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To: Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Re: Pre-Preliminary Plan No. 7-03057, Lots 10 and 11, "Ridegwood Village"

Dear Mr. Berlage and Members of the Board:

We look forward to appearing before you soon to present our proposal to resubdivide Lots 10 and 11, "Ridegwood Village subdivision for the following reasons:

We have lived at 7405 Pinehurst Parkway (Lot 11) for the past twelve years. Our time there has been pleasant and in harmony with our neighbors, many of whom are also personal friends. During these twelve years, we have shown care and respect in the appearance of our property and its compatibility with the properties of our neighbors. In fact, aspects of our house have been shown and praised on Home and Garden Television.

In the last three years, our family circumstances have changed. The number of residents in the house has grown, since we now have a wonderful 2 ½ year old daughter. Then most recently, my mother, who is 79 years old and is no longer ambulatory, has found it necessary to spend substantial periods of time in our house so that we can provide daily care and assistance for her.

The space in our existing residence is "stretched" with the welcome addition of my mother and we need to create a wheelchair accessible addition to our home to accommodate her needs. Unfortunately, the existing building envelope on Lot 11 will not accommodate an addition to serve that purpose. Accordingly, we have just purchased the adjacent property, 7401 Pinehurst Parkway (Lot 10). Our desire is to replat Lots 10 and 11 transferring a sufficient amount of land from Lot 10 to Lot 11 to accommodate a modest addition to our existing residence. By doing so, we will eliminate the unsightly pool and concrete patio that exists Lot 10.

We request your support of this modest lot line adjustment based on the technical information which has been separately provided to you by our engineers. We have minimized the amount of transfer of land area from Lot 10 to 11, so that both the reduced Lot 10 and the enlarged Lot 11 are neither the largest or smallest lots within the "neighborhood" which you have defined. We note that the dimensions of the new lots fall within the bell-shaped curve under all seven criteria studied by the Planning Board (even though each dimension for the two newly platted lots are not necessarily at the median of the range for the "neighborhood").


We have also provided you information showing that if we include houses on Greenvale Parkway facing our properties, the new lots perform even better under a statistical analysis.

This is not a speculative attempt to create a new lot for redevelopment. There will be no trees removed and no driveways added as a result of this resubdivision. The only feature of existing Lots 10 and 11 which will change will be a modest addition to our residence. After we have transferred an adequate amount of area from Lot 10 to Lot 11, we will then sell Lot 10 to a purchaser who will be our neighbor and who will be comfortable with our proposed addition. Our existing neighbors understand our predicament and have indicated their support with letters to be provided to you by your staff. Furthermore, Rollingwood Citizens Association has written a letter of support (attached).

We have established our home at 7405 Pinehurst Parkway and desire to remain there for many more years. Our ability to accomplish that goal will be frustrated however, if we cannot add to our residence in the manner that will accommodate the special needs of my mother. We hope that the Planning Board can support our proposal, which we believe meets all the resubdivision criteria outlined by the Staff and Planning Board.

Thank you for consideration of the letter.

Sincerely yours,



Barbara D. Tannenbaum
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cc:
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