

Item 5 - Correspondence

From: [Phillip Starling](#)
To: [Mencarini, Katherine](#); [MCP-Chair](#)
Cc: [Tanya Primiani](#)
Subject: 809 Easley St. zoning approval - resident opinion on 8 foot buffer exception request
Date: Tuesday, October 13, 2020 10:47:47 PM

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Dear Mr. Anderson and Ms. Mencarini,

I am writing to request that the Montgomery County Planning Board not allow the exception to the 8-foot buffer zone requirement between 809 Easley Street and 807 Easley Street, requested in for 809 Easley Street, Preliminary Plan No. 120200010.

The buffer requirement serves a purpose of providing a separation between a business and its residential neighbor. This is a purpose that the local residential community appreciates, supports and does not want to see exempted. The reason for the waiver request on the 8 foot buffer area is that the the owner needs to build a driveway here for parking and dropoffs. Original plans called for a circular driveway at the front of the building along Easley Street. It is unclear why these plans changed. That arrangement was part of a plan that included exceptions related to the building footprint size and an off-site parking arrangement. In short, any lack of space for a driveway the owner now wants to install is a problem of their own making, as shown by the other exceptions requested and granted. Any adjustment to the buffer zone should be resolved through adjustments to the site plans that can be implemented without negatively impacting their neighbors or the neighborhood in general.

The opposite side of the property borders on a county parking lot. Building the driveway on that side of the building could to be an appropriate solution to the owner's problem. A second option would be to reduce the footprint of the building to allow for both the driveway and the 8-foot buffer zone.

As a member of the residential community, I request that the exception not be granted and that the owner find another solution to the driveway issue.

Thank you for your consideration of my input.

Best regards,

Phillip Starling
805 Easley St.
Silver Spring, MD 20910