authority of noise levels from National Airport affecting this site, and provide that information to MNCPPC Environmental Planning staff. If noise levels exceed 65 dBA Ldn, the applicant will be required to demonstrate achievement of an interior noise level of 45 dBA Ldn or less for the residential units. To do so, the applicant shall engage an acoustical consultant to perform:
 - 1) A detailed analysis of the proposed building shell to determine if it will meet acoustical design specifications as necessary to achieve no greater than a 45 dBA Ldn interior noise level. The analysis shall be provided to M-NCPPC Environmental Planning staff.
 - 2) The builder must agree to construct in accord with those specifications, or receive written approval from the consultant for any changes that may affect acoustical performance.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 10, 2005 unless amended and approved by the Montgomery County Department of Permitting Services.

8. Transportation
 - a. The applicant shall comply with the conditions of the Montgomery County Department of Public Works and Transportation (DPWT) approval letter dated April 19, 2006, unless otherwise amended.
 - b. The applicant shall install, and the homeowners association shall permanently maintain, a No Right Turn sign at the Brookes Lane exit from the community.

9. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of Certified Site Plan.

10. Certified Site Plan

Prior to certified site plan approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

 - a. A data table setting out the approved development standards for the proposed development, including: the area under development; the number of dwelling units; the minimum lot areas for each housing type; setbacks from public streets, rear yards and side yards; and building heights, which must be delineated in feet;
 - b. The size of each lot shown on the site plan drawings;
 - c. A development program, inspection schedule and Site Plan Resolution;
 - d. The limits of disturbance;
 - e. The methods and locations of tree protection;
 - f. A note stating that M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - g. The location of outfalls such that they are away from tree preservation areas.

PROJECT DESCRIPTION: Site Description and Vicinity

High Acres is located in the Potomac Palisades. It is a 4.4-acre property lying between Brookes Lane and MacArthur Boulevard, about two-thirds of a mile north of the District Boundary. The site is largely wooded, and slopes sharply from Brookes Lane on the east down to MacArthur Boulevard. There is a single one-family detached house on the property. The house is reached from Brookes Lane, and is set back approximately 500 feet from the street.

Woods cover more than 55 percent of the property and are concentrated in the western part of the property, on the slope down to MacArthur Boulevard and the Potomac River. Portions of the property contain slopes as steep as 37.5 percent.



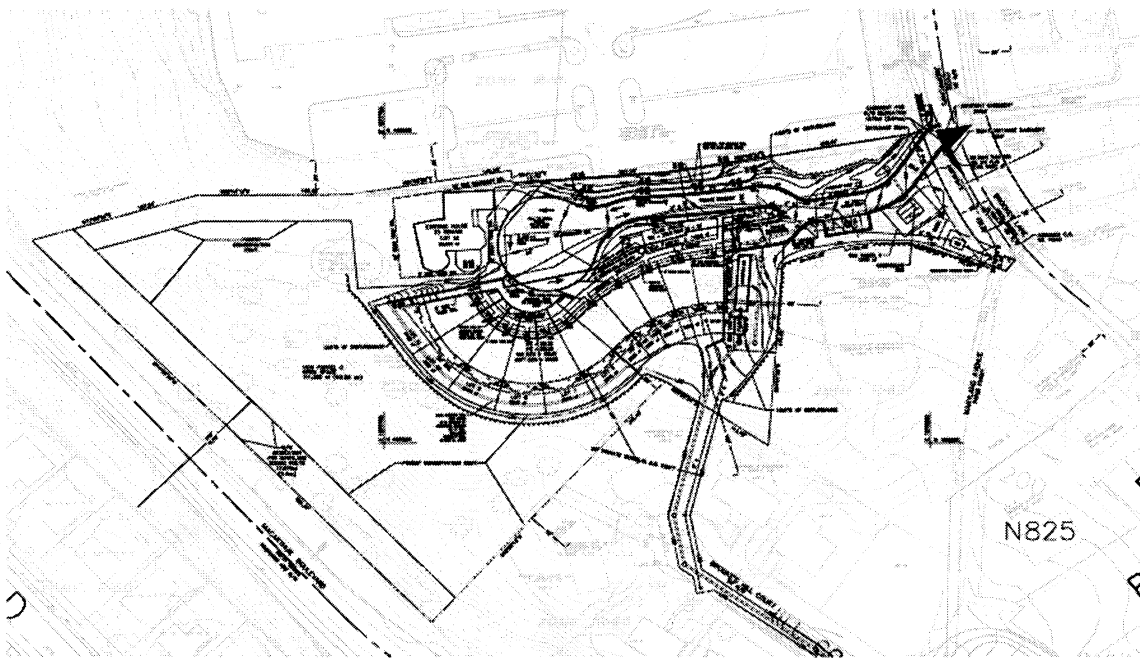
The immediate vicinity of the property contains a mix of residential, commercial and institutional uses. Adjacent to the property to the north is the National Geospatial-Intelligence Agency, a federal installation. To the north and east are a garden apartment community and the Little Falls Mall. Immediately to south, along Brookes Lane, is the Brookes Hill neighborhood. South and west of the property, across MacArthur Boulevard, is the Brookmont community, which borders the Potomac River.

The property is in the R-90 Zone.

PROJECT DESCRIPTION:

Proposal

The applicant is proposing to keep the existing one-family house and build an additional 11 townhouses in a curvilinear arrangement to the south of the main house. The new attached houses have a modern design, and would be constructed of metal, masonry and stucco. The houses would have flat roofs, two balconies and a winding external staircase. The houses total four stories and would be set into the hillside. Two stories would be visible from the front of each house. At the front, the location for building heights, the height of each house would be approximately 30 feet. The accompanying data table shows the height of each house and the site plan indicates the point from which measurements are made.

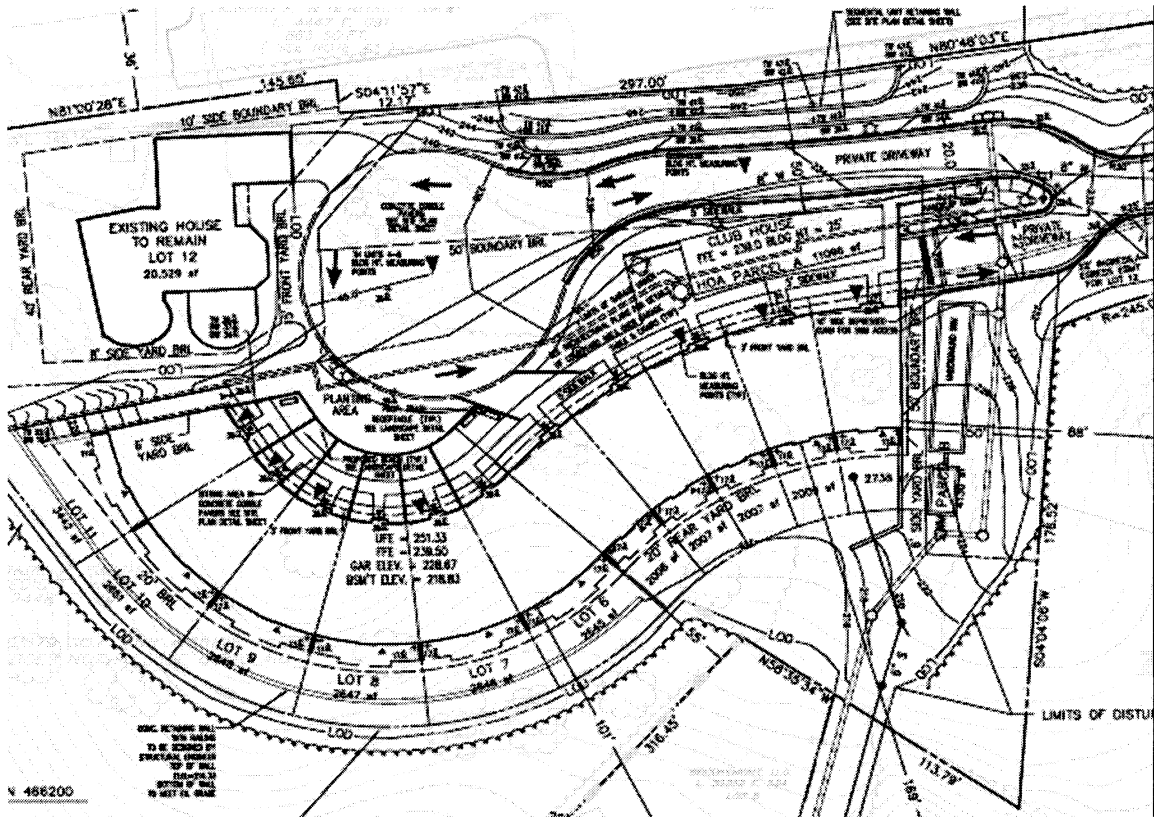


Each house includes a two-car garage, which would be located in an underground structure. The steepness of the terrain allows the structure and garages to be built without seriously disturbing the natural grade. Residents and visitors would use a single entrance from Brookes Lane. The access drive curves slightly, then splits into separate drives for the existing house and the new houses. Townhouse owners and some visitors are directed down and into the underground drive, where homeowners park in individual garages and others in designated spaces along the drive aisle. The detached house is served by a circular drive.

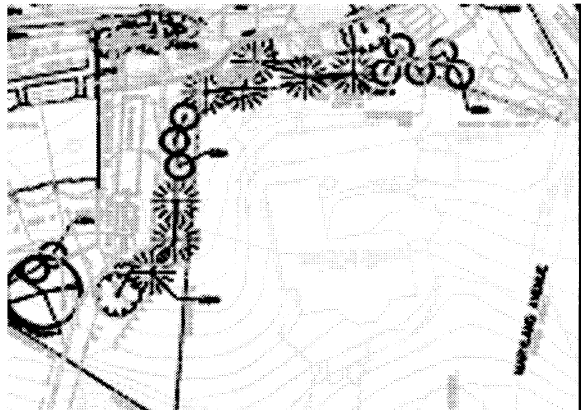
The new community will also contain a clubhouse for residents and their guests. The clubhouse, which will total 2,100 square feet, will contain a fitness center and a small swimming pool. It will be located along the surface drive, above the underground garages. Three of the new homes will face the clubhouse. A four-foot sidewalk will run between the new houses and the clubhouse. A five-foot sidewalk will run along the

clubhouse's drive aisle frontage. An additional five-foot sidewalk will run along the north side of the drive aisle to Brookes Lane, where it will connect to an existing sidewalk.

The area over the underground garages also will contain a courtyard, which eight new houses will face. The courtyard will include a landscaped area, a seating wall and several benches. It will also contain cobblestone paving and will be served by the four-foot sidewalk.



The courtyard and clubhouse area will be landscaped with a mix of shrubs, groundcovers, shade trees and ornamental trees. New shade and evergreen trees will also be planted along the boundary with a neighboring home and along the surface drive, as shown in the adjacent picture. Shrubs, groundcovers and shade trees also will be planted between the surface drive and the adjoining federal property to the north. Some grading will occur in this area, which will require construction of two retaining walls. The height of the walls will vary, with the walls measuring seven feet high at the highest point.



PROJECT DESCRIPTION: Prior Approvals

This Site Plan has been reviewed concurrently with Preliminary Plan 120050560.

ANALYSIS: Conformance with Master Plan

The 1990 Bethesda-Chevy Chase Master Plan included this property in its analysis of the Palisades-Western Bethesda-Chevy Chase area. The Plan “recommends preservation of the Palisades’ unique environmental features of steeply wooded slopes and vistas and the perpetuation of the open space character established in the area.” The Plan also states that “cluster development in the form of townhouses and single-family detached units is recommended on specific vacant and developable parcels of three acres and larger.” The Plan recognized the redevelopment potential of this 4.4-acre property and specifically included it in this recommendation.

The applicant proposes to cluster the 12 units at the top of the bluff, preserving the majority of the wooded forest on the slope and maintaining open space character, particularly as experienced by travelers on MacArthur Boulevard. The location of the houses will also allow residents easy access to neighborhood services at the Little Falls Mall, as recommended by the master plan. The proposal eliminates access from MacArthur Boulevard, which was also recommended in the master plan.

Transportation

The proposed development is not subject to Local Area Transportation Review because it generates fewer than 30 peak hour trips. As noted in the proposal description above, there are internal sidewalks for residents’ use and a connecting sidewalk to Brookes Lane, where it will meet an existing sidewalk leading to Sangamore Road.

Environment—Forest Conservation

The proposal preserves 1.44 acres of forest and 22 specimen trees along the wooded slope of the Palisades. The proposed plan exceeds forest conservation requirements by 0.28 acres. Approximately 1.1 acres of forest and nine specimen trees will be removed for construction of the project.

Environment—Cluster Development

The proposed plan strives to maximize protection of sensitive environmental features on this site. As noted above, it exceeds forest conservation requirements and preserves the steep wooded slopes in this portion of the Potomac Palisades. This preservation effort follows recommendations of the Bethesda-Chevy Chase Master Plan and the county’s Environmental Guidelines. The design of the parking garages minimizes impervious area and grading. These environmental preservation efforts warrant Planning Board support of cluster development for this project.

Environment—Noise Attenuation

Noise from airplanes approaching and leaving National Airport is the primary source of noise that will affect this project. The applicant is being required to get information on noise levels affecting this area from the Metropolitan Washington Airports Authority and transmit that information to the Department's Environmental Planning unit. If noise levels exceed 65dBA Ldn, the applicant must show how interior noise levels for residential units will be reduced to 45dBA Ldn or less. An acoustical consultant must undertake a detailed review of the proposed building shell to determine if it will meet specific acoustical design specifications as necessary to achieve no greater than a 45 dBA Ldn interior noise level. The builder must construct residential buildings in accordance with those specifications, or get written approval from the consultant for changes that affect acoustical performance.

Development Data Table

Development Standard	Required or Permitted	Proposed for Approval with 820060220
Zone	R-90	R-90
Area of Development	None ¹	4.4 acres
Density of Development	3.6 units/acre	2.7 units/acre
Dwelling Units	15	12
One-family Detached		1 (existing)
Townhouse		11
Minimum Lot Area (square feet)		
One-family Detached	5,000	20,520
Townhouse	2,000	2,000
Setback from Public Street		
One-family Detached	25 feet	200 feet
Minimum Lot Width at Street Line		
One-family Detached	25 feet	25 feet
Setback from Lot or Property Line		
One-family Detached	None	15 feet (front) 8 feet (side) 40 feet (rear)
Townhouse	None	3 feet (front) 6 feet (side) 20 feet (rear)
Setback from Boundary Line		
One-family Detached (rear yard)	30 feet	200 feet
Townhouse	50 feet	50 feet
Minimum Lot Width (Townhouses)	18 feet	18 feet
Average lot frontage for townhouse group	20 feet	22 feet

Development Standard	Required or Permitted	Proposed for Approval with 820060220
Green Space	None required	81 percent (3.6 acres)
Building Height	35 feet (sfd, th) 25 feet (clubhouse)	See following table

1. There is no minimum area of development when a master plan recommends cluster development. The 1990 Bethesda-Chevy Chase Master Plan recommends cluster development for this property.

Building Height Table

Unit	Measuring Point	Building Height (feet)
1	Face of Building	29.5
2	Face of Building	29.5
3	Face of Building	29.5
4	Centerline of Street	30
5	Centerline of Street	30
6	Centerline of Street	30
7	Face of Building	29.5
8	Face of Building	29.5
9	Face of Building	29.5
10	Face of Building	29.5
11	Face of Building	29.5
12	Face of Building	29.5
Clubhouse	Centerline of Street	25

FINDINGS: Findings for Site Plan Review

Section 59-D-3.4(c) lists specific findings the Planning Board must make in reaching its decision on a site plan. The Board must find that:

1. the site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all bindings elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan;

There is no development, diagrammatic, schematic development or project plan required for this proposal.

2. the site plan meets all the requirements of the zone in which it is located, and where applicable conforms to the urban renewal plan approved under Chapter 56;

As the accompanying data table shows, the site plan meets the requirements for cluster development in the R-90 Zone.

3. the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;

Buildings

The applicant has concentrated the buildings on the higher portion of the property and avoided construction on steep and sensitive forested slopes. In addition, the proposal groups new houses around the existing house and attaches them as a way to minimize the impact of the buildings on the extensive natural portions of the property and reduce impervious areas. This approach increases efficiency by consolidating and shrinking the amount of space needed for vehicles. Use of underground parking creates similar efficiencies by, in effect, getting more value from impervious areas.

Open Spaces

The proposed development leaves existing open space in an undisturbed state and creates a clear distinction between developed and undeveloped portions of the neighborhood. Leaving steep slopes forested and undisturbed contributes to safe and efficient control of rainwater runoff and prevents erosion, which can create severely unsafe conditions on hillsides.

Landscaping

The proposed development uses a broad mix of shrubs, groundcovers, shade trees and ornamental trees to augment existing forested open space. In particular, landscaping is used to enhance already planted areas nearest neighboring houses and to supplement existing plantings along the boundary with the National Geospatial-Intelligence Agency. The proposed landscaping adequately provides screening from existing activities and reduces the impact of new construction on those land uses.

Recreational Facilities

This 12-unit project includes a clubhouse that will provide exercise and swimming facilities. In addition, the courtyard offers a seating wall and several benches that are conveniently located for residents' use. These facilities, and the undeveloped natural area, provide recreational opportunities on site that exceed the County's Recreational Guidelines.

Circulation Systems

The proposed vehicular circulation system includes an underground garage for each house, which efficiently uses existing topography and minimizes impervious surfaces.

The underground drive aisle is wide enough to accommodate passing cars and includes parking spaces for long-term visitors. The entrance has been configured to discourage right turns on to Brooke Lane and will include a No Right Turn sign.

The underground garage system effectively separates drivers from pedestrians and sidewalks will allow residents to reach neighbors' homes and the clubhouse safely, without the need to cross the surface drive.

4. each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development;

The 1990 Bethesda-Chevy Chase Master Plan recommended cluster development for this property, recognizing that environmental resources would best be protected if all development on this property was concentrated away from steep and forested slopes. The Plan anticipated attached houses on this property and recognized that environmental benefits of cluster development warranted the use of attached houses in a neighborhood dominated by one-family detached houses.

5. the site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.

The proposed project satisfies forest conservation requirements by preserving approximately 1.44 acres of forest on existing steep, forested slopes. The project also preserves 22 specimen trees in this area.

The proposed project has a stormwater management concept that has been accepted by the Montgomery County Department of Permitting Services. The concept includes a water quality control system that uses a StormFilter and credits for preserving the natural areas. The Department waived recharge requirements for the site and channel protection volume requirements for three of eight drainage areas. Channel protection volume is not required for the remaining drainage areas because one-year, post development peak discharge is less than or equal to two cubic feet per second.

Attachments:

Site Plan Checklist

Memorandum of June 7, 2006 from Environmental Planning Unit

Correspondence



CHECKLIST Site Plan / Project Plan Review

Plan # 820060220 Name: high acres
 Zone: r90 Tract Area: 4.4 acres Proposed Use: residential
 Number of Units: 12 Square Footage: _____
 Development Method: cluster Other: _____

Referral Comments:

M-NCPPC	Staff		Date		Other Agencies	
	Staff	Date	Staff	Date	Staff	Date
Transportation	<u>SJ</u>	<u>12-05-2005</u>	SHA	<u>na</u>		
Environmental	<u>SDF</u>	<u>6/7/2006</u>	DPS (SWM)	<u>rb</u>	<u>11-10-2005</u>	
Community Planning	<u>mc</u>	<u>6-13-2006 and 12-8-06</u>	DPS (Traffic)			
Historic Planning	<u>na</u>		Public School	<u>na</u>		
Park Planning	<u>na</u>		Utility	<u>na</u>		
Research/Housing	<u>na</u>		Fire & Rescue	<u>JF</u>	<u>3-29-2006</u>	
			DPW & T	<u>gl</u>	<u>4-19-2006</u>	

Development Standards / Requirements

- Zoning Requirements
- MPDU Calculation
- Building Restriction Lines
- Development Data Table
- TDR Calculation
- Building Height
- Recreation Calculation
- Timing/Phasing Conditions
- Master Plan Conformance

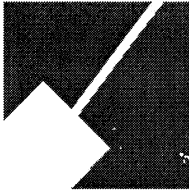
Prior Approvals

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

Community Input

- Civic Association brookes and locust lane civic association
- Individuals various neighbors on brookes lane and brookes hill court

Supervisor Review MM 12.8.06
 Chief Review Redyk 12-8-06




**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Richard Weaver/Cathy Conlon, Development Review
Laxmi Srinivas, Development Review

FROM: Stephen D. Federline, AICP 
CountyWide Environmental Planning

DATE: June 7, 2006

SUBJECT: Preliminary Plan #120050560 and Site Plan # 820060220 **HIGH ACRES**

The Environmental Planning staff recommends approval of Preliminary Plan #120050560 and Site Plan # 820060220 for High Acres with the following conditions:

1. The proposed development shall comply with all conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits. Approval includes
 - a) Implementation of tree protection plan and compliance with all ISA certified arborist's recommendations to protect trees as specified on final FCP and per Arborist's March 8, 2006 Davey Tree Expert report. Variations in protection measures listed on signed FCP and in the Arborist report can only occur with signoff from ISA Certified arborist and MNCPPC Inspector; and
 - b) Split rail fencing and permanent signage, or staff approved equivalent, shall be placed along Natural Regeneration Area #1. Permanent signage shall be placed along remainder of easement boundary which adjoins the residential buildings.
 - c) Required site inspections by M-NCPPC monitoring staff (as specified in Section 110 of the Forest Conservation Regulations).
2. Record plat of subdivision shall reflect a Category I forest conservation easement for onsite forest to be saved.
3. Prior to building permit, the applicant shall secure air traffic noise information from the Airport Authority of noise levels from National Airport affecting this site,

and provide that information to MNCPPC Countywide Environmental Staff. If noise levels exceed 65 dBA Ldn, the applicant will be required to demonstrate achievement of an interior noise level of 45 dBA Ldn or less for the residential units.

- a) An acoustical consultant shall provide a detailed analysis of the proposed building shell to determine if it will meet acoustical design specifications as necessary to achieve no greater than a 45 dBA Ldn interior noise level.
- b) The builder must agree to construct in accord with those specifications, or receive written approval from the consultant for any changes that may affect acoustical performance.

DISCUSSION

The HIGH ACRES Property is a 4.4-acre site, located northwest of MacArthur Boulevard in the Palisades area of the Bethesda Chevy Chase Master Plan. It contains one existing dwelling and 2.55 acres of existing forest, nearly all of which is on slopes 25% or greater from the existing house down to MacArthur Boulevard, where the land drops 90 feet in elevation over a horizontal distance of ~240 feet, an overall slope of 37.5%. The forest contains 31 specimen trees (30" or greater), of which 22 specimens were saved on this forest conservation plan, and all the specimens along the steep wooded bluff alongside the Potomac River and MacArthur Boulevard. Protection of these environmental features were highlighted in the BCC Master Plan which cites on page 64:

“This (BCC) Plan recommends preservation of the Potomac Palisades’ unique environmental features of steeply wooded slopes and vistas, and the perpetuation of the open space character established in the area.”

The proposed plan does an excellent job in accomplishing these objectives.

Forest Conservation

Forest conservation requirements have been fully satisfied onsite through preservation of approximately 1.44 acres of forest in the most strategic location on the steep slopes. The plan actually exceeds the requirements of the law (Chapter 22A) by 0.28 acres.

Support For Cluster Development

The proposed plan supports a finding supporting cluster development by the Planning Board. These reasons include: meets and exceeds the forest conservation requirements and protects high priority forest onsite; protects very steep, forested slopes per the Environmental Guidelines and BCC Master Plan recommendations; protects unique environmental features along the Potomac Palisades; and uniquely designs structured parking to minimize the impervious area and grading on this sensitive site. Indeed, the site has been designed to maximize the level of protection afforded to the special environmental features on the site.

Noise

The predominate noise source affecting this site is air traffic approaching and departing Reagan National Airport. Prior to building permit, the applicant shall secure information from the Airport Authority of the noise levels from National Airport affecting this site, and provide that information to MNCPPC Countywide Environmental Staff. If noise levels exceed 65 dBA Ldn, the applicant will be required to demonstrate achievement of an interior noise level of 45 dBA Ldn or less for the residential units.

If exterior noise exceeds 65 dBA, an acoustical consultant will need to provide detailed review of the proposed building shell to determine if it will meet specific acoustical design specifications. The builder must construct in accord with those specifications, or receive written approval from the consultant for any changes that may affect acoustical performance.

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Robert O. Zdenek
Anne E. Hoskins
6451 Brookes Lane
Bethesda, MD 20816

October 13, 2006


Hon. Royce Hanson, Chairman
And Members of the Montgomery County
Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

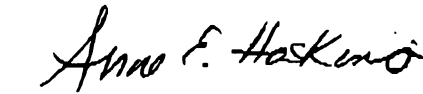
Re: Preliminary Plan No. 120050056 and Site Plan review No. 820060220
(High Acres)

Dear Mr. Hanson and Members of the Planning Board:

We live at 6451 Brookes Lane, directly across the street from the property that is subject to the referenced Preliminary and Site Plan Applications. We previously opposed a prior development scheme proposed by the Applicant. The Applicant has revised the proposed plans to address our concerns. In consideration for the revisions and the terms set forth in an Agreement between the Applicant and the undersigned, we do not object to the revised Application plans dated October 4, 2006. Please include this letter in the Public Record.

Sincerely,


Robert O. Zdenek


Anne E. Hoskins

May 20, 2006

Virginia Sullivan
6506 Brookes Hill Court
Bethesda, MD 20816

Richard Weaver
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

RE: High Acres

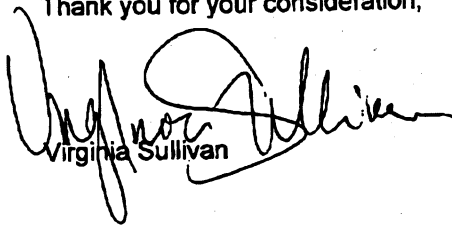
VIA FACSIMILE

Mr. Weaver:

I recently acquired the home located at 6506 Brookes Hill court in Bethesda. This property is adjacent to High Acres, on Brooks Lane, a project proposed by Lewis Bloom consisting of eleven new town homes. I have great confidence in Mr. Bloom's integrity as a developer, and the quality of his work. I was motivated to purchase my current property knowing Mr. Bloom was involved in the High Acres project as I feel it will enhance the property itself, the neighborhood, and the area in general.

Please feel free to contact me personally with further questions at (202)253-1105.

Thank you for your consideration,


Virginia Sullivan