



February 21, 2024

Mr. Josh Etter  
Senior Vice President, Development  
Foulger Pratt  
12435 Park Potomac Avenue  
Suite #200  
Potomac, Maryland 20854

**Re: MNCPPC Sketch Plan Amendment No. 32019003A, MNCPPC Preliminary Plan of Subdivision No. 120230020, and MNCPPC Site Plan Application No. 820230020 by Wisconsin Avenue Properties LLC (“Wisconsin Properties LLC”) as the applicant of 7126 Wisconsin Avenue (the “7126 Project”);**

**The Seasons, a Maryland Limited Partnership (“SLP”);**

**The Seasons Apartments, 4710 Bethesda Avenue, Bethesda, Maryland 20814 (“The Seasons”)**

Dear Josh:

I want to express my sincere thanks to you and your architect, Andy Czajkowski, for meeting with Judy Beach-Uhlman and me on October 18, 2023, and again on December 6, 2023, to discuss SLP’s concerns about the proposed 7126 Project, and for the good spirit in which our discussions were conducted.

SLP has reviewed the two sets of revised drawings (the “**Revised Drawings**”) that you provided at the December 6, 2023 meeting. I am pleased to let you know that SLP is in agreement with, and has no objection to, the revised setbacks of the 7126 Project from The Seasons as depicted in the Revised Drawings, which are attached to this letter as Exhibits 1 and 2. We believe these revised setbacks will be of equal, substantial benefit to both parties.

As you and I discussed, both parties are also in agreement that, before any building permit application(s) are submitted by Wisconsin Properties LLC to Montgomery County, Maryland, the parties will work together in good faith to establish mutually agreeable terms for (i) garage venting, (ii) site security, including but not limited to securing the above-grade area between the parties’ two sites that are expected not to contain improvements, (iii) exterior lighting along

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shared property lines, and (iv) various construction-related agreements between the parties, including but not limited to a crane swing agreement, agreement for SLP and its structural engineering consultant (Thornton Tomasetti) to review and approve all foundation and below-grade structural drawings, monitoring and inspection access agreements, a noise abatement agreement, and any other agreements that the parties mutually deem necessary or desirable (collectively, the “**Construction Agreements**”).

With respect to the Construction Agreements, all such agreements must be in form and substance acceptable to SLP in its sole discretion. We have a long history of reaching similar agreements with adjoining and confronting property owners of many Landow-owned properties, and I am optimistic that we can successfully do the same with Wisconsin Properties LLC.

Last, I would be remiss if I closed without thanking you again for the productive manner in which the parties are working together. I look forward to working with you as your project proceeds. We wish you and your colleagues every success.

Sincerely yours,



David M. Landow  
Authorized Agent  
The Seasons, a Maryland Limited Partnership

Attachments: Exhibits 1 and 2