

Greater Olney Civic Association

Post Office Box 212 Olney, Maryland 20830
www.goca.org

GOCA Officers

July 21, 2004

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Norbeck Meadows

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Olney Chamber of
Commerce

Mid-County Citizens
Advisory Board

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910
Attn : Khalid Afzel

Re: Board of Appeals Case # S-2604
Winchester School Expansion

Dear Mr. Berlage, Board & Staff:

The Greater Olney Civic Association (GOCA) is strongly opposed to the site chosen for the proposed expansion of the Winchester School.

GOCA opposes the use on the proposed site at Georgia Avenue and the private Rockhill Lane including but not limited to the following problems associated with the site:

- Site use is too intense for its size and close proximity to established single family neighborhoods.
- Site size does not provide enough area for buffering noise, light and visual impact of the proposed structure.
- Site size does not provide enough parking for special events.
- Site coverage with impervious surface area is too great which will adversely affect adjacent property owners with runoff from the property.
- Site location creates potential traffic hazards with buses entering and exiting into rush hour traffic.
- Site location creates potential traffic hazards from buses being unable to enter and exit the property in a single lane swinging wide because of inadequate turn radius and lack of storage accel/decel lane.
- Site location creates potential traffic hazards from vehicles coming to and from the school to make of U-turn's at Hines Road and Cherry Valley Dr.
- Site location creates potential traffic hazards from slow moving vehicles impeding average traffic flows.
- Site use does not provide any incidental benefits to the immediate neighborhood in the form of access to shared resources such as ball field or other open area because of its inadequate size.

Sincerely,
Stephen J. Smet, GOCA President

Member Associations

Briars Acres
Brooke Manor Estates
Brookeville Knolls
Camelback Village
Cashell Manor
Cherrywood
Environ
Fairhill Farm
Hallowell
Highlands of Olney
Homeland Village
James Creek
Lake Hallowell
Manor Oaks
Norbeck Grove
Norbeck Hills
Norbeck Meadows
North Creek
Oak Grove
Olney Mill
Olney Oaks
Olney Square
Olney Village
Perspective Woods
Southeast Rural Olney
Sycamore Acres
Tanterra
The Preserve
Towns at Environ
Victoria Springs

Lucinda Sherwood
17328 Georgia Ave.
Olney, MD 20832
July 19, 2004

Donald Spence, Chairman
Board of Appeals for Montgomery County
Stella B. Werner Council Office Building
100 Maryland Avenue; Room 200
Rockville, MD 20850

Dear Donald Spence,

I am writing this letter concerning the Petition of Mary Rhim/The Winchester School (Case Number S-2604, OZAH Referral Number 04-44). I am opposed to the proposed Winchester School moving to Georgia Avenue in Olney, Maryland. My husband and I have lived at 17328 Georgia Avenue since 1983. The lot in question, 17320 Georgia Avenue, adjoins the rear of our property.

The noise and floodlights that accompany a school will be extremely disruptive to our way of life. Because the proposed school will be located right next door to us there will be no buffer zone. We are fond of the quiet, peaceful backyard we now enjoy. The trees on the adjoining property are one of the largest and tallest stands of old trees in this area, but also as a shelter for many types of birds and wildlife. The proposed school will destroy this environment. In addition, the size of the property is too small for the scale of an operation they have envisioned. I would like the property at 17320 Georgia Avenue to remain in residential use.

I am concerned with drainage issues as well. When the development on the north side of us was built in the 1980s, the developers assured us that the drainage would be satisfactory. Since then, however, we have had severe drainage problems on our property. It is obvious that the construction of a new building and parking lot on the south side of us is not appealing, given that it could negatively impact the drainage on our property even further.

There are traffic concerns also. We already have to deal with congested (and many times, *stopped*) traffic in the mornings on Georgia Avenue. I have had to wait ten minutes to exit my own driveway. Having a school two doors away will worsen this situation for myself, and for all southbound commuters. This area of Georgia Avenue is dangerous already on weekday afternoons due to the 50 miles-per-hour speed limit. The added hazard of cars and busses turning in and out of the driveway at the proposed school will make the currently bad situation even worse.

Sincerely,


Lucinda Sherwood

July 19, 2004

Derick Berlage < Chair
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910

RECEIVED
JUL 22 2004

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

Enclosed is a copy of the letter I have sent to Donald Spence, Chairman / Board of Appeals for Montgomery County.

Thank you,



Lucinda Sherwood

July 20, 2004

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JUL 22 2004

Donald Spence, Chairman
Board of Appeals for Montgomery County
Stella B. Werner Council Office Building
100 Maryland Avenue; Room 200
Rockville, MD 20850

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

Dear Sir:

In reference to:

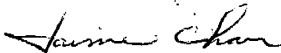
Case Number S-2604
OZAH Referral No. 04-44
Petition of Mary Rhim / The Winchester School (Jody S. Kline)

I am opposed to the rezoning of the concerned residential lots.

The construction of a school at the proposed site will have a detrimental affect on the neighborhood because of the traffic congestion caused by the busses transferring students to and from the proposed school. The proposed elementary school will also disrupt the current ambiance of the neighborhood. I am also concerned about the usage of the school during the summer, as I have 2 small children and am worried about the potential for increased amount of vehicular traffic on the nearby residential streets.

I also wonder as to why this area need another elementary school, as there currently are 2 fine elementary schools (Olney Elementary and Cashell Elementary) less than 1.0 miles from the proposed site.

Sincerely,



Jaime Chan
3508 Cherry Valley Dr.
Olney, MD 20832

DeSouza, Karina

From: Chan, Jaimie [JAIMIE.CHAN@epa.doe.gov]
Sent: Tuesday, July 20, 2004 4:48 PM
To: MCP-Chamber
Cc: jeb@StopWinchesterSchool.org; 'agentjaimiechan@holmes1.com'
Subject: Letter for Opposing construction of the Winchester School



Opposed.lett
e.doc

I am sending you an attach letter why I am opposing the construction of
the
Winchester school on Georgia Avenue in Diney, Md.

Jaimie Chan
AgentJaimieChan@epa.doe.gov

RECEIVED
JUL 21 2004

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

DeSouza, Karina

RECEIVED
1101
JUL 19 2004

From: Glenda Crump [Glenda@virtualVE.com]
Sent: Sunday, July 18, 2004 5:27 PM
To: MCP-Chairman
Subject: Stop Winchester School in Olney

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

Petition to Block the proposed Winchester School at 17320 Georgia Avenue in Olney MD

<!--[if !supportEmptyParas]--> To: Board of Appeals for Montgomery County
Stella B. Werner Council Office Building
100 Maryland Avenue; Room 200
ROCKVILLE MD 20850

<!--[if !supportEmptyParas]-->

I the undersigned, respectfully submit this petition in regards to:
Case Number S-2604
OZAH Referral No. 04-44
Petition of Mary Rhim / The Winchester School (Jody S. Kline).

<!--[if !supportEmptyParas]-->

We feel that the property located at 17320 Georgia Avenue in Olney MD is not an appropriate location for the proposed Winchester School.

<!--[if !supportEmptyParas]-->

The site is too small to accommodate such an establishment, and it would be excessively disruptive to the community. The transportation and parking problems would create an excessively dangerous traffic situation on Georgia Ave and surrounding community streets. This would not only be a danger for the community but also for students and their parents.

<!--[if !supportEmptyParas]-->

The proposed site is not suitable, and we encourage the Winchester School to seek another more appropriate location.

<!--[if !supportEmptyParas]-->

We therefore pray that the Board of Appeals for Montgomery County MD will deny the above referenced petition for Special Exception, No S-2604.

<!--[if !supportEmptyParas]-->

Thank you,
Glenda Crump
3505 Cherry Valley Drive

7/19/2004

Olney MD 20832

7/19/2004

**Petition to Block the proposed Winchester School at
17320 Georgia Avenue in Olney MD**

To: Board of Appeals for Montgomery County
Stella B. Werner Council Office Building
100 Maryland Avenue; Room 200
ROCKVILLE MD 20850

RECEIVED

2004

OFFICE OF ZONING AND
ADMINISTRATIVE HEARINGS

We the undersigned, respectfully submit this petition in regards to:

Case Number S-2604

OZAH Referral No. 04-44

Petition of Mary Rhim / The Winchester School (Jody S. Kline).

We feel that the property located at 17320 Georgia Avenue in Olney MD is not an appropriate location for the proposed Winchester School.

The site is too small to accommodate such an establishment, and it would be excessively disruptive to the community. The transportation and parking problems would create an excessively dangerous traffic situation on Georgia Ave and surrounding community streets. This would not only be a danger for the community but also for students and their parents.

The proposed site is not suitable, and we encourage the Winchester School to seek another more appropriate location.

We therefore pray that the Board of Appeals for Montgomery County MD will deny the above referenced petition for Special Exception, No S-2604.

Thank you,

Virginia L. Williams
Signature

VIRGINIA L. WILLIAMS
Name

3528 Cherry Valley Drive, OLNEY, MD.
Address

(301) 774-6168
Email and/or telephone

Background, ePetition and Additional Information at <http://www.StopWinchesterSchool.org>

EXHIBIT NO. 43
REFERRAL NO. S-2604

3528 Cherry Valley Drive
Olney, Maryland 20832
July 20, 2004

Donald Spence, Chairman
Board of Appeals for Montgomery County
Stella B. Wernar Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

RECEIVED

JUL 20 2004

OFFICE OF ZONING AND
ADMINISTRATIVE HEARINGS

Dear Mr. Spence,

I have lived in Olney since 1973 and have watched with concern over the increase in building and the ensuing congestion resulting from it. I do not believe another elementary school is needed since we have Olney Elementary and a private school across from it. Georgia Avenue is heavily traveled at this time making it dangerous for school children and workers traveling to their jobs.

I would hope the Board of Appeals would deny this request and consider another location for the Winchester School.

Sincerely yours,

Mrs. Virginia L. Williams

cc: Derrick Delage
Montgomery County Planning Board

Petition of Mary Rhim (The Winchester School (Jody A. Kline))

Case # 5-2604

OZAH Referral # 04-44

EXHIBIT NO.

42

REFERRAL NO.

5-2604

July 16, 2004

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JUL 20 2004

OFFICE OF ZONING AND
ADMINISTRATIVE HEARINGS

Office of Zoning and Administrative Hearing
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

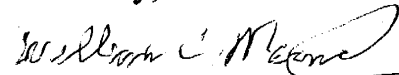
Subject: Objection to the "Proposed Winchester School"

As residents since 1965 in the area approximately 400 feet from the proposed project, we disapprove.

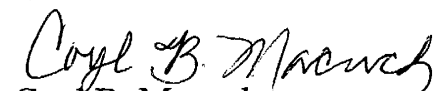
We object strongly because of the possible dangerous traffic situation which may cause many rear-end collisions with vehicles slowing down to enter and upon exiting this project on a two lane road. The road at this point is a high speed, and one of the most traveled roads in Maryland.

Also, there is a possibility of problems with parking, lack of space and noise involved with this project.

Sincerely,



William C. Macuch



Coyl B. Macuch

EXHIBIT NO. 44
REFERRAL NO. S-2604

3-4

DeSouza, Karina

From: Dan Walsh [dwalsh@alaengr.com]
Sent: Thursday, July 22, 2004 5:00 PM
To: Afzal, Khalid; MCP-Chairman
Cc: Paul Jarosinski; Lee Kidd; Ken Cusick
Subject: Winchester School

RECEIVED
 JUL 23 2004

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

**Cherrywood Homeowners Association
 Olney, MD**

To: Mr. Donald Spence
 Chairman, Board of Appeals for Montgomery County
 Stella B. Werner Council Office Building
 100 Maryland Ave., Room 200
 Rockville, MD 20850

Development Review Division
 Montgomery County Department of Park and Planning
 The Maryland National-Capital Park and Planning Commission
 8787 Georgia Avenue
 Silver Spring, MD 20910-3760

Françoise M. Carrier, Director
 Office of Zoning and Administrative Hearings
 Stella B. Werner Council Office Building
 100 Maryland Ave., Room 200
 Rockville, MD 20850

Mr. Khalid Afzal, MNCPPC
 By email

Re: Cherrywood HOA Response to Winchester School Application
 MNCPPC File Number: 1-04073
 Case No. S-2604
 OZAH referral No. 04-44

Dear Sirs:

The Cherrywood Homeowners Association (HOA) represents 606 single-family houses and townhomes located in Olney west of Georgia Avenue between Cherry Valley Drive on the south and Hines Road on the north. Recently, we received plans for the proposed Winchester School to be located on Georgia Avenue in Olney on property adjacent to Cherrywood property owners. We have reviewed and discussed the plans with our Board members and solicited comments from adjacent and nearby property owners. Based on the outcome of these discussions, **Cherrywood HOA stands opposed to the proposed location of the Winchester School for the following reasons:**

- *Insufficient space for the proposed school* – A brief review of the proposed plans indicate that the proposed facility is located on a very small, constrained lot with insufficient space for parking and other activities within the grounds. We believe that this will result in increased traffic and parking on our neighborhood streets from early in the morning until after 6 PM, particularly for special events that will inevitably be held at the school.
- *Entrance on Georgia Avenue* – With 180 students and 23 faculty members for the proposed school, traffic on Georgia Avenue in the early morning and possibly the start of the afternoon rush hour will be greatly

7/23/2004

impacted by cars turning into and out of the school. This condition is further exacerbated by the lack of an accel/decel lane for the entrance drive. As the current R-200 zoning status represents a maximum of five single-family homes on the 88,000 square-foot site, the impact of this proposed change on Georgia Avenue traffic will be significant. Additionally, many children within our community use the sidewalk in front of the proposed facility. A very similar traffic hazard already exists on Georgia Avenue just south of Old Baltimore Drive for a child daycare facility that does not have nearly as much traffic as the school will have.

- *The character of the surrounding area proposed for the school is solely residential in nature* – The stretch of Georgia Avenue between the Olney CBD located to the north and the old Silo Inn property located to the south is completely residential. We believe that by locating the school at this site, the overall character of our neighborhood will be adversely affected. All existing private and public schools are located in the immediate vicinity of Olney's central business district. The only exceptions to this are public schools built with and embedded into communities that neighborhood children attend primarily utilizing county school buses.
- *Noise and lighting impacts from traffic and people within the facilities boundaries will impact the Cherrywood neighborhood* – The recent addition of the golf park south of Olney has resulted in a tremendous increase in lighting within our neighborhood. The addition of a school at this site has the potential to further increase the impacts of lighting and noise pollution particularly for our HOA neighbors on Blossom View Drive. Of particular concern to us is that the setback from adjacent properties is minimal with no room for landscaping buffers.
- *Allowable building height for the site is listed as 50-ft. on the plans* – Will there be a possibility of future expansion to this height?
- *Safety and security are a concern for our neighborhood* – Of particular concern is the fact that the proposed parking lot is set back and hidden from Georgia Avenue. This would be an ideal site for undesirables to gather. Current County Police presence in Olney is minimal.

We appreciate the opportunity to comment on this very important matter to our community. If you should have any questions, please feel free to call me at home at 301-774-7205.

Sincerely,

Daniel P. Walsh

Vice-President

Cherrywood Homeowners Association

Olney, MD

344

John J. Kavanagh
Pamela L. Kavanagh
3620 Cherry Valley Drive
Olney MD 20832
July 19, 2004

Donald Spence, Chairman
Board of Appeals for Montgomery County
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

RECEIVED
JUL 23 2004

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

Francoise M. Carrier
Director, Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Case No. S-26-04, OZAH Ref. # 04-44, Petition of Mary Rhim/Winchester School

Dear Sirs/Madam:

I am writing to express my opposition to the above-referenced proposal to modify the zoning ordinances and place a 180-student school in a residential neighborhood in Olney. The proposal makes impossible claims that call for military-like precision in traffic and parking to shoehorn an unsuitable project into a residential site.

Parking: The proposal cites 26 spaces and 4 visitors spaces for a day staff of 15 that will depart at 3:00 pm and an evening staff of 12 who will arrive at 3:00pm. Unless the children are to be left alone during the shift change, the proposal forces one arriving staff member to park in a visitor space and leaves only 2 spaces for other persons, such as parents of the 180 children, who might happen to be at the school at dismissal time. The inevitable contractors, maintenance and cleaning personnel will cause additional parking problems. People will be forced to park on Georgia Avenue.

The claim that 120 of the 180 children will take 3 buses is implausible and random. It is impossible to predict with precision how enrollment might change with a move to the proposed location and how many children will take the bus in a given year. Assuming the implausible best-case figure of 120 bus-riders, 60 children will have to be dropped off and picked up by 60 cars twice per day. In the unlikely event that all 15 of the parking spaces not occupied by regular staff members are empty, 45 parents will not

be able to find parking in the lot twice per day. Any proposal that parents drop off their children without parking also fails, as a drop-off line of at least 60 cars will block traffic on Georgia Avenue.

While one parked car along a street can remove a traffic lane from use, the presence of 45 parked cars along the four-lane, heavily traveled, 50 mile per hour stretch of State Highway 97 (Georgia Avenue) in front of the proposed location will bottleneck southbound traffic on a vital artery.

The situation on rainy days when parents choose to drive children who normally take the bus will be worse. Parent-teacher conference days, student performance days, back to school night, Career Day, Grandparents Day and innumerable other special occasions that crowd the calendar will further overwhelm the parking situation on a regular basis.

The nearest cross street of Cherry Valley Drive is not suitable for high-volume overflow parking due to its narrowness. Existing traffic problems on Cherry Valley Drive were the subject of a recent county traffic study that led to the installation of speed humps.

Safety: The proposed location fronts Georgia Avenue at a point where the southbound highway is two lanes (rather than three) and increasingly heavily traveled as development continues in the up-county region. This road is not conducive to pedestrian traffic, especially that of elementary school-aged children. The location of the proposed school requires that traffic entering and exiting will cross Georgia Avenue without the benefit of a traffic light. As arrival and dismissal times at the proposed location clash with the high-density morning and evening rush hours, the potential for accidents is high. The County has recently begun a campaign for pedestrian traffic safety, but can avoid a problem here but refusing to modify the pre-existing zoning.

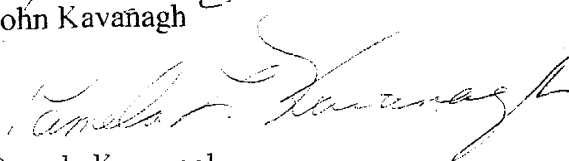
The neighbors surrounding the proposed location would like to preserve the remnants of our rural residential neighborhood. The existing zoning regulations exist for a reason- the site is not suitable for a school with 180 children.

I urge the Planning Board, Office of Zoning and the Board of Appeals to deny this request for modification of the existing zoning regulations.

Sincerely,



John Kavanagh



Pamela Kavanagh

3+4

7/20/04

To: The Montgomery County Board of Appeals
C/o Donald Spence, Chairman

RECEIVED
JUL 23 2004

Reference:

Case Number S-2604

OZAH Referral No. 04-44

Petition of Mary Rhim/The Winchester School (Jody S. Kline)

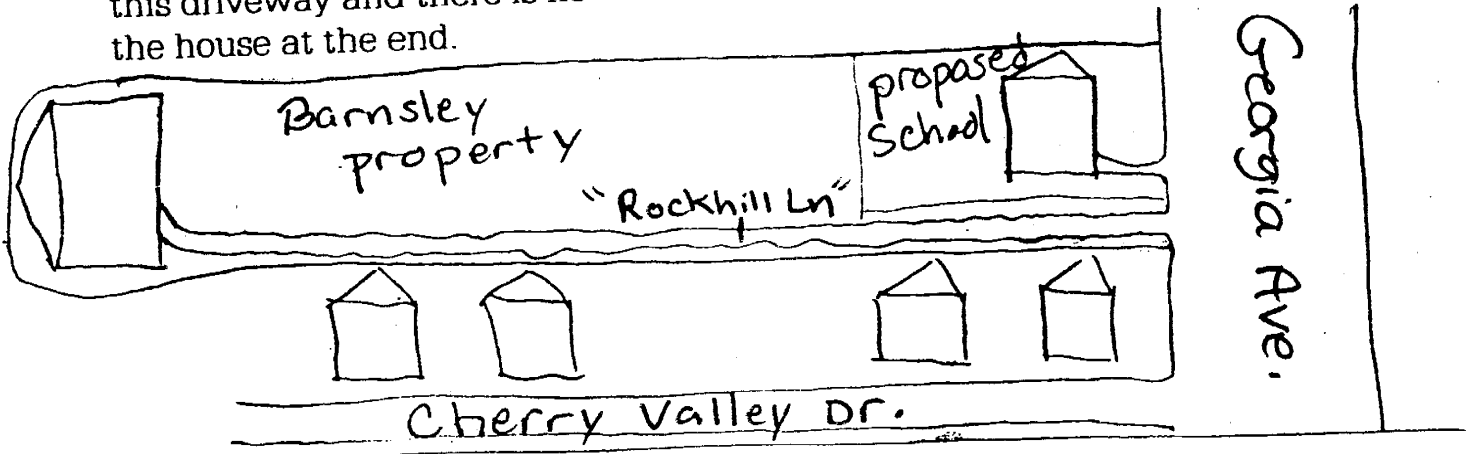
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

We are writing to make it known that we are opposed to the proposed Winchester School on Georgia Avenue in Olney, MD.

We live on the north side of Cherry Valley Drive in Olney, which is the side that borders the (school) property. Although our house is a little further down and does not border it directly, we are very close and we feel there are many reasons why this is not a suitable location for this facility. Here are some of our views:

1) Since this is such a small piece of land (for a school) in a residential area, there are several houses very close to the property. When the owners bought these homes there was just a regular residential house on this land, and they had no idea that there might be a school right next to them. We understand that many schools have housing near the property, but they are usually separated by streets and trees and large fields.

2) There is a gravel driveway which is actually shown on the Montgomery County map as "Rockhill Lane", but it is just a personal driveway that goes back to one house which borders the back portion of the (school) property. This driveway runs directly beside the property on the south side and behind the houses on the north side of Cherry Valley Dr. We're sure that many cars will mistakenly turn into this driveway and there is no where to turn around until you reach the house at the end.



3) We do not feel this property will accommodate this facility and its parking needs. Its patrons will have to park along the side streets, the closest, and really the only usable one, being Cherry Valley, which is not a very safe road for children (believe us, we know - we have 2 children). People drive fast on this road and there are no curbs or sidewalks.

Also, we do not want our street lined with parked cars all day, and when there are no curbs people tend to park on the grass area, which damages our lawns.

4) Because of likely poor parking and driveway area, traffic would probably back up onto Georgia Ave. causing hazardous situations.

5) There is no direct turn into this property going north on Georgia Ave., meaning that drivers would have to go to the next street (Hines Rd.) and make a u-turn, causing more traffic problems.

We ask that the Winchester School seek another more appropriate location that would be less dangerous and less disruptive. We hope that the Board of Appeals will deny the petition for Special Exception No. S-2604.. Thank you for hearing our concerns.

Sincerely,



Steve and Anne Ellis
3529 Cherry Valley Dr.
Olney, MD 20832

cc: Derick Berlage, Chair
Montgomery County Planning Board

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RECEIVED
JUL 23 2004

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

JULY 21, 2004

DONALD SPENCE, CHAIRMAN
BOARD OF APPEALS FOR MONTGOMERY COUNTY
STELLA B. WERNER COUNCIL OFFICE BUILDING
100 MARYLAND AVE. ROOM 200
ROCKVILLE, MARYLAND 20850

MR. SPENCE,

This is inform you of our feelings regarding CASE #s-2604, OZAH referral no. 04-44, petition of MARY RHIM/THE WINCHESTER SCHOOL (JODY S. KLINE). My wife and I are strictly opposed to this site being approved as a private school location due to possible increase of traffic and noise in an area that has become increasingly high in traffic congestion and noise since we purchased our house 8 years ago. OLNEY DOES NOT need more traffic on Georgia avenue. There is more than enough right now. When we bought our home in our quiet neighborhood 8 years ago it was with a feeling of finding a domicile with the quiet neighborhood feeling we were hoping to gain, not with the possible results of the disruption of a school nearby. We ask you to please consider these consequences in making your decision on this matter.

COPY SENT TO:

DERICK BERLAGE, CHAIR
MONTGOMERY COUNTY PLANNING BOARD
8787 GEORGIA AVE.
SILVER SPRING, MARYLAND 20910

SINCERELY,



ROBERT T. COMFORT, JR

Monday 19 July 2004

James E. Black
3505 Cherry Valley Drive
OLNEY MD 20832

Donald Spence, Chairman
Board of Appeals for Montgomery County
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
ROCKVILLE MD 20850

RECEIVED
1123
JUL 20 2004

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

Re: Case Number S-2604
OZAH Referral No. 04-44
Petition of Mary Rhim / The Winchester School (Joey S. Kings)

Sr.

I am vehemently opposed to the proposed location of the Winchester School at 17320 Georgia Avenue in Olney MD.

The proposed site is much too small for the establishment of such a facility in a residential area. If you and your staff would visit the site, you would find that the layout and space is not sufficient to accommodate such a facility, and that the noise, congestion and traffic situation would become untenable.

My property borders the proposed Winchester School site, and I am quite concerned about the increased traffic on Georgia Avenue and on Cherry Valley Drive. I know from experience that a school will create traffic backups and improperly parked vehicles on the neighboring streets. I would anticipate that parents would park on Cherry Valley Drive and children would attempt to take short-cuts across private property in order to get to the school. In a worse case, we could expect people to actually attempt to stop along the shoulders of or on the median of Georgia Avenue. During any kind of special event, the parking and traffic would become a disaster.

It is already difficult to get out onto Georgia Ave during the rush, having a school here would only exacerbate the situation.

I am concerned about the excessive noise level that would be introduced by having a school located at 17320 Georgia Avenue. Just the existing traffic on Georgia Avenue is already quite sufficiently noisy, and the addition of extra traffic created by the school, and the significant addition of the constant noises associated with a very large number of children would make the situation unbearable. It is not unusual me to be sleeping until 8 or 9 am in order to accommodate my work schedule, and the incessant clamor of over a hundred children would make that quite difficult.

374

July 19, 2004

Dong H. Lee
3504 Cherry Valley Drive
Olney, MD 20832

RECEIVED
JUL 23 2004

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

Derick Berlage, Chair
Montgomery County Planning Board
8787 Georgia Avenue
SILVER SPRING MD 20910-3760

Case Number S-2604
OZAH Referral No. 04-44
Petition of Mary Rhim / The Winchester School (Jody S. Kline)

Dear Mr. Berlage:


This letter is to strongly oppose the proposed location of the Winchester School at 17320 Georgia Avenue in Olney, Maryland.

As someone who has lived immediately adjacent to the proposed site since 1999, I have no doubt that the proposed site is too small to accommodate such an establishment, and it would be excessively disruptive to the community. The transportation and parking problems (because the site does not have enough parking spaces to accommodate such traffic) would create a very dangerous traffic situation on Georgia Ave and surrounding community streets that are currently already heavily congested. This would not only be a danger for the community but also for students and their parents, the majority of whom that favors this move (if not all) probably have no idea what the traffic situation is like where we are unless they live among us in the region.

The proposed site is simply not suitable, and we encourage the Winchester School to seek another more appropriate location.

We in the community therefore strongly encourage that the Board of Appeals for Montgomery County MD and Montgomery County Planning Board deny the above referenced petition for Special Exception, No S-2604.

Sincerely,


Dong H. Lee