

From: Whelan, William <William.Whelan@montgomerycountymd.gov>
Sent: Tuesday, May 15, 2018 8:52 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>
Subject: RE: 7009 Wilson Lane/ Bannockburn

Hi Matt,

As requested, attached is the cost estimate for the 10' bike path on the Wilson Lane site frontage from Benning & Associates. The DOT transportation staff reviewed it and found that it adequately satisfies the recommendations in the master plan.

Let me know if this email is sufficient for this matter or if you want additional documentation.

Thank You,

Billy Whelan, PE
Engineer III
Department of Transportation
Development Review Team
101 Monroe Street, 10th Floor
Rockville, MD 20850

4//25/18

COST ESTIMATE FOR FUTURE BIKEPATH

Parcel A of Bannockburn

MNCPPC #120180030

Prepared by: David McKee of Benning & Associates, Inc.

Proposed frontage improvement - 10' Wide Bituminous Path (4" depth) x 356'

395 SY x \$25 per square yard = \$9,875 (~\$10,000)

Cost estimate total = \$10,000



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

March 8, 2018

Mr. Matthew Folden, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Preliminary Plan No. 120180030
Bannockburn – 7009 Wilson Lane

Dear Mr. Folden:

We have completed our review of the preliminary plan submitted on August 1, 2017 and reviewed by the Development Review Committee at its February 27, 2018 meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. We defer to MSHA for access and improvements to Wilson Lane (MD Route 188).
2. We defer to MSHA for sight distance certification onto Wilson Lane (MD Route 188).
3. There is no proposed increase in impervious area. Therefore, no storm drain study is required.
4. Verify possible right-of-way improvement requirements on Wilson Lane (MD Route 188) with Kwesi Woodroffe of MDSHA at 301-513-7347 or kwoodroffe@sha.state.md.us.
5. Per the draft Bicycle Master Plan, upgrade the existing sidewalk along Wilson Lane street frontage to a 10-foot wide, asphalt, shared-use path.
6. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

Office of the Director

101 Monroe St., 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
www.montgomerycountymd.gov/dot

Mr. Matthew Folden
Preliminary Plan No. 120180030
March 08, 2018
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Thank you for the opportunity to review the Preliminary Plan. If you have any questions or comments regarding this letter, please contact Mr. Billy Whelan, our Development Review Engineer for this project, at william.whelan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,



Rebecca Torma-Kim, Acting Manager
Development Review Team
Office of Transportation Policy

cc: Todd McCreight National Capital Presbytery
David McKee Benning & Associates, Inc.
Kwesi Woodroffe MSHA District 3
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR
William Whelan MCDOT OTP

120180030 - Bannockburn 7009 Wilson Lane - MCDOT FINAL Plan Letter

Mr. Matthew Folden
Preliminary Plan No. 120180030
March 08, 2018
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MAILING LIST

Mr. Matthew Folden
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Todd McCreight
National Capital Presbytery
11300 Rockville Pike, Suite 1009
Rockville, MD 20852

David McKee
Benning & Associates, Inc.
8933 Shady Grove Ct
Gaithersburg, MD 20877

Kwesi Woodroffe
MDSHA District 3
9300 Kenilworth Avenue
Greenbelt, MD 20770

From: Eileen Vogel <eileenvogel1@gmail.com>
Sent: Sunday, May 20, 2018 6:06 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: Andrew.Kohler@montgomerycountymd.gov; Hisel-McCoy, Elza <Elza.Hisel-McCoy@montgomeryplanning.org>
Subject: Re: 7009 Wilson Lane Development Application

Dear Mr. Folden,

My home is located in the Bannockburn Subdivision (designated as plot 3 at 7105 Laverock Lane) and the main portion of our side yard line and all of our rear property line is adjacent to what is now the Church/Residential site seeking subdivision.

The Property in question, particularly the Parsonage and adjacent Church parking sits at significantly higher elevation than our back property (from our yard I have to look up to the house and lot). There is already a significant run off problem that has been eroding our backyard, wiped out plantings and exposed the roots of large trees. The runoff that goes across the back of our property continues down through a wooded area and ends up entering the stream where Laverock intersects with Broxburn Road. We are in the Cabin John watershed area and this stream does eventually run the Cabin John Stream. Besides the water runoff destroying the grass and small plantings there are also many large trees that provide a canopy in this area that are in jeopardy.

According to the Bethesda Chevy Chase Master Plan we are located in the Palisades area where "all efforts will be made to preserve the canopy and avoid storm water runoff."

We have great concern that development or any disturbance of the trees or soil on the "Parsonage Lot" and possibly the whole Church lot in the future, will severely impact not only our property by increasing the soil run, erosion issues, greatly impact this entire area that is part Cabin John Watershed in the BCC Master Plan.

I am attaching pictures showing varying elevations some indications of runoff damage with soil erosion and exposed tree roots.

Thank you for your continued support in our efforts to maintain the natural ecosystems in this area.

Please keep me apprised of any information regarding this and any further applications for development in the area.

Sincerely,

EileenVogel
7105 Laverock Lane
Bethesda, MD 20817
eileenvogel1@gmail.com 301-229-5822

ATTACHED PHOTOS : Start with looking up toward Parsonage and Church parking lot then down to lower side of property where it continues downhill to stream. Photos in between show along the way bare land where plantings had been soil erosion leaving rocks, land drop off virtual stream bed and now exposed roots. Rainy weather this area runs like a stream from Wilson Lane Parsonage, Church and parking lot side of parcel to continue downhill.

















On Tue, May 15, 2018 at 11:53 AM, Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Hi Mrs. Vogel,

I did not receive a response from you after my e-mail in February. Could you please send the photos that you referenced?

The Applicant clarified in a subsequent submittal that no land disturbance, such as clearing, grading, demolition, or construction, is proposed as part of this application. As a result, there will be no physical changes to the property, including the addition of storm water management measures.

If changes are proposed in the future to either the Church or the single family home, the site will be subject to storm water management requirements. Andrew Kohler at the County's Department of Permitting Services can provide additional information on that type of review.

Please contact me if you would like to discuss the subject preliminary plan application further.

Regards,

Matt

Matthew Folden, AICP | 301.495.4539

On Tue, Feb 27, 2018 at 2:40 PM, Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:
Eileen,

It was nice to speak with you on the phone yesterday about the proposed subdivision of the Korean Presbyterian Church adjacent to your home at [7105 Laverock Lane](#). As a follow-up to our discussion, I wanted to provide you with materials related to the application and an additional staff resource: Andrew Kohler, stormwater management permitting specialist at the Department of Permitting Services. For your convenience, Andrew is copied on this e-mail.

1. All development applications to the Planning Department are available online through the Departments Development Applications Information Center (DAIC) website, which is available at: <http://montgomeryplanning.org/development/>
 - a. In order to access the development plans associated with the subject application, enter "120180030" into the search bar
2. The 1990 Bethesda Chevy Chase Master Plan is available at: <http://montgomeryplanning.org/wp-content/uploads/2016/09/BethesdaChevyChaseMasterPlanComprehensiveAmendment1990ocr300.pdf>. Specific references to the "Palisades" area can be found beginning on page 64 of that document.

As currently submitted, the application does not propose any new development or land disturbance and is therefore not subject to storm water management mitigation. If the application is revised to show land disturbance or an increased building footprint, it will be reviewed for stormwater management. Please do send me a summary of your concerns and any photos of the drainage area on your property so that I can include them in the public record associated with this project and keep them in consideration if the applicant does change the development application to include new land disturbance.

I look forward to continued discussions with you about this project.

Regards,

Matt

Matthew Folden, AICP | Planner Coordinator
Montgomery County Planning Department | Planning Area 1
[8787 Georgia Avenue | Silver Spring, MD 20910](#)
301.495.4539 | matthew.folden@montgomeryplanning.org

From: Eileen Vogel <eileenvogel1@gmail.com>
Sent: Sunday, June 03, 2018 1:18 PM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: Pictures from Sunday

Dear Mr Folden,

I have sent some pics from my phone of flooding and stream running downhill from property to my side and back yard. Hard to show in pics but last picture is looking uphill at the property at 6900 Wilson. I know it has been very rainy but the erosion has been happening over the years to the point we can no longer use the rocky back portion of our property where my Son's had played soccer on lovely grass.

Tree roots becoming more exposed and soil can't sustain planting.

Will try to reach you this week.

Thank you,

Eileen Vogel

Sent from my iPhone









Folden, Matthew

From: Seth R Goldstein <sethrgoldstein@verizon.net>
Sent: Sunday, September 09, 2018 12:29 PM
To: MCP-Chair
Cc: Folden, Matthew
Subject: Preliminary Plan 120180030, Bannockburn – 7009 Wilson Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Casey Anderson, Chair of the Planning Board

Dear Mr. Anderson,

I live at 7103 Laverock Lane, which borders the proposed lot 1 of the project to subdivide the current church property at 7009 Wilson Lane. The main reason we bought our house in this area 23 years ago was the forest canopy on our property and the adjacent properties. Our neighbors all feel similarly. I am sure it is not necessary to elaborate on the benefits of tree canopy- more birds, wildlife, shade in the summer reducing energy costs, reduced runoff, and general ambiance. The originally proposed lot subdivision has many mature trees. Their inevitable removal will directly affect my view, shade, energy consumption, and ambiance and potentially cause water runoff problems.

I therefore wholeheartedly endorse the recommendation of your staff to insist on a 50 foot category 1 easement as shown on Figure 3 of their report. This position is consistent with the Bethesda Chevy Chase Master Plan approved and adopted April 1990 with its rationale to protect and enhance the environmental character of the area.

I am continually dismayed when speculative builders acquire nearby properties, tear down the existing house, and cut down mature trees in order to maximize the size of the replacement house. And there is nothing the neighbors can do about it. This current situation is one of the rare occasions where there is a possibility of intervening and reducing the destruction of trees. I hope you will do so.

Thank you for your attention.
Dr. Seth R Goldstein
7103 Laverock Lane
Bethesda, Md 20817
301 229-0845

Folden, Matthew

From: Eileen Vogel <eileenvogel1@gmail.com>
Sent: Tuesday, September 11, 2018 5:18 PM
To: Folden, Matthew
Subject: Re: 7009 Wilson Lane Project Preliminary Plan 120180030

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Folden,

Thank you for your reply. I wanted to make sure I was telling people the right date.

Concerning the shed, I just wondered why the it is shown on an official (I think it's official if it on a something to be submitted in this process) document. If it does become an issue down the road I did not want it shown as if it had a "County Sanctioned " right to be there. It was very much a bone of contention when it was built without applying for any type of permit.

Was it submitted in papers prepared by the Church?

It is for possible future Church applications that it stands out as not being the true picture as of this date and it seems to validate it by having it appear at an official hearing on an official submission.

Looking ahead.

If the Church wants to stick to it's 30 foot set back from rear line will you and your office be mounting the defense? Is there anything beyond this meeting for whatever the decision might be?

Thanks,

Eileen Vogel

On Tue, Sep 11, 2018 at 11:42 AM Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Vogel,

Thank you for your inquiry. You are correct in your understanding that the existing shed on the church property is not part of the current subdivision review. That shed (and all structures on the subdivision plan) are shown for illustrative purposes only to ensure that the site meets the development standards for the R-200 zone, as established in the Zoning Ordinance. Showing this structure on the plan does not confer any special status or approval of the existing building.

With regard to the anticipated hearing date: This item is scheduled for the 10/4/18 Planning Board hearing. Notices will be mailed to all adjacent property owners and parties of record at least 10 days prior to the hearing date.

Please contact me with any additional questions.

Matt

Matthew Folden, AICP | 301.495.4539

From: Eileen Vogel <eileenvogel1@gmail.com>
Sent: Sunday, September 09, 2018 9:52 AM
To: Folden, Matthew <matthew.folden@montgomeryplanning.org>
Cc: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: 7009 Wilson Lane Project Preliminary Plan 120180030

Dear Mr. Folden,

I have been looking over the diagrams in the Preliminary Plan 120180030 for 7900 Wilson Lane Project and putting together another letter in strong support for your office's Summary and Conditions for Approval.

While again looking over the documents provided to me by your Office it struck me that Figure 1 on page 3, the "Vicinity Map", shows the footprint of the Church property and the area designated as the "Site" with the accompanying buildings. In Figures 2, "Preliminary Plan" on page 4, and Figure 3 "Lotting Diagram" on page 6 the overall footprint is the same but the broken line around and inside the "Site" boundaries have changed on the West/Southwest (the Left) to incorporate the un-permitted shed or storage structure put up in the late 1980s. Why should this structure be included as if it were a part of the Church's existing buildings?

I don't think this structure touches on the subdivision plan that is currently being considered but I do think it could impact future development plans or proposals for the Church Site in the and don't like to see it incorporated into official documents that will most likely be used at any future time.

I can not emphasize more strongly the necessity of protecting the environmentally sensitive resources in this area of steep slopes prone to soil erosion and other damage to two Watershed areas; the Cabin John and the Potomac Direct.

No one in our area has received official notification of the date for the next meeting when Plan 120120030 will be on the agenda. Is it still to be on October the 4th?

I appreciate any news from your office and word about the incorporation of the shed as if it were an official Church building.

I look forward to hearing from you.

Sincerely,



Eileen Vogel

Email

Please keep 50 ft. Easem...

Email

From  danielcahn@gmail.com

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Please keep 50 ft. Easement at 7009 Wilson Lane

Date Sent **Date Received** 9/15/2018 1:18 AM

Dear Mr. Anderson,

I live directly adjacent to the the proposed lot 1 proposed as a subdivision from the church lot at 7009 Wilson Lane. I very recently purchased the adjacent lot at 7017 Wilson lane, one reason why my wife and I love the neighborhood and moved in is for the beauty and shade provided by the tall aged trees that canopy the area. In addition to the beauty and shade, there are other known advantages to the trees that I know you're already well aware of. With that said, I hope your department insists on maintaining at least the 50 foot category 1 easement represented on Figure 3 of their report directed to said church lot above. If it were up to me, I'd even increase the distance slightly further to cover the two large trees a bit further beyond the 50 feet.

Succinctly stated, I hope you and your staff insist on at least maintaining the 50 feet.

Thank you so much for your time and hard work.

Sincerely,
Daniel Cahn

Attachments

File Name	File Size (Bytes)
No Attachment records are available in this view.	
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