

February 20, 2004

Chairman Derick Berlage &
Members of the Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland

Pre-Preliminary Subdivision Plan No. 7-04047
Project No. 85217, 11718 Gainsborough Road

Dear Mr. Berlage and Members:

This letter is written with reference to the above listed property located on Gainsborough Road that will be coming under your consideration for re-subdivision shortly. A few weeks ago, I was approached by one of the prospective purchasers of that property and signed a letter he had prepared stating that I was in favor of his plan for re-subdivision which would have allowed him to create two building lots on the property. I was told he and one of his friends planned to build two smaller homes side-by-side, or, in the alternative, front to back.

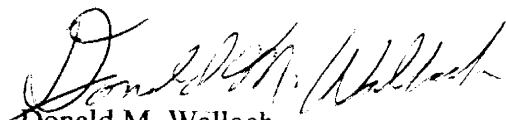
Upon reflection and discussions with other immediate neighbors to this property, I have changed my mind and oppose any re-subdivision of such property for the following reasons.

- 1). The total lot as exists today is slightly over one acre. If re-subdivided, the new lots will be less than 3/4 acre each, which is totally inconsistent with the character of our neighborhood. There are no lots in our neighborhood less than 3/4 acre in size.
- 2). If a plan is approved that would allow two homes to be built side-by-side with a common driveway up the center fronting Gainsborough Road, they will be much more cluttered than existing homes in our neighborhood, which runs from the corner of Gainsborough and Seven Locks Roads down to the bend in Gainsborough Road. Homes of comparable size to existing homes will look cluttered. If the homes are smaller than existing homes on Gainsborough Road, they will definitely stand out as not being compatible with the character of our neighborhood.
- 3). If the lot is divided front to back with a pipe-stem driveway, the same issues apply as I've stated above and will definitely be an intrusion into the back yards of the immediate neighbors.
- 4). Recent property transfers in our neighborhood now make it economically viable for the referenced property to be sold, as is, without re-subdivision. The current owner would receive as much or more for his lot than if he sells it to the current prospective buyers. Another buyer would find it economically viable to build one new home on the property that would be completely in character with the rest of the homes in our neighborhood.

5). I have lived in this neighborhood for over 25 years and it is a refuge from the clutter in other neighborhood surrounding us. All of the other neighbors I have discussed this matter with also oppose any re-subdivision. We are all concerned that if two lots are created that are less than 3/4 acre in size, it will open a Pandora's box that will set a pattern for more of the older homes to be torn down and replaced with 2-3 homes on such property.

For these reasons, I withdraw my support for this proposed re-subdivision and wish to place my opposition in the record before the professional staff and zoning board members.

Thank you,



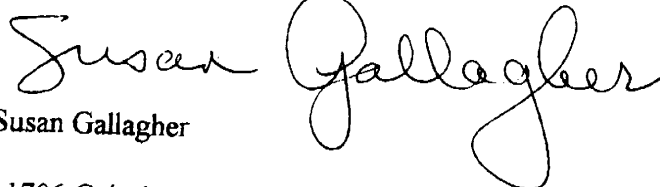
Donald M. Wallach
11730 Gainsborough Road
Potomac, Maryland 20855

Telephone: 301-983-1894

RE: CASE # 7-04047

February 22, 2004

I am writing to register my strong objection to the proposed subdivision of 11718 Gainsborough Rd, Potomac Maryland. While I live two houses away, the subdivision of that lot would negatively affect the character of our neighborhood in appearance and value. We have lived here since 1987, raised five children and intend to remain here for future generations. Putting two houses on that lot, regardless of their position, would destroy the habitat next door and be inconsistent with the character of our well-established neighborhood. I believe our neighborhood is one of the last acre plus lots in the local vicinity and the prospect of crowding two houses on that lot signals the end of preserving the environment and a move toward urban development. We value our home and property yet the value of living in this neighborhood as it has been is far greater than the monetary value of the land. We have birds, butterflies, frogs, rabbits and other wildlife that we probably take for granted but will disappear. Surely the character of our environment and neighborhood could and should be respected. Please help us preserve our neighborhood and the value of life above property values and the ability to squeeze two houses close together. Thank you for your consideration.



Susan Gallagher

11706 Gainsborough Road

Potomac Md. 20854

Albert and Viviane Arking
11810 GAINSBOROUGH ROAD
POTOMAC, MARYLAND 20854

February 27, 2004

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910

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

Gentlemen:

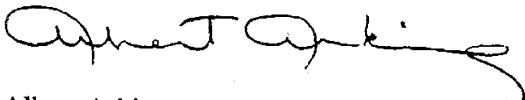
We wish to express our strong objection to a proposal to subdivide the property at 11718 Gainsborough Rd (Willerburn Acres, Lot 4, Block A). Approval of the proposal would seriously impair the unique character of this neighborhood, which has been our home for the last 23 years, and it would start a process that would ultimately destroy that character. The neighborhood to which we refer is the portion of Gainsborough Rd that extends eastward from Seven Locks Rd for about 0.4 miles, up to the sharp bend in that road. That area is unique in being an oasis of tranquility, where people from within and outside the neighborhood enjoy walking, often with little children in carriages or with pet dogs. We get to meet so many people that way, and its beauty is both in its physical layout and its uncrowded look.

All of the lots in that section are larger than a half acre and range up to about 1.5 acres, and all frontages are more than 100 ft, ranging up to about 150 ft. Subdividing the property in question equally would make two lots of about 0.6 acres each, which would be amongst the smallest. Of much greater concern than area is the look. Because the present frontage is only 145 ft (about the same as the properties on either side), subdividing would end up with two houses unusually close to each other. And even if the houses were not placed side by side, they would still be very close to each other because of setback requirements.

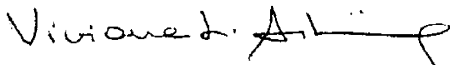
We were dismayed when we learned that a developer recently succeeded in getting approval to subdivide the property at 11736 Gainsborough Rd. We did not know about it until it was too late to object. In that case, however, it was the largest lot in the area (slightly more than 1.5 acres), and it had a frontage of 210 feet, so that the impact is nowhere near as bad as the present proposal.

We urge the board to put a stop to increasing the density in established neighborhoods. There are plenty of open areas within a few miles of here where new neighborhoods can be developed, perhaps with the same tranquil character as ours.

Sincerely,



Albert Arking



Viviane Arking

PHONE: 301-299-2478

E-MAIL: arking@jhu.edu

Montgomery County Planning Board
Mr. Derick Berlage, Chairman
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910

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March 28, 2004

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MAR 30 2004

Gentlemen:

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

I wish to add my objection to those of my neighbors in the Willerburn Acres area to the proposed subdivision of the property at 11718 Gainsborough Rd (Willerburn Acres, Lot 4, Block A). The result will be two lots of about 0.6 acres each. The present frontage is 145 ft. Jamming two houses in this situation destroys the character of the neighborhood where the frontages of the existing single houses ranges from 100 to 150 ft or more. Another concern is the type of houses likely to be built on these sites. The price recently paid for this property (over \$1000000) dictates that the new houses will be grossly oversized and out of character of the neighborhood. One only has to look at the ugly monstrosity recently built in the second lot down the street from 11718 Gainsborough Rd to see the problem. I don't see why we need to line the pockets of developers, who don't live in the neighborhood, at the detriment of the quality of life of the present residents.

Louis L. Wood

Louis L. Wood

11760 Gainsborough Rd
Willerburn Acres
Rockville, MD
20854

Daniel and Rina Rebibo
11800 Greenleaf Avenue
Potomac, MD 20854
(301) 424-9027

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APR 02 2004

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

April 2, 2004

Mr. Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Pre-Preliminary Plan For Public Hearing on April 8, 2004
Name of Plan: Willerburn Acres (Resubdivision)
Subdivision File Number: 7-04047
Number of Lots: 2
Number/Type of Proposed Units: 2 (one) family dwelling units, (1 existing)
Current Zoning: R-90 Acres: 54,753 square feet
Location: On the north side of Gainsborough Road, approximately 550 feet east
of Seven Locks Road
Master Plan Area: Kensington/Wheaton, PA-31

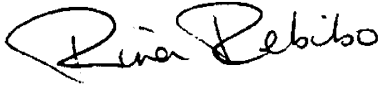
Dear Mr. Berlage,

I am writing in regards to the above mentioned public hearing that will be held on April 8, 2004 for the preliminary plan of the subdivision file number: 7-04047. We will be unable to attend the hearing, but would like to make a statement for your review. Our property is located at 11800 Greenleaf Avenue, in Willerburn Acres. Our lot is adjacent to the lot under review by the Planning Board. Our backyard is contiguous with the backyard of the above-mentioned property. We understand that there are two plans for the homes to be built: one plan has the homes side by side on Gainsborough and the other plan has them in a pipe stem, (one behind the other, so that only one home is visible on Gainsborough). We are concerned that if the approval is given to the pipe stem and the 2 homes are built one behind the other, that one of these new homes will be too close to our backyard, and therefore infringe on our privacy. We bought our home with the knowledge that we have enough room in the back that we do not have to be on top of our neighbors. If this plan were to go through that would change this fact. We would prefer to see an approval for two homes side by side, that way, they are not so close to us. We think the aesthetics of two new homes side by side on Gainsborough will fit the

neighborhood and the space. Furthermore, two side-by-side homes on Gainsborough will not encroach on the surrounding neighbors.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Rina Rebibo". The signature is written in a cursive style with a large, looping initial "R".

Rina Rebibo

✓ (Picture Board)

FROM: Rena and Nathan Lewin
11723 Gainsborough Road
Potomac, Md. 20854
Telephone: (301)299-4530

TO: Derick Berlage, Chairman ,
Members of the Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Pre-Preliminary Subdivision Plan No. 7-04047; Project No. 85217
11718 Gainsborough Road,
(550 Ft. East of Seven Locks Road)
Willerburn Acres
Potomac, Maryland, 20854

Attached are photos of the houses - on either side of - and directly across from - the property to be subdivided.

Please note that none has a driveway running down the center of the lawn.

Also I would like to bring to your attention the **PIPE STEM DRIVEWAY** connecting the three houses in the property next to ours.

I also think that it is important for members of the committee to see photos of the enormous and magnificent evergreens that line the sides of the driveway and are also growing on the boundary line on the other side of the property to be subdivided. With the plan for one house to be built behind the other the driveway would be located on the existing site, the trees would stay, and the visual feel of Gainsborough Road would remain the same.

A second board OF PHOTOS is included with views of additional older homes that line this section of early development of Gainsborough Road and Willerburn Acres.

IT WOULD BE MUCH APPRECIATED IF THE MEMBERS OF THE COMMITTEE WOULD HELP MAINTAIN THE SPECIAL AND UNIQUE ATMOSPHERE OF THIS SECTION OF GAINSBOROUGH ROAD . PLEASE HELP TO KEEP ITS CHARM.


RENA R. LEWIN

Thank You,


NATHAN LEWIN

(Picture Board)

FROM: Rena and Nathan Lewin
11723 Gainsborough Road
Potomac, Md. 20854
Telephone: (301) 299-4530

TO: Derick Berlage, Chairman,
Members of the Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Pre-Preliminary Subdivision Plan No. 7-04047; Project No. 85217
11718 Gainsborough Road,
(550 Ft. East of Seven Locks Road)
Willerburn Acres
Potomac, Maryland, 20854

This is in response to copies of a **PRIMARY PRE-PRELIMINARY SUBDIVISION PLAN** and an **ALTERNATIVE PRE-PRELIMINARY SUBDIVISION PLAN** for the property directly across the road from our home.

The proposal is to divide Lot 4, Block A, into lots 52 and 53. There are two plans. We strongly **oppose the plan that calls for two houses side by side** but are **willing to accept the plan for one house behind the other** - though both proposals create lots smaller than others on this part of Gainsborough Road and are not consistent with the immediate neighborhood.

The **PRE-PRELIMINARY SUBDIVISION PLAN** which calls for one house behind the other would visually conform to the other properties on this part of Gainsborough Road where the houses are deeply set back on wide frontage lots. I would expect that the front house would be located at about the same set-back as the current house and the driveway would be located on its same site. Construction in this manner would maintain the unique visual feel you get when driving down this half of Gainsborough Road and would be compatible with the rest of the street. This plan is acceptable.

The plan for one house behind the other with a shared driveway is similar to the three houses immediately next to our property at 11725, 11727, 11729 Gainsborough Road.

We **oppose** the proposed **ALTERNATIVE PRE-PRELIMINARY PLAN** that would divide the 145 foot frontage on Gainsborough Road into two parcels with each having approximately half that frontage. This plan would significantly alter the appearance of Gainsborough Road and it does not conform to the other properties on this part of the street. These lots would be substantially smaller than any other frontage on this half of Gainsborough Road. This plan will result in a significant change in the quality and character of the street. On this ground the **alternative plan should be REJECTED.**

I would like to be notified when a hearing is scheduled.

RENA R. LEWIN



NATHAN LEWIN



Photos provided by Rena and Nathan Lewin
11723 Gainsborough Road

Picture board of Gainsborough Road photographs
will be displayed at Planning Board Hearing,
Thursday, April 29, 2004.

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FEB 11 2004

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

January 27, 2004

Derick Berlage, Chairman and Members
of the Planning Board
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

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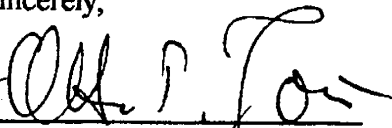
Re: 11718 Gainsborough Road, Potomac - **Preliminary Plan No. 7-04047**

Dear Mr. Berlage and Members of the Planning Board:

I have been approached by the applicants of the above-referenced plan which is in close proximity to my property regarding their subdivision application. I have reviewed their plan to subdivide the subject property and I am in support of their plan. I am familiar with the property and I think that the proposed development will be compatible with the existing architecture and housing size in the community. I do not think that the subdivision will be detrimental to this community.

Thank you for your attention to this matter.

Sincerely,



Otto Jons
11742 Gainsborough Road
Potomac, Maryland 20854

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January 27, 2004

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

Derick Berlage, Chairman and Members
Of the Planning Board
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

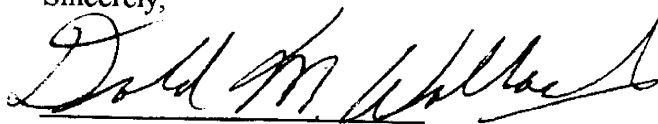
Re: 11718 Gainsborough Road, Potomac - Preliminary Plan No. 7-0404 7

Dear Mr. Berlage and Members of the Planning Board:

I have been approached by the applicants of the above-referenced plan which is in close proximity to my property regarding their subdivision application. I have reviewed their plan to subdivide the subject property and I am in support of their plan. I am familiar with the property and I think that the proposed development will be compatible with the existing architecture and housing size in the community. I do not think that the subdivision will be detrimental to this community.

Thank you for your attention to this matter.

Sincerely,



Donald Wallach
11730 Gainsborough Road
Potomac, Maryland 20854

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January 31, 2004

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

Derick Berlage, Chairman and Members
of the Planning Board
Maryland-National Capital Park
& Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

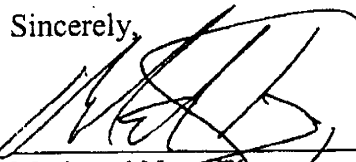
**RE: 11718 Gainsborough Road, Potomac
Preliminary plan #7-04047**

Dear Mr. Belage and Members of the Planning Board:

I have been approached by the applicants of the above-referenced plan regarding their subdivision application. I personally know the applicants who have been my neighbors within this community for 5 years. I have reviewed their plans to subdivide the subject property and I am in support of their Alternate pre-preliminary subdivision plan -- the side-by-side subdivision. I live directly adjacent to the subject property and believe the side-by-side would be compatible with the existing architecture because it would maintain the large backyards that all the houses have and would not infringe on the privacy that we now have in the rear. We believe that this Alternate plan - side-by-side - would not negatively impact our back yard view. The pipestem alternative would not maintain these important features.

Thank you for your attention to this matter.

Sincerely,



Mark and Nava Ely